



FARR WEST CITY PLANNING COMMISSION AGENDA

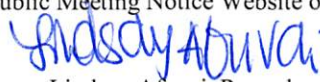
January 13, 2022 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold a work session at 6:00 pm and its regular meeting at 7:00 pm on Thursday, January 13, 2022

6:00 pm - Work Session to discuss the general plan

1. Call to Order –Chairman Ted Black
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Business Items
 - a. Report from City Council
 - b. Public hearing to consider the request of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North
 - c. Public hearing to consider the request of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd
 - d. Close public hearings and proceed with the regular meeting
 - e. Recommendation to the City Council action on the request of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North
 - f. Recommendation to the City Council action on the request of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd
 - g. Recommend to the City Council action on amending the general plan to accommodate the M-1 zone on the Papageorge property located at 1600 West 2350 North, parcel number 19-042-0049
 - h. Recommend to the City Council action on the request of a re-zone of the Papageorge property located at approximately 1600 West 2350 North, parcel number 19-042-0049, from the A-1 zone to the M-1 zone – John Watson
 - i. Recommend to the City Council action on the request for final approval of the Happy Days Phase 3 Subdivision located at 2575 West 3100 North
 - j. Recommend to the City Council reappointment of Lou Best, Genneva Blanchard and Brandon Whitesides to the Planning Commission
 - k. Recommend to the Mayor and City Council approval of the Planning Commission Chair and Vice Chair
4. Consent Items
 - a. Approval of minutes dated December 9, 2021
5. Chairman/Commission Follow-up
 - a. Report on Assignments
6. Public Comments (*Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*)
7. Continuation of the work session at the discretion of the Planning Commission
8. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was mailed to each member of the Planning Commission, posted in the City Hall and posted on the Utah Public Meeting Notice Website on January 7, 2022.


Lindsay Afuvai, Recorder

A work session and the regular meeting of the Farr West Planning Commission were held on Thursday, December 9, 2021, at 6:00 p.m. at the City Hall.

Commission members present were Ted Black, Lou Best, Lyle Earl, Steve Hurd, Greg Baptist, Darren Roylance, and Brandon Whitesides. Genneva Blanchard was excused.

City Council member Ken Phippen was excused. Staff present was McKinzie Tams.

Visitors present were: see attached list.

6:00 pm – Work session to discuss the M-1 manufacturing zone and the general plan

The Planning Commission discussed the M-1 manufacturing zone and the general plan.

#1 – Call to Order – Chairman Ted Black

Chairman Ted Black called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Darren Roylance led in the Pledge of Allegiance.

b. Prayer

Steve Hurd offered a prayer.

#3 – Business Items

a. Report from City Council

Ken Phippen was unable to attend the meeting and provided his report by email to the Planning Commission.

b. Set a public hearing for January 13, 2022, to consider the request of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North

GREG BAPTIST MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 13, 2022, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR TROY GALLOWAY FOR AN ACCESSORY BUILDING OVER 2,000 SQUARE FEET LOCATED AT 2821 WEST 3375 NORTH. LYLE EARL SECONDED THE MOTION, ALL VOTING AYE.

- c. Set a public hearing for January 13, 2022, to consider the request of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd

STEVE HURD MOTIONED TO SET A PUBLIC HEARING FOR JANUARY 13, 2022, TO CONSIDER THE REQUEST OF A CONDITIONAL USE PERMIT FOR DOUGLAS C. ROSS FOR A 2,120 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1267 WEST HARRISVILLE RD. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

- d. Recommend to the City Council action on a modified site plan approval of Dominion Energy natural gas regulator station located at 1900 West 1800 North

Rick Helstrom was present on behalf of Dominion Energy requesting approval of a modified site plan at their 1900 West 1800 North location. Dominion Energy will extend the existing concrete wall that is already present. They are also wanting to add a 12 X 12 building on the south end to reduce the pressure of gas that is used by the residents. The new station is an upgrade to increase the capacity of the station that they already have directly north of the Petersen building.

LYLE EARL MOTIONED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE MODIFIED SITE PLAN FOR DOMINION ENERGY NATURAL GAS REGULATOR STATION LOCATED AT 1900 WEST 1800 NORTH. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

- e. Recommend to the City Council action on Oman Commercial subdivision located at 3092 North 2000 West

Ralph Oman was present requesting approval to subdivide property into two separate lots for tax purposes on the Oman Commercial subdivision.

STEVE HURD MOTIONED TO RECOMMEND APPROVAL TO THE CITY COUNCIL APPROVAL OF THE OMAN COMMERCIAL SUBDIVISION LOCATED AT 3092 NORTH 2000 WEST. GREG BAPTIST SECONDED THE MOTION, ALL VOTING AYE.

#4 – Consent Items

- a. Approval of minutes dated November 10, 2021

LYLE EARL MOTIONED TO APPROVE THE MINUTES DATED NOVEMBER 10, 2021. LOU BEST SECONDED THE MOTION, ALL VOTING AYE.

#5 – Chairman/Commission Follow-up

a. Report on Assignments

Steve Hurd requested a 3-minute clip of what people are wanting to say on their video for the general plan.

Ted Black reported it is being considered to add an emergency plan to the general plan.

#6 – Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

#7 – Continuation of the work session at the discretion of the Planning Commission

It was determined unnecessary to continue the work session.

#8 - Adjournment

AT 7:27 P.M., GREG BAPTIST MOTIONED TO ADJOURN THE MEETING. DARREN ROYLANCE SECONDED THE MOTION, ALL VOTING AYE.

McKinzie Tams, Clerk

Ted Black, Chairman

Date Approved: _____



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 11/2/2021 Applicant Name Troy Justin Galloway

Mailing Address 2821 W 3375 N Farr West, UT 84404

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 2821 W 3375 N Current Zoning:

Please list the requested conditional use as listed within the city zoning ordinance

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

THIS BUILDING WILL BE BUILT WITH QUALITY
MATERIALS AND FINISHED TO COMPLIMENT
THE COMMUNITY. IT WILL PROVIDE THE
SERVICE I'M IN NEED OF.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

THIS WILL NOT HAVE ANY EFFECT
ON ANY SURROUNDING PEOPLE OR ADJACENT
PROPERTY. THERE WILL BE LANDSCAPING THAT
WILL SURROUND THE STRUCTURE AND COMPLEMENT
ALL AREAS VISIBLE OR NOT.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

I'M ONLY ASKING FOR THE APPROVAL FOR
MORE SQUARE FOOTAGE AS WELL AS 24"
IN ELEVATION. OTHER THAN THAT I AM
IN COMPLIANCE WITH ALL OTHER RULES
AND REGULATION THAT PERTAIN TO THE
FARR WEST CITY CODES. EVEN WITH THE
EXTRA SQUARE FOOT WE ARE ASKING FOR
WE ARE STILL UNDER THE 20% THE
CODE REQUIRES.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

AS STATED PREVIOUSLY THE STRUCTURE
WILL BE FINISHED TO COLOR MATCH THE
HOUSE AS WELL AS LANDSCAPING WILL
COMPLIMENT THE FINISHED PRODUCT.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

I HAVE BEEN PLANNING ON
BUILDING THE STRUCTURE AND DESIGNED MY
YARD ACCORDINGLY TO MAINTAIN MY WATER
RUN OFF ON MY PROPERTY. THE COMMUNITY
WILL HAVE ZERO NEGATIVE IMPACT WITH
THIS STRUCTURE.

Troy Galloway
Signature of Applicant

Property Owner? ☒ Y ☐ N

Date Application & \$100.00 Processing Fee received

Received by

Indecay
NOV 2, 2021

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor



Farr West City

APPLICATION FOR ISSUANCE OF CONDITIONAL USE PERMIT

The Municipal Code 17.48.020 requires that the following be considered to obtain a Conditional Use Permit.

Application Date 11-30-2021 Applicant Name DOUGLAS C. ROSS

Mailing Address 1267 WEST HARRISVILLE ROAD

Phone Number [REDACTED] Email [REDACTED]

Property address of proposed conditional use 1267 W HARRISVILLE RD Current Zoning: _____

Please list the requested conditional use as listed within the city zoning ordinance 2,120 sq ft building

A) Explain how the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community.

THIS BUILDING/STRUCTURE WILL PROVIDE CONSOLIDATION OF FOR SEVERAL TYPES OF RECREATIONAL VEHICLES. THE OVERALL BENEFIT TO THE SURROUNDING PROPERTY OWNERS IN THE AREA ARE TO... "CLEAN UP" THE ENTIRE PROPERTY, FRONT AND REAR OF SAME.

B) Explain how such use will not be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses.

EVERY PROPERTY IN THE AREA HAS SOME TYPE OF STRUCTURE THAT THEY USE FOR VERY SIMILAR USAGE.

C) Explain how the proposed use will comply with the regulations and conditions specified in this title for such use.

THE PROPOSED BUILDING/STRUCTURE IS A PROFESSIONALLY DESIGNED AND ENGINEERED STRUCTURE THAT MEETS OR EXCEEDS ALL EXISTING BUILDING CODES AND REQUIREMENTS AS PER NATE, CURRENTLY THE BUILDING INSPECTOR FOR FARR WEST CITY.

D) Explain how the proposed use conforms to the goals, policies and governing principles and land use of the Farr West City General Plan.

THE PROPOSED STRUCTURE WILL PROVIDE AN IMPROVED VISUAL COMPONENT TO THE CURRENT USAGE OF THE PROPERTY/AREA AS STATED EARLIER, ALL OF THE PROPERTIES IN THIS AREA ALREADY HAVE A STRUCTURE OF SOME TYPE THAT PROVIDES AN ENHANCED VALUE TO THE RESPECTIVE PROPERTIES AND TO THE OVERALL COMMUNITY AS WELL.

E) Explain how the proposed use will not lead to the deterioration of the environment, or ecology of the immediate vicinity, the general area, or the community as a whole.

AN ALL STEEL STRUCTURE THAT WILL NOT IMPACT THE ENVIRONMENT IN ANY WAY AND WILL NOT ROT, BLOW OVER, OR OTHERWISE DETERIORATE IN ANY WAY. ALL "FOOTPRINT" WATER WILL BE CONTAINED ON SAID PROPERTY, THEREFORE NOT IMPACTING ANY OTHER PROPERTIES.

DOUGLAS C. ROSS 11-30-2021 Property Owner? ☒ Y ☐ N
Signature of Applicant

Date Application & \$100.00 Processing Fee received 12-01-2021

Received by MCKINZIE TAMS

Date of public hearing: _____

Date application was _____ Approved _____ Denied by Planning Commission _____

Conditions/Reasons

Date application was _____ Approved _____ Denied by City Council: _____

Conditions/Reasons

Planning Commission Chair

Mayor

Application for Rezoning Real Property



Date Submitted 10/22/2021 Applicant's Name JOHN L. WATSON

Applicant's Address _____

Applicant's Phone _____ E-mail (optional) _____

Fee Schedule (check one):

Up to 5 acres..... \$150.00 []

More than 5 acres.....\$200.00 []

Commercial or Manufacturing..... \$250.00 [☒]

Fee received by undsay Date 10/22/2021

I (we), the undersigned property owner (s), request that the following real property (include or attach a legal description and a scale drawing of the real property here):

SEE ATTACHED PICTURE

19.042.0049

Be rezoned from (present zoning) A-1

To (desired zoning) M-1

Include or attach a list of all adjacent property owners within three hundred feet (300') of the property proposed for rezone and their addresses. []

The Planning Commission must review the request from the standpoint that changes in property zoning cannot be made unless it is in the best interest of the citizens of Farr West City generally.

Please answer the following questions: (Attach additional sheets if necessary)

1. How is this request consistent with the policies of Farr West City's General Plan?

THIS REQUEST IS FOR AN EXCEPTION TO THE CITY PLAN.
SAID PROPERTY IS ADJACENT AND CONNECTED TO THE WEBER
COUNTY INDUSTRIAL PARK. ACCESS WILL BE FROM 2350 NORTH
A COUNTY OWNED ROAD. THE PROPERTY WILL BE USED FOR
A CONTINUATION OF INDUSTRIAL PARK PROPERTY
WEBER COUNTY IS INTERESTED IN ANNEXATION IF
F.W. CITY DOESN'T WANT THE GROWTH OF BUSINESS.

Application for Rezoning Real Property



2. How will this request benefit the general public and the community?

BENEFITS WILL BE FOR FARR WEST CITY FOR FUTURE
IMPACT FEES, TAXES, MORE EMPLOYMENT, AND IT WON'T
EFFECT CURRENT ROADS IN THE CITY.

3. How will this request promote the health, safety, convenience, order or prosperity of the general public?

FUTURE EMPLOYMENT GROWTH AND BUSINESS GROWTH.
ALSO, WILL END THE PROSPECTS OF FUTURE DEVELOPMENT THAT
WOULD IMPACT FARR WEST DRIVE A DEAD END ROAD.

Signature of Petitioner(s):

John J. Watson

Address:

1623 FARR WEST DR
FARR WEST, UT 84404

✓ Checklist:

- ☒ Fees Paid
- ☒ Legal Description
- ☒ Scale Drawing
- ☒ Adjacent Property Owners List
- ☒ Public Hearing Set
- ☒ Adjacent Property Owners Notified

- ☒ Notice Advertised on: _____
- ☒ Public Hearing Held on: 11/2/2021
- PC Recommendation:
[] Approve [] Reject Date: _____
- CC Action:
[] Approve [] Reject Date: _____



September 22, 2021

Farr West City
Planning Commission

To Whom This May Concern,

Let it be known that I have authorized John L. Watson to seek a zoning change on 30.4 acres of PAPPY J HOMEPLACE LLC as shown on the attached picture.

He currently has this property under contract and he represents JLW Properties, LLC.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink that reads "Ted Papageorge". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Ted Papageorge

November 9, 2021

Watson Pappageorge Property

Rezone Description

A part of the West Half of Section 36, Township 7 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey

Beginning at the Intersection of a fence line being on the East boundary line of the Davis and Sara Chugg Living Trust property (Parcel 19-042-0073) said point is 1,655.52 feet South 89°10'32" East along the South line of said Section; and 945.62 feet North 00°49'28" East from the Southwest corner of said Section; thence North 01°02'48" East 1,336.85 feet along said East line; thence South 89°57'48" West 21.50 feet to the East Boundary line of the Associated Food Stores Inc property (Parcel #19-041-0088); thence North 01°02'48" East 216.52 feet along said East property line; thence North 89°56'58" East 577.85 feet along the South line of said Associated Food Stores property to the West boundary line of Southern Pacific Railroad Company property (Parcel #19-041-0004); thence South 18°16'49" East 1,465.14 feet along said boundary line to a fence line; thence South 71°42'15" West 261.84 feet along said fence line and the extension of said fence line to the extension of an existing fence line; thence South 84°14'37" West 799.72 feet along said fence line extended and said fence line to the POINT OF BEGINNING.

Containing 28.08 acres, more or less.



Application for Subdivision



Date Submitted February 5 2021

Developer's Name Lakeview Farms 1 LLC

Developer's Mailing Address [REDACTED]

Developer's Daytime Phone [REDACTED] Developer's Fax / E-mail [REDACTED]

Subdivision Name Happy Days Estates Phase Phase 3

Subdivision Address 2575 W 3100 N Farr West

Is this a Re-Subdivision No Current Property Zone R115 Is Re-Zoning Required No

Acreage of property being divided 13.304 Acres Acreage of entire land parcel 76.66

Number of proposed lots in Subdivision 149 In Phase 28 Number of Phases 5

Title Search Completed / Y N *Attach Documentation

Available Utilities and Services:

Culinary Water	/ Y	N	
Secondary Water	/ Y	N	Company: <u>Mountain View Irrigation</u>
Secondary System	/ Y	N	
Adequate Storm Sewer/Drainage	/ Y	N	
Sewer	/ Y	N	
Electric Power	/ Y	N	
Natural Gas	/ Y	N	
Telephone Service	/ Y	N	
Broadband Internet	/ Y	N	Comcast: Jim Hansen/801-831-6849 Century Link: Troy Long/801-974-8119
Cable/Satellite TV	/ Y	N	Company: Comcast

Application for Subdivision



Property is in which Flood Zone: _____ Panel Number: 49057C0200E

Lowest Elevation of Property: _____

Access Road above 4,215' Elevation: 4242.75 Source: Reeve Engineering

Does the property contain Wetlands: NO Source: Geogizmo

Please give a brief history of the property that is being subdivided (attach additional pages if needed).

Please describe any agreements, right-of-ways, easements, etc. which could affect the planning and construction of this development (attach additional pages if needed). Access to the sewer, secondary water and Culinary water will
Come through The Hart Subdivision the right of way is included with this application.

I have read and understand the Subdivision Ordinance. I understand I am responsible for all engineering costs. I believe the information on this form is true and correct to the best of my knowledge. I understand missing or inaccurate data may result in delays in processing this application.

Signed Kenneth E. Palmer Date Feb 5 2021

FEE SCHEDULE

Subdivision Plan Processing:

1-4 lots	\$100.00
5-9 lots	\$100.00 plus \$10/lot
10-24 lots	\$150.00 plus \$10/lot
25 lots +	\$250.00 plus \$10/lot

Engineering Fee Deposit: \$125.00/lot/phase

Application Fee \$ 530 Developer User Fee \$ 3500 Total \$ 4030
Receipt # _____ Date Paid 2/8/2021 Received by [Signature]

MEMORANDUM



CONSULTING ENGINEERS

TO: Farr West City Planning Commission,
City Staff and City Council

FROM: Matt Robertson, P.E.
City Engineer

RE: **HAPPY DAYS PHASE 3 SUBDIVISION**
Final Plan Review

Date: January 6, 2022

Our office has completed a review of the final plat and improvement drawings for the Happy Days Phase 3 Subdivision located at approximately 3000 North 2525 West. Phase 3 of this development includes the development of 28 single family homes. Previous comments on the plans have been adequately addressed and we recommend final approval at this time with the following comments:

1. An easement for the installation of the sanitary sewer and culinary water from the end of the development to the existing lines in 2975 North has been obtained from the neighboring property owner. These lines will be installed within a future street right-of-way which will eventually be dedicated to the City when that land develops. The recorded easement is attached.
2. Complete a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State before any construction begins.
3. An engineer's estimate for the cost of the public improvements will need to be submitted and approved by our office before the pre-construction meeting. This estimate will be the basis for the developer's agreement and the associated construction guarantee.
4. Prior to construction, the Developer and their Contractor must hold a pre-construction meeting with City staff to review construction requirements.

Please let me know if you have any questions.

WHEN RECORDED RETURN TO:
5238 West 2150 North
Ogden, Utah 84404



W3183246

E# 3183246 PG 1 OF 7
Leann H. Kilts, WEBER COUNTY RECORDER
13-Sep-21 0241 PM FEE \$40.00 DEP DAC
REC FOR: MOUNTAIN VIEW TITLE - OGDEN
ELECTRONICALLY RECORDED

GRANT OF EASEMENT

Westside Investments, L.C., a Utah Limited Liability Company and, Edge Holdings, II, LLC, a Utah Limited Liability Company who holds title to the Subject Property as Edge Holdings, LLC, a Utah Limited Liability Company, hereinafter referred to as "Grantor", is the owner of the fee simple interest in and to real property located in Weber County, State of Utah.

Lakeview Farms I, LLC, a Utah Limited Liability Company, hereinafter referred to as "Grantee", is the owner of real property which abuts certain parts of the "Easement Estate". "Grantee" is desirous of obtaining a perpetual and non-exclusive easement over and across the real property owned by the "Grantors" more particularly described herein.

The real property which is defined as the "Easement Estate" is described on Exhibit "A" attached hereto and by reference is made a part herewith. *19-017-0122*

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, "Grantor" does hereby grant, convey, and warrant to "Grantee" the following:

1. A perpetual and non-exclusive right of ingress and egress, over and across the real property described on Exhibit "A" which is known and described as the Easement Estate.
2. The right to use the "Easement Estate" to install, construct, maintain, replace, or repair, a culinary water line, a secondary water line, and a sewer line and related equipment, on, over, across and underneath the "Easement Estate".
3. The right to remove trees, bushes and undergrowth and other obstructions interfering with the construction, maintenance, repair, modification or relocation of the culinary water line, the secondary water line, or the sewer line.
4. Grantee is granted a temporary right of ingress and egress, over and across other real property owned by the Grantor outside of the Easement Estate only upon the following:
 - a. In the event of a natural disaster which would require the immediate access to the Easement Estate and which would require the attention of the Grantee, Emergency Personnel and their equipment, to repair, replace or divert water from the culinary water line, secondary water line or sewer line, to mitigate damage to the Easement Estate and/or improvements located on abutting real property.

WHEN RECORDED RETURN TO:
5238 West 2150 North
Ogden, Utah 84404

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

www.mvte.com

Date 09/13/14 Entry 3183246
Submitted by Mountain View Title

GRANT OF EASEMENT

Westside Investments, L.C., a Utah Limited Liability Company and, Edge Holdings, II, LLC, a Utah Limited Liability Company who holds title to the Subject Property as Edge Holdings, LLC, a Utah Limited Liability Company, hereinafter referred to as "Grantor", is the owner of the fee simple interest in and to real property located in Weber County, State of Utah.

Lakeview Farms I, LLC, a Utah Limited Liability Company, hereinafter referred to as "Grantee", is the owner of real property which abuts certain parts of the "Easement Estate". "Grantee" is desirous of obtaining a perpetual and non-exclusive easement over and across the real property owned by the "Grantors" more particularly described herein.

The real property which is defined as the "Easement Estate" is described on Exhibit "A" attached hereto and by reference is made a part herewith. *19-017-0122*

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, "Grantor" does hereby grant, convey, and warrant to "Grantee" the following:

1. A perpetual and non-exclusive right of ingress and egress, over and across the real property described on Exhibit "A" which is known and described as the Easement Estate.
2. The right to use the "Easement Estate" to install, construct, maintain, replace, or repair, a culinary water line, a secondary water line, and a sewer line and related equipment, on, over, across and underneath the "Easement Estate".
3. The right to remove trees, bushes and undergrowth and other obstructions interfering with the construction, maintenance, repair, modification or relocation of the culinary water line, the secondary water line, or the sewer line.
4. Grantee is granted a temporary right of ingress and egress, over and across other real property owned by the Grantor outside of the Easement Estate only upon the following:
 - a. In the event of a natural disaster which would require the immediate access to the Easement Estate and which would require the attention of the Grantee, Emergency Personnel and their equipment, to repair, replace or divert water from the culinary water line, secondary water line or sewer line, to mitigate damage to the Easement Estate and/or improvements located on abutting real property.

- b. In the event that ingress and egress to the Easement Estate is required over and across other abutting real property owned by the Grantor, for the purposes stated herein, it is understood and agreed that the Grantee will be responsible for and shall be obligated to pay for any damage to the real property and improvements situated on the real property outside of the Easement Estate that may be damaged as a result of the acts of nature, the acts of the Grantee or its employees or others, whether such acts may be accidental or by design, unless the need to enter upon the property owned by Grantor outside of the Easement Estate was caused by an act attributable to the Grantor, in which case the Grantor shall be responsible for any such damage, as well as any damage and costs of repair caused to the Grantee's water distribution system.

The rights of the Grantee, in and to the Easement Estate, are subject to and predicated upon the following terms, conditions and stipulations:

1. The Easement Estate will be used for the purposes stated herein.
2. The right of way will not be blocked in any manner, by either Grantor or Grantee, which would impede or prohibit the use of the Easement Estate granted herein or which would impede the right of Ingress or Egress, on over or across the "Easement Estate" which may have been granted to others.
3. Neither the "Grantor" or the "Grantee" will construct or maintain any building, structure, or landscaping on the "Easement Estate".
4. Grantee understands, stipulates, and acknowledges that the grant of the Easement Estate is not to be considered a Lease with Option to Purchase or an Equitable Interest in and to the real property described on Exhibit "A".
5. The rights of the "Grantor" and the "Grantee", in and to the Easement Estate, will terminate, at such time that the Easement Estate, is dedicated and conveyed to the applicable governmental authority, as a dedicated road, street or avenue or as a public utility easement, under the terms and conditions of an Owners Dedication of real property as part of a Dedication Plat, which dedicates real property, as a Residential or Commercial Subdivision, recorded with the Weber County Recorder of the State of Utah. "

This grant shall inure to the benefit of the "Grantor" and/or "Grantee" their successors, transferees, assigns or heirs of the same. If any term, condition, or stipulation made herein, should be in valid or in conflict with the laws of the State of Utah, that term, condition or stipulation shall be removed. All other terms, conditions and stipulations shall survive.

In the event of any default, of any term, condition, or stipulation of this grant, by either the Grantor or the Grantee, the offended party shall be entitled to reimbursement of all fees, costs, or expenses, including but not limited to attorneys, expended in order to perfect this agreement.

This Grant of Easement, may be executed in counterparts, which when all counterparts are assembled shall constitute a legal document governed by the Laws of the State of Utah.

Westside Investments, L.C., a Utah Limited Liability Company

By: Randy Marriott 9/9/21
Randy Marriott-Manager Date
"Grantor"

Edge Holdings, II, LLC, a Utah Limited Liability Company,
who acquired title to the Subject Property as
Edge Holdings, LLC, a Utah Limited Liability Company

By: [Signature] 9-9-2021
Taylor Satterthwaite-Manager Date
"Grantor"

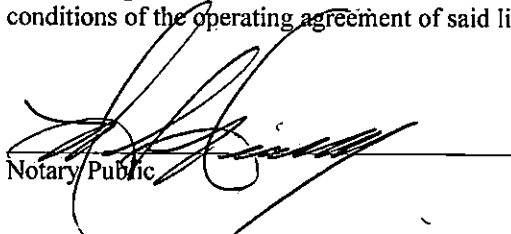
Read and approved:

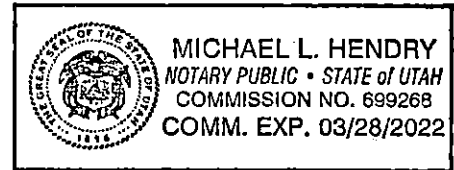
Lakeview Farms, I, LLC, a Utah Limited Liability Company

By: Allan Karras 09/03/2021
Allan Karras-Manager Date
"Grantee"

State of Utah
County of Weber

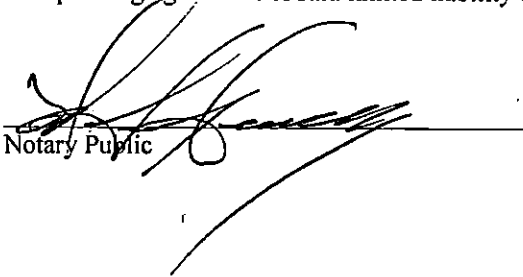
On this the 9th day of September 2021, personally appeared before me, **Randy Marriott as Manager of Westside Investments, L.C., a Utah Limited Liability Company**, the signer of this document who duly acknowledged to me that he executed this deed in the capacity stated and in accordance with the terms and conditions of the operating agreement of said limited liability company.

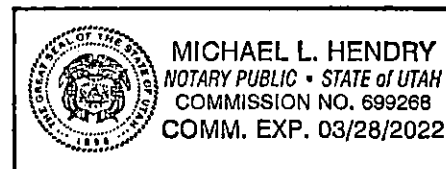

Notary Public



State of Utah
County of Weber

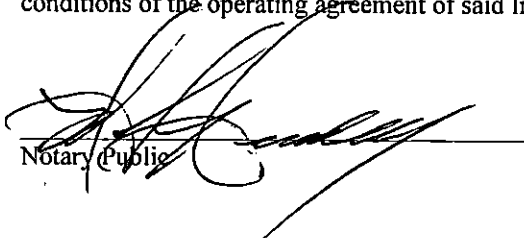
On this the 9th day of September 2021, personally appeared before me, **Taylor Satterthwaite as Manager of Edge Holdings, II, LLC, a Utah Limited Liability Company who acquired title as Edge Holdings, LLC, a Utah Limited Liability Company**, the signer of this document who duly acknowledged to me that he executed this deed in the capacity stated and in accordance with the terms and conditions of the operating agreement of said limited liability company.


Notary Public



State of Utah
County of Weber

On this the 3rd day of August 2021, personally appeared before me, **Allan Karras as Manager of Lakeview Farms I, LLC, a Utah Limited Liability Company**, the signer of this document who duly acknowledged to me that he executed this deed in the capacity stated and in accordance with the terms and conditions of the operating agreement of said limited liability company.


Notary Public

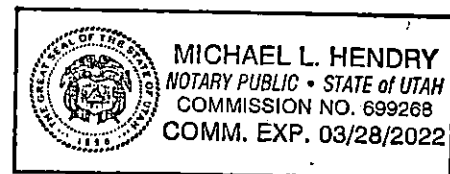


EXHIBIT "A"
DESCRIPTION OF THE EASEMENT ESTATE

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2975 NORTH STREET BEING LOCATED SOUTH 89°45'56" WEST 1679.54 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND SOUTH 00°00'00" EAST 2831.93 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26;
RUNNING THENCE ALONG THE PROJECTED RIGHT-OF-WAY LINE OF SAID 2975 NORTH STREET NORTH 89°00'50" EAST 325.50 FEET; THENCE NORTH 00°34'10" WEST 193.83 FEET TO THE GRANTORS NORTH PROPERTY LINE; THENCE SOUTH 89°29'42" EAST 60.36 FEET ALONG SAID GRANTORS NORTH PROPERTY LINE; THENCE SOUTH 00°27'22" EAST 252.27 FEET TO THE PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 2975 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE PROJECTED SOUTH 89°00'50" WEST 385.46 FEET TO THE EAST BOUNDARY LINE OF THE FARR WEST HART SUBDIVISION PHASE 1; THENCE ALONG SAID EAST BOUNDARY LINE NORTH 00°27'46" WEST 60.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

FARR WEST HART - HAPPY DAYS LIMITED
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7
NORTH, RANGE 1 EAST
OF THE SALT LAKE BASE AND MERIDIAN

S89°46'56"W 2657.78'

CALCULATED
NORTHWEST CORNER
SECTION 26, T7N, R2W
S.L.B.&M.

1679.54'

FOUND
NORTH QUARTER CORNER
SECTION 26, T7N, R2W, S.L.B.&M.

FOUND WITNESS CORNER
NORTHWEST CORNER
SECTION 26, T7N, R2W, S.L.B.&M.

N1°00'29"W
10.00

LOT 21

190170126

S89°29'42"E 60.36'

S0°00'00"E 2831.93'

LOT 2

FUTURE LOT

FUTURE LOT

N0°34'10"W 193.83'

FUTURE LOT

P.O.B.

N89°00'50"E 325.50'

S0°27'22"E 252.27'

N0°27'46"W
60.00'

PROPOSED UTILITY
EASEMENT

S89°00'50"W 385.46'

LOT 33R

FUTURE LOT

FUTURE LOT

FUTURE LOT

FUTURE LOT

FUTURE LOT

0' 40' 80' 160'

Scale in Feet

1" = 80'



LEGEND



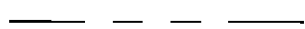
WEBER COUNTY MONUMENT AS NOTED
SET 24" REBAR AND CAP
MARKED GARDNER ENGINEERING



SUBDIVISION BOUNDARY



LOT LINE



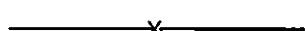
ADJACENT PARCEL



SECTION LINE



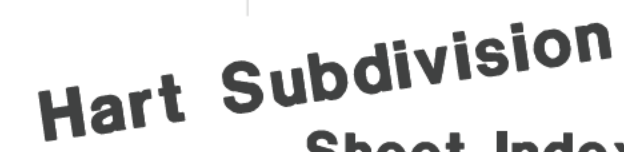
EASEMENT



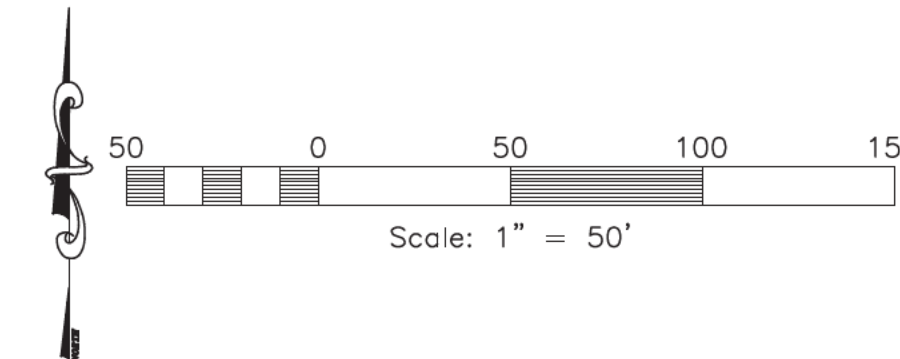
EXISTING FENCE LINE

1. 06/22/20 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 08/17/20 NF - REVISED PER BONA VISTA COMMENTS.
3. 09/28/20 NF - REROUTED SEWER OUTFALL LOCATION.
4. 10/22/20 NF - LOOP CULINARY WATER THROUGH FUTURE HART SUB.
5. 11/03/20 NF - CITY COMMENTS DATED OCTOBER 22, 2020
6. 09/09/21 NF - REVISE OFFSITE EASEMENT TO 60'
7. 10/27/21 NF - REVISED HART SUBDIVISION LATERAL LOCATIONS.

FARR WEST CITY, WEBER COUNTY, UTAH
JUNE, 2020



Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend
Sheet 3 - 2525 West 4+75.00-9+00.00
Sheet 4 - 3000 North 68+88.00-74-75.00
Sheet 5 - 3000 North 74+75.00-80+50.00
Sheet 6 - 2375 West 41+75.00-46+25.00
Sheet 7 - Grading Plan
Sheet 8 - Utility Plan
Sheet 8.1 - Utility Outfall 5+00.00-9+50.00
Sheet 8.2 - Utility Outfall 9+50.00-11+00.00
Utility Outfall 5+00.00-7+50.00
Sheet 9 - Standard Details
Sheet 10 - Storm Water Pollution Prevention
Plan Exhibit
Sheet 11 - Storm Water Pollution Prevention
Plan Details



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

Allan Karras
Century 21
2609 N. Main
Sunset, Utah 84015
PH: (801) 564-0909

Project Manager: Jeremy Draper
Project Engineer: Jeremy Draper

**Happy Days Estates
Phase 3**
FARR WEST CITY, WEBER COUNTY, UTAH



Engineer: JEREMY A. DRAPER
 Drafter: N. FICKLIN
 Begin Date: JUNE, 2020
 Name: HAPPY DAYS
 ESTATES
 PHASE 3
 Number: 1714-46

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY,
GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS
ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION
2. CONTRACTOR IS NOT COVERED BY ANY OF THE LISTED AGENCIES, THE CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT
LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS
AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, TRAFFIC SIGNALS, AND ACCESS TO CURRENT GOVERNING AGENCIES TRANSFORMATION ENGINEER'S MANUAL
AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
OWNER.
5. CONFORMANCE OF ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE
SAW-CUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS
AND APPROVALS HAVE BEEN OBTAINED, NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED
9. THE REQUIRED REVIEWED AND APPROVED PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF
COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY.
11. THE ROAD, INCLUDING THE CONCERNED REQUIRED INSPECTIONS.
12. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO
CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR
NECESSARY PLAN OR GRADE CHANGES.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
14. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET
FORTH BY THE GEOTECHNICAL ENGINEER.
15. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER
DEVICES NECESSARY FOR PUBLIC SAFETY.
17. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE
WHERE THE PROJECT IS LOCATED AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO, OR GREATER THAN THE AMOUNT BID AND
18. TO THE TYPE OF WORK TO BE PERFORMED. THE CONTRACTOR SHALL BE A SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
19. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY
SUCH OTHER MEANS AS HE DEEMES APPROPRIATE. PRIOR TO BIDDING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ON HIS
20. OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS
NECESSARY TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE
OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO
21. BE A SUBSTITUTE FOR THE CONTRACTOR'S OWN INVESTIGATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN INDEPENDENT
INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL
ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE
22. CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS
REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
24. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE
OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CAUTION AND CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE
POINTS AND ALL SURVEY STATIONS, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR
UNNECESSARY LOSS OR DISTURBANCE.
26. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF
CONSTRUCTION OF THIS PROJECT, INCLUDING PROTECTION OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY
27. TO ALL PERSONS AND PROPERTY, INCLUDING BUT NOT LIMITED TO, ALL PERSONS AND PROPERTY OF THE CONTRACTOR 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.
28. 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
29. CONTRACTOR.
30. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER COMPLETION OF IMPROVEMENTS TO BE
CONSTRUCTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL OF EXISTING IMPROVEMENTS. THE
31. DAMAGE, COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS
REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR
REPAIRING EXISTING IMPROVEMENTS.
32. WHEN EXISTING IMPROVEMENTS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY
THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL
33. 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.
34. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FACILITIES SHOWNING THE FINAL LOCATION
AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS,
ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL
35. BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER
TO THE ENGINEER A COMPLETE SET OF AS-BUILT RECORD DRAWINGS. THE AS-BUILT RECORD DRAWINGS SHALL BE CURRENT WITH
ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL
36. ACCEPTANCE.
37. WHEN 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
38. HIGHEST QUALITY ARE TO BE USED.
39. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE
PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR.
40. CONTRACTOR, PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND
PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND
PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL
41. SKILLS AND EXPERIENCE TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE AWARE OF THE PECULIAR RISKS AND HAVE THE SKILL
AND EXPERIENCE TO FORESEE AND ADOPT PROTECTIVE MEASURES TO ADEQUATELY SAFELY PERFORM THE CONSTRUCTION
WORK WITH RESPECT TO SUCH HAZARDS.
42. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE
EXISTING STRIPPING INTO FUTURE STRIPPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
43. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE
ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE
44. CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION
AND SHIELDING.
45. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM
DAMAGE

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES BE SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO CONSTRUCTION OF ANY WORK. IT SHALL BE THE DUTY OF EACH UTILITY COMPANY LOCATE IN THE FIELD. PRIOR TO EXCAVATION, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE DONE FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLES COVERS SHALL BE LOWERED TO MINIMUM ALLOWABLE DEPTHS.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES, CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DRY-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE PROTECTIVE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO THE PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE BLUE BOLTS PRIOR TO WRAPPING (GREASING IS NOT ALLOWED).
16. LINES SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 42" BELOW FINISHED GRADE & CONSTRUCTED TO BONA VITA STANDARDS.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
20. CONTRACTOR SHALL INSTALL 14 GA LOCATOR WIRE IN ACCORDANCE WITH DISTRICT STANDARDS.

- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

**Reeve
& Associates, Inc.**

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-associ.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



REVISIONS	DESCRIPTION

DATE	

--	--

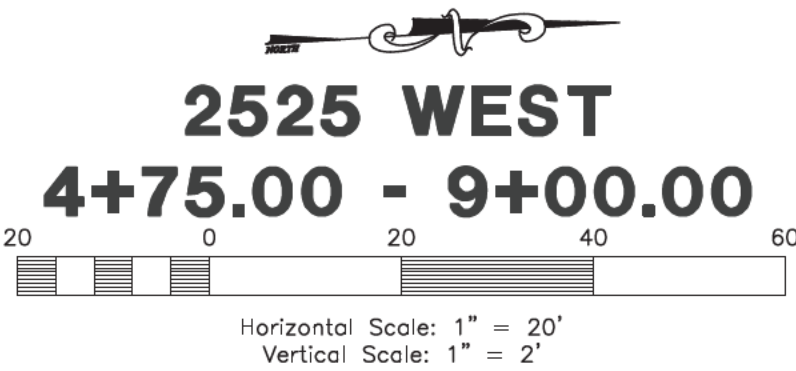
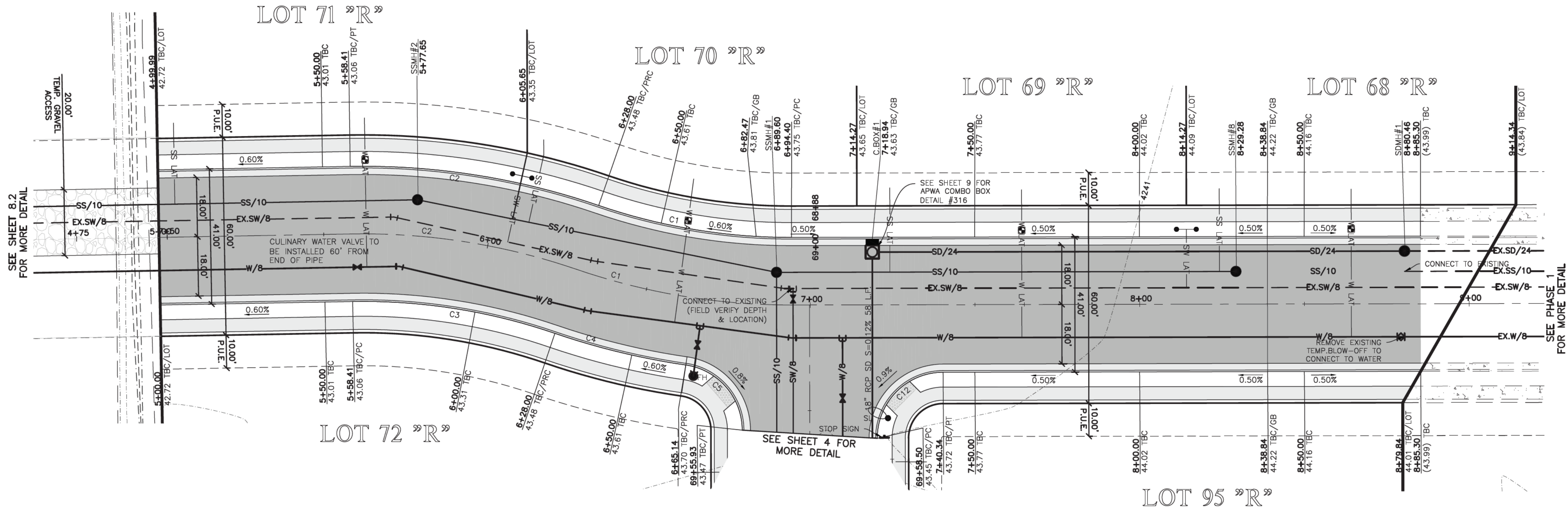
Happy Days Estates Phase 3

--	--



Engineer: JEREMY A. DRAPER
 Drafter: N. FICKLIN
 Begin Date: JUNE, 2020
 Name: HAPPY DAYS
ESTATES
PHASE 3
 Number: 1714-46

Sheet	11
2	Sheets

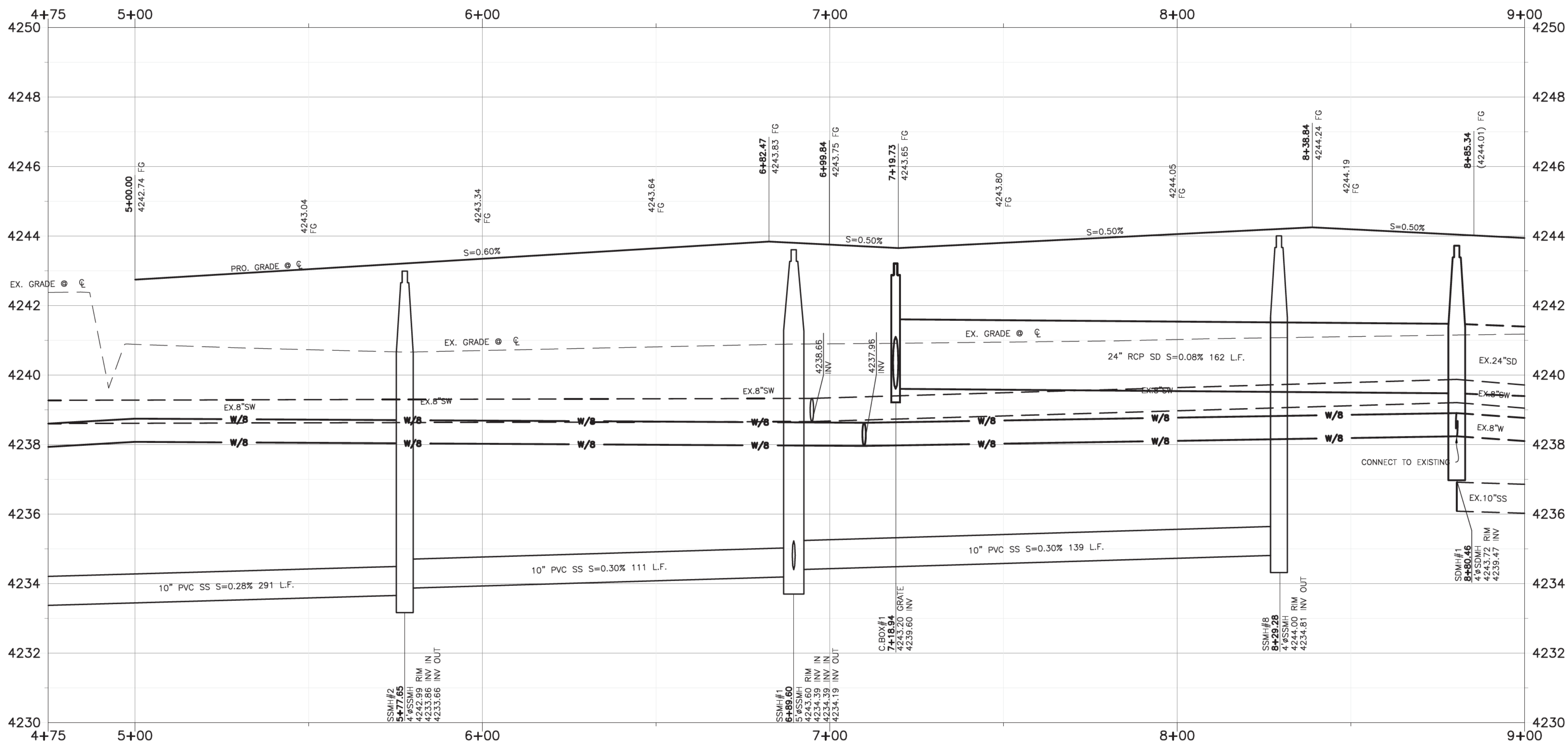


Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	19°01'19"	200.00'	66.40'	33.51'	N9°58'17"E	66.09'
C2	19°56'18"	200.00'	69.60'	35.15'	N9°30'47"E	69.25'

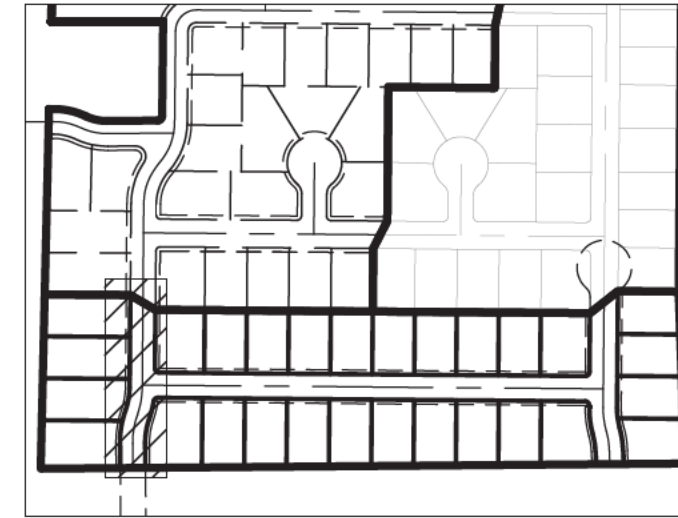
TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	19°01'19"	179.50'	59.59'	30.07'	N9°58'17"E	59.32'
C2	19°56'18"	220.50'	76.73'	38.76'	S9°30'47"W	76.35'
C3	19°56'18"	179.50'	62.46'	31.55'	S9°30'47"W	62.15'
C4	10°38'22"	220.50'	40.95'	20.53'	N14°09'45"E	40.89'
C5	81°37'03"	20.00'	28.49'	17.27'	S49°39'06"W	26.14'
C12	90°00'00"	20.00'	31.42'	20.00'	S44°32'23"E	28.28'



Key Map

NOT TO SCALE



Construction Notes

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF FARR WEST CITY.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

W/B - 8" PVC DR-18 C900 WATER LINE
W - 3/4" COPPER LATERALS

SANITARY SEWER

SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL

STORM DRAIN

SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN

SECONDARY WATER

SW/B - 8" PVC DR-14 C900 WATER LINE
W/1 - 1" WM

YARD DRAIN

YD/4 - 4" PVC YARD DRAIN

- NOTE:
1. PROVIDE 18" CLEARANCE FOR LATERALS OVER 10" SS
 2. DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE
 3. ALL DITCHES THAT ARE FILLED IN THE ROW & IN THE BUILDING PADS MUST USE STRUCTURAL FILL.
 4. YARD DRAINS ARE TO BE INSTALLED AT A MINIMUM OF A 0.5% SLOPE
 5. ALL WORK WITH CULINARY WATER TO BE DONE IN ACCORDANCE WITH BONA VISTA WATER STANDARDS AND SPECIFICATIONS.
 6. YARD DRAINS TO CONNECT TO STORM DRAIN SYSTEM USING INSERTA TEES.
 7. BLOW-OFF TO BE TEMPORARY IF DEVELOPED WITHIN 1 YEAR, TO BE PERMANENT IF LONGER.

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

REVISIONS

DESCRIPTION

DATE

Happy Days Estates Phase 3
FARR WEST CITY, WEBER COUNTY, UTAH

2525 WEST 4+75.00 - 9+00.00



Project Info.

Engineer: JEREMY A. DRAPER

Drafter: N. FICKLIN

Begin Date: JUNE, 2020

Name: HAPPY DAYS

ESTATES

PHASE 3

Number: 1714-46

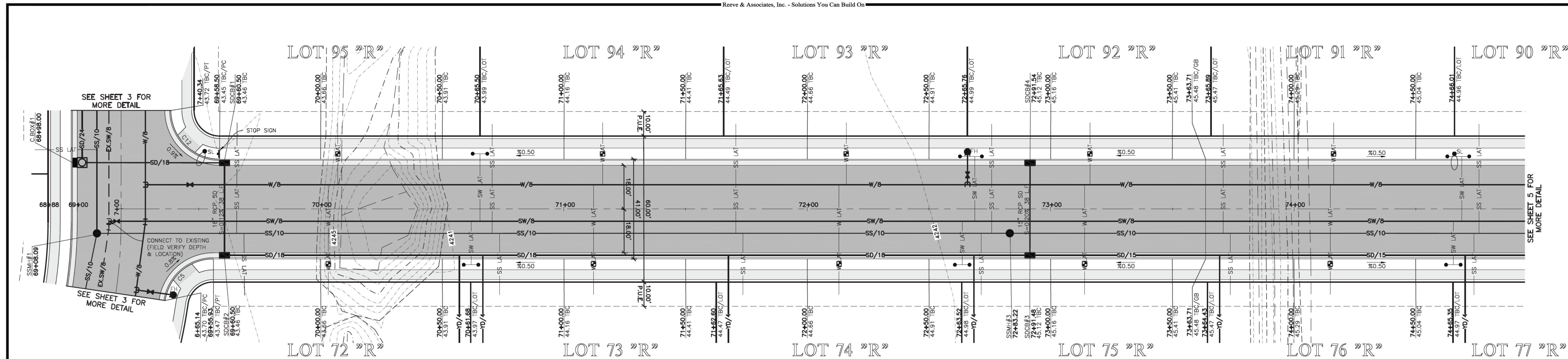
Sheet

3

11

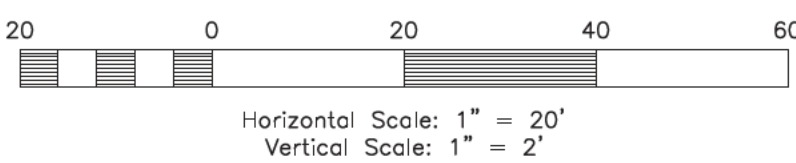
Sheets





#	Delta	Radius	Length	Tangent	Chord	Ch Length
C5	81°37'03"	20.00'	28.49'	17.27'	S49°39'06"W	26.14'
C12	90°00'00"	20.00'	31.42'	20.00'	S44°32'23"E	28.28'

3000 NORTH
68+88.00 - 74+75.00



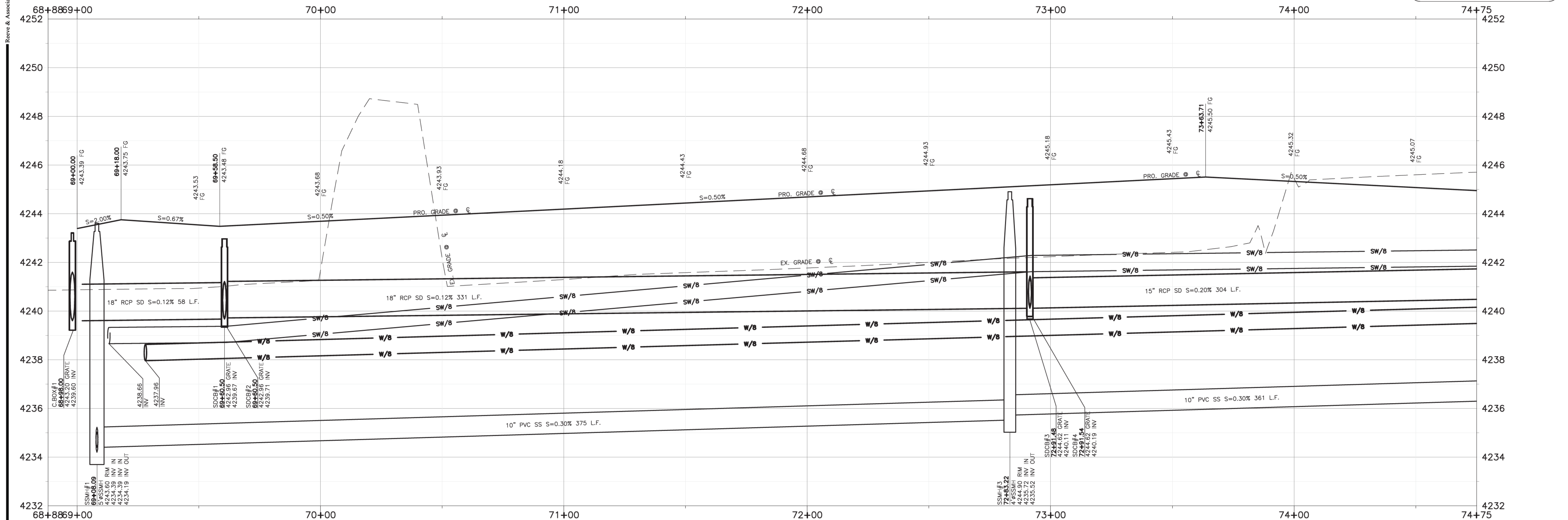
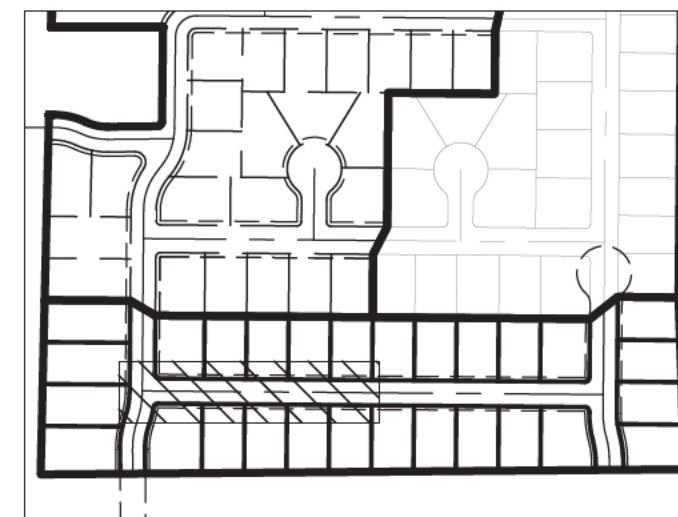
- NOTE:**
1. PROVIDE 18" CLEARANCE FOR LATERALS OVER 10"
 2. DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE
 3. ALL DITCHES THAT ARE FILLED IN THE ROW & IN THE BUILDING PADS MUST USE STRUCTURAL FILL.
 4. YARD DRAINS ARE TO BE INSTALLED AT A MINIMUM OF A 0.5% SLOPE
 5. ALL WORK WITH CULINARY WATER TO BE DONE IN ACCORDANCE WITH BONA VISTA WATER STANDARDS AND SPECIFICATIONS.
 6. YARD DRAINS TO CONNECT TO STORM DRAIN SYSTEM USING INSERTA TEE'S.
 7. BLOW-OFF TO BE TEMPORARY IF DEVELOPED WITHIN 1 YEAR, TO BE PERMANENT IF LONGER.

Construction Notes:

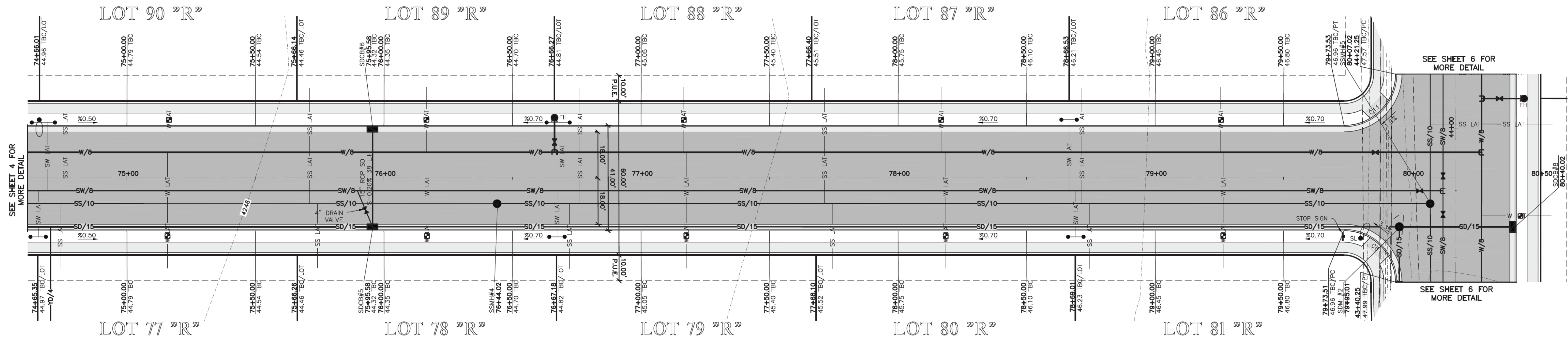
1. ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF FARR WEST CITY.
 2. CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- CULINARY WATER**
W/8 - 8" PVC DR-18 C900 WATER LINE
W - 3/4" COPPER LATERALS
- SANITARY SEWER**
SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL
- STORM DRAIN**
SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN
- SECONDARY WATER**
SW/8 - 8" PVC DR-14 C900 WATER LINE
W/ 1" WM
- YARD DRAIN**
10/4 - 4" PVC YARD DRAIN

Key Map

NOT TO SCALE



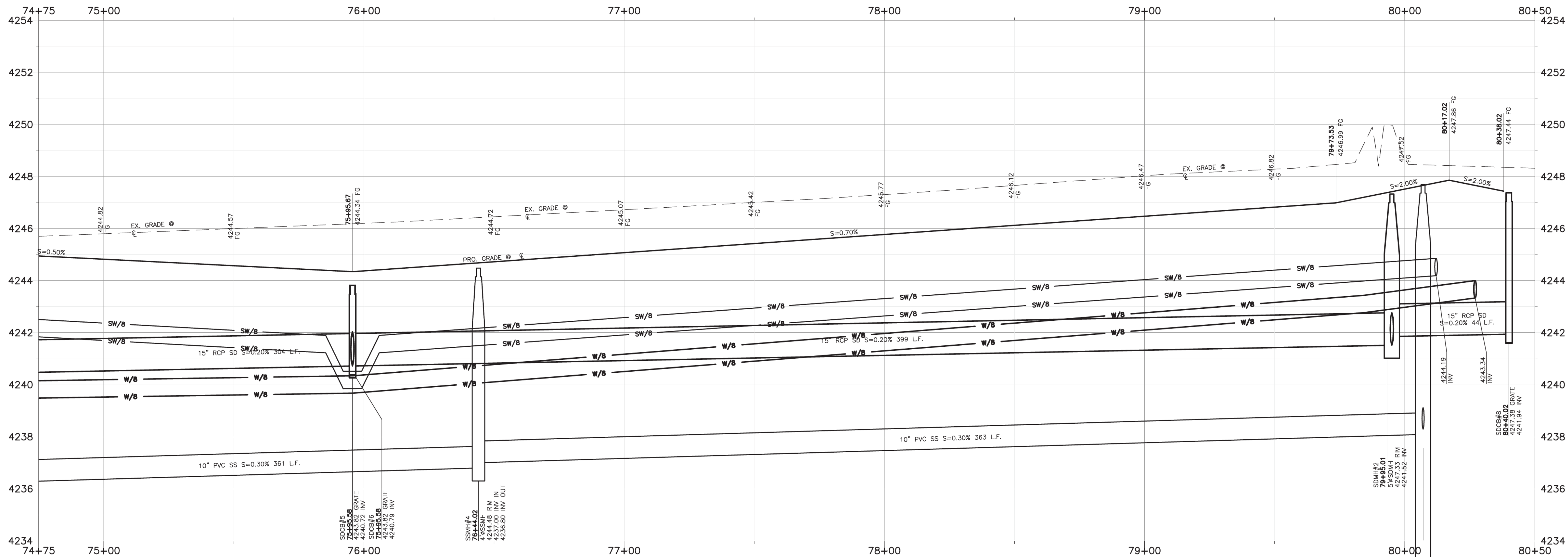
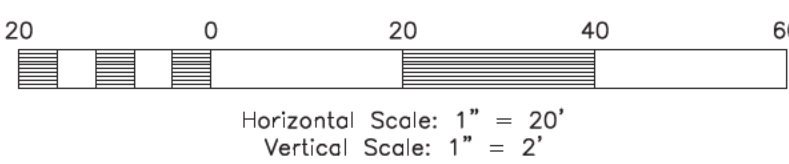
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE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



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	90°00'55"	20.00'	31.42'	20.01'	N44°31'55"W	28.29'
C11	89°59'05"	20.00'	31.41'	19.99'	N45°28'05"E	28.28'

3000 NORTH 74+75.00 - 80+50.00

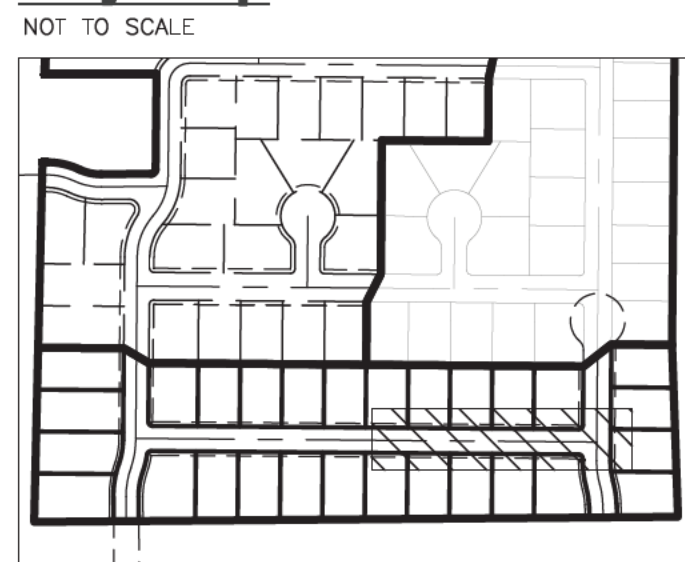


Construction Notes:

- NOTE:
1. PROVIDE 18" CLEARANCE FOR LATERALS OVER 10" SS
 2. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE
 3. ALL DITCHES THAT ARE FILLED IN THE ROW & IN THE BUILDING PADS MUST USE STRUCTURAL FILL.
 4. YARD DRAINS ARE TO BE INSTALLED AT A MINIMUM OF A 0.5% SLOPE
 5. ALL WORK WITH CULINARY WATER TO BE DONE IN ACCORDANCE WITH BONA VISTA WATER STANDARDS AND SPECIFICATIONS.
 6. YARD DRAINS TO CONNECT TO STORM DRAIN SYSTEM USING INSERTA TEE'S.
 7. BLOW-OFF TO BE TEMPORARY IF DEVELOPED WITHIN 1 YEAR, TO BE PERMANENT IF LONGER.

- CULINARY WATER**
W/8 - 8" PVC DR-18 C900 WATER LINE
W - 3/4" COPPER LATERALS
- SANITARY SEWER**
SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL
- STORM DRAIN**
SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN
- SECONDARY WATER**
SW/8 - 8" PVC DR-14 C900 WATER LINE
W/1" WM
- YARD DRAIN**
YD/4 - 4" PVC YARD DRAIN

Key Map



Happy Days Estates Phase 3

FARR WEST CITY, WEBER COUNTY, UTAH

3000 NORTH 74+75.00 - 80+50.00



Project Info.

Engineer:
JEREMY A. DRAPER

Drofter:
N. FICKLIN

Begin Date:
JUNE, 2020

Name:
HAPPY DAYS
ESTATES
PHASE 3

Number:
1714-46

Sheet
5

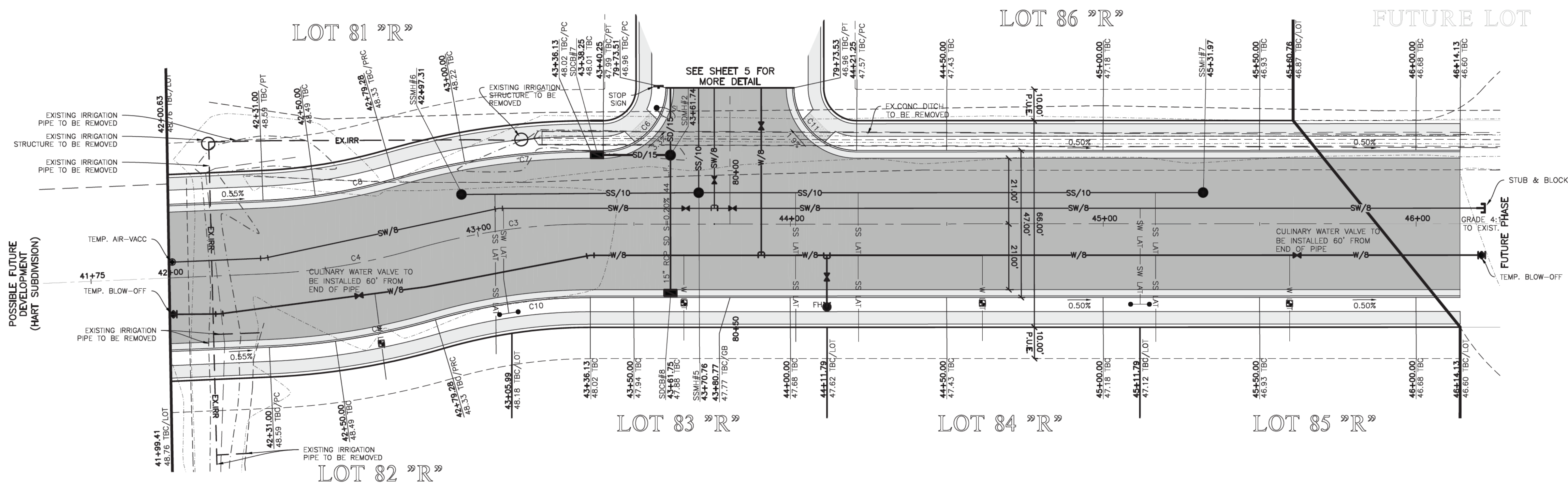
11
Sheets



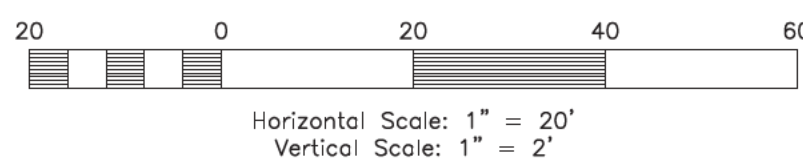
REVISIONS

DESCRIPTION

DATE



2375 WEST
41+75.00 - 46+25.00

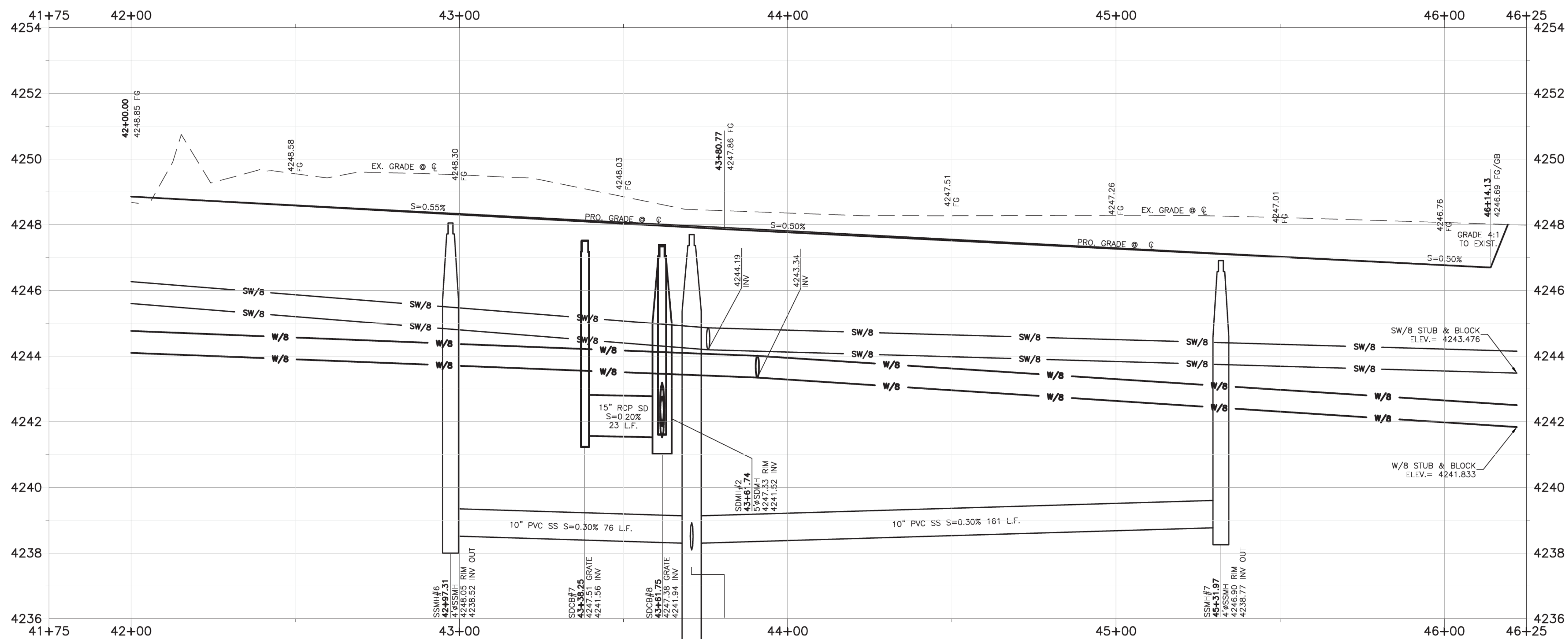


TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	90°00'55"	20.00'	31.42'	20.01'	N44°31'55"W	28.29'
C7	16°17'14"	223.50'	63.53'	31.98'	S7°40'05"E	63.32'
C8	13°49'49"	176.50'	42.60'	21.41'	N8°53'47"W	42.50'
C9	13°49'49"	223.50'	53.95'	27.11'	N8°53'47"W	53.82'
C10	16°17'14"	176.50'	50.17'	25.26'	S7°40'05"E	50.00'
C11	89°59'05"	20.00'	31.41'	19.99'	N45°28'05"E	28.28'

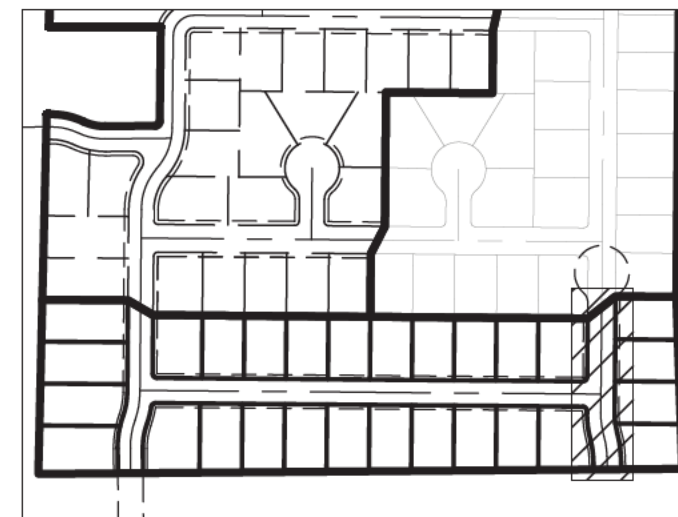
Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C3	16°17'14"	200.00'	56.85'	28.62'	N7°40'05"W	56.66'
C4	13°49'49"	200.00'	48.28'	24.26'	N8°53'47"W	48.16'



Key Map

NOT TO SCALE.



Construction Notes:

- ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF FARR WEST CITY.
 - CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- CULINARY WATER**
W/8 - 8" PVC DR-18 C900 WATER LINE
W - 3/4" COPPER LATERALS
- SANITARY SEWER**
SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL
- STORM DRAIN**
SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN
- SECONDARY WATER**
SW/8 - 8" PVC DR-14 C900 WATER LINE
W/1" WM
- YARD DRAIN**
YD/4 - 4" PVC YARD DRAIN

- NOTE:
- PROVIDE 18" CLEARANCE FOR LATERALS OVER 10" SS
 - DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE
 - ALL DITCHES THAT ARE FILLED IN THE ROW & IN THE BUILDING PADS MUST USE STRUCTURAL FILL.
 - YARD DRAINS ARE TO BE INSTALLED AT A MINIMUM OF A 0.5% SLOPE
 - ALL WORK WITH CULINARY WATER TO BE DONE IN ACCORDANCE WITH BONA VISTA WATER STANDARDS AND SPECIFICATIONS.
 - YARD DRAINS TO CONNECT TO STORM DRAIN SYSTEM USING INSERTA TEES.
 - BLOW-OFF TO BE TEMPORARY IF DEVELOPED WITHIN 1 YEAR, TO BE PERMANENT IF LONGER.

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

REVISIONS	DESCRIPTION
DATE	

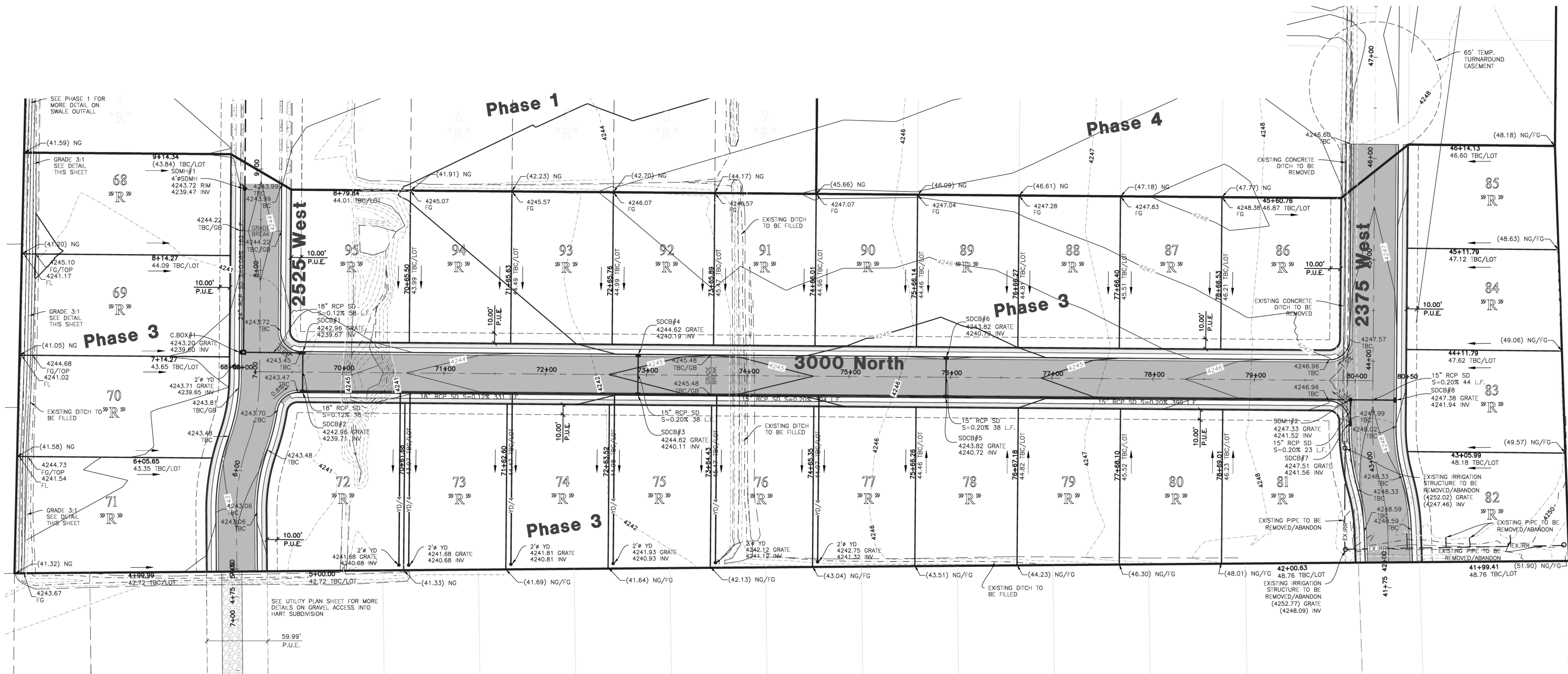
Happy Days Estates
Phase 3
FARR WEST CITY, WEBER COUNTY, UTAH

2375 WEST 41+75.00 - 46+25.00



Project Info.
Engineer: JEREMY A. DRAPER
Drofter: N. FICKLIN
Begin Date: JUNE, 2020
Name: HAPPY DAYS ESTATES PHASE 3
Number: 1714-46





REVISIONS	DESCRIPTION
DATE	

Happy Days Estates Phase 3

FARR WEST CITY, WEBER COUNTY, UTAH

Grading Plan



Project Info.

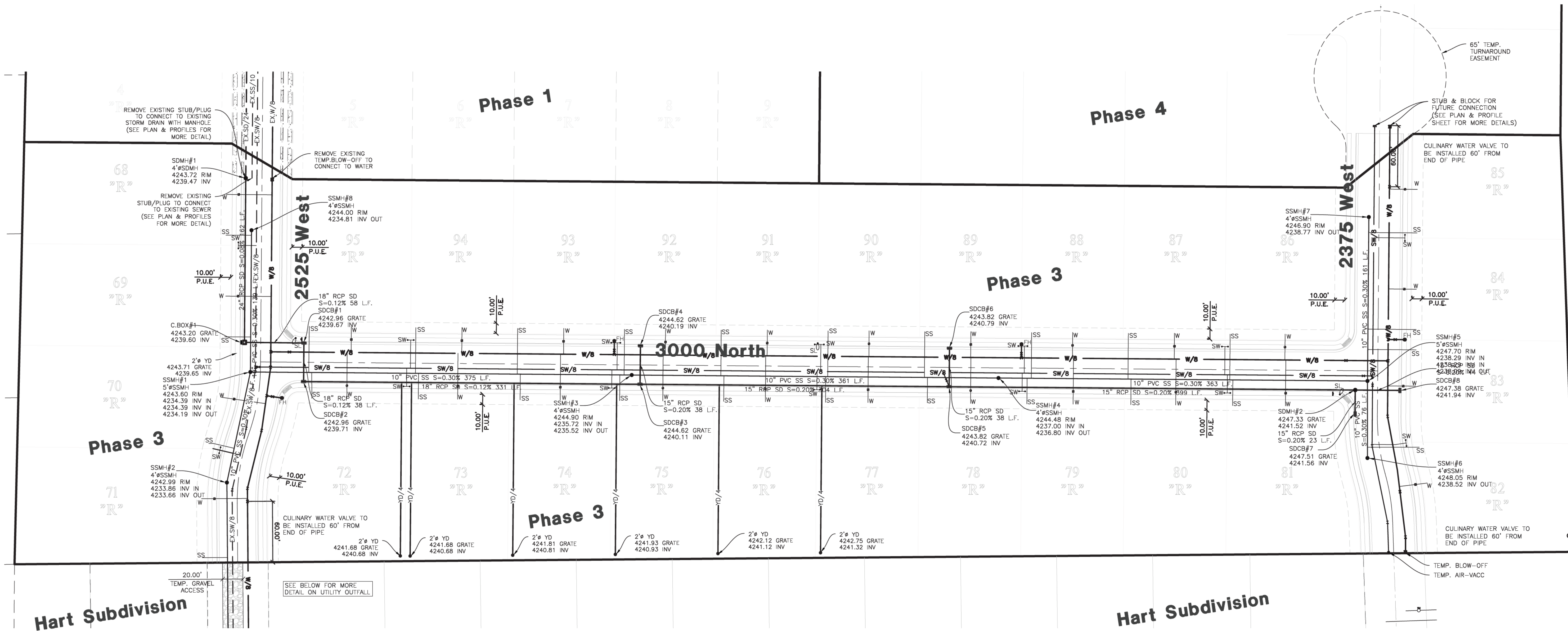
Engineer: JEREMY A. DRAPER

Drafter: N. FICKLIN

Begin Date: JUNE, 2020

Name: HAPPY DAYS ESTATES PHASE 3

Number: 1714-46



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF FARR WEST CITY.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER
W/8 - 8" PVC DR-18 C900 WATER LINE
W - 3/4" COPPER LATERALS

SANITARY SEWER
SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL

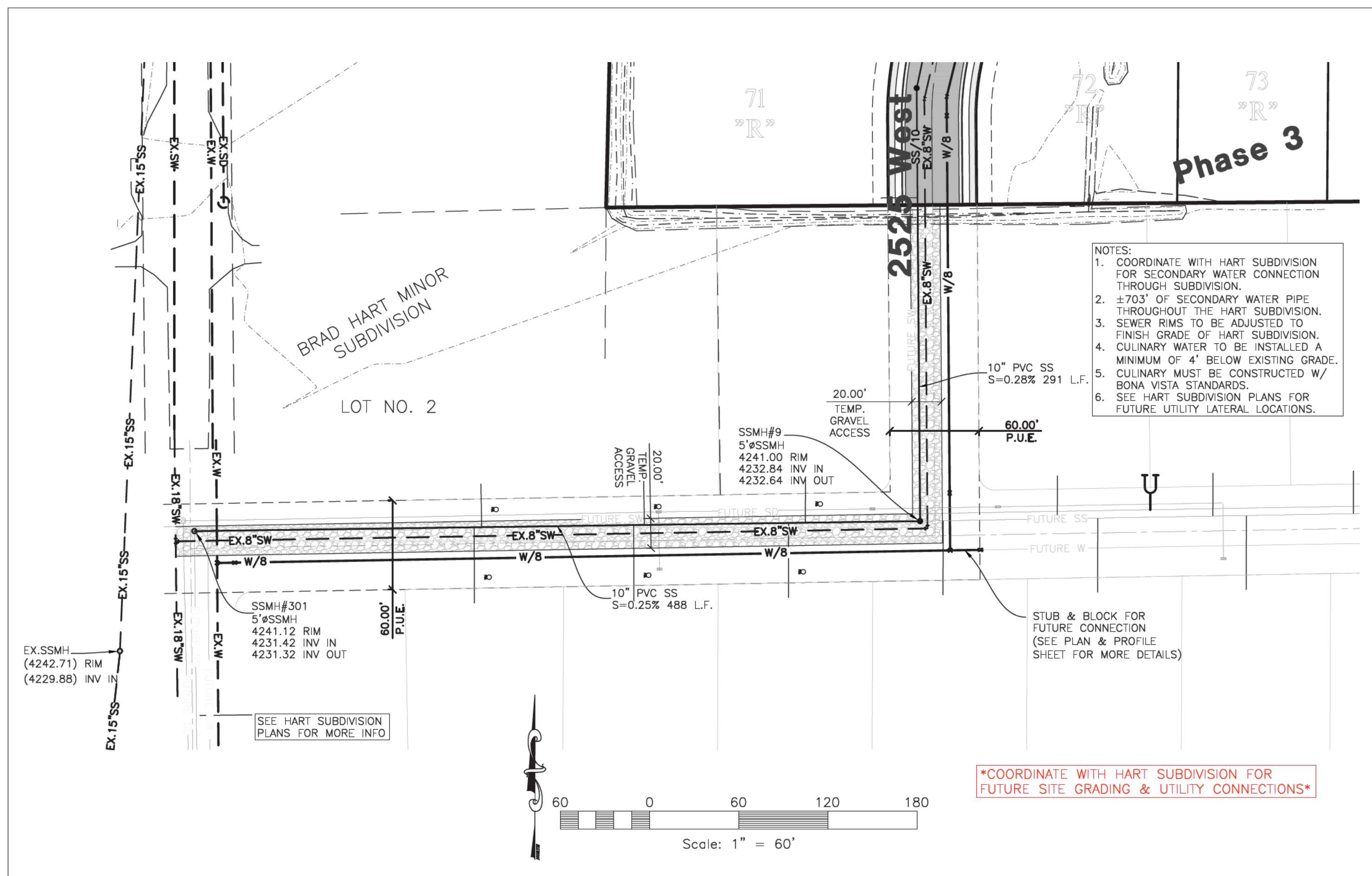
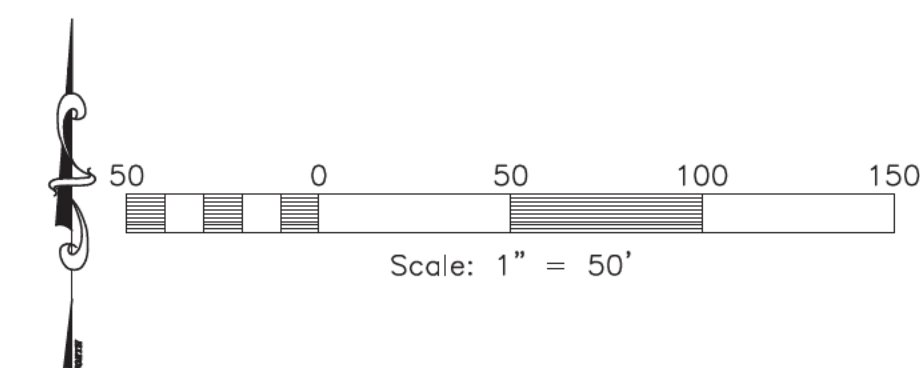
STORM DRAIN
SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN

SECONDARY WATER
SW/8 - 8" PVC SDR-14 C900 WATER LINE
W/ 1" WM

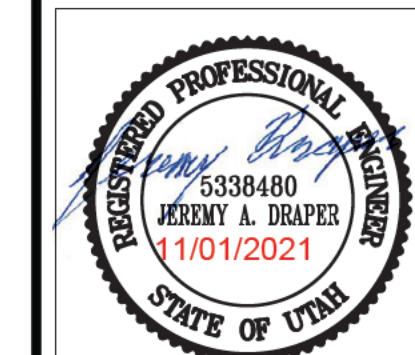
YARD DRAIN
YD/4 - 4" PVC YARD DRAIN

UTILITY NOTES:

1. PVC CONDUITS MUST BE PROVIDED AT EACH INTERSECTION TO ACCOMMODATE FUTURE ELECTRICAL POWER, NATURAL GAS AND TELEPHONE/CABLE COMMUNICATIONS CROSSING IF THESE UTILITIES ARE NOT INSTALLED PRIOR TO STREET PAVING OR AS MAY BE REQUIRED BY THE INDIVIDUAL COMPANIES.
2. PROVIDE 18" CLEARANCE FOR WATER LATERALS OVER 10"SS.
3. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
4. CULINARY WATER TO BE INSTALLED W/ BONA VISTA STANDARDS.
5. YARD DRAINS ARE TO BE INSTALLED AT A MINIMUM OF A 0.5% SLOPE.
6. YARD DRAINS TO CONNECT TO STORM DRAIN SYSTEM USING INSERTA TEE'S.
7. SEE DETAIL CS-13 ON SHEET 9 FOR CATCH BASIN DIMENSION TABLE FOR PIPE SIZES.

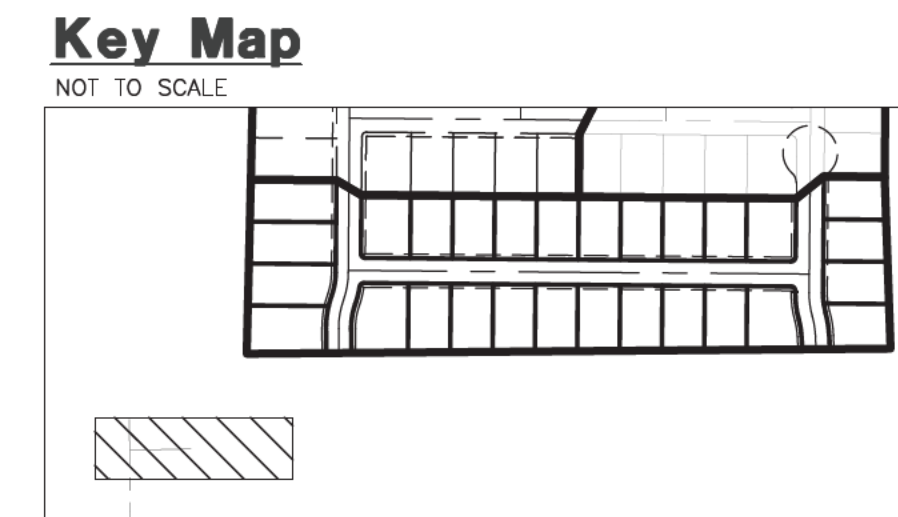


REVISIONS	DESCRIPTION
DATE	



Project Info.

Engineer: JEREMY A. DRAPER
Drafter: N. FICKLIN
Begin Date: JUNE, 2020
Name: HAPPY DAYS ESTATES PHASE 3
Number: 1714-46



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

2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.

CULINARY WATER

W/8 - 8" PVC DR 18 C900 WATER LINE
W - 3/4" COPPER LATERALS

SANITARY SEWER

SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL

STORM DRAIN

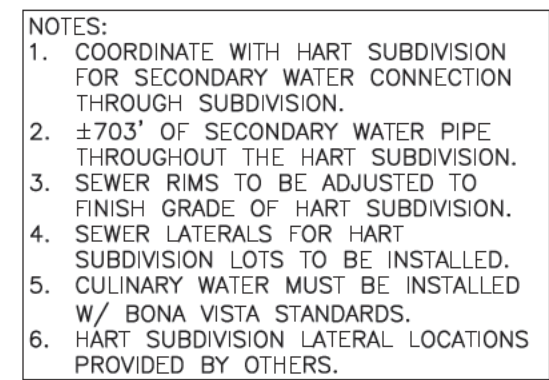
SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN

SECONDARY WATER

SW/8 - 8" PVC DR 14 C900 WATER LINE
W 1" WM

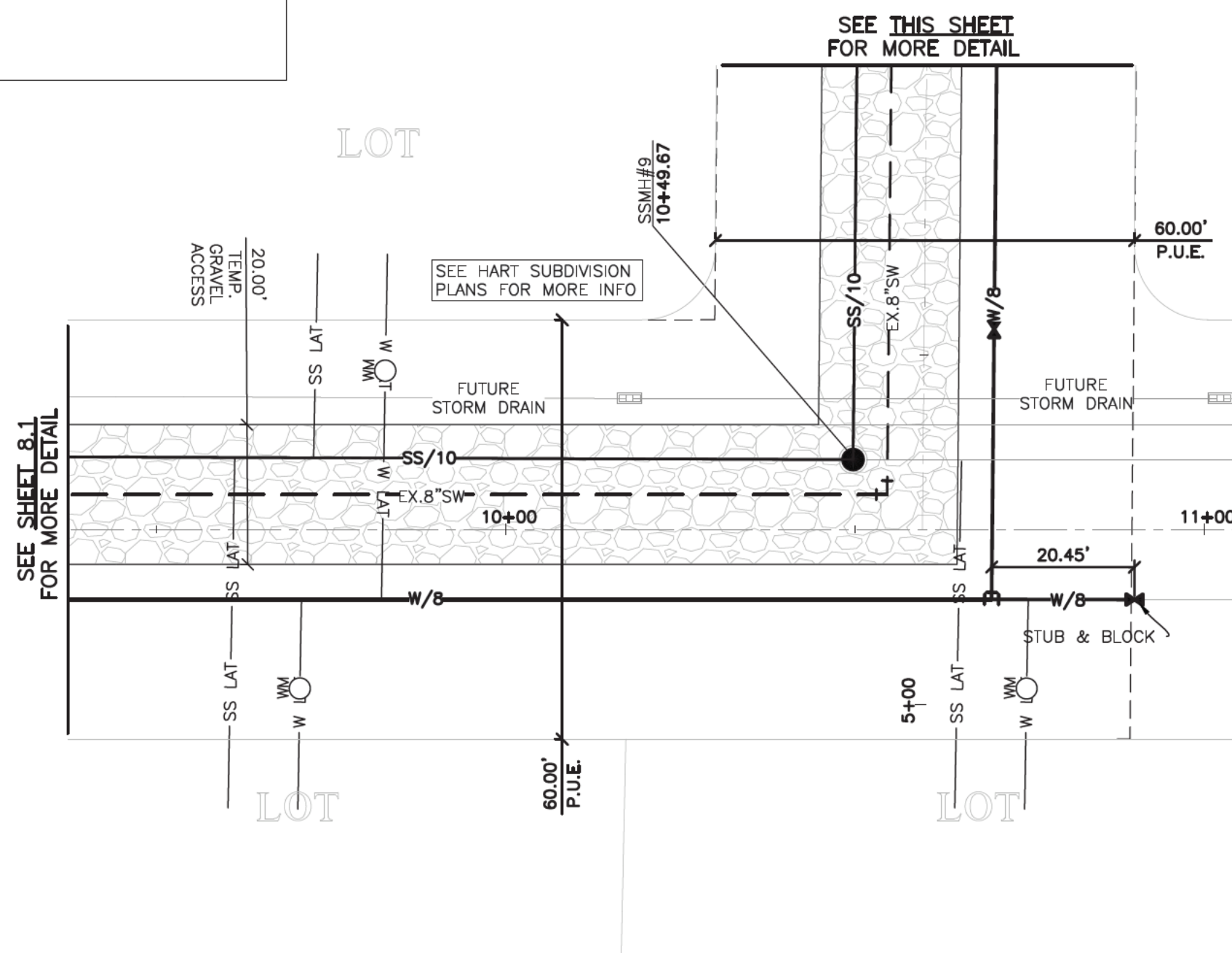
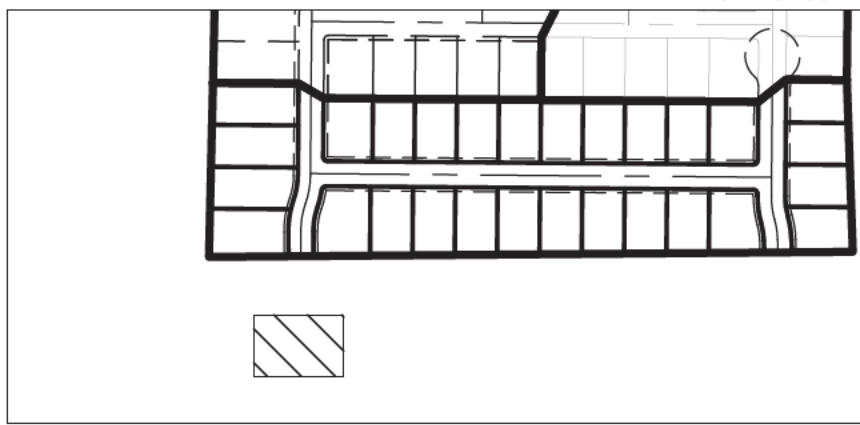
YARD DRAIN

YD/4 - 4" PVC YARD DRAIN



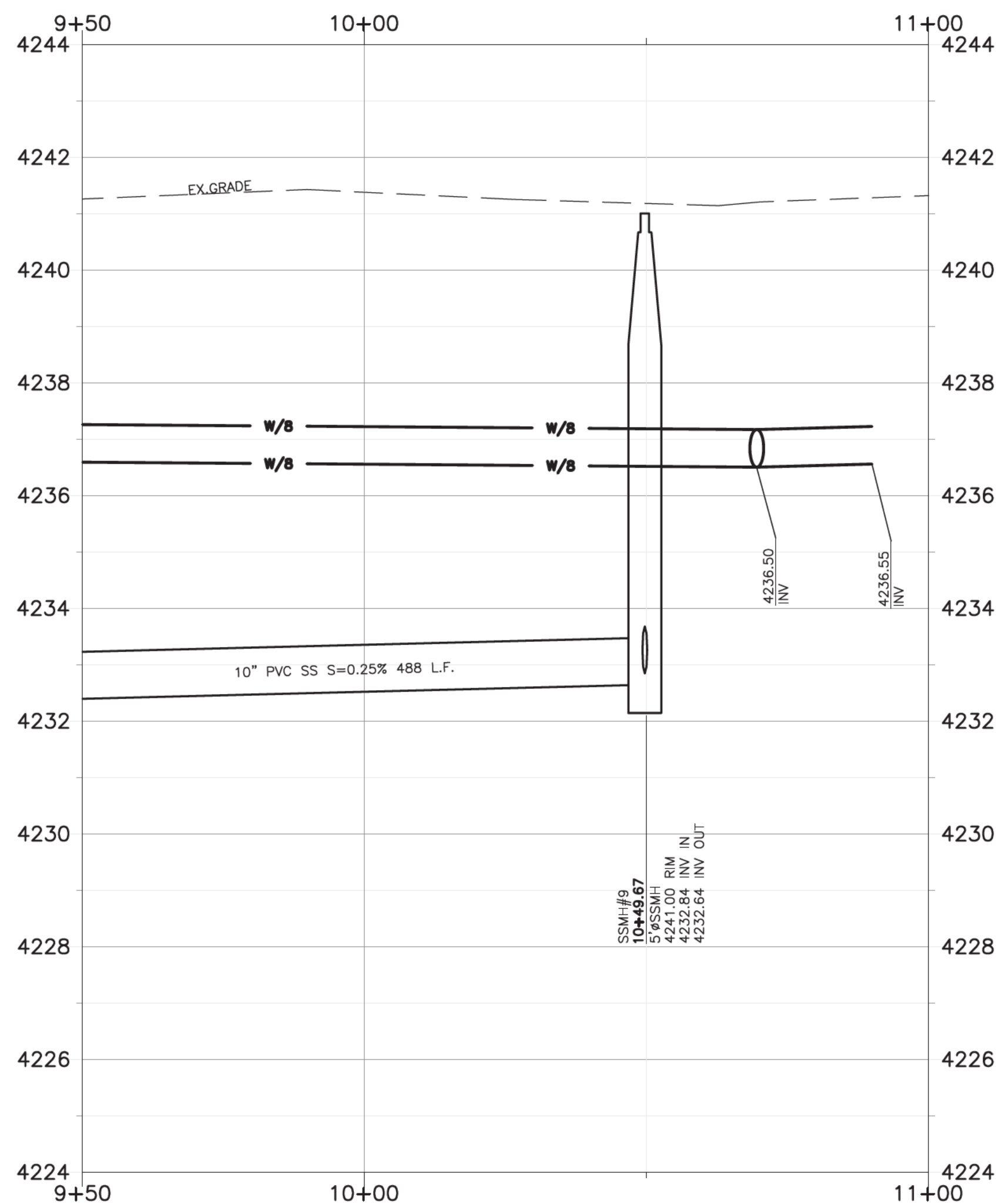
Key Map

NOT TO SCALE



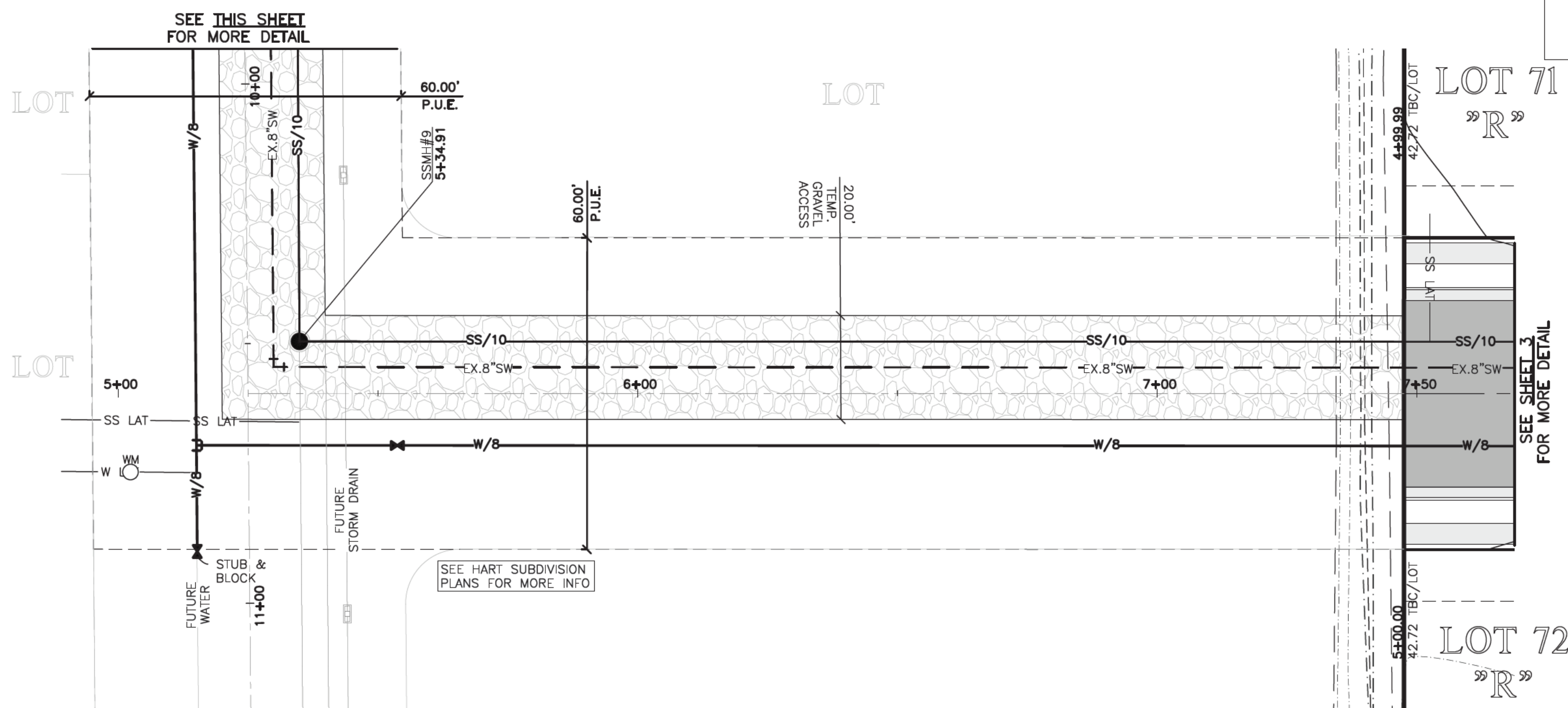
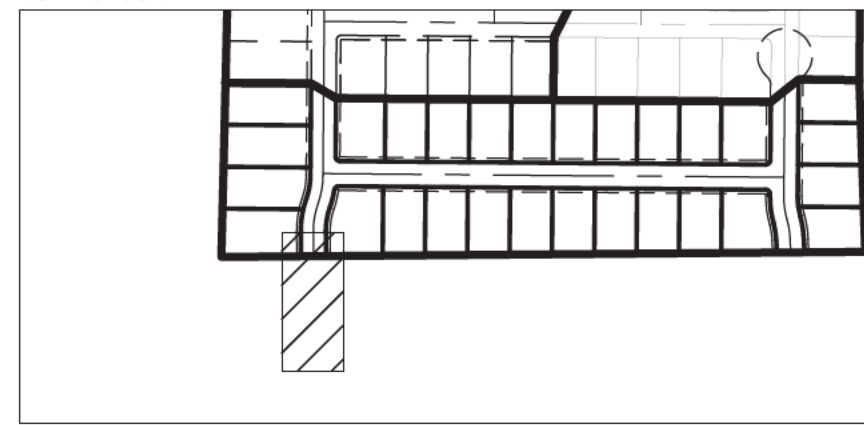
Utility Outfall
9+50.00 - 11+00.00

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



Key Map

NOT TO SCALE

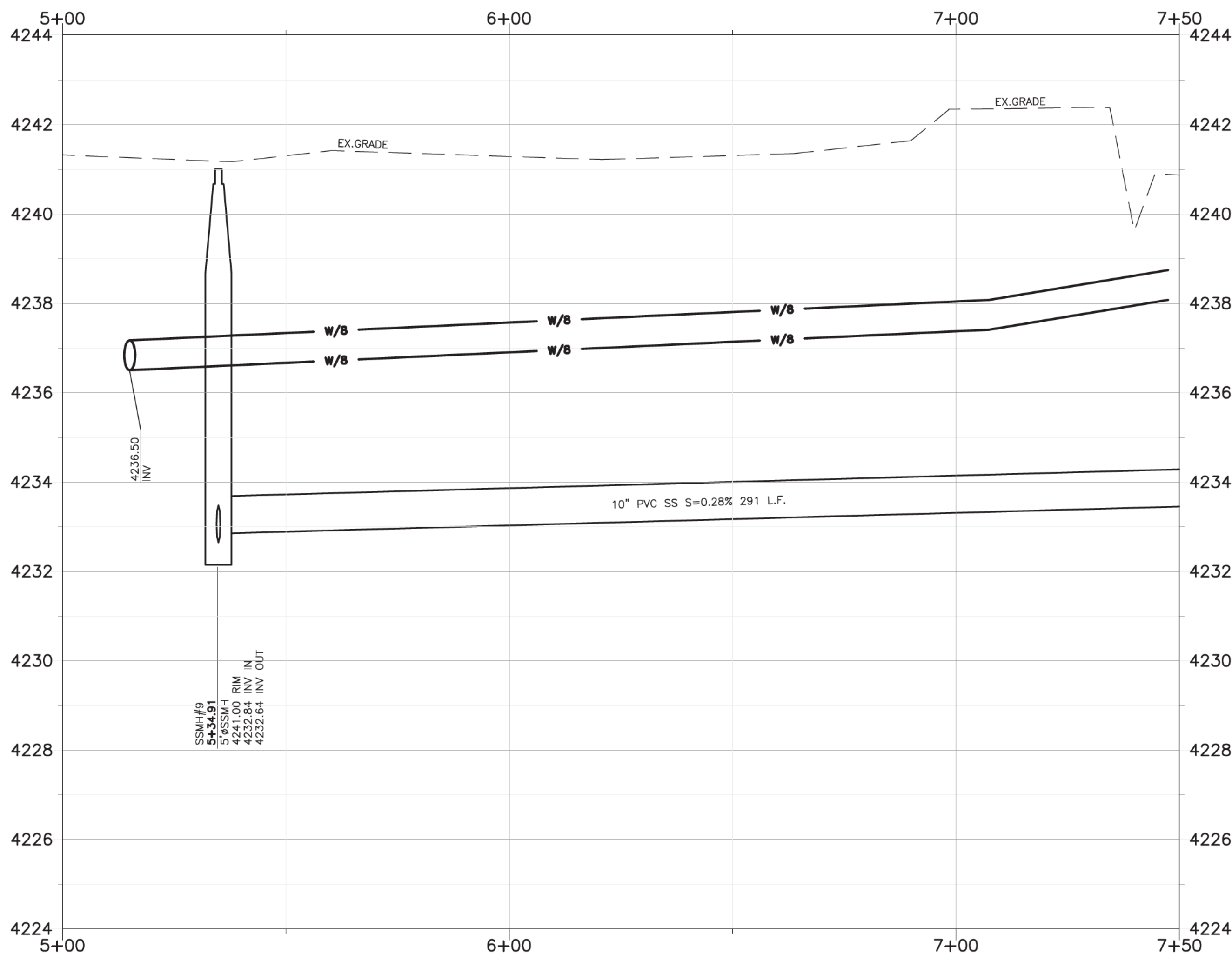


Utility Outfall
5+00.00 - 7+50.00

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

COORDINATE WITH HART SUBDIVISION FOR FUTURE SITE GRADING & UTILITY CONNECTIONS

- NOTES:
1. COORDINATE WITH HART SUBDIVISION FOR SECONDARY WATER CONNECTION THROUGH SUBDIVISION.
 2. ±7.03' OF SECONDARY WATER PIPE THROUGHOUT THE HART SUBDIVISION.
 3. SEWER RIMS TO BE ADJUSTED TO FINISH GRADE OF HART SUBDIVISION.
 4. SEWER LATERALS FOR HART SUBDIVISION LOTS TO BE INSTALLED.
 5. CULINARY WATER MUST BE INSTALLED W/ BONA VISTA STANDARDS.
 6. HART SUBDIVISION LATERAL LOCATIONS PROVIDED BY OTHERS.



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF FARR WEST CITY.
 - 2) CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- CULINARY WATER**
W/8 - 8" PVC DR-18 C900 WATER LINE
W - 3/4" COPPER LATERALS
- SANITARY SEWER**
SS/10 - 10" PVC SDR-35 SEWER LINE
SS - 4" PVC SEWER LATERAL
- STORM DRAIN**
SD/15 - 15" RCP STORM DRAIN
SD/18 - 18" RCP STORM DRAIN
SD/24 - 24" RCP STORM DRAIN
SD/30 - 30" RCP STORM DRAIN
- SECONDARY WATER**
SW/8 - 8" PVC DR-14 C900 WATER LINE
W/ 1" WM
- YARD DRAIN**
YD/4 - 4" PVC YARD DRAIN

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

LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	

Happy Days Estates
Phase 3

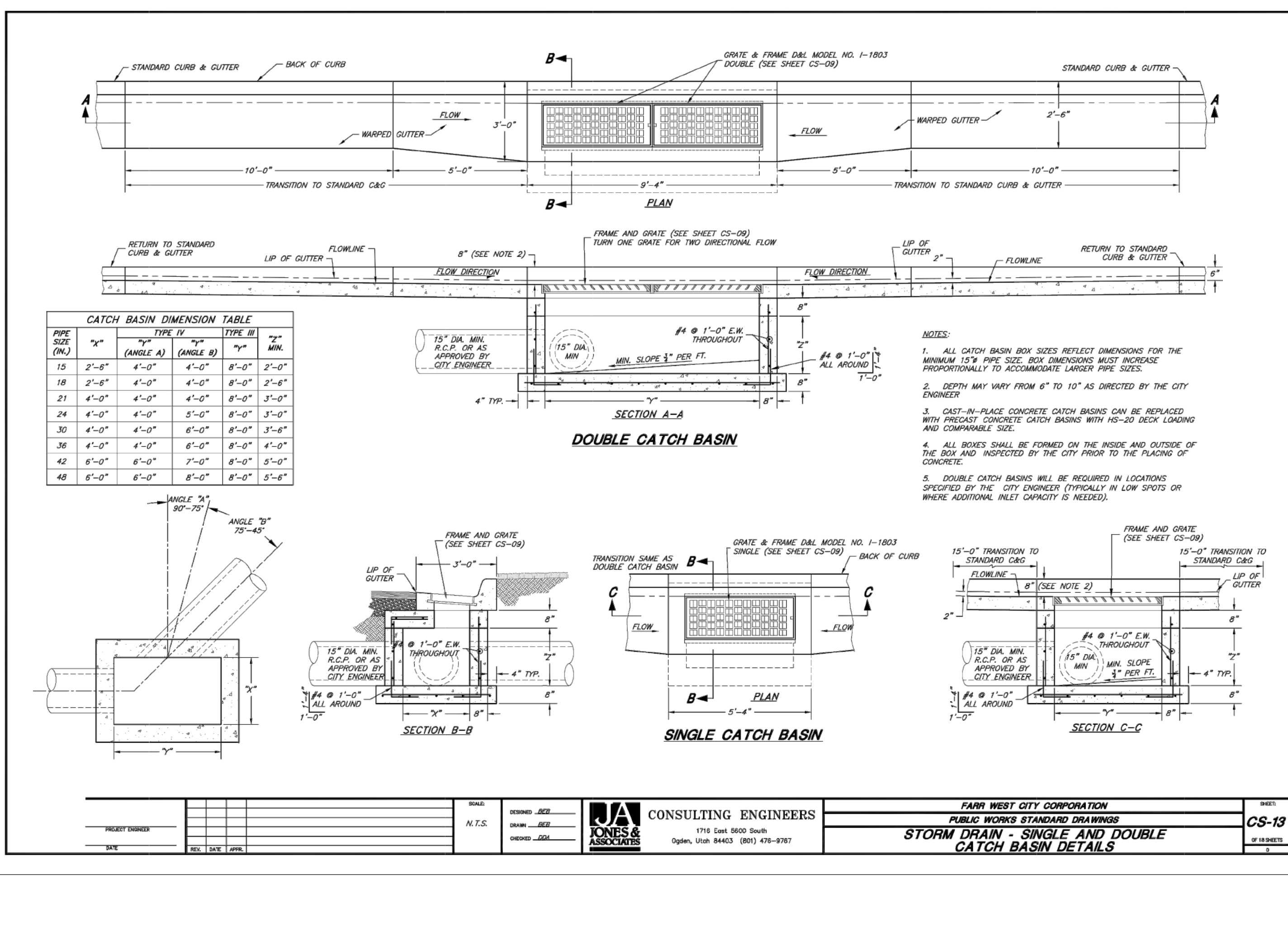
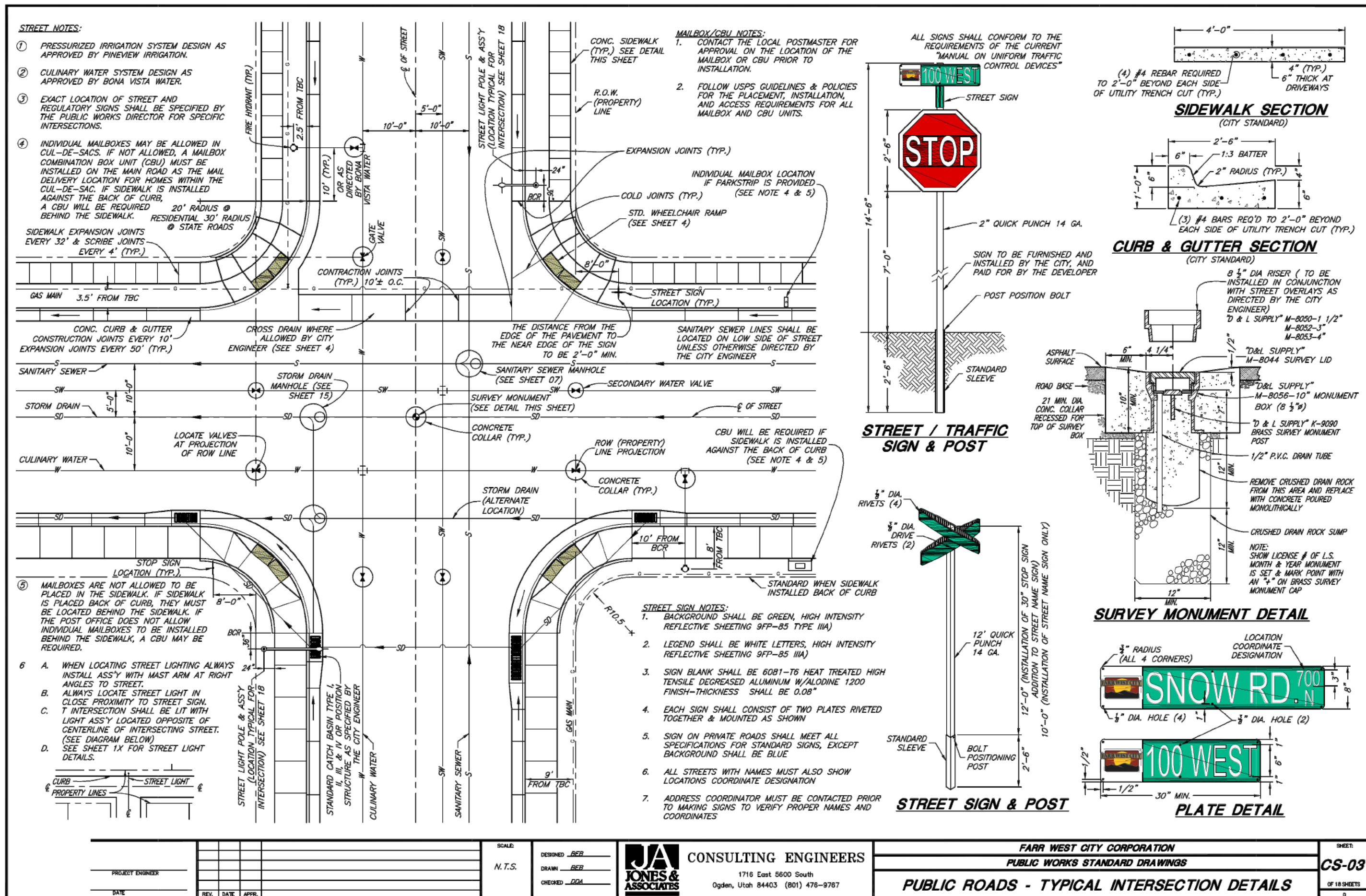
FARR WEST CITY, WEBER COUNTY, UTAH

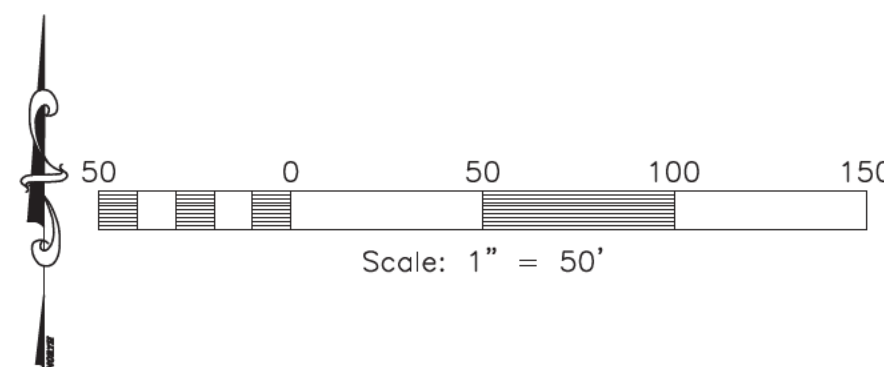
Utility Outfall 9+50.00 - 11+00.00
Utility Outfall 5+00.00 - 7+50.00



Project Info.
Engineer: JEREMY A. DRAPER
Drofter: N. FICKLIN
Begin Date: JUNE, 2020
Name: **HAPPY DAYS ESTATES PHASE 3**
Number: 1714-46







PROJECT LOCATION.....FARR WEST CITY, WEBER COUNTY, (UTAH)
PROJECT BEGINNING DATE.....JUNE, 2020
BMP'S DEPLOYMENT DATE.....JUNE, 2020
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....ALLAN KARRAS (801) 564-0909
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP
BY OWNER/DEVELOPER

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

**Happy Days Estates
Phase 3**
FARR WEST CITY, WEBER COUNTY, UTAH

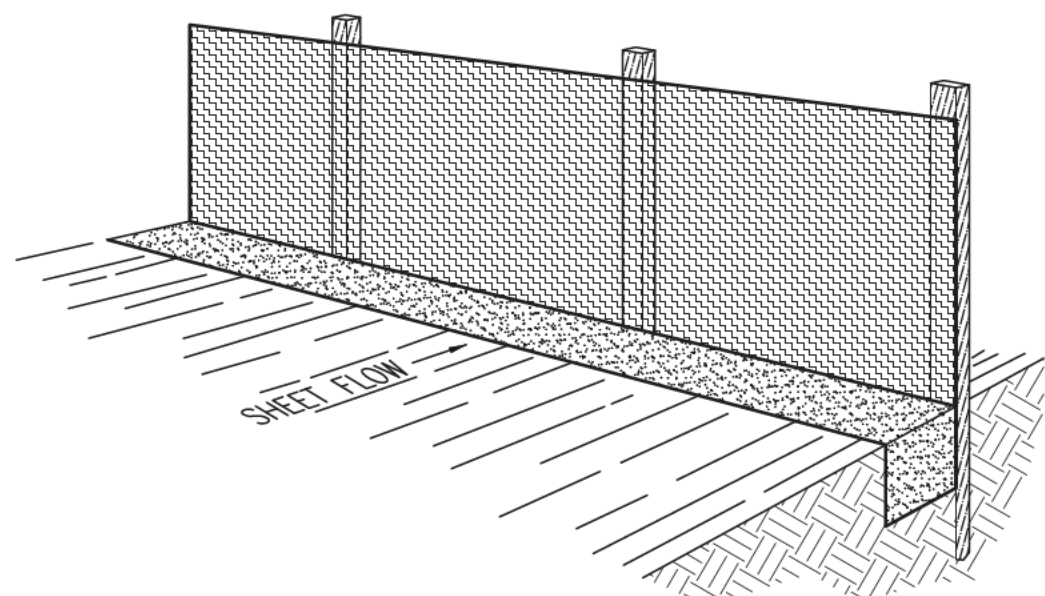


Engineer: JEREMY A. DRAPER
 Drafter: N. FICKLIN
 Begin Date: JUNE, 2020
 Name: HAPPY DAYS
ESTATES
PHASE 3
 Number: 1714-46

Sheet	11
10	Sheets

Notes:

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean; prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2

INSTALLATION

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

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

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

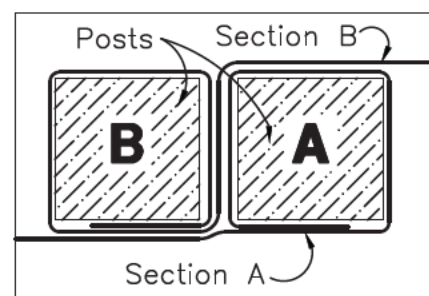


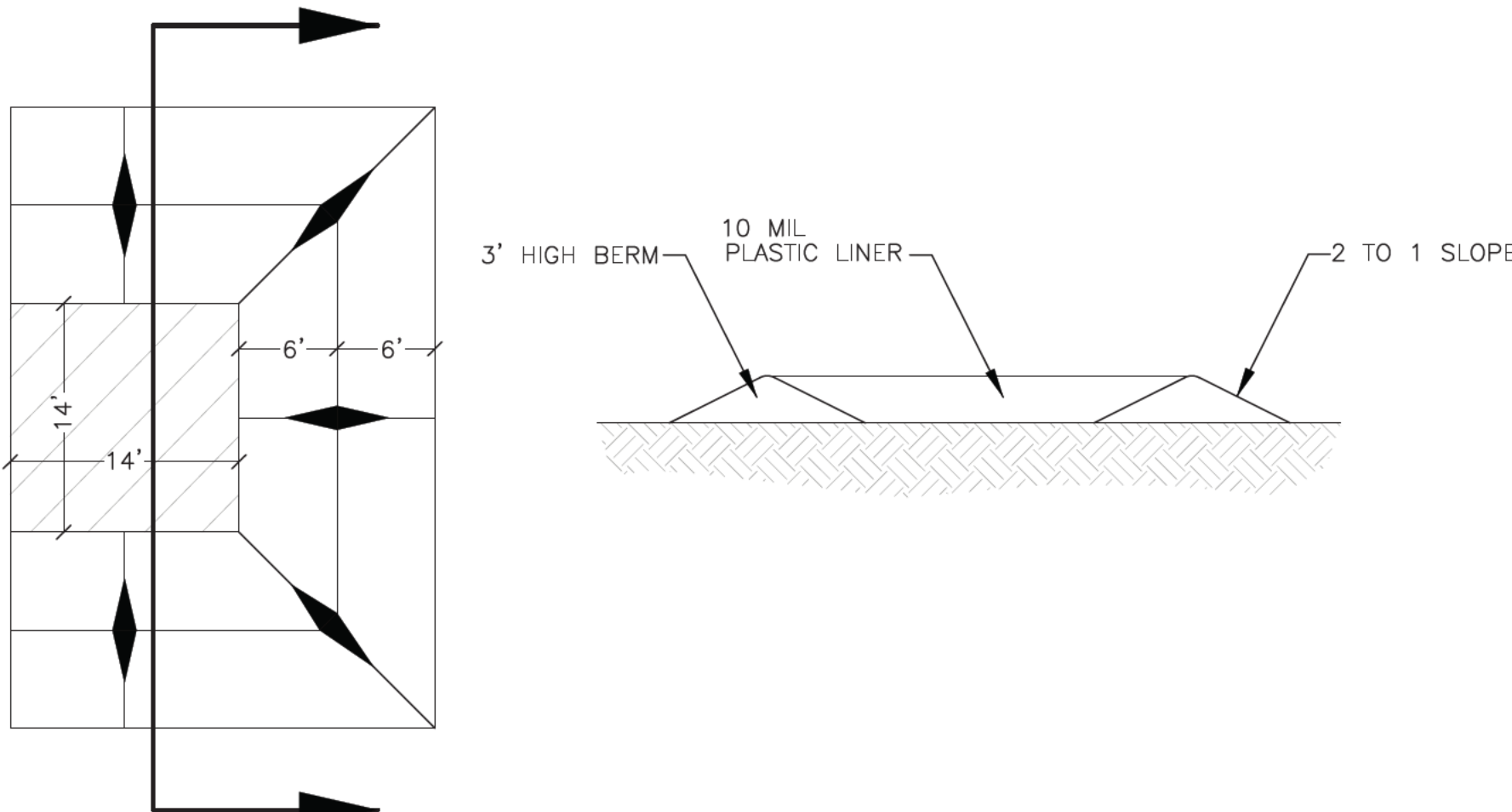
Figure 1:
Top View of
Roll-to-Roll Connection

FIELD ASSEMBLY:

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

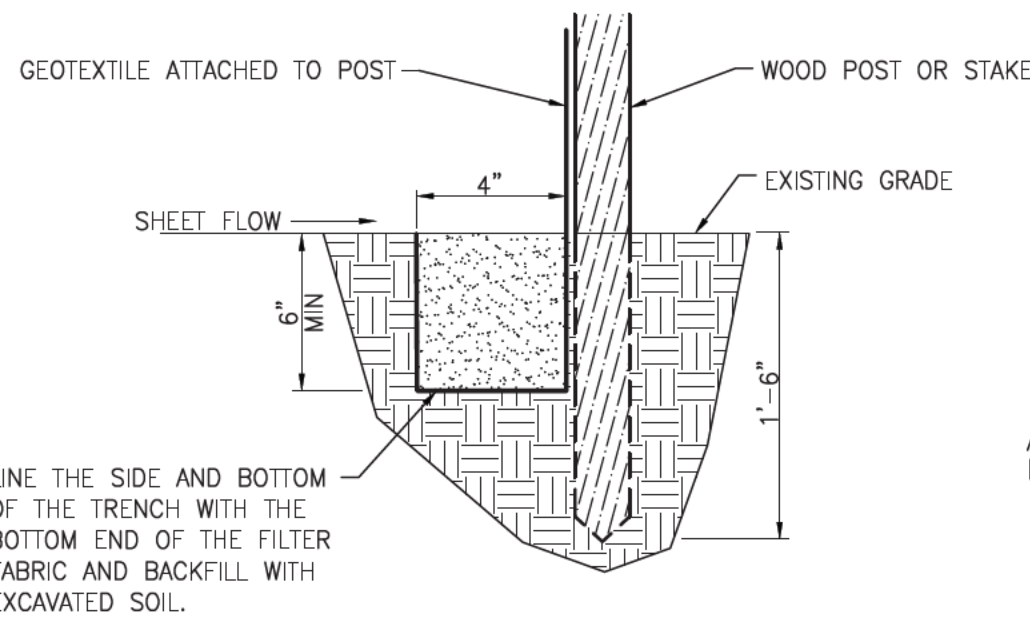
Silt Fence Detail

SCALE: NONE

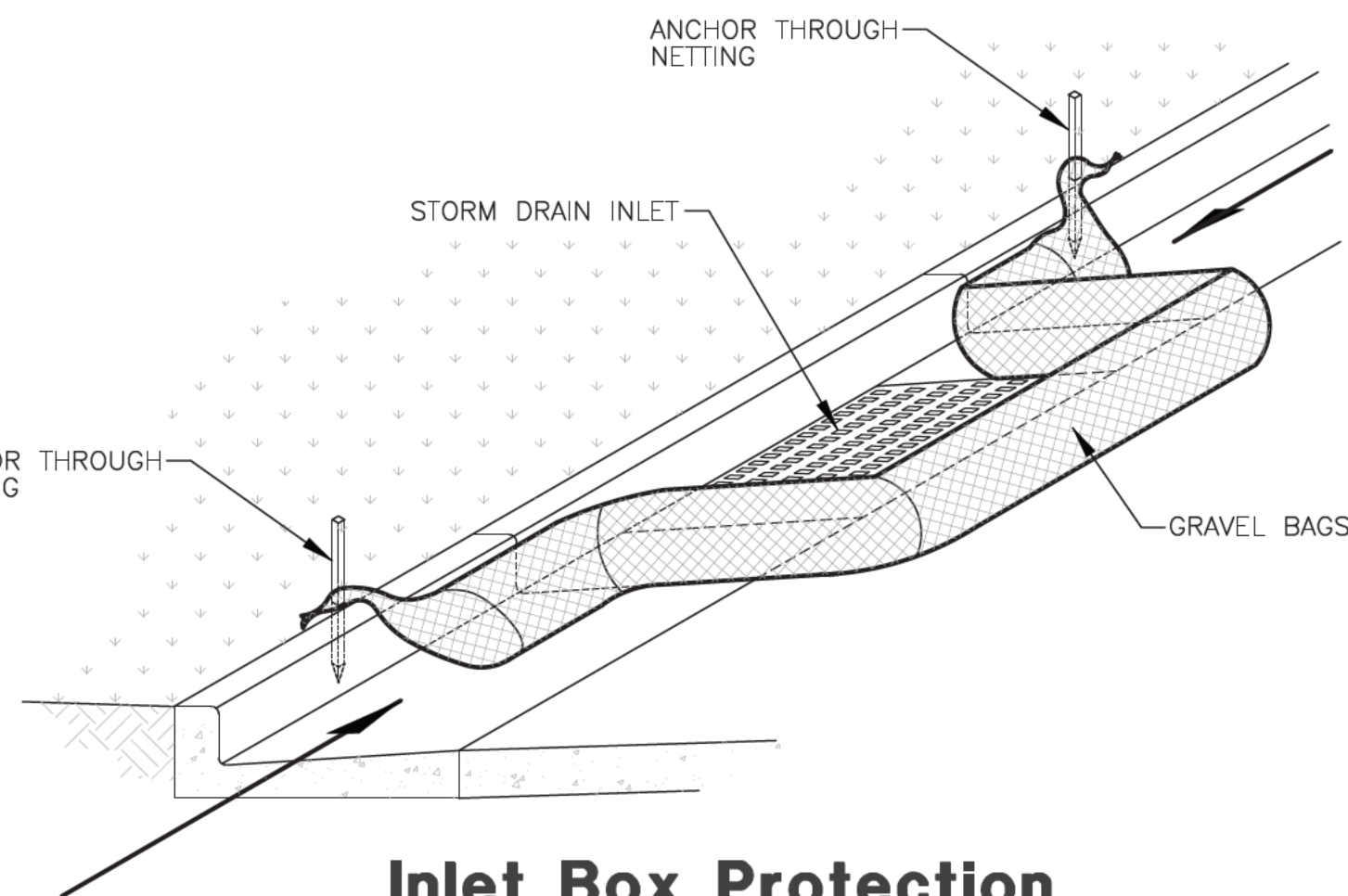


Concrete Washout Area
w/ 10 mil Plastic Liner

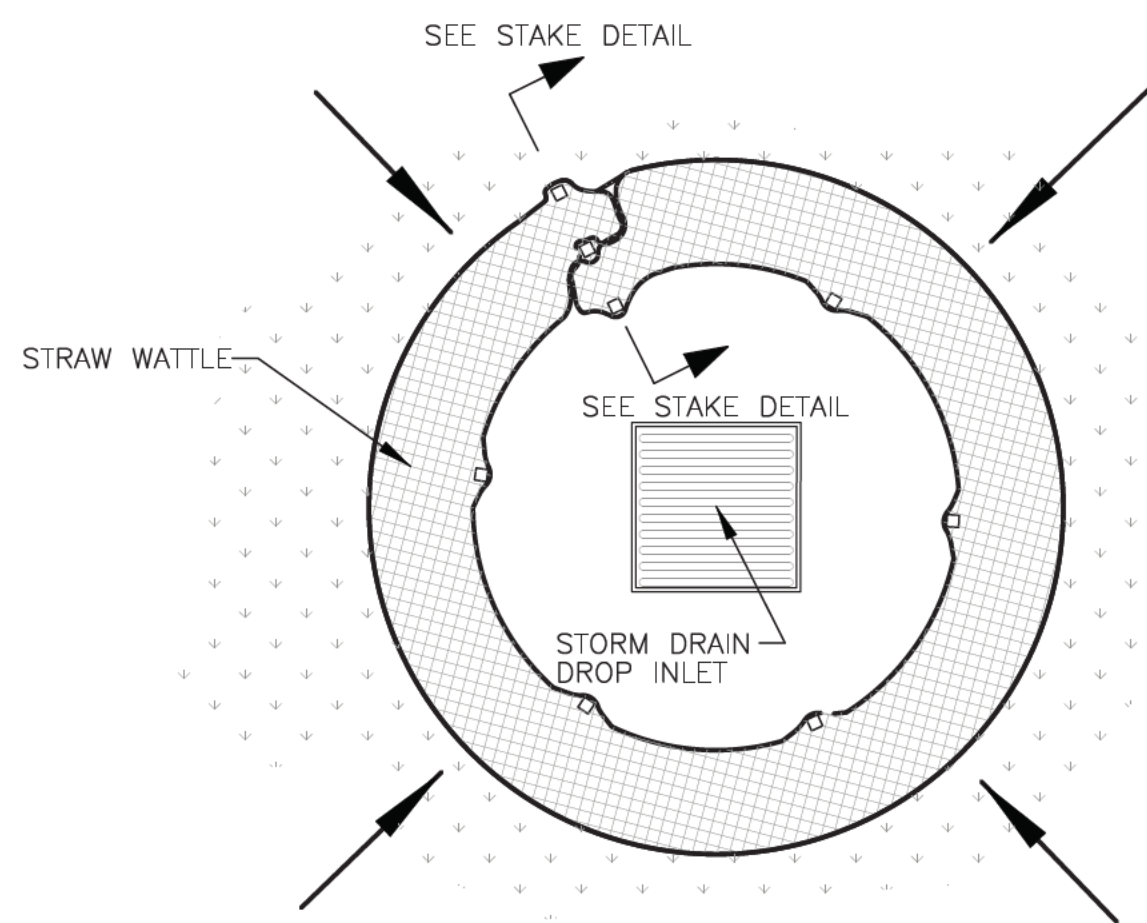
SCALE: NONE



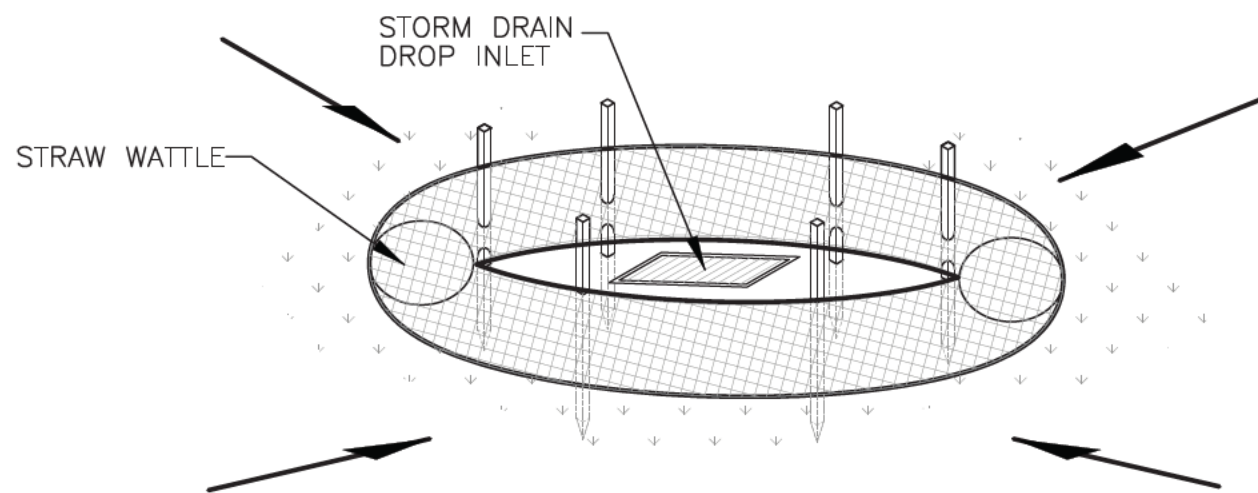
Section



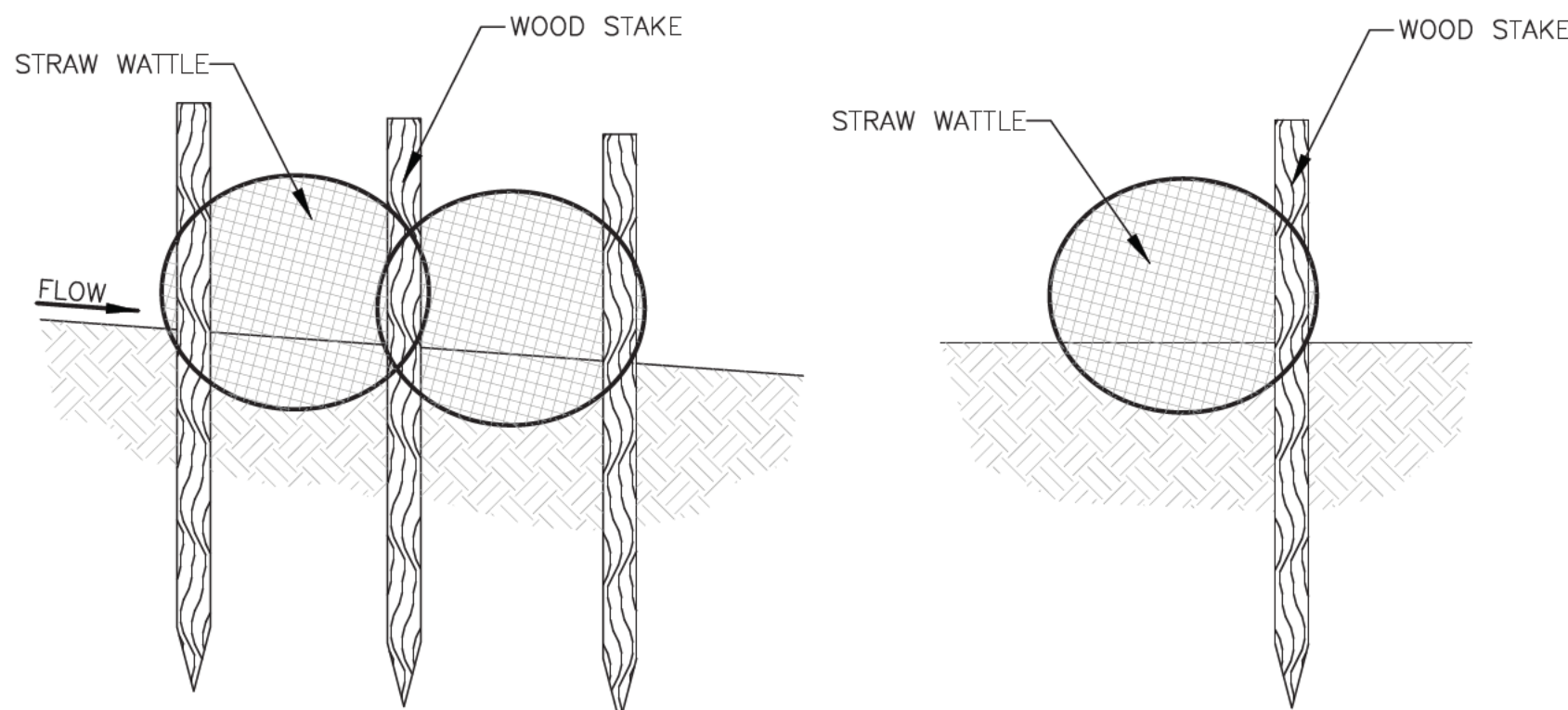
Inlet Box Protection



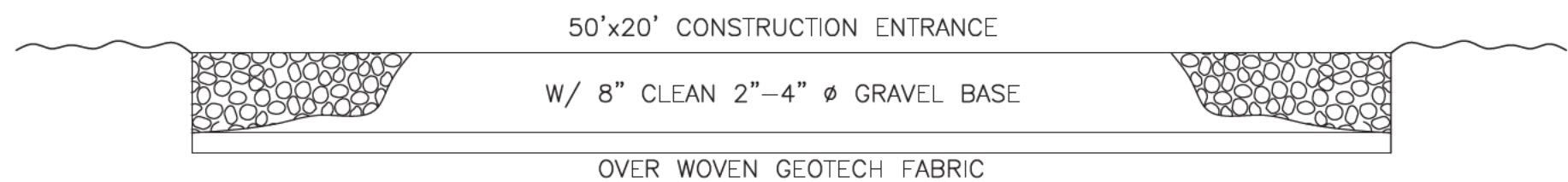
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 50' x 20' Construction Entrance

REVISIONS	DESCRIPTION
DATE	



Project Info.	
Engineer:	JEREMY A. DRAPER
Drafter:	N. FICKLIN
Begin Date:	JUNE, 2020
Name:	HAPPY DAYS ESTATES PHASE 3
Number:	1714-46

Sheet	11
11	Sheets