

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 22, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Assistant City Manager—excused
Paul Fulgham, Public Works Director—excused
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:11 a.m. The meeting was held June 22, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Fulgham and Assistant City Manager Christensen were excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the June 22, 2022 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—May 11, 2022

Motion by Engineer Breinholt to approve the minutes of May 11, 2022. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – absent, Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion to amend and extend Bear River Health Department Subdivision First Amendment “Amending Lot 3” Bret Cummings

Chairman Bench said they know they need to turn in water shares and will have some fees in lieu for sidewalk, curb and gutter. The development agreement would happen prior to the building permit. Manager Warnke went over the development agreement. He said we have reached out to a property owner and provided a drafted agreement on BR Mountain Road. They are having a hard time coming to terms with the cost of development, but we will get there. We are not making quick progress. Engineer Breinholt said the plan was to take it from the other side because of the existing improvements. If we get this strip, we can make everything fit. See if you can get the property from them and there is no need to get it from the other side.

Chairman Bench read through the code and then Manager Warnke reviewed his comments (see attached). He said check to make sure the acknowledgement is the same. There is the dedication of a 70-foot access drainage utility easement across the western portion on lot

6. I think we should keep the PUEs around the parameter the same as the original plat, otherwise we are vacating those and that would require approval by the City Council. Show the original easements and work up the engineer's estimates. I will review it and provide additional comments.

Chairman Bench recommended approval contingent on the development agreement and corrections to the plat. Engineer Breinholt said I recommend we extend the Bear River Health Department subdivision first amendment, amending lot 3 along with the coming development agreement contingent on that and a fee in lie for the sidewalk, as well as the roadway improvement for 2000 West as shown on the Jasim Trucking site plan (lot 5).

Manager Warnke said as I put the development agreement together, I will make it clear that we are approving it based on getting all the plat notes correct and roadway improvements for 2000 West constructed with Jasim Trucking and fee in lieu for the future sidewalk.

Motion by Engineer Breinholt to approve this first amendment based on the development agreement and corrections to the plat. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – absent, Manager Warnke – aye. Motion approved.

b. Walk-ins:

Bret Cummings was a walk-in to discuss Bear River Manor. Mr. Cummings said I went through the comments and updated all those. He reviewed the changes to the dumpsters, which now show three locations. That puts one dumpster closer to everyone. It is, however, eight feet instead of 10 feet from the property line. Manager Warnke asked about the mailbox location and they reviewed the layout. The existing shed would remain. Mr. Cummings said the subdivision plat is being worked on and will go to the Planning Commission.

Manager Warnke reviewed his comments. They would paint the curb on the turnaround red. There is a 15-foot side yard setback for building B. Chairman Bench said there is an application I will email it to you. Get it signed and back to us. Look at the Site Plan chapter, which has the zoning code checklist. Provide a rendering of what the elevations for the accessory buildings will look like.

The Committee then reviewed the required water shares, landscaping, water and sewer. Four ADA parking stalls have been added to the plan. They will have private streetlights and will work with Rocky Mountain Power on those. There will also be fencing around the parameter.

Mr. Cummings said the whole thing has been engineered up to the final. When asked how the asphalt ties in, Mr. Cummings said it is just plain asphalt. Engineer Breinholt said it functions and will taper off. That is a good place to bring the fence down to that curb. They

discussed addressing and recommended numbers over street names. They discussed landscaping plans, too. The Committee clarified that lot 3 is changing to lots 5 and 6. Mr. Cummings said the whole parcel is lot 3. We are dividing it and naming them lot 5 and 6. Lot 4 is next to it and lot 2 is the parcel to the north.

4. Comments/Reports: None.
5. Public comments: No public comments.
6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:44 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this 28th day of September, 2022

Linsey Nessen, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.

MEMORANDUM

To: Steve Bench, Zoning Administrator & Chris Breinholt, City Engineer

From: Shawn Warnke, City Manager

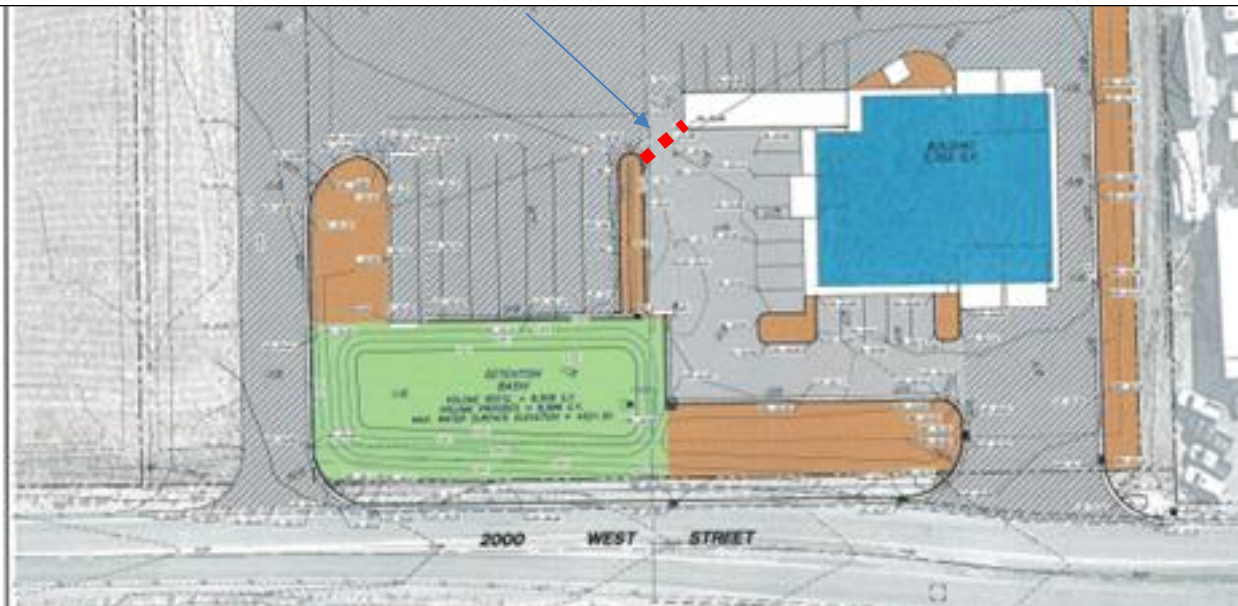
Date: August 10, 2022 ~~May 10, 2022~~

Re: Comments on Jasim Trucking

Site Plan Comments:

Suggested Plan Configuration

~~Suggested creating some additional space between the loading dock and the landscape island so that wayward semi trucks that venture this direction will not run over the landscape island and destroy the improvements. I photo shopped this together, keeping the same number of stalls and just slid shortened up the island on the far north.~~



- ~~Also on the civil plans need to have parking islands at the end of each parking row. See handwritten notes on the landscape plan at the end of the memo~~
- ~~Need to have one ADA stalls depending up total number of stalls~~
- ~~Provide a detail of the new asphalted ingress/egress need to have ADA curb cut crossing accesses ADA dome pad embedded in concrete, Stop sign and stop bars at the drive approaches~~
- ~~Geo-technical report needs to be submitted with suggested pavement sections Ask Chris about pavement section on 2000 West~~

- ~~Need to submit utility demands for calculating the impact fee~~
- ~~City Engineer to determine if acceleration and deceleration lanes are needed LUC 1.26.040 4~~
- ~~Needs to submit elevation of the building~~
- ~~Screening of or painting the mechanical equipment (unclear if these are roof top units or ground units)
Mechanical equipment to be screen as per LUC 1.16.0040 E.~~
- ~~Parking lots lights to have cut-offs to diminish light glare from adversely affecting adjacent properties
(See LUC 1.17.040) (Show a note on the plan)~~
- ~~Building lights to have lights that point down See LUC 1.26.040 F (Show a note on the plan)~~

Landscape Plan

- ~~Have landscape plan included an landscape treatment if the building is not built in a within a one year and half~~
- ~~Around the premiter of the parking lot and adjoining property line, the landscape buffer needs to include trees, shrubs, flowers, and fencing.~~
- ~~Need to have landscaped parking islands that include deciduous trees planted in the island. Parking islands are 18' in length and 10' wide~~
- Need to have a licensed landscape architect stamp the plans.
 - ~~Should show a tab table for landscape plan that has the counts of material along with the area to be landscape to verify that number of planting meets the LUC~~
 - ~~Landscape plan to be in accordance with table 1.18.030~~

Development Agreement

- Fee in Lieu Street Lights. That the Developer pays a fee in lieu in the amount of \$6,000 for two (2) street lights prior to recording the plat.
- Bear River Water Canal Shares. In accordance with Section 2.06.105 of the Tremonton City Land Use Code, the Developer has dedicated to Tremonton City a total of .7 water shares in the Bear River Canal Company prior to the recording of the plat associated with the 26,106 square feet of landscaped area.
- Open Trench & UTOPIA. In accordance with Section 2.06.060 of the Tremonton City Land Use Code, the Developer shall give written notice to utility companies, including UTOPIA, a minimum of ten (10) days prior to the availability of access to open trenches. Tremonton City currently has the following individuals as UTOPIA representatives to coordinate the open trench:

Brian Kelsey
 Outside Plant Design Manager
 Office: (801) 613-3868 | Cell: (801)-792-1353
bkelsey@utopiafiber.com

Keith Perkins
 Construction Manager
 Office: (801) 613-3863 | Cell: (801) 330-5601
kperkins@utopiafiber.com

- Rocky Mountain Power Notification. In accordance with Tremonton City Ordinance No. 20-07 before the City approves any new subdivision and before recordation of the plat, the City shall require the developer to obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated rights of way depicted on the plat. The developer shall mail a copy of the plat to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department
Local Address 596 North 400 West
Tremonton, Utah 84337

- Development Processing/Application Fees. That the Developer agrees to pay the development application review fees contained in the City's Consolidated Fee Schedule as follows:
 - Preliminary Plat Fee. A fee of \$XXX, which is \$150 plus \$4.00 per lot
 - Final Plat Fee. A fee of \$XXX, which is \$250 plus \$40.00 per lot
 - Site Plan Fee. A fee of \$XXXX, which is XXXX
 - Construction Drawings. A fee of \$XXXX, which is ½ of 1% of the estimated costs of the improvements.
- Screening of or painting the mechanical equipment (unclear if these are roof top units or ground units) Mechanical equipment to be screen as per LUC 1.16.0040 E.
- Time period for the building to be built or they will landscape the building pad in a year
- Half of the off site access on lot number 6 needs to be installed with lot 5 other surface improvements improvements
- Cannot change the configuration or dimension of parking stalls with a new striping plan (p
- Development Agreement required. See LUC 1.26.035 C Public improvements include sidewalk required for the 2000 West frontage improvements and ADA pedestrian ramp
- Include landscape and site plan into the Development Agreement
- I also revised the Landscaping plan if the building does not get constructed within a year. I am Proposing to cover the entire future building and parking area with Road Base Gravel. That way the site can be used for a Semi Truck parking lot until such time the building is constructed. We have 29.8% landscaping with this layout and have all the required landscaped buffers around the site.

Completed Items

- ~~Discuss the number of stalls required, . For business or professional office it would be 1 space for every 300 square feet for the 7,700 square foot building which would equal 26 stalls. Site plan shows 20 stalls~~
- ~~Decided at DRC that Proposed number of stalls is sufficient (approximately 10 stalls)~~
- ~~Parking spaces to be 10' wide~~
- ~~Where is the release associated with the detention pond~~
- ~~Deceleration lanes need for this project?~~
- ~~Street lights to be located at entrances~~
- ~~Dumpster to be constructed in accordance with LUC 1.19.040 include the construction detail in construction plans. Provide some landscape screening of the dumpster with landscape plan~~

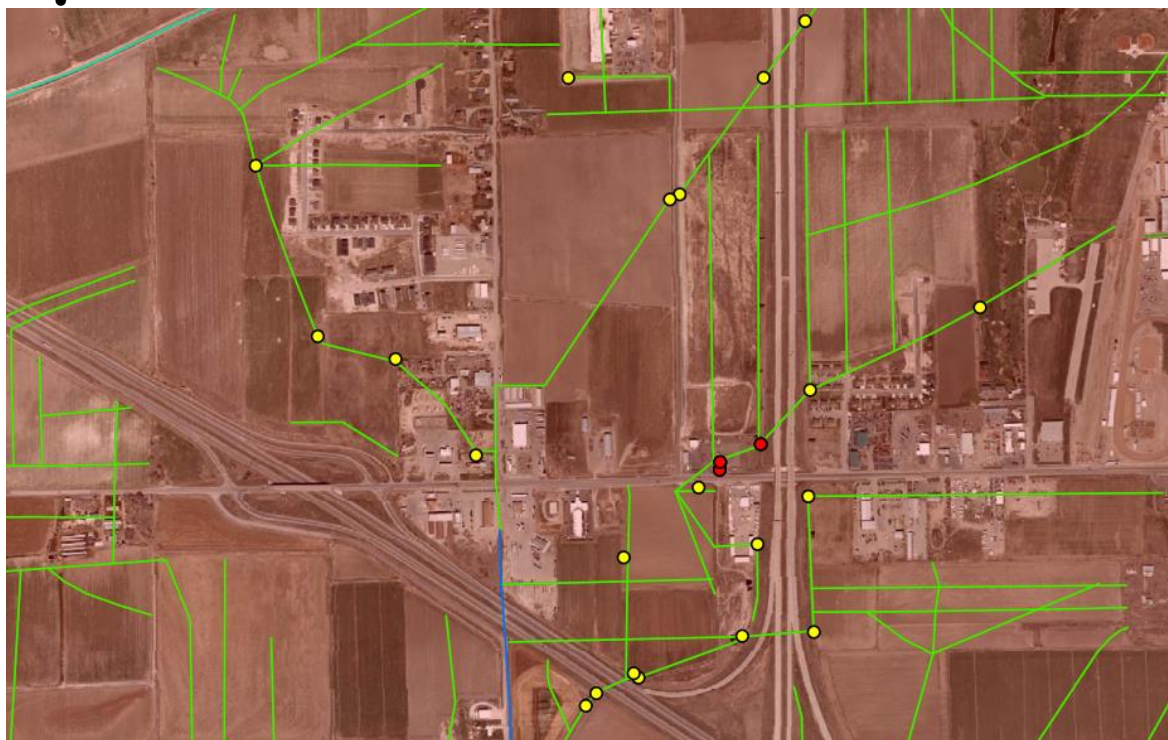
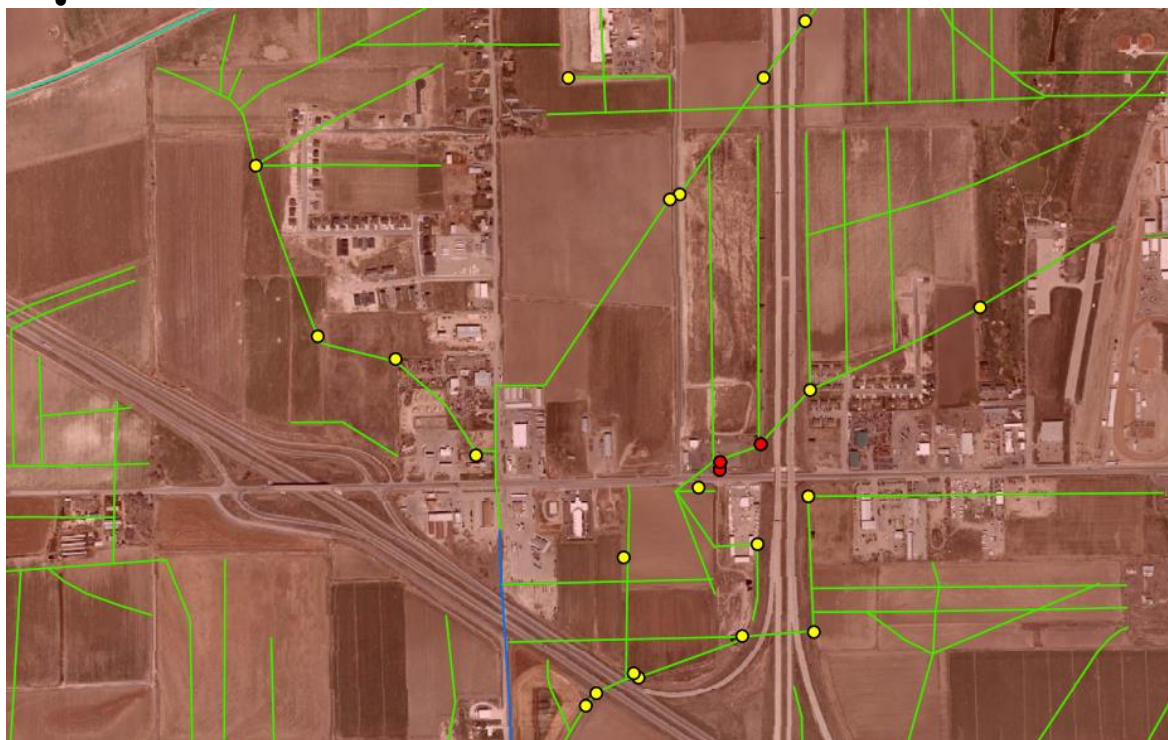
Plat comments:

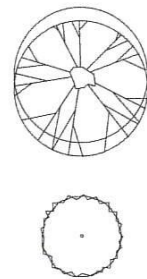
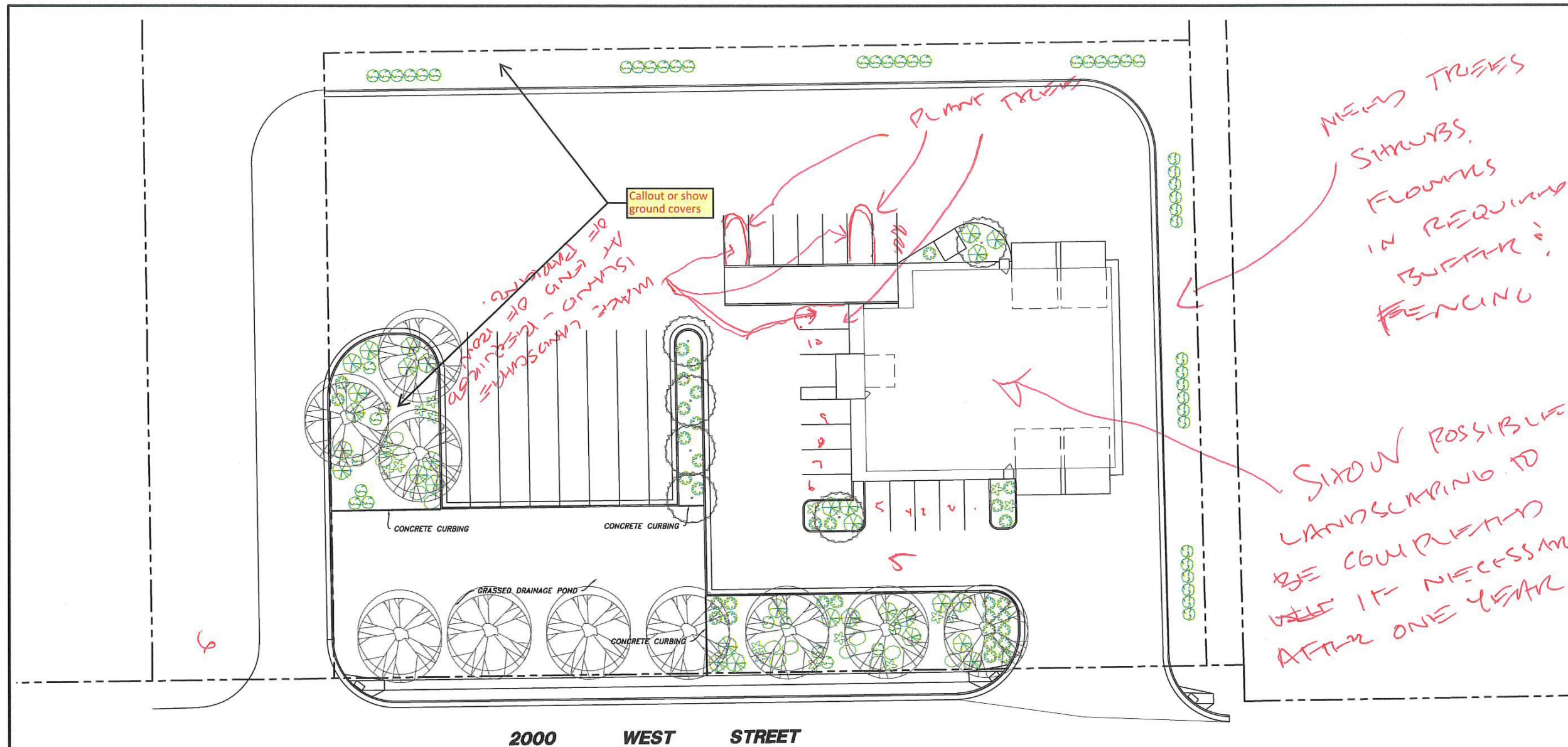
- ~~Field drains need to be rerouted when they conflict with improvements~~

- ~~State who the access and drainage utility easement is in favor of on the plat~~
- ~~Need to coordinate with Steve Bench on how to process the plat amendment~~ Decided at DRC that it is a regular process since there is no vacation of easements
- ~~Correct handwritten notes on plat shown at the end of the report~~
 - ~~DRC signature block~~
 - ~~PUE and MUE~~
- ~~Use this owners dedication on the plat~~

OWNER'S DEDICATION

~~We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, having clean title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as the "_____ Subdivision." We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Tremonton City, Utah, all public streets or other public rights of way as public thoroughfares, and also dedicate all designated easements for public utilities (P.U.E), municipal utilities (M.U.E), and storm drains, which shall be used for the installation, maintenance and operation of public service utility lines, municipal utility lines and storm drain lines as intended for public use, municipal use, open spaces shown as public open spaces, public parks and all other places of public use and enjoyment to Tremonton City, Utah, together with all improvements and special conditions required by the Development Agreement, executed between the undersigned and Tremonton City, for the benefit of Tremonton City and the inhabitants thereof.~~





TREES:
BURGUNDY VASE ZELKOVA (10)
Zelkova serrate 'Burgundy Vase'
(SIZE: 2"Ø)

FRINGE TREE (6)
Chionanthus retusus
(SIZE: 2"Ø)

PLANT NAME (QUANTITY)
LATIN NAME
(SIZE: ??)

SHRUBS:
GRO-LOW SUMAC (31)
Rhus aromatica 'Gro-Low'
(SIZE: 5 GAL)
THREE LEAF SUMAC (13)
Rhus trilobata
(SIZE: 5 GAL)

WHITE MEIDLAND ROSE (34)
Rosa 'White Meidiland'
(SIZE: 5 GAL)
BANANA YUCCA (16)
Yucca baccata
(SIZE: 2 GAL)

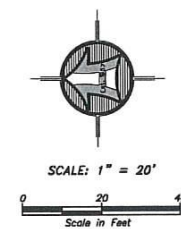
GRASSES/PERENNIALS:
MAIDEN GRASS (57)
Miscanthus sinensis 'Gracillumus'
(SIZE: 5 GAL)

LANDSCAPING PERCENTAGES

GRASS SOD 10,071 S.F. 36.9%
SHRUBS AND ROCK/BARK 17,244 S.F. 63.1%

LAND USE TABLE

BUILDING	7,700 S.F.	8.8%
CONCRETE	5,398 S.F.	6.2%
STANDARD ASPHALT	8,726 S.F.	10.0%
HEAVY DUTY ASPHALT	38,568 S.F.	44.0%
LANDSCAPING	27,315 S.F.	31.0%
TOTAL AREA	87,707 S.F.	100.0%
WEIGHTED C VALUE	C = 0.70	



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haes.net
Logan
Brighton City
(435) 733-3491 (801) 390-4900 (435) 733-4272
Celebrating over 60 Years of Business



Drawn By: MEJ Date: 06/14/22
Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 21-5-61\19-CP
JOB NUMBER: 21-5-61

LANDSCAPING PLAN
JASIM TRUCKING
118 NORTH 2000 WEST
TREMONTON CITY, BOX ELDER COUNTY, UTAH
A Part of the Southwest Quarter of Section 4
Township 11 North, Range 3 West, S.L.B.M.

Sheet
5
of
5
Sheets

“AMENDING LOT 3”

App -> Similar to
- match original

APPROVED THIS _____ DAY OF _____ A.D., 2022,
BY THE TREMONTON CITY DEVELOPMENT REVIEW COMMITTEE.

CHAIRMAN

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2022

ATTORNEY

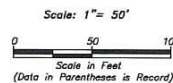
PRESENTED TO THE TREMONTON CITY COUNCIL THIS _____ DAY OF _____ A.D., 2022, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____
RECORDER MAYOR

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

DATE _____ ENGINEER _____

_____ SUBJECT PROPERTY LINE
 _____ LOT LINE OR ADJOINING SUBDIVISION BOUNDARY
 _____ ADJOINING PROPERTY LINE
 _____ CENTERLINE
 _____ PUBLIC UTILITY EASEMENT (P.U.E.) &
 _____ MUNICIPAL UTILITY EASEMENT (M.U.E.)
 _____ FENCE LINE
 _____ FOUND REBAR SET BY OTHERS
 _____ SET 5/8"x24" REBAR WITH CAP
 _____ SECTION CORNER



HAI

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net

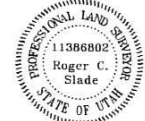
Brigham City	Ogden	Logan
(435) 723-3491	(801) 399-4905	(435) 752-8272

21-5-61 21-5-61v19.dwg 05/02/2022 RS

I, ROGER C. SLADE, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND BY THE AUTHORITY OF THE UTAH DEPARTMENT OF HERITAGE, I HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED AND SHOWN HEREON ON THIS PLAT IN ACCORDANCE WITH SECTION 17-3-3(2) AND HAVE TAKEN ALL NECESSARY MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOW HEREAFTER AS LOT 1 AND LOT 2, AND EXTEND SAID RIGHT OF WAY TO THE FIRST AMENDMENT AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN LOCATED AND PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON.

SIGNED THIS _____ DAY OF _____, 2022.

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



ALL OF LOT 3, AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION, TREMONTON CITY, BOX ELDER COUNTY, UTAH SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2000 WEST STREET LOCATED 1277.69 SOUTH 88°41'43" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 344.99 FEET NORTH 00°49'33" WEST ALONG THE CENTERLINE OF 2000 WEST STREET AND 33.00 FEET NORTH 88°47'40" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 4.

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING SIX (6) COURSES: (1) NORTH 00°49'33" WEST 425.13 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; (2) NORTH 89°10'29" EAST 51.84 FEET; (3) SOUTH 00°35'32" WEST 5.14 FEET; (4) SOUTH 00°09'29" EAST 231.87 FEET; (5) SOUTH 01°12'55" WEST 184.89 FEET; AND (6) SOUTH 88°47'40" WEST 508.43 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVING CLEAN TITLE AND FULL LEGAL AUTHORITY TO DEDICATE THE SAME, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES. WE DESIGNATED ON THIS PLAT, AND TO BE HERINAFTER KNOWN AS THE "AMEND AND EXTEND AND BEAR THE DEPARTING SURVIVORS OF THE DEED OF THE CITY OF TREMONTION, UTAH, TO DEDICATE, GRANT, AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 10-9A-807, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO TREMONTION CITY, UTAH, ALL PUBLIC STREETS OR OTHER PUBLIC RIGHTS-OF-WAY AS PUBLIC THOROUGHFARES, AND ALSO DEDICATE ALL DESIGNATED EASEMENTS FOR PUBLIC UTILITIES (P.U.E.), MUNICIPAL UTILITIES (M.U.E.), AND STREETS, WHICH SHALL BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICES, MUNICIPAL UTILITIES, AND PUBLIC STREETS. THESE LINES AS INTENDED FOR PUBLIC USE, MUNICIPAL USE, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PUBLIC PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO TREMONTION CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS AND SPECIAL CONDITIONS REQUIRED BY THE VARIOUS AGREEMENT, AGREED BETWEEN THE UNDERSIGNED AND TREMONTION CITY, FOR THE BENEFIT OF TREMONTION CITY AND THE VARIOUS CITIES WE HEREBY DEDICATE THE 70' ACCESS, DRAINAGE AND UTILITY EASEMENT/PUE/MUE ACROSS THE WESTERLY PORTION OF LOT 6 TO BE IN FAVOR OF LOT 5.

SIGNED THIS _____ DAY OF _____, 2022.

VAL J. STOKES, MANAGER OF V&J TRUCKING, LLC

JULIE A. STOKES, MANAGER OF V&J TRUCKING, LLC

STATE OF UTAH)
COUNTY OF BOX ELDER) §

ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, J. STOKES AND JULIE A. STOKES, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT THEY ARE MANAGERS OF V&J TRUCKING, LLC A 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

THE PURPOSE OF THIS SURVEY WAS TO AMEND AND SUBDIVIDE THE PROPERTY SHOWN HEREON INTO 2 LOTS TO BE KNOWN AS AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION FIRST AMENDMENT. THE SURVEY WAS ORDERED BY AHMAD ALSHAKRGI. THE CONTROL USED TO ESTABLISH THE BOUNDARY LINES WAS THE OFFICIAL PLAT OF AMEND AND EXTEND BEAR RIVER HEALTH DEPARTMENT SUBDIVISION, RECORDED AS ENTRY NO. 340993 ALONG WITH THE EXISTING BOB ELDER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 4, T11N, R3W, S18&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, WHICH BEARS SOUTH 88°41'43" WEST, UTAH NORTH N.A.D.83 STATE PLANE GRID BEARING.

COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND
FILED AT THE REQUEST OF _____

ABSTRACTED _____

INDEX _____

FILED IN: _____ FILE OF PLATS

COUNTY RECORDER

INTERSTATE - 15

STATE HIGHWAY 102 (MAIN STREET)

NOTES:

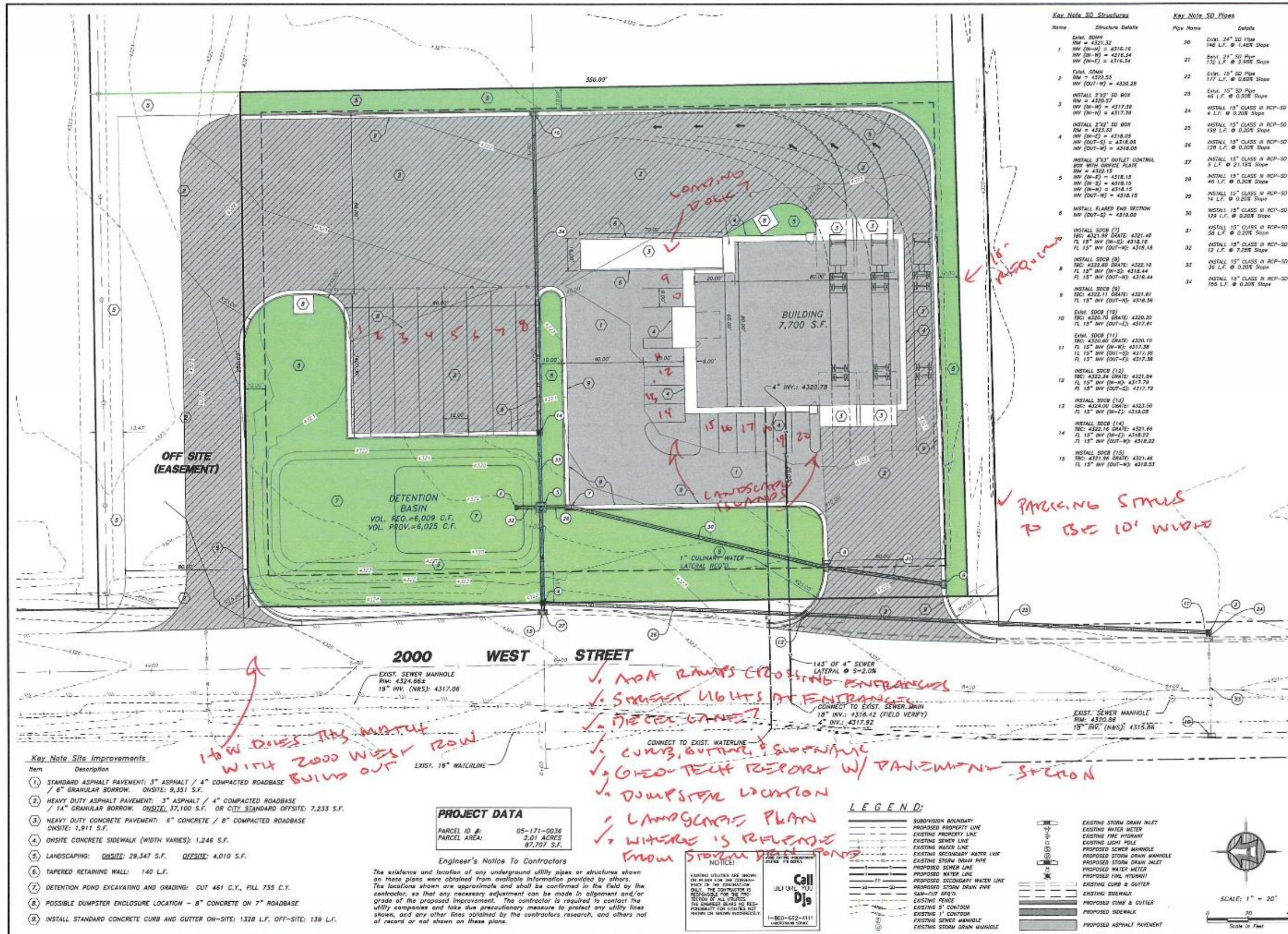
1. ALL PUBLIC UTILITY EASEMENTS (PUE) AND MUNICIPAL UTILITY EASEMENTS (MUE) SHOWN BY DASHED LINES ARE 15' UNLESS OTHERWISE NOTED. EASEMENTS ON INTERIOR PROPERTY LINES ARE 7.5' ON EACH SIDE OF THE PROPERTY LINE.
2. THE TREMONTON CITY CULINARY WATER AUTHORITY DOES NOT RESERVE OR WARRANT WATER CAPACITY FOR RECORDED LOTS OR PROPERTY. CULINARY WATER CAPACITY IS RESERVED AND GUARANTEED ONCE A BUILDING PERMIT IS ISSUED FOR A LOT OR PROPERTY.
3. THE TREMONTON CITY SANITARY SEWER AUTHORITY DOES NOT RESERVE OR WARRANT SEWER TREATMENT CAPACITY FOR RECORDED LOTS OR PROPERTY. SEWER TREATMENT CAPACITY IS RESERVED AND GUARANTEED ONCE A BUILDING PERMIT IS ISSUED FOR A LOT OR PROPERTY.
4. 8" REBAR WILL BE SET ON ALL LOT CORNERS.
5. WATER SHARES WILL BE REQUIRED AT THE TIME OF SITE PLAN APPROVAL. THE NUMBER OF SHARES REQUIRED WILL BE DETERMINED FROM THE LAYOUT OF THE SITE PLAN.
6. HIGH GROUNDWATER LEVELS MAY BE PRESENT IN THE AREA. TREMONTON CITY'S APPROVAL OF THIS DEVELOPMENT DOES NOT CONSTITUTE ANY ASSUMPTION OF LIABILITY FOR HIGH WATER TABLE ISSUES. THE BUYER OF EACH INDIVIDUAL LOT IS SOLELY RESPONSIBLE FOR ALL RISKS INVOLVED IN PURCHASING AND BUILDING ON THESE LOTS.
7. UNDERGROUND FIELD DRAIN LINES MAY EXIST. IF FIELD DRAIN LINES ARE FOUND OR DISTURBED, THEY MUST BE REPAIRED OR REROUTED TO MAINTAIN THE INTEGRITY OF THE SUBSURFACE DRAINAGE SYSTEM.

SOUTH QUARTER CORNER OF SEC. 4,
T. 11 N., R. 3 W., SLB&M
FOUND B.E. CO. BRASS CAP MONUMENT
2020

DEVELOPER:
AHMAD ALSHAKARGI
801-739-0117

8. ~~ENTER~~ LOTS AND LOTS 6 HAVE A BLANKET ACCESS ~~SALE~~ EMERGENCY RESPONSE

11/1/2021 12:15:41 PM JASIM TRUCKING 118 NORTH 2000 WEST, TROY, MO 64686 11/1/2021 12:15:41 PM JASIM TRUCKING 118 NORTH 2000 WEST, TROY, MO 64686



HANSIN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Dayton, Ohio 45402
Main Office: 937.233.8888
Fax: 937.233.8889
Email: hain@haininc.com
Website: www.haininc.com

JASIM TRUCKING
118 NORTH 2000 WEST
TROY, MO 64686
A Part of the Southwest Quarter of Section 4
Township 11 North, Range 3 West, S.E. 1/4

Drawn By: JASIM TRUCKING, Date: 05/11/22
Checked By: JASIM TRUCKING
Approved By: JASIM TRUCKING
Scale: 1" = 40'
Drawing File: 21-1-1-1
JOB NUMBER: 21-1-1-1

Sheet
2
of
4
Sheets