



FARR WEST CITY COUNCIL AGENDA

February 3, 2022 at 7:00 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the City Council of Farr West City will hold a public hearing and its regular meeting at 7:00 pm on Thursday, February 3, 2022

1. Call to Order –Mayor Ken Phippen
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Opening Prayer
3. Comments/Reports
 - a. 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.*)
 - b. Report from the Planning Commission
4. Business Items
 - a. Final Approval of the Parkside Estates Subdivision located at approximately 1995 North 2000 West
5. Consent Items
 - a. Motion – Set Date and Time for Land Use Appeal Hearing
 - b. Motion - Approval of minutes dated January 20, 2022
 - c. Motion – Approval of bills dated February 2, 2022
6. Mayor/Council Follow-up
 - a. Report on Assignments
7. 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 City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on January 28, 2022.

Andrea Zweifel
Clerk

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRYAN BAYLESS FOR NILSON HOMES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°03'07" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

PARKSIDE ESTATES SUBDIVISION PHASE 1

WEBER COUNTY, UTAH

A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2022

FOUND NORTHEAST CORNER OF SECTION
35, T7N, R2W, SLB&M
FOUND WEBER CO. BRASS CAP MON.

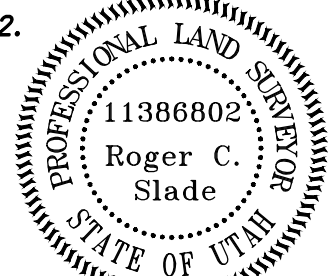
FOUND EAST QUARTER CORNER
SECTION 35, T7N, R2W, SLB&M
FOUND WEBER CO. BRASS CAP MON.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO THIRTY (30) LOTS AND PARCELS A, B, C & D, KNOWN HEREAFTER AS PARKSIDE ESTATES SUBDIVISION PHASE 1 IN FARR WEST, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2022.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0090 LOCATED 822.65 FEET NORTH 00°03'07" EAST ALONG THE EAST LINE OF SAID SECTION AND 736.12 FEET NORTH 90°00'00" WEST AND 191.53 FEET NORTH 01°30'32" EAST AND 452.54 FEET NORTH 89°27'56" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 01°07'00" WEST 599.83 FEET TO THE SOUTHWEST CORNER OF 700 SOUTH BRIGHAM PLAZA LLC PROPERTY, TAX ID NO. 19-040-0109; THENCE NORTH 83°03'52" EAST (NORTH 82°41' EAST BY RECORD) 453.28 FEET ALONG THE SOUTH LINE OF SAID 700 SOUTH BRIGHAM PLAZA LLC PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST (STATE HIGHWAY U-84); THENCE SOUTH 01°30'32" WEST (SOUTH BY RECORD) 99.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 83°03'52" WEST (SOUTH 82°41' WEST BY RECORD) 817.08 FEET; THENCE NORTH 00°32'04" EAST 198.24 FEET; THENCE NORTH 81°13'06" WEST 60.03 FEET; THENCE EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE, A DISTANCE OF 11.20 FEET, CHORD BEARS NORTH 68°54'31" EAST 11.20 FEET, HAVING A CENTRAL ANGLE OF 01°44'03"; THENCE EASTERLY WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A 430.00 FOOT RADIUS CURVE, A DISTANCE OF 54.09 FEET, CHORD BEARS NORTH 12°46'47" WEST 112.37 FEET; THENCE NORTH 89°27'56" WEST 824.51 FEET; THENCE SOUTH 00°46'03" WEST 40.00 FEET; THENCE NORTH 89°27'56" WEST 210.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE NORTH 00°46'03" EAST 400.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH BOUNDARY LINE OF THE WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0050; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID WESTSIDE INVESTMENTS LC PROPERTY AND THEN ALONG THE SOUTH BOUNDARY OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0050 SOUTH 89°27'56" EAST 1385.17 FEET TO THE POINT OF BEGINNING. CONTAINING 15.60 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT PARKSIDE ESTATES SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH 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, GRANT AND CONVEY TO FARR WEST CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY 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 FARR WEST CITY. WE ALSO DEDICATE THE TEMPORARY TURNAROUND EASEMENTS SHOWN HEREON TO FARR WEST CITY. THE TEMPORARY TURNAROUND EASEMENTS WILL BE ELIMINATED WITH FUTURE SUBDIVISION PHASING. WE HEREBY DEDICATE THE 10' IRRIGATION EASEMENT ACROSS THE REMAINDER AS SHOWN HEREON TO FARR WEST CITY. WE ALSO DEDICATE, GRANT AND CONVEY TO NILSON LAND DEVELOPMENT PARCELS A, B & C AS SHOWN HEREON FOR DRAINAGE, PUBLIC UTILITY EASEMENTS. WE ALSO DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, PARCEL D AS SHOWN HEREON FOR DRAINAGE PURPOSES. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS THIS _____ DAY OF _____, 2022.

JED M. NILSON, MANAGER OF NILSON LAND HOLDINGS, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, JED M. NILSON, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF NILSON LAND HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

NOTARY PUBLIC

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND

RECORDED _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

FOR _____

COUNTY RECORDER

BY: _____
DEPUTY

FARR WEST CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH, THIS _____ DAY OF _____, 2022.

BY: _____ MAYOR

ATTEST: _____ RECORDER

FARR WEST ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED _____ THIS _____ DAY OF _____, 2022.

SIGNATURE

FARR WEST CITY ENGINEER

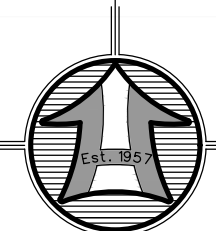
THIS PLAT WAS APPROVED BY THE FARR WEST CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR FOR FARR WEST CITY THIS _____ DAY OF _____, 2022.

CITY ENGINEER

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2022.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

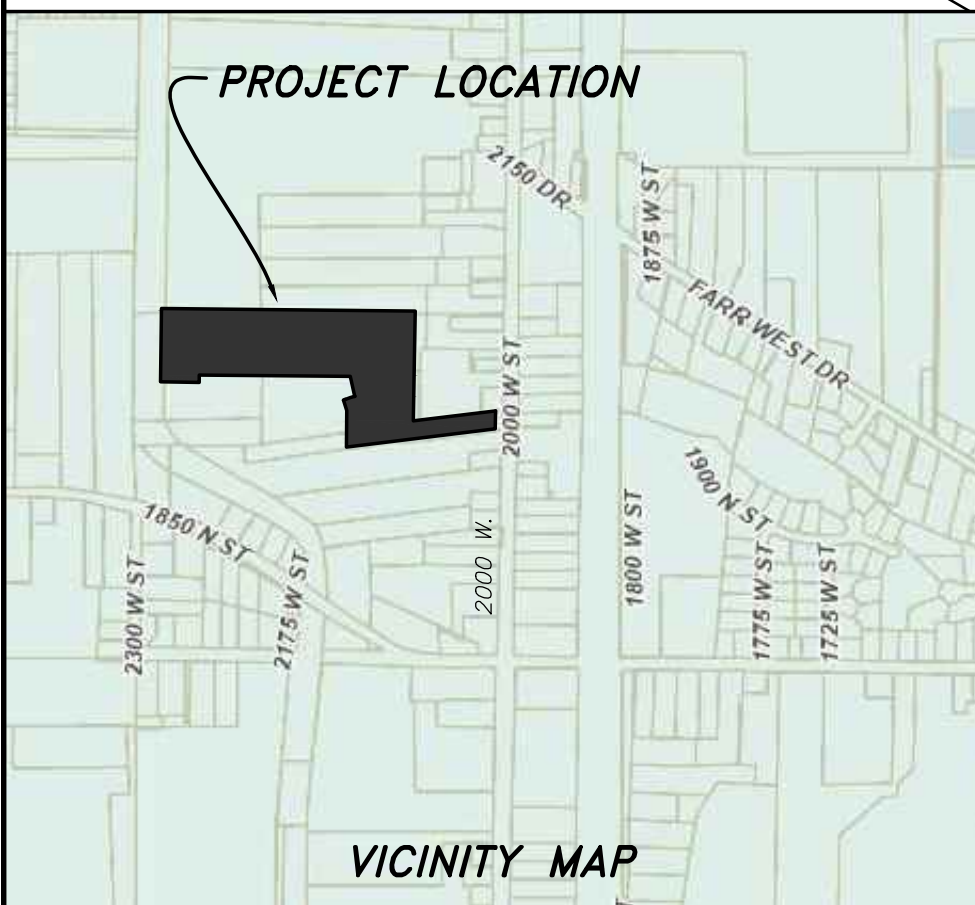


SCALE: 1" = 100'
0 100 200
Scale in Feet
(Data in Parentheses is Record)

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES
- ADJOINING PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE)
- FENCE LINE
- EXISTING POWER LINE
- PUBLIC TRAIL CORRIDOR EASEMENT
- STREET MONUMENT TO BE SET
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

PROJECT LOCATION



PARKSIDE ESTATES SUBD.

PROJECT NOTES

PROJECT-ACCESS-PHASING:

THE PROJECT CONSISTS OF DEVELOPING SINGLE FAMILY, ZONE-CONFORMING RE-15 RESIDENTIAL LOTS ON A 23-ACRE SITE, KNOWN AS THE "COVIEO" OR "RUSSELL" PROPERTY, SPANNING FROM 2000 WEST TO THE WILLARD CANAL.

PROJECT WILL INITIALLY ACCESS FROM A SINGLE LOCATION ON 2000 WEST, WHICH WAS CONTEMPLATED MANY YEARS AGO FOR THE FORMERLY PROPOSED BRENTWOOD SUBDIVISION. THE LOCATION HAS BEEN DISCUSSED WITH AND APPROVED BY UDOT - PLANS ARE BEING PREPARED FOR SUBMISSION. THIS NEW 'SOUTHERLY ACCESS' ELIMINATES THE CHALLENGES ASSOCIATED WITH THE FORMERLY CONTEMPLATED NORTHERLY LOCATION WHICH WOULD HAVE INVOLVED THE REMOVAL OF AN EXISTING RESIDENCE. DUE TO INTERNATIONAL FIRE CODE AND CITY STANDARDS, THE FIRST PHASE IS LIMITED TO 30 UNITS. THE PROJECT WILL PROVIDE THREE IMPORTANT STUB STREETS TO NEIGHBORING PROPERTIES. PHASE 2 IS FUTURISTIC AND REQUIRES INTERCONNECTION WITH A SECONDARY ACCESS.

THE SITE IS LARGELY VACANT AND HAS BEEN USED FOR GRAZING PURPOSES. TOPOGRAPHY-WISE, THE SITE IS VERY FLAT AND HAS A SLIGHT WESTWARD GRADIENT.

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO FARR WEST CITY STANDARDS AND APPLICABLE UTILITY AGENCIES:
CULINARY WATER - BONA VISTA WATER IMPROVEMENTS DISTRICT AND SECONDARY WATER -
PINEVIEW WATER. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT
ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH
CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.).

GRADING NOTES:

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORT BY CMT, PROJECT #14246,
DATED JUNE 4, 2020.

ALL UTILITY TRENCHES TO BE COMPACTED TO SOIL REPORT SPECIFICATIONS. DUE TO HIGH GROUNDWATER AND SOME CHALLENGING SOIL CONDITIONS, IMPORTED TRENCH BACKFILL IS ANTICIPATED/REQUIRED.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK

WATER / FIRE PROTECTION:

SITE WILL TIE INTO EXISTING BONA VISTA WATER MAIN IN 2000 WEST STREET. NEW WATER MAIN TO BE 8-INCH C-900 DR 18. WATER PROVIDER IS BONA VISTA WATER IMPROVEMENT DISTRICT - CONTACT BLAKE CARLIN PRIOR TO COMMENCEMENT OF WORK AT 801-621-0474. WATER SERVICES (3/4-INCH) WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN - SERVICES TO BE APPROXIMATELY AT MIDLOT, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTEND/STUB THE 3/4-INCH LINE BEYOND THE SIDEWALK. CULINARY WATER SERVICE LATERALS TO BE 3/4" Ø WITH 3/4" Ø SETTERS PER BONA VISTA WATER STANDARDS & SPECIFICATIONS.

BONA VISTA WATER NOTES / PARTICULARS:

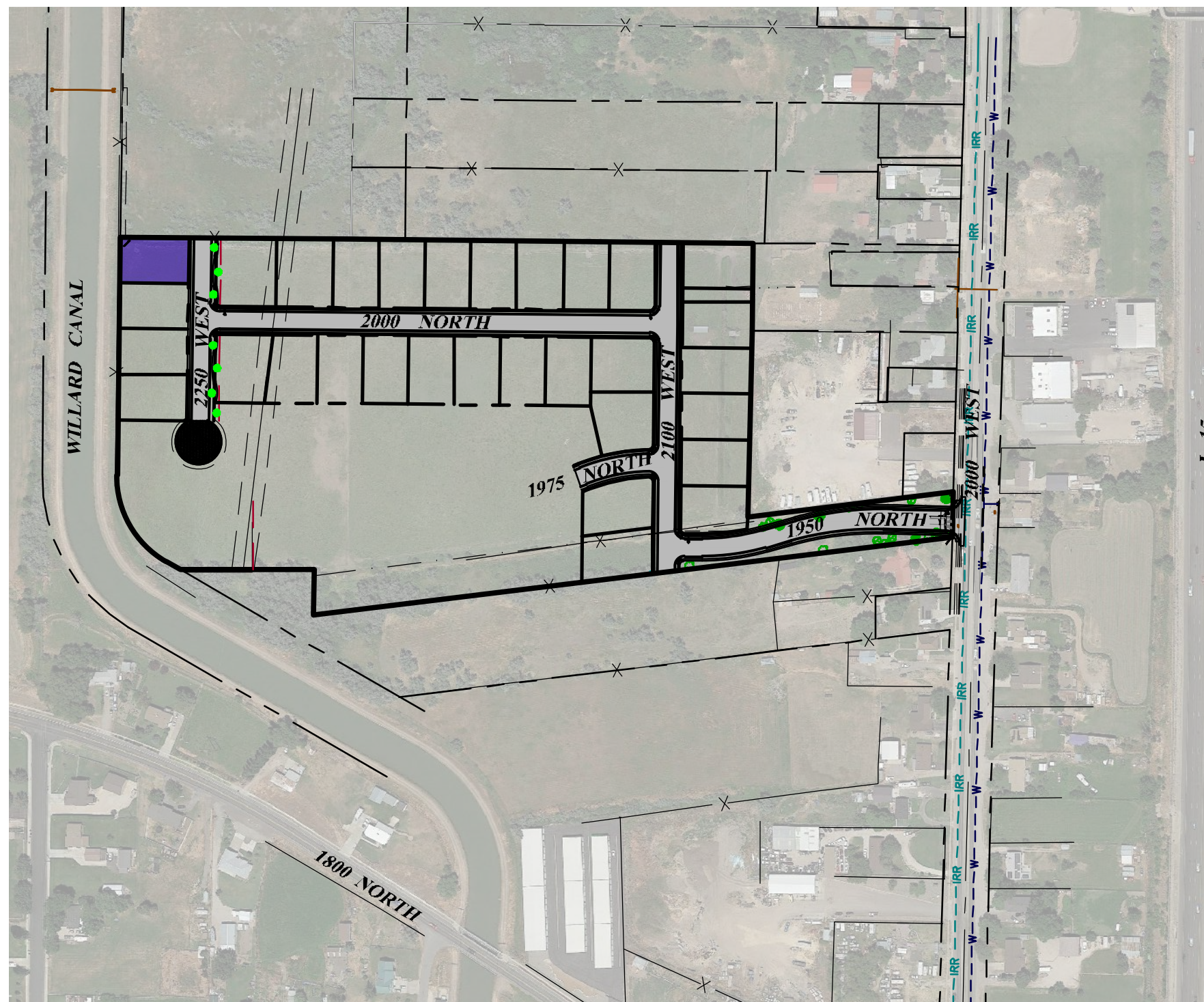
- (1) ALL WORK ON THE CULINARY WATER SYSTEM IS TO BE TO BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS.
- (2) DISTRICT STANDARDS REQUIRE THE USE OF CORROSION RESISTANT MATERIALS FOR THE WATER LINE, NAMELY, EITHER ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS, ALONG WITH POLY WRAP OF METAL FITTINGS.

FIRE HYDRANT LOCATIONS WILL BE PER WEBER FIRE DISTRICT DICTATES - CONTACT FIRE MARSHAL DAVID REED AT 801-782-3580. FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT FARR WEST CITY / BONA VISTA WATER IMPROVEMENTS DISTRICT FOR DETAILS/USAGE.

SEWER:

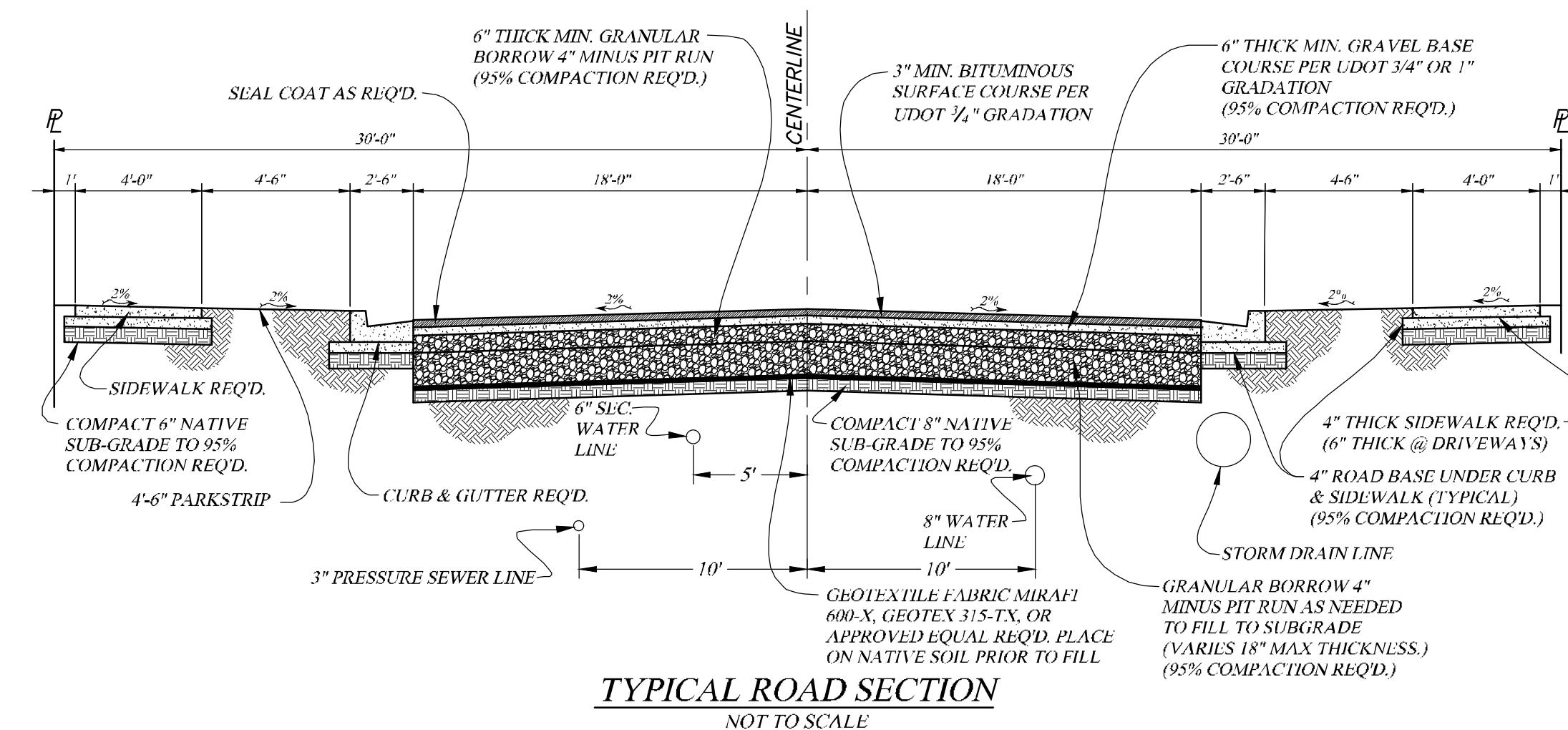
THIS PROJECT IS USING A LOW PRESSURE SEWER SYSTEM. EACH LOT WILL HAVE A LIFT STATION THAT WILL DISCHARGE TO A 3-INCH PRESSURE SEWER 'MAIN' IN THE PUBLIC STREETS - THE 3-INCH FORCE MAIN WILL DISCHARGE TO THE GRAVITY MAIN IN 2000 WEST. EACH HOMEOWNER WILL BE REQUIRED TO MAINTAIN THEIR INDIVIDUAL LIFT STATION.

STUB ALL SEWER LATERALS BEYOND SIDEWALK AND MARK WITH GREEN-PAINTED POST. FARR WEST CITY CONTACTS ARE BRENT SLATER AT 801-391-1172 AND NATE CARVER AT 801-731-4187 / 801-710-7095.



SHEET INDEX:

- 1....PROJECT DATA
- 2....OVERALL UTILITY PLAN
- 3....ENLARGED UTILITY PLAN
- 4....STORM DRAIN KEYNOTE SHEET
- 5....OVERALL KEYNOTE SHEET
- 6....OVERALL PRESSURE SEWER PLAN
- 7....OVERALL DRAINAGE PLAN
- 8....1950 NORTH PLAN & PROFILE
- 9....2100 WEST PLAN & PROFILE
- 10...2000 NORTH WEST HALF P & P
- 11...2000 NORTH EAST HALF P & P
- 12...1975 NORTH EAST HALF P & P
- 13...2250 WEST PLAN & PROFILE
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- 15...UDOT GRADING PLAN
- 16...UDOT DETAILS
- 17...DETENTION BASIN DETAILS
- 17A.STORM DRAIN OUTFALL P & P
- 18...PRESSURE SEWER DETAILS
- 19...SWPPP-EROSION CONTROL



STORM DRAINAGE:

THE SITE IS CHALLENGED BY HIGH GROUNDWATER THAT PER THE GEOTECHNICAL STUDY IS AT TWO TO 3-1/2 FEET DEEP. THERE ARE FOUR DRAINAGE ASPECTS: (1) NORTH BYPASS FLOWS THAT ARE COMPRISED OF 'LARKIN' IRRIGATION WATER, UDOT DRAINAGE, MUNICIPAL CITY DRAINAGE FROM EAST OF THE HIGHWAY, AND IRRIGATION TAIL WATER FLOWS. THESE OFF-SITE FLOWS ARE PIPED THROUGH THE SUBDIVISION. (2) SOUTH BYPASS FLOWS CONSISTING OF IRRIGATION DELIVERY WATER TO SEVERAL DOWNSTREAM PARTIES. THESE FLOWS WILL BE PIPED IN A NEW, SEPARATE 18-INCH PIPELINE ALONG THE SOUTHERLY BOUNDARY. (3) SUBDIVISION STORM DRAINAGE FLOWS - THESE WILL BE PIPED IN CONJUNCTION WITH THE NORTH BYPASS FLOWS. (4) DRAINAGE POND: A GATED CONTROL STRUCTURE WILL AFFORD REGULATED FLOW MANAGEMENT INTO THE PROJECT DRAINAGE POND AT THE NORTHWEST CORNER, THE 'SAFEST, LOWEST' POINT ON THE PROPERTY. SHOULD FLOWS OVERFLOW.

LID IS NOT PRACTICAL DUE TO HIGH GROUNDWATER AND TIGHT SOILS.

THE OUTLET FOR THE STORM DRAINAGE SYSTEM IS AN EXISTING PIPE THAT TRAVERSES WESTWARD UNDER THE WILLARD CANAL THAT IS LOCATED 325 FEET NORTH OF THE PARKSIDE NORTHWEST CORNER. 24-INCH PIPING WILL CONNECT TO THIS OUTLET LOCATION. THIS MASTER PIPING WILL CARRY THE NORTH BYPASS FLOWS AND THE SUBDIVISION DRAINAGE FLOWS. THE BOTTOM OF THE DRAINAGE POND WILL BE APPROXIMATELY 9 INCHES ABOVE THE INVERT OF THIS MASTER PIPE. LOW BYPASS FLOWS WILL BE CONDUCTED CONTINUOUSLY IN THE BOTTOM NINE INCHES OF THE MASTER PIPE. GATES WILL BE PROVIDED ON THE CONTROL STRUCTURE TO AFFORD OPERATION MANAGEMENT. THE SINGLE PIPE INTO THE POND WILL BE A DUAL-ACTING INLET & OUTLET PIPE - THIS WILL ALLOW THE BOTTOM OF THE POND TO BE ABLE TO DRAIN, THEREBY CREATING A 'DETENTION' ASPECT. THE CONTROL STRUCTURE WILL HAVE AN OVERFLOW WEIR SET AT THE POND HIGH WATER ELEVATION. ADDITIONALLY, THE POND WILL HAVE A SURFACE OVERFLOW AT THE NORTHWEST CORNER CAPABLE OF DISCHARGING INTO A GRATED STRUCTURE.

SECONDARY WATER:

SITE WILL BE SERVED BY PINEVIEW WATER WHICH HAS A MAIN IN 2000 WEST. SECONDARY WATER SERVICES TO BE METERED. THE ON-SITE SECONDARY WATER MAIN WILL BE C-900 DR-18 LINE. SECONDARY WATER LINES AND LATERALS TO BE INSTALLED IN ACCORDANCE WITH PINEVIEW WATER SPECIFICATIONS AND STANDARDS. ALL NEW SECONDARY SERVICES ARE NOW REQUIRED TO BE METERED.

ELECTRICAL:

UNDERGROUND POWER TO BE PER ROCKY MOUNTAIN POWER'S PLAN - PRESUMABLY AT APPROXIMATELY 2 FEET BEHIND THE BACK OF SIDEWALK. CONTACT PERSON IS ROBERT THORSTEAD AT 801-629-4426.

TELEPHONE / CABLE:

TELECOMMUNICATIONS PRESUMABLY WILL BE INSTALLED IN CONJUNCTION WITH ELECTRICAL INSTALLATION AT APPROXIMATELY 2 FEET BEHIND BACK OF SIDEWALK.

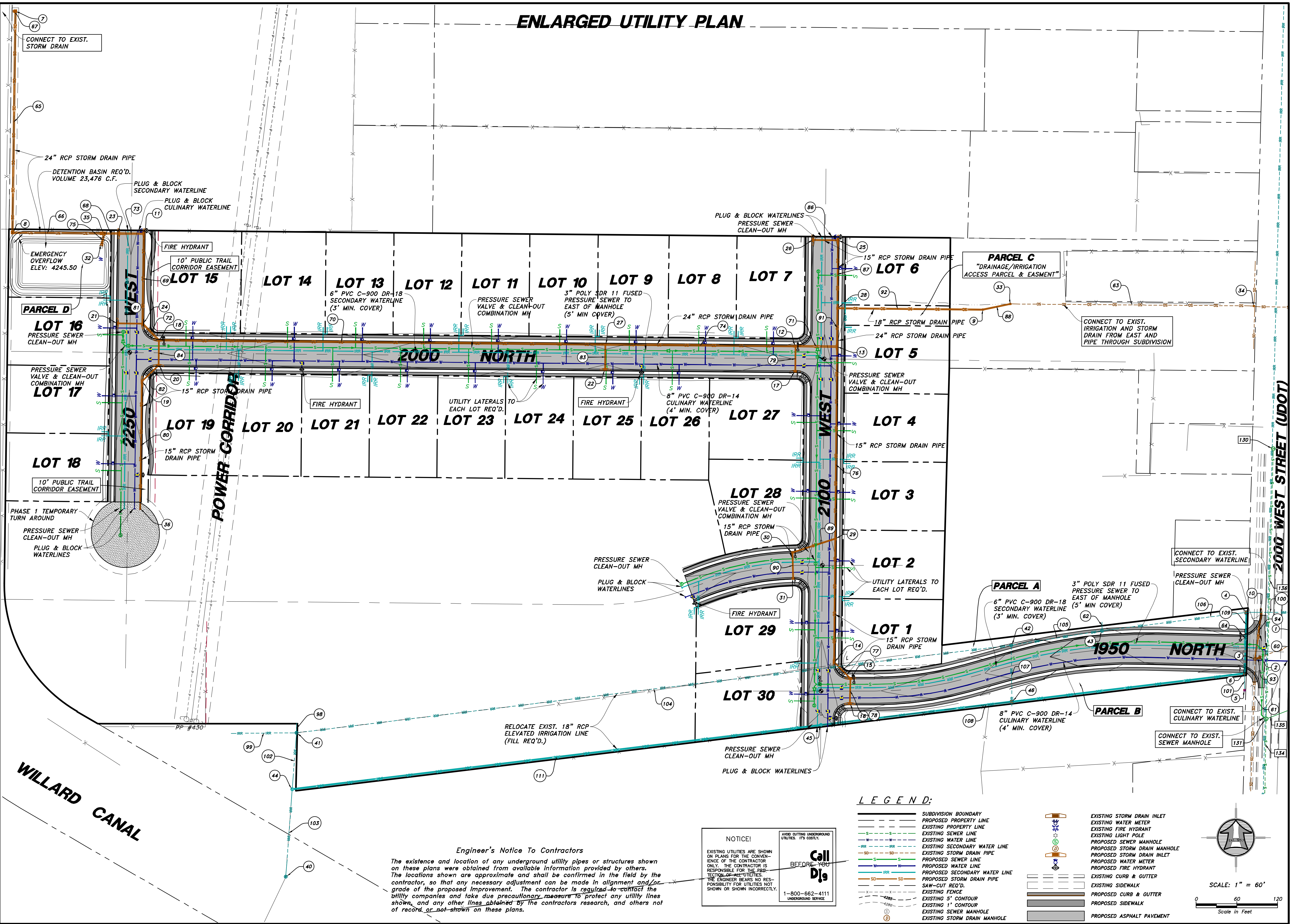
GAS:

GAS MAIN WILL LIKELY BE RUN IN BOTH NORTH AND SOUTH SIDE PLANTER STRIPS. CONTACT PERSON IS CODY RANDALL AT 801-389-1283.

STRUCTURAL SECTION:

PER THE GEOTECHNICAL REPORT, THE STRUCTURAL SECTION WILL BE 3 INCHES OF ASPHALT, ON 6 INCHES UTC ROADBASE, ON 6 INCHES OF 4-INCH MINUS, ON MIRAFIT 600X FABRIC, ON 8 INCHES OF COMPACTED SUBGRADE TO 95%. FABRIC INSTALLATION IS REQUIRED.

N:\2020\20-125 Nilson - Coveo\Drawings\20-125\19 Phase 1 PP 1-19-2022.dwg, 1/19/2022 5:50:41 PM, DWG To PDF.pc3



HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hailes.net Logan (435) 399-4405 (801) 399-4405 (435) 752-9272 Celebrating over 60 Years of Business	
Drawn By: MBU	Date: 01/19/22
Designed By:	
Checked By:	
Approved By:	
Scale: 1" = 60'	
Drawing File: 20-125 V19.DWG	
JOB NUMBER: 20-125	

PRELIMINARY PLAN UTILITIES FOR

PARKSIDE ESTATES SUBD.

2000 NORTH 2000 WEST
FARR NORTH CITY

A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.

Sheet
3
of
19
Sheets

N:\2020\20 - 125 Nilson - Coveo\Drawings\20 - 125\19 Phase 1 PP 1 - 19 - 2022.dwg, 1/19/2022 5:33:09 PM, DWG To PDF.pc3

Key Note SD Structures		Key Note SD Structures		Key Note SD Structures		Key Note SD Pipes		Key Note SD Pipes		Key Note SS Structures	
Name	Structure Details	Name	Structure Details	Name	Structure Details	Pipe Name	Details	Pipe Name	Details	Name	Structure Details
1	Exist. Inlet Box (1) TBC: 4253.10 GRATE: 4252.60 FL 18" INV (OUT-W): 4247.51	18	INSTALL CURB INLET BOX (18) TBC: 4245.47 GRATE: 4244.97 FL 24" INV (IN-E): 4241.91 FL 15" INV (IN-S): 4241.91 FL 24" INV (OUT-NW): 4241.91	35	INSTALL OUTLET CONTROL STRUCTURE RIM: 4246.50 FL 24" INV (IN-E): 4241.76 FL 24" INV (IN-S): 4241.76 FL 24" INV (OUT-W): 4241.76	60	Exist. 18" SD Pipe 79 L.F. @ 0.48% Slope	88	INSTALL 15" RCP SD 41 L.F. @ 0.10% Slope	130	Exist. 5' SSMH RIM: 4251.40 FL 10" INV (OUT-S): 4247.71
2	Exist. SDCB TO BE REMOVED (2) TBC: 4252.46 GRATE: 4251.96 FL 18" INV (IN-E): 4247.14 FL 18" INV (OUT-W): 4247.14	19	INSTALL CURB INLET BOX (19) TBC: 4245.89 GRATE: 4245.39 FL 15" INV (IN-S): 4242.02 FL 15" INV (OUT-NE): 4242.02	36	INSTALL TEMPORARY PLUG RIM: 4243.82 FL 15" INV (IN-S): 4242.30 FL 15" INV (OUT-N): 4242.30	61	Exist. 18" SD Pipe 194 L.F. @ 0.40% Slope	89	INSTALL 15" RCP SD 66 L.F. @ 0.14% Slope	131	Exist. 5' SSMH RIM: 4253.34 FL 10" INV (IN-N): 4243.44 FL 8" INV (IN-E): 4243.44 FL 10" INV (OUT-S): 4243.44
3	Exist. Junction Box RIM: 4252.65 FL 18" INV (IN-N): 4247.09 FL 18" INV (IN-E): 4247.10 FL 18" INV (OUT-S): 4247.09	20	INSTALL CURB INLET BOX (20) TBC: 4245.47 GRATE: 4244.97 FL 15" INV (IN-SW): 4241.97 FL 15" INV (OUT-N): 4241.97	40	Exist. Irrigation Box RIM: 4252.02 FL 18" INV (IN-N): 4245.44	62	Exist. 18" SD Pipe 13 L.F. @ 0.15% Slope	90	INSTALL 15" RCP SD 38 L.F. @ 0.12% Slope		
4	Exist. Irrig. Structure REMOVE & REPLACE W/ IRRIGATION BOX RIM: 4252.80 FL 18" INV (IN-E): 4249.80 FL 18" INV (OUT-W): 4249.90 FL 18" INV (OUT-S): 4250.28 FL 18" INV (OUT-S): 4249.05	21	INSTALL CURB INLET BOX (21) TBC: 4245.47 GRATE: 4244.97 FL 15" INV (OUT-E): 4242.11	41	Exist. Irrigation Box RIM: 4248.96 FL 18" INV (IN-E): 4245.73 FL 18" INV (OUT-S): 4245.73 FL 18" INV (OUT-W): 4245.73 FL 18" INV (OUT-N): 4245.73	63	Exist. 18" SD Pipe 359 L.F. @ 0.12% Slope	91	INSTALL 18" RCP SD 57 L.F. @ 0.12% Slope		
5	Exist Irrig. Box RIM: 4253.95 FL 18" INV (IN-N): 4250.00	22	INSTALL CURB INLET BOX (22) TBC: 4247.20 GRATE: 4246.70 FL 15" INV (OUT-N): 4242.66	42	Exist. Irrigation Box RIM: 4250.59 FL 18" INV (IN-E): 4246.38 FL 18" INV (OUT-W): 4246.29 FL 18" INV (OUT-S): 4246.38	64	REMOVE Exist 18" RCP Irrig. Pipe 90 L.F. @ 0.22% Slope	92	INSTALL 18" RCP SD 215 L.F. @ 0.12% Slope		
6	INSTALL 3'x3' IRRIGATION BOX WITH HEADGATES RIM: 4251.88 FL 18" INV (IN-N): 4250.08 FL 18" INV (IN-N): 4248.94 FL 18" INV (OUT-W): 4248.94 FL 18" INV (OUT-S): 4250.08	23	INSTALL CURB INLET BOX (23) TBC: 4246.13 GRATE: 4245.63 FL 24" INV (IN-E): 4241.78 FL 24" INV (OUT-W): 4241.78	43	Exist. Irrigation Box RIM: 4251.69 FL 18" INV (IN-E): 4248.77 FL 18" INV (OUT-W): 4248.77 FL 18" INV (OUT-N): 4248.77	65	INSTALL 24" RCP SD 326 L.F. @ 0.08% Slope	93	INSTALL 18" RCP SD 7 L.F. @ 0.48% Slope		
7	INSTALL 3'x3' JUNCTION BOX RIM: 4245.62 FL 24" INV (IN-S): 4241.39 FL 24" INV (OUT-W): 4241.39	24	INSTALL CURB INLET BOX (24) TBC: 4245.47 GRATE: 4244.97 FL 24" INV (IN-SE): 4241.88 FL 15" INV (IN-W): 4241.88 FL 24" INV (OUT-N): 4241.88	44	INSTALL 3'x3' IRRIGATION BOX W/ HEADGATES N & S RIM: 4248.76 FL 18" INV (IN-E): 4245.62 FL 18" INV (IN-N): 4245.62 FL 18" INV (OUT-S): 4245.62	66	INSTALL 24" RCP SD 135 L.F. @ 0.08% Slope	94	INSTALL 18" RCP SD 67 L.F. @ 1.72% Slope		
8	INSTALL 3'x3' JUNCTION BOX RIM: 4244.25 FL 24" INV (IN-E): 4241.65 FL 24" INV (OUT-N): 4241.65	25	INSTALL CURB INLET BOX (25) TBC: 4246.28 GRATE: 4245.78 FL 15" INV (IN-W): 4242.93 FL 15" INV (OUT-S): 4242.93	45	INSTALL 3'x3' IRRIGATION BOX RIM: 4249.35 FL 18" INV (IN-E): 4246.40 FL 18" INV (OUT-W): 4246.40	67	INSTALL 24" RCP SD 3 L.F. @ 0.58% Slope	98	Exist 18" Irrig. Pipe 14 L.F. @ 29949.75% Slope		
9	INSTALL 3'x3' JUNCTION BOX RIM: 4247.93 FL 18" INV (IN-E): 4243.04 FL 18" INV (OUT-W): 4243.04	26	INSTALL CURB INLET BOX (26) TBC: 4246.28 GRATE: 4245.78 FL 15" INV (OUT-E): 4243.32	46	INSTALL 3'x3' IRRIGATION BOX RIM: 4249.62 FL 18" INV (IN-E): 4246.69 FL 18" INV (OUT-W): 4246.69	68	INSTALL 24" RCP SD 22 L.F. @ 0.08% Slope	99	Exist 18" Irrig. Pipe 96 L.F. @ 0.12% Slope		
10	INSTALL CURB INLET BOX RIM: 4249.96 FL 18" INV (OUT-S): 4248.25	27	INSTALL CURB INLET BOX (27) TBC: 4247.20 GRATE: 4246.70 FL 15" INV (IN-S): 4242.44 FL 24" INV (IN-E): 4242.44 FL 24" INV (OUT-W): 4242.44	50	CURB INLET BOX PHASE 2 (50) TBC: ??? GRATE: ??? FL 15" INV (IN-SE): 4242.41 FL 15" INV (IN-W): 4242.41 FL 15" INV (OUT-N): 4242.41	69	INSTALL 24" RCP SD 132 L.F. @ 0.08% Slope	100	Exist 18" Irrig. Pipe 628 L.F. @ 0.12% Slope		
11	INSTALL CURB INLET BOX (11) TBC: 4246.13 GRATE: 4245.63 FL 24" INV (IN-W): 4241.78 FL 24" INV (IN-S): 4241.78	28	INSTALL CURB INLET BOX (28) TBC: 4246.78 GRATE: 4246.28 FL 15" INV (IN-N): 4242.78 FL 18" INV (IN-E): 4242.78 FL 18" INV (OUT-S): 4242.78	51	CURB INLET BOX PHASE 2 (51) TBC: ??? GRATE: ??? FL 15" INV (IN-E): 4242.50 FL 15" INV (IN-S): 4242.50 FL 15" INV (OUT-NW): 4242.50	70	INSTALL 24" RCP SD 657 L.F. @ 0.08% Slope	101	Exist 18" Irrig. Pipe 25 L.F. @ 0.34% Slope	134	Exist. 10" PVC Pipe 143 L.F. @ 5.16% SLOPE
12	INSTALL CURB INLET BOX (12) TBC: 4246.94 GRATE: 4246.44 FL 24" INV (IN-E): 4242.66 FL 15" INV (IN-S): 4242.66 FL 24" INV (OUT-W): 4242.66	29	INSTALL CURB INLET BOX (29) TBC: 4247.23 GRATE: 4246.73 FL 15" INV (IN-W): 4243.17 FL 15" INV (IN-S): 4243.13 FL 15" INV (OUT-N): 4243.13	52	CURB INLET BOX PHASE 2 (52) TBC: ??? GRATE: ??? FL 15" INV (IN-S): 4243.27 FL 15" INV (OUT-W): 4243.27	71	INSTALL 24" RCP SD 61 L.F. @ 0.08% Slope	102	Exist 18" Irrig. Pipe 83 L.F. @ 0.13% Slope	135	Exist. 8" PVC Pipe 36 L.F. @ 26.64% SLOPE
13	INSTALL CURB INLET BOX (13) TBC: 4247.06 GRATE: 4246.56 FL 15" INV (IN-S): 4242.71 FL 18" INV (IN-N): 4242.71 FL 24" INV (OUT-W): 4242.71	30	INSTALL CURB INLET BOX (30) TBC: 4246.51 GRATE: 4246.01 FL 15" INV (IN-S): 4243.26 FL 15" INV (OUT-E): 4243.26	53	CURB INLET BOX PHASE 2 (53) TBC: ??? GRATE: ??? FL 15" INV (OUT-N): 4243.33	72	INSTALL 24" RCP SD 34 L.F. @ 0.08% Slope	103	Exist 18" Irrig. Pipe 129 L.F. @ 0.14% Slope	136	Exist. 10" PVC Pipe 398 L.F. @ 1.07% SLOPE
14	INSTALL CURB INLET BOX (14) TBC: 4248.14 GRATE: 4247.64 FL 15" INV (IN-SE): 4243.41 FL 15" INV (OUT-N): 4243.41	31	INSTALL CURB INLET BOX (31) TBC: 4246.51 GRATE: 4246.01 FL 15" INV (OUT-N): 4243.31	54	CURB INLET BOX PHASE 2 (54) TBC: ??? GRATE: ??? FL 15" INV (OUT-E): 4242.62	73	INSTALL 24" RCP SD 37 L.F. @ 0.00% Slope	104	REMOVE Exist 18" Irrig. Pipe 1060 L.F. @ 0.05% Slope		
15	INSTALL CURB INLET BOX (15) TBC: 4247.75 GRATE: 4247.25 FL 15" INV (IN-S): 4243.46 FL 15" INV (OUT-NW): 4243.46	32	INSTALL FLARED END SECTION INSTALL FLARED END SECTION RIM: 4245.25 FL 24" INV (IN-N): 4242.50	55	CURB INLET BOX PHASE 2 (55) TBC: ??? GRATE: ??? FL 15" INV (OUT-N): 4242.68	74	INSTALL 24" RCP SD 280 L.F. @ 0.08% Slope	105	REMOVE Exist 18" Irrig. Pipe 135 L.F. @ 1.77% Slope		
16	INSTALL CURB INLET BOX (16) TBC: 4247.75 GRATE: 4247.25 FL 15" INV (OUT-N): 4243.52	33	INSTALL SDMH RIM: 4249.07 FL 18" INV (IN-E): 4243.08 FL 18" INV (OUT-W): 4243.08			75	INSTALL 24" RCP SD 17 L.F. @ 4.38% Slope	106	REMOVE Exist 18" Irrig. Pipe 214 L.F. @ 0.53% Slope		
17	INSTALL CURB INLET BOX (17) TBC: 4246.94 GRATE: 4246.44 FL 15" INV (OUT-N): 4242.87	34	EXIST. SDMH RIM: 4251.97 FL 18" INV (OUT-W): 4243.51			76	INSTALL 15" RCP SD 283 L.F. @ 0.15% Slope	107	REMOVE Exist 18" Irrig. Pipe 90 L.F. @ 4744.35% Slope		
						77	INSTALL 15" RCP SD 34 L.F. @ 0.15% Slope	108	INSTALL 18" RCP IRRG. 283 L.F. @ 0.10% Slope		
						78	INSTALL 15" RCP SD 37 L.F. @ 0.15% Slope	109	INSTALL 18" RCP IRRG. 90 L.F. @ 0.12% Slope		
						79	INSTALL 15" RCP SD 37 L.F. @ 0.58% Slope	110	INSTALL 18" RCP IRRG. 345 L.F. @ 0.65% Slope		
						80	INSTALL 15" RCP SD 188 L.F. @ 0.15% Slope	111	INSTALL 18" RCP IRRG. 784 L.F. @ 0.10% Slope		
						81	INSTALL 15" RCP SD 37 L.F. @ 0.61% Slope	120	PHASE 2 15" RCP SD 62 L.F. @ 0.15% Slope		
						82	INSTALL 15" RCP SD 34 L.F. @ 0.15% Slope	121	PHASE 2 15" RCP SD 512 L.F. @ 0.15% Slope		
						83	INSTALL 15" RCP SD 37 L.F. @ 0.58% Slope	122	PHASE 2 15" RCP SD 37 L.F. @ 0.15% Slope		
						84	INSTALL 15" RCP SD 37 L.F. @ 0.15% Slope	123	PHASE 2 15" RCP SD 37 L.F. @ 0.47% Slope		
						85	INSTALL 15" RCP SD 182 L.F. @ 0.15% Slope	124	PHASE 2 15" RCP SD 37 L.F. @ 0.58% Slope		
						86	INSTALL 15" RCP SD 37 L.F. @ 1.04% Slope	125	PHASE 2 15" RCP SD 72 L.F. @ 0.15% Slope		
						87	INSTALL 15" RCP SD 100 L.F. @ 0.15% Slope				

MBJ

Date: 01/19/22

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Drawing File: 20-125 V19.DWG

JOB NUMBER: 20-125

PLAN & PROFILE FOR

PARKSIDE ESTATES SUBD.

2000 NORTH 2000 WEST
FARR WEST CITY

A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.

Sheet

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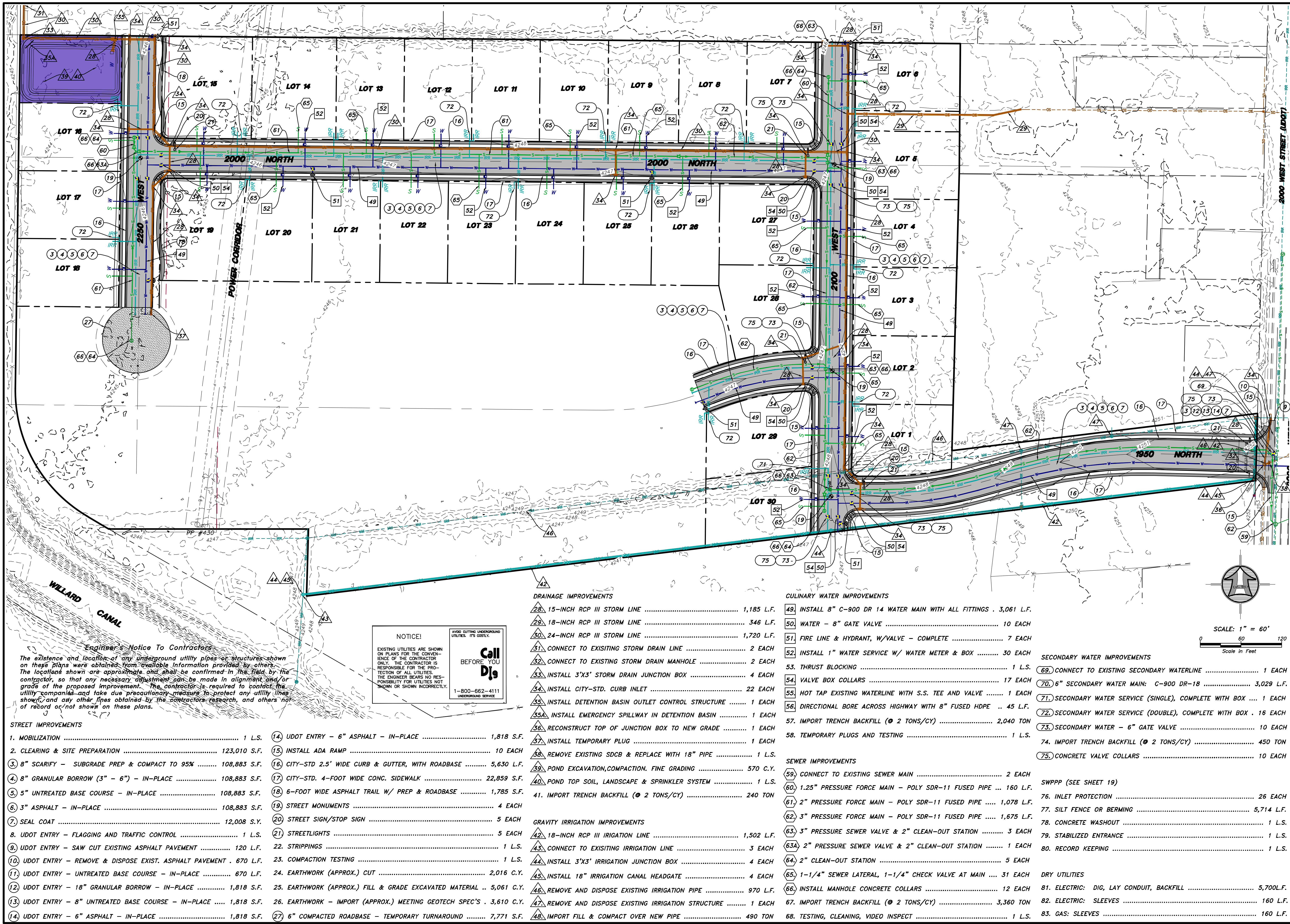
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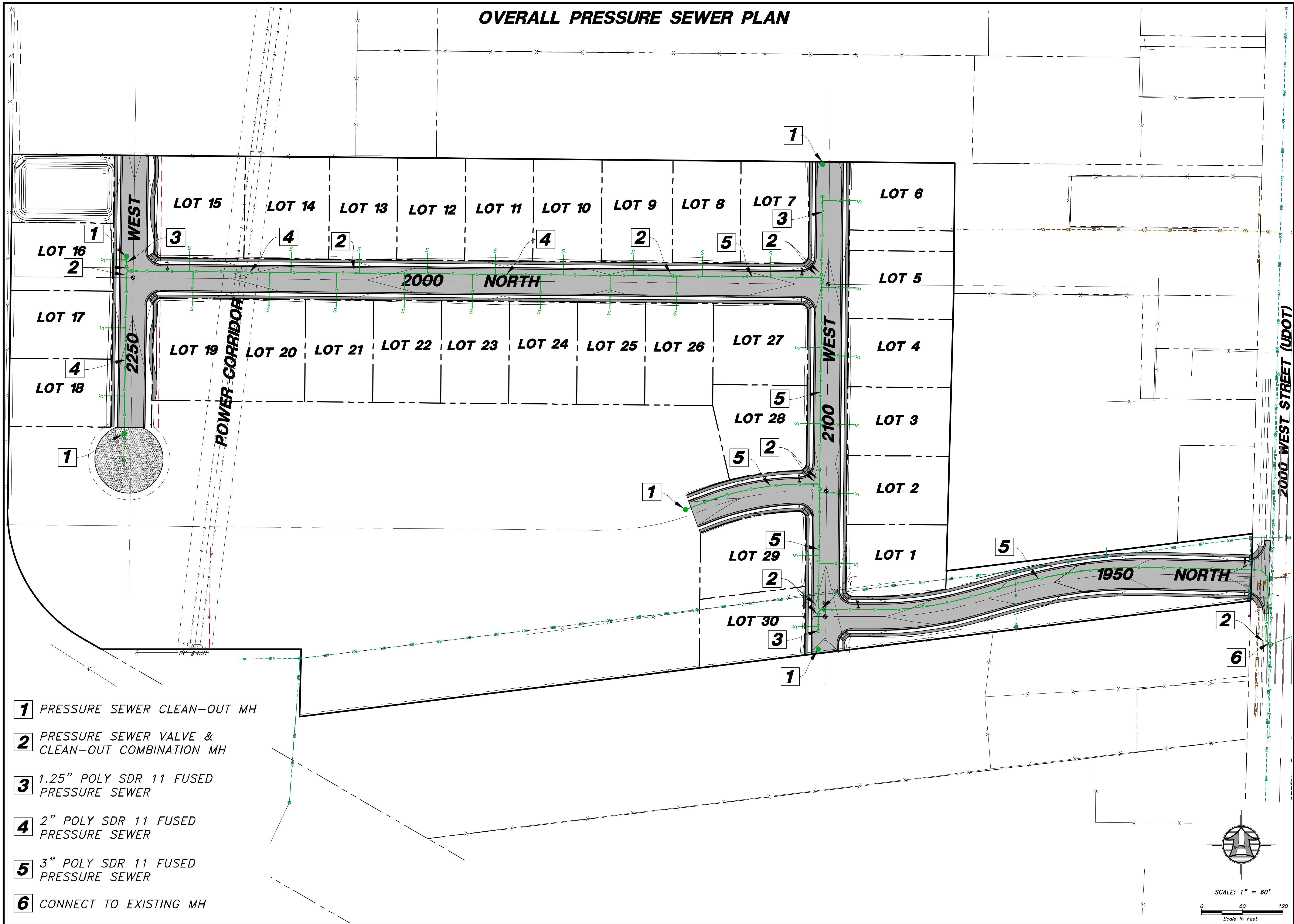
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OVERALL PRESSURE SEWER PLAN FOR
PARKSIDE ESTATES SUBD.

2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.

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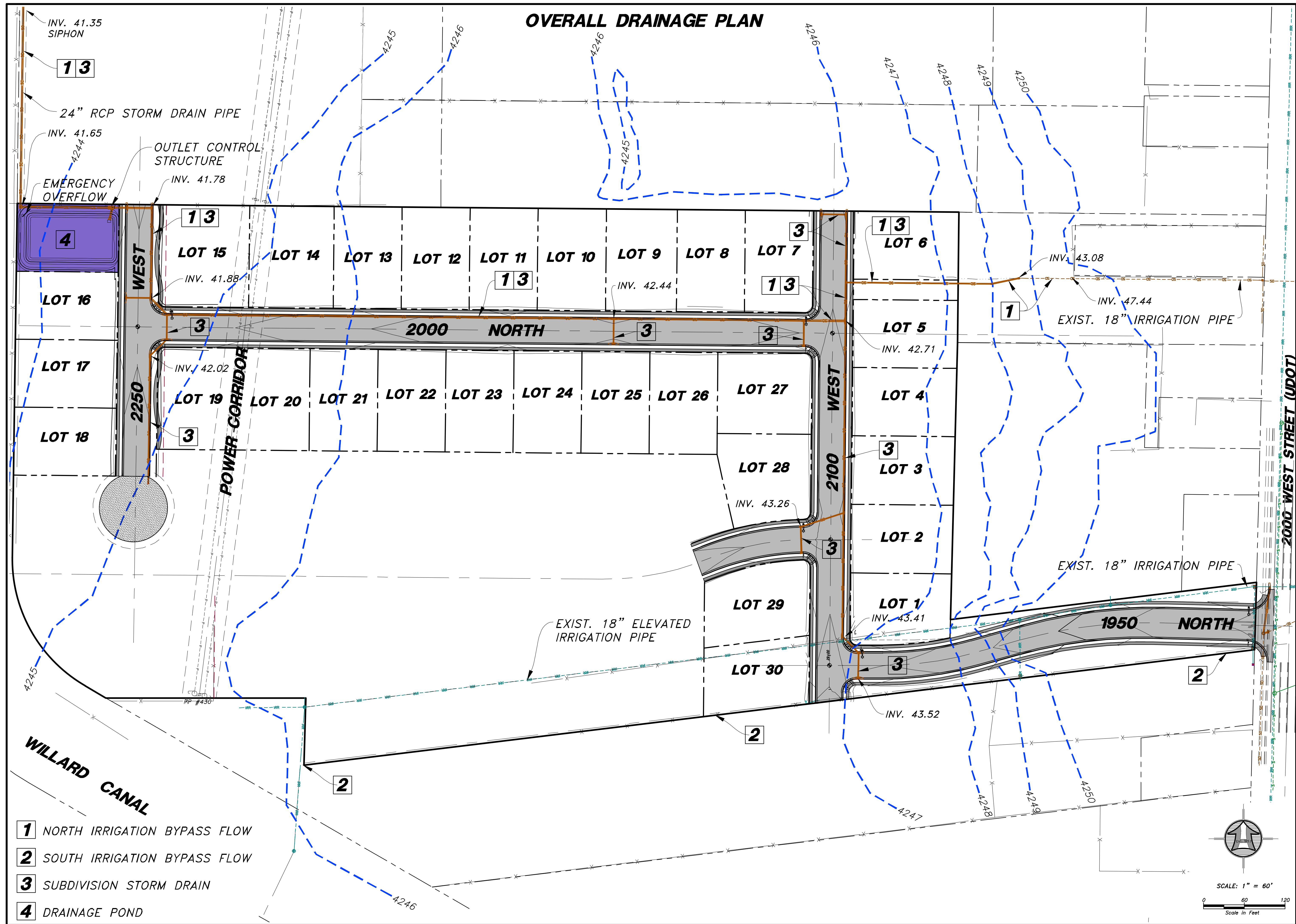
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No.	Date	By	Revision
1.	01/19/22	MBU	Revised Pressure Sewer per E-One Review.

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OVERALL DRAINAGE & IRRIGATION PLAN FOR
PARKSIDE ESTATES SUBD.

2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.

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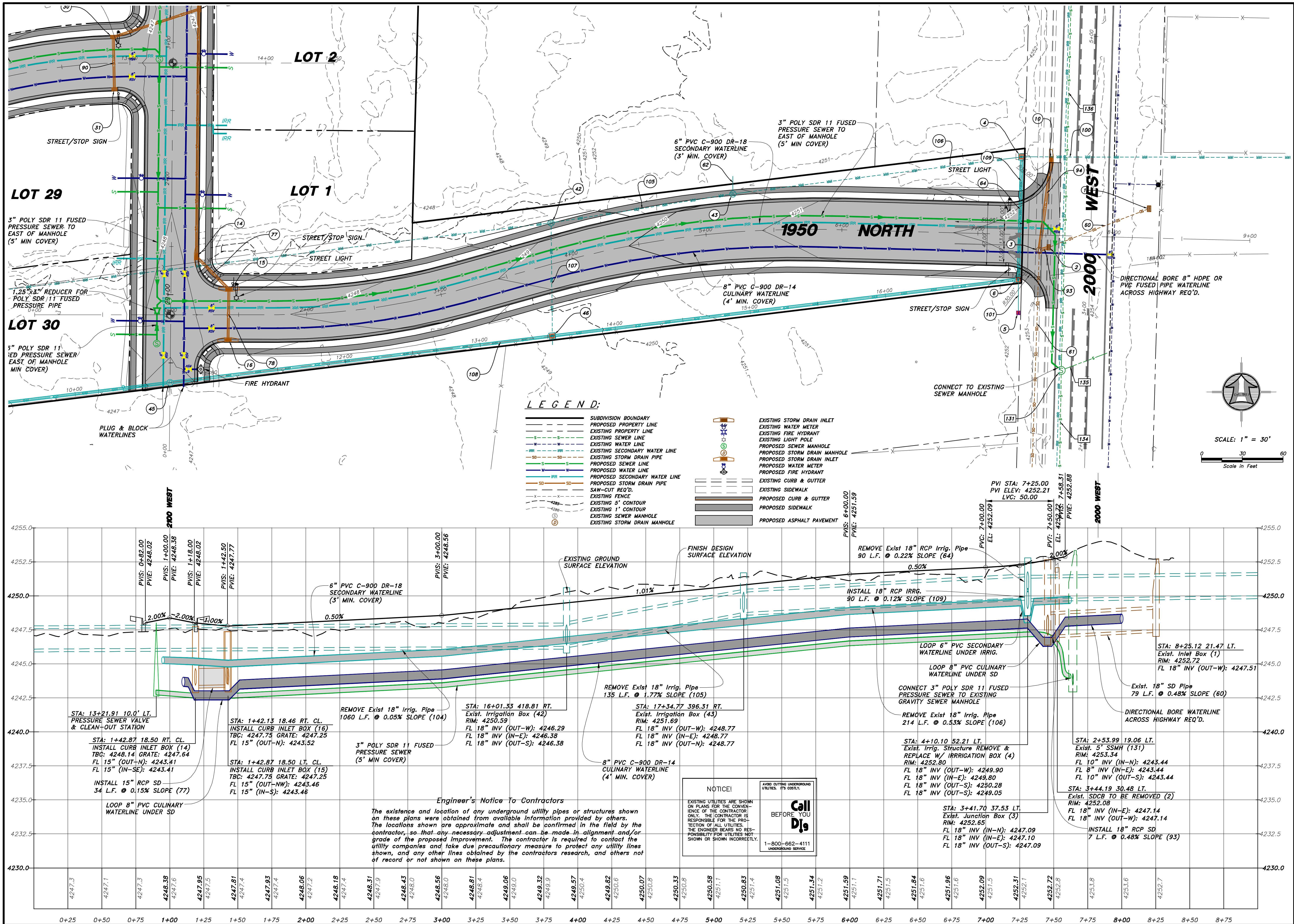
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No.	Date	By	Revised Pressure Sewer per E-One Review.
1.	01/19/22	MBU	

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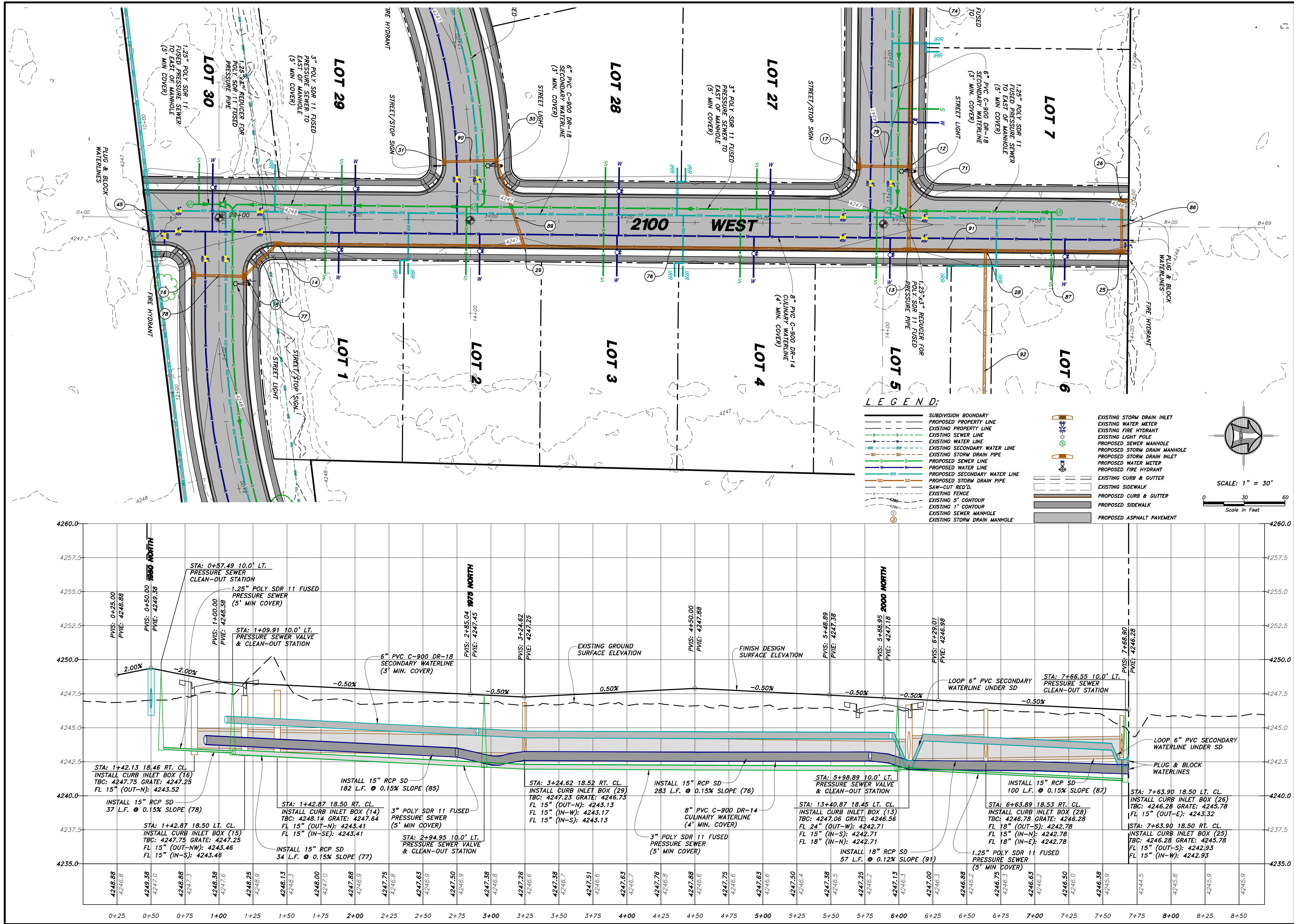


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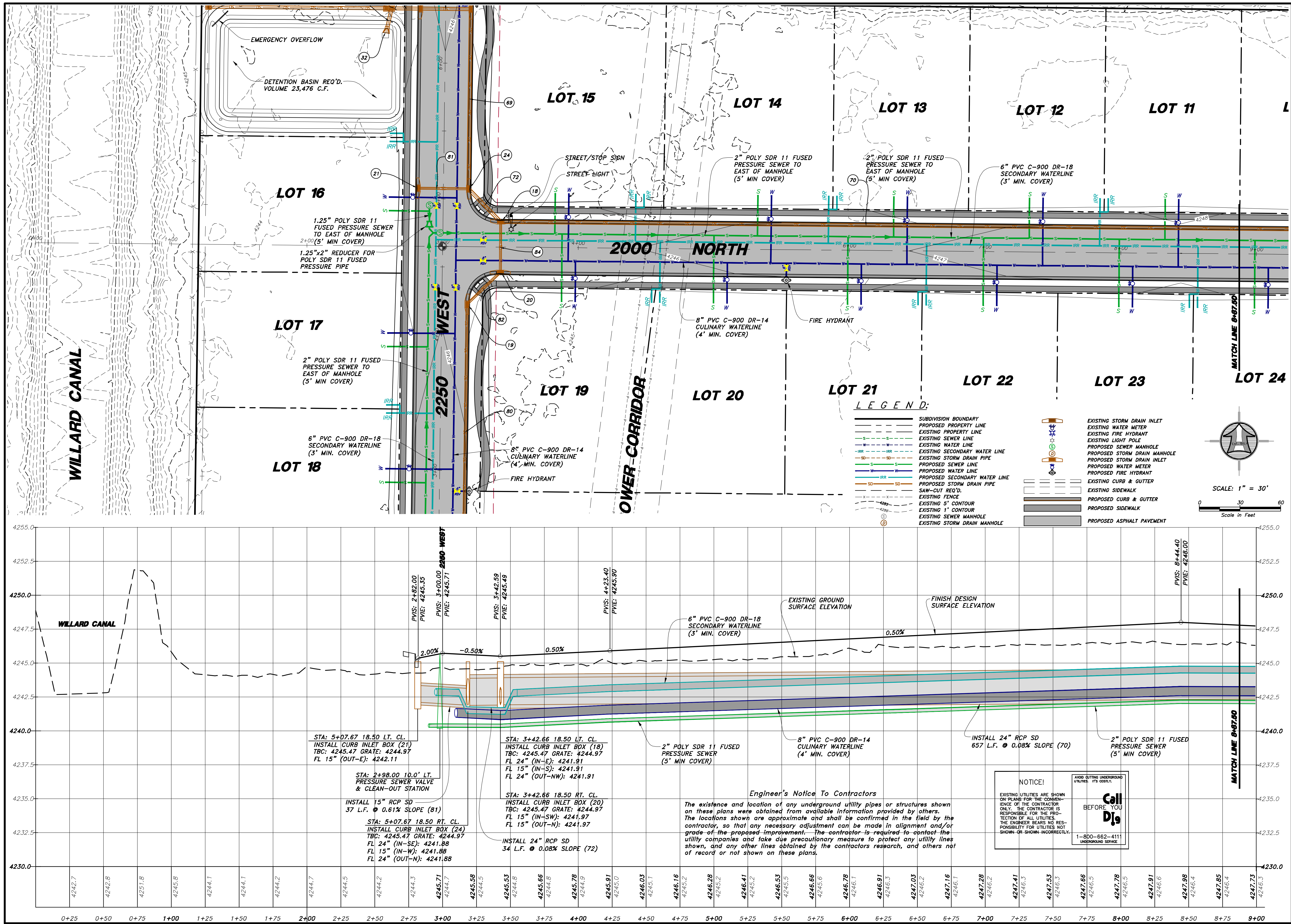


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PLAN & PROFILE FOR
PARKSIDE ESTATES SUBD.
2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.



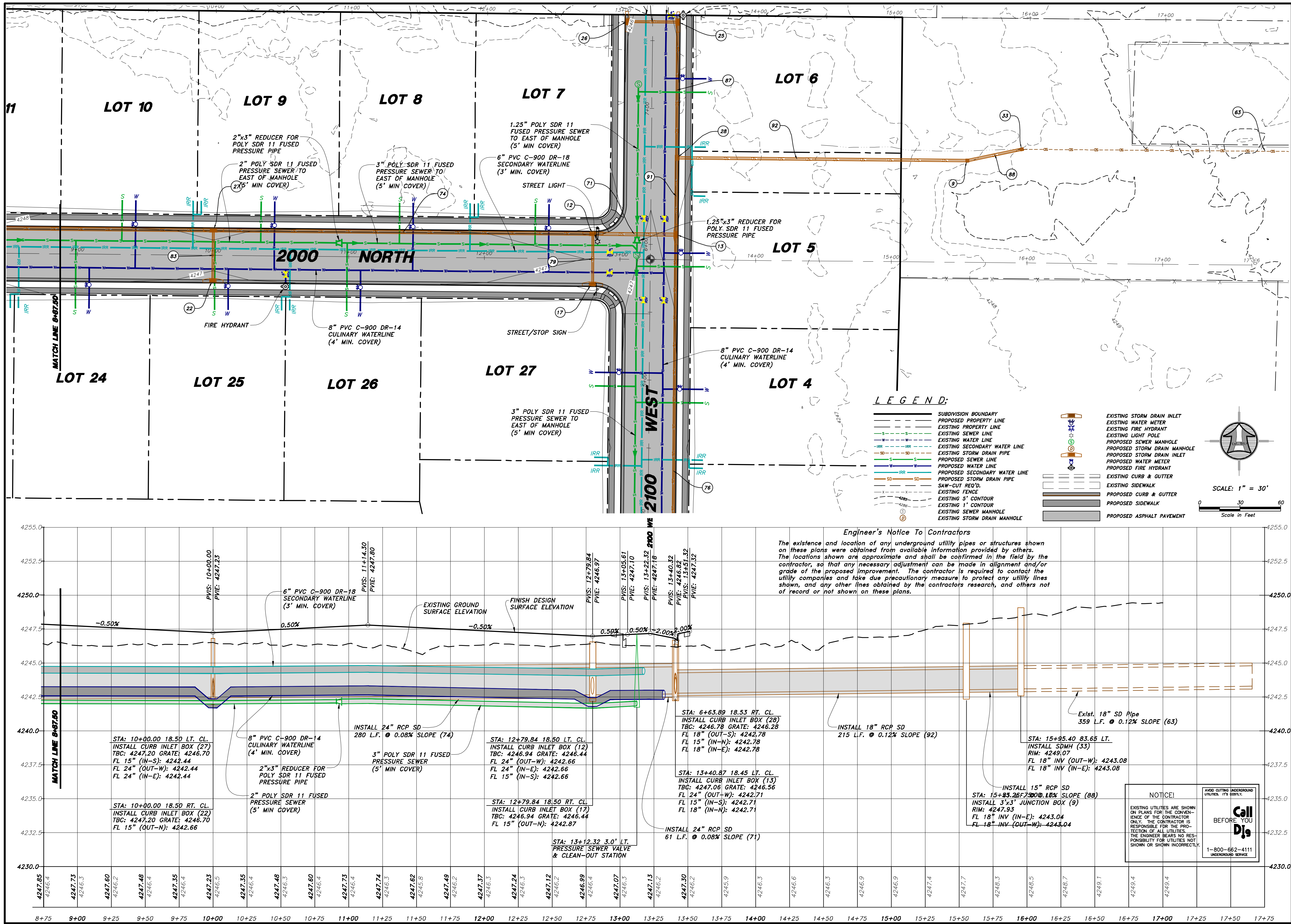
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PLAN & PROFILE FOR
PARKSIDE ESTATES SUBD.
2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.24M.

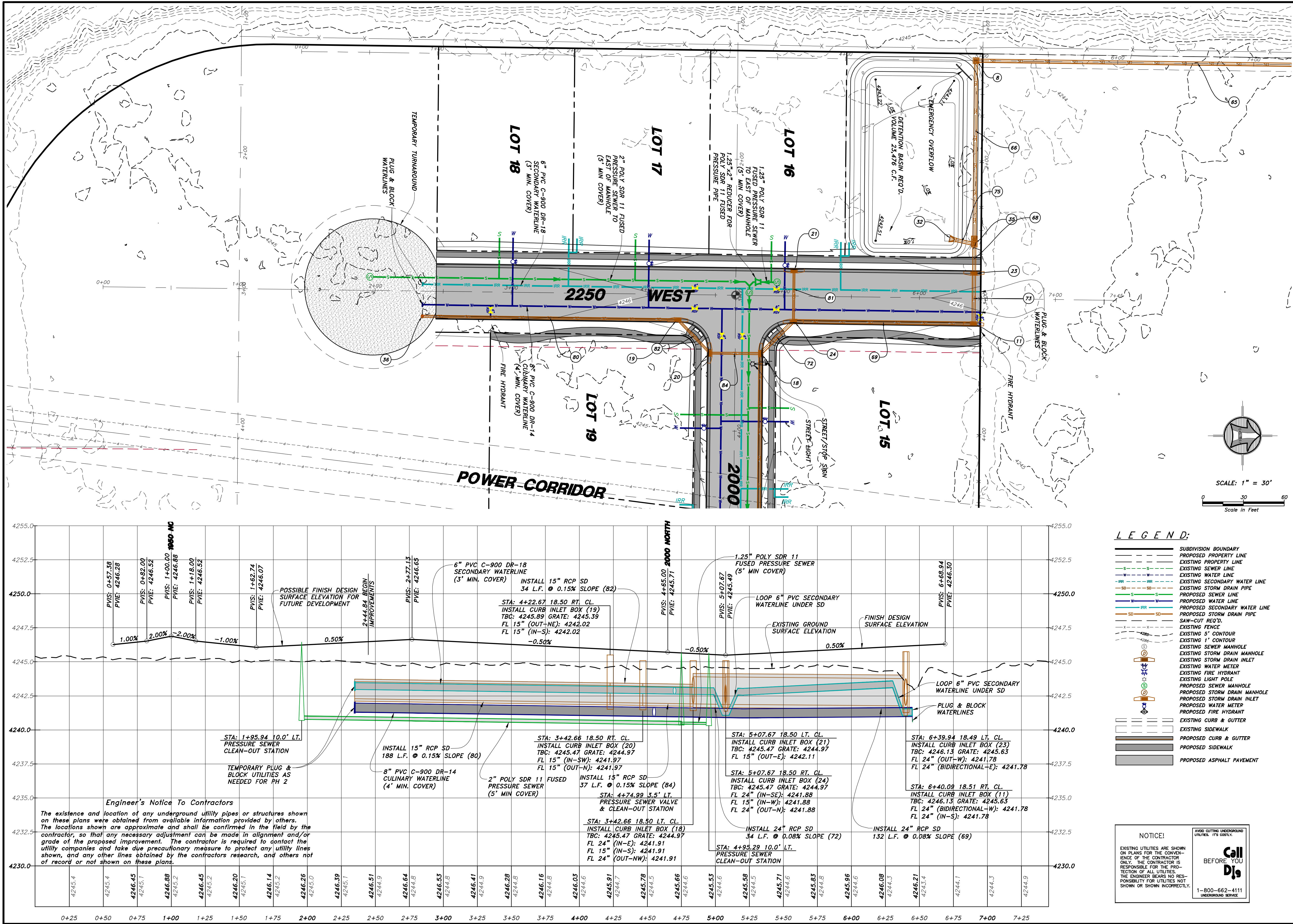
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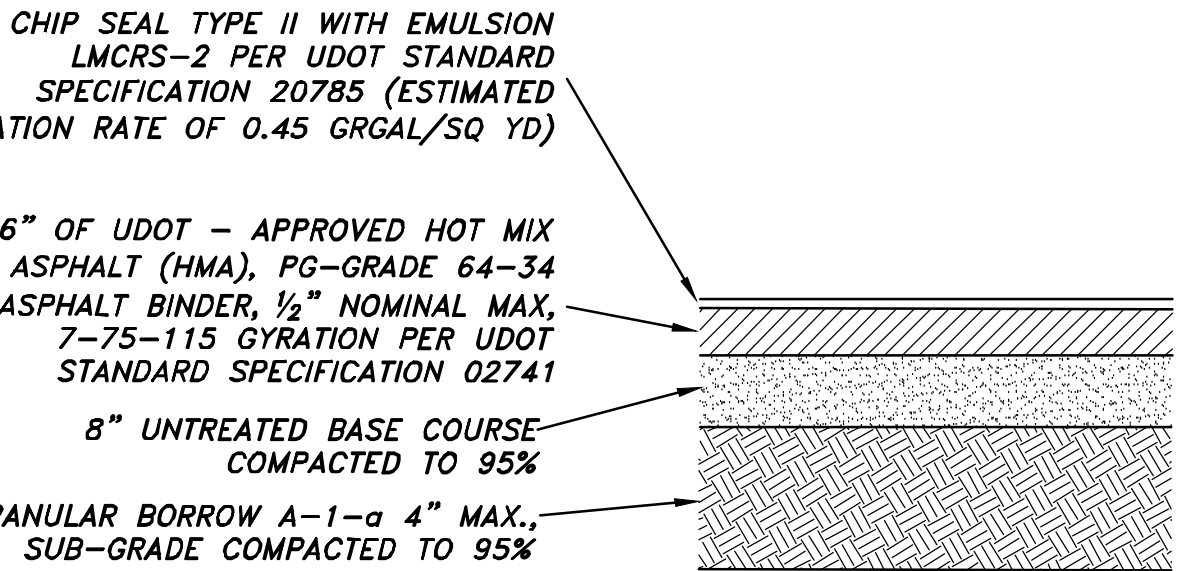
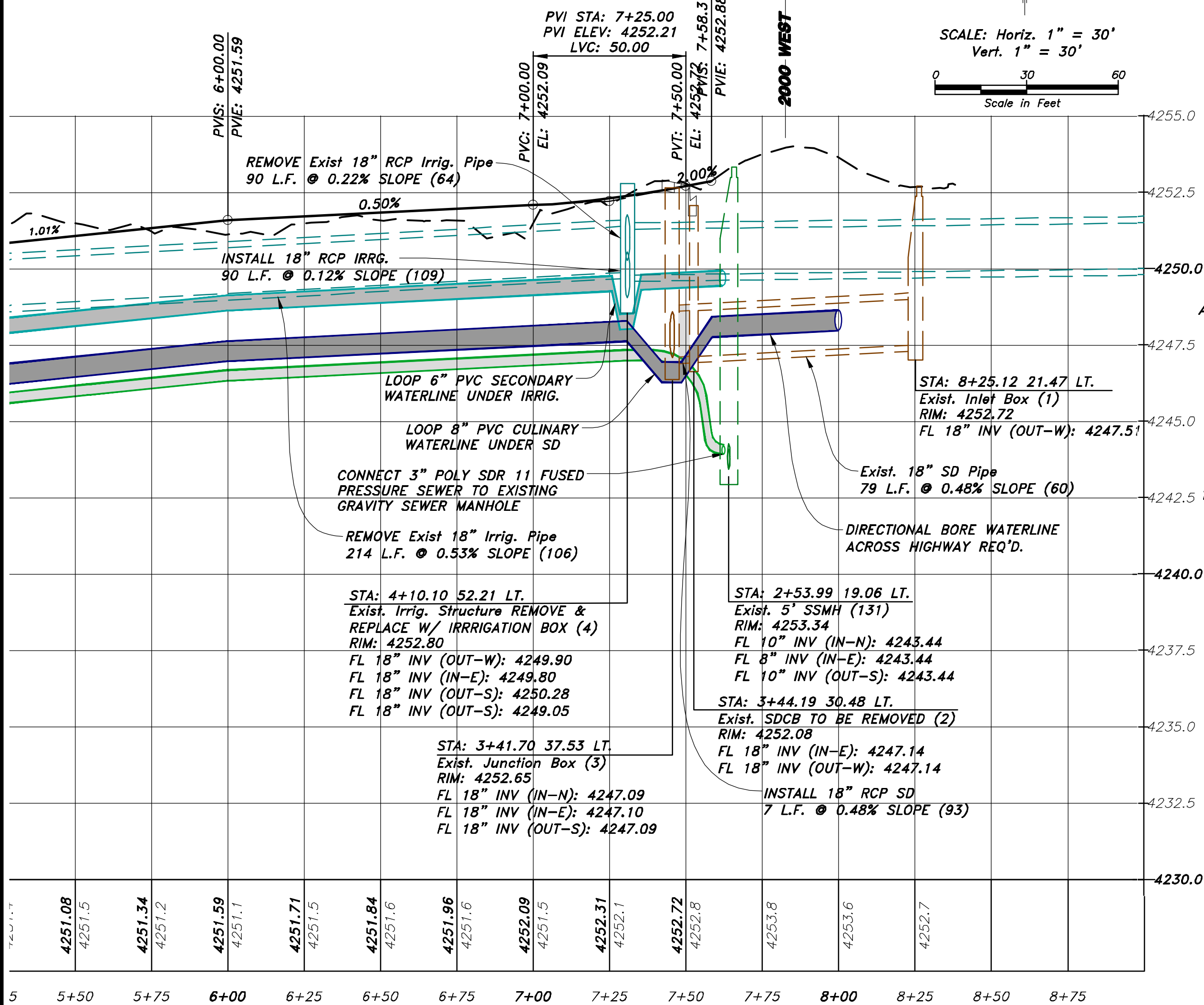
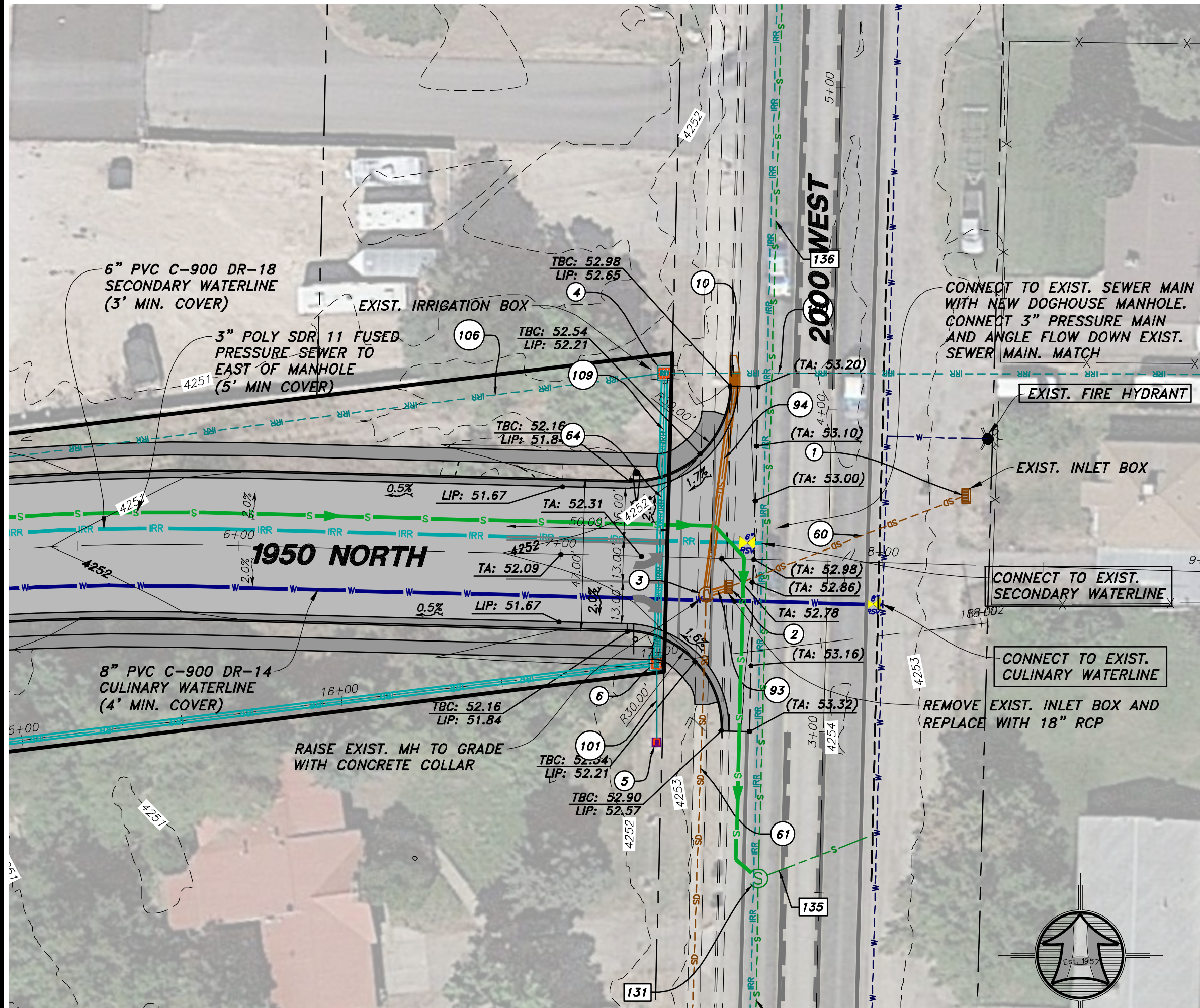
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PARKSIDE ESTATES SUBD.
2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S11B24M.

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TYPICAL PAVEMENT SECTION
(WITHIN UDOT R.O.W.)
SCALE: NONE

GRADING LEGEND

EO = EDGE OF OIL
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
(EO = EXISTING ELEVATION)
TC = TOP OF CONCRETE

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

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UNDERGROUND SERVICE

GENERAL NOTES:

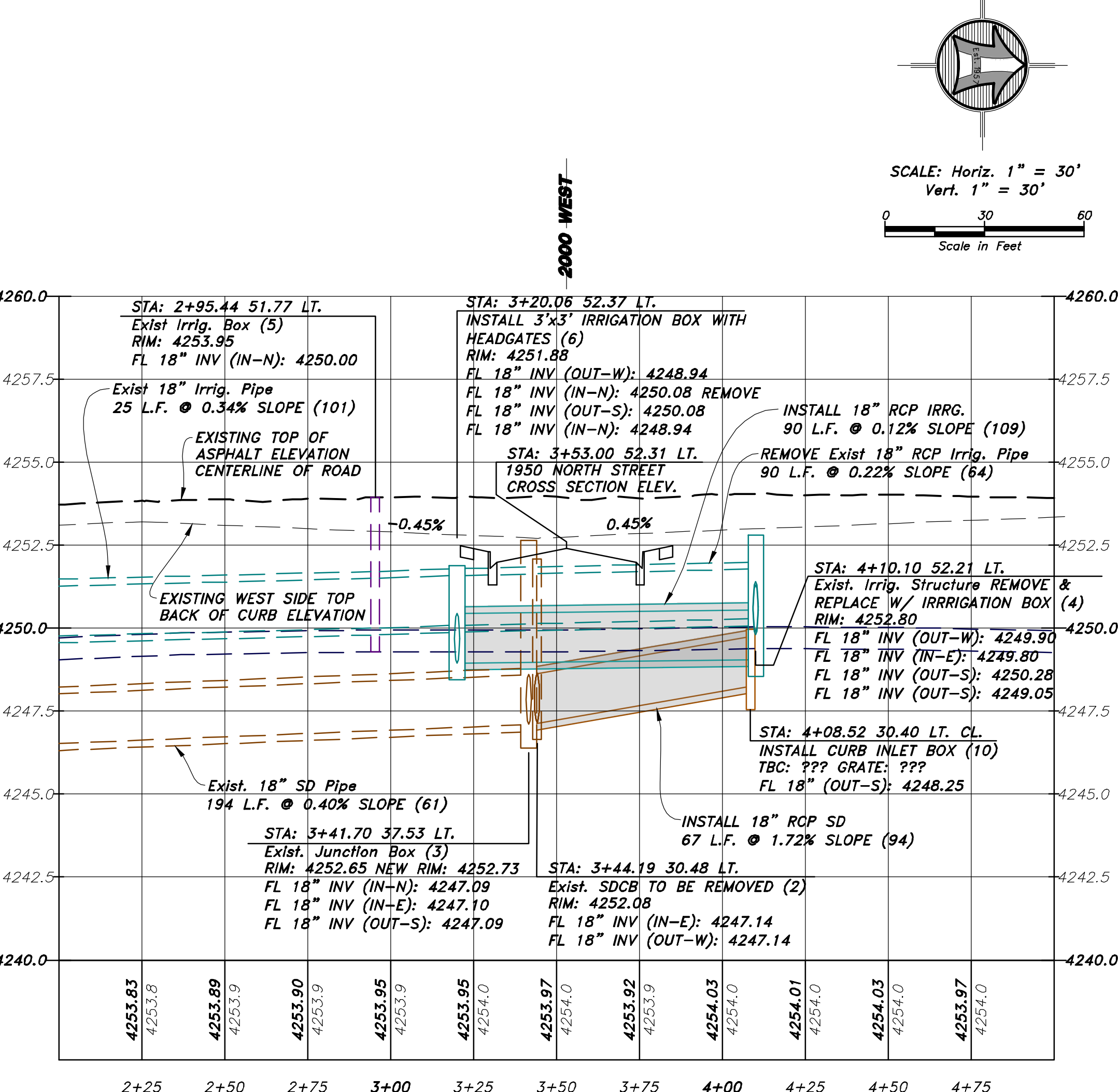
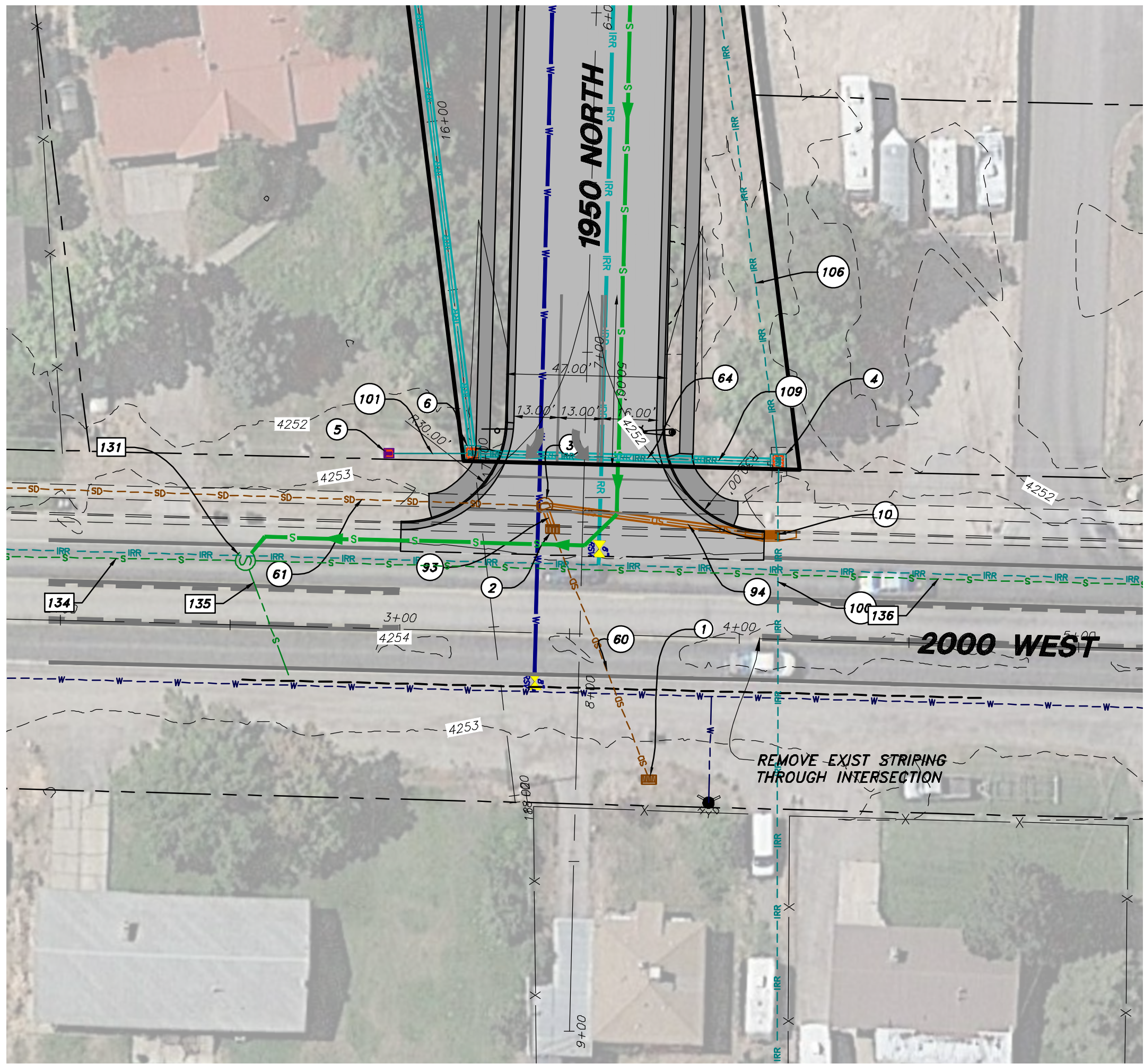
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. 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.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
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. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

NOTES:

1. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANTICIPATED EXISTING OF 8 INCHES OF UDOT-APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 64-34 ASPHALT BINDER, 1/2 INCH NOMINAL MAX, 7-75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741; OVER 6 INCHES UNTREATED BASE COURSE (UTBC) PER UDOT SPECIFICATION 02721; OVER 12 INCHES GRANULAR BORROW (GB) PER UDOT SPECIFICATION 02058 (WHICHEVER IS GREATER), PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
2. PEDESTRIAN RAMPS ARE TO MEET UDOT STANDARD AND SUPPLEMENTAL DRAWINGS PA SERIES. ANY NON-CONFORMING RAMPS WILL BE REPLACED AT NO COST TO THE DEPARTMENT. PERMIT INSPECTORS WILL SUBMIT THE REQUIRED FORMS FOR ALL IMPACTED RAMPS. REMOVE ALL CONCRETE SIDEWALK, CURB AND GUTTER TO NEAREST EXISTING JOINT. DIRECTIONAL RAMPS (N/S) SHOULD BE PLACED AS THERE IS NOT SIDEWALK ON THE EAST SIDE OF SR-126.

NOTES FOR CONSTRUCTION WITHIN STATE HIGHWAY RIGHT-OF-WAY:

1. CONSTRUCTION WITHIN UDOT'S RIGHT-OF-WAY SHALL MEET UDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH SAID SPECIFICATIONS.
2. CONTRACTOR SHALL BE REQUIRED TO OBTAIN A UDOT ONLINE ENCROACHMENT PERMIT AS FOLLOWS:
 - Go to www.udot.utah.gov
 - Click "UDOT Permits" under the "Doing Business" Tab.
 - Click "Apply Online".
 - Register As a New Customer or Enter User Name and Password.
 - Apply For Encroachment Permit.
3. CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO UDOT REGION ONE HEADQUARTERS FOR APPROVAL.
4. CONSTRUCTION SHALL NOT INHIBIT REGULAR TRAFFIC OPERATIONS.



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UDOT ENTRY PLAN FOR
PARKSIDE ESTATES SUBD.

1950 NORTH & 2000 WEST
Pleasant View, Weber County Utah
A Part of the Southeast Quarter of Section 35,
Township 7 North, Range 2 West, S.L.B.&M.

Sheet

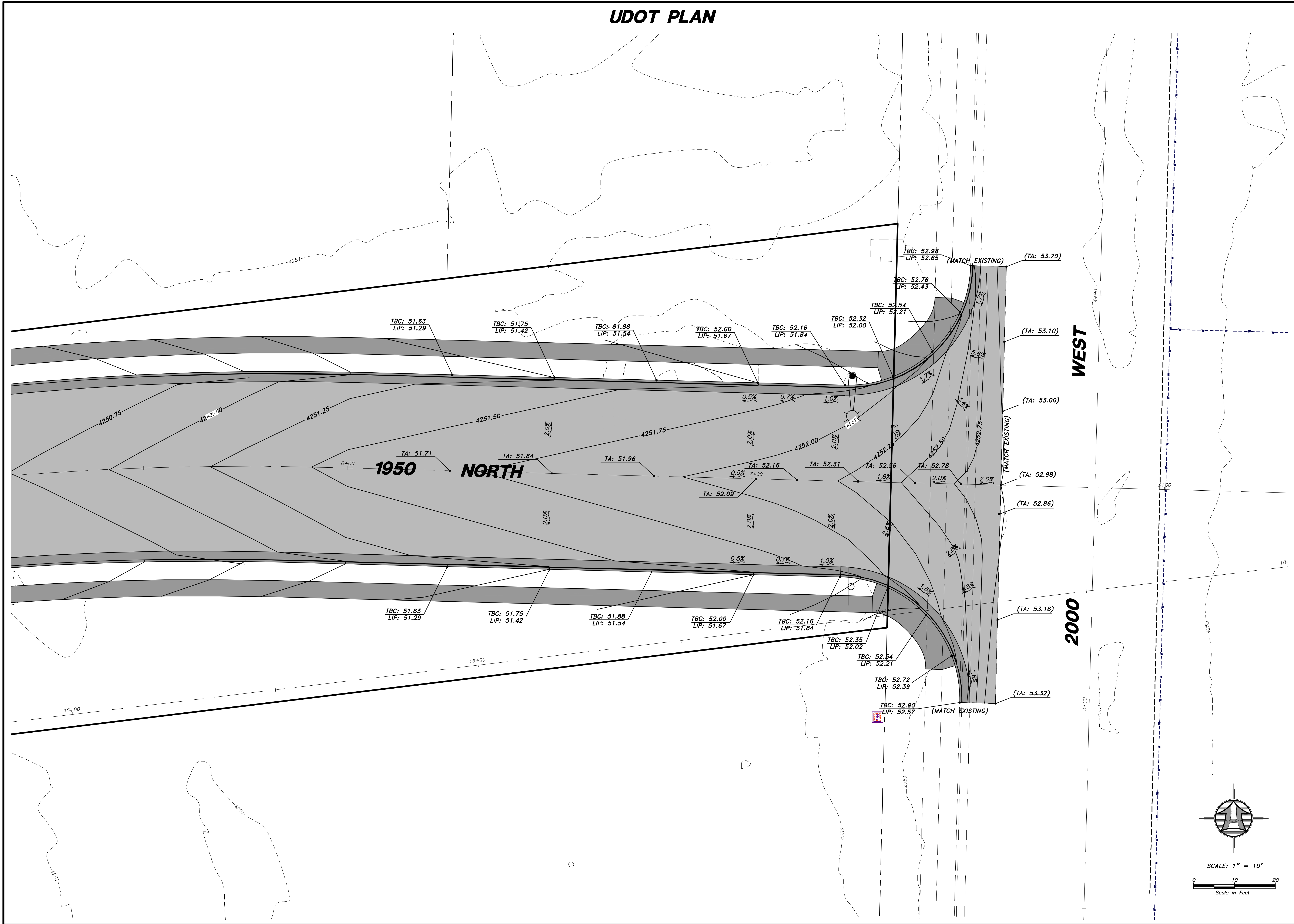
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2000 WEST & 1950 NORTH ENLARGED GRADING PLAN FOR
PARKSIDE ESTATES SUBD.

1950 NORTH & 2000 WEST
Pleasant View, Weber County Utah
A Part of the Southeast Quarter of Section 35,
Township 7 North, Range 2 West, S.L.B.&M.

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1.	01/19/22	MBJ	Revised Pressure Sheet per E-One Review.

TABLE 1. Summary of the results of the regression analysis of the effect of the variables on the dependent variable (logarithm of the number of cases)



11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

STD. DWG. NO.	GENERAL PEDESTRIAN ACCESS	TELECOMMUNICATIONS TECHNICAL APPROVAL	DATE
PA 1	STANDARD DRAWING TITLE		

15-MAR-2021 CON File C:\StandardandSpecs\section\2322 Section\Electronics Books\Master Drawings\Drawing Batches for PDF\Batch 5 (FD, CF, CM, PN) 46VPA 02.dgn



SEE NOTES 4 AND 5

1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. DETECTABLE WARNING SURFACES ARE NOT REQUIRED AT PEDESTRIAN REFUGE ISLANDS OR CROSSWALKS. DETECTABLE WARNING SURFACES ARE NOT REQUIRED AT RAIL CROSSEINGS. THE SIGNAL SHOULD BE TIMED FOR A COMPLETE CROSSING OF THE STREET WHERE SIGNALIZED AND THE CUT-THROUGH ISLAND DOES NOT HAVE DETECTABLE WARNING SURFACES. (PROWAG R308.2)
3. PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT ACCESS ROUTES, STREET, SIDEWALK, AND FLARE. EITHER DARK-GRAIN OR LIGHT-ON-CHALK. (PROWAG R305.1.3)
4. PLACE DETECTABLE WARNING SURFACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE TYPE OF SURFACE MATERIAL, COLOR, AND FINISH. DETECTABLE WARNING SURFACES (EXCLUDING FLARES), BLENDED TRANSITION, OR TURNING SPACE (PROWAG R305.1.4), USE OF PRODUCTS DESIGNED TO MATCH THE ACCEPTED CURB RADIUS ARE ACCEPTABLE. USE A 4 FT MINIMUM TURNING SPACE WITH A 12 IN MINIMUM TURNING RADIUS. DETECTABLE WARNING SURFACES ON CURB CUT WIDTHS LESS THAN 8 FT (4 FT MIN) MAY BE USED FOR BI-DIRECTIONAL CROSSWALKS. DETECTABLE WARNING SURFACES ON CURB CUTS WITH A 12 IN MINIMUM TURNING RADIUS OR MORE ARE NOT REQUIRED. DETECTABLE WARNING SURFACES WITH 1 FT INCREMENTS ARE PREFERRED.
5. PLACE DETECTABLE WARNING SURFACE ON PERPENDICULAR CURB RAMPS AS FOLLOWS:
 - (a) RAIL CROSSING DETECTABLE WARNING SURFACES AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB.
 - (b) STREET DETECTABLE WARNING SURFACES AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB.
 - (c) STREET DETECTABLE WARNING SURFACES AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE 5.0 FT OR LESS (SEE DETAIL D2).
 - (d) STREET DETECTABLE WARNING SURFACES AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BACK TO THE BACK OF CURB IS MORE THAN 5.0 FT.
6. PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB ON PARALLEL CURB RAMPS. (PROWAG R305.2.2)
7. PLACE DETECTABLE WARNING SURFACES ON EACH SIDE OF THE RAIL CROSSING AT PEDESTRIAN CROSSING. CROSSING SIGNALIZED WITH A STREET LIGHT HOV-3+ LANE. PLACE THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE RAIL CROSSING BETWEEN 6.0 FT MINIMUM AND 15.0 FT MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. PLACE THE EDGE OF THE DETECTABLE WARNING SURFACE OPPOSITE THE RAIL WHERE THERE ARE NO PEDESTRIAN GRATES ARE PROVIDED. (PROWAG R305.2.5) EXTEND THE DETECTABLE WARNING SURFACE TO THE CENTERLINE OF THE STREET.
8. PLACE DETECTABLE WARNING SURFACES AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK WHEN THERE IS AN AT-GRADE ACCESS AND THERE IS NO GRADE CHANGE BETWEEN THE SIDEWALK AND THE STREET. (PROWAG R305.2.3)
9. THE TURNING SPACE IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR THE TURNING SPACE.
10. GRIND OFF REMAINING PORTION OF ANY CUT DOWNS WHEN DETECTABLE WARNING SURFACE IS SET. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.

DETECTABLE WARNING SURFACE PEDESTRIAN ACCESS	STD. DWG. NO. PA 2
	STANDARD DRAWING TITLE



STANDARD DRAWING TITLE	PEDESTRIAN ACCESS DETAILS	
STD. DWG. NO.	PA 3	

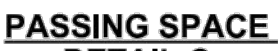


1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. REFER TO STD DWG PA 2 FOR DETECTABLE WARNING SURFACE DETAILS.
3. REFER TO STD DWG PA 3, DETAIL A FOR CLEAR SPACE DETAIL.
4. RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID-BLOCK OR CORNER INSTALLATIONS.
5. PROVIDE A MINIMUM 2 FT WIDE SPACE BETWEEN ADJACENT RAMPS. THE CURB HEIGHT OF THIS SPACE IS A MINIMUM 4 INCHES TALL FROM CURB FLOW LINE TO TOP OF CURB. 2 FT WIDE SPACE CAN BE OMITTED WHERE THE ALGEBRAIC GRADE DIFFERENCE BETWEEN THE RAMPS DOES NOT EXCEED 13.3%. PROVIDE A 4 INCH MINIMUM CURB HEIGHT IN ALL CASES.
6. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

	STANDARD DRAWING TITLE PARALLEL PEDESTRIAN ACCESS	STD. DWG. NO. PA 5
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SIGNING FOR PROHIBITED PEDESTRIAN CROSSING DETAIL B

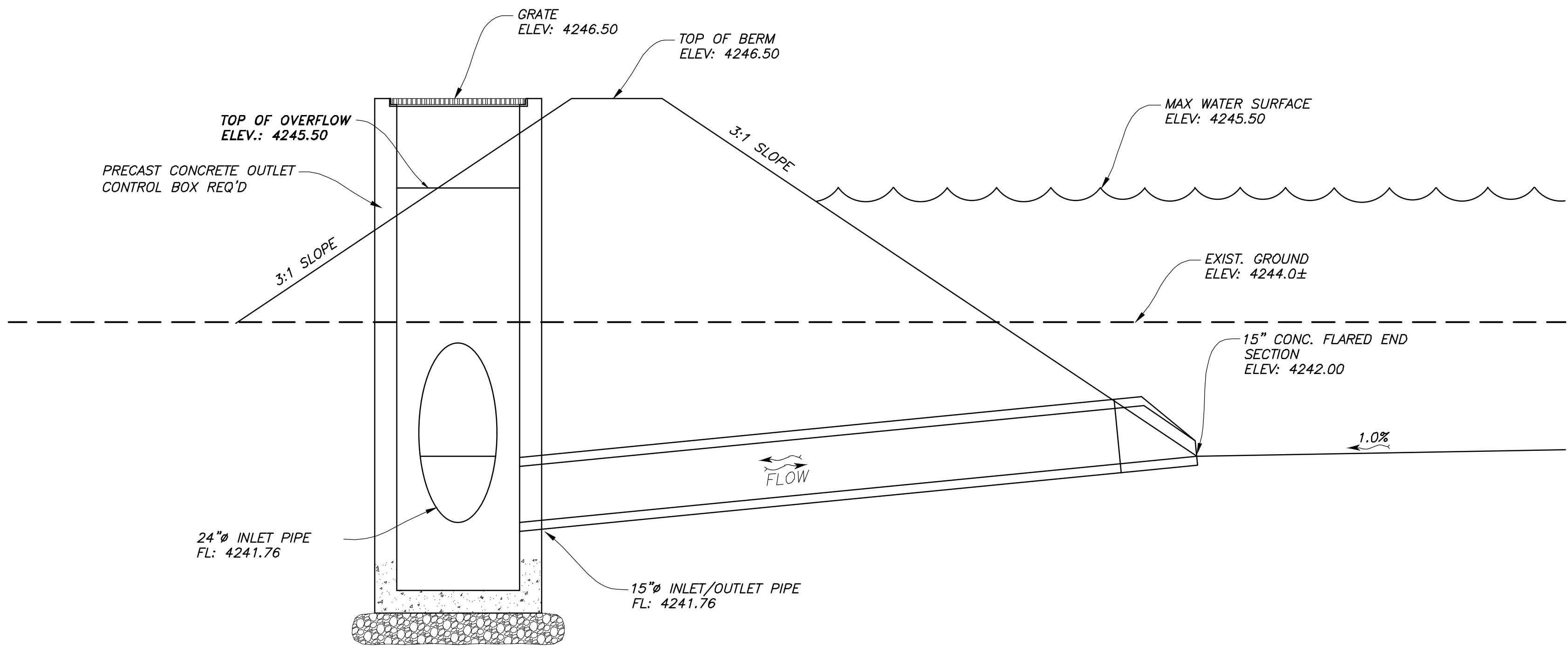


DETAIL C
SEE NOTE 4

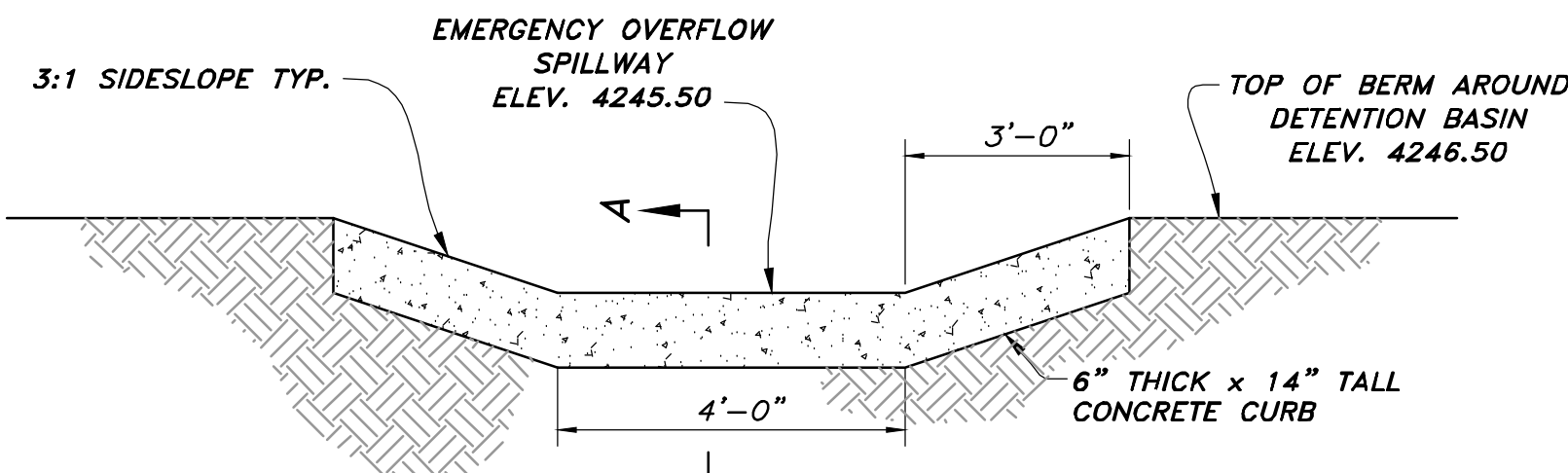
1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. SEE STD DWG PA 1, NOTE 6 FOR VERTICAL DIFFERENCE ALLOWANCES OR TREATMENTS.
3. FLARE AT A RATE EQUAL TO THE PANEL WIDTH TO ALLOW TRANSITIONS ACROSS WHOLE PANELS WHEN A TAPER RATE IS USED TO TRANSITION FROM AND TO A PASSING SPACE. THE FLARE RATE MAY BE MODIFIED OR OMITTED WHERE SITE CONDITIONS PROHIBIT USE.
4. SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB, PROVIDE 5' X 6' TAPING SPACES AT 200' MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 10'. (PROWAG R304.2.2, 3.0.2) PROWAG AND OTHER PAVING STANDARDS MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5' WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.
5. STEEPEN GRADE TO MATCH EXISTING WITHIN AT LEAST 15' TO THE NEXT NEAREST JOINT IF THE MAX RUNNING SLOPE CAN NOT BE MET IN 15'. (PROWAG R304.2.2, 3.0.2, 3.2.1.) IF THERE IS A CHANGE IN THE GRADE, THE TURNING SPACE SHALL BE 15' MIN. MOVE THE TURNING SPACE AWAY FROM THE RAMP SLOPE TO ALLOW FOR THE 0.3% MAXIMUM GRADE.
6. THE FOLLOWING MINIMUM WIDTHS ARE REQUIRED FROM BACK OF CURB TO BACK OF SLOPE FOR THE FOLLOWING DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS:
 - TYPE B1 CURB AND GUTTER: 7.0' FT
 - TYPE B2 CURB AND GUTTER: 8.75' FT
 - TYPE MC CURB AND GUTTER: 8.75' FT

N:\2020\20-125 Nilson - Coveo Drawings\20-125\19-2022.dwg, 1/24/2022 11:09:53 AM, DWG To PDF.pc3

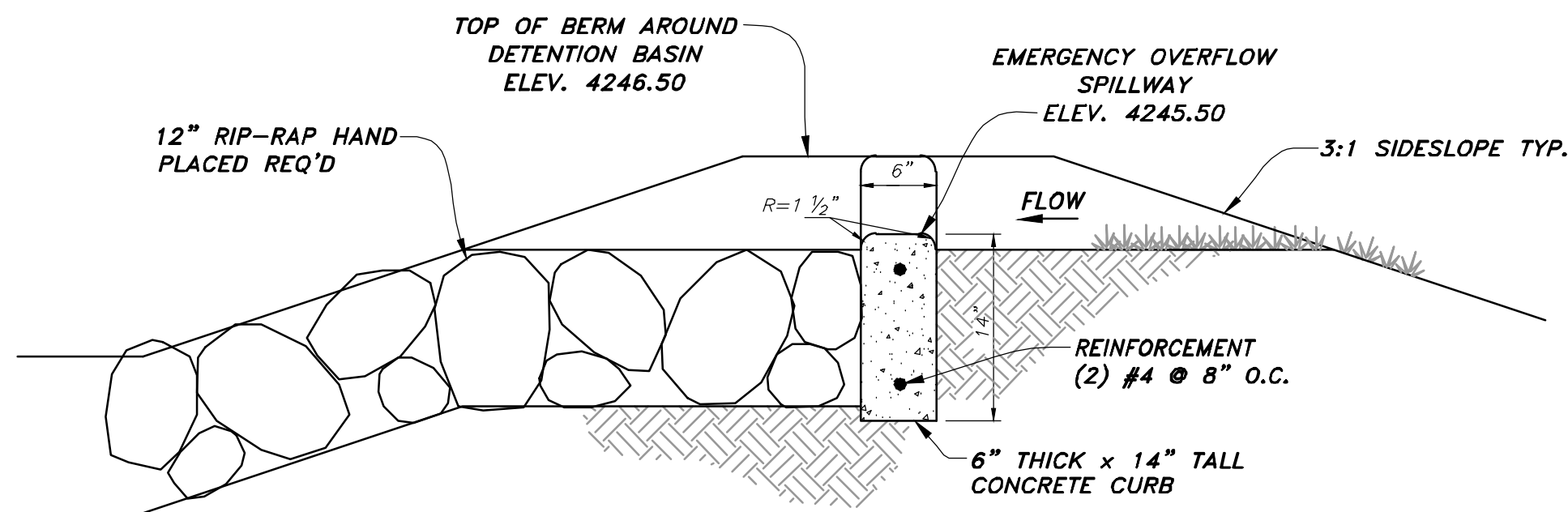
DETAILS



DETENTION BASIN
TYPICAL CROSS SECTION
NOT TO SCALE

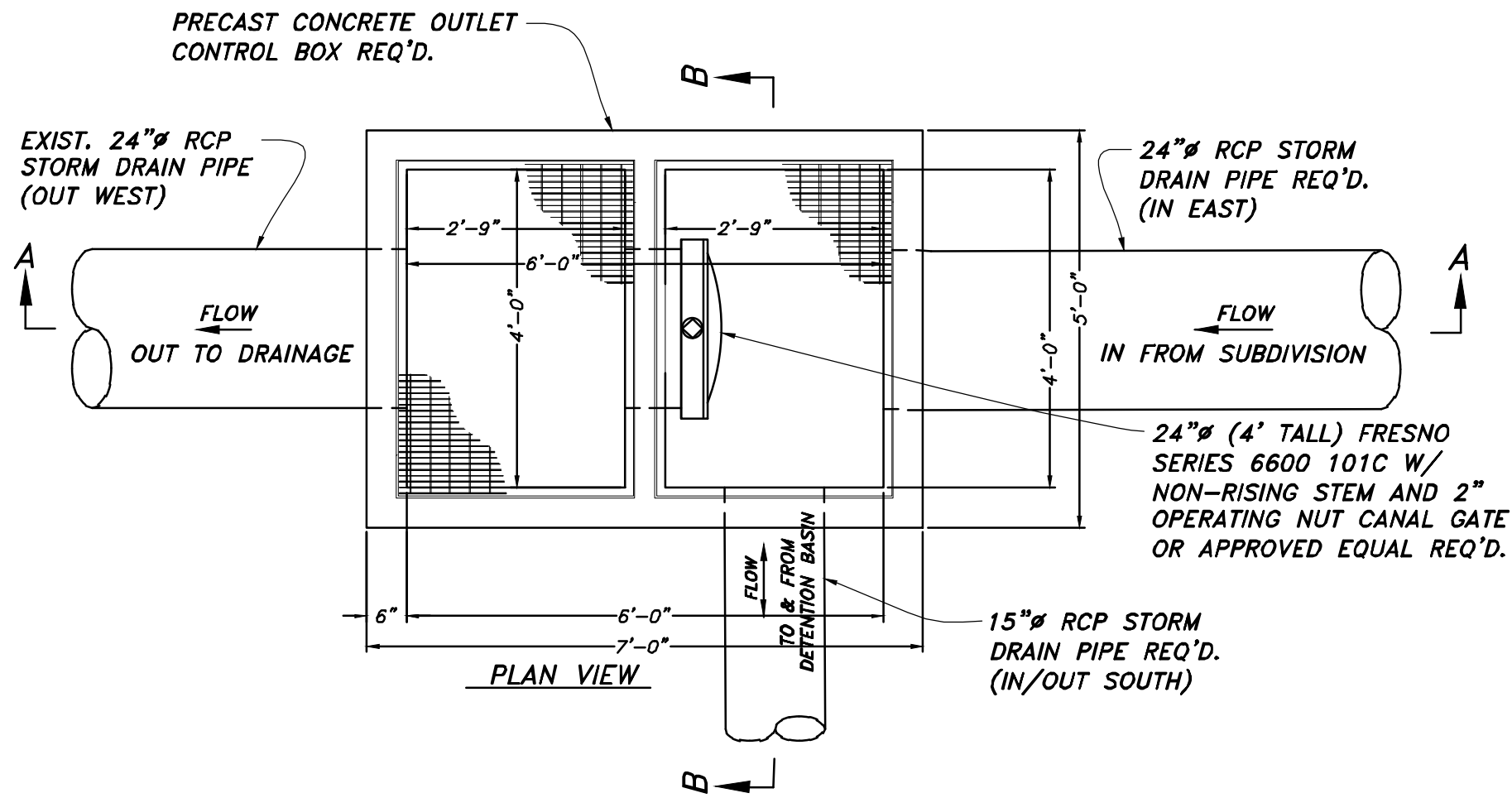


EMERGENCY SPILLWAY
NOT TO SCALE

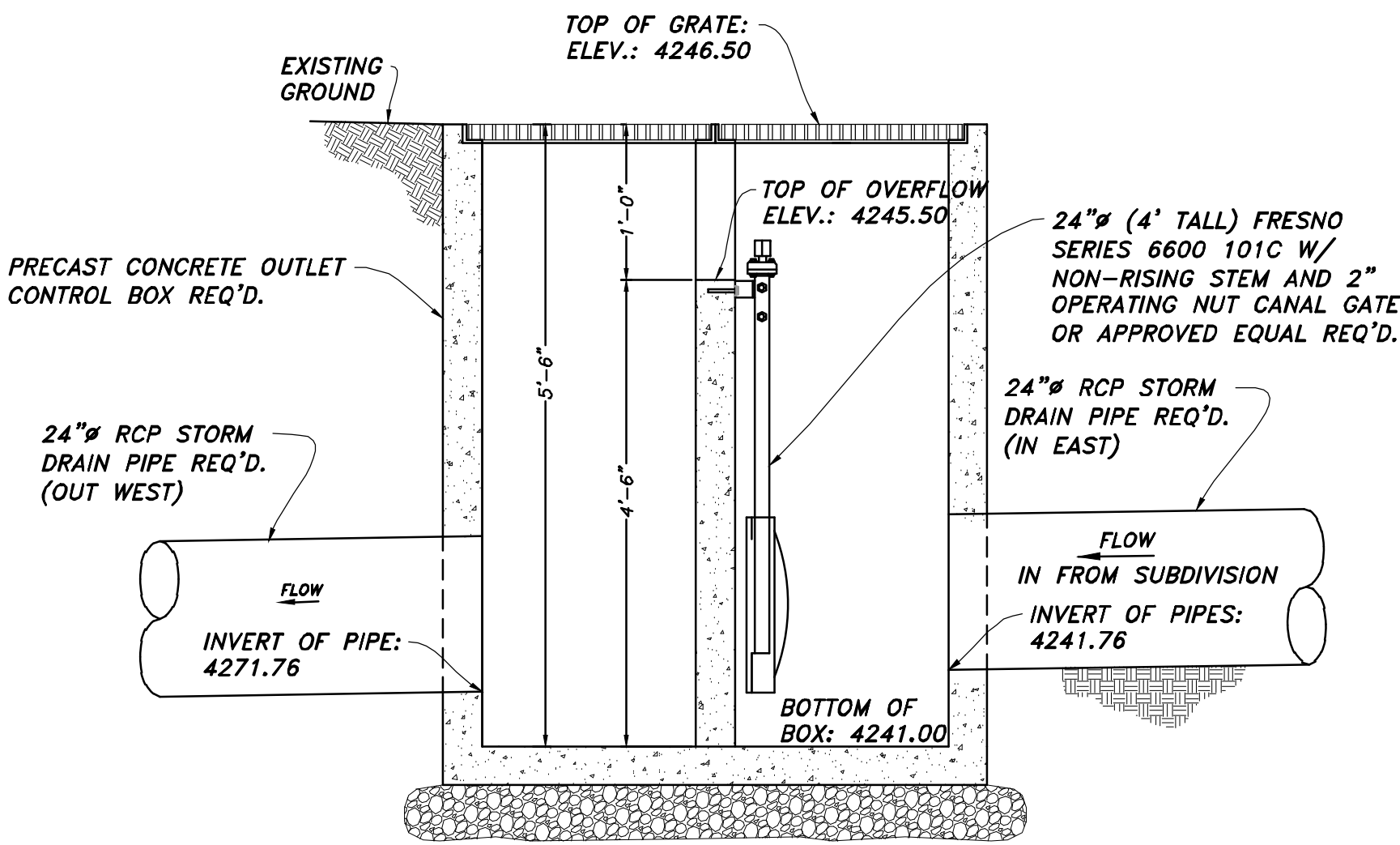


CONCRETE TO BE 4000 PSI 28 DAY STRENGTH
4" MAX. SLUMP; AIR 6% ± 1 1/2%
SECTION A-A

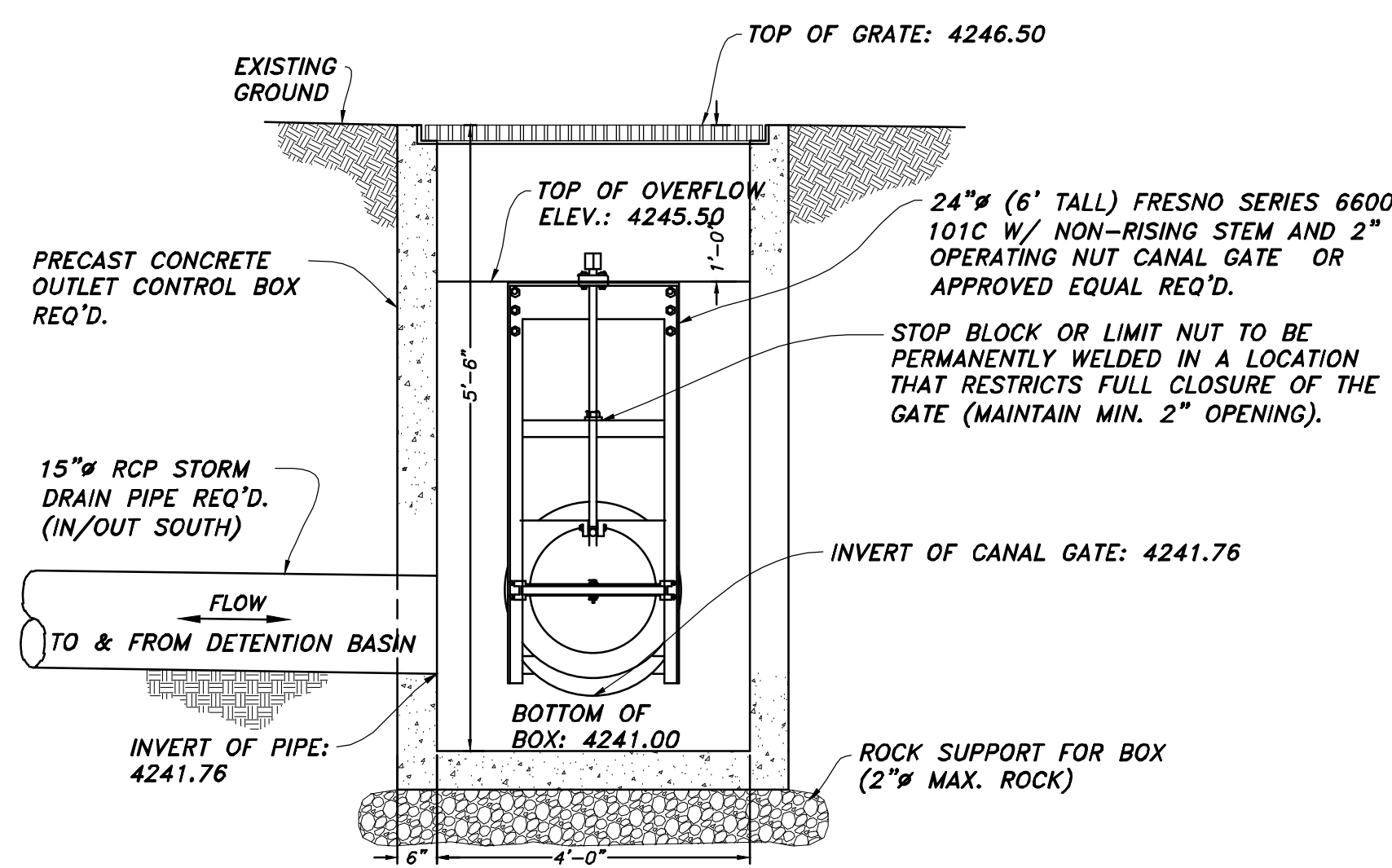
6" CURB SPILLWAY SECTION
NOT TO SCALE



PLAN VIEW



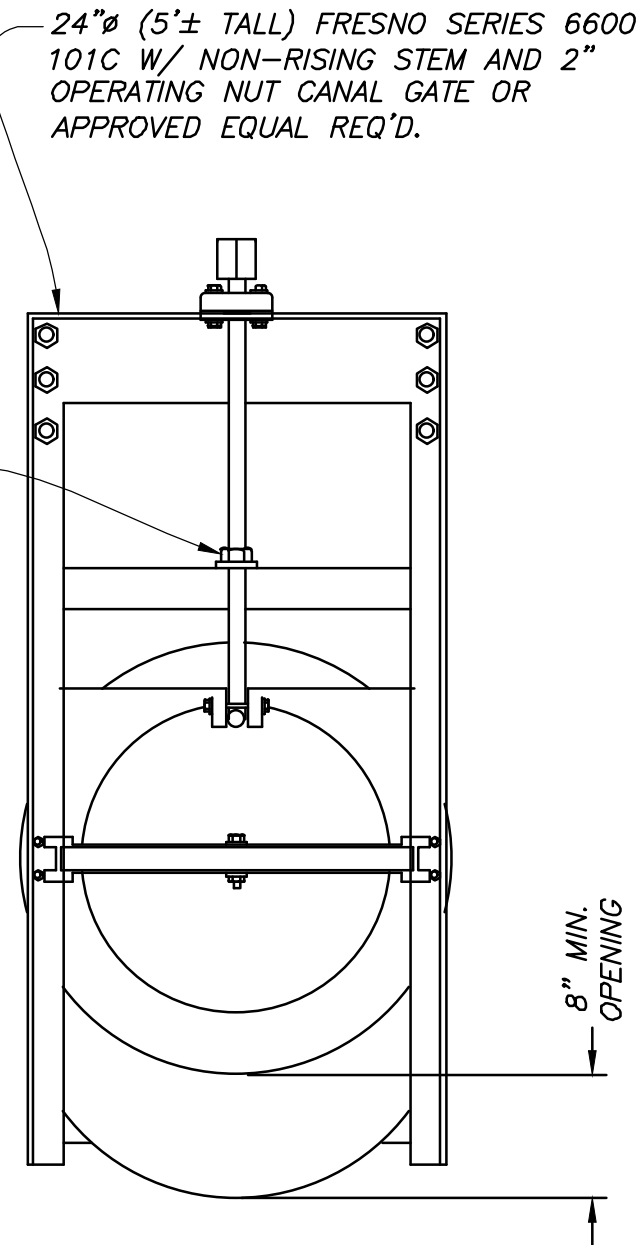
SECTION A-A



SECTION B-B

IRRIGATION CONTROL BOX DETAIL
NOT TO SCALE

STOP BLOCK OR LIMIT NUT TO BE PERMANENTLY WELDED IN A LOCATION THAT RESTRICTS FULL CLOSURE OF THE GATE (MAINTAIN MIN. 8" OPENING).



CLOSURE RESTRICTION DETAIL
NOT TO SCALE

NOTES:

1. ALL PIPE CONNECTIONS TO BOX TO BE WATER TIGHT.
2. ALL CATCH BASINS TO HAVE A MIN. OF 12" FROM FL. TO BOTTOM OF BOX.

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Drawn By: MEL Date: 01/24/22
Designed By:
Checked By:
Approved By:
Scale: 1" = 60'
Drawing File: 20-125 V19.DWG
JOB NUMBER: 20-125

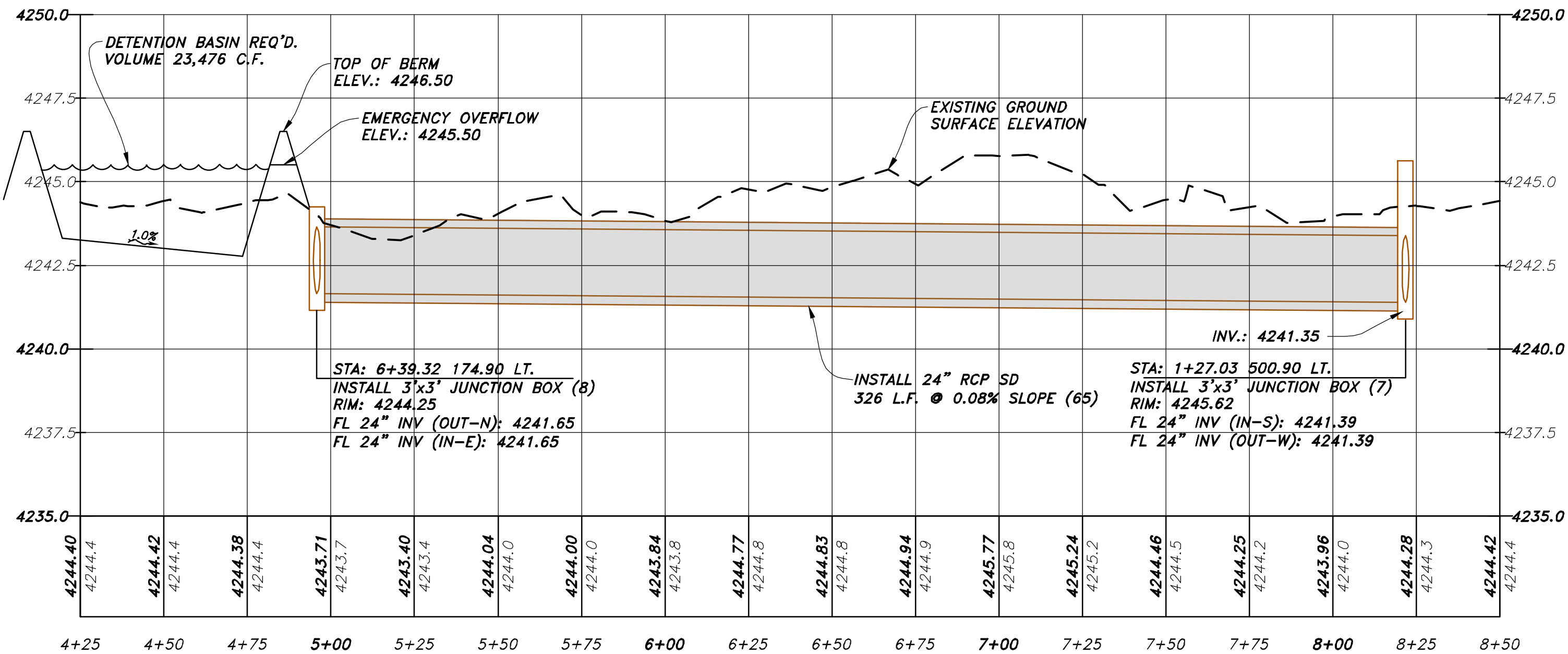
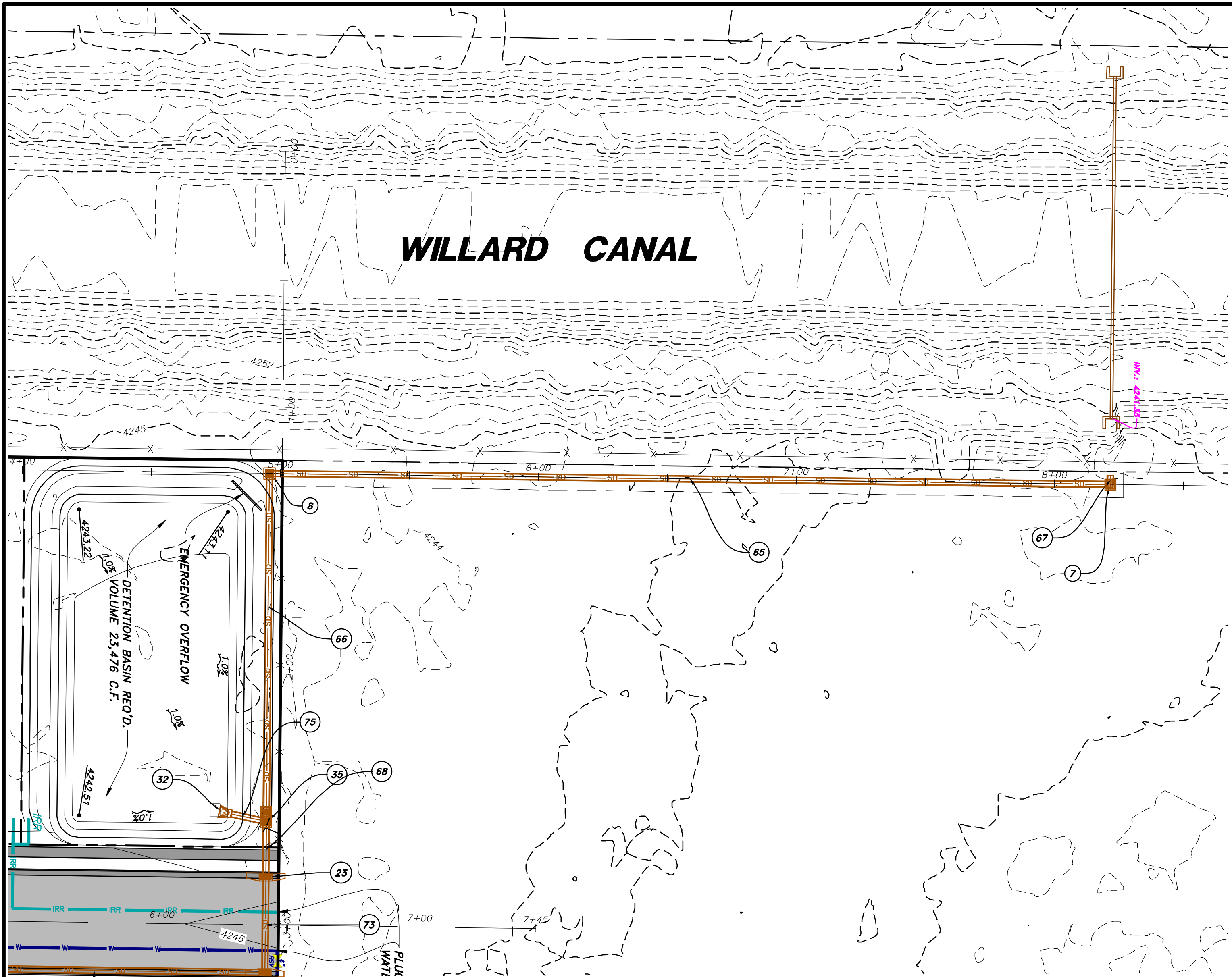
DETAILS FOR
PARKSIDE ESTATES SUBD.
2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.

Sheet

17

of

19
Sheets



Engineer's Notice To Contractors

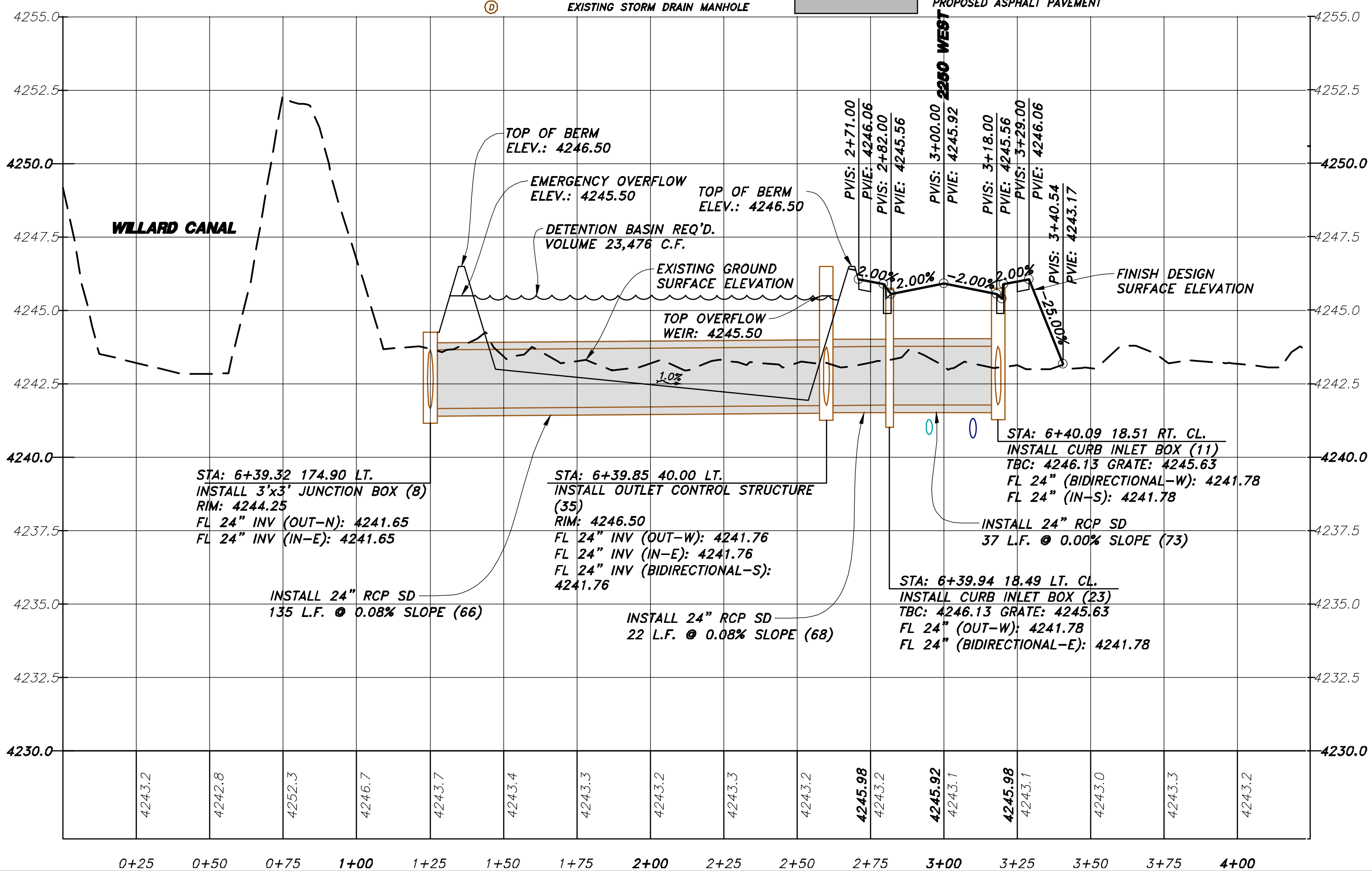
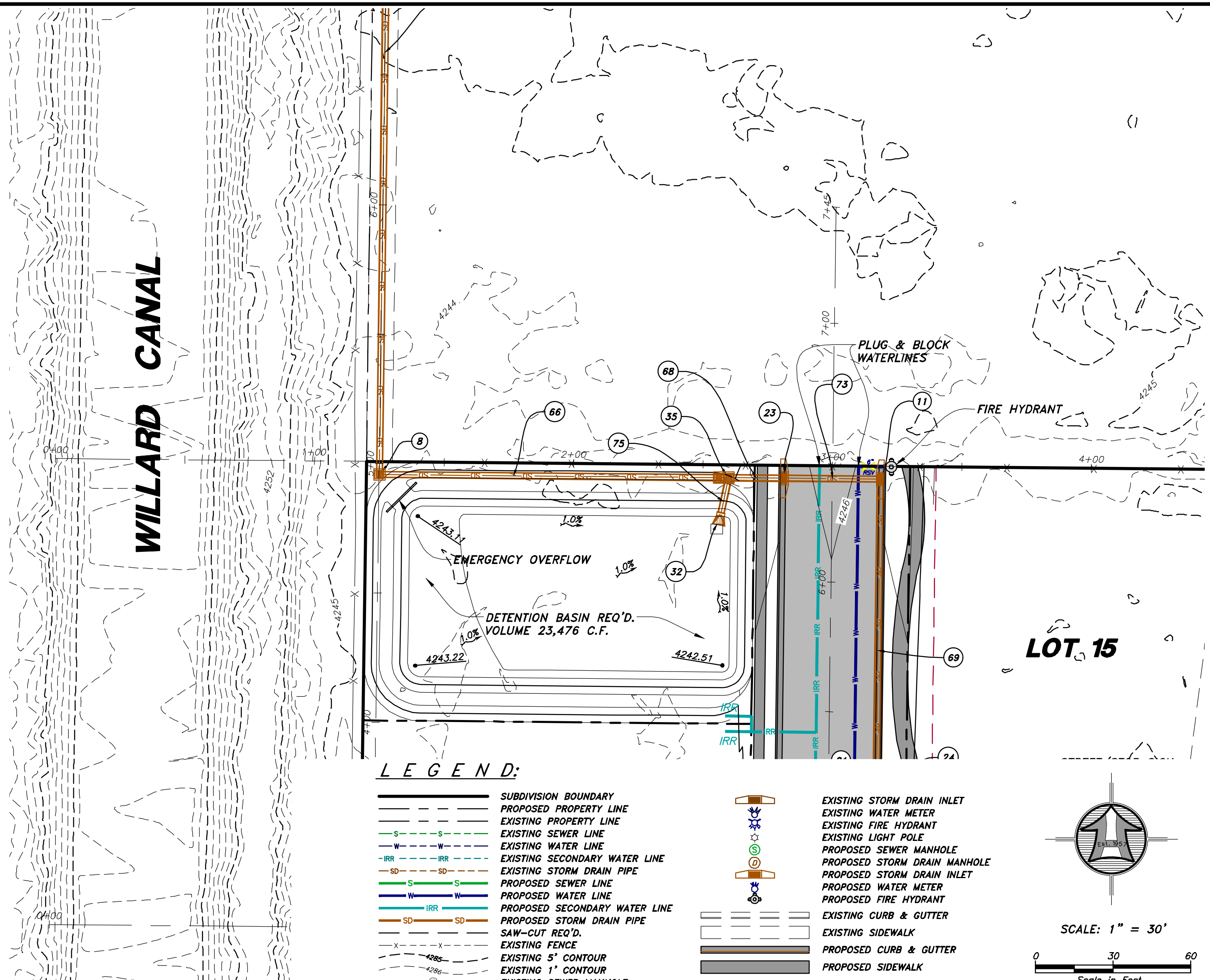
The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig

1-800-662-4111 UNDERGROUND SERVICE



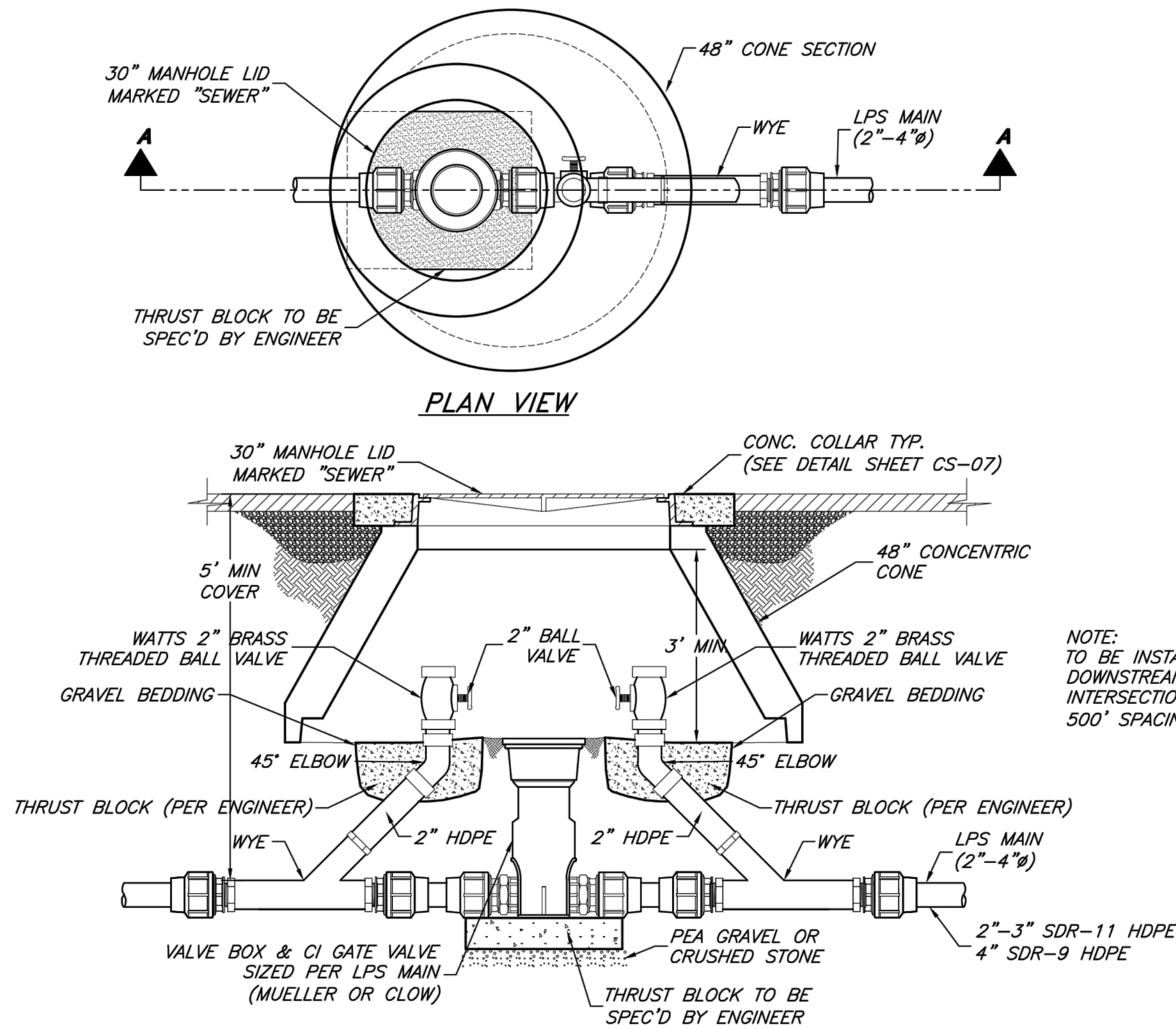
Hansen & Associates, Inc. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hailes.net Logan Ogden (435) 752-4272 (435) 752-4272 Celebrating over 60 Years of Business		No.		Date	By	Revision
2.	01/24/22	MEJ	Revised Per Redlines from the City Engineer.			
1.	07/19/22	MEJ	Revised Pressure Sewer per E-One Review.			

Drawn By: MEJ Date: 01/24/22
Designed By: _____
Checked By: _____
Approved By: _____
Scale: 1" = 20'
Drawing File: 20-125 V19.DWG
JOB NUMBER: 20-125

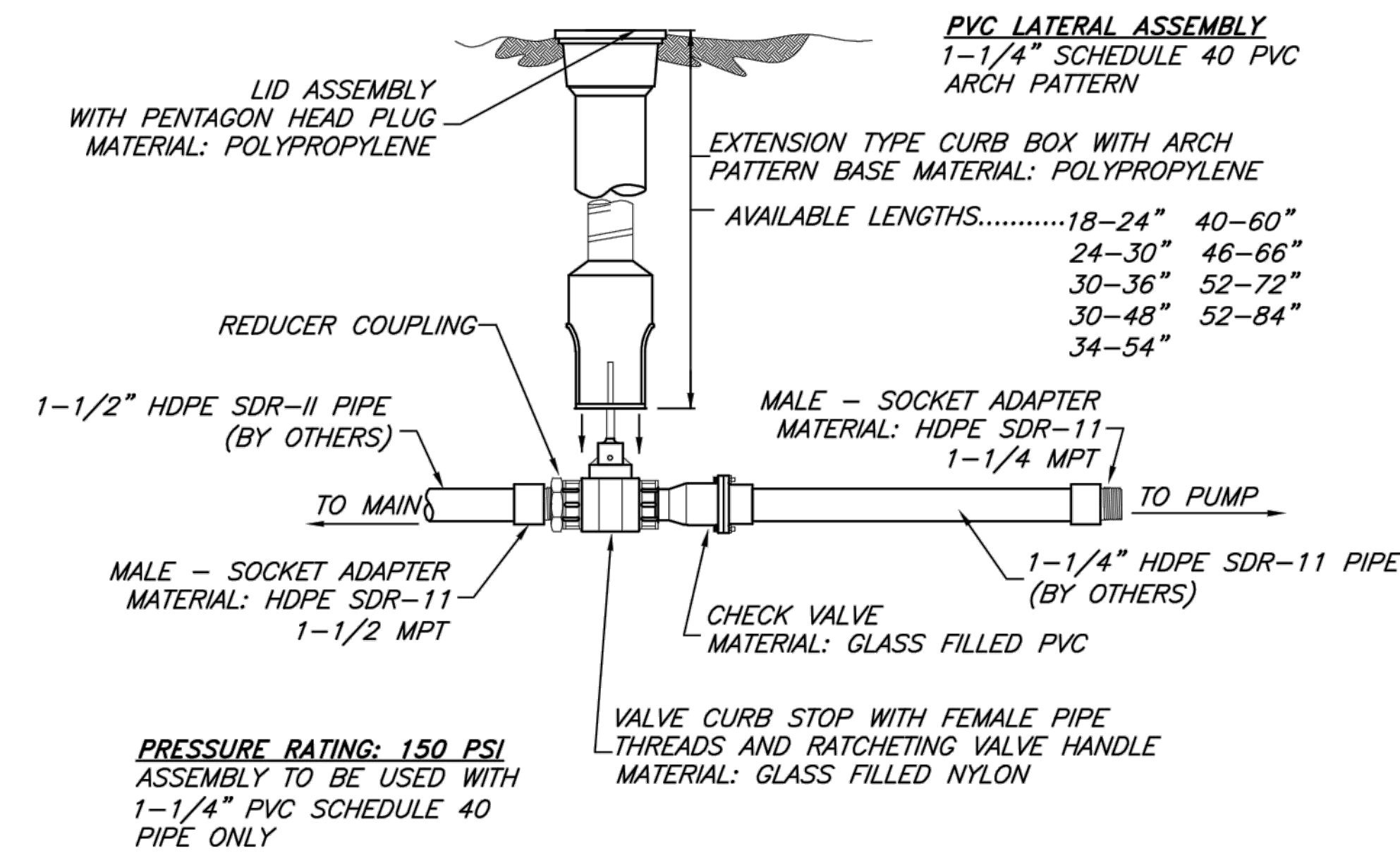
STORM DRAIN OUTFALL PLAN & PROFILE FOR
PARKSIDE ESTATES SUBD.
2000 NORTH 2000 WEST
FARR NORTH CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.&M.

Sheet
17A
of
19
Sheets

DETAILS



VALVE AND CLEAN OUT COMBINATION SECTION A-A

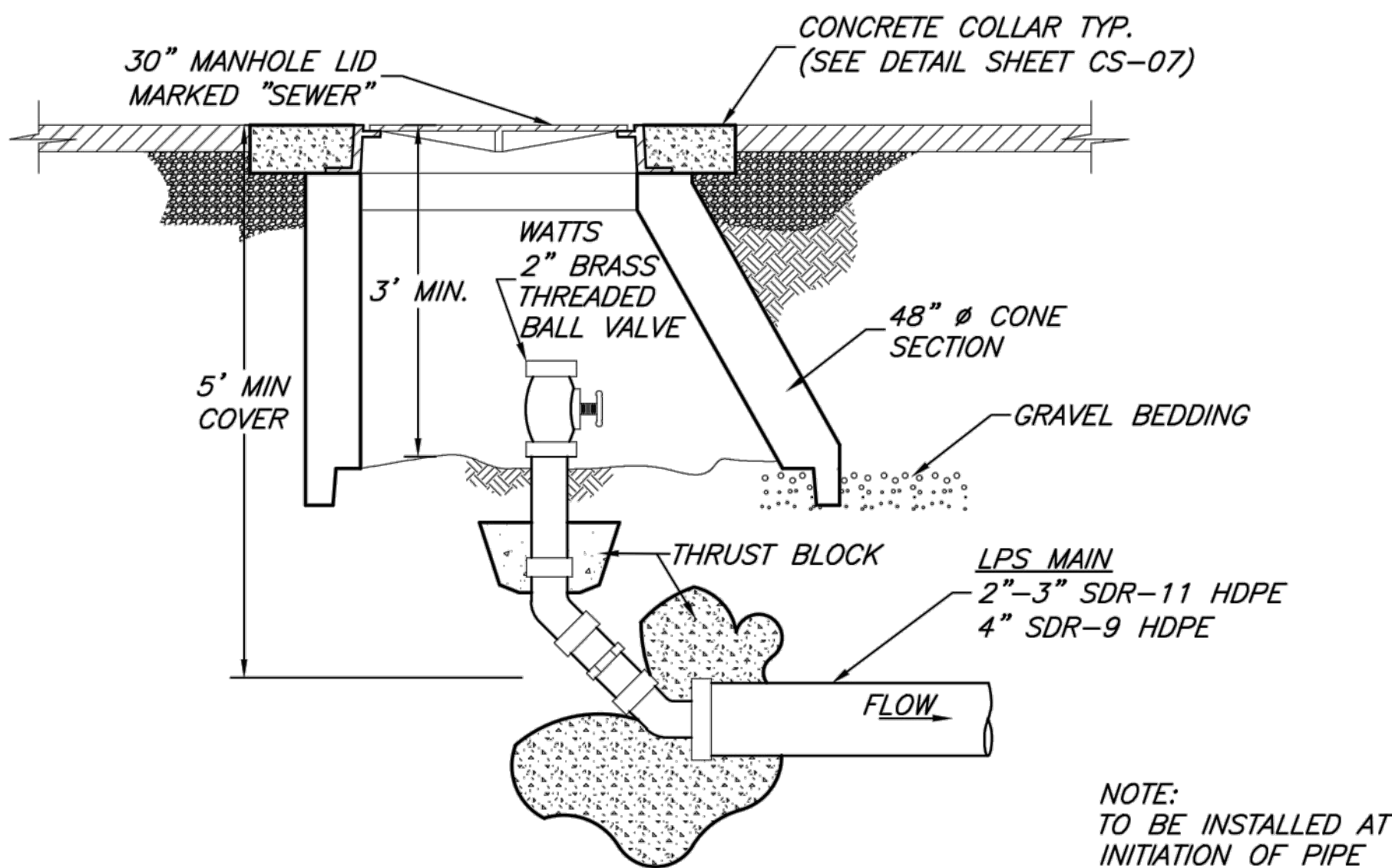


ENLARGED PRESSURE SEWER LATERAL STUB DETAIL

PRESSURE SEWER NOTES:

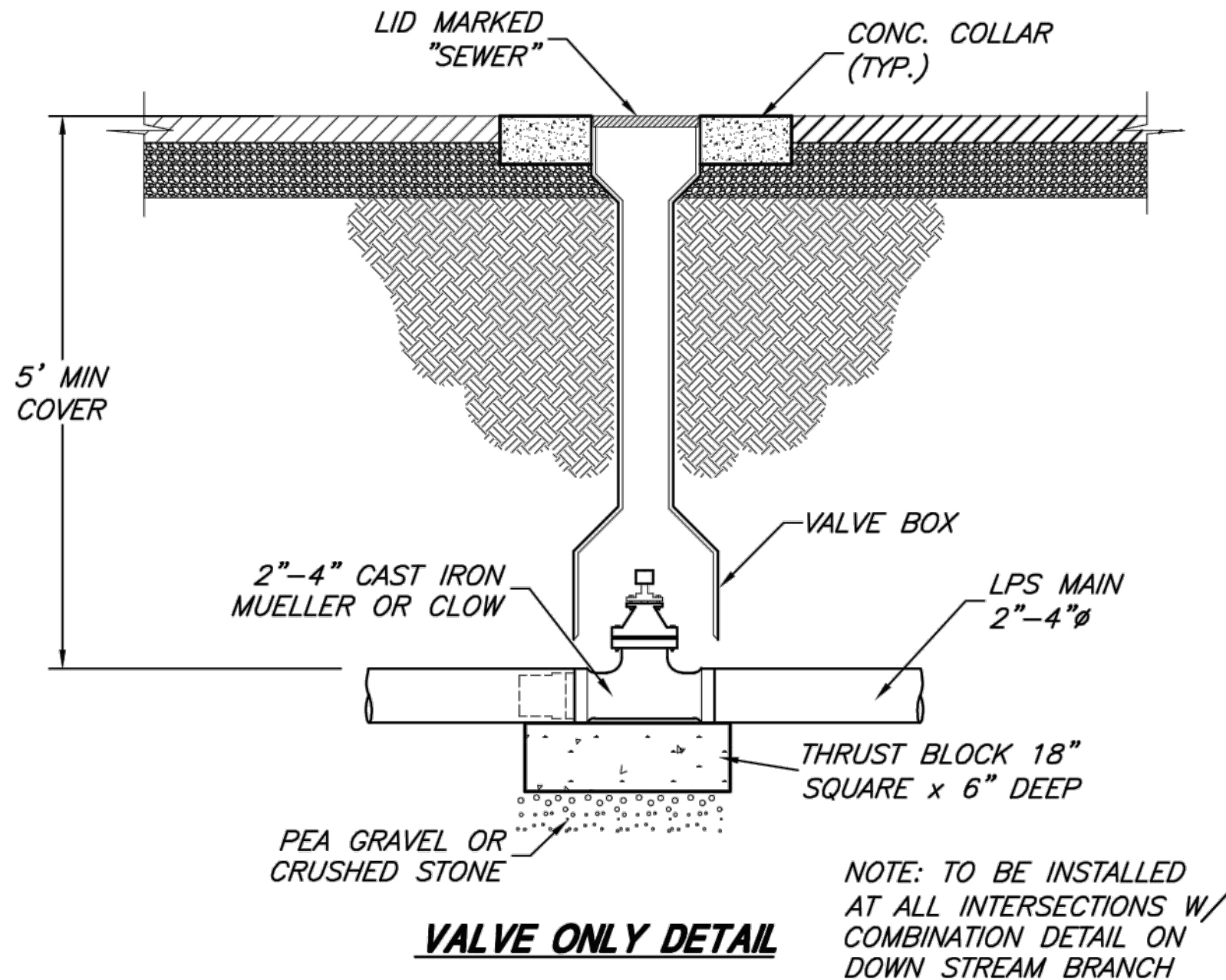
1. PRESSURE SEWER SYSTEMS MAY ONLY BE USED WHEN ALL EFFORTS FOR GRAVITY SEWER HAVE BEEN EXHAUSTED AS DETERMINED BY THE CITY ENGINEER AND CITY COUNCIL.
2. ALL BENDS AND FITTINGS SHALL BE HDPE.

NOTE:
TO BE INSTALLED AT THE
DOWNSTREAM BRANCH OF
INTERSECTIONS AND AT
500' SPACING

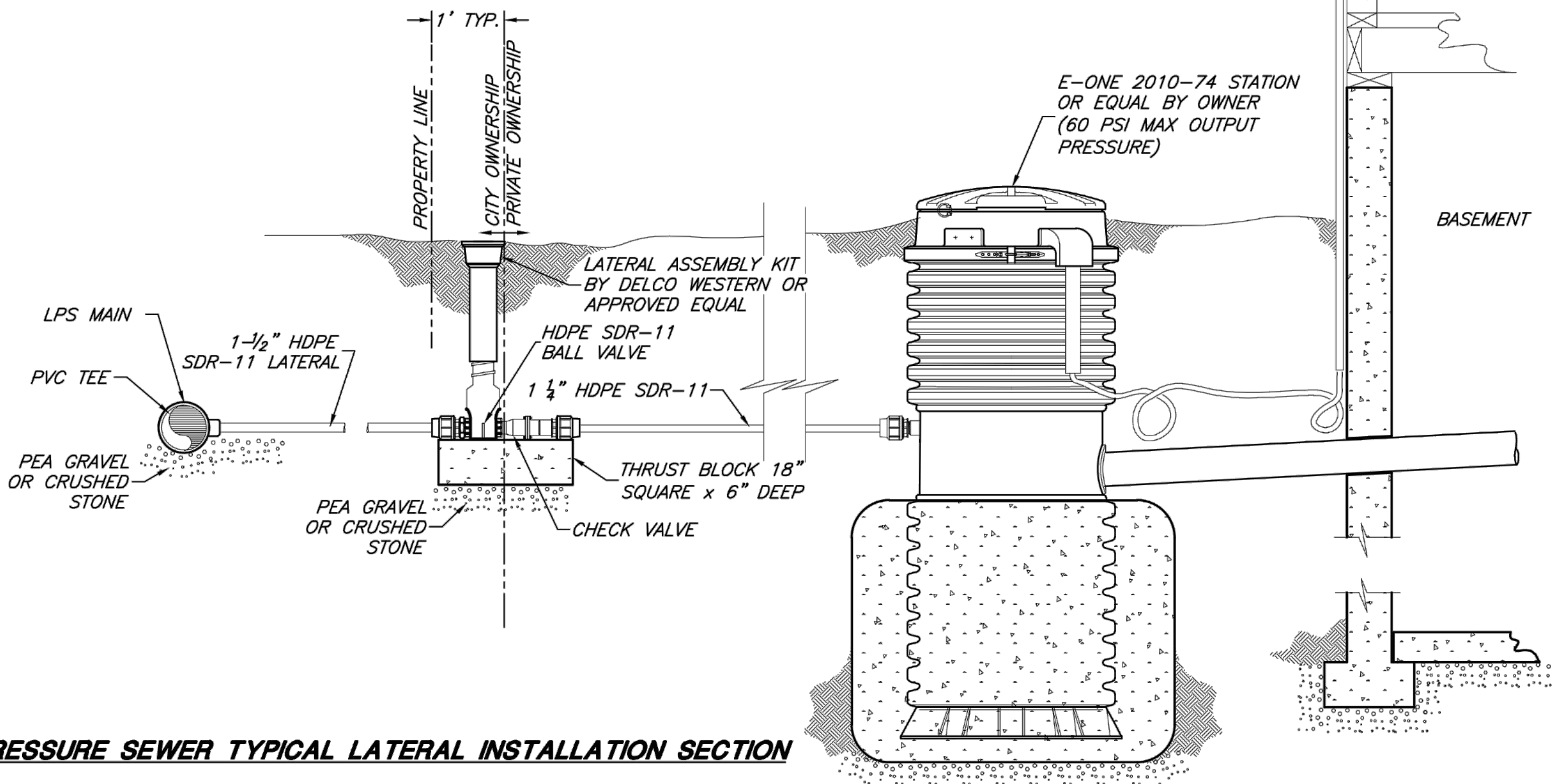


CLEAN OUT DETAIL

NOTE:
TO BE INSTALLED AT
INITIATION OF PIPE



VALVE ONLY DETAIL



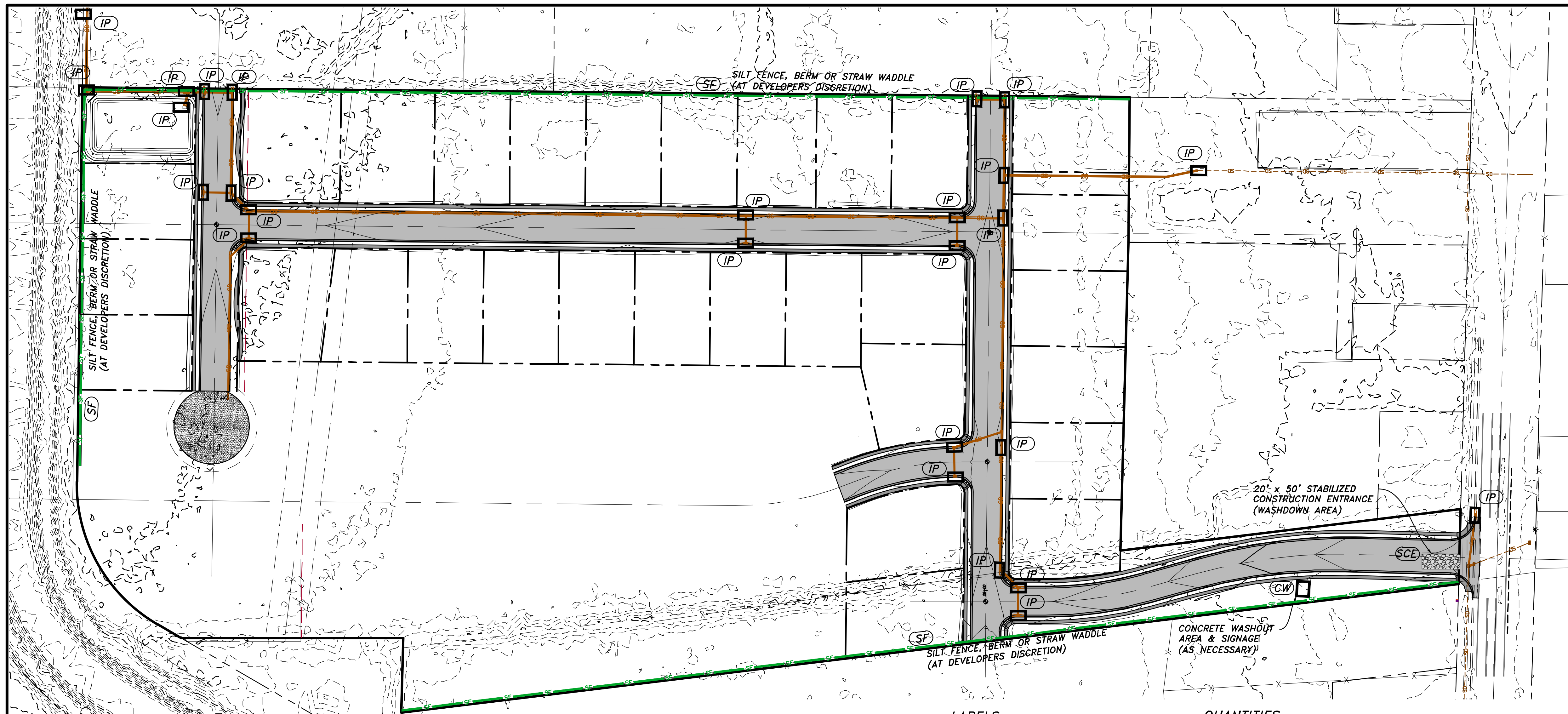
PRESSURE SEWER TYPICAL LATERAL INSTALLATION SECTION

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Designed By:
Checked By:
Approved By:
Scale: NOT TO SCALE
Drawing File: 20-125 V19.DWG
JOB NUMBER: 20-125

DETAILS FOR
PARKSIDE ESTATES SUBD.
2000 NORTH 2000 WEST
FARR WEST CITY
A Part of the Southeast Quarter of Section 35
Township 7 North, Range 2 West, S.L.B.M.



LEGEND

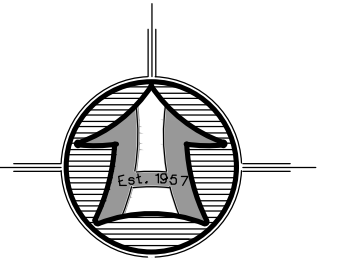
- SF — SF — PROPERTY BOUNDARY LINE
- SF — SF — SILT FENCE, BERM OR STRAW WADDLE (AT DEVELOPERS DISCRETION)
- TRACKING PAD
- CONCRETE WASHOUT AREA & SIGNAGE

LABELS

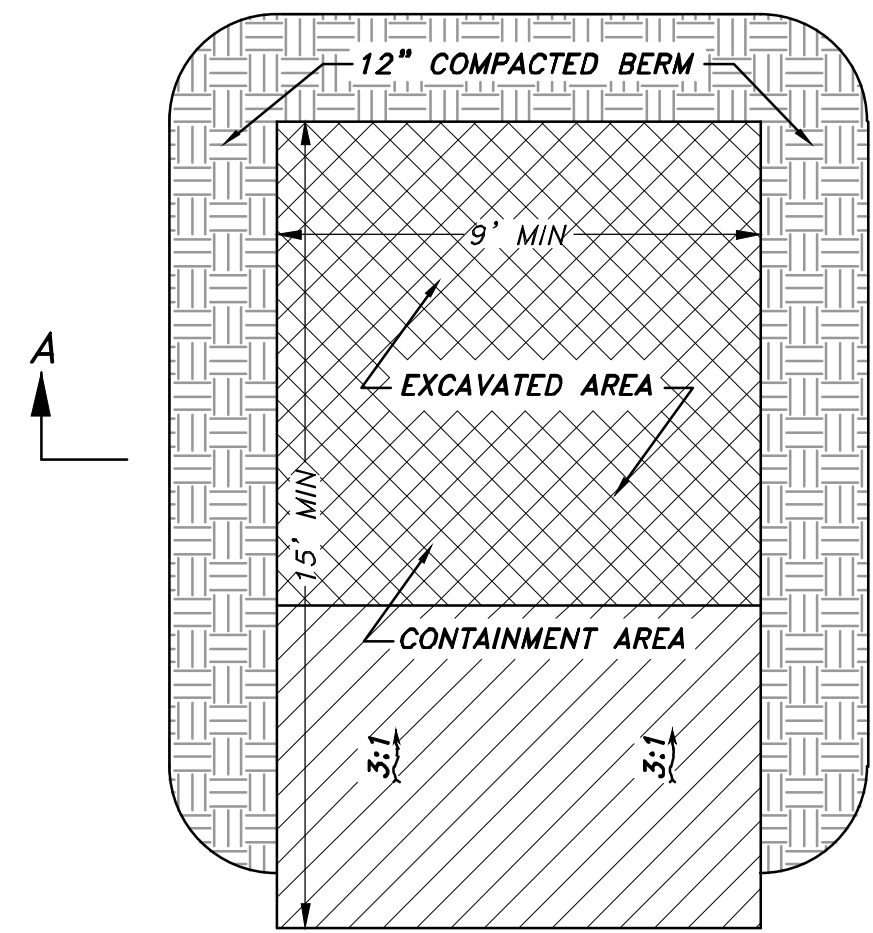
- (SF) — SILT FENCE, BERM OR STRAW WADDLE (AT DEVELOPERS DISCRETION)
- (SCE) — STABILIZATION CONSTRUCTION ENTRANCE
- (IP) — INLET PROTECTION
- (CW) — CONCRETE WASHOUT

QUANTITIES

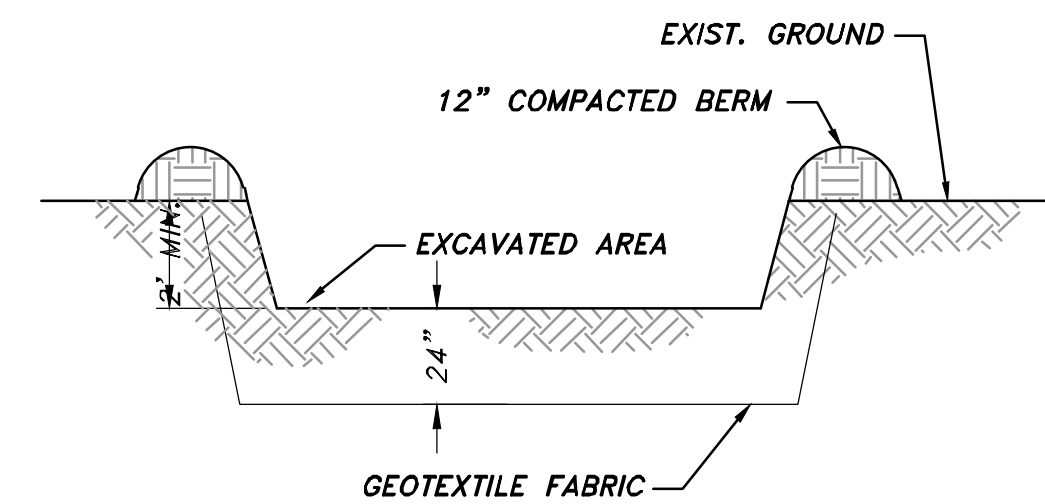
- SILT FENCE, BERM OR STRAW WADDLE (AT DEVELOPERS DISCRETION) — 5714 LF
- STABILIZED CONSTRUCTION ENTRANCE — 1
- INLET PROTECTION — 26
- CONCRETE WASHOUT — 1



SCALE: 1" = 80'
Scale in Feet

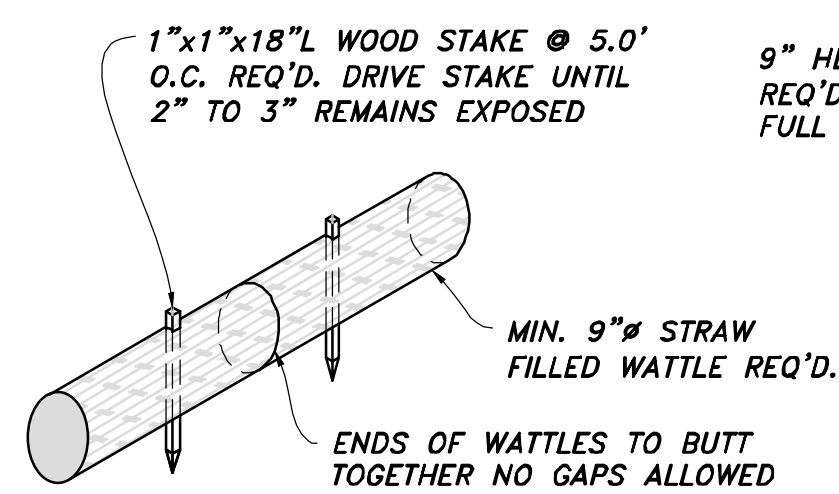


PLAN VIEW



CROSS SECTION A-A

CONCRETE WASHOUT AREA
NOT TO SCALE



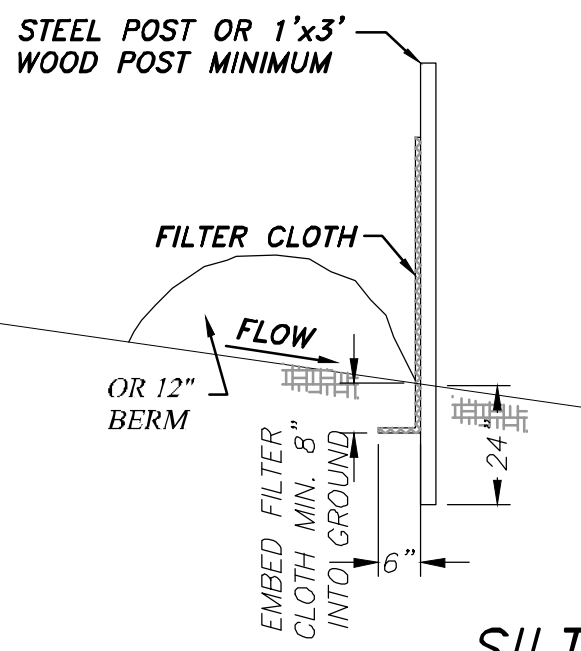
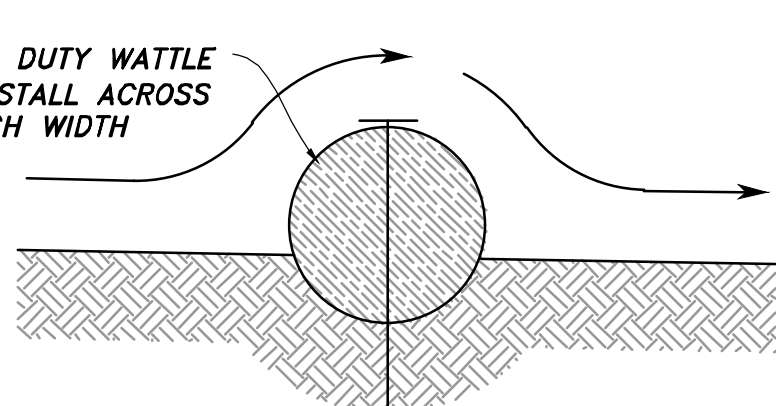
TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE

CONCRETE WASHOUT AREA NOTES:

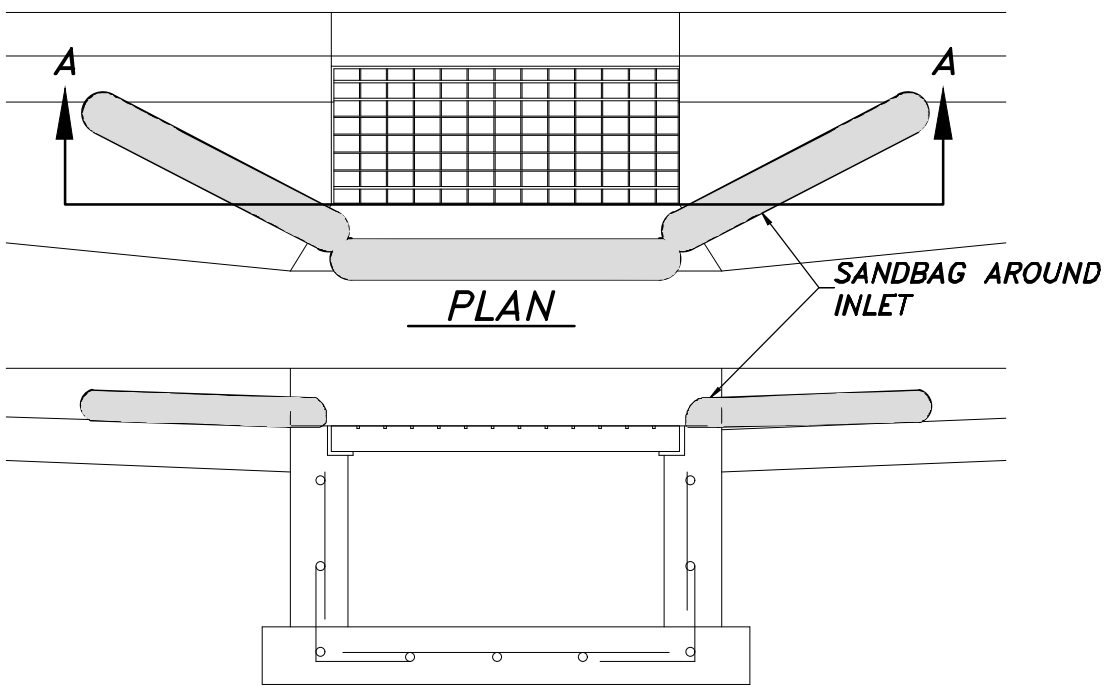
INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.

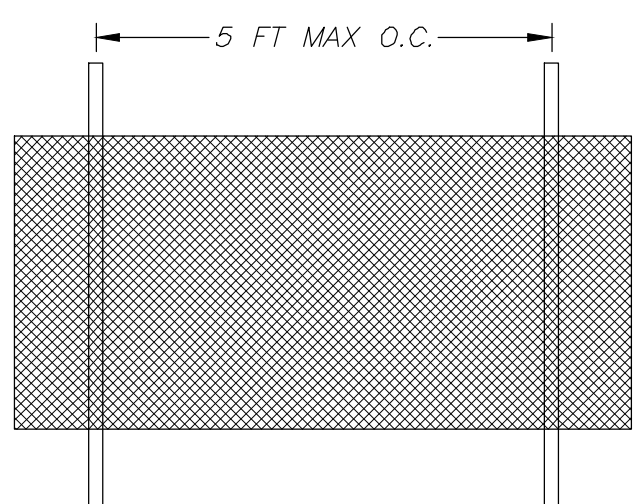


SILT FENCE DETAIL
NOT TO SCALE

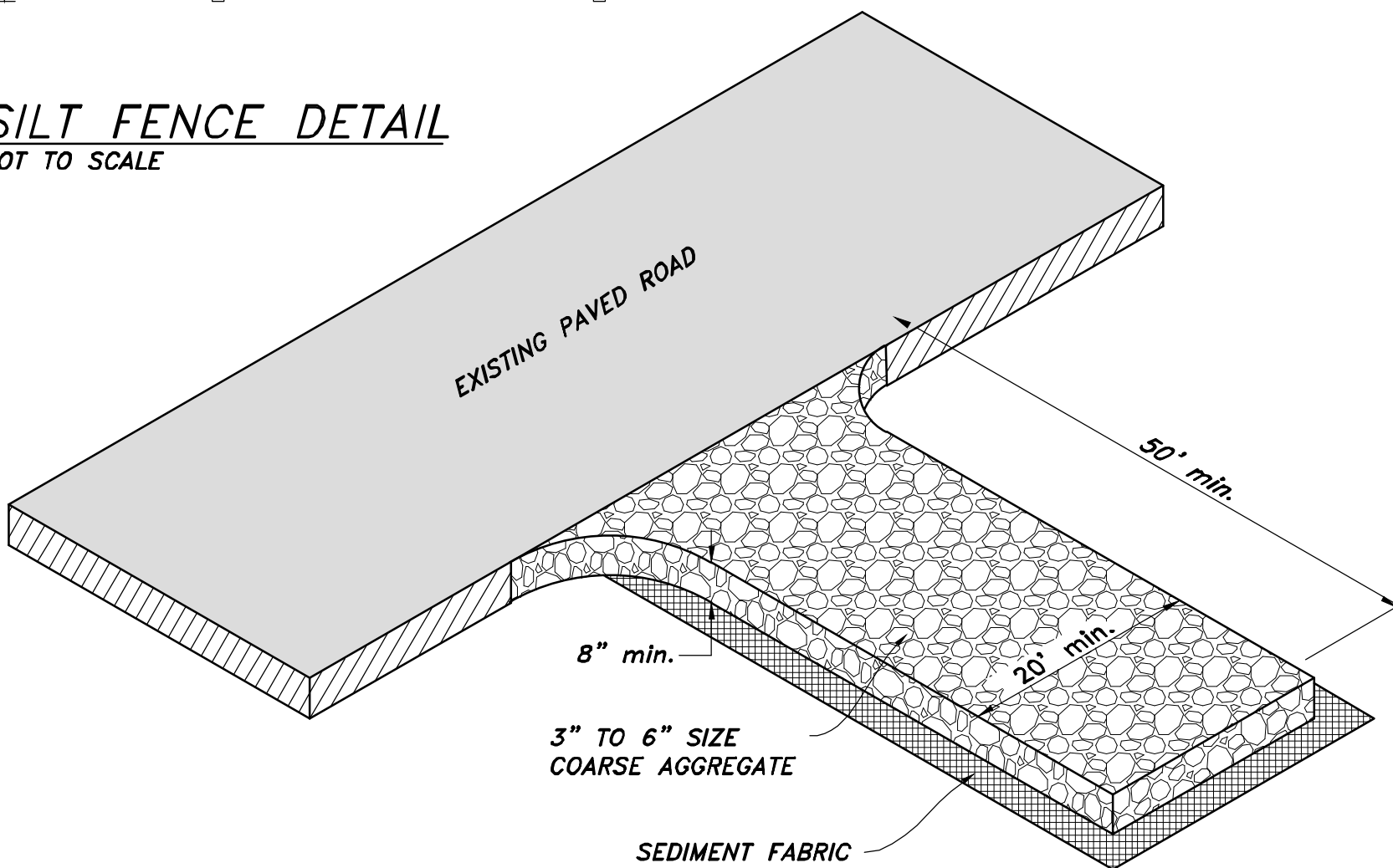


SECTION A

CURB INLET PROTECTION DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



LOCATION:

LOCATION: FARR WEST, WEBER COUNTY, UTAH
SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, SLB&M
LATITUDE: 41°17'38" N LONGITUDE: 112°01'54" W
APPROXIMATE ELEVATION: 4248'

PROJECT DATA:

TAX ID #'S: 19-040-0088,
19-040-0089, 19-040-0061,
19-040-0035, 19-040-0036

PROJECT ACREAGE: 17.11 ACRES

PARKSIDE ESTATES SUBD. PHASE 1
2000 NORTH 2100 WEST
FARR WEST, UTAH

SWPPP PLAN

DISTURBED AREAS:

SUBDIVISION PROJECT AREA:	745,237 SQ. FT. 17.11 ACRES
AREA OF DISTURBANCE:	679,698 SQ. FT. 15.60 ACRES
IMPERVIOUS AREA: (ROADS & SIDEWALKS ONLY)	145,817 SQ. FT. 3.348 ACRES
(ADDING 3,200 SQ. FT. HOMES)	241,817 SQ. FT. 5.551 ACRES
PERMEABLE AREA:	437,881 SQ. FT. 10.052 ACRES
PROJECT WEIGHTED COEFFICIENT:	C = 0.435

OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A THIRTY (30) LOT SUBDIVISION. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ROAD, SIDEWALK, AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS LARGELY SELF CONTAINED WITH THE EXCEPTION OF SOME FLOWS TO BE INTERCEPTED BY THE SILT FENCE/BERM TO BE INSTALLED ALONG THE NORTH AND WEST BOUNDARIES OF THE PROJECT. CONCRETE WASHOUT AREAS ARE TO BE LOCATED NEAR THE ENTRANCES/EXITS AS NECESSARY.

SWPPP PHASING — ORDER OF WORK:

PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.

MAINTENANCE/RECORD-KEEPING:

STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF BRIGHAM CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY BRIGHAM CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS BRIGHAM CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING BRIGHAM CITY APPROVAL.

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

- CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
- COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
- PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

- REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
- SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

- INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
- INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
- REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.

EROSION CONTROL PLAN FOR	
PARKSIDE ESTATES SUBD.	
Drawn By: MBL	Date: 01/19/22
Designed By:	
Checked By:	
Approved By:	
Scale: 1" = 100'	
Drawing File: 20-125 V19.DWG	
JOB NUMBER: 20-125	
A Part of the Southeast Quarter of Section 35 Township 7 North, Range 2 West, SLB&M.	
Sheet 19 of 19 Sheets	
HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 VST, US at www.haiassociates.net Brigham City, Utah 84302 (435) 723-4401 (801) 399-1905 (435) 752-8272 Celebrating over 60 Years of Business	

MEMORANDUM



CONSULTING ENGINEERS

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

FROM: Matt Robertson, P.E.
City Engineer

RE: **PARKSIDE ESTATES SUBDIVISION**
Final Plan Review

Date: January 21, 2022

Our office has completed a review of the final plat and improvement drawings for the Parkside Estates Phase 1 Subdivision located at approximately 1950 North 2000 West. Phase 1 of this development includes the development of 30 single family homes. There are three parcels (A, B, and C) that will be dedicated to Nilson Land Development to own and maintain the landscaping along the entrance road and the access to an existing pasture on a remainder parcel. Previous comments on the plans have been adequately addressed and we recommend final approval with the following comments:

1. Add addresses to the final plat as provided by our office.
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.

The regular meeting of the Farr West City Council was held on January 20, 2022, at 7:00 p.m. at City Hall. Council members were Mayor Ken Phippen, Boyd Ferrin, Josh Blazzard, David Chugg and Janele Leatham. Katie Williams was excused.

Planning Commission members present were Genneva Blanchard, Lyle Earl and Lou Best. Staff present were Lindsay Afuvai, Ryan, Cody Cardon and Nate Carver. Visitors present were: see attached list.

#1 – Call to Order – Mayor Ken Phippen

Mayor Ken Phippen called the meeting to order.

#2- Swearing in of new Council Member

Lindsay Afuvai swore in Janele Leatham as a City Council member.

#3 - Opening Ceremony

a. Pledge of Allegiance

Janele Leatham led in the Pledge of Allegiance.

b. Prayer

Josh Blazzard offered a prayer.

#4 – Comments/Reports

a. Public Comments

**Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue not on the agenda.*

Mike Beal congratulated the new members of the City Council.

b. Report from Planning Commission

Genneva Blanchard reported the Planning Commission held public hearings and made recommendations to approve conditional use permits for accessory buildings for Troy Galloway and Douglas Ross. The Commission then recommended amending the general plan to include approval of the Papageorge re-zone to the M-1 zone, tabled final approval of the Happy Days Phase 3 subdivision, and then recommended reappointment of Lou Best, Genneva Blanchard and Brandon Whitesides to the Planning Commission. The Commission also recommended reappointment of Ted Black and Genneva Blanchard as the chair and vice chair. The Commission ended their meeting by approving the minutes and reporting on assignments.

#5 – Business Items

- a. Approval of the reappointment of Lou Best, Genneva Blanchard and Brandon Whitesides to the Planning Commission

BOYD FERRIN MOTIONED TO APPROVE THE REAPPOINTMENT OF LOU BEST, GENNEVA BLANCHARD AND BRANDON WHITESIDES TO THE PLANNING COMMISSION. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of appointment of Planning Commission Chair and Vice Chair

JOSH BLAZZARD MOTIONED TO REAPPOINT TED BLACK AS THE PLANNING COMMISSION CHAIRMAN AND GENNEVA BLANCHARD AS THE VICE CHAIR. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Presentation and acceptance of the 2020-2021 Fiscal Year Audit Report – Ryan Child

Cami Moss presented the 2020-2021 Audit, commenting there were no difficulties encountered with staff in performing the audit and that their findings were that the financial statements were presented fairly in all material respects, which is the best possible finding for an audit.

BOYD FERRIN MOTIONED TO ACCEPT THE 2020-2021 FISCAL YEAR AUDIT REPORT AS PRESENTED. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

- d. Public hearing to consider the request to vacate the public utility easement for Jared and Tawni Hadley located at 2631 West 2075 North

JOSH BLAZZARD MOTIONED TO OPEN A PUBLIC HEARING TO CONSIDER THE REQUEST TO VACATE THE PUBLIC UTILITY EASEMENT FOR JARED AND TAWNI HADLEY LOCATED AT 2631 WEST

2075 NORTH. DAVID CHUGG SECONDED THE MOTION, ALL VOTING AYE.

Jared Hadley stated he was unaware there was an easement, so he is trying to vacate it in order to put a shed in that location.

- e. Close public hearing and proceed with the regular meeting

DAVID CHUGG MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.

- f. Approval of Ordinance No. 2021-01, vacating the public utility easement for Jared & Tawni Hadley located at 2631 West 2075 North

DAVID CHUGG MOTIONED TO APPROVE ORDINANCE NO. 2021-01, VACATING THE PUBLIC UTILITY EASEMENT FOR JARED & TAWNI HADLEY LOCATED AT 2631 WEST 2075 NORTH. BOYD FERRIN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- g. Approval of a conditional use permit for Troy Galloway for an accessory building over 2,000 square feet located at 2821 West 3375 North

Troy Galloway stated he is looking to put an accessory building on his property to keep his equipment in and out of the weather.

DAVID CHUGG MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR TROY GALLOWAY FOR AN ACCESSORY BUILDING OER 2,000 SQUARE FEET LOCATED AT 2821 WEST 3375 NORTH. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- h. Approval of a conditional use permit for Douglas C. Ross for a 2,120 square foot accessory building located at 1267 West Harrisville Rd

Douglas Ross stated he is looking to put an engineered building in on his property to use for storage.

JANELE LEATHAM MOTIONED TO APPROVE A CONDITIONAL USE PERMIT FOR DOUGLAS C. ROSS FOR A 2,120 SQUARE FOOT ACCESSORY BUILDING LOCATED AT 1267 WEST HARISVILLE RD. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- i. Approval of 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

Genneva Blanchard stated the Planning Commission came up with a list of conditions that would be put into a modified M-1 ordinance soon that would also be applied to this application. Josh Blazzard stated his only concern was in regard to lighting, stating it thought it could be better defined.

BOYD FERRIN MOTIONED TO APPROVE 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. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

- j. Approval of 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 stated he has spent the last several months working on this property trying to find the best possible use of this property, commenting most of the adjoining properties are zoned M-1. Mr. Watson commented he felt this was the best solution for the Papageorge family and the residents of Farr West Drive. He then stated he has verbal approval for an easement for a road from 2350 North. David Chugg asked if the city is following the proper procedures with the conditions being set prior to the M-1 ordinance being amended. Ryan Shaw stated typically the ordinance would be amended prior to the re-zone. Boyd Ferrin asked if the conditions sent from the Planning Commission could be included in the motion of the approval of the re-zone. Lou Best stated the applicant's timeline was taken into consideration, which is why the specific list was given and made clear to them that they would be expected to comply with it when the site plan is applied for. Lou then stated the conditions were

all intentional to meet the concerns from the public hearing. John Watson stated he is under time restrictions for contracts and that he is aware of conditions and is willing to comply with them all. Ryan Shaw stated that normally conditions would not be put on re-zones. Ryan then stated they could create a development agreement to include the conditions as well.

The list of conditions recommended by the planning commission included that the setbacks adjacent to any residential zone shall be equal to or greater than the highest point of the building with a minimum setback of 20 feet; outside storage is not allowed between any structure in the M-1 zone and any adjacent residential zone; outside lighting at or near the property line between the M-1 zone and any residential zone shall be shielded and directed away from the residential zone, lighting at the adjacent residential zone shall comply with measurable levels set by the city, interior or reflective light from any structure in the M-1 zone shall not adversely impact the adjacent residential zone; noise shall not exceed 55db at the property line between a M-1 zone and any residential zone between the hours of 9:00 pm and 6:00 am; and a minimum 8 feet tall solid visual barrier is required between the M-1 zone and any residential zone.

BOYD FERRIN MOTIONED TO APPROVE 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 WITH THE CONDITIONS THAT HAVE BEEN PROVIDED BY THE PLANNING COMMISSION AND ACCEPTED BY JOHN WATSON AND WILL BE ENFORCED BY A DEVELOPMENT AGREEMENT OR OTHER MEANS. JOSH BLAZZARD SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVE CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

k. Discussion/Action – Mayor Compensation, ordinance 2.24.010

Ken Phippen stated he looked at the code and had questions on what the compensation of the mayor included. Cody Cardon stated he has done research on what different cities in the County make and provided the Council with that list. Cody stated that any changes from the ordinance would need to be made by ordinance and public hearing. David Chugg asked if there was a need for the vehicle. Ken Phippen stated he has had discussions with the Public Works department, and they felt it be beneficial to have an official vehicle for him to respond to city business needs. Ken commented the city does have a truck available if that is the direction the

city wants to go. There was further discussion regarding the need of the vehicle, and it was recommended that the mayor compensation stay the way it has been, with \$1,000 per month plus \$200 for fuel allowance and a city paid cell phone.

DAVID CHUGG MOTIONED TO COMPENSATE THE MAYOR WITH \$1,000 PER MONTH PLUS \$200 PER MONTH FOR FUEL ALLOWANCE AND PAY FOR HIS CELL PHONE ON THE CITY PLAN. JANELE LEATHAM SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

1. Approval of purchase of two new trucks on the Buy Back program through Young Chevrolet for the Public Works Department and liquidation of 2017 one-ton Chevrolet – Nate Carver

Nate Carver stated they are looking to purchase two new trucks on the buy back program and liquidate now two of the existing trucks. Nate stated it is their intent to include two more trucks in the new budget into the buy back program which would put us with six trucks in the program. David Chugg voiced concerns with unnecessary additions and packages to the trucks. Nate stated that with the buy back program, you cannot pick the packages. They are typically nicer trucks because they carry value for the program.

BOYD FERRIN MOTIONED TO APPROVE THE PURCHASE OF TWO NEW TRUCKS ON THE BUY BACK PROGRAM THROUGH YOUNG CHEVROLET FOR THE PUBLIC WORKS DEPARTMENT AND LIQUIDATION OF THE 2017 ONE-TON CHEVROLET AND 2018 FORD F-150. DAVID CHUGG SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN WITH DAVID CHUGG, JOSH BLAZZARD, BOYD FERRIN AND JANELE LEATHAM VOTING AYE. MOTION PASSES UNANIMOUSLY.

#6 – Consent Items

- a. Approval of minutes dated January 6, 2022

DAVID CHUGG MOTIONED TO APPROVE THE MINUTES DATED JANUARY 6, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- b. Approval of bills dated January 19, 2022

BOYD FERRIN MOTIONED TO APPROVE THE BILLS DATED JANUARY 19, 2022. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- c. Review of administratively approved business licenses

There were no concerns with the approved business licenses.

- d. Discussion/Action – PEHP refund distribution

Ken Phippen stated there was a refund given on the health insurance benefits and asked the council how they felt on how the money should be dispersed. Boyd Ferrin stated that if the employees were paying their own premiums, he would not have an issue giving that back but because the city covers the premium, he did not feel it was necessary to give back to the employees. David Chugg stated he did not want the employees to not utilize their benefits in hopes to get a refund. Ryan Shaw stated he did not feel there was a mechanism to give that back to the employees. Cody Cardon stated that he felt where the city covers the premiums, it should go back to the city.

DAVID CHUGG MOTIONED TO PUT THE PEHP REFUND DISTRIBUTION REFUND BACK INTO THE CITY BUDGET. JANELLE LEATHAM SECONDED THE MOTION, ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

- e. Discussion/Action – Christmas lighting at City Hall

Ken Phippen stated the concern on the cost of the Christmas lighting was brought to his attention, stating the city is paying approximately \$10,000 per year just on the lifts for the lights. Ken stated there is also the cost of the maintenance of the lights themselves and the cost of the employees' time for installation. Josh Blazzard commented that there is not the draw here for the lighting like there is in other bigger cities. Nate Carver stated the lights on the large tree are getting old and will need replacing soon, which will cost about \$5,000. Josh Blazzard and Boyd Ferrin stated they would like to see estimates on the cost to replace the existing lights and on installation of permanent lighting on the buildings. Ryan Shaw asked if we are discussing it soon enough that we could get public input. David Chugg stated he likes the idea of putting something out to get public input.

#6 – Mayor/Council Follow-upa. Report on Assignments

Josh Blazzard reported he will be attending the Central Weber Sewer board meeting. Josh then commented that we will probably need to have a Freedom Festival kick off meeting in the next month or so to get planning on that.

Boyd Ferrin reported he attended the Weber Fire District board meeting where there are a lot of changes because of elections.

Janele Leatham reported she attended the Planning Commission meeting and the legislative policy committee meeting.

Mayor Ken Phippen reported he, Katie and Janele attended the newly elected official training and that he also attended local official day at the legislature. He then stated he is also attended the legislative policy committee meeting as well as a variety of different meetings he has attended.

#7 – Adjournment

AT 8:38 P.M., JOSH BLAZZARD MOTIONED TO ADJOURN THE MEETING. BOYD FERRIN SECONDED THE MOTION. ALL VOTING AYE. MOTION PASSES UNANIMOUSLY.

Lindsay Afuvai, Recorder

Ken Phippen, Mayor

Date Approved: _____