Meeting Procedures

Outline of Meeting Procedures:

- The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- The typical order is for consent items, old business, and then any new business.
- Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- The applicant will outline the nature of the request and present supporting evidence.
- The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- To judge applications based upon the ordinance criteria, not emotions.
- The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- When commenting please step to the podium and state your name and address.
- Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- All comments must be directed toward the matter at hand.
- All questions must be directed to the Planning Commission.
- The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

- Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- The application is available for review in the Planning Division office.
- Speak to the criteria outlined in the ordinances.
- Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- Support your arguments with relevant facts and figures.
- Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- State your position and your recommendations.

Handouts:

- Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- Keep your emotions under control, be polite, and be respectful.
- It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

August 12, 2025

Pre-meeting 4:30/Regular meeting 5:00 p.m.

- **Pledge of Allegiance**
- **Roll Call:**

1. Updates:

Inland Port in West Weber.
Presenters: Stephanie Pack and Stephanie Russell

2. **Minutes:** May 13, 2025, June 3, 2025, and June 10, 2025

3. **Consent Items:**

3.1 CUP 2025-13: Request for approval of a conditional use permit for a new sewer lift station and water storage called the Promotory Lift Station and Promotory Water Storage located at 6137 W 900 S, Unincorporated **Ogden.**

4. Administrative

4.1 LVM070725: Consideration and action on a request for preliminary subdivision approval of the Martini Legacy Subdivision Phases 1, 2. A proposal to develop a 40-acre parcel into 116 single-family lots.
Staff Presenter: Felix Lleverino

5. Public Comment for Items not on the Agenda:
6. Remarks from Planning Commissioners:
7. Planning Director Report:
8. Remarks from Legal Counsel

Adjourn to Work Session

WS1: Discussion on a narrowed list of commercial uses permitted in the C-2 zone for parcel number 15-054-0075, property address 1402 South 4700 West. The owner, Dale Jordan, would like to adjust the zone boundary to occupy the entire parcel.

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8371

Minutes of the Regular Meeting of the Western Weber Planning Commission for May 13, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Bren Edwards, Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

1. Minutes: March 4, 2025 and April 15, 2025

Chair Favero introduced the minutes of the March 4, 2025 and April 15, 2025 meetings; there were no suggested edits to the minutes, and he declared the minutes approved as presented.

2. Administrative Items:
2.1 DR 2025-03: Request for approval on a design review application for a new church building. Staff Presenter: Felix Lleverino

A staff memo from Planner Lleverino explained this parcel is not considered a building lot as it currently exists. The owner of the property is currently in the process of platting this 3.7 acres parcel as a single-lot subdivision. It is anticipated that the platting process will be competed by mid to late June. At this time, and in anticipation that the platting process is completed, the applicant is requesting approval of a design review for the Taylor Landing Church Building. The entire property will be occupied by a 19,000 SF meeting house, a parking lot for 222 vehicles, and landscaping around the perimeter of the lot and surrounding the meeting house. On the south side of the parking lot there will be a dumpster enclosure with a storage building. Public right-of-way improvements will be made to 2200 South Street. Typical street cross section requires a five foot sidewalk. Some road shoulder improvement may be required by the County Engineering Department. The building is designed with a red brick body with white accents standing at a height of 26 feet. The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for design reviews that consist of 1 acre or less.

Mr. Lleverino then used the aid of a PowerPoint presentation to summarize staff's analysis to determine compliance with the following:

- Western Weber General Plan;
- Zoning regulations;
- Design review;
- Considerations relating to traffic safety and traffic congestion;
- Consideration related to outdoor advertising;
- Considerations relating to landscaping;
- Considerations relating to buildings and site layout;
- Considerations relating to utility easements, drainage, and other engineering questions;
- Compliance with requirements from review agencies.

Staff recommends approval of the Taylor Landing Church Building Design Review Application. This recommendation is conditioned upon all review agency requirements, and the following conditions:

1. Written approval of the design shall not be issued until all review agency requirements have been met, Including County Engineering requirements, and the completion of the subdivision process.

This recommendation is based on the following findings:

1. Churches are a permitted use within the A-1 zone.
2. The applicant has demonstrated compliance with the applicable land use codes.

Chair Favero referenced the site plan and asked if this is the last section of road between the existing subdivisions that will be extended. Commissioner Edwards stated it will 'fill in the gap' from the canal to the fire station.

Commissioner Edwards referenced the landscape plans for the site and suggested grass is not appropriate in certain areas because they are not programmed spaces and the grass is unnecessary. Mr. Lleverino stated that the design is based upon the County's landscape standards and water-wise recommendations; if the Planning Commission feels that other landscape options are more appropriate, they can make that recommendation. Commissioner Edwards stated the design is aesthetically pleasing, but it is not necessary to have grass in front of the building based upon recent concerns about availability of water in the County.

Chair Favero invited input from the applicant. Mike David representing BHD Architects approached and addressed the comments regarding the landscape plans; the LDS Church has made efforts to reduce the amount of grass on their building sites, and the subject site does not have a pavilion. There are two pockets of grass at the back of the building and one at the front, but the only reason for the grass is to provide some green space for kids to play on during Sunday school or between classes.

Chair Favero stated this project will increase traffic in the area and he asked if it would be inappropriate to ask the applicant to complete the road improvements in front of the church as well as to extend those improvements to where they currently end on 2200 South east of 3500 West. That stretch of road is terrible and only wide enough for 1.5 lanes and the improvements would benefit the area. Commissioner Edwards stated the Commission had a similar discussion about these types of improvements in conjunction with the construction of a seminary building; the County could not get the church to install curb and gutter in front of their existing meeting house, and he is not sure the applicant will be willing to perform improvements that are not necessarily required. Principal Planner Ewert stated the evaluation of the request will be whether it is proportionate to the impact the project will have on the community or if it is essentially related. He stated the Commission can include in their motion a recommendation for staff to evaluate the request to improve the roadway and that will trigger an engineering and legal review of the matter to determine proportionality. Vice Chair Favero added that the construction of this new church building may actually reduce traffic on the roadway in question because people attending existing church buildings will move to this new building instead.

Discussion then recentered on the landscape design of the building; Commissioner Edwards stated that the property is essentially located in a desert, and he is not sure why a class of children will be brought outside in front of the building along a busy road. He stated he does not feel the grass is necessary. Commissioner Wichern stated that she has taught Sunday school classes for children, and she frequently took them outside for a number of different activities or to wait for their parents. The grass would be used, and it would be functional; the grass in the front is more useful than the grass in the back and given that there is a sidewalk dividing the street from the grass area, she does not feel being outside will be unsafe. Mr. Lleverino added that the amount of green space on the site is actually less than the minimum required by the County ordinance.

Commissioner Wichern moved to forward a positive recommendation to the County Commission for application DR 2025-03, request for approval on a design review application for a new church building, based on the findings and subject to the conditions listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Clontz, Favero, Andreotti, McCormick, Neville, and Wichern voted aye. Commissioner Edwards voted nay. (Motion carried on a vote of 6-1).

Commissioner Edwards stated his opposing vote is based simply on his feelings that the grass is not needed on the site.

3. Public Comment for Items not on the Agenda:

A resident, no name given, asked if there has been any movement on her recommendation to place signage on properties for which a land use application has been submitted and a pbulic hearing will be held.

Principal Planner Ewert stated the County has produced a number of signs that will be deployed to notify the public of a public hearing for a rezone application; the sign will include a QR code that a user can scan to get information about the application. Ms. Hipwell asked if the placement of the signs will be required by the County's land use ordinance. Mr. Ewert stated the requirement has not been codified yet, but staff is working on that matter

Byron White, 4586 W. 2200 S., stated that subdivisions have been approved on 2200 South and residents were notified of road closures that would last two weeks; however, the road has been closed for nearly a year. Additionally, the only public park in Taylor was lost to the seminary building at the new high school and residents were promised a new park on 1800 South. He asked when that park will be built and when 2200 South will be reopened.

4. Remarks from Planning Commissioners:

Commissioner Edwards announced he is resigning from the Planning Commission effective July 1. He has enjoyed the last eight years of service, but the time commitment for has become too great. He encouraged interested residents to apply for the position.

Commissioners expressed their appreciation to Commissioner Edwards for his service.

Vice Chair Neville acknowledged Mr. White's frustrations with the extended road closure and lack of a replacement park for the community. He has heard similar frustrations from other residents and he sympathizes with them; he knows there are reasons for the delays, but the impact to the community has been significant. Commissoiner Edwards agreed; he recenlty asked the County Engineer when the road would be reopened and what kind of feedback he is receiving about the extended closure. Some living on the road have appreciated the extended closure because they understand how busy the road will be with high school traffic when it is reopened; however, they are also upset they have not have had a road in front of their home for a year. He was told that a manhole sank and had to be reset, but the situation is still not acceptable. Vice Chair Neville agreed and stated that many have indicated that there have been long stretches of time where work is not being done at the site. Commissioner Edwards stated developers should be ashamed for making promises and not following through.

5. Planning Director Report:

Planning Director Grover was not present and Principal Planner Ewert indicated there was no report from Planning staff.

6. Remarks from Legal Counsel

There were no remarks from Legal Counsel.

The meeting adjourned to a work session at 5:11 p.m.

WS1: discussion regarding a zoning map amendment application and associated development agreement for the Lomond View Rezone, a proposed development of approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone.

Principal Planner Ewert reviewed the history of this application, which was heard by the Commission a year ago; there were some adjustments to the development agreement requested in the fall of 2024 and those were presented to the Commission for consideration and the body expressed support for the amendments. Additional adjustments have been requested, and the County Commission asked that the Planning Commission review them and provide a recommendation. He used the aid of a PowerPoint presentation to summarize the requested development agreement amendments, which included adjustments to the transportation and trail plans in the project; adjustment to lot sizes; and adding twin homes with shared driveways. He facilitated discussion of the amendments among the Commission and asked if they are comfortable lending their support for the amendments, or if they would like a more formal application for the proposed amendments. Commissioner discussion centered on the reasons for the delays on the project commencing since it was approved over a year ago, as well as changes that have occurred in the area surrounding the subject property since approval; the Commission ultimately offered their support for the amendments.

WS2: A discussion regarding a zoning map amendment application and associated development agreement for the Bennet Farms Rezone, a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is to a new proposed zone called the "Traditional Neighborhood Zone" (TN) which will allow a variety of uses within a master planned development, guided by a concept plan, including single-family residential, mixed residential, and mixed neighborhood commercial. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB). Applicant: Black Pine Group.

Principal Planner Ewert, along with Jeff Beck and Genneva Blanchard of Black Pine Group, facilitated a review of the changes that have been made to the application materials since the Commission's last review of the proposal. The group discussed permitted and conditional uses in the proposed new zone, as well as under the County's FB zone; density; mixed-use components of the

proposed project; use of the areas along the river corridor; dedication and programming of public open space; phasing of the project; ensuring the County will retain ownership or a perpetual easement to the area long the river corridor and areas where public trails will be constructed; and actions that could lead to termination of the development agreement. Mr. Ewert stated he will continue to work with the applicant to adjust the development agreement and application materials.

Chair Favero asked the Commission is they are comfortable moving the application forward and scheduling a public hearing regarding the application. Commissioner Edwards stated that he is only comfortable moving to public hearing if the documents can be 'cleaned up' responsive to the feedback that has been offered over the course of the last several meetings. Mr. Ewert stated that staff can 'clean up' the document but asked if the Commission will be concerned if the document is further adjusted between the Planning Commission's action on the application and the matter being presented to the County Commission. Commissioner Edwards stated the Planning Commission needs to feel comfortable about the documents that are presented to them for a recommendation to the County Commission. The group concluded they are comfortable scheduling a public hearing and indicated they need finalized documents well in advance of the meeting during which the public hearing will be held in order to carefully review them in preparation for the public hearing.

The work session adjourned at 7:10 p.m.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

Minutes of the Work Session of the Western Weber Planning Commission for June 3, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Bren Edwards, Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated all Commissioners were present.

WS1: A discussion regarding a zoning map amendment application and associated development agreement for the Bennet Farms Rezone, a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is to a new proposed zone called the "Traditional Neighborhood Zone" (TN) which will allow a variety of uses within a master planned development, guided by a concept plan, including single-family residential, mixed residential, and mixed neighborhood commercial. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB). Applicant: Black Pine Group.

Principal Planner Ewert noted the purpose of this work session is to give the Commission a chance to review the changes that have been made to the application materials and development agreement in advance of the public hearing, which is scheduled for June 10; he and applicant representatives Jeff Beck and Genneva Blanchard facilitated a review of the changes that have been made responsive to the feedback that has been provided by the Commission over the course of the last several work session discussions of the proposal. He highlighted the changes that have been made to the development agreement regarding open space dedication, improvements, ownership, and maintenance and the Commission debated the appropriate timing of the open space dedication and how the open space will be handled in the event that the applicant defaults on the development agreement and the zoning of the land reverts to previous zoning designations. Mr. Ewert also highlighted the section of the agreement regulating the timing of trail improvements; the Commission determined to reword the section of the agreement to communicate that the improvements will be constructed and dedicated in phases based upon defined triggers. The group then discussed the section of the agreement related to land grading and riverbank creation or stabilization, and the timing of those improvements; the Commission concluded to rely upon the recommendations of the County Engineer or other qualified experts as their direction should be based on industry standards. Mr. Ewert concluded by referencing the section of the agreement regarding the appropriate setback along the river; staff used language from the Weber County Land Use Code to allow the setback to be vary from 300 feet depending upon certain criteria/conditions along the river.

Mr. Ewert stated he will continue to work with the applicant to adjust the development agreement and application materials; the updated documents will be provided to the Commission in advance of the June 10 public hearing.

The work session adjourned at 6:08 p.m.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

Minutes of the Regular Meeting of the Western Weber Planning Commission for June 10, 2025, Weber County Commission Chambers, 2380 Washington Boulevard 1st Floor, the time of the meeting commencing at 5:00 p.m.

Western Weber Planning Commissioners Present: Andrew Favero (Chair), Casey Neville (Vice Chair), Wayne Andreotti, Cami Jo Clontz, Jed McCormick, Bren Edwards, Sara Wichern

Staff Present: Charlie Ewert, Principal Planner; Felix Lleverino, Planner; Liam Keogh, Legal Counsel; Tiffany Snider, Office Specialist.

Roll Call: Chair Favero conducted roll call and indicated Commissioner McCormick was excused; all other Commissioners were present.

Planning Director Grover noted Bren Edwards announced his resignation from the Planning Commission recently; efforts are underway to fill the vacancy created by Commissioner Edwards' resignation. He thanked Mr. Edward for his many years of service and his dedication to his role. Mr. Grover's comments were echoed by the Planning Commission; they thanked him for his service to western Weber County.

1. Administrative Items:
1.1 LVCP6050725: Request for Preliminary approval of Creekside Phase 6 (previously Phase 9), consisting of 35 lots and public roadways. Staff Presenter - Tammy Aydelotte

A staff memo from Planner Aydelotte explained in an effort to streamline the final platting process, the developer has consolidated several of the Creekside Phases. This proposed Phase 6 (unofficially referred to as Creekside Phase 9) is not part of the original preliminary approval of Creekside that was approved by the Planning Commission back in December of 2024. Creekside at JDC Ranch Phase 6 includes 35 detached single-family lots, with no proposed open space in this phase. This phase is proposing 22 attainable lots in this phase. The proposal follows the recorded development agreement.

Ms. Aydelotte then used the aid of a PowerPoint presentation to summarize staff's analysis to determine compliance with the following:

- Western Weber General Plan;
- Zoning regulations;
- Lot area, frontage/width and yard regulations;
- Master Plan and Development Agreement;
- Considerations relating to culinary water, secondary water, and sanitary sewer disposal;
- Consideration related to public street infrastructure;
- Compliance with requirements from review agencies.

Staff recommends preliminary approval of Creekside at JDC Ranch Phase 6, located at 2850 W 2600 N, consisting of 35 single-family lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
2. Street cross sections will be verified for compliance with the development agreement once final improvement drawings are submitted for each phase.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

Chair Favero invited input from the applicant.

Lizzie Richins approached the Commission.

Commissioner Edwards asked Ms. Richins to summarize the history of the project relative to attainable housing lots in the Creekside project. Ms. Richins stated that construction on the project started shortly after the project scope was amended to include attainable housing; the first 12 homes in JDC Ranch were starter homes that sold very quickly to buyers on the waiting list, with just two homes going to the market. She noted that all existing homes are occupied, and she looks forward to continued development of the project area.

Commissioner Clontz asked if the demographics of the residents in the project are known; specifically, she asked if the buyers were Weber County residents or if they work in the County. Ms. Richins stated she can look into that and report back. She noted that anyone included on the waiting list must meet pre-qualification criteria; a two-week priority period is given to active duty miliary members, first responders, teachers, and first-time homebuyers. Commissioner Wichern stated she would like to know if the buyers are Weber County residents.

Commissioner Edwards moved to approve LVCP6050725, preliminary approval of Creekside Phase 6 (previously Phase 9), consisting of 35 lots and public roadways, based on the findings and subject to the conditions listed in the staff report. Commissioner Neville seconded the motion. Commissioners Clontz, Edwards, Favero, Andreotti, Neville, and Wichern voted aye. (Motion carried on a vote of 6-0). Commissioner McCormick was not present when this vote was taken.

2. Legislative Items

2.1 ZMA2024-16, ZMA 2024-16 and ZTA 2024-07: A hearing and consideration for a zoning map amendment application, development agreement, and zone text amendment for the Bennet Farms Rezone (formerly known as Gibson Farms), a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is for a new proposed zone called the "Traditional Neighborhood Zone" (TNZ), which will allow a variety of uses within a master planned development, guided by a concept plan and form-based design standards, including single-family residential, mixed residential, and mixed neighborhood commercial, and to the Open Space (O-1) zone along the Weber River Corridor. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB), or may be immediately preceded by a rezone of the property to the FB zone to better provide for future alternatives. Staff Presenter: Charlie Ewert; Applicant: Black Pine Group.

A staff memo from Principal Planner Ewert explained this proposal seeks to rezone 550 acres across 32 parcels located between 12th Street, 4700 West, and the Weber River to a new zoning classification: Traditional Neighborhood (TN) zone. Currently zoned A-1, A-2, R1-15, and R-3, the area's zoning currently supports agricultural and low- to high-density residential uses. The proposed TN zone introduces a master-planned, pedestrian-oriented community that integrates residential, commercial, civic, and open spaces. The zone utilizes transect districts to gradually increase density from the edges inward, fostering thoughtful urban design and transitions. Master planning is emphasized as a way to ensure efficient infrastructure, cohesive community character, long-term sustainability, and cost-effective public services.

Mr. Ewert then used the aid of a PowerPoint presentation to summarize general decision criteria for determining whether a rezone is merited, noting staff recommends approval of the rezone, the TN zoning designation, and the development agreement. The project supports the general plan, brings long-term community benefits to help offset community growing pains, and provides to the public a means for developer accountability to a predetermined planned approach rather than ad hoc development patterns. While the rezone represents a shift from the area's current rural character, it aligns with Weber County's vision for smart, sustainable growth. The project balances development pressures with community priorities and regional benefits. He then summarize staff's analysis to determine the following:

- Compliance with the Western Weber General Plan;
- Compliance with zoning regulations;
- Compatibility with the overall character of the existing development in the vicinity of the subject property;
- The extent to which the proposed amendment may adversely affect adjacent property;
- Adequacy of facilities intended to serve the subject property;
- Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands; and
- Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing an acceptable level of service;

After reviewing the proposal within the intended context of the amended Western Weber General Plan, it is staff's opinion that this rezone will significantly help advance the vision and goals of the plan. It offers housing for the area in concert with market demands while ensuring it is thoughtfully designed and managed to preserve significant community benefits despite the increase development potential. Staff is recommending approval of the rezone pending approval of the proposed development agreement and adoption of the TN zone. This recommendation is offered with all considerations specified in the draft development agreement. Staff's recommendation is offered with the following findings:

1. After the considerations listed in this report are applied through the attached development agreement, the proposal generally supports and is anticipated by the vision, goals, and objectives of the Western Weber General Plan.
2. The project is beneficial to the overall health, safety, and welfare of the community, as provided in detail in the Western Weber General Plan.
3. A negotiated development agreement is the most reliable way for both the county and the applicant to realize mutual benefit.

Commissioner Edwards moved to open the public hearing. Commissioner Andreotti seconded the motion, all voted in favor.

Douglas Hansen, 164 S. 3600 W., West Weber, stated he has reviewed the proposal, and this is quite a plan; the Planning Commission has the opportunity to decide the future of West Weber particularly, and western Weber County in a broader context. He stated the County has heard of master plans like this in the past, some that would have consumed a massive amount of land in the County. Barring smaller developments, the County now seems to be dealing mostly with large projects that could consume upwards of 300 acres; the Commission has the opportunity to decide if that is what they want for the area. He noted that close to his property there is a 35-acre development that will have 20 homes, but many of the plans for projects like these usually do not come to fruition fully. He noted the proposed rezone is a bit of a misnomer and the name of the zone is not representative of reality; when he thinks of traditional neighborhood zoning, he pictures something different than what is included in the plan. The proposal does not seem traditional to him, and he assumes most long-term residents would agree. Cities were formerly laid out in grids, and they are easy to navigate. However, in recent history, project layouts have changed, and most are developed in a fashion to allow developers to get as many homes as possible in a given spot. He feels that is why the proposed project has been designed as it has; he does not see many straight streets in the project, and he feels that is intentional and will allow the developer to fit as much density as possible on the acreage. He would like to see the name of the zone changed to something that actually reflects the development; he reiterated he feels the proposal is not traditional in nature. He has seen developments like this in California, Salt Lake, or even as close as Syracuse, but most of them are a struggle to navigate. He would like for the developer to adjust to a more organized approach to the development. He then noted that the plan talks a lot about open space, but he does not see a great deal of open space that is not wetlands. He acknowledged that the 100-foot corridor along the river can be considered open space, but it is not programmable or usable. Developers generally find the least usable areas for open space. There are some communities across the nation that cherish open space, and they require large areas of open space dedicated for big projects like these. He concluded that the project may look really good on paper, but the final product may not match the plans in terms of things like open space, lighting to preserve a dark sky, transportation configuration, etc. It may be difficult to enforce strict requirements for such a large project, but he advised the Commission to table the application until the applicant can provide a better plan.

Susan Hancock, 4481 W. 100 N., West Weber, stated she knows that people are allowed to sell their land, but it is her opinion that the proposed project will overwhelm people and the area. This project will eliminate the rural nature of the community. To the south of her property there are 12 clustered homes and the open space that is part of that project is the slough; there is no trail or park that can be used by residents. She is not opposed to change, but the scale of the project needs to be reduced, and the road layout needs to be stricter. She is surprised that more people are not present tonight to provide input. She is not opposed to change or growth, but she is concerned by such a dramatic increase in density.

There were no additional persons appearing to be heard.

Commissioner Andreotti moved to close the public hearing. Commissioner Edwards seconded the motion, all voted in favor.

Chair Favero invited input from the applicant.

Jeff Beck, Black Pine Group, approached and expressed a willingness to answer any questions the Commission has.

Commissioner Clontz stated she wished to address the comments made about the road configuration in the development; she feels it is important for the public to know how much time and effort has gone in to reviewing this project by both the Planning staff and the Commission. The proposed layout is not a haphazard way to cram houses into the property; rather, it is a very thoughtful way to build an enjoyable and meaningful community. Mr. Beck agreed and also clarified that the planned density is not 6,000 dwelling units; rather, he is planning for six units per acre and there are approximately 550-acres. He understands this proposal is a big change for the community, but it will be phased and will take a very long time to build out. He noted that many people characterize developers as being greedy, but that is not the case with this development. It will take many years to complete the project, and the easy route would have been to develop third acre lots with open space crammed into the project. With this project, the open space and public realm is everything and there will be much time and effort into making the area beautiful. The layout of the project was intentional and will promote walkability and different modes of transportation. Grid systems are most efficient for vehicular traffic, but curved roads and no cul-de-sacs are more inviting for pedestrians and transportation other than cars. He is committed to the project for the long term and that is where the value comes from.

Chair Favero stated that it is true that the final development may not exactly match the plans that have been documented, but the development agreement will help to regulate the project over a 30-year period. This is what sets the project apart from smaller cluster projects that have been completed in the past. He agreed that the curvy roads and manner in which the project has been laid out is inviting and will promote walkability; additionally, there will be some mixed-use and commercial development int eh project, so this will be a place where residents can live and work. He acknowledged this is a major change for the community, but this particular development concept offers much more to the County than anything that has been presented in the past.

Commissioner Edwards stated there is a reason that cluster zoning is no longer a zone that is allowed in this area; past cluster projects were problematic and that zoning option has been eliminated for a reason. He stated he has not decided how to vote on this application; he loves the master plan idea for the project as there are not many opportunities for looking at project area of this size. He discussed other developments in the County in recent history and noted that he understands the concerns about changes in road layouts, but he thinks there are actually some good things about curvy roads rather than a grid design. However, he still has some concerns about bringing businesses and such an increase in density to the area. He believes that this concept is about 10 years ahead of schedule for the area and he does not want to see it fail. He agreed a lot of time has been devoted to this project by staff and the Planning Commission and that is part of the reason that he has resigned from his position. He referred to the six principles included in the County's land use ordinance for approving a zone change and noted one of them is whether the timing and location of the project is right; the timing of the project is what is most concerning to him.

Commissioner Clontz stated that she grew up in Ogden near Ben Lomond High School and the proposed project is similar to the traditional neighborhood she grew up in as far as the size of the lots and walkability. She referenced the density of the project and noted that in order to provide housing options for future generations of western Weber County, it is not possible to continue to build acre-lots or even third-acre lots in some cases. She stated that Weber County currently does not have the income potential to support expensive housing. If there is an insistence to keep building million-dollar homes, they will not be accessible to the majority of Weber County residents. Density is a hard pill to swallow, but it will save businesses and provide affordable housing for Weber County residents. She stated that the County has a developer who wants to build in the area and this type of development will help to keep property taxes low for existing residents.

Commissioner Andreotti stated that he has lived in western Weber County for 80 years; when he grew up, a traditional neighborhood was 'a house here and there'; he lived on a dirt road, and he walked to the corner to catch the bus. What has happened over the years is that all the agricultural operations are struggling because it is getting to the point that no one wants to farm any longer. The people who own the properties that are included in this proposed project have every right to sell and get as much as they can get out of the property. The County formerly required acre-lots for many years; the road he has lived on for many years had just three houses for several years, and the road was paved at least four times. The residents living on that road had not paid enough taxes to cover the pavement costs just one time. The same is true for other infrastructure, meaning that one-acre lots are not efficient. It is important to create an environment that is accessible to future generations of the County. This project is the future of the community; he appreciates Commissioner Edwards sentiment that the project may be about 10 years early, but he has often thought that some projects have been done 20 years too late. He stated he hopes that the density that has been proposed will cut down infrastructure costs and provide homes that people can afford. The proposed layout is beautiful in his opinion, and he feels the location is suitable. He reiterated much time has been spent on this project and it is work that is worth doing because it is important to plan for the future of the County. This project could be part of the legacy that the current Commission leaves for the County.

Vice Chair Neville agreed with the comments made by his fellow Commissioners about the great deal of time that has been spent on this project; he encouraged the public to listen to the work session recordings for the meetings during which the application has been discussed. The Commission was not easy on the applicant and has asked a lot of him throughout this process.

There was brief discussion about connectivity to adjacent properties, the trail system in the area, and construction of bridges/river access points in the project area; Commissioner Edwards asked that the development agreement include a requirement for connection to any property or development within 200 feet of the subject property and the three bridges that have been discussed with the applicant. Mr. Ewert stated that has been agreed to throughout discussions with the applicant and he advised the Commission to include language in their motion to ensure that language is included in the development agreement to ensure connectivity or an escrow that will cover the improvements in the future. The Commission debated the appropriate number of bridges – and their locations – to be built across the River to provide connectivity to properties within 200 feet of the subject property; Mr. Beck stated that he understands the reasoning behind the bridges, but these improvements will be very costly, and he is not sure that he should be entirely responsible for the improvements. The Commission debated whether to amend the development agreement tonight as part of a motion to take action on the application, or to table the application to allow Mr. Beck to continue to negotiate bridge requirements with County staff. The concluded to require two pedestrian bridges across the Weber River to provide pedestrian access to the west side of the River.

Commissioner Clontz responded to the public comments about the nature of the open space that will be dedicated as part of this project; the development agreement places requirements on the open space. There is a natural river around the River that will be preserved, but there will also be pavilions, parking areas, bathroom facilities, and usable/programmable open space.

Commissioner Neville moved to forward a positive recommendation to the County Commission for applications ZMA2024-16, ZMA 2024-16 and ZTA 2024-07, zoning map amendment application, development agreement, and zone text amendment for the Bennet Farms Rezone (formerly known as Gibson Farms), a master planned development that will rezone approximately 550 acres of property located within the area bounded by 12th Street, 4700 West, and the Weber River. The proposed rezone is for a new proposed zone called the "Traditional Neighborhood Zone" (TNZ), which will allow a variety of uses within a master planned development, guided by a concept plan and form-based design standards, including single-family residential, mixed residential, and mixed neighborhood commercial, and to the Open Space (O-1) zone along the Weber River Corridor. The proposal may also include a dual zone, coupling the TN zone with the county's existing Form-Base Zone (FB), or may be immediately preceded by a rezone of the property to the FB zone to better provide for future alternatives. The following condition of approval is also recommended:

- Add language to the development agreement to require two pedestrian bridges across the Weber River to provide pedestrian access to the west side of the River.

Motion is based on the findings listed in the staff report. Commissioner Andreotti seconded the motion. Commissioners Clontz, Edwards, Favero, Andreotti, Neville, and Wichern voted aye. (Motion carried on a vote of 6-0). Commissioner McCormick was not present when this vote was taken.

3. Public Comment for Items not on the Agenda:

There were no public comments.

4. Remarks from Planning Commissioners:

Commissioner Edwards thanked his fellow Planning Commissioners for their service; he noted there have been many difficult situations, debates, and differences of opinions over the years, but he believes all members had the ability to remain respectful of one another and to leave the room as friends after a difficult decision. It is hard to leave this position and he feels a lot of great work has been done. He has appreciated staff and has learned a lot from them. He will stay involved as much as he can, but he looks forward to spending more time with his children and his family. He cares about the future of the County because it will impact his children, but his presence in their lives at this time is also very important.

Vice Chair Neville thanked Mr. Hansen and Ms. Hancock for attending tonight's meeting and providing input.

5. Planning Director Report:

Planning Director Grover commended the Commission for the thoughtful way they handled the applications on their agenda tonight.

6. Remarks from Legal Counsel

Legal Counsel Keogh thanked Commissioner Edwards for his service by reciting a poem he wrote to commemorate Mr. Edwards' time as a Commissioner.

Commissioner Edwards moved to adjourn. Commissioner Clontz seconded the motion, all voted in favor.

The meeting adjourned at 6:39 p.m.

Respectfully Submitted,
Cassie Brown
Weber County Planning Commission

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval of a conditional use permit for a new sewer lift station and water storage called the Promotory Lift Station and Promotory Water Storage located at 6137 W 900 S, Unincorporated Ogden.

Application Type: Administrative
File Number: CUP 2025-13
Applicant: Dallin Curriden-Authorized Representative
Agenda Date: Tuesday, August 12, 2025
Project Area: 6,800 SF Lift Station, 18,800 SF Water Tank Site
Zoning: Manufacturing Tech (M-T)
Existing Land Use: Agriculture
Proposed Land Use: Sewer Improvement for Promorory Commerce Center
Parcel ID: 10-045-0062, 10-035-0074

Adjacent Land Use

North: 900 South
South: Agriculture
East: Agriculture
West: Agriculture

Staff Information

Report Presenter: Felix Lleverino
flleverino@webercountyutah.gov
801-399-8767
Report Reviewer: FL

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 21 (Manufacturing and Technology)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Utility Substations)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Background and Summary

The applicant is requesting approval for a conditional use permit to allow for the construction of an emergency water storage tank and regional sewer lift station within the M-T zone. Both pieces of infrastructure are required under the Promontory Commerce Center development agreement between BlackPine and Weber County.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: As a conditional use, this operation is allowed in the M-T Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The following setbacks apply, to a public utility substation in the M-T zone:

-Front: 30 feet

-Side: None

-Rear: None

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects.

The following is an analysis of the proposal reviewed against the conditional use standards:

(1) Standards relating to safety for persons and property. The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons.
(2) Standards relating to infrastructure, amenities, and services: The proposal is part of the infrastructure related to adjacent development, and is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.
(3) Standards relating to the environment. The proposal is not anticipated or expected to negatively impact the environment.
(4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. The property on which the conditional use permit is sought will support future residential development. The proposal complies with and supports the intent of the general plan.

Design Review: The M-T zone and the proposed conditional use mandate a design review as outlined in LUC §108-1 to ensure that the general design, layout, and appearance of the building remain orderly and harmonious with the surrounding neighborhood. The submitted plans show that the exterior finishes and new infrastructure are compatible with the existing infrastructure. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion*.* The proposal includes a site plan that identifies the location of the proposed building(s) as well as the access to the proposed lift station site.

Considerations relating to landscaping. The applicant has indicated that the landscaping of this site will remain consistent with the surroundings.

Considerations relating to buildings and site layout*.* The existing buildings meet the site development standards of a public utility substation within the M-T Zone.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following condition:

1. Any work within the ROW will need an excavation permit.

This recommendation is based on the following findings:

- The proposed use is allowed in the M-T Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

A. Lift Station Plans
B. Building Renderings
C. Site Layout
D. Water and Wastewater Plan

Map 1

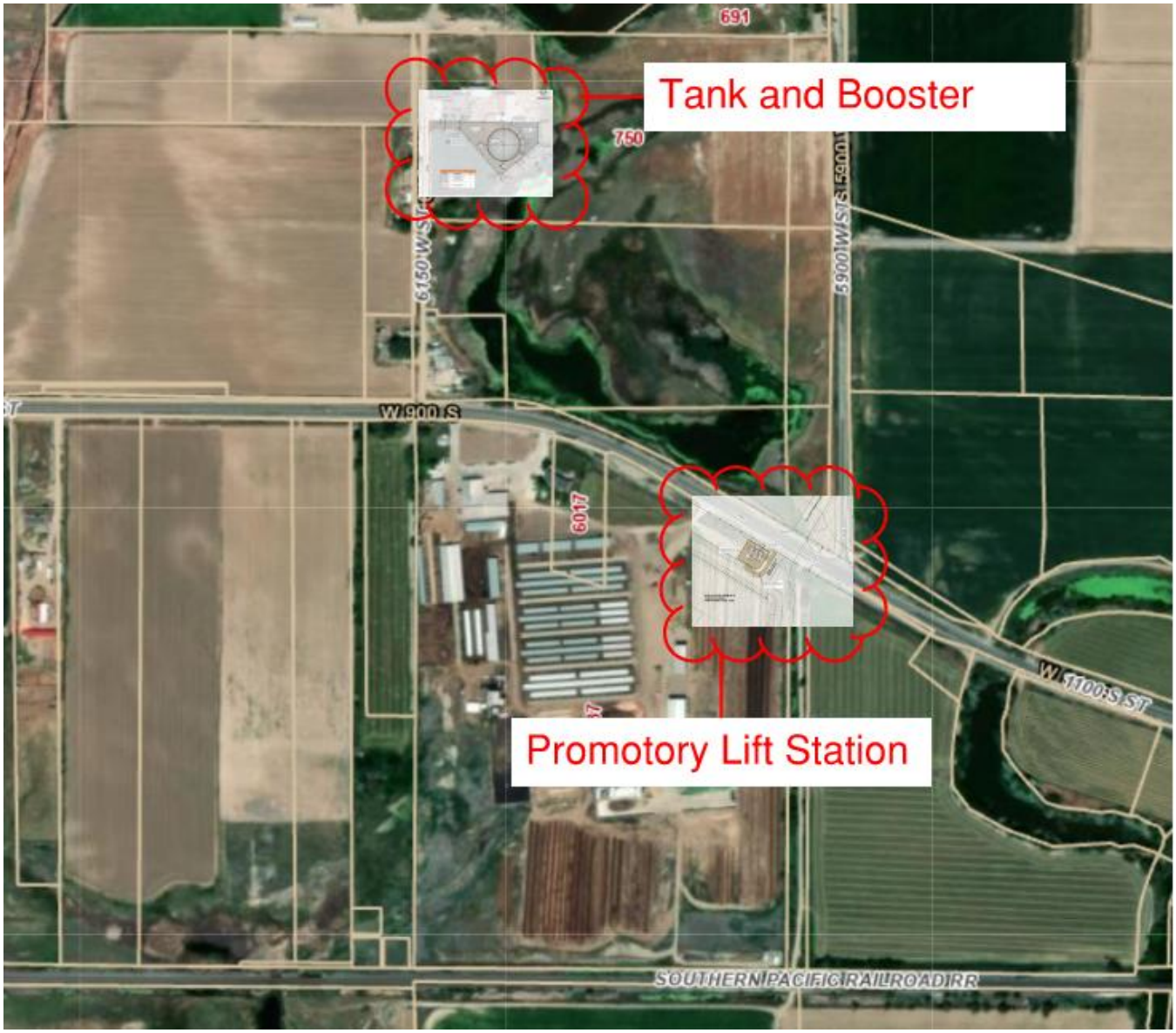

Tank and Booster
Promotory Lift Station
691
750
6017
W 900 S
W 1100 S ST
SOUTHERN PACIFIC RAILROAD IRR

Exhibit A

GARDNER GROUP

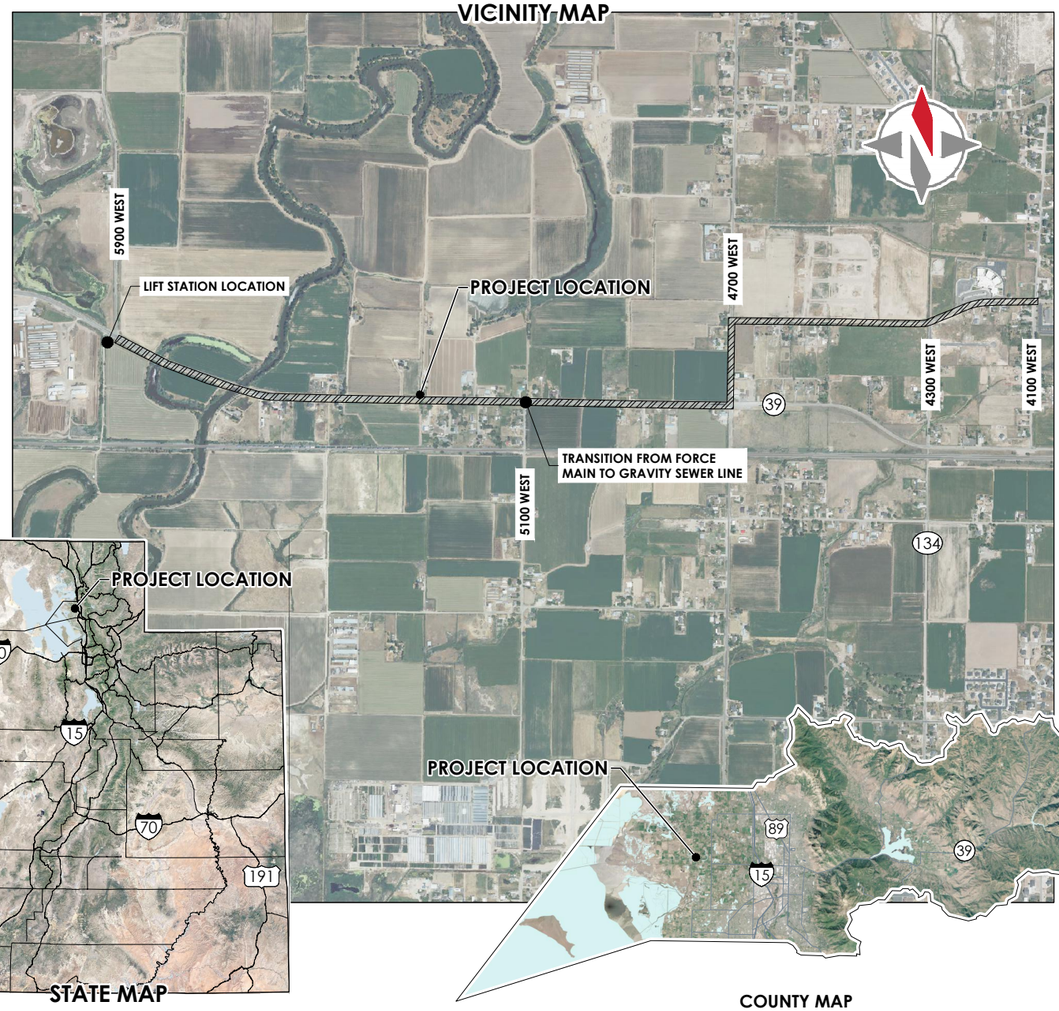
PROMONTORY LIFT STATION & SEWER FORCE MAIN

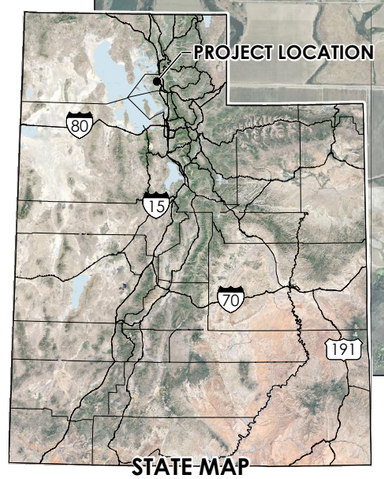
ISSUED: 10 JULY 2025

SHEET LIST

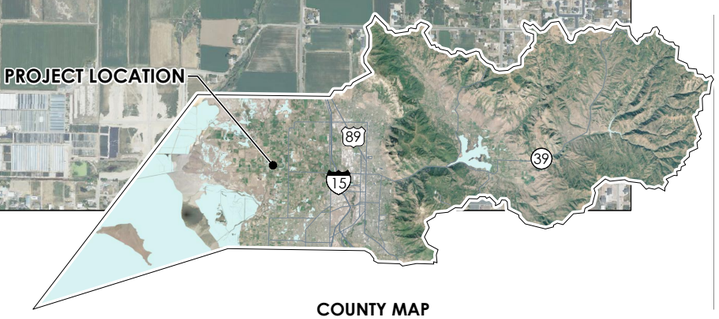
SHEET	TITLE	DESCRIPTION
	GENERAL	
1	G001	COVER SHEET
2	G002	CIVIL NOTES
3	G003	STRUCTURAL NOTES
4	V101	SURVEY
	LIFT STATION	
5	CS101	AREA PLAN
6	CS102	GRADING PLAN
7	S101	FOOTING & FOUNDATION PLAN
8	S102	MAIN LEVEL CONCRETE & FOUNDATIONS
9	S103	FLOOR FRAMING PLAN
10	S104	ROOF FRAMING PLAN
11	S105	LOWER LEVEL STRUCTURAL PLAN
12	A101	LOWER LEVEL FLOOR PLAN
13	A102	MAIN LEVEL FLOOR PLAN
14	A201	SOUTH ELEVATION VIEW
15	A202	EAST ELEVATION VIEW
16	A203	NORTH ELEVATION VIEW
17	A204	WEST ELEVATION VIEW
18	A301	BUILDING SECTIONS
19	A302	BUILDING SECTIONS
	LIFT STATION: LIFT STATION DETAILS	
20	S501	STRUCTURAL DETAILS
21	S502	STRUCTURAL DETAILS
22	S503	STRUCTURAL DETAILS
23	S504	STRUCTURAL DETAILS
24	S505	STRUCTURAL DETAILS
25	S506	STRUCTURAL DETAILS
26	S507	STRUCTURAL DETAILS
27	CS501	SITE DETAILS
	LIFT STATION: ELECTRICAL	
28	M-001	MECHANICAL NOTES, LEGENEDS, & BOD
29	M-101	MECHANICAL PLAN
30	M-601	MECHANICAL SCHEDULES
31	E-001	ELECTRICAL LEGEND
32	EG101	ELECTRICAL GROUNDING MAIN FLOOR PLAN
33	EK101	ELECTRICAL CLASSIFICATION PLANS
34	EK301	ELECTRICAL CLASSIFICATION SECTION
35	EL101	ELECTRICAL LIGHTING PLANS
36	EL501	ELECTRICAL LIGHTING SCHEDULE & DETAILS
37	EP101	ELECTRICAL POWER PLANS
38	EP501	ELECTRICAL DETAILS
39	EP502	ELECTRICAL DETAILS
40	EP601	ELECTRICAL SCHEDULES & DIAGRAM
41	EP701	ELECTRICAL PANEL SCHEDULES
42	EP702	ELECTRICAL PANEL SCHEDULES
	SEWER LINE	
43	CU100	FORCE MAIN OVERVIEW
44	CU101	FORCE MAIN PLAN & PROFILE
45	CU102	FORCE MAIN PLAN & PROFILE
46	CU103	FORCE MAIN PLAN & PROFILE
47	CU104	FORCE MAIN PLAN & PROFILE
48	CU105	FORCE MAIN PLAN & PROFILE
49	CU106	FORCE MAIN PLAN & PROFILE
50	CU107	FORCE MAIN PLAN & PROFILE
51	CU108	FORCE MAIN PLAN & PROFILE
52	CU109	FORCE MAIN TRANSITION TO GRAVITY
53	CU110	SEWERLINE PLAN & PROFILE
54	CU111	SEWERLINE PLAN & PROFILE
55	CU112	SEWERLINE PLAN & PROFILE
56	CU113	SEWERLINE PLAN & PROFILE
57	CU114	SEWERLINE PLAN & PROFILE
58	CU115	SEWERLINE PLAN & PROFILE
59	CU116	SEWERLINE PLAN & PROFILE
60	CU117	SEWERLINE PLAN & PROFILE
61	CU118	SEWERLINE PLAN & PROFILE
62	CU119	SEWERLINE PLAN & PROFILE
	SEWER LINE: DETAILS	
63	CU501	UTILITY DETAILS
64	CU502	UTILITY DETAILS
65	CU503	UTILITY DETAILS
66	CU504	UTILITY DETAILS
67	CU505	UTILITY DETAILS

VICINITY MAP





STATE MAP



COUNTY MAP

CONTACT INFORMATION

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P: 801.456.4140

REVISIONS

1	JAP 7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

LEGAL NOTICE

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA J. PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

COVER SHEET

1 OF 67

G001

UT83-NF | 01:30 PM THURSDAY 10 JULY 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\01 G001.DWG

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

GENERAL NOTES:

1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2) CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED ABOVE AND WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES 5 DAYS PRIOR TO A PRE-CONSTRUCTION MEETING:

OWNER: BZI
CONTACT: RYAN OBRAY

ENGINEER: CRS ENGINEERS
4246 RIVERBOAT ROAD, STE 200
SALT LAKE CITY, UTAH 84123
CONTACT: JOSHUA PRETTYMAN

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
6) THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE, AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT, AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN CONSTRUCTION OF PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR SAFETY CONDITIONS, WHICH CONDITIONS COULD BE HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
8) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM IRON COUNTY, CEDAR CITY, AND UNION PACIFIC RAILROAD. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
9) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND, THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
10) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
11) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
12) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
13) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
14) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
15) THE CONTRACTOR AGREES THAT:
    A) THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH DAY.
    B) THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
    C) THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
    D) THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
    E) THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.
16) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE AND GROSS NEGLIGENCE OF THE OWNER OR THE ENGINEER.
17) DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IRON COUNTY, CEDAR CITY.
18) WHEN CONSTRUCTION STAKING IS REQUIRED THE CONTRACTOR SHALL NOTIFY THE ENGINEER/LAND SURVEYOR 1 WEEK IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, INCLUDING RE-STAKING WILL BE SUBJECT TO A CONTRACTOR CHANGE ORDER AND THE IMPACT COSTS OF WORK PERFORMED
19) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
21) IF EXISTING FEATURES NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FEATURES FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING FEATURES SHALL BE INCLUDED IN THE BID PRICE FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT.
22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL FACILITIES. AS-BUILT DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
23) WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENT AND/OR RIGHTS-OF-WAY.
24) NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
25) FURNISH, MAINTAIN, AND RESTORE ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
26) PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH CITY, COUNTY, AND STATE REGULATIONS FOR WORKING IN THE PUBLIC WAY.
27) FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
28) TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS.
29) CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
30) ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES:

1) CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2) CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH IRON COUNTY/CEDAR CITY STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, EROSION, SEDIMENT, RE-VEGETATION REQUIREMENTS, AND THE SWPP PLAN AS REQUIRED BY THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY AND DIVISION OF AIR QUALITY.
3) THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS OUTLINED IN THE CONSTRUCTION STANDARDS AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE GEOTECHNICAL REPORT.
4) SEDIMENTATION BMP'S SHOWN ON THE EROSION CONTROL AND SEDIMENT CONTROL PLANS (STORM WATER POLLUTION PREVENTION PLAN) TO BE INSTALLED WITHIN THE SAME WORKING DAY THE LAND DISTURBANCE OCCURS.
5) DUST CONTROL BMP'S ARE TO BE ON SITE AND IMPLEMENTED AS SOON AS LAND DISTURBANCE OCCURS.
6) THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY PLATT & PLATT INC. IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND CONTACT THE ENGINEER. WORK IS TO REMAIN STOPPED UNTIL THE ENGINEER PROVIDES A WRITTEN NOTICE TO RESUME WORK.
7) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, CHANNELS, DITCHES, AND SWALES FREE FROM DEBRIS, SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN OR VIOLATE ANY CITY, STATE, OR FEDERAL LAWS.
8) BMP'S ARE TO BE IN PLACE AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM IRON COUNTY/CEDAR CITY.
9) IF DISTURBANCE OCCURS OUTSIDE THE LIMITS OF DISTURBANCE, WORK WILL STOP AND REMAIN STOPPED UNTIL A WRITTEN RESPONSE IS RECEIVED FROM THE ENGINEER.
10) THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE.
11) NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER.

GENERAL UTILITY NOTES

1) THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
2) START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
3) CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
4) ALL DIMENSIONS AND GRADES OF EXISTING STORM DRAIN PIPES, BOX CULVERTS, STRUCTURES, ETC. SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
5) THESE PLANS SHOW THE LOCATION OF POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES, BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING DRY UTILITIES, NOR FOR ANY NEW DRY UTILITY STUBS. CONTRACTOR IS TO SUBMIT SITE PLAN TO DRY UTILITIES FOR DESIGN OF SERVICE CONNECTIONS TO BUILDING. ACTUAL CONSTRUCTION OF SAID SERVICES TO BE DONE BY RESPECTIVE UTILITY PROVIDERS.
6) VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
7) ALL DIMENSIONS, GRADES, AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
8) NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
9) ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.

UPRR GENERAL CONSTRUCTION REQUIREMENTS:

1) ALL WORK WITHIN 25' OF TRACK, OVER TRACK, OR WITH POTENTIAL TO FOUL TRACK REQUIRES UPRR FLAGMAN TO BE ON SITE.
2) ALL EQUIPMENT, CONSTRUCTION MATERIALS, AND PERSONNEL SHALL REMAIN OUTSIDE THE MINIMUM CONSTRUCTION CLEARANCE ENVELOPE, EXCEPT WHEN WITHIN PRE-DETERMINED TRACK CURFEWS.
3) ALL PERSONNEL MUST CLEAR THE AREA WITHIN 25 FEET OF THE TRACK CENTERLINE AND SECURE ALL EQUIPMENT WITHIN 50 FEET DURING THE APPROACH AND PASSAGE OF A TRAIN.
4) EQUIPMENT SHALL NOT BE SUPPORTED BY THE TRACK BALLAST, SUB-BALLAST, TIES, OR RAILS AT ANY TIME.
5) STORAGE AND STAGING AREAS ARE PROHIBITED WITHIN UPRR RIGHT OF WAY, EXCEPT WITHIN PERMITTED ZONES SUCH AS EASEMENTS.
6) TEMPORARY TRACK CROSSINGS MUST BE APPROVED BY UPRR'S LOCAL OPERATING UNIT AND UPRR MANAGER OF PUBLIC PROJECTS PRIOR TO START OF CONSTRUCTION.
7) TRACK CROSSINGS AND USE OF UPRR ACCESS ROADS/HAUL ROADS MUST BE COORDINATED WITH UPRR'S LOCAL MANAGER OF TRACK MAINTENANCE (AND YARD MASTER, IF WITHIN YARD LIMITS).
8) TEMPORARY DRAINAGE STRUCTURES AND/OR BMPS SHALL NOT DIRECT STORMWATER TOWARD UPRR TRACKS OR ACCESS ROADS.
9) UNATTENDED EXCAVATIONS WITHIN UPRR RIGHT OF WAY SHALL BE PROPERLY SECURED BY FENCING AND/OR COVERING(S) PER OSHA REQUIREMENTS.
10) FOR ANY CONSTRUCTION THAT INCLUDES HEAVY EQUIPMENT OR EXCAVATION, ALL UTILITIES WITHIN UPRR RIGHT OF WAY MUST BE IDENTIFIED AND MARKED PRIOR TO START OF CONSTRUCTION. UPRR CALL BEFORE YOU DIG: UP.COM/CBUD

ABBREVIATIONS

APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AWWA	AMERICAN WATER WORKS ASSOCIATION
BF	BLIND FLANGE
BLDG	BUILDING
CHD	CHORD LENGTH
C TO C	CENTER TO CENTER
CB	CHORD BEARING
CI	CAST IRON
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
DI	DUCTILE IRON
DIM	DIMENSION
E	EAST
EA	EDGE OF ASPHALT
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EW	EACH WAY
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLG	FLANGE
FT	FEET
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HORIZ	HORIZONTAL
HP	HIGH POINT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IR	IRON ROD
IRR	IRRIGATION
LT	LEFT
L	LENGTH
LBS	POUNDS
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MEG	MATCH EXISTING GRADE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PE	PLAIN END
PG	PAGE
PI	POINT OF INTERSECTION
PJ	PUSH-ON JOINT
DI	DUCTILE IRON
PSF	POUNDS PER FOOT
PSI	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R	RADIUS
RT	RIGHT
RJ	RESTRAINED JOINT
S	SOUTH
SEC	SECTION
SS	SANITARY SEWER
STA	STATION
T	TOP
TB	THRUST BLOCK
TBA	TO BE ABANDONED
TBC	TOP BACK CURB
TC	TOP OF CONCRETE
TYP	TYPICAL
UDOT	UTAH DEPARTMENT OF TRANSPORTATION
UPRR	UNION PACIFIC RAIL ROAD
VERT	VERTICAL
W	WATER
W	WEST
W/	WITH
WWF	WELDED WIRE FABRIC

CONTACT INFORMATION

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REVISIONS

1	JAP 7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

LEGAL NOTICE

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, MODIFIED, OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS.

DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

CIVIL NOTES
2 OF 67
G002

BUILDING CODE:

1. 2021 INTERNATIONAL BUILDING CODE AND STANDARDS REFERENCED THEREIN, AND ANY OTHER CODES OR RULES ADOPTED BY THE STATE OF UTAH.

LOADS:

1. ALL GRAVITY AND LATERAL LOADS FOR THE BUILDING ARE AS FOLLOWS:
   - 1.1. GROUND SNOW LOAD: 43 PSF
   - 1.2. ROOF SNOW LOAD: 30 PSF
   - 1.3. ROOF DEAD LOAD: 15 PSF
   - 1.4. FLOOR DEAD LOAD: 10 PSF
   - 1.5. FLOOR LIVE LOAD: 50 PSF
   - 1.6.

FOUNDATIONS:

1. A GEOTECHNICAL REPORT FOR THIS SITE HAS BEEN PREPARED BY SPEEDIE AND ASSOCIATES. THE REPORT REFERENCED IS SPEEDIE AND ASSOCIATES PROJECT NUMBER 160809SA.
2. ISOLATED AND CONTINUOUS FOOTINGS ARE TO BE PLACED ON COMPACTED SUBGRADE SOILS A MINIMUM OF 18 INCHES BELOW FINISHED GRADE AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
3. DESIGN BEARING PRESSURE IS 1500 PSF
4. THE CONTRACTOR IS TO BE FAMILIAR WITH ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PRIOR TO WORK COMMENCING. ALL RECOMMENDATIONS IN THE GEOTECHNICAL REPORT ARE TO BE FOLLOWED.
5. THE GEOTECHNICAL ENGINEER IS TO VISUALLY VERIFY THAT THE RECOMMENDATIONS THE GEOTECHNICAL REPORT ARE BEING FOLLOWED PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE:

1. CONCRETE FOR FOOTINGS IS TO REACH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. CONCRETE USED IN SLABS ON GRADE IS TO REACH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

GENERAL:

1. ALL CAST IN PLACE CONCRETE CONSTRUCTION IS TO CONFORM TO ACI 318 LATEST EDITION
2. ALL CONCRETE IS TO BE MECHANICALLY VIBRATED WHEN PLACED UNLESS NOTED OTHERWISE.
3. ADMIXTURES CONTAINING CHLORIDES ARE NOT TO BE USED.
4. ADMIXTURES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. CONCRETE TEST DATA IS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW IN ACCORDANCE WITH ACI 318 CHAPTER 5.

SLABS ON GRADE:

1. CONCRETE SLUMP IS NOT TO EXCEED 5 INCHES.
2. NOMINAL MAXIMUM AGGREGATE SIZE IS NOT TO BE LESS THAN $\frac{3}{4}$ INCH NOR MORE THAN $\frac{1}{3}$ THE DEPTH OF THE SLAB.
3. SLABS ARE TO BE PLACED ON WELL GRADED ENGINEERED FILL THAT IS COMPACTED TO 95% MAXIMUM DRY DENSITY.
4. SLABS ON GRADE ARE TO BE VIBRATED ONLY AT TRENCHES, FLOOR DUCTS, TURNDOWNS, OR OTHER AREAS THICKER THAN 8 INCHES.
5. CONTROL JOINTS ARE TO BE SAW CUT AFTER THE SLAB HAS CURED AND SPACED AT A MAXIMUM OF 15 FEET ON CENTER IN EACH DIRECTION.
6. FILL CONTROL JOINTS WITH FLEXIBLE, SILICONE BASED JOINT FILLER.
7. A 6 MIL VAPOR BARRIER IS TO BE PLACED OVER THE SUBGRADE AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

REINFORCING:

1. ALL CONCRETE REINFORCEMENT IS TO BE GRADE 60 STEEL DEFORMED BARS.
2. CONCRETE COVER OVER REINFORCEMENT IS TO BE AS FOLLOWS:
   - 2.1. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
   - 2.2. EXPOSED TO EARTH OR WEATHER
     - 2.2.1. #6 OR LARGER: 2"
     - 2.2.2. #5 AND SMALLER: $1\frac{1}{2}$"
3. CONCRETE COVER IS MEASURED FROM THE EDGE OF THE CONCRETE TO THE EDGE OF THE REINFORCING BAR.
4. ALL REINFORCING IS TO BE CHAIRED TO ENSURE PROPER CLEARANCES.
5. FIELD BENDING OF REINFORCEMENT IS LIMITED TO #5 REBAR AND SMALLER.

LAP SPLICES IN CONCRETE:

1. ALL SPLICE LOCATIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER.
2. PROVIDE BENT CORNER BARS TO MATCH HORIZONTAL REBAR. LAP AT EACH CORNER AND INTERSECTION.
3. REINFORCEMENT SPACING SHOWN ON THE PLANS ARE MAXIMUM SPACING.
4. VERTICAL REINFORCEMENT IN THE FOUNDATION IS TO BE PLACED WITH A STANDARD 90 DEGREE HOOK.
5. PLACING REINFORCEMENT INTO WET CONCRETE IS NOT ALLOWED. ALL REINFORCEMENT MUST BE TIED PRIOR TO CONCRETE PLACEMENT.
6. LAP SPLICES ARE TO BE CLASS "B" TENSION LAP SPLICES PER ACI 318.

ANCHORING TO CONCRETE:

ANCHOR BOLTS:

1. ALL STEEL BASE PLATES ARE TO BE ANCHORED TO CONCRETE USING ASTM F1554 GRADE 36 ANCHOR BOLTS OF THE SIZE AND LENGTH SPECIFIED IN THE PLANS.
2. ANCHOR BOLTS INCLUDE HOOKED, HEADED AND THREADED AND NUTTED ANCHORS.
3. ALL ANCHOR BOLTS ARE TO BE INSTALLED WITH STEEL WASHERS AT OVERSIZED ROUND HOLES USING SNUG TIGHT INSTALLATION UNLESS NOTED OTHERWISE.

POST INSTALLED ANCHORS:

1. POST INSTALLED ANCHORS ARE NOT TO BE USED UNTIL WRITTEN APPROVAL HAS BEEN OBTAINED BY THE ENGINEER.
2. POST INSTALLED ANCHORS MAY NOT BE INSTALLED UNTIL CONCRETE HAS REACHED ITS DESIGN STRENGTH AND IS FULLY CURED FOR A MINIMUM OF 21 DAYS.

SPECIAL INSPECTION - STRUCTURAL ONLY:

FOR SPECIAL STRUCTURAL INSPECTIONS:
CONTACT SPEEDIE AND ASSOCIATES AT (602) 997-6391 PRIOR TO CONSTRUCTION

1. SPECIAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION.
2. "SPECIAL STRUCTURAL INSPECTION" SHALL NOT RELIEVE THE OWNER OR THEIR AGENT FROM REQUESTING THE BUILDING JURISDICTION INSPECTIONS REQUIRED BY SECTION 109 OF THE INTERNATIONAL BUILDING CODE.
3. SPECIAL INSPECTION IS REQUIRED PER CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING:

MASONRY:

GENERAL:

1. ALL CONSTRUCTION SHALL BE PER ACI 530/530.1, BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES.
2. CONCRETE MASONRY ASSEMBLY IS TO BE PLACED IN A RUNNING BOND PATTERN.
3. MASONRY NET COMPRESSIVE STRENGTH F'm IS TO BE 1500 PSI
4. MASONRY CONSTRUCTION IS TO BE OF MEDIUM WEIGHT, GRADE N HOLLOW CONCRETE MASONRY UNITS PAR ASTM C90 WITH A NET COMPRESSIVE STRENGTH OF 1900 PSI.
5. MORTAR IS TO BE TYPE S PER ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI.
6. GROUT IS TO BE PER ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
7. ACCEPTABLE METHODS FOR DETERMINING COMPRESSIVE STRENGTH FOR EACH CONCRETE MASONRY ASSEMBLY ARE THE UNIT STRENGTH METHOD OR THE PRISM METHOD PER IBC 2105.2.2.
8. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN 5 TO 10 MINUTES LATER.
9. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS.
10. MAXIMUM GROUT LIFT IS 6'-0".
11. FILL CELLS SOLIDLY WITH GROUT IN LIFTS AND STOP POURS 1 $\frac{1}{2}$" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR POINTS.
12. INSTALL CONTROL JOINTS AT 10 FEET ON CENTER. CONTROL JOINTS CANNOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS OR WITHIN 2 FEET OF CONCENTRATED BEARING POINTS, JAMBS, OR OVER OPENINGS.
13. ALL MASONRY BELOW FINISHED GROUND IS TO BE GROUTED SOLID.

VERTICAL REINFORCING:

1. PLACE A #5 VERTICAL REBAR IN A FULLY GROUTED CELL AT ALL CORNERS, INTERSECTIONS, ENDS, BEARING POINTS, JAMBS AND EACH SIDE OF CONTROL JOINTS.
2. VERTICAL REBAR IS TO BE PLACED NO FURTHER APART THAN 48" ON CENTER.
3. VERTICAL REINFORCEMENT IS TO BE TIED TO FOOTING REBAR.

HORIZONTAL REINFORCING:

1. INSTALL (2) #5 HORIZONTAL REBAR IN 8" DEEP GROUTED CONTINUOUS BOND BEAMS AT TOP OF PARAPETS AND FREESTANDING WALLS.
2. BOND BEAMS ARE TO BE PLACED AT 48" ON CENTER MEASURED VERTICALLY FROM THE TOP OF THE FOOTING.
3. USE #9 SIZE WIRE OR EQUIVALENT LADDER MESH JOINT REINFORCEMENT AT ALL BOND BEAMS.

LAP SPLICES:

1. LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING ARE TO BE PER THE LAP SPLICE SCHEDULE SHOWN ON THIS SHEET.
2. SPLICES ARE NOT TO OCCUR WITHIN 8' OF CONTROL JOINTS.
3. ALL HORIZONTAL LADDER TYPE MESH JOINT REINFORCEMENT IS TO BE LAPPED A DISTANCE OF 12" AS A MINIMUM.

CONCRETE CONSTRUCTION

1. CONCRETE
   - 1.1. DURING THE TAKING OF TEST SPECIMENS.
   - 1.2. CONTINUOUS INSPECTION DURING THE PLACEMENT OF ALL REINFORCED CONCRETE, UNLESS NOTED OTHERWISE
   - 1.3. CONTINUOUS INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOLTS. (EXCEPTION: NO INSPECTION IS REQUIRED FOR PLACEMENT OF CONCRETE AROUND FOUNDATION ANCHOR BOLTS.)
   - 1.4. NO INSPECTION IS REQUIRED FOR PLACEMENT OF SLAB ON GRADE CONCRETE. INSPECTION OF SLAB ON GRADE REINFORCING IS REQUIRED PER "REINFORCING STEEL" SECTION BELOW.
2. REINFORCING STEEL - INSPECTION OF IN-PLACE REINFORCING FOR CONFORMANCE PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE FOR THE FOLLOWING:
   - 2.1. REINFORCING FOR ALL CONCRETE REQUIRED TO HAVE INSPECTION NOTED ABOVE.
   - 2.2. REINFORCING FOR CONCRETE FOUNDATIONS.
   - 2.3. REINFORCING FOR SLABS ON GRADE.
   - 2.4. REINFORCING FOR ALL MASONRY REQUIRED TO HAVE INSPECTION NOTED BELOW.

STEEL CONSTRUCTION

1. WELDING
   - 1.1. VERIFICATION OF VALID WELDER'S CERTIFICATES
   - 1.2. PERIODIC VISUAL INSPECTION OF ALL SHOP AND FIELD WELDS.
   - 1.3. ALL STRUCTURAL STEEL FABRICATORS SHALL EMPLOY AN AWS CERTIFIED INDEPENDENT TESTING AGENCY TO PROVIDE SHOP WELD INSPECTIONS PER CODE. INSPECTION REPORTS AND REQUIRED DOCUMENTATION SHALL BE SUBMITTED TO ENGINEER OF RECORD PRIOR TO STEEL INSTALLATION. (EXCEPTION: NO SHOP INSPECTION IS REQUIRED IF THE FABRICATOR IS ON THE CITY OF PHOENIX APPROVED STEEL FABRICATOR LIST.
   - 1.4. CONTINUOUS INSPECTION OF ALL MULTIPASS FILLET WELDS, SINGLE PASS FILLET WELDS LARGER THAN $\frac{5}{16}$", COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS, PLUG AND SLOT WELDS.
   - 1.5. NON-DESTRUCTIVE TESTING OF ALL COMPLETE PENETRATION WELDS BY AN AWS CERTIFIED INDEPENDENT TESTING AGENCY AT THE CONTRACTORS EXPENSE.
2. STEEL FRAMES: VERIFICATION OF BRACING, STIFFENING, MEMBER LOCATIONS, AND PROPER JOINT DETAIL APPLICATION AT ALL STEEL FRAME CONNECTIONS.
3. HIGH STRENGTH BOLTING:
   - 3.1. VERIFICATION OF SNUG TIGHT BOLT INSTALLATION FOR ASTM A325N BOLTS.
   - 3.2. VERIFICATION OF PROPER BOLT INSTALLATION AND PRETENSIONING FOR ASTM A325SC BOLTS.
   - 3.3. OBSERVATION OF PREINSTALLATION TESTING AND PRETENSIONING CALIBRATION PROCEDURES FOR ASTM A325SC BOLTS.

MASONRY CONSTRUCTION

1. STRUCTURAL MASONRY
   - 1.1. DURING PREPARATION OF PRISMS.
   - 1.2. INSPECTION OF IN-PLACE REINFORCING FOR CONFORMANCE PRIOR TO THE DELIVERY OF GROUT TO THE JOBSITE.
   - 1.3. CONTINUOUS INSPECTION DURING PLACEMENT OF GROUT.
   - 1.4. CLEANOUTS PRIOR TO CLOSING.

SPECIAL CASES

1. EXPANSION, EPOXY, ADHESIVE, AND SCREW ANCHORS: DURING THE PLACEMENT OF ALL ANCHORS SHOWN ON STRUCTURAL DRAWINGS. ADDITIONAL INSPECTIONS REQUIRED FOR REPAIR DETAILS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
   - 1.1. INSPECTION OF HOLE DIAMETER, HOLE DEPTH AND DRILL BIT CONFORMANCE.
   - 1.2. INSPECTION OF HOLE CLEANING WITH WIRE BRUSH AND COMPRESSED AIR.
   - 1.3. INSPECTION OF ANCHOR INSTALLATION USING SPECIFIED PRODUCT AND MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
   - 1.4. INSPECTION OF EXPANSION ANCHORS SHALL INCLUDE THE VERIFICATION OF THE TIGHTENING TORQUE THAT IS SPECIFIED BY THE ANCHOR MANUFACTURER.

SPECIAL INSPECTIONS - NON STRUCTURAL (PERFORMED BY OTHERS)

GEOTECHNICAL INSPECTIONS - SOILS

1. PERIODIC VERIFICATION THAT MATERIALS BELOW GRADE ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
2. PERIODIC VERIFICATION THAT EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
3. PERFORM PERIODIC CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.
4. CONTINUOUS VERIFICATION THAT USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.
5. PERIODIC VERIFICATION PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

1. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
2. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS, AND ALL DEVIATIONS MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACT VIA WRITTEN REQUEST FOR INFORMATION (RFI).
3. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
4. CONTRACTOR SHALL PROVIDE THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. ACCESS SHALL BE PROVIDED BY IN-PLACE LADDERS, SCAFFOLDS, LIFTS AND/OR OTHER EQUIPMENT OPERATED BY THE CONTRACTOR'S PERSONNEL AS REQUIRED FOR SAFE OBSERVATIONS. INSPECTOR IS NOT RESPONSIBLE OR AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
5. UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT WILL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF THEIR KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISION OF THE CODE.

CLASS B TENSION SPLICE LENGTHS — COMP. BARS

CONC. PSI	f'c = 3000 PSI		f'c = 4000 PSI		f'c = 5000 PSI		f'c >= 3000 PSI	
LOC. / SIZE	REG.	TOP	REG.	TOP	REG.	TOP	STD. LAP	ENCLOSED W/ SPIRAL TIES
#3	24"	31"	19"	24"	17"	22"	12"	12"
#4	32"	41"	25"	32"	22"	29"	15"	12"
#5	39"	51"	31"	40"	28"	36"	19"	14"
#6	47"	61"	37"	48"	33"	43"	23"	17"
#7	69"	89"	54"	70"	49"	63"	26"	20"
#8	78"	102"	62"	80"	55"	72"	30"	23"
#9	88"	115"	70"	91"	63"	81"	34"	25"
#10	99"	129"	79"	102"	70"	91"	38"	28"
#11	110"	143"	87"	113"	78"	101"	42"	31"

NOTES:

1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPLICES ARE TO BE CLASS B TENSION LAP SPLICES PER ACI 318 UNLESS NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3. THIS TABLE IS BASED ON NORMAL WEIGHT CONCRETE

MASONRY LAP SLICE LENGTH

REBAR SIZE	REINFORCEMENT AT CENTER OF WALL			REINFORCEMENT AT FACE OF WALL & BOND BEAMS	
	6" BLOCK	8" BLOCK	12" BLOCK	8" BLOCK	12" BLOCK
#4	26"	26"	26"	32"	32"
#5	40"	32"	32"	50"	50"
#6	N/A	58"	58"	100"	100"
#7	N/A	80"	80"	N/A	135"
#8	N/A	N/A	115"	N/A	189"

NOTES:

1. ALL REINFORCEMENT IS TO BE GRADE 60
2. LAPS APPLY TO BOTH VERTICAL AND HORIZONTAL REINFORCING.
3. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.
4. DO NOT SPLICE HORIZONTAL BARS WITHIN 8' OF CONTROL JOINTS.
5. LAP LENGTHS HAVE BEEN CALCULATED FOR BOTH WORKING STRESS AND ULTIMATE STRENGTH DESIGN. THE MOST CONSERVATIVE VALUES HAVE BEEN USED.

ABBREVIATIONS

APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
BLDG	BUILDING
C TO C	CENTER TO CENTER
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
DIM	DIMENSION
EG	EXISTING GRADE
EL	ELEVATION
EW	EACH WAY
EX	EXISTING
FG	FINISH GRADE
FH	FIRE HYDRANT
FX	FIRE EXTINGUISHER
HORIZ	HORIZONTAL
L	LENGTH
LBS	POUNDS
MAX	MAXIMUM
MIN	MINIMUM
N/A	NOT APPLICABLE
NTS	NOT TO SCALE
OC	ON CENTER
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R	RADIUS
SS	SANITARY SEWER
VERT	VERTICAL
W	WATER
W/	WITH
WWF	WELDED WIRE FABRIC

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REVISIONS

1	JAP 7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

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DESIGN

REGISTERED PROFESSIONAL ENGINEER — JOSHUA PRETTYMAN — No. 9637735-2202 — 11/1/24 — STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
29 JULY 2025

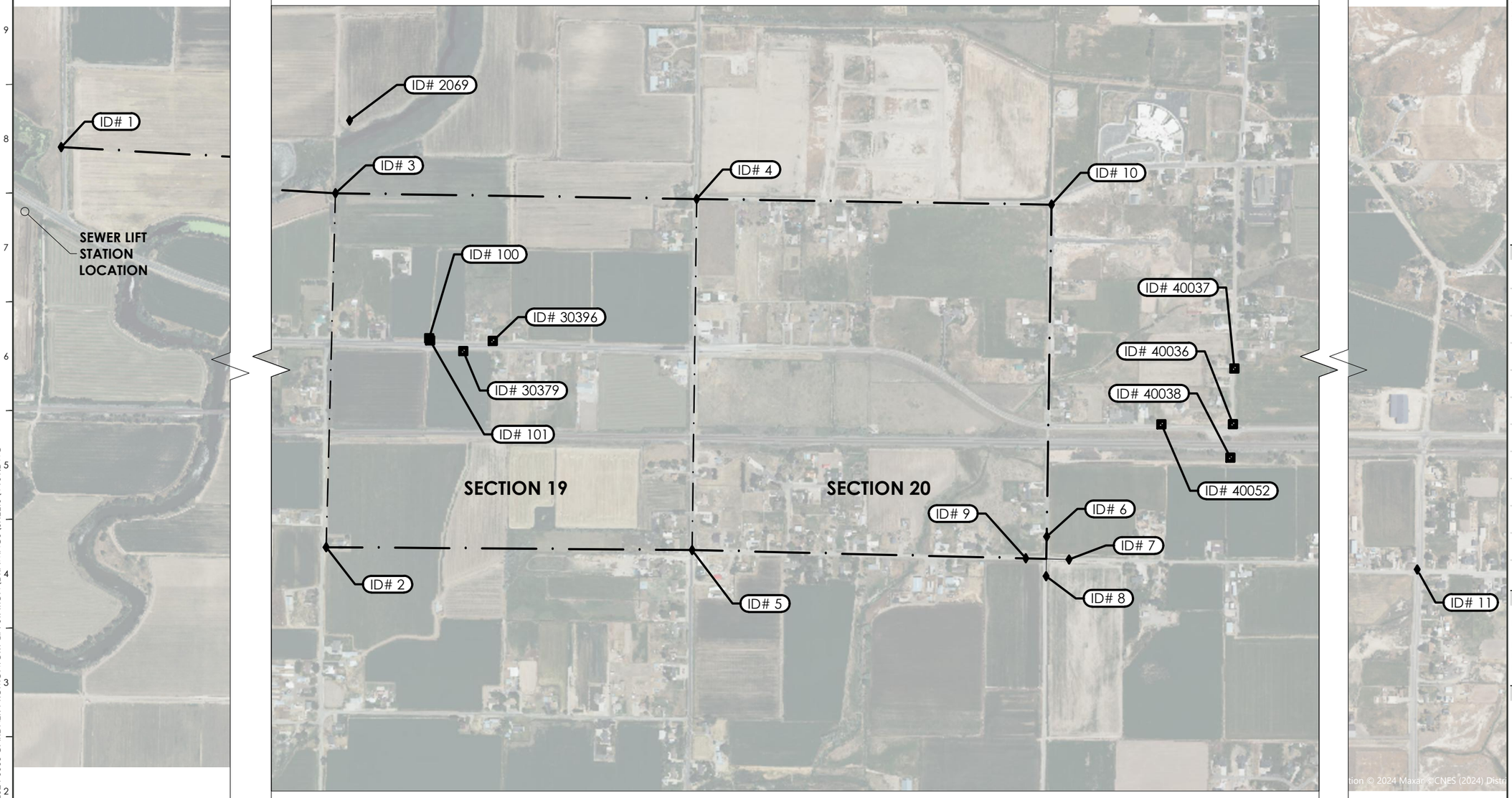
PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

STRUCTURAL NOTES

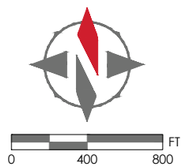
3 OF 67

G003



POINTS				
ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	3615343.72	1469319.89	4217.02	FND NW COR SEC19
2	3612427.28	1474747.03	4234.27	FND E1/4 SEC 19
3	3615030.24	1474815.34	4236.14	FND NE SEC 19
4	3614987.88	1477474.57	4238.15	FND N1/4 SEC 20
5	3612406.61	1477440.58	4235.42	FND CENTER SEC 20
6	3612505.64	1480050.91	4236.39	FND N REF COR
7	3612337.10	1480215.08	4236.56	FND E REF COR
8	3612214.10	1480046.07	4235.69	FND S REF COR
9	3612346.01	1479897.10	4236.61	FND W REF COR

POINTS				
ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	3614946.22	1480086.46	4237.24	FND NE COR SEC20
11	3612268.26	1485343.74	4239.23	FND E 1/4 SEC 21
100	3613964.36	1475505.33	4240.24	CP 100 RWC GPS BASE
101	3613947.74	1475512.18	4241.10	WTR MH CHECK
30379	3613869.46	1475756.82	4237.70	CP
30396	3613943.62	1475973.10	4237.17	CP
40036	3613333.03	1481421.56	4240.86	40002 VRS CHECK
40037	3613742.19	1481432.20	4239.87	40001 VRS CHECK
40038	3613085.94	1481403.40	4238.66	40003 VRS CHECK
40052	3613330.83	1480895.43	4237.68	FND RWC PINNACLE



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DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

SURVEY
4 OF 67
V101

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POINTS		
ID	NORTHING	EASTING
1	3614825.22	1469049.68
2	3614852.61	1469066.21
3	3614870.79	1469036.11
4	3614843.39	1469019.57

12TH STREET

NEW CONCEPT ROADWAY ALIGNMENT

5900 WEST

NEW PROMONTORY SEWER LIFT STATION

#3

#2

#1

6,823.8 sf

CHAIN LINK FENCE WITH BARBED WIRE PER UDOT STANDARD FG-6 DETAIL

FUTURE PARKING LOT ENTRANCE ROAD

TEMPORARY GRAVEL DRIVEWAY. FUTURE ACCESS WILL BE VIA PARKING LOT (SEE NEXT SHEET)

100' EXISTING 12TH STREET ROW

NOTE: ALL FADED LINEWORK IS CONCEPT GARDNER DEVELOPMENT LAYOUT PLANS

NOTE: ALL FADED LINEWORK IS CONCEPT GARDNER DEVELOPMENT LAYOUT PLANS

0 30 60 FT

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11/1/24
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MANAGER: J PRETTYMAN
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PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

AREA PLAN

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CS101

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PLACE CAP ON STUBBED SEWERLINE FOR FUTURE CONNECTIONS (PLACE ABOVE GROUND MARKER TO INDICATE LOCATION). 30" PVC INVERT ELEVATION: 4199.20'

26 / CU502 — 30" C900 PVC SEWERLINE

30" PVC INVERT ELEVATION: 4199.20'

19 / CS501 — 6' CHAIN LINK FENCE

NEW 16" HDPE SEWER FORCE MAIN (SEE SHEET CU101)

12TH STREET

100' EXISTING 12TH STREET RIGHT-OF-WAY

HOT-TAP AND TEE EXISTING LINE AND CONNECT 10" LINE

10" GATE VALVE

WOODFORD 3/4" FROST PROOF YARD HYDRANT OR APPROVED EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS

1" IPS POLY WATER SERVICE LATERAL TO YARD HYDRANT

CHAIN LINK FENCE WITH BARBED WIRE PER UDOT STANDARD FG-6 DETAIL

PROMONTORY LIFT STATION

GRADE 2% SLOPE AWAY FROM BUILDING & WET WELL. LANDSCAPING INSIDE FENCED AREA TO BE THE FOLLOWING:
- 3" MINUS PITI RUN (BASE
- 3" OF DRAIN ROCK (WEARING COURSE)

16' DOUBLE CHAIN LINK GATE (NO MIDDLE POST)

1" WATER METER & IPS POLY WATER SERVICE LATERAL

21 / CS501 — 6" MUELLER CENTURION FIRE HYDRANT OR APPROVED EQUAL

CONNECT TO 10" LINE

STUB 10" WATERLINE TO HYDRANT, CAP STUB FOLLOWING TEE WITH BLIND FLANGE

16' DOUBLE CHAIN LINK GATE (NO MIDDLE POST)

4' SINGLE CHAIN LINK GATE

GRAVEL DRIVEWAY

NOTE: ALL FADED LINEWORK IS CONCEPT GARDNER DEVELOPMENT LAYOUT PLANS

0 10 20 FT

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PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

GRADING PLAN

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CS102

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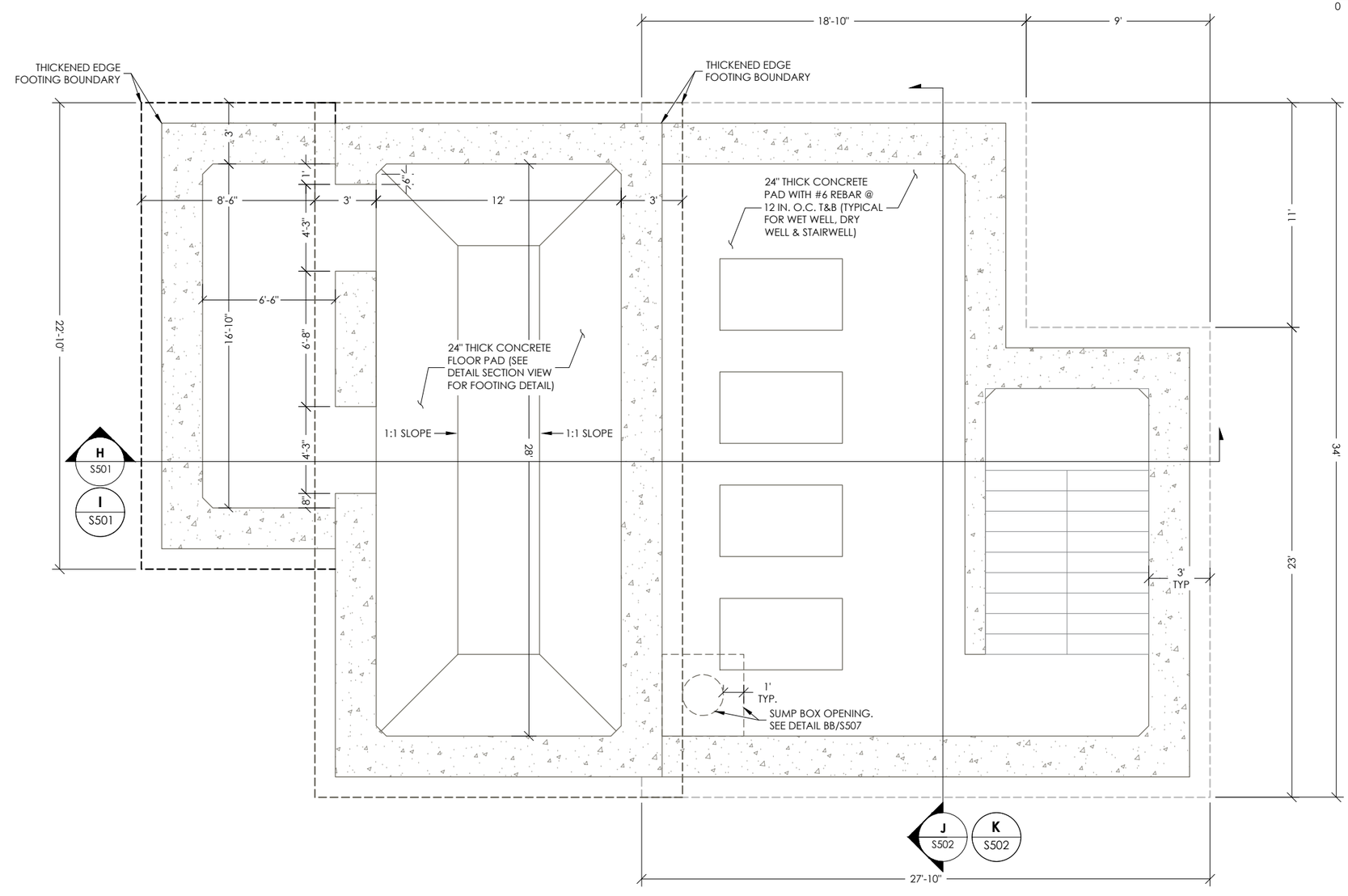

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DESIGN

PROFESSIONAL ENGINEER
07/17/2025
No. 9206167-2202
KIRK WINEGAR
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

FOOTING & FOUNDATION PLAN

7 OF 67

S101

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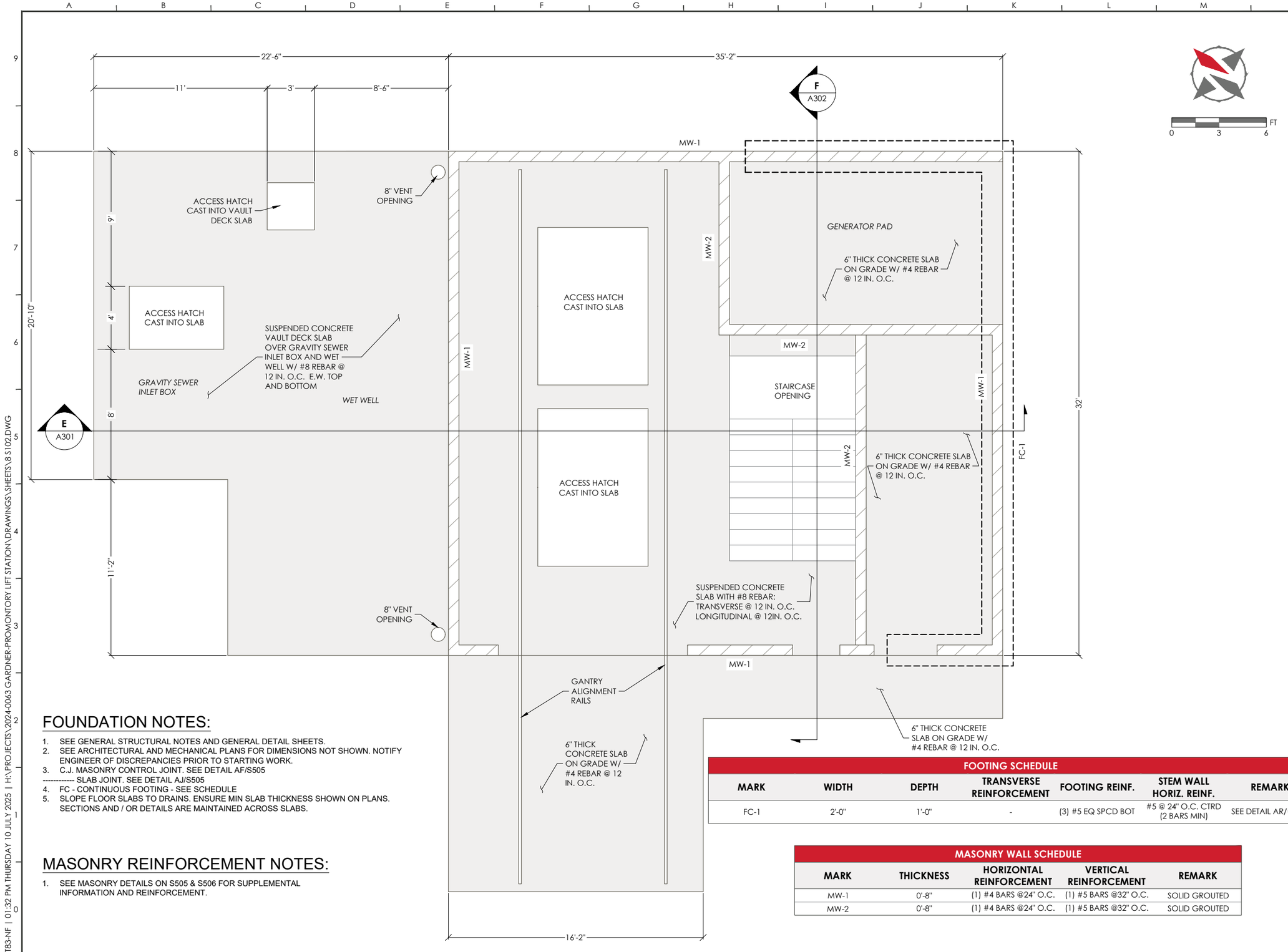

FOUNDATION NOTES:

1. SEE GENERAL STRUCTURAL NOTES AND GENERAL DETAIL SHEETS.
2. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR DIMENSIONS NOT SHOWN. NOTIFY ENGINEER OF DISCREPANCIES PRIOR TO STARTING WORK.
3. C.J. MASONRY CONTROL JOINT. SEE DETAIL AF/S505
---------- SLAB JOINT. SEE DETAIL AJ/S505
4. FC - CONTINUOUS FOOTING - SEE SCHEDULE
5. SLOPE FLOOR SLABS TO DRAINS. ENSURE MIN SLAB THICKNESS SHOWN ON PLANS. SECTIONS AND / OR DETAILS ARE MAINTAINED ACROSS SLABS.

MASONRY REINFORCEMENT NOTES:

1. SEE MASONRY DETAILS ON S505 & S506 FOR SUPPLEMENTAL INFORMATION AND REINFORCEMENT.

FOOTING SCHEDULE

MARK	WIDTH	DEPTH	TRANSVERSE REINFORCEMENT	FOOTING REINF.	STEM WALL HORIZ. REINF.	REMARK
FC-1	2'-0"	1'-0"	-	(3) #5 EQ SPCD BOT	#5 @ 24" O.C. CTRD (2 BARS MIN)	SEE DETAIL AR/####

MASONRY WALL SCHEDULE

MARK	THICKNESS	HORIZONTAL REINFORCEMENT	VERTICAL REINFORCEMENT	REMARK
MW-1	0'-8"	(1) #4 BARS @24" O.C.	(1) #5 BARS @32" O.C.	SOLID GROUTED
MW-2	0'-8"	(1) #4 BARS @24" O.C.	(1) #5 BARS @32" O.C.	SOLID GROUTED

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PROFESSIONAL ENGINEER
07 / 17 / 2025
No. 9206167-2202
KIRK WINEGAR
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

MAIN LEVEL CONCRETE & FOUNDATIONS

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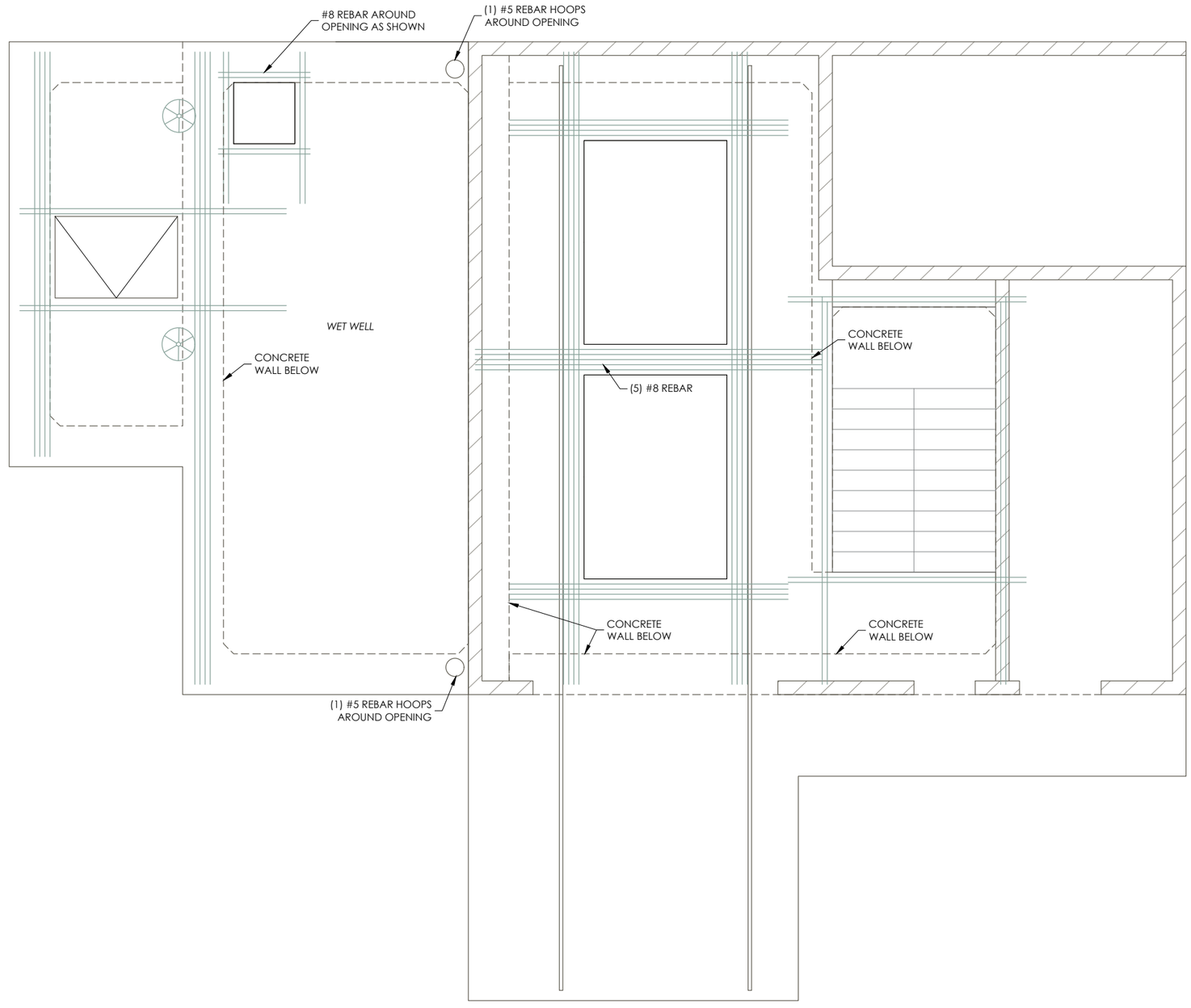

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NOTES:

1. TYPICAL REINF. NOT SHOWN FOR CLARITY. SEE S501 FOR TYPICAL TOP SLAB REINF.
2. OPENING DIAGONAL BARS NOT SHOWN FOR CLARITY. SEE AY/S507

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PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

FLOOR FRAMING PLAN

9 OF 67

S103

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REGISTERED PROFESSIONAL ENGINEER
JOSHUA A. PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

FORCE MAIN OVERVIEW

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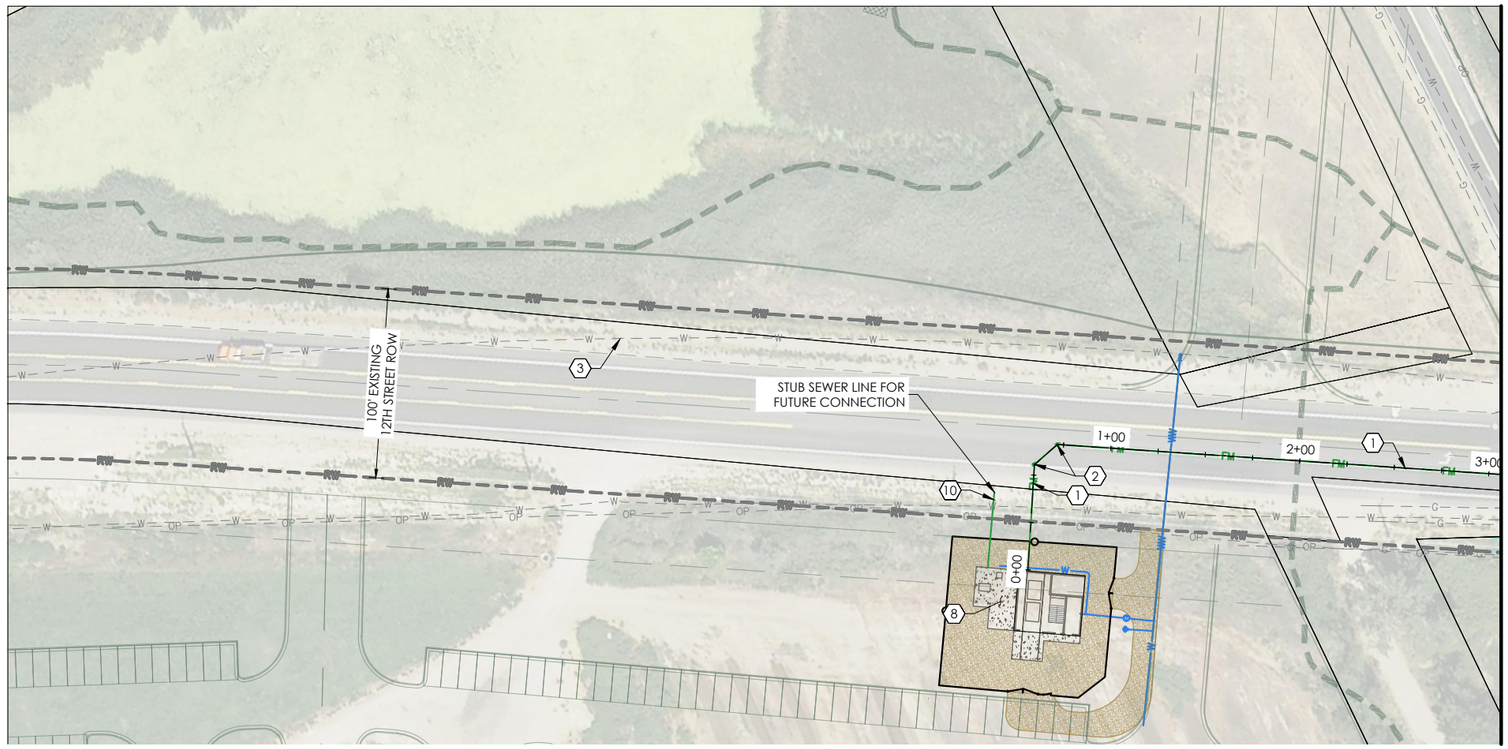
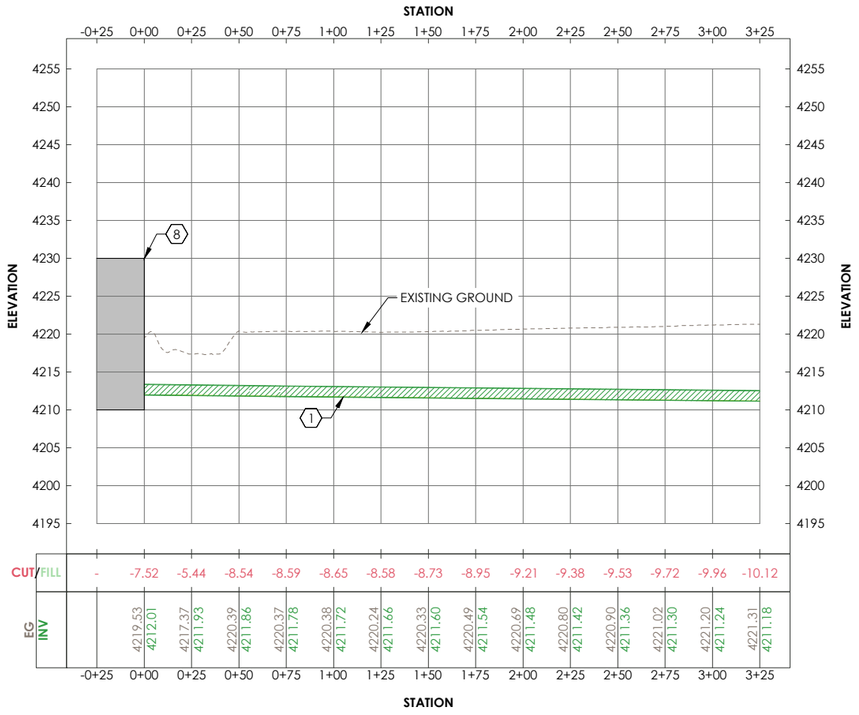
CU100

JUMP TO FORCE MAIN OVERVIEW

U183-NF | 01:38 PM THURSDAY 10 JULY 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\43 CU100.DWG





0 40 80 FT

KEYED NOTES

NO.	DESCRIPTION	DETAIL
1	16" DR17 (GREEN STRIPE) HDPE PRESSURE SEWER MAIN W/ THRUST BLOCKING & TRACER TAPE 2' ABOVE PIPE	26 - CU502 30 - CU504
2	45° BEND	30 - CU504
3	EXISTING WATERLINE	
4	EXISTING DOMINION GAS LINE, EXACT LOCATION UNKOWN	
5	EXISTING STORM DRAIN	
6	2" AIR-VAC VALVE ASSEMBLY	29 - CU503
7	24" STEEL CASING (7/16" THICK WALL), FILL ANNULAR SPACE WITH NEAT CEMENT	28 - CU503
8	PROMONTORY LIFT STATION	
9	TRANSITION TO GRAVITY FLOW	25 - CU502
10	30" SDR-35 ASTM D 3034 PVC SEWER MAIN	26 - CU502
11	REMOVE AND RELOCATE EXISTING STORM DRAIN	
12	EXISTING BURIED POWER	
13	REPLACE EXISTING MANHOLE, TIE-IN TO EXISTING SEWER LINES	24 - CU501
14	RECONNECT SEWER LATERAL TO NEW SEWER MAIN	31 - CU504
15	RECONNECT SEWER MAIN TO NEW MANHOLE	32 - CU505

SHEET NOTES

1. ALL IMPROVEMENTS TO BE INSTALLED PER APPLICABLE COUNTY OR CITY ENGINEERING STANDARDS & DETAILS, LATEST REVISION.
2. PRESSURE SEWER MAIN SHALL BE TESTED ACCORDING TO COUNTY OR CITY ENGINEERING STANDARDS AND WITNESSED BY A CITY ENGINEERING INSPECTOR.
3. THE ENGINEER HAS MADE AN EFFORT TO LOCATE ALL EXISTING UTILITY LINES FROM RECORDS PROVIDED BY OTHERS AND EVIDENCE IN THE FIELD. CONTRACTOR TO BLUESTAKE AND POTHOLE ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
4. ALL VALVES MUST BE GATE VALVES PER COUNTY OR CITY ENGINEERING STANDARDS.
5. MEGALUGS ARE REQUIRED ON ALL MJ FITTINGS.
6. CONTRACTOR TO MAINTAIN TRAFFIC ACCESS AND SUBMIT ANY REQUIRED TRAFFIC CONTROL PLANS.
7. CONTRACTOR TO MAINTAIN UTILITY SERVICE TO USERS DURING CONSTRUCTION.
8. ABANDONMENT OF ANY EXISTING LINE TO OCCUR AFTER THE NEW LINE IS TESTED, ACCEPTED, AND SERVICE LATERALS ARE CHANGED OVER.
9. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
10. 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.
11. 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.
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15. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

CONTACT INFORMATION

Answers to Infrastructure® ENGINEERING & SURVEYING

4246 S RIVERBOAT RD., STE 200
SALT LAKE CITY, UT 84123
P: 801.359.5565

Gardner

201 SOUTH MAIN STREET, SUITE 2000
SALT LAKE CITY, UTAH 84111
P: 801.456.4140

REVISIONS

1	JAP	7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

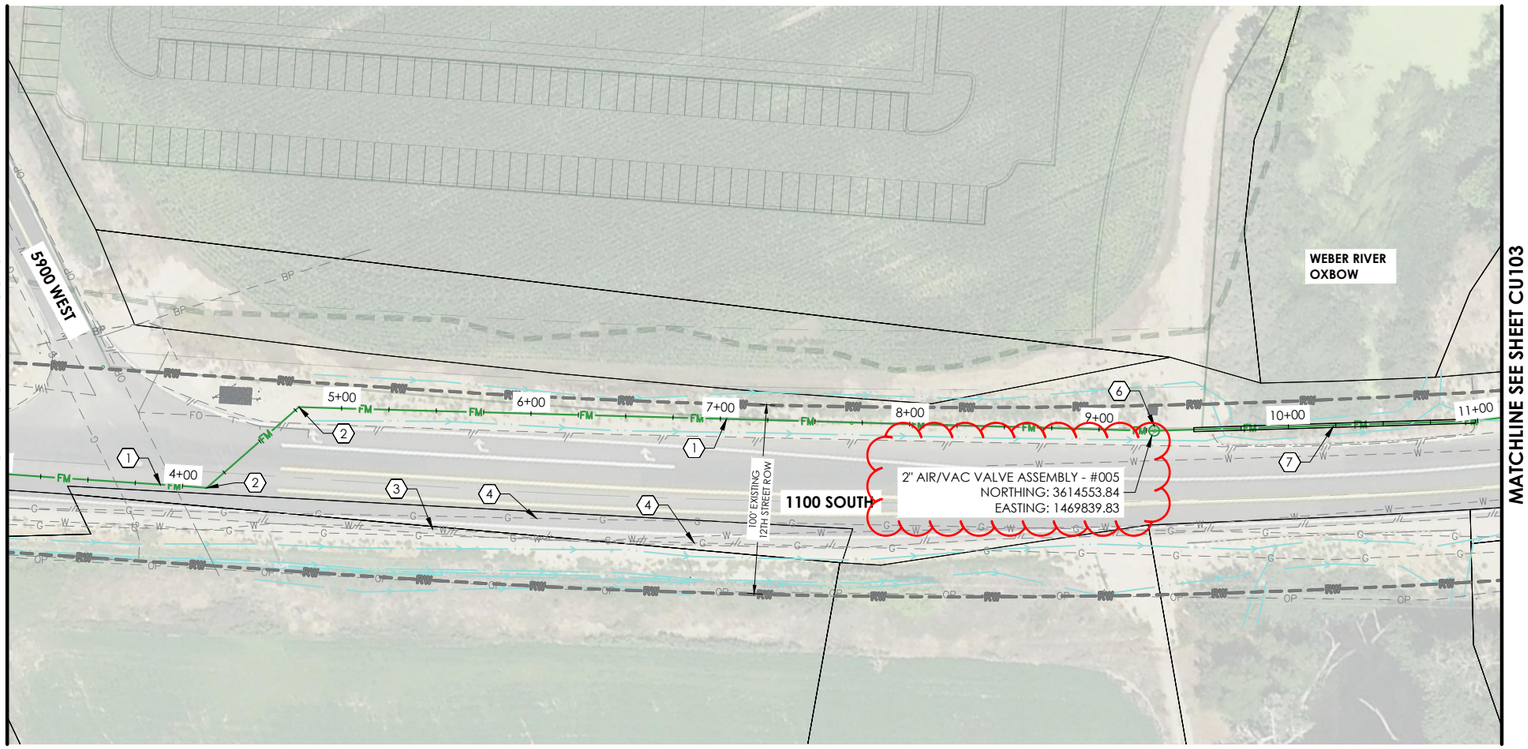
6137 W 900 S OGDEN UT 84404

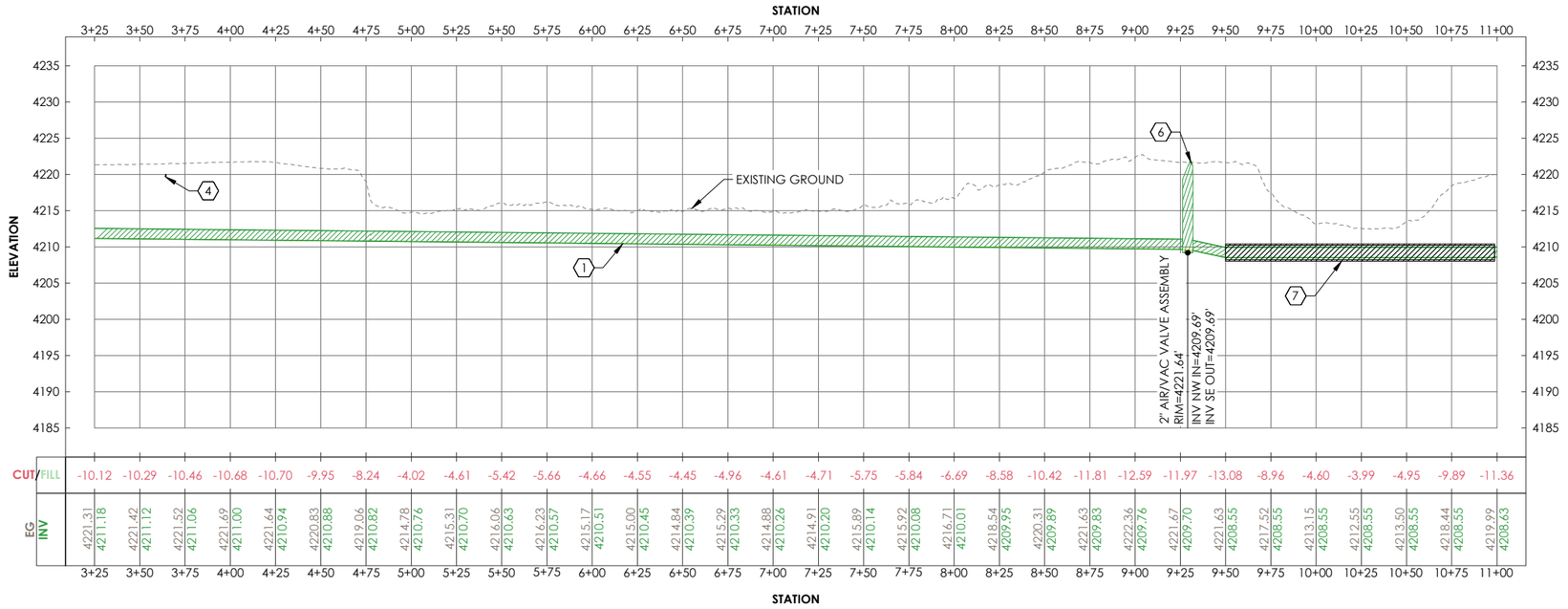
FORCE MAIN PLAN & PROFILE

44 OF 67

CU101

JUMP TO FORCE MAIN OVERVIEW





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MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

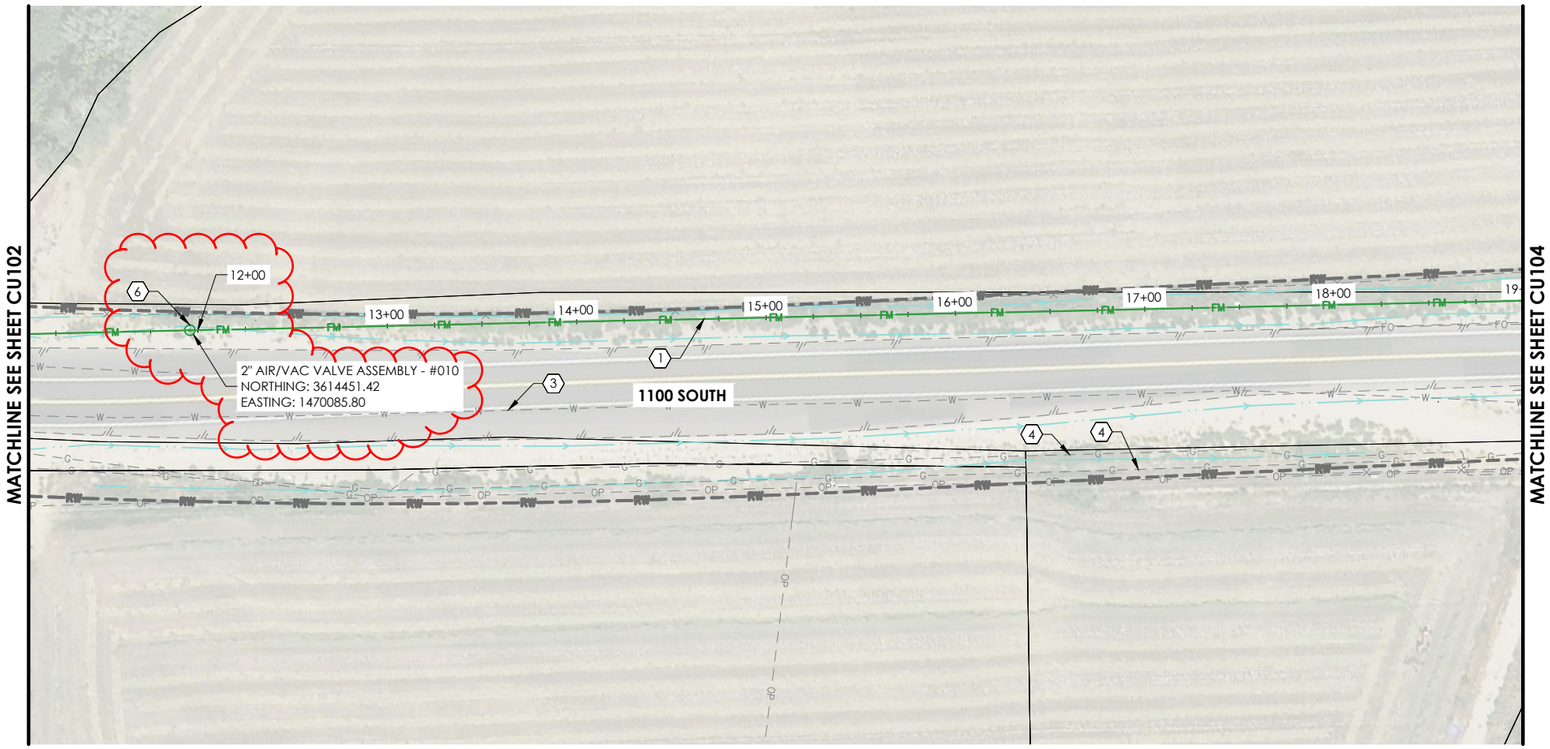
6137 W 900 S OGDEN UT 84404

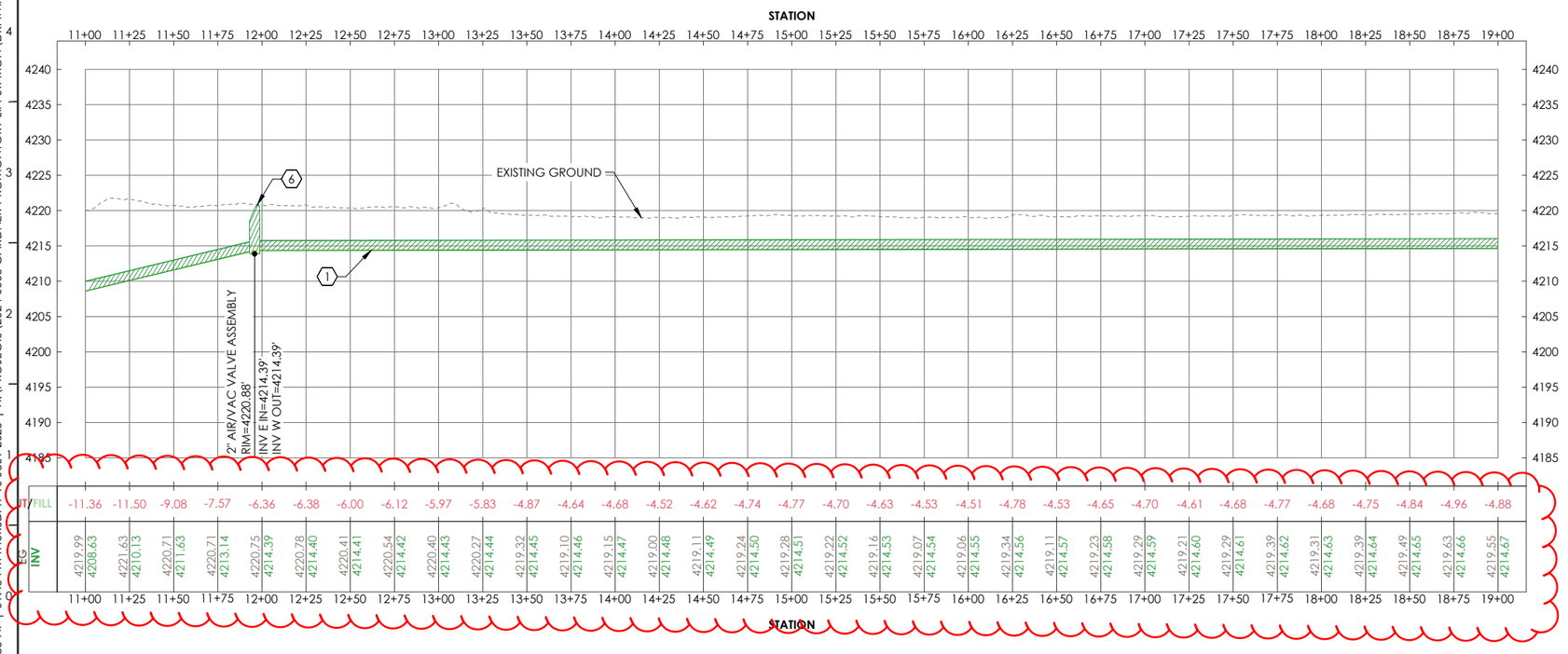
FORCE MAIN PLAN & PROFILE

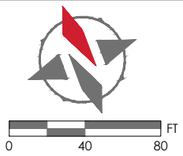
45 OF 67

CU102

U783-NF | 01:41 PM THURSDAY 10 JULY 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\45 CU102.DWG







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No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

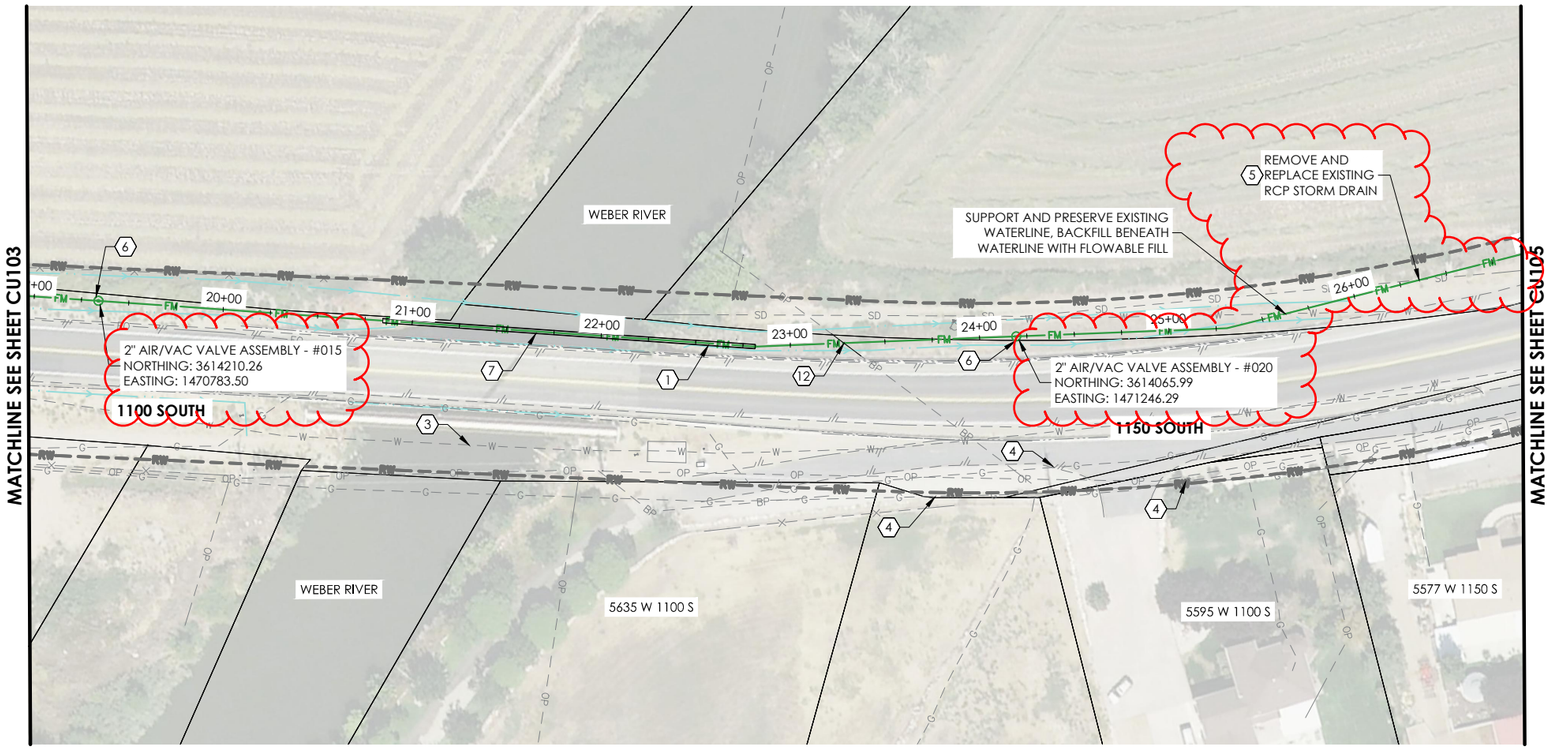
6137 W 900 S OGDEN UT 84404

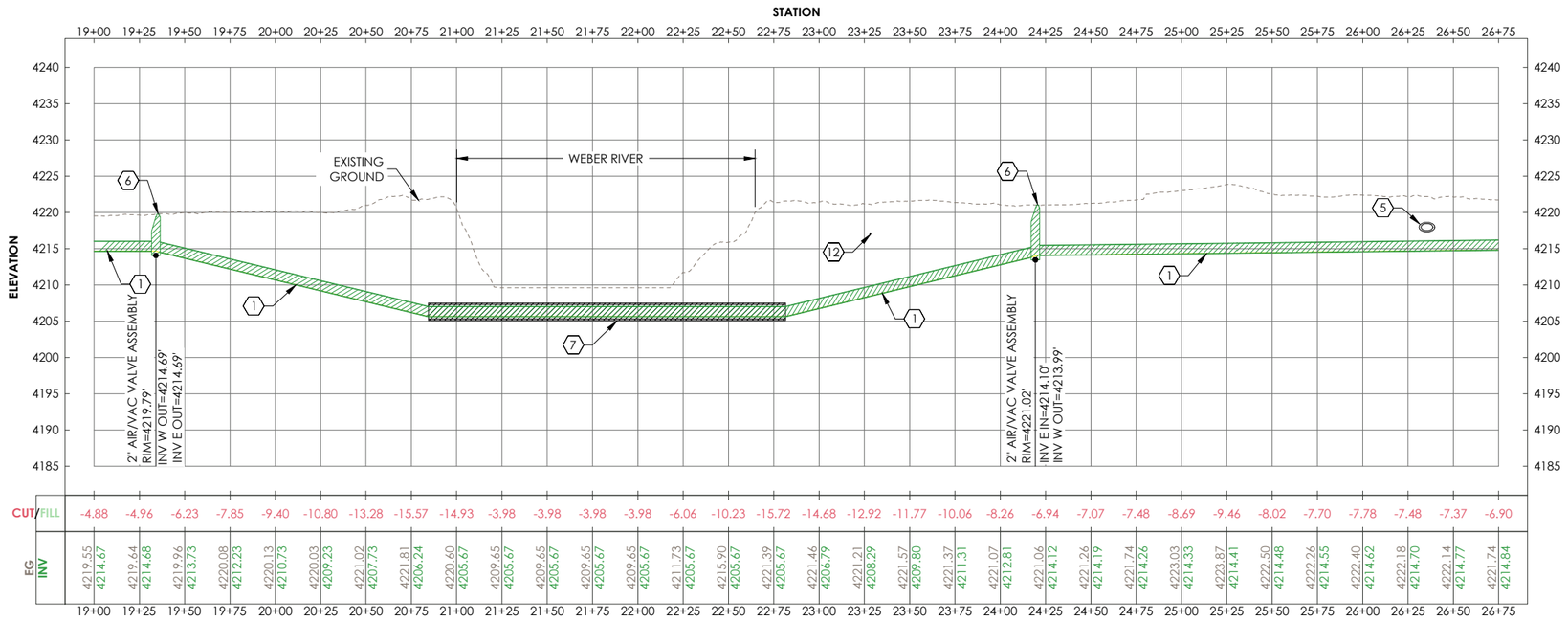
FORCE MAIN PLAN & PROFILE

46 OF 67

CU103

JUMP TO FORCE MAIN OVERVIEW





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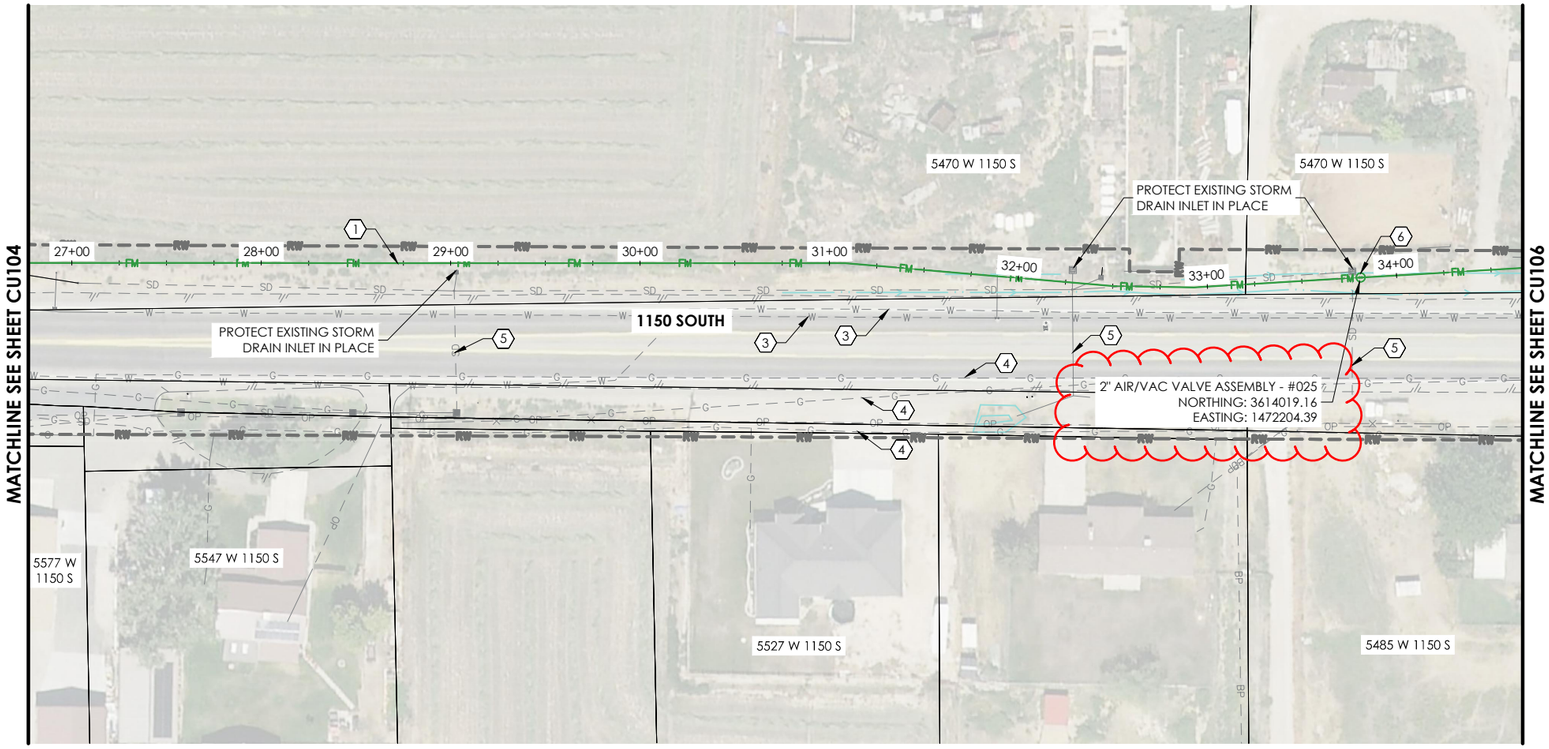
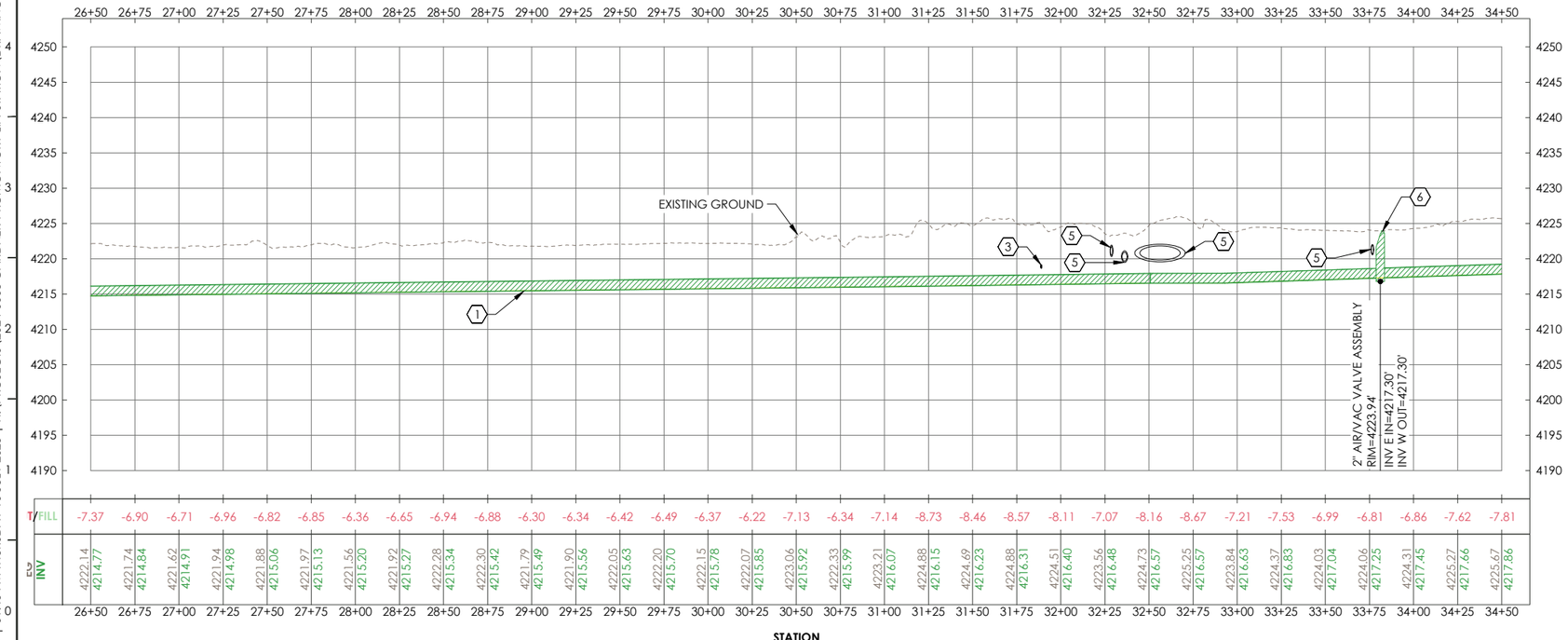
FORCE MAIN PLAN & PROFILE

47 OF 67

CU104



STATION



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ELV	4222.14	4221.74	4221.62	4221.94	4221.88	4221.97	4221.56	4221.92	4222.28	4222.30	4221.79	4221.90	4222.05	4222.20	4222.15	4222.07	4223.06	4222.33	4223.21	4224.88	4224.68	4224.88	4224.51	4223.56	4224.73	4225.25	4223.84	4224.37	4224.03	4224.06	4224.31	4225.27	4225.67
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REGISTERED PROFESSIONAL ENGINEER
JOSHUA PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

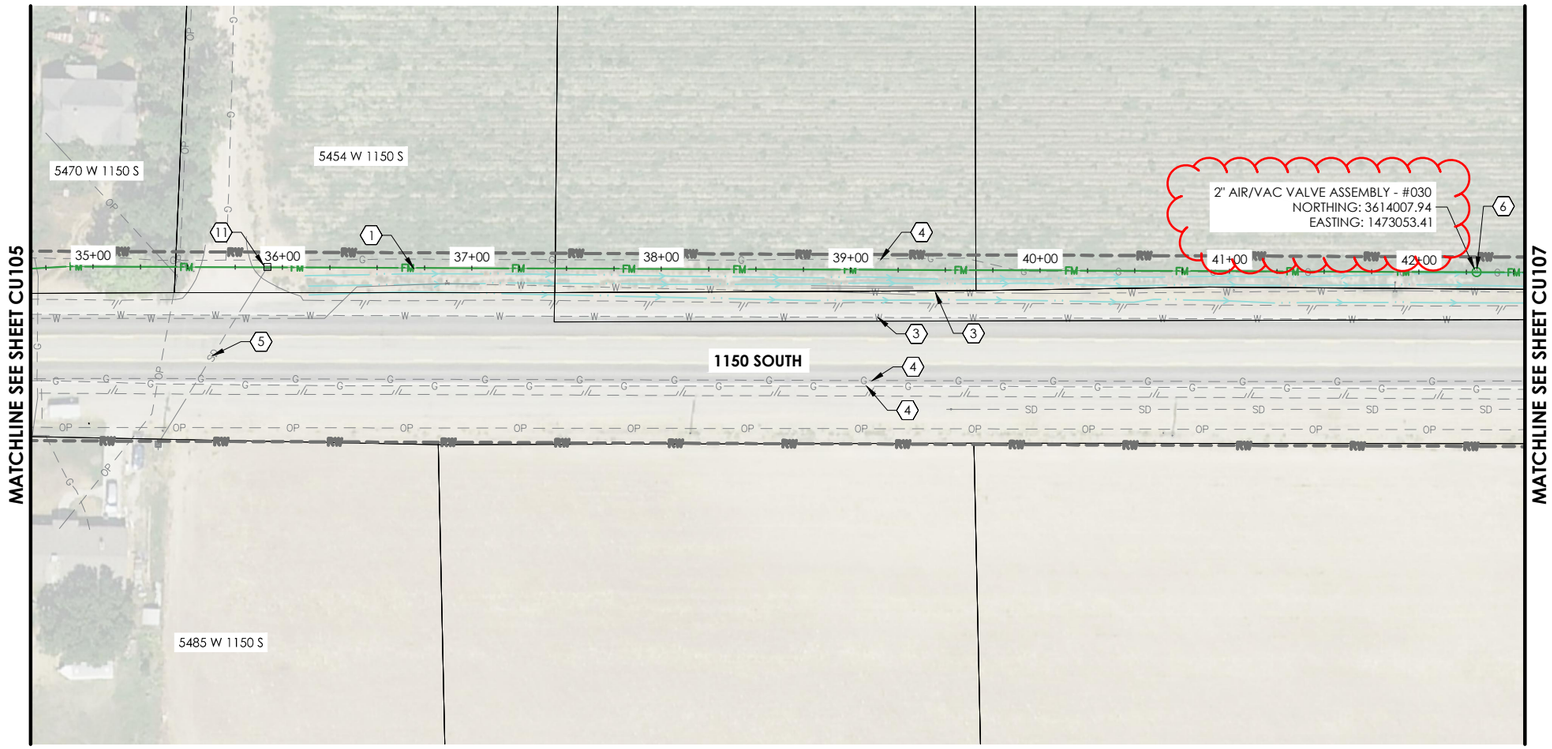
PROMONTORY LIFT STATION

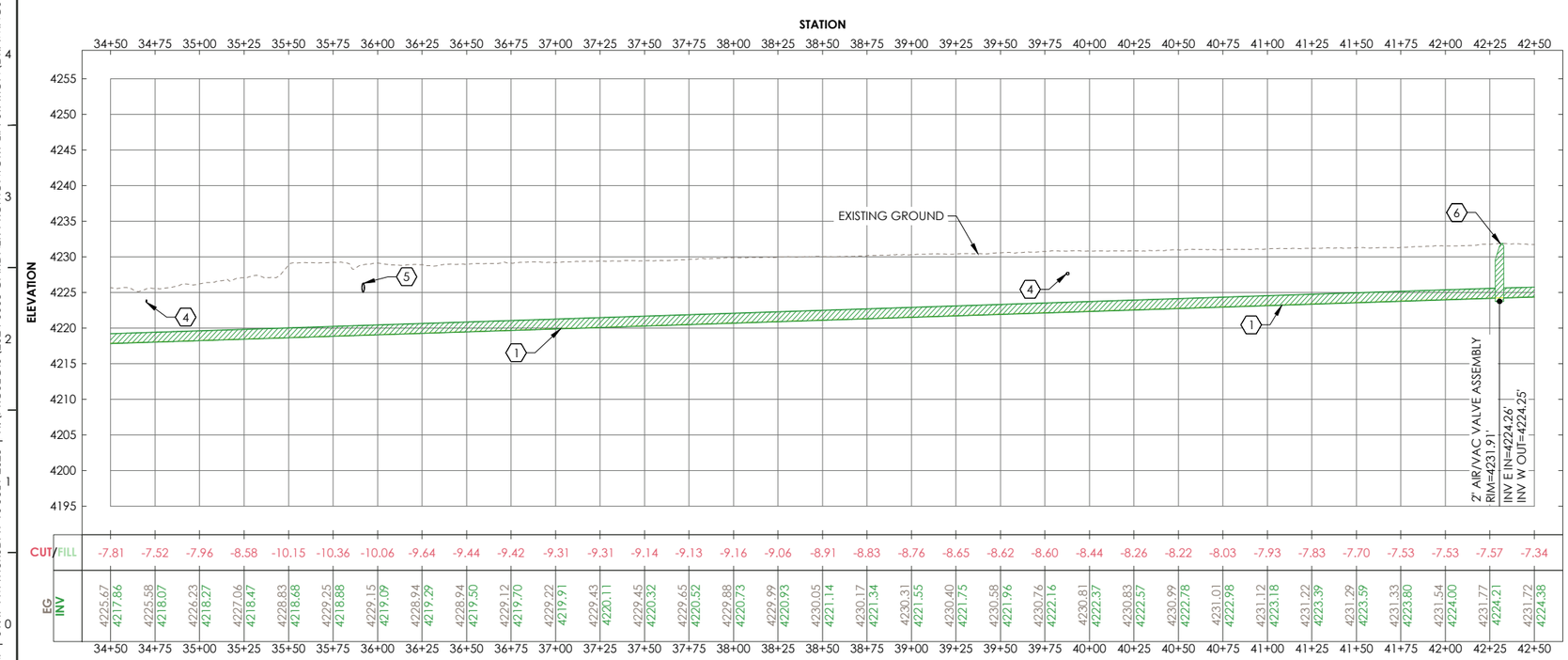
6137 W 900 S OGDEN UT 84404

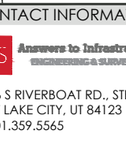
FORCE MAIN PLAN & PROFILE

48 OF 67

CU105







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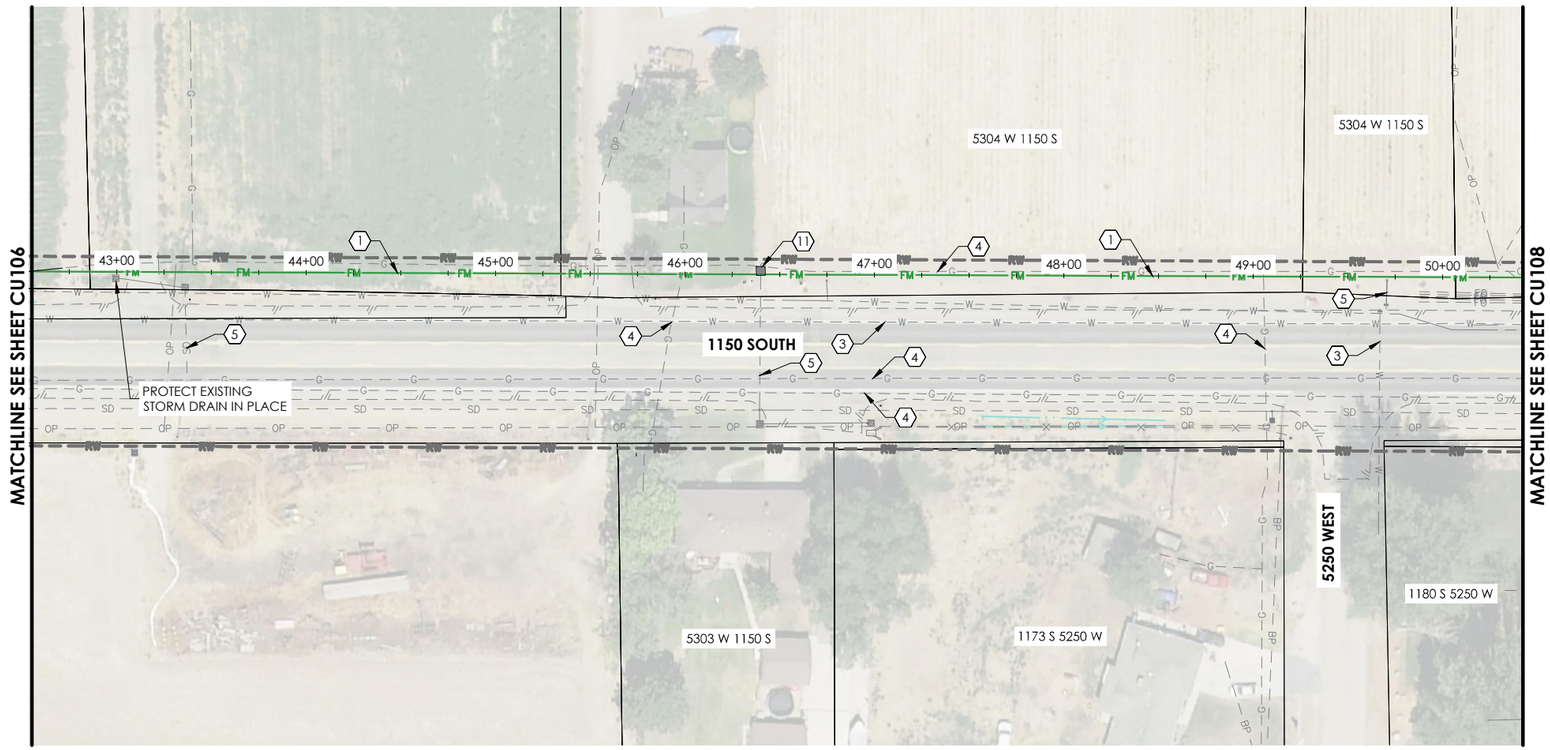

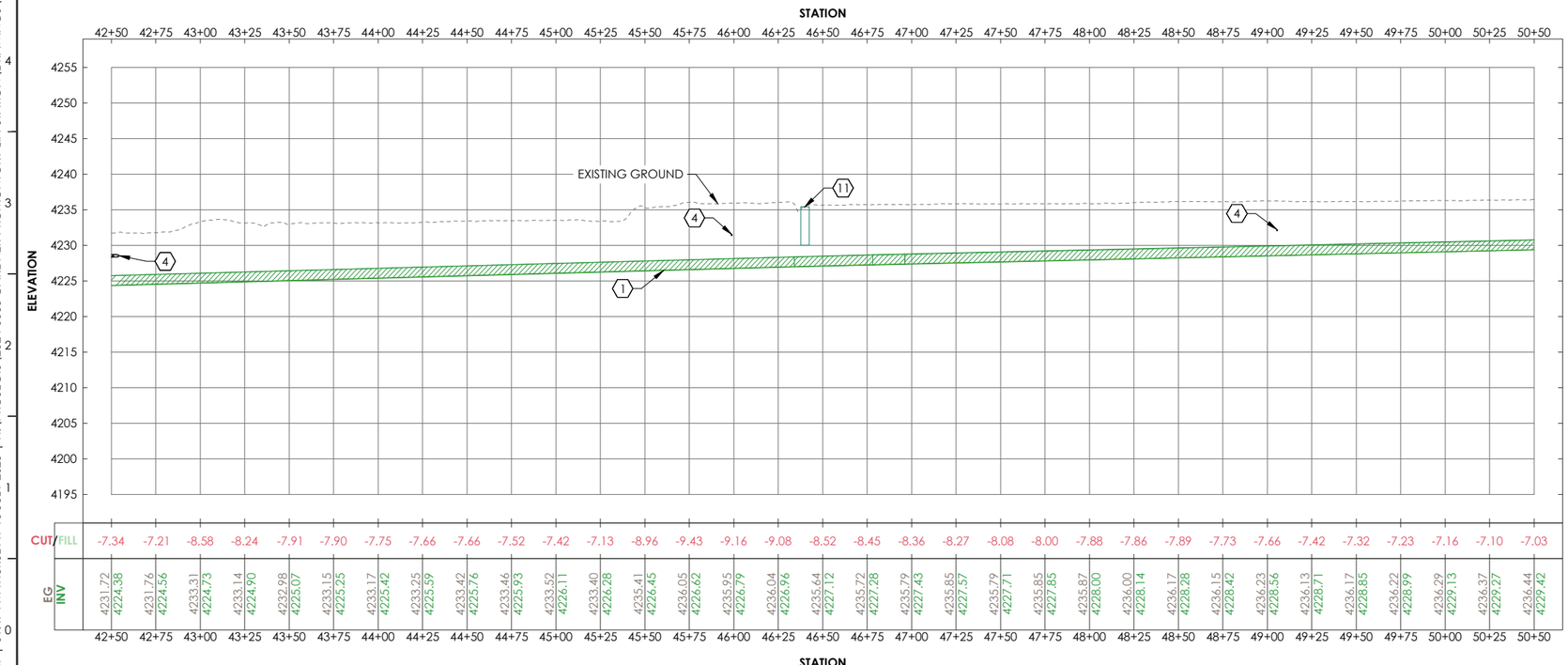

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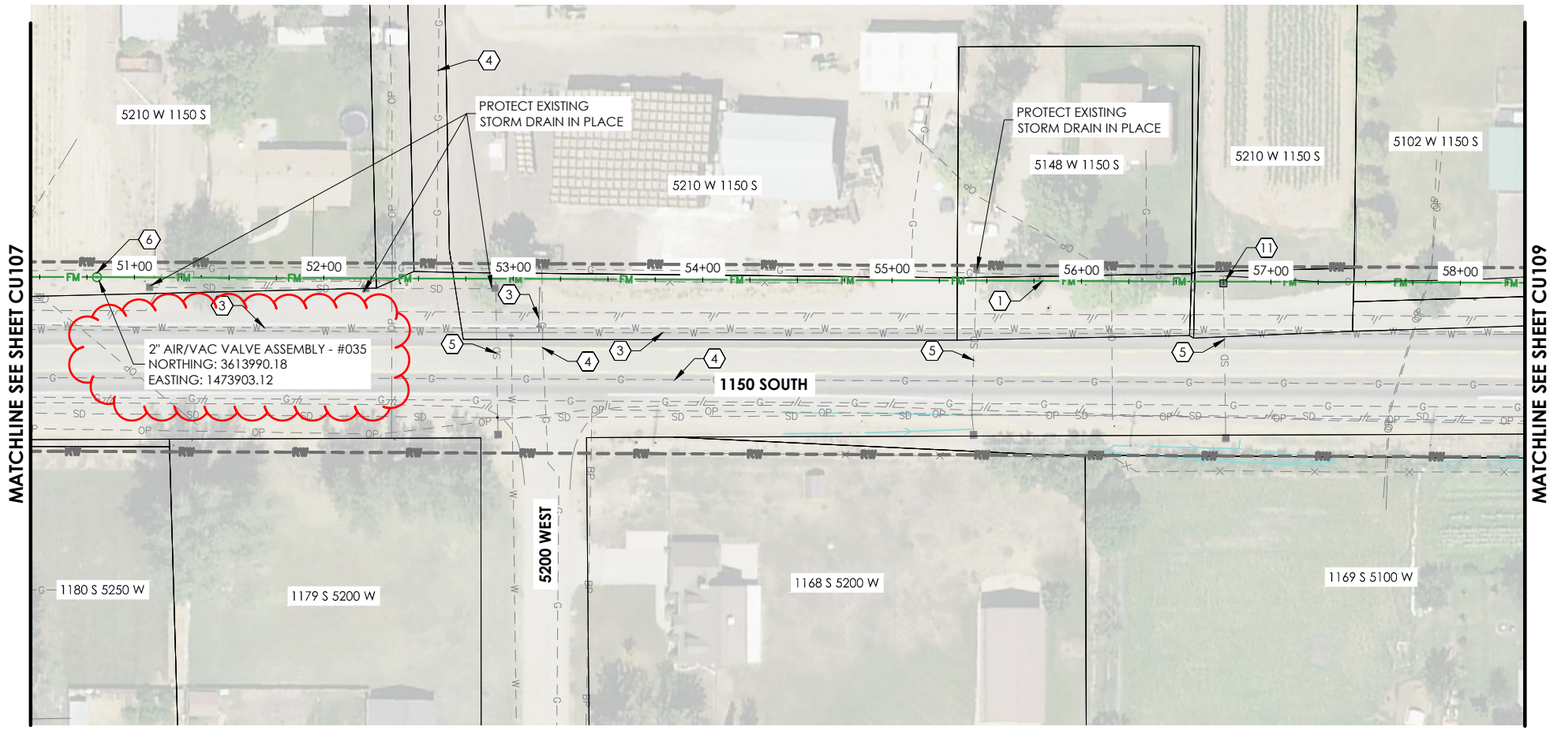

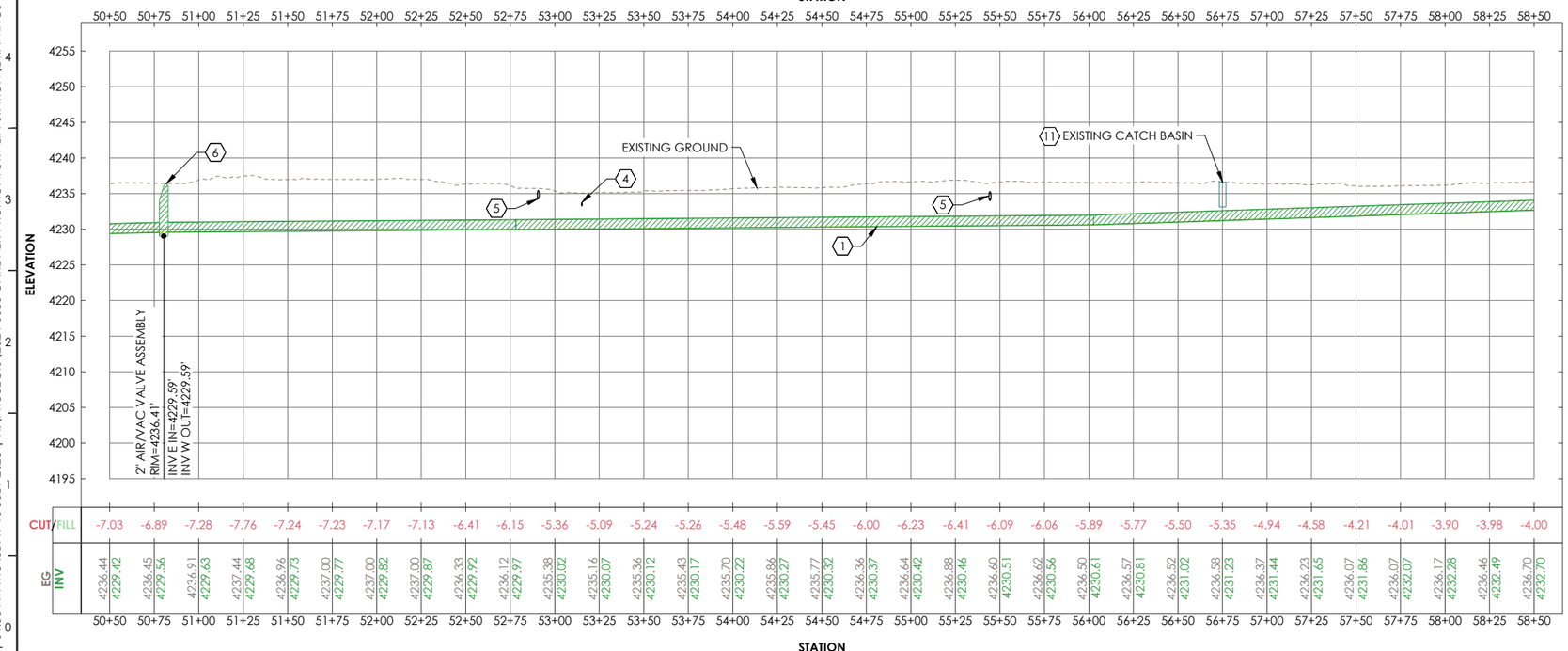

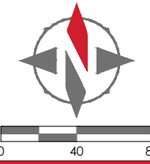

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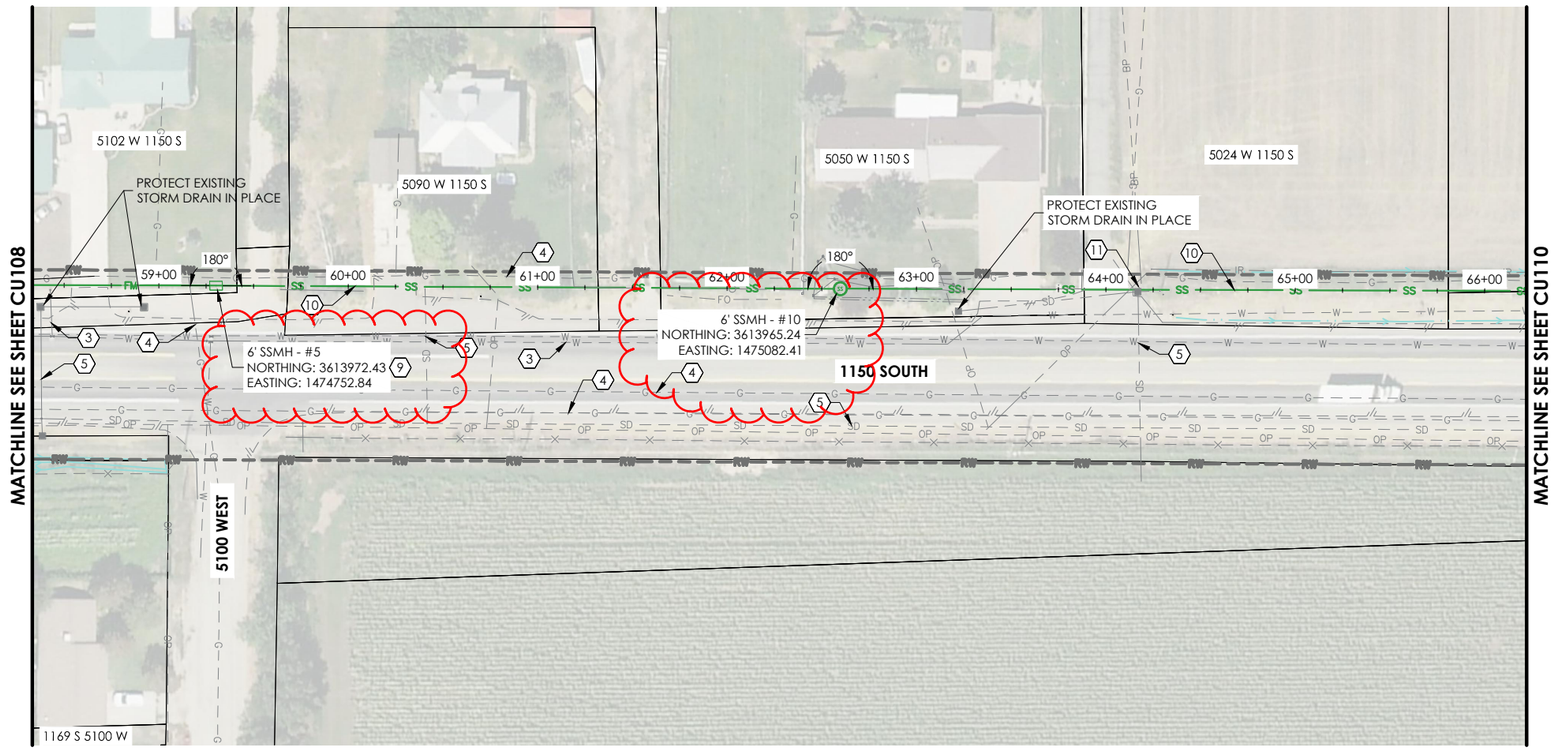

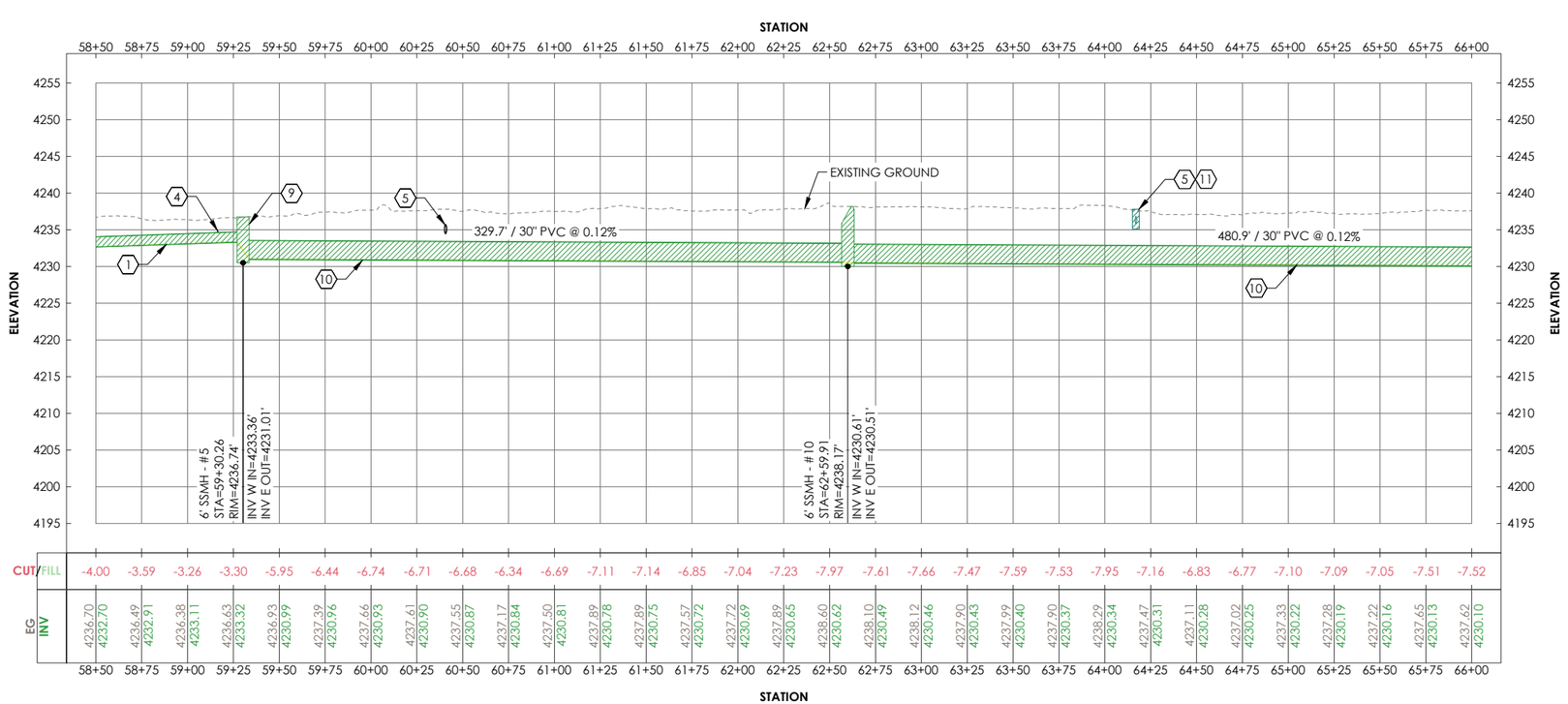

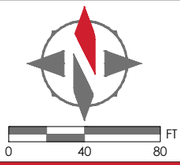

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1	JAP 7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

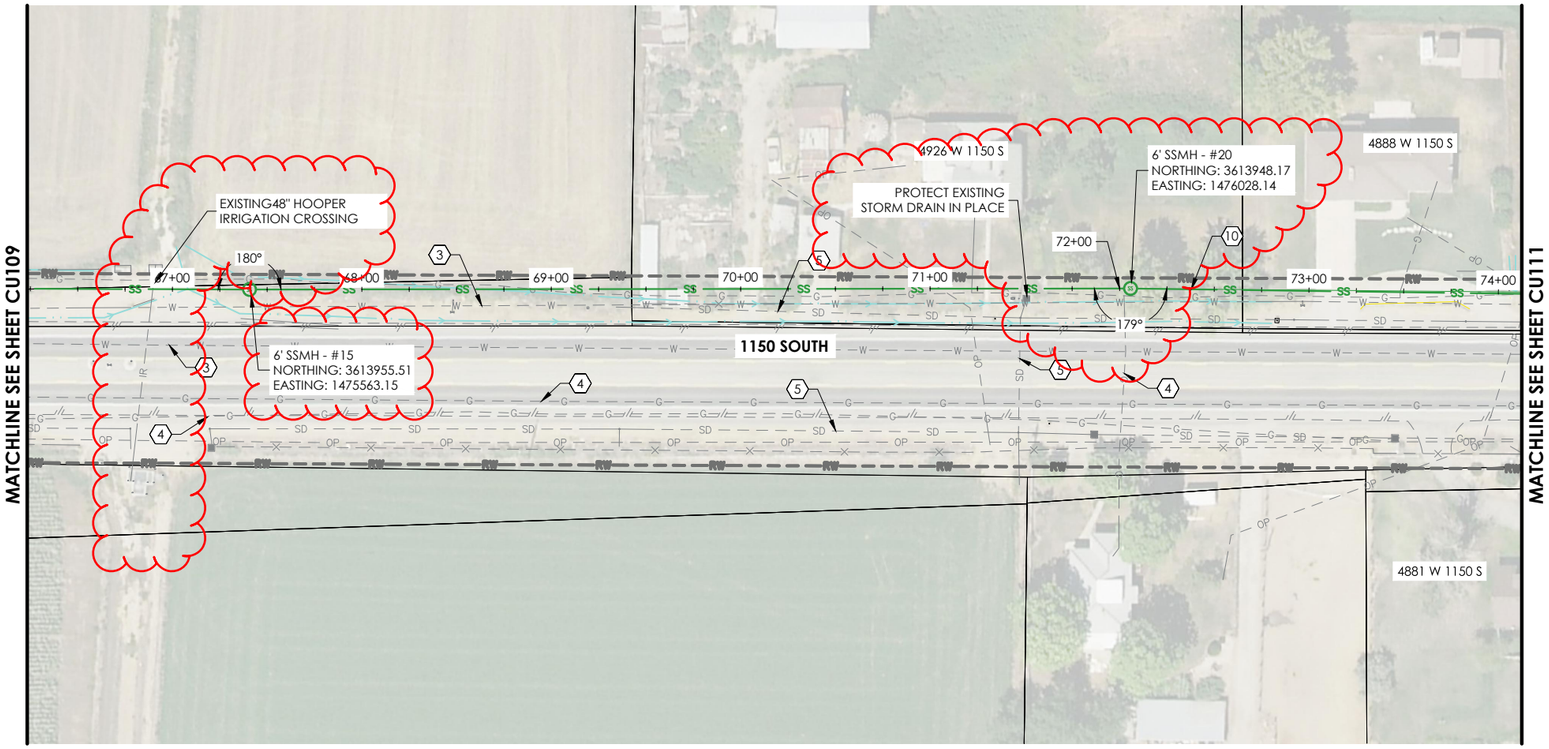
PROMONTORY LIFT STATION

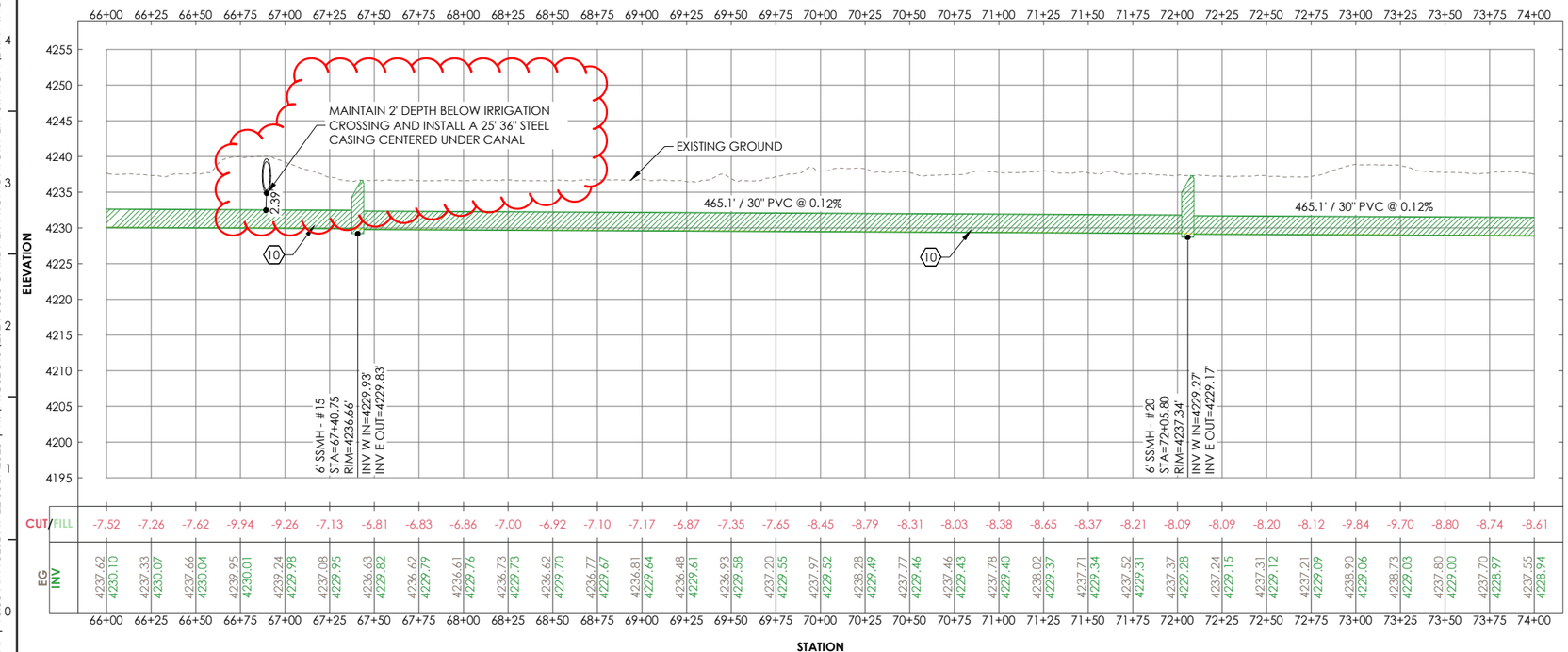
6137 W 900 S OGDEN UT 84404

FORCE MAIN TRANSITION TO GRAVITY

52 OF 67

CU109





66+00	66+25	66+50	66+75	67+00	67+25	67+50	67+75	68+00	68+25	68+50	68+75	69+00	69+25	69+50	69+75	70+00	70+25	70+50	70+75	71+00	71+25	71+50	71+75	72+00	72+25	72+50	72+75	73+00	73+25	73+50	73+75	74+00
CUT/FILL	-7.52	-7.26	-7.62	-9.94	-9.26	-7.13	-6.81	-6.83	-6.86	-7.00	-6.92	-7.10	-7.17	-6.87	-7.35	-7.65	-8.45	-8.79	-8.31	-8.03	-8.38	-8.65	-8.37	-8.21	-8.09	-8.09	-8.20	-8.12	-9.84	-9.70	-8.80	-8.74	-8.61
EG	4237.62	4237.33	4237.66	4239.95	4239.24	4237.08	4236.63	4236.62	4236.61	4236.73	4236.62	4236.77	4236.81	4236.48	4236.93	4237.20	4237.97	4238.28	4237.77	4237.46	4237.78	4238.02	4237.71	4237.52	4237.37	4237.24	4237.31	4237.21	4238.90	4238.73	4237.80	4237.70	4237.55
INV	4230.10	4230.07	4230.04	4230.01	4229.98	4229.95	4229.82	4229.79	4229.76	4229.73	4229.70	4229.67	4229.64	4229.61	4229.58	4229.55	4229.52	4229.49	4229.46	4229.43	4229.40	4229.37	4229.34	4229.31	4229.28	4229.15	4229.12	4229.09	4229.06	4229.03	4229.00	4228.97	4228.94

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5	EXISTING STORM DRAIN	
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12	EXISTING BURIED POWER	
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CONTACT INFORMATION

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Gardner

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PROJECT

2024-0063
22 JULY 2025

PROMONTORY LIFT STATION

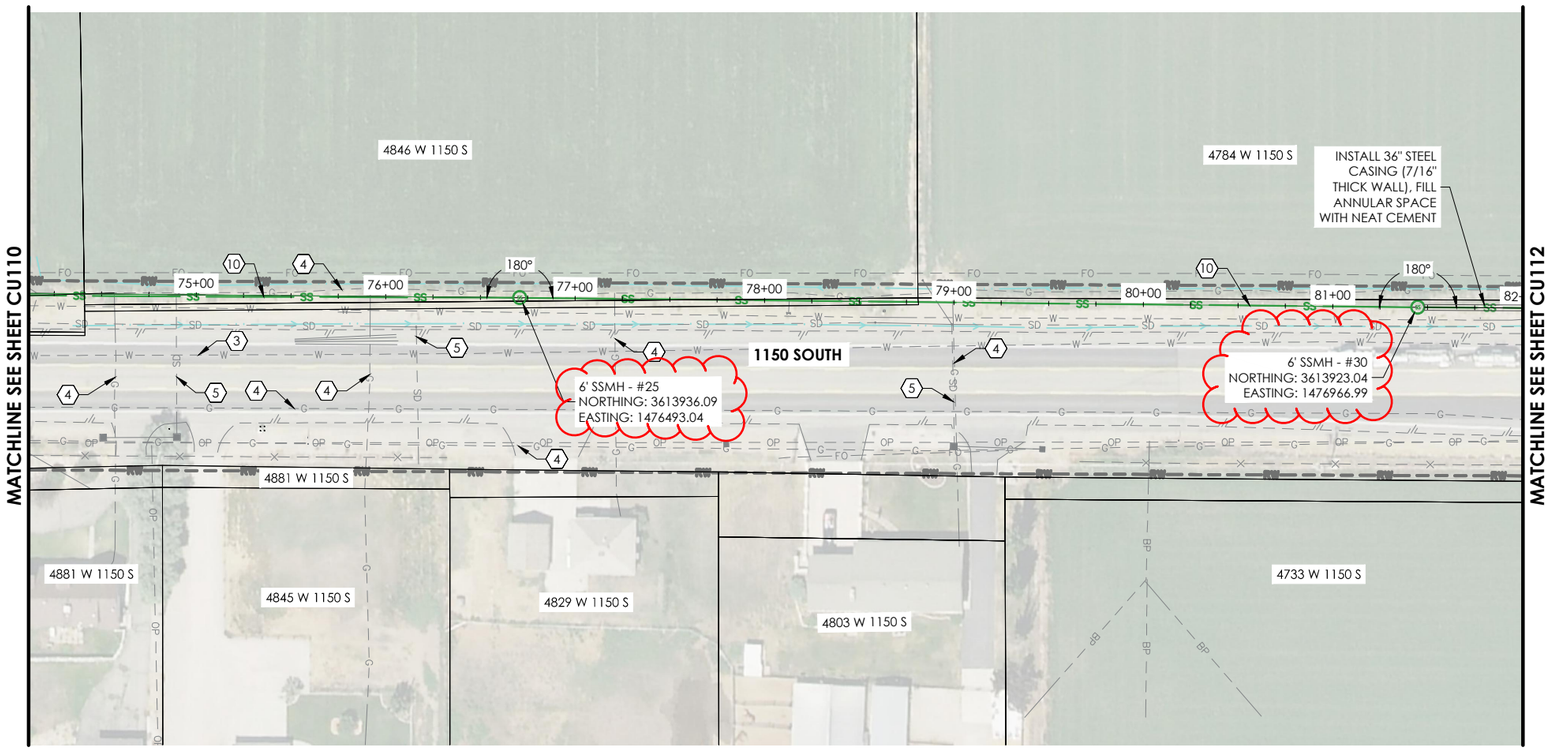
6137 W 900 S OGDEN UT 84404

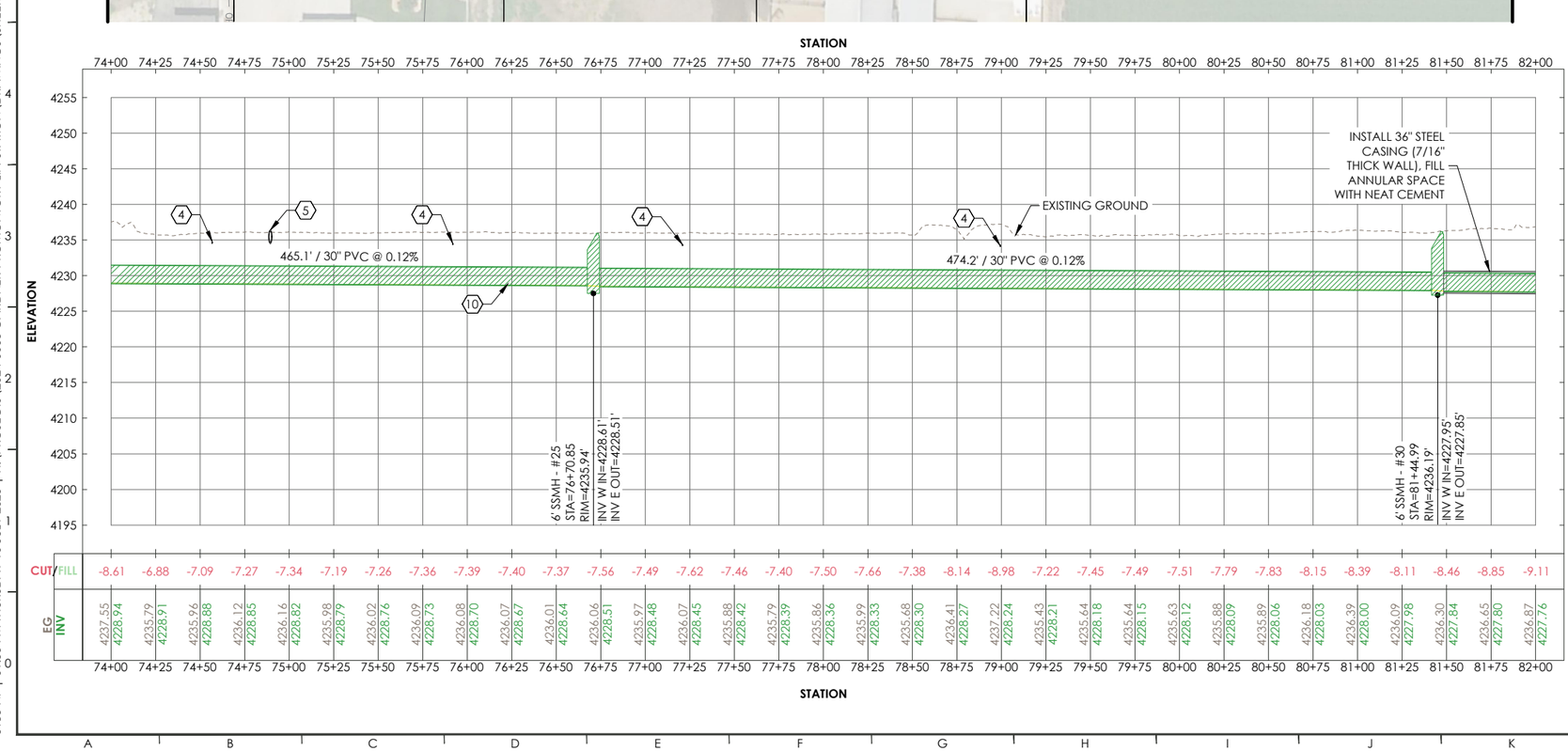
SEWERLINE PLAN & PROFILE

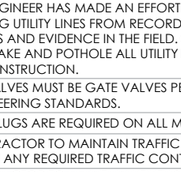
53 OF 67

CU110

UT83-NF | 10:53 AM TUESDAY 22 JULY 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\53 CU110.DWG







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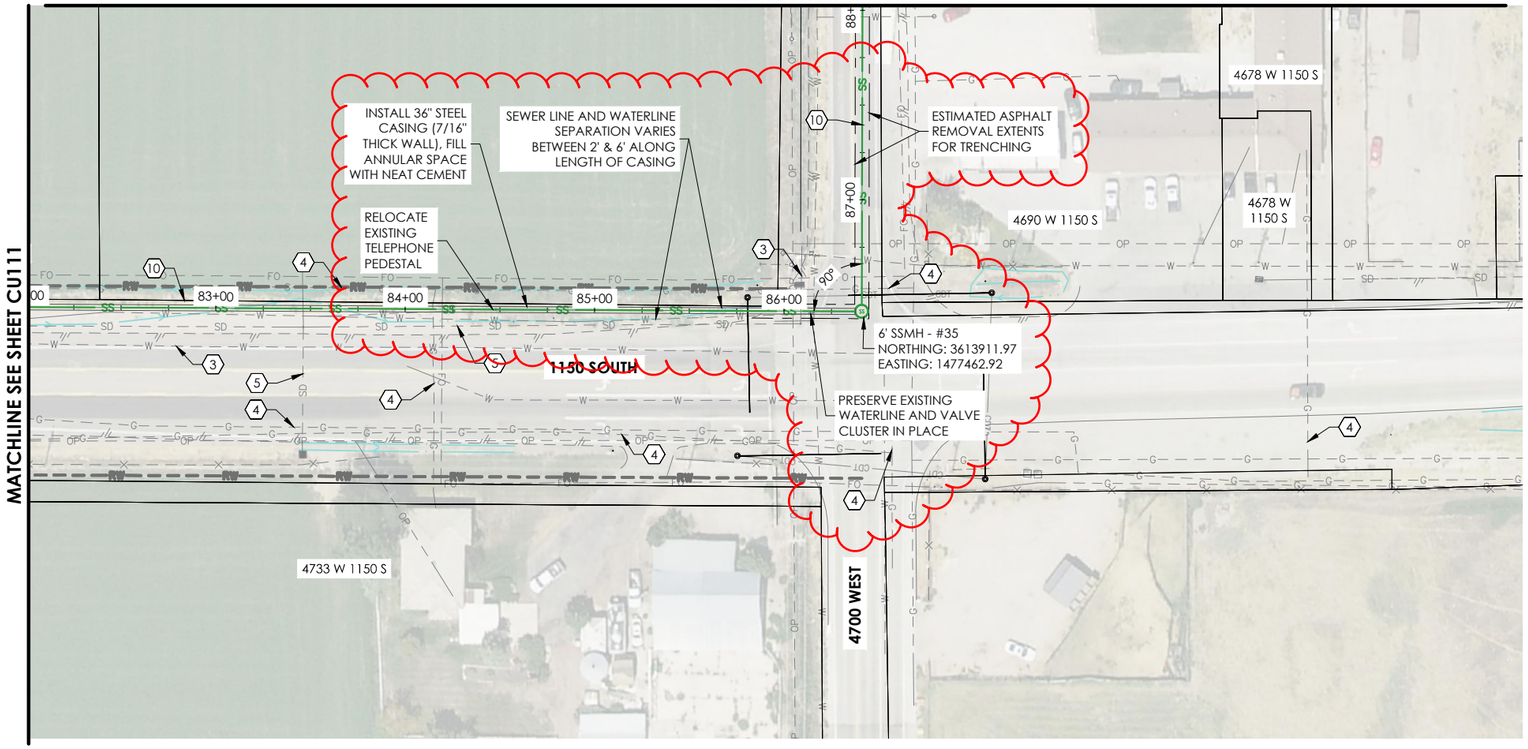
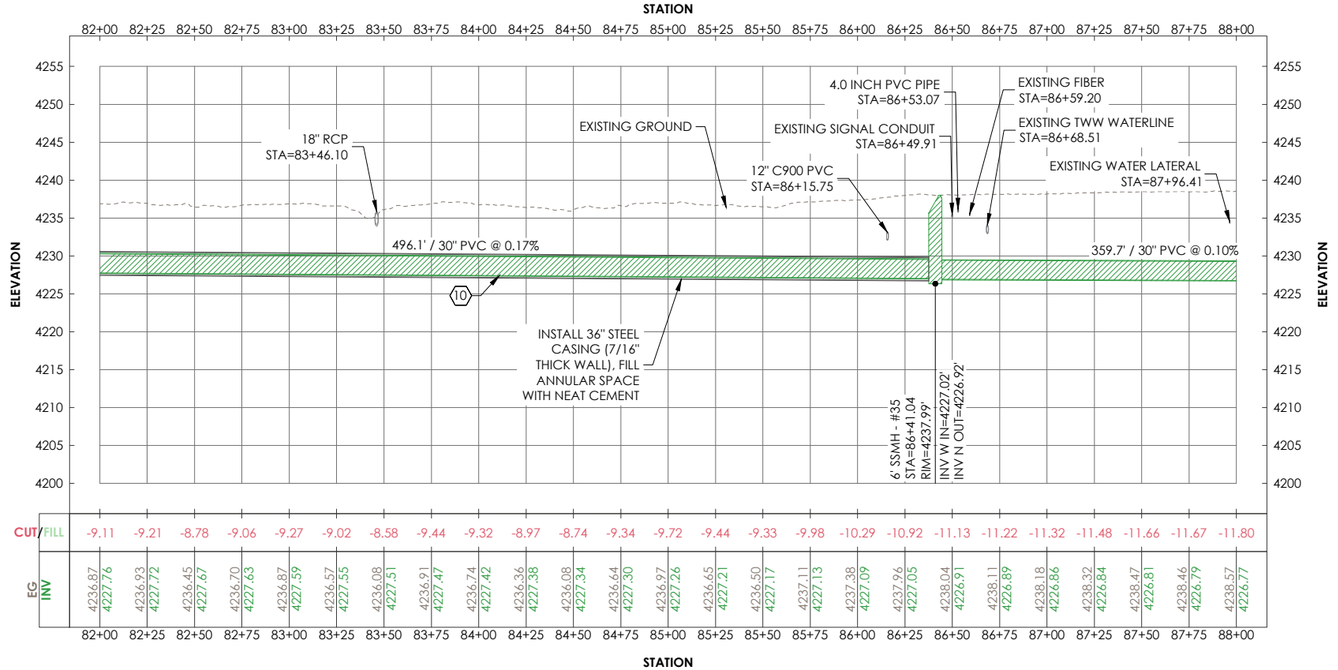


STATION



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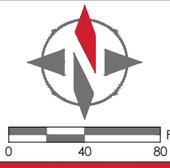
INV	4227.76	4227.72	4227.67	4227.63	4227.59	4227.55	4227.51	4227.47	4227.42	4227.38	4227.34	4227.30	4227.26	4227.21	4227.17	4227.13	4227.09	4227.05	4226.91	4226.89	4226.86	4226.84	4226.81	4226.79	4226.77

STATION



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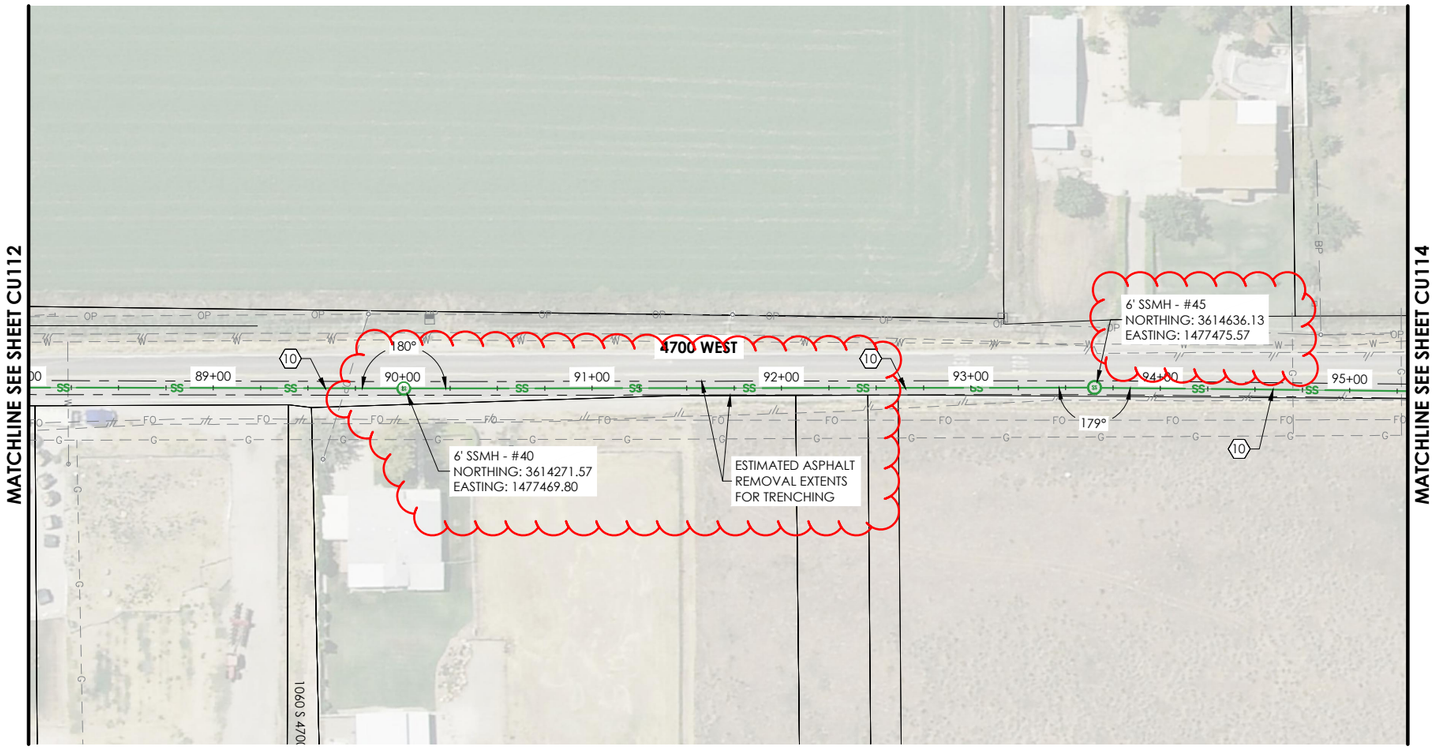

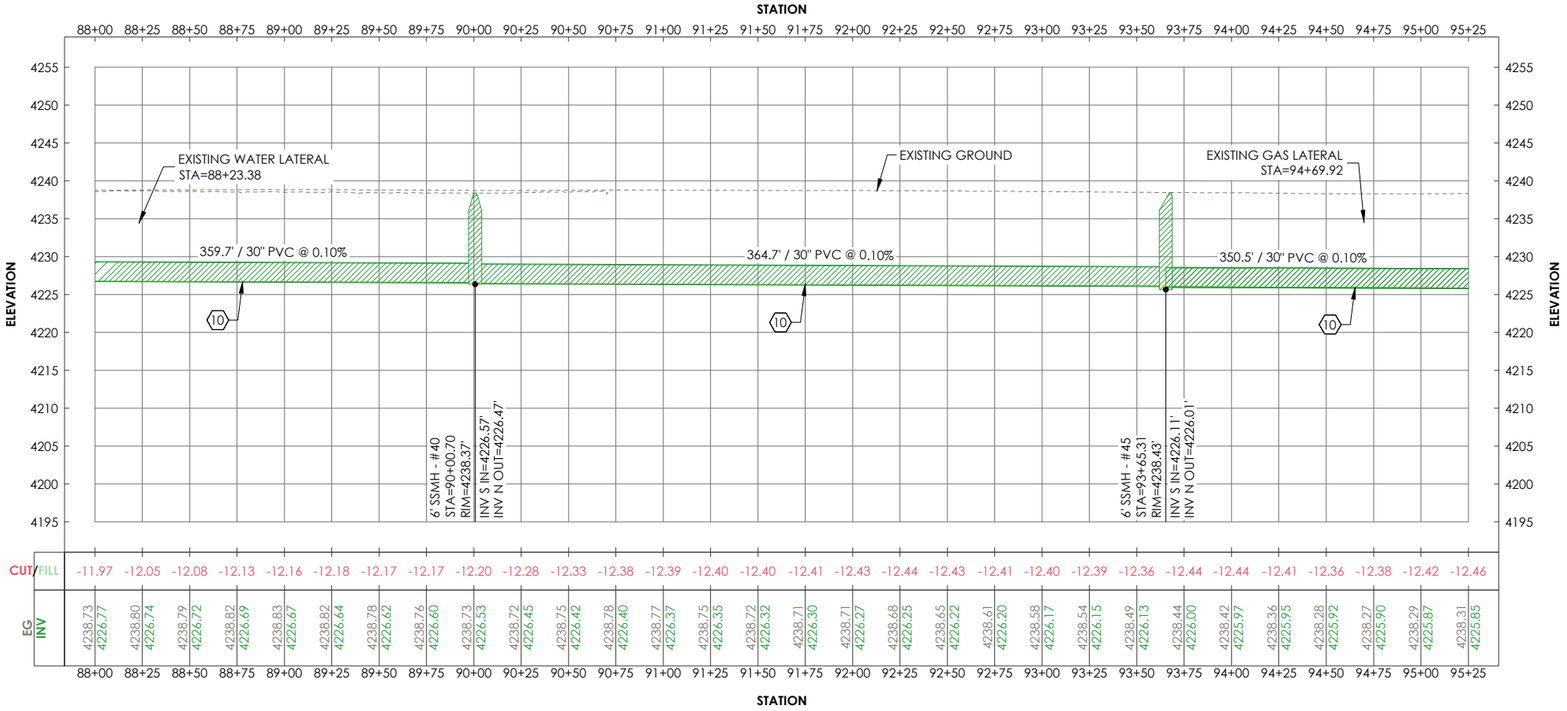

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Gardner

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REVISIONS

1	JAP 7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA A. PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
17 JULY 2025

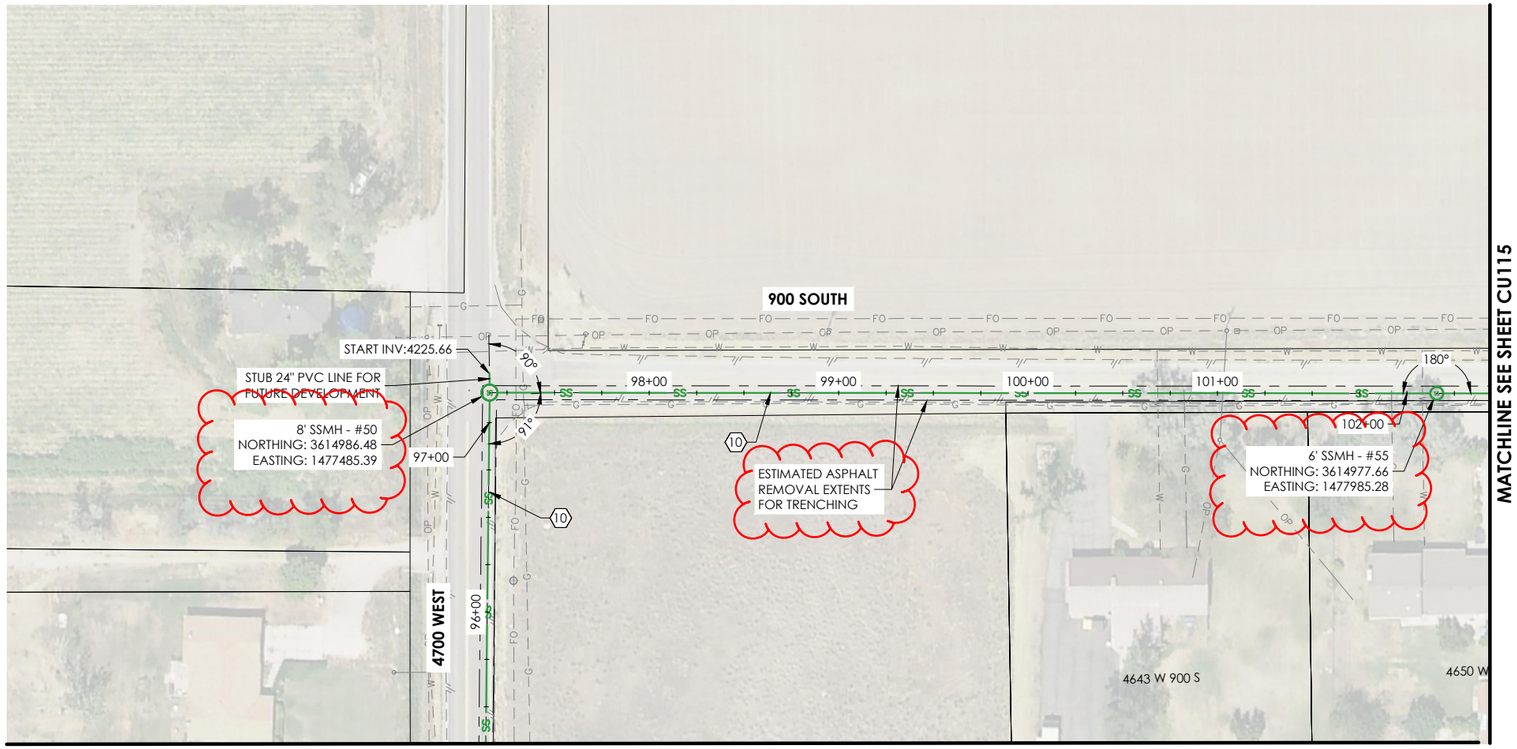
PROMONTORY LIFT STATION

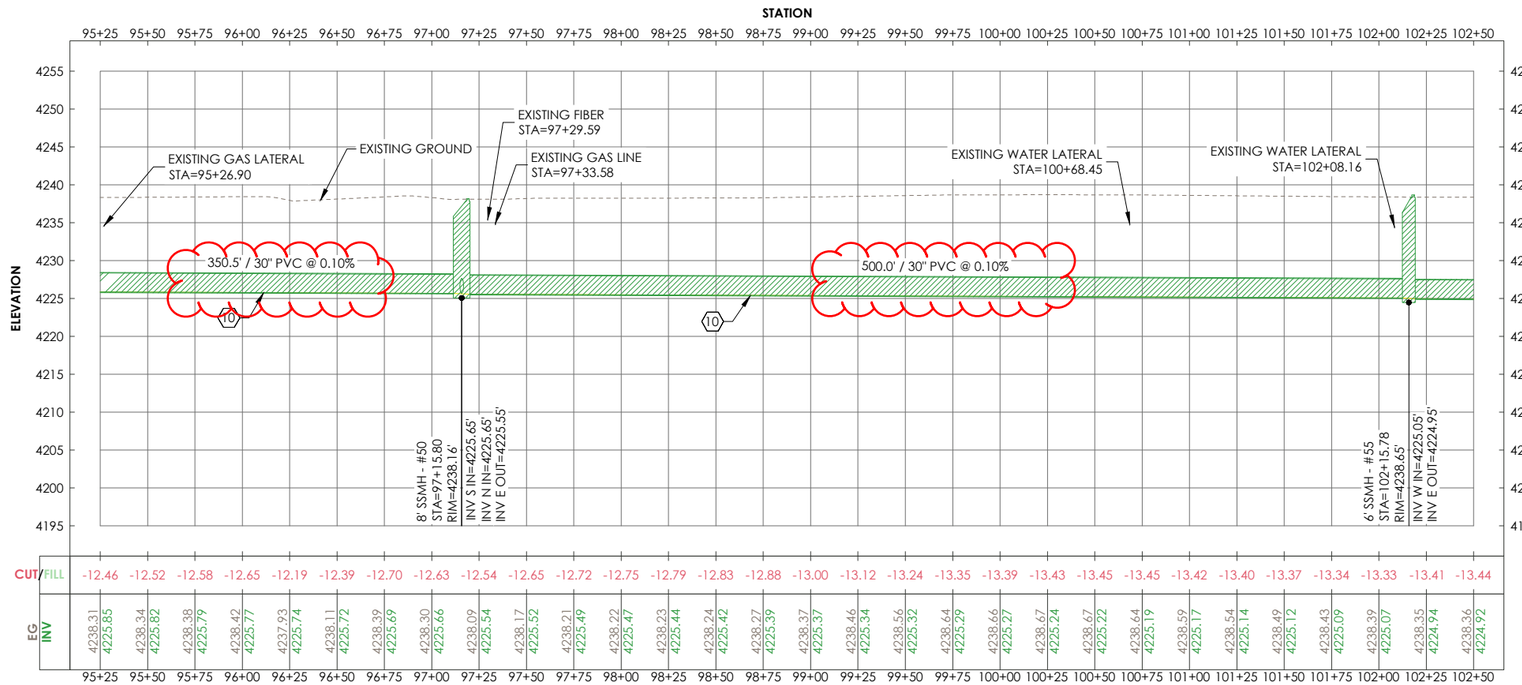
6137 W 900 S OGDEN UT 84404

SEWERLINE PLAN & PROFILE

56 OF 67

CU113





KEYED NOTES

NO.	DESCRIPTION	DETAIL
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2	45° BEND	30 - CU504
3	EXISTING WATERLINE	
4	EXISTING DOMINION GAS LINE, EXACT LOCATION UNKOWN	
5	EXISTING STORM DRAIN	
6	2" AIR-VAC VALVE ASSEMBLY	29 - CU503
7	24" STEEL CASING (7/16" THICK WALL), FILL ANNULAR SPACE WITH NEAT CEMENT	28 - CU503
8	PROMONTORY LIFT STATION	
9	TRANSITION TO GRAVITY FLOW	25 - CU502
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12	EXISTING BURIED POWER	
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17 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

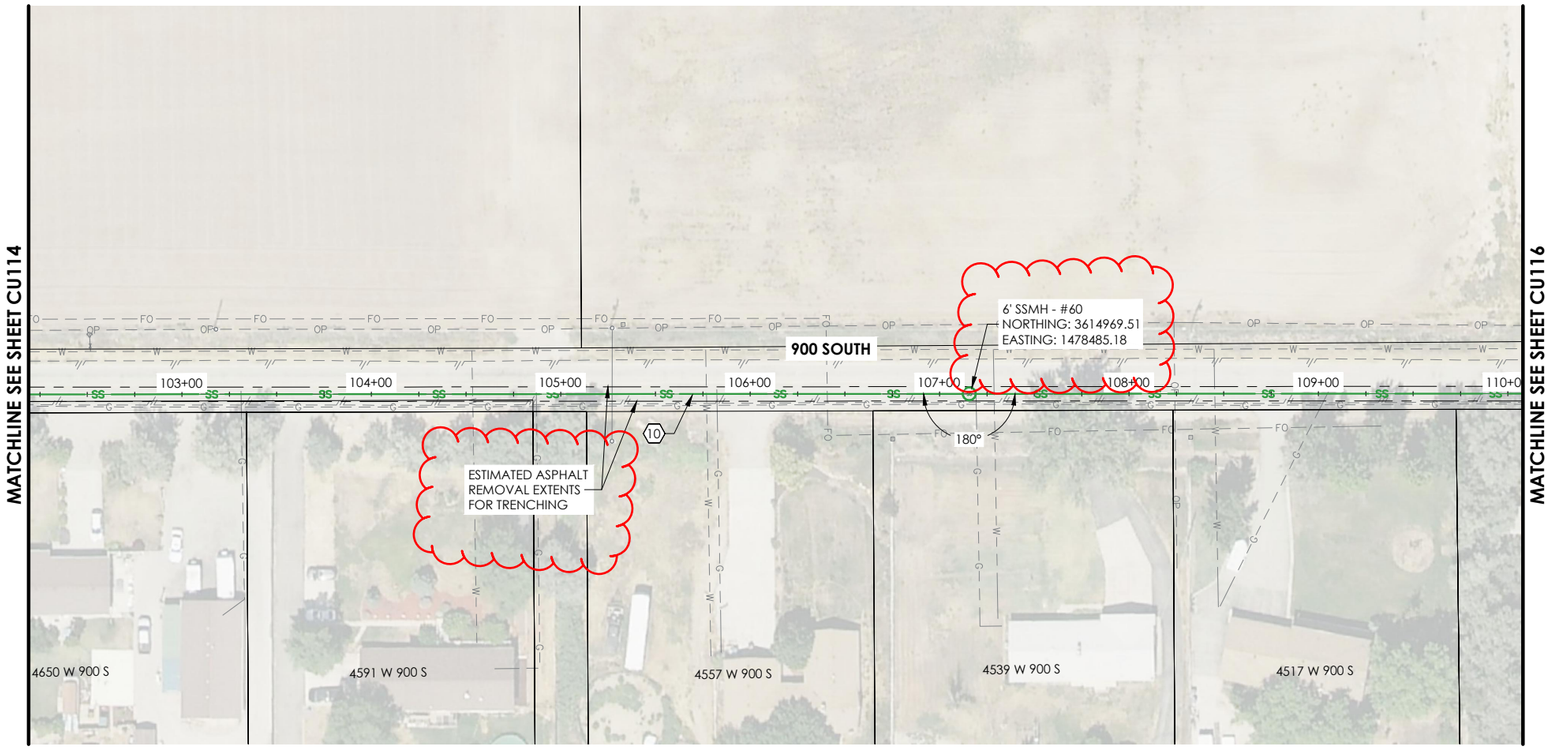
SEWERLINE PLAN & PROFILE

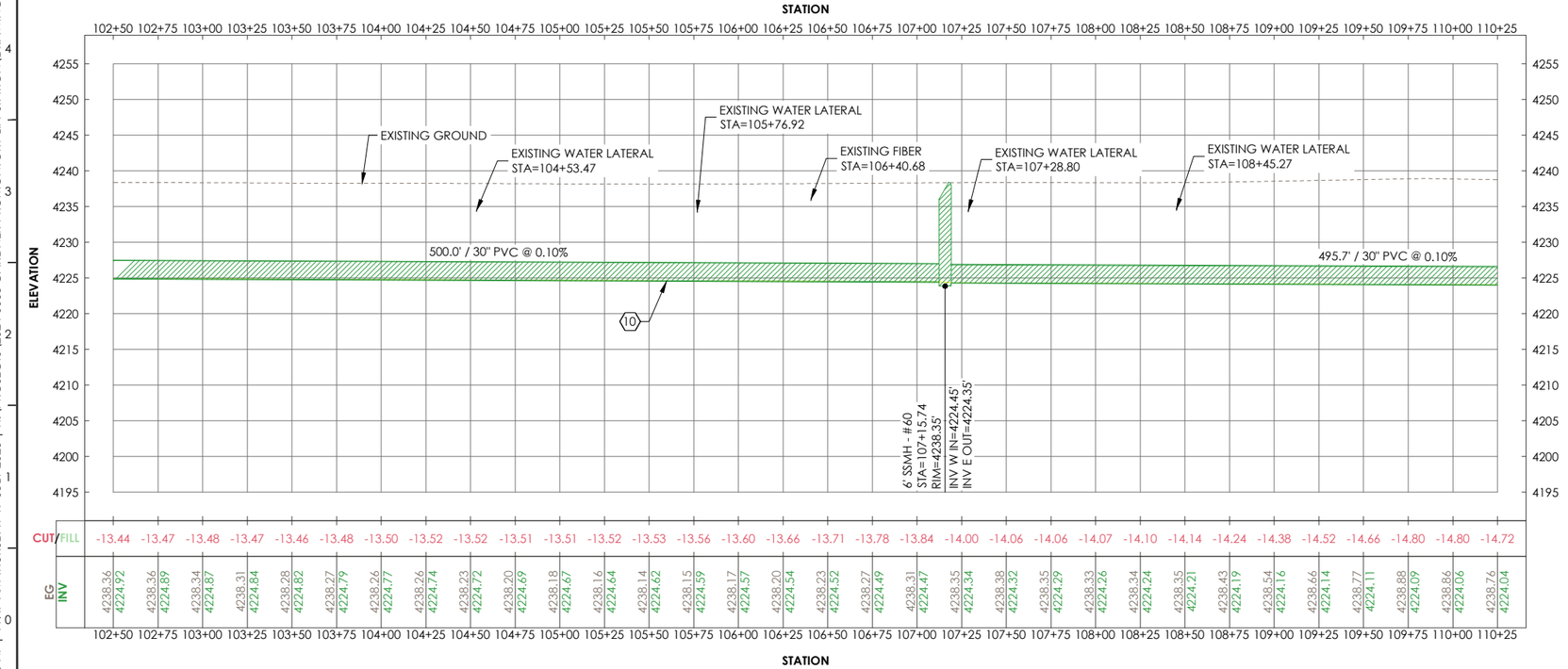
57 OF 67

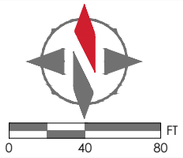
CU114

JUMP TO FORCE MAIN OVERVIEW

UT83-NF | 11:46 AM THURSDAY 17 JULY 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\57 CU114.DWG







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17 JULY 2025

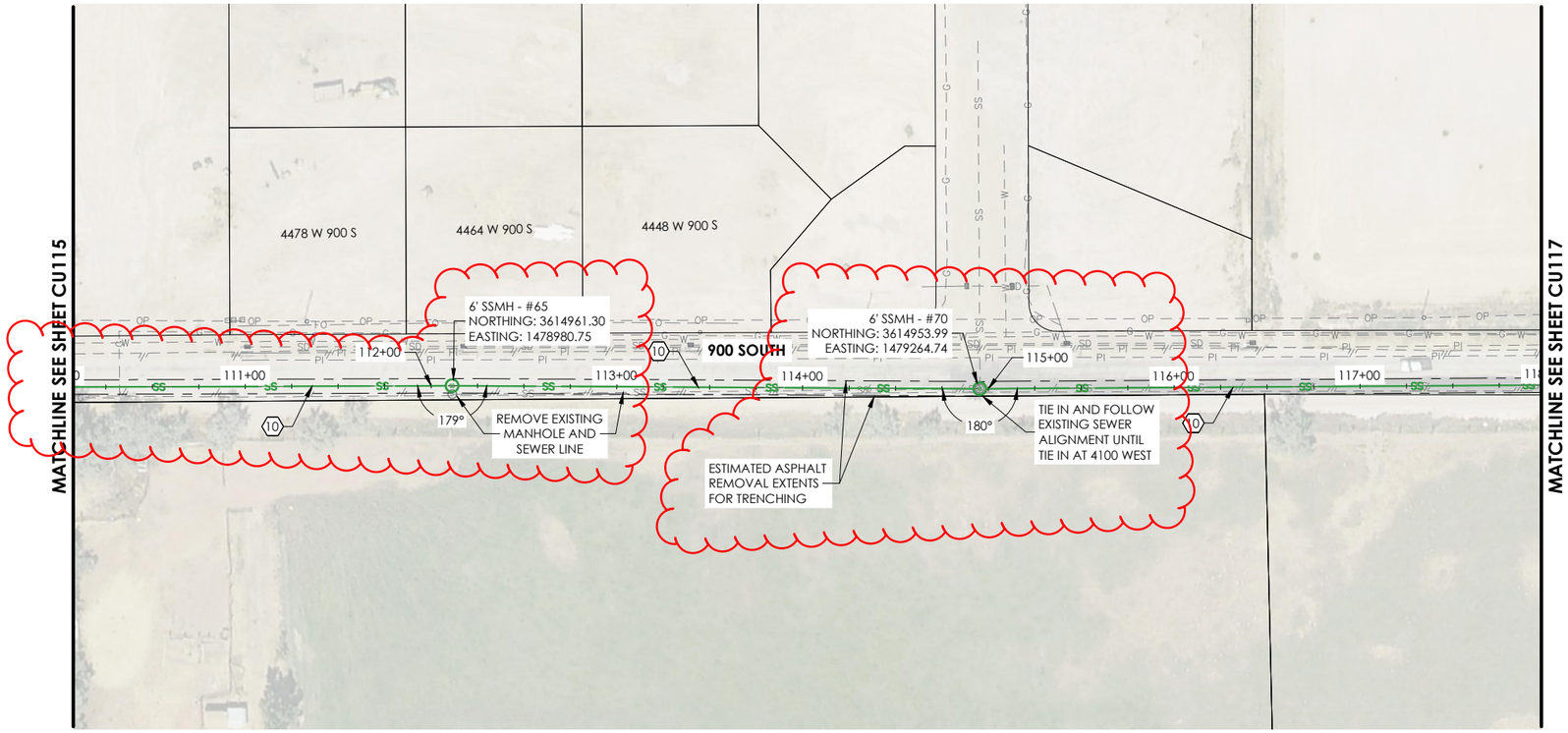
PROMONTORY LIFT STATION

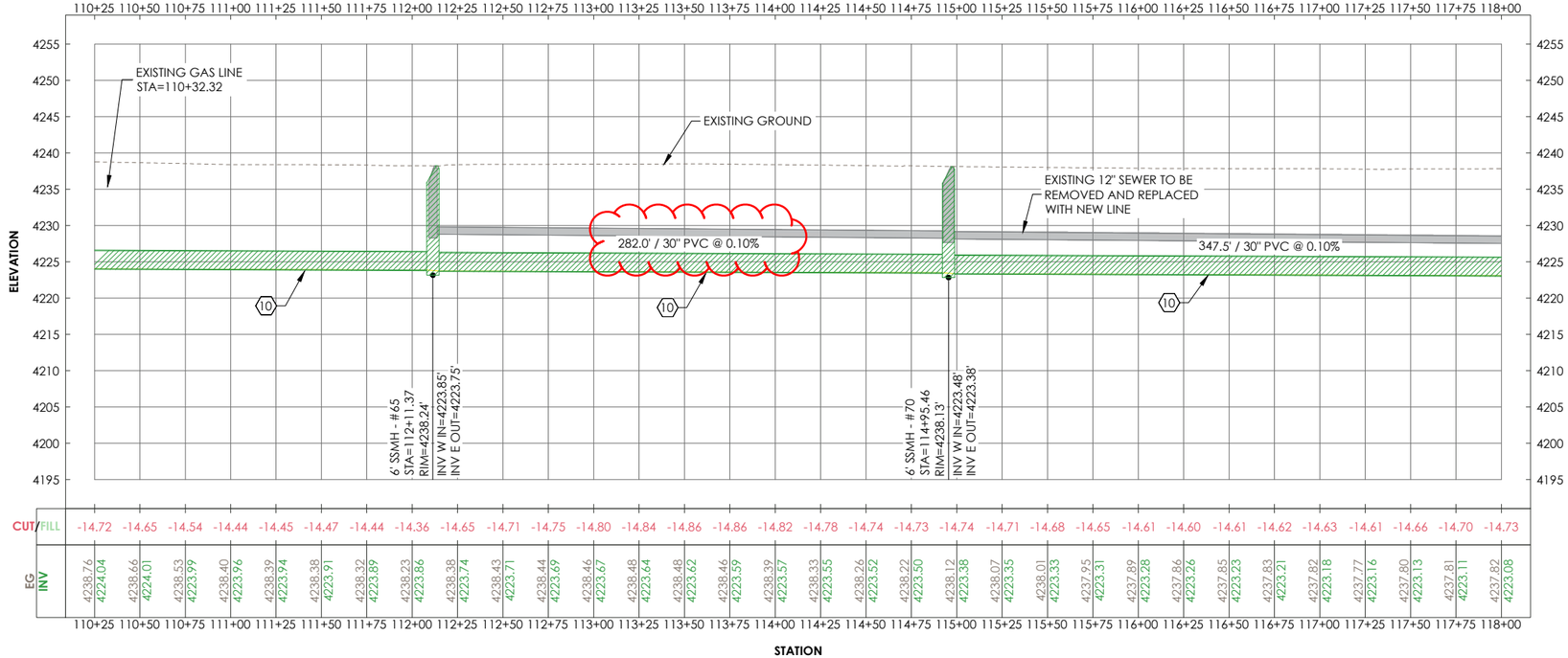
6137 W 900 S OGDEN UT 84404

SEWERLINE PLAN & PROFILE

58 OF 67

CU115





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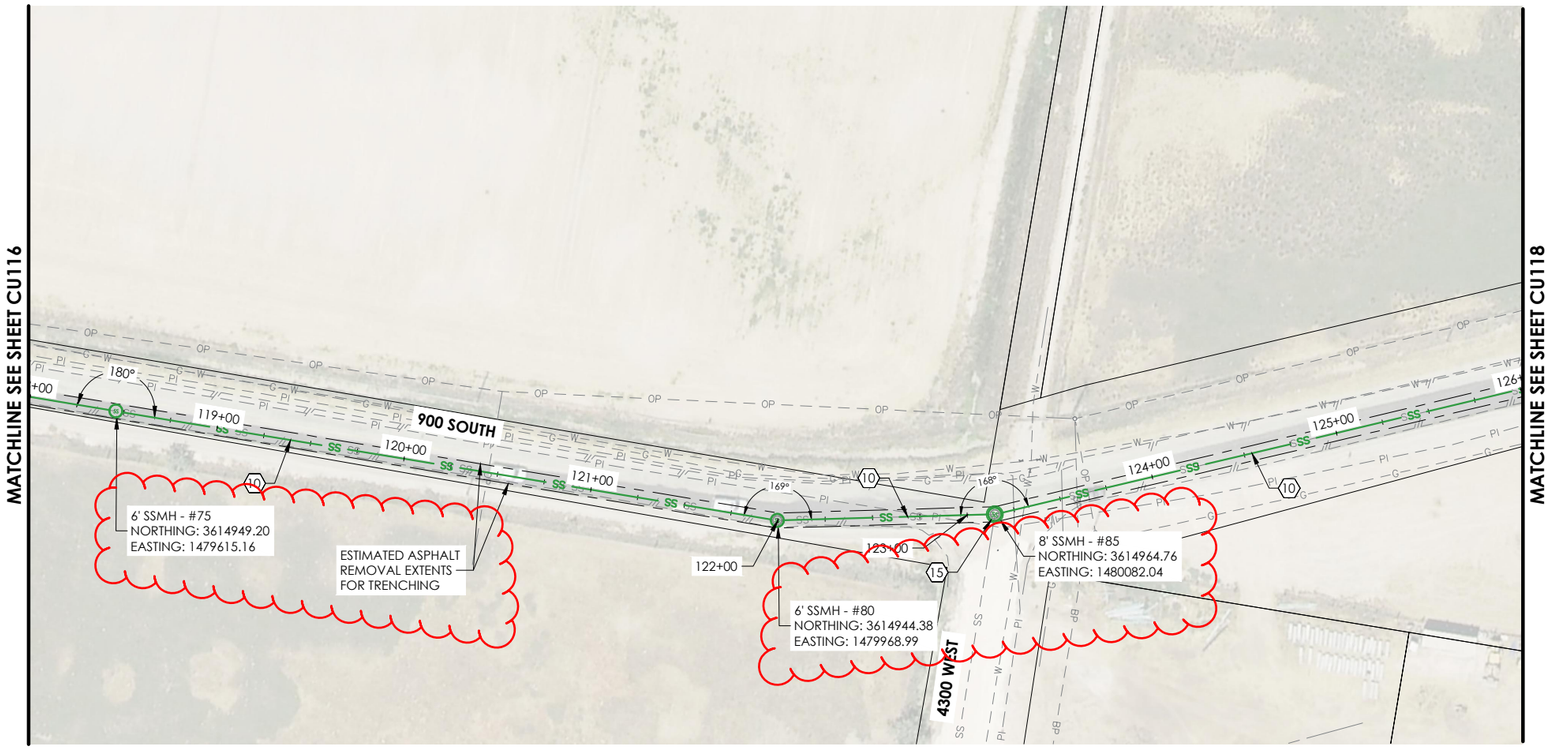

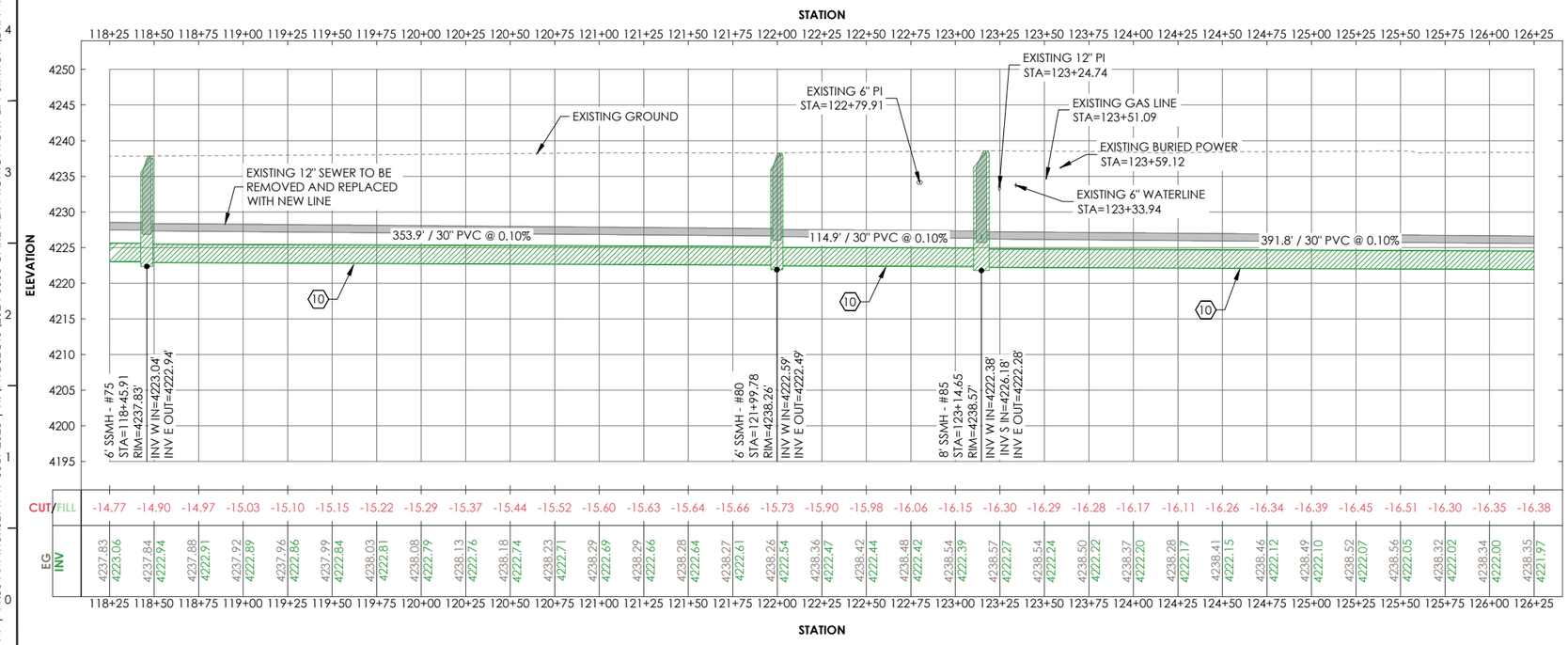

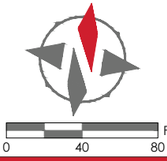

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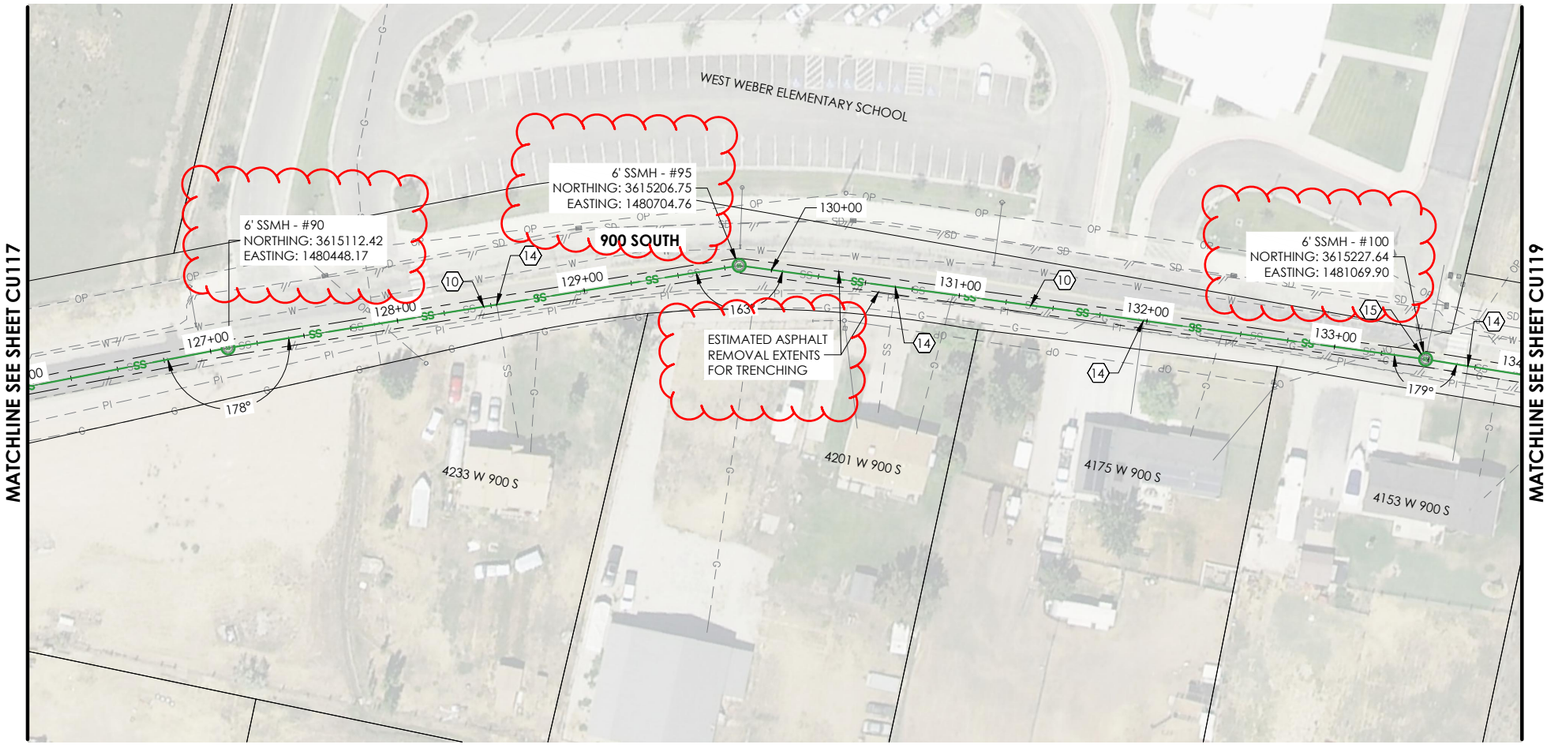

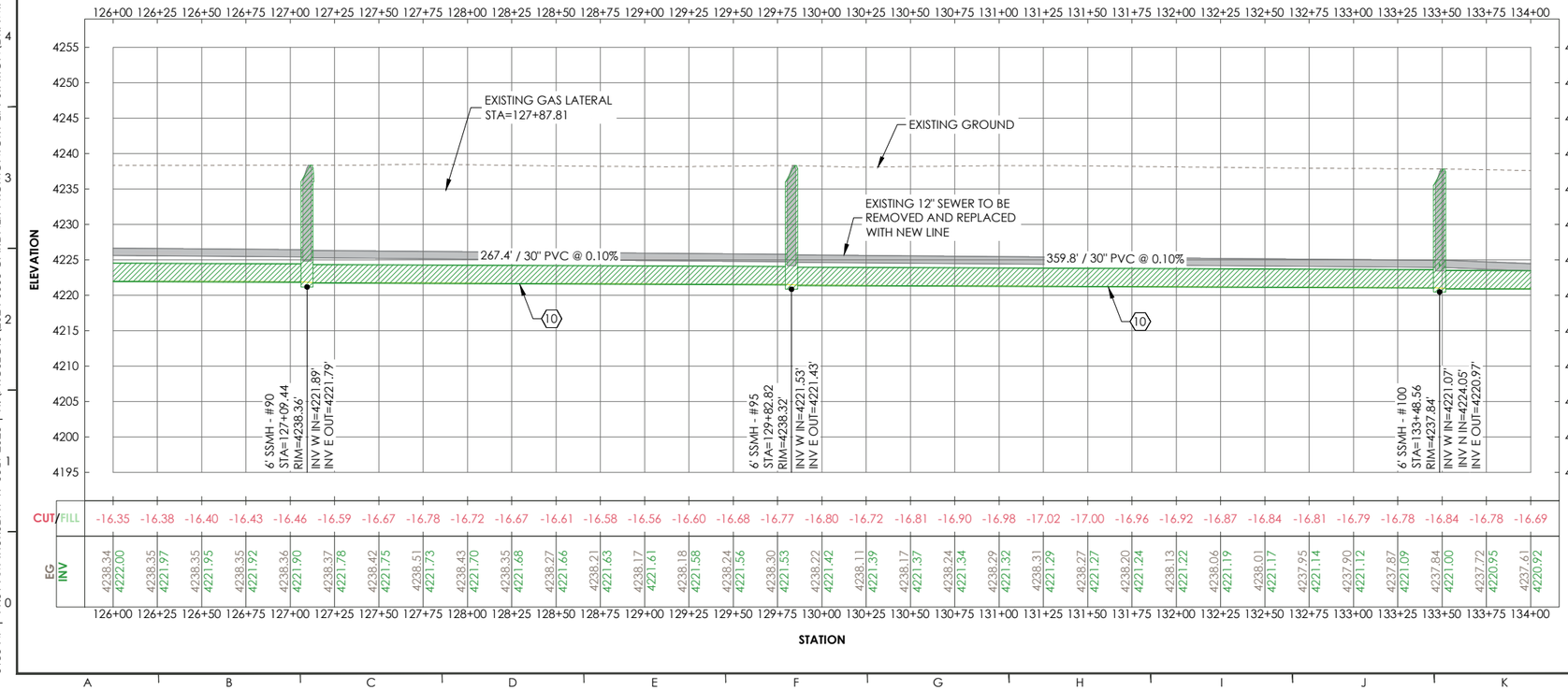

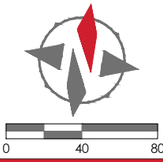

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11	REMOVE AND RELOCATE EXISTING STORM DRAIN	
12	EXISTING BURIED POWER	
13	REPLACE EXISTING MANHOLE, TIE-IN TO EXISTING SEWER LINES	24 - CU501
14	RECONNECT SEWER LATERAL TO NEW SEWER MAIN	31 - CU504
15	RECONNECT SEWER MAIN TO NEW MANHOLE	32 - CU505

SHEET NOTES

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15. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).

CONTACT INFORMATION

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REVISIONS

1	JAP 7/31/25 ADDENDUM 1 RFI RESPONSES AND COORDINATES

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
JOSHUA PRETTYMAN
No. 9637735-2202
11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
17 JULY 2025

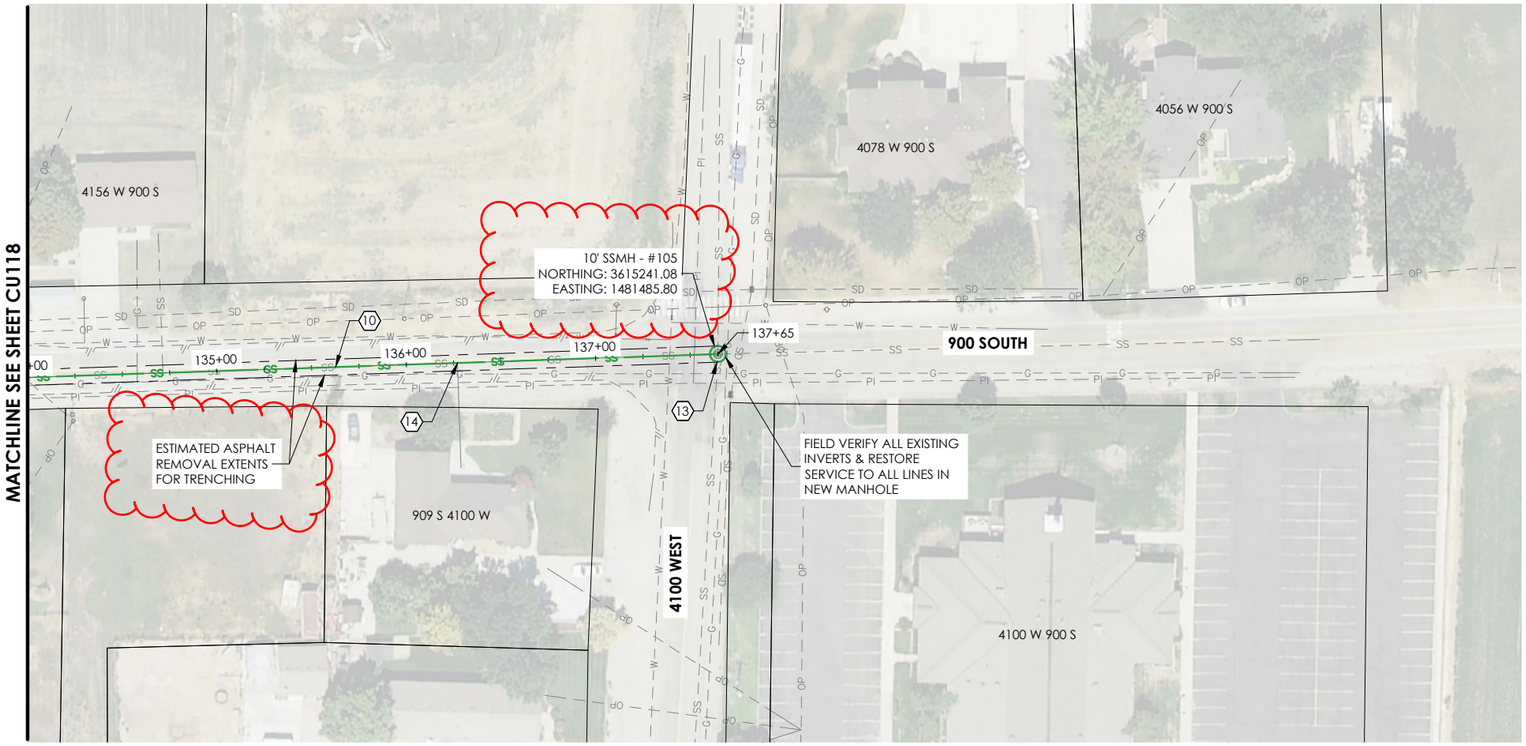
PROMONTORY LIFT STATION

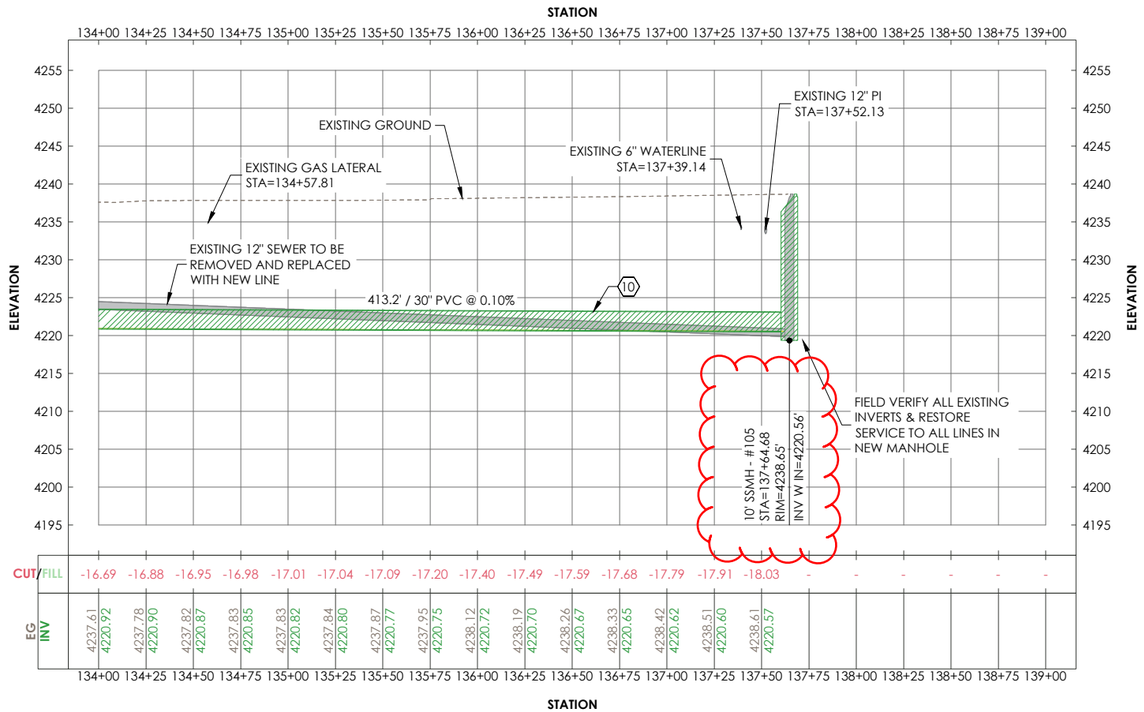
6137 W 900 S OGDEN UT 84404

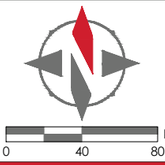
SEWERLINE PLAN & PROFILE

61 OF 67

CU118







KEYED NOTES

NO.	DESCRIPTION	DETAIL
1	16" DR17 (GREEN STRIPE) HDPE PRESSURE SEWER MAIN W/ THRUST BLOCKING & TRACER TAPE 2' ABOVE PIPE	26 - CU502 30 - CU504
2	45° BEND	30 - CU504
3	EXISTING WATERLINE	
4	EXISTING DOMINION GAS LINE, EXACT LOCATION UNKOWN	
5	EXISTING STORM DRAIN	
6	2" AIR-VAC VALVE ASSEMBLY	29 - CU503
7	24" STEEL CASING (7/16" THICK WALL), FILL ANNULAR SPACE WITH NEAT CEMENT	28 - CU503
8	PROMONTORY LIFT STATION	
9	TRANSITION TO GRAVITY FLOW	25 - CU502
10	30" SDR-35 ASTM D 3034 PVC SEWER MAIN	26 - CU502
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REVISIONS

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11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
17 JULY 2025

PROMONTORY LIFT STATION

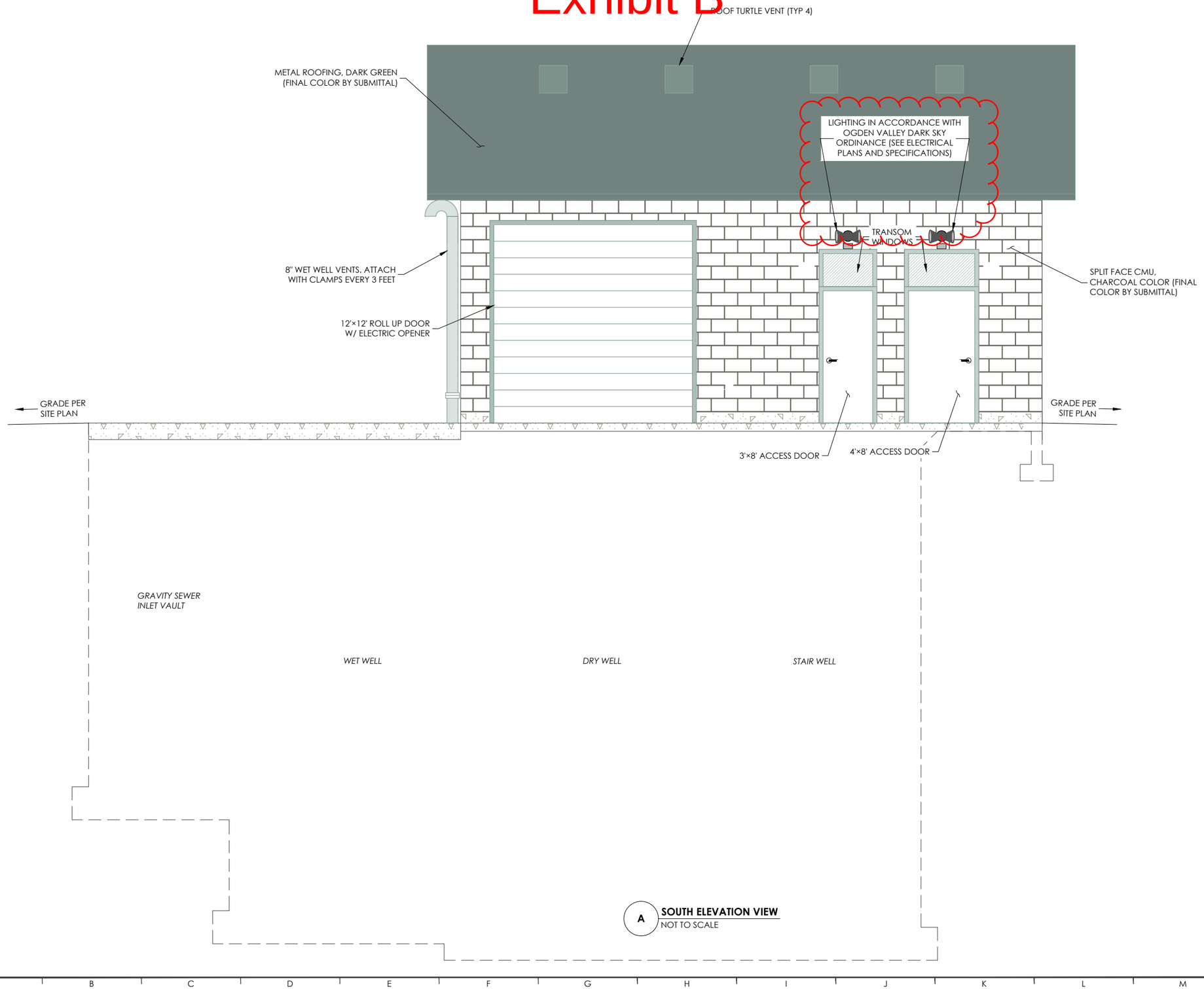
6137 W 900 S OGDEN UT 84404

SEWERLINE PLAN & PROFILE

62 OF 67

CU119

Exhibit B



A **SOUTH ELEVATION VIEW**
NOT TO SCALE

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MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

SOUTH ELEVATION VIEW

14 OF 67

A201

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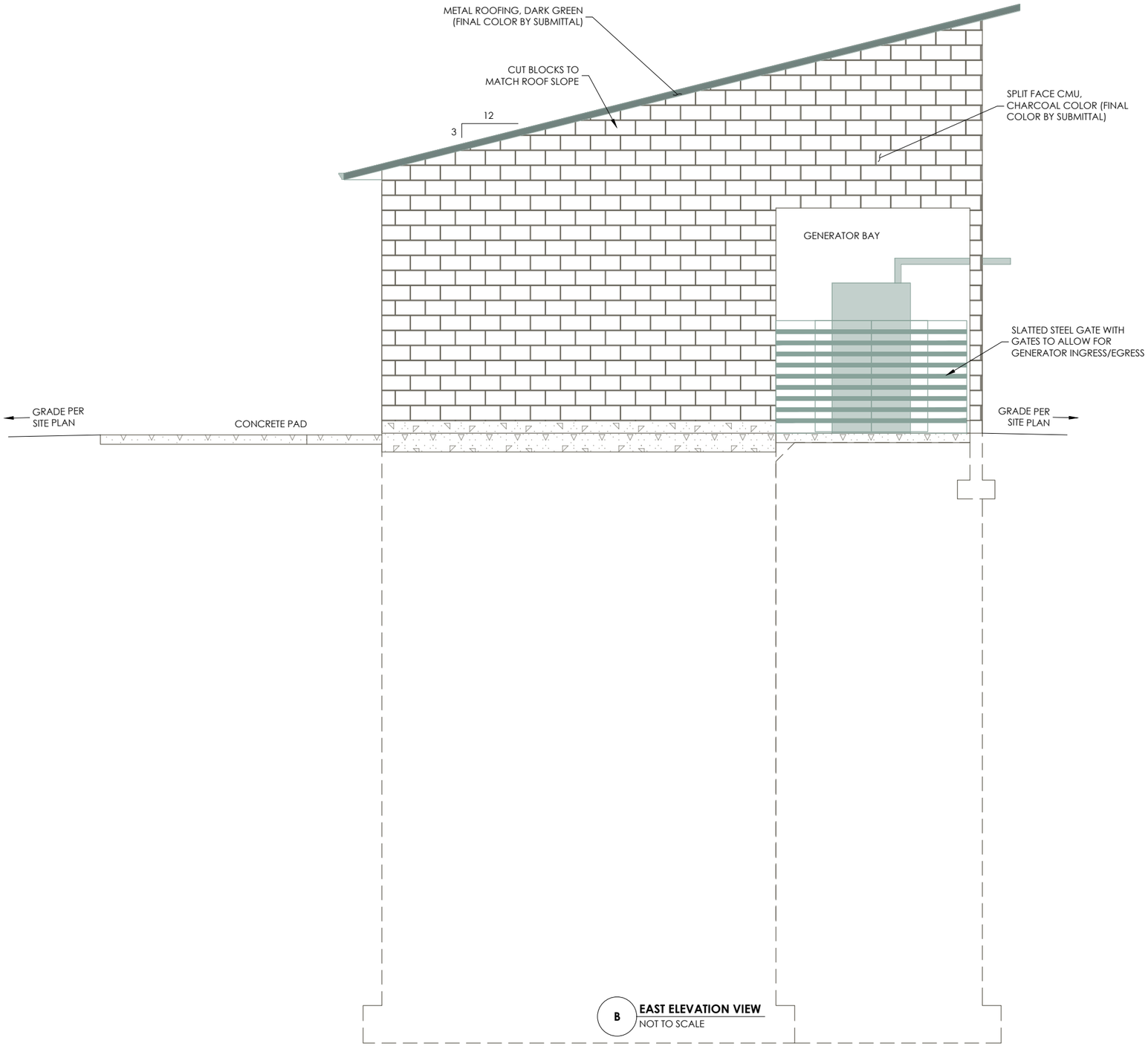

B **EAST ELEVATION VIEW**
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REVISIONS

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STATE OF UTAH

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MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

EAST ELEVATION VIEW

15 OF 67

A202

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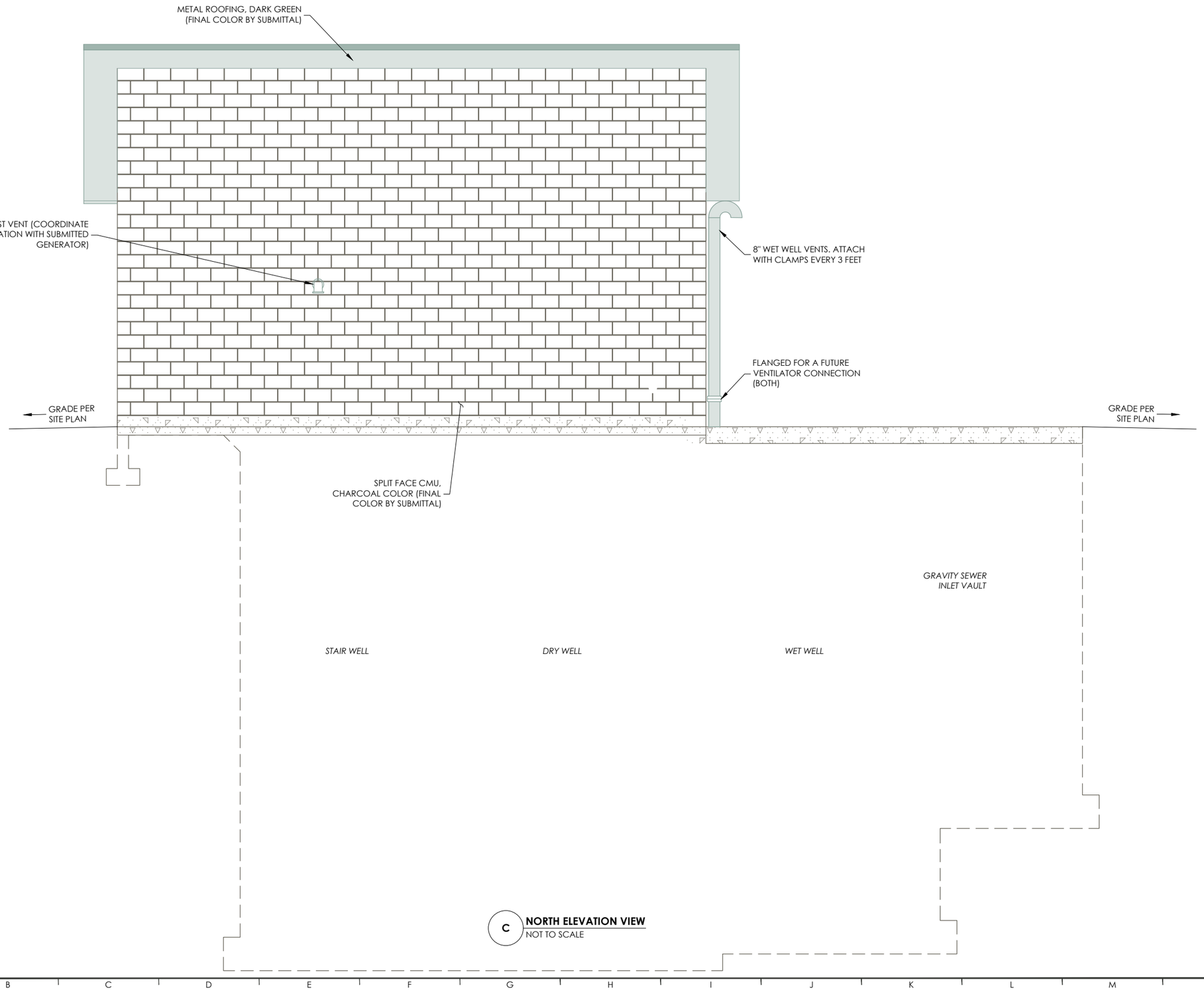

C **NORTH ELEVATION VIEW**
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REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

NORTH ELEVATION VIEW

16 OF 67

A203

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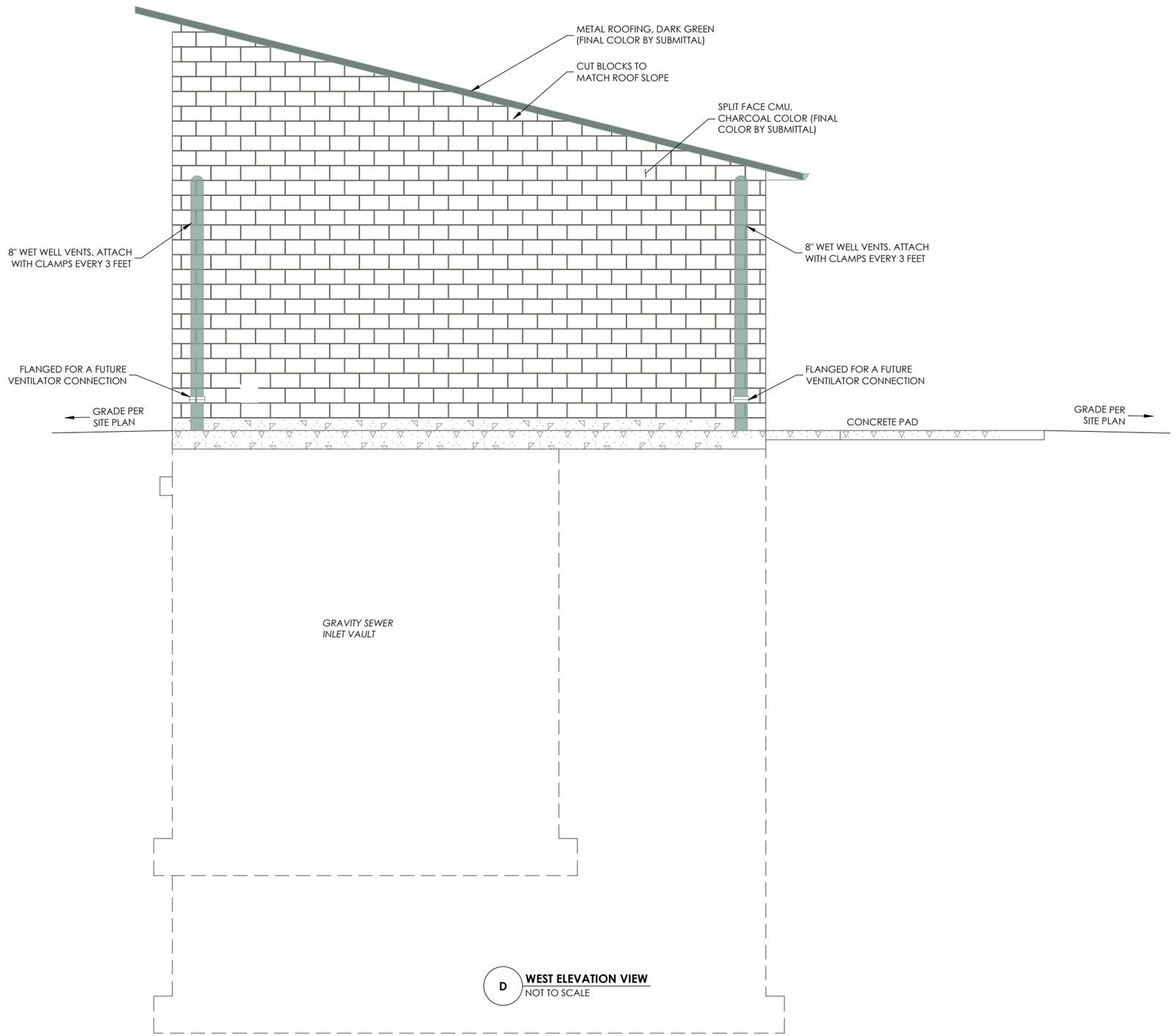

D **WEST ELEVATION VIEW**
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REVISIONS

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11/1/24
STATE OF UTAH

PRINCIPAL : M CHANDLER
MANAGER: J PRETTYMAN
REVIEWER : S WOODRUFF
DRAFTER : C. HAMMON

PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

6137 W 900 S OGDEN UT 84404

WEST ELEVATION VIEW

17 OF 67

A204

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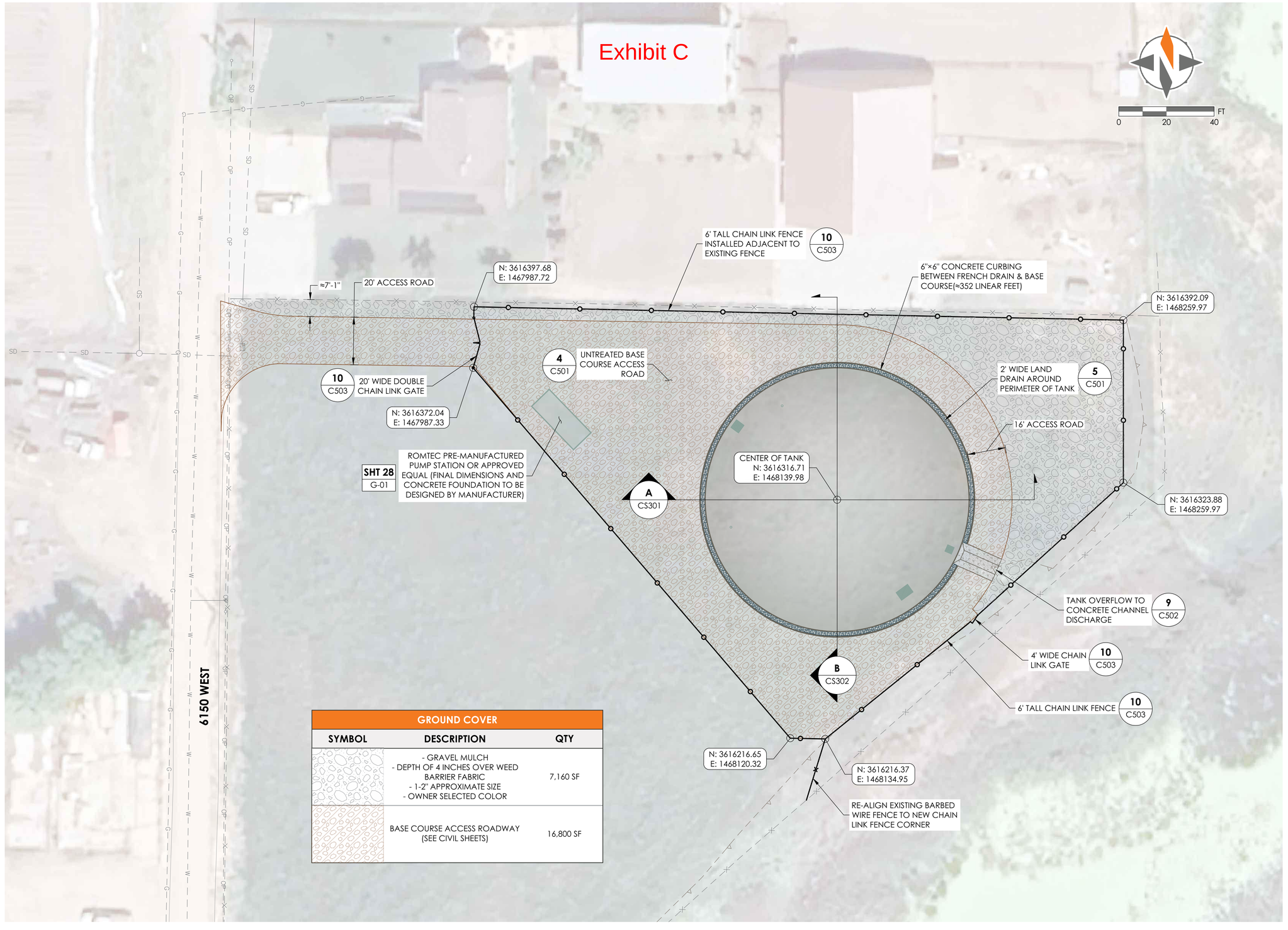
Exhibit C



GROUND COVER		
SYMBOL	DESCRIPTION	QTY
	- GRAVEL MULCH - DEPTH OF 4 INCHES OVER WEED BARRIER FABRIC - 1-2" APPROXIMATE SIZE - OWNER SELECTED COLOR	7,160 SF
	BASE COURSE ACCESS ROADWAY (SEE CIVIL SHEETS)	16,800 SF

CONTACT INFORMATION

Horrocks.

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SALT LAKE CITY, UT 84123
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BlackPine

Gardner

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DESIGN

REGISTERED PROFESSIONAL ENGINEER
#5571005-2202
KATHLEEN W. JONES
STATE OF UTAH

PRINCIPAL : J. PRETTYMAN
MANAGER: K. JONES
REVIEWER : S. WOODRUFF
DRAFTER : T. MARTINEZ

PROJECT

UT-10127-24
13 MARCH 2025

PROMONTORY TANK & BOOSTER

SITE PLAN

05 OF 36

CS101

UT83-NF | 02:46 PM THURSDAY 13 MARCH 2025 | Q:\2024\UT-10127-24 PROMONTORY TANK AND BOOSTER\PROJECT DATA\02 CAD\2.03 SHEET FILES\CONSTRUCTION DRAWINGS\05 CS101.DWG

Exhibit C

POINTS		
ID	NORTHING	EASTING
1	3614825.22	1469049.68
2	3614852.61	1469066.21
3	3614870.79	1469036.11
4	3614843.39	1469019.57

12TH STREET

NEW CONCEPT ROADWAY ALIGNMENT

5900 WEST

NEW PROMONTORY SEWER LIFT STATION

#1
#2
#3
#4

CHAIN LINK FENCE WITH BARBED WIRE PER UDOT STANDARD FG-6 DETAIL

FUTURE PARKING LOT ENTRANCE ROAD

TEMPORARY GRAVEL DRIVEWAY. FUTURE ACCESS WILL BE VIA PARKING LOT (SEE NEXT SHEET)

100' EXISTING 12TH STREET ROW

NOTE: ALL FADED LINEWORK IS CONCEPT GARDNER DEVELOPMENT LAYOUT PLANS

NOTE: ALL FADED LINEWORK IS CONCEPT GARDNER DEVELOPMENT LAYOUT PLANS

0 30 60 FT

CONTACT INFORMATION

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PROJECT

2024-0063
10 JULY 2025

PROMONTORY LIFT STATION

5900 W 1100 S OGDEN UT 84404

AREA PLAN

5 OF 67

CS101

U183-NF | 08:22 AM THURSDAY 10 JULY 2025 | H:\PROJECTS\2024-0063 GARDNER-PROMONTORY LIFT STATION\DRAWINGS\SHEETS\5 CS101.DWG

Conditional Use Permit – Water & Wastewater Plan

Culinary Water: Culinary Water will be provided by Warren West-Warren Water Improvement District, who will also ultimately own the water storage tank that is a part of this application. See the uploaded agreement with the water district that details their obligation to serve the project and willingness to own the tank.

Wastewater: None of the pieces of infrastructure we are applying for in this application will have restroom facilities. The sewer lift station and main line will need sewer service by nature of what it is, which CWSID has agreed to provide. See the uploaded agreement that articulates their willingness to own and operate the lift station and main line once completed.

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary subdivision approval of the Martini Legacy Subdivision Phases 1, 2. A proposal to develop a 40 acre parcel into 116 single family lots.
Type of Decision:	Administrative
Agenda Date:	Tuesday, August 12, 2025
Applicant:	David Laloli
File Number:	LVM070725

Property Information

Approximate Address:	4083 W 1400 S
Project Area:	40 acres
Zoning:	R1-15
Existing Land Use:	Residential
Proposed Land Use:	Residential
Parcel ID:	15-057-0009
Township, Range, Section:	Township 6 North, Range 2 West, Section 21

Adjacent Land Use

North:	Residential	**South:**	Agricultural
East:	Residential	**West:**	Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@webercountyutah.gov 801-399-8767
Report Reviewer:	TA

Applicable Ordinances

- Title 104, Zones, Chapter 12, Residential (R1-15) Zone
- Title 106, Subdivisions

Development History

- The Martini Legacy rezone was approved by the Weber County Commission on June 3, 2025.
- The Martini Legacy Development agreement was recorded with the Weber County Recorder's Office on June 25, 2025 under Entry Number 3373820.

Background

This is a request for preliminary approval of the Martini Legacy Subdivision, phases 1 and 2, from the Western Weber Planning Commission. The development plan subdivides a 40 acre parcel into 116 single-family dwelling lots. The streets throughout the development will be made public, complete with curb, gutter, sidewalk, and street trees.

The proposal has been reviewed against the zoning development agreement, the current subdivision ordinance, and the standards in the R1-15 zone. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation. The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating a wider variety of housing types within a residential development that implements smart growth principles.

Zoning: The subject property is located in the Residential (R1-15) Zone.

The purpose of the Residential (R1-15) zone is identified in the LUC § 104-12-1 as:

> *The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are references to the R1-12 and R1-10 zones, respectively.*

The lots within the development are designed to comply with the standards set forth in Section 106-2-1.020 as a mandatory feature that results in the maximum density of 2.9 units per acre as calculated from the gross 40 acre parcel. The single-family lots range in size from 8334 to 14,200 with the exception of a large 2.7 acre lot.

Culinary water: The Taylor West Weber Water District will provide culinary water to the Martini Legacy Subdivision Phases one and two. The preliminary letter contains many conditions that must be satisfied before the district will provide water. The county staff will advance this proposal for final subdivision approval when the district provides a final will-serve letter. The planning staff has added a condition of approval that the developer obtain a final will-serve letter before the Planning Director grants final approval.

Pressurized Irrigation water: The Hooper Irrigation Company will provide all of the lots within the Martini Legacy Subdivision Phases one and two with pressurized irrigation water intended for outdoor watering.

The board has further requirements of the developer related to private ditches, connection requirements, and specifications to meeting the Hooper Irrigation standards, See Exhibit C.

Sanitary Sewage Services: Central Weber Sewer District will serve the sanitary sewer treatment services to the Martini Legacy Development. Annexation into the District must be completed before the subdivision plat is recorded.

Geotechnical Study: A geotechnical study prepared by CMT Technical Services, dated January 29, 2025 is included with this proposal to evaluate the subsurface soil and groundwater conditions and to make recommendations for foundations and public street improvements.

Neighborhood Connectivity: The Martini Legacy Subdivision was designed during the rezone process to conform with the street configuration requirements of Section 106-2-1.010 (a) (1), that requires the continuation of existing streets, and Section 106-2-1.020 (c) (1), that sets a maximum block length standard of 800 feet. The Martini Legacy plan satisfies this as it shows two streets in all directions, including the continuation of existing streets within the neighboring Anselmi Acres Subdivision Degiorgio Subdivision and the Halcyon Subdivision.

A community member from the Halcyon Subdivision named Scott Arbon, who is acting as a spokesperson of several community members in the Halcyon and Degiorgio Subdivision, is asking the County Commission to reconsider the connectivity through their neighborhood, arguing the following points:

- The Degiorgio's infrastructure cannot safely absorb additional traffic. Increased student traffic raises serious concerns.
- Pedestrian walk paths offer a smart compromise to street connections
- Walk paths dramatically lower upfront and long term cost compared to street extensions
- Ongoing development to the east and west of Degiorgio already includes expanded roadways connecting 1400 South to 1800 South, fulfilling broader connectivity objectives without compromising our subdivision's integrity.

The full written comment from Mr. Arbon can be found under the Marini Legacy project in Frontier.

Additional Standards and Development Agreement:

Review comments from all of the county review agencies regarding subdivision plat and construction drawings revisions shall be addressed before presenting this development proposal for final approval.

Standards from the development agreement will need to be depicted on the subdivision plat and construction drawings for this proposal to progress toward final approval.

The developer agrees to help the county reach its goal of providing at ten acres of public park open space per 1,000 persons. Considering that the development plan does not include open space preservation areas, the developer agrees to donate $7,500 per residential lot. This shall be remitted to the park district before recording a subdivision plat.

Review the "standards" portion of the development agreement in Exhibit C for more details into the subdivision standards.

Review Agencies: The Martini Legacy preliminary subdivision plan shall comply with all review agency requirements. The Planning and Engineering Department have highlighted deficiencies in the subdivision plat and the construction drawings that shall be addressed before advancement to final subdivision approval. The County Surveyor's Office has reviewed the subdivision plat and deemed it acceptable to progress to final subdivision review. The Weber Fire District is recommending preliminary approval.

Staff Recommendation

Staff recommends preliminary approval of the Martini Legacy Subdivision Phases one and two, consisting of 116 single-family lots. This recommendation is based on all review agency requirements and the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. The civil drawings shall include trees and ground cover materials within the shoulder of the pathway.
5. Developer is required to show compliance with the recorded development agreement.
6. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Martini Legacy Phases one and two conforms to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

A. Proposed preliminary plan
B. Improvement drawings, including the landscape plan
C. Development Agreement (select pages)
D. Will serve letters

Area Map

4300 W
39
39
1200 S
mile
1
1400 S
3500 W
Deglorgio St
1700 S
1800 S
mile
3
4700 W

Exhibit A

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

Vicinity Map

SCALE: NONE

Design Specs.

Total Area.....40.16 ac.
Detention Basin.....1.01 ac.

Density:
1,749,433 S.F./15,000 S.F. = 116.62 Lots
61 – 10k S.F.+ Lots
55 – 8,000 S.F.+ Lots

Minimum Lot Size: 8,333 S.F.

116 – Total Unit Count

WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

Legend

= SECTION CORNER
= BOUNDARY LINE
= LOT LINE
= ADJOINING PROPERTY
= CENTERLINE
= EASEMENTS
= SECTION TIE LINE
R = RESTRICTED TO FRONT 1400 SOUTH STREET

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

Brook View Subdivision

Weber County, Utah

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TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Brook View Subdivision
PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

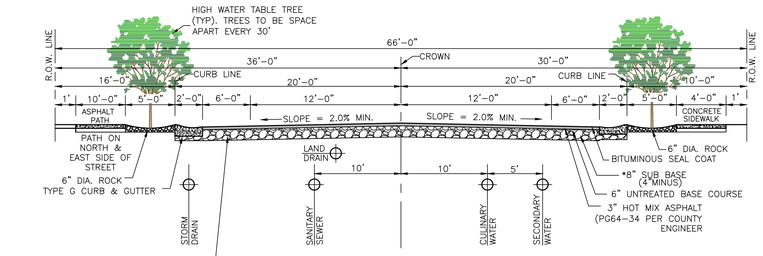
Preliminary Plan

Project Info.
Engineer: J. NATE REEVE, P.E.
Planner: C. CAVE
Designer: E. ROCHE
Date: 1-7-25
Name: BROOK VIEW SUBDIVISION
Number: 8065-04

Sheet 1 of 2 Sheets

Exhibit A

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



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

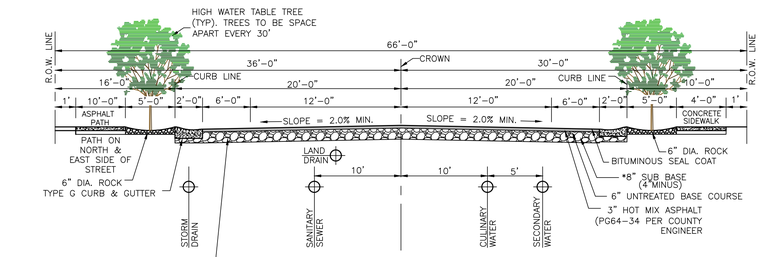
Street Section (66' R.O.W.)

Streets 'A' & 'D'

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.



PROVIDE 4" THICKNESS OF 3/4" OR 1" GRAVEL BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER WHEN SUBGRADE IS CLAY OR C.B.R. IS LESS THAN 10 OR AS DIRECTED BY COUNTY ENGINEER

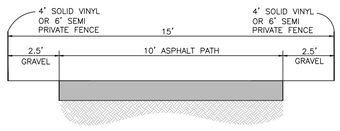
Street Section (66' R.O.W.)

Streets 'A' & 'D'

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.



15' Trail Easement Detail

SCALE: NONE

BOUNDARY DESCRIPTION

ALL OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WITH ADDITIONAL PROPERTY BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING 1326.07 FEET SOUTH 89°12'03" EAST ALONG NORTH LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 21 (WEST QUARTER CORNER BEING NORTH 89°12'03" WEST 5295.89 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21); THENCE SOUTH 89°12'03" EAST 1326.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°42'18" WEST 1323.35 FEET ALONG SAID EAST LINE; THENCE NORTH 89°02'28" WEST 528.01 FEET; THENCE NORTH 00°42'18" EAST 4.37 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89°10'04" WEST 795.82 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°36'26" EAST 929.89 FEET ALONG SAID WEST LINE; THENCE NORTH 89°29'13" WEST 6.00 FEET; THENCE NORTH 00°36'26" EAST 215.00 FEET; THENCE SOUTH 89°29'13" EAST 6.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 00°36'26" EAST 172.17 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 40.161 ACRES.

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	180.00'	47.06'	46.92'	N08°11'41"E	14°58'45"
C2	180.00'	80.87'	80.19'	N28°33'19"E	25°44'30"
C3	170.00'	62.34'	61.99'	N30°55'14"E	21°00'40"
C4	150.00'	106.61'	104.38'	N21°03'57"E	40°43'16"
C5	200.00'	142.14'	139.17'	N21°03'56"E	40°43'16"
C6	200.00'	114.64'	113.08'	N25°00'20"E	32°50'29"
C7	200.00'	27.51'	27.48'	N04°38'42"E	7°52'47"
C8	120.00'	65.95'	65.12'	N16°26'58"E	31°29'18"
C9	120.00'	19.34'	19.32'	N36°48'35"E	9°13'58"
C10	230.00'	70.20'	69.92'	N32°40'58"E	17°29'13"
C11	230.00'	78.26'	77.88'	N14°11'30"E	19°29'42"
C12	230.01'	15.01'	15.01'	N02°34'29"E	3°44'20"

LINE TABLE

#	BEARING	DISTANCE
L1	N00°47'58"E	116.04'
L2	N00°47'58"E	115.98'
L3	S89°10'04"E	73.36'
L4	S89°10'04"E	73.36'
L5	S89°10'04"E	73.32'
L6	N00°38'08"E	125.19'
L7	N00°47'58"E	124.81'
L8	N00°47'58"E	124.82'
L9	N00°38'08"E	125.18'
L10	S89°10'04"E	73.51'
L11	S89°10'04"E	73.47'
L12	S89°10'04"E	73.47'
L13	S89°11'03"E	73.15'
L14	S89°11'03"E	73.15'
L15	S89°11'03"E	73.16'
L16	N00°42'00"E	137.25'
L17	N00°47'58"E	138.25'
L18	N00°42'00"E	137.25'
L19	N00°47'58"E	138.25'
L20	S89°11'03"E	73.49'
L21	S89°11'03"E	73.49'
L22	S89°11'03"E	73.49'
L23	S89°10'04"E	70.74'
L24	S89°10'04"E	70.74'
L25	S89°10'04"E	70.74'
L26	N00°42'00"E	125.37'
L27	N00°42'00"E	124.63'
L28	N00°42'00"E	125.37'
L29	N00°42'00"E	124.63'
L30	N00°42'54"E	125.37'
L31	N00°42'54"E	124.63'

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REVISIONS

DATE	DESCRIPTION

Brook View Subdivision

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B & M., U.S. SURVEY
WEBER COUNTY, UTAH

Details Sheet

Project Info.

Engineer: J. NATE REEVE, P.E.
Planner: C. CAVE
Designer: E. ROCHE
Date: 1-7-25
Name: BROOK VIEW SUBDIVISION
Number: 8065-04

Sheet 2 of 2 Sheets

Brook View Subdivision

Weber County, Utah

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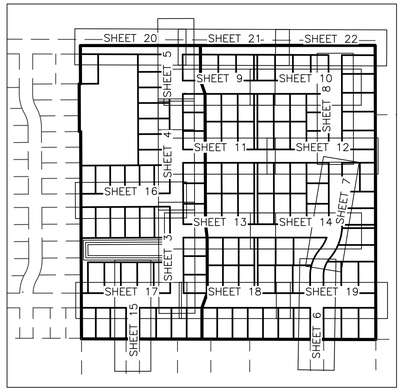
Project Narrative/Notes/Revisions

1. 02/28/2025 CK – COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 05/09/2025 CK – UPDATED SEWER DESIGN.
3. 07/02/2025 CK – ADDED LANDSCAPE PLAN.

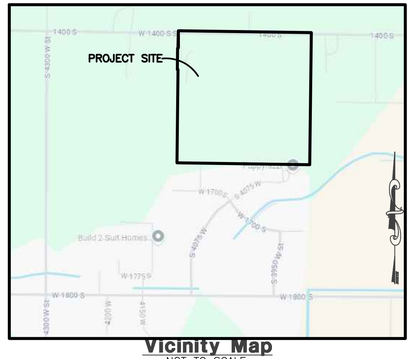
Brook View Subdivision
Phase 1 & 2
Improvement Plans

WEBER COUNTY, UTAH
FEBRUARY 2025

Exhibit B



Sheet Index Key Map
NOT TO SCALE



Vicinity Map
NOT TO SCALE

Sheet Index

Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - A Street - 0+00.00 - 4+50.00
Sheet 4 - A Street - 4+50.00 - 9+30.00
Sheet 5 - A Street - 9+30.00 - 11+75.00
Sheet 6 - B Street - 0+00.00 - 4+50.00
Sheet 7 - B Street - 4+50.00 - 9+30.00
Sheet 8 - B Street - 9+30.00 - 14+10.00
Sheet 9 - C Street - 0+00.00 - 4+50.00
Sheet 10 - C Street - 4+50.00 - 7+75.75
Sheet 11 - D Street - 0+00.00 - 4+50.00
Sheet 12 - D Street - 4+50.00 - 9+25.00
Sheet 13 - E Street - 0+00.00 - 4+50.00
Sheet 14 - E Street - 4+50.00 - 7+73.00
Sheet 15 - F Street - 0+00.00 - 2+00.00
Sheet 16 - 1500 South Street - 0+00.00 - 4+50.00
Sheet 17 - 1575 South Street - 0+00.00 - 4+50.00
Sheet 18 - 1575 South Street - 4+50.00 - 9+30.00
Sheet 19 - 1575 South Street - 9+30.00 - 13+25.00
Sheet 20 - 1400 South Street - 0+00.00 - 4+50.00
Sheet 21 - 1400 South Street - 4+50.00 - 9+30.00
Sheet 22 - 1400 South Street - 9+30.00 - 13+26.00
Sheet 23 - Grading & Drainage Plan
Sheet 24 - Grading & Drainage Plan
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Sheet 26 - Utility Plan
Sheet 27 - Fire Plan
Sheet 28 - Irrigation Plan
Sheet 29 - Existing Site & Demolition Plan
Sheet 30 - Basin Details
Sheet 31 - Details
Sheet 32 - Details
Sheet 33 - Sewer Details
Sheet 34 - Storm Water Pollution Prevention Plan Exhibit
Sheet 35 - Storm Water Pollution Prevention Plan Details
Sheet 36 - Landscape Plan

100 0 100 200 300
Scale: 1" = 100'

Engineer's Notice To Contractors:

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

811 Know what's below. Call before you dig.

Surveyor:
Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

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

REVISIONS
DATE DESCRIPTION
05-09-25 CK Sewer Design
07-02-25 CK Landscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH
Cover/Index Sheet

PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

1
36 Total Sheets

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General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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

NOTE:
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

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

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

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

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

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

= SEWER SLEEVE
= PROPOSED GATE VALVE
= EXISTING GATE VALVE
= PLUG & BLOCK
= AIR VAC ASSEMBLY
= DUAL SECONDARY METER

Maintenance:

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

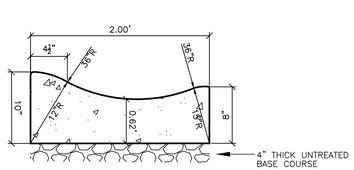
THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

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

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

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



APWA Type "G" Curb

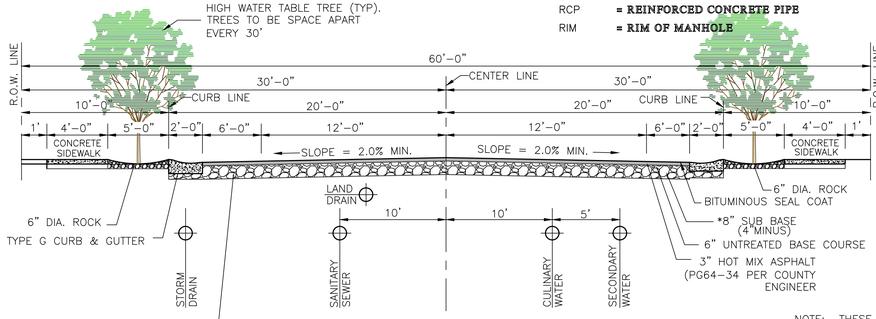
SCALE: NONE

Legend

SW LAT	= PROPOSED SECONDARY WATER LATERAL
LD LAT	= PROPOSED LAND DRAIN LATERAL
W LAT	= PROPOSED WATER LATERAL
SS LAT	= PROPOSED SEWER LATERAL
W/8	= PROPOSED CULINARY WATER LINE
EX.W	= EXISTING CULINARY WATER LINE
SW/8	= PROPOSED SECONDARY WATER LINE
EX.SW	= EXISTING SECONDARY WATER LINE
SS/8	= PROPOSED SANITARY SEWER LINE
EX.SS	= EXISTING SANITARY SEWER LINE
SD/15	= PROPOSED STORM DRAIN LINE
EX.SD	= EXISTING STORM DRAIN LINE
LD/8	= PROPOSED LAND DRAIN LINE
EX.LD	= EXISTING LAND DRAIN LINE
IRR/18	= PROPOSED IRRIGATION LINE
EX.IRR	= EXISTING IRRIGATION LINE
X X X	= EXISTING FENCE LINE
	= PROPOSED FENCE LINE
	= DRAINAGE SWALE
OHP	= OVERHEAD POWER LINE
	= PROPOSED FIRE HYDRANT
	= EXISTING FIRE HYDRANT
	= PROPOSED MANHOLE
	= EXISTING MANHOLE
	= PROPOSED SEWER CLEAN-OUT
	= PROPOSED WATER METER
	= EXISTING WATER METER
	= PROPOSED REDUCER
	= EXISTING REDUCER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
	= PLUG W/ 2" BLOW-OFF
	= STREET LIGHT
	= SIGN
	= POWER POLE

BLDG	= BUILDING
C&G	= CURB & GUTTER
CB	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
EP	= EDGE OF PAVEMENT
FF	= FINISH FLOOR
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
OHP	= OVERHEAD POWER
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATURE
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

ROW	= RIGHT-OF-WAY
SD	= STORM DRAIN
SL	= STREET LIGHT
SS	= SANITARY SEWER
TBC	= TOP BACK OF CURB
TOA	= TOP OF ASPHALT
TOC	= TOP OF CONCRETE
TOFF	= TOP OF FINISHED FLOOR
TOS	= TOP OF STAIRS
TOW	= TOP OF WALL
TSW	= TOP OF SIDEWALK
UGP	= UNDERGROUND POWER
W	= CULINARY WATER
WM	= WATER METER
	= EXISTING ASPHALT PAVEMENT
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED CONCRETE
	= PROPOSED GRAVEL
4800	= EXISTING CONTOUR GRADE
4800	= PROPOSED CONTOUR GRADE
	= PROPOSED RETAINING WALL
	= PROPOSED MAJOR CONTOUR
	= PROPOSED MINOR CONTOUR
	= EXISTING MAJOR CONTOUR
	= EXISTING MINOR CONTOUR



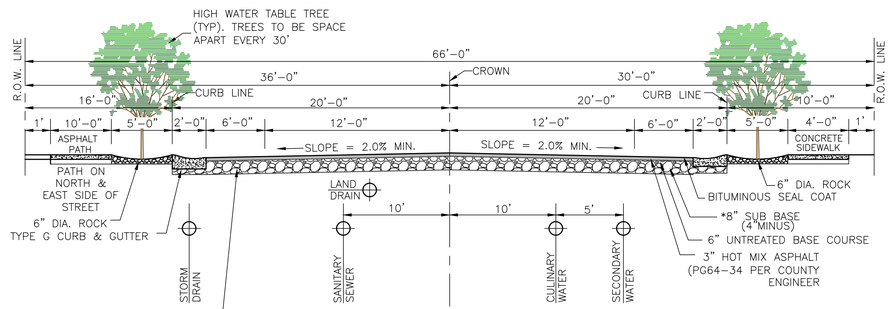
Street Section (60' R.O.W.)

Streets 'A', 'B', 'C', '4075 W', '1500 S' & '3950 W'

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

SCALE: NONE

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.



Street Section (66' R.O.W.)

Streets 'A' & 'D'

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

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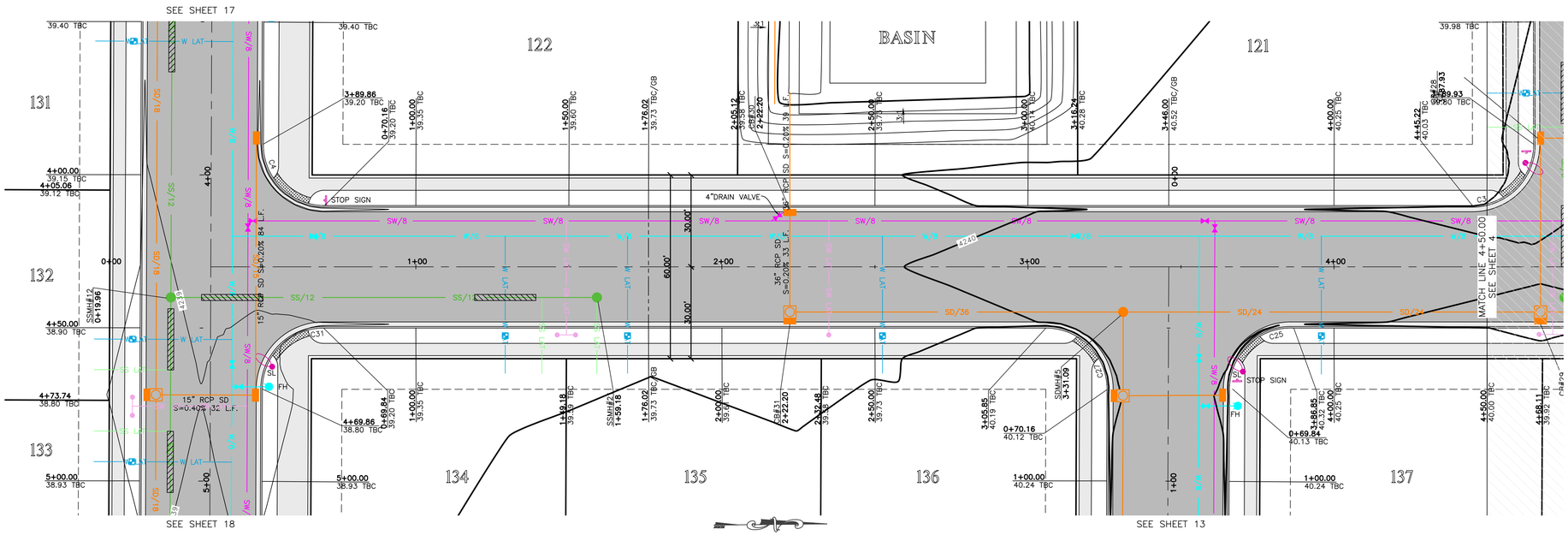
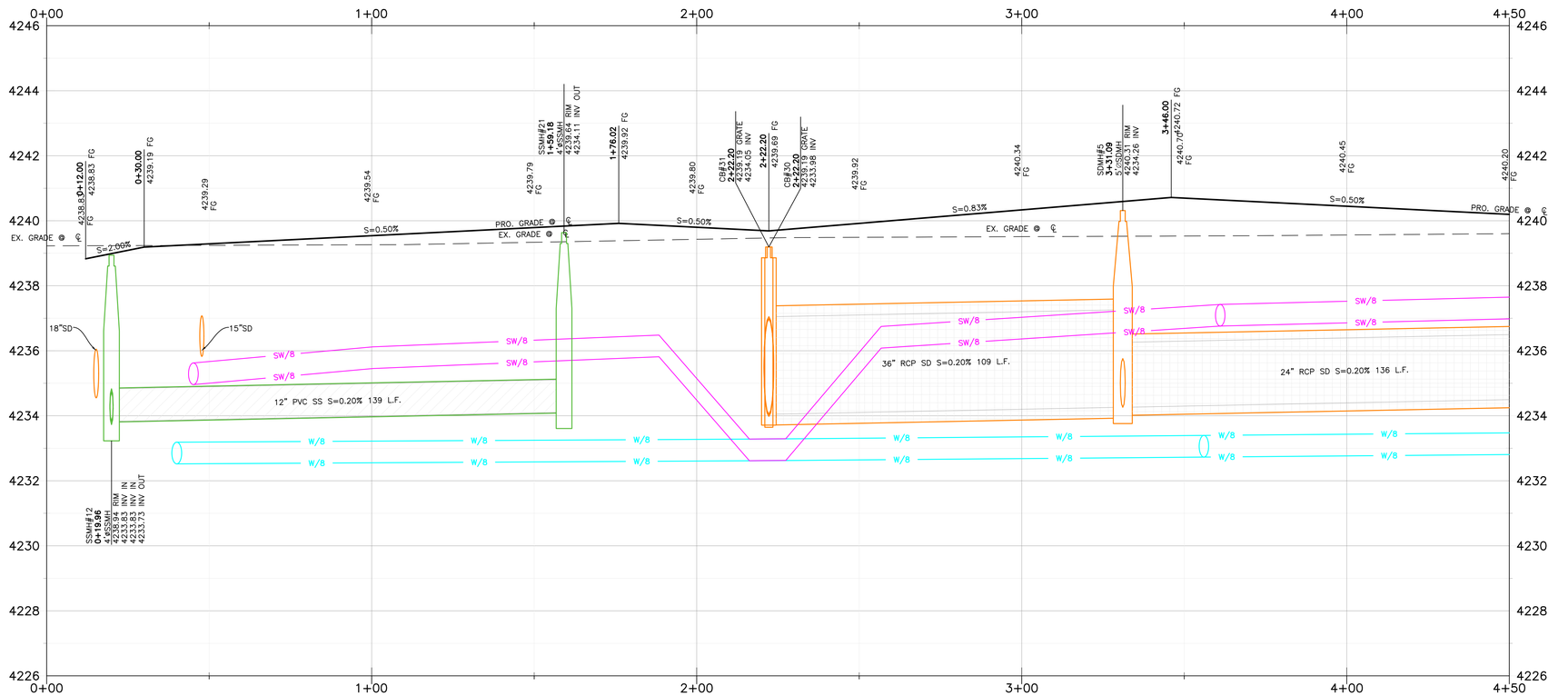


A Street 0+00.00 - 4+50.00

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



Key Map

NOT TO SCALE

Construction Notes:

CULINARY WATER
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" PVC C900 DR-18 WATER LINE
W – 1" SDR-9 POLY SERVICE LATERAL

SANITARY SEWER
SS/4 – 4" PVC SDR-35 SERVICE LATERAL
SS/8 – 8" PVC SDR-35 SEWER LINE
LPSS/2 – 2" HDPE DR 11 LPSS MAIN
LPSS/3 – 3" HDPE DR 11 LPSS MAIN
LPSS/4 – 4" HDPE DR 11 LPSS MAIN
1.25" PRESSURE FROM EONE

STORM DRAIN
SD/15 – 15" RCP CLASS III STORM DRAIN
SD/18 – 18" RCP CLASS III STORM DRAIN

ALL STORM DRAIN STRUCTURES TO HAVE MINIMUM 6" SUMP UNLESS OTHERWISE LISTED.

SECONDARY WATER
SW/8 – 8" PVC C-900 DR-14 SECONDARY WATER LINE
SW/12 – 12" PVC C-900 DR-14 SECONDARY WATER LINE
SW – SECONDARY SERVICE LATERAL PER COUNTY STANDARDS

IRRIGATION WATER
IRR/18 –18" RCP CLASS III IRRIGATION PIPE

NOTE:
1. ALL CONSTRUCTION IS TO CONFORM TO THE COUNTY STANDARD DRAWINGS AND SPECIFICATIONS.
2. CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.
3. PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER.
4. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE SLEEVED 20' CENTERED AT CROSSING.
5. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR SEWER LATERALS CROSSING WATER MAINS, SEWER LATERAL MUST BE SLEEVE 20' ON CENTER AT CROSSING.
6. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
7. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
8. PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
9. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

MINIMUM SLEEVE SIZE REQUIREMENT:
CASING 4" SEWER LATERAL = 8"x20' CENTERED AT CROSSING
CASING 8" SEWER MAIN = 12"x20' CENTERED AT CROSSING
CASING 12" SEWER MAIN = 16"x20' CENTERED AT CROSSING
CASING 8" WATER MAIN = 12"x20' CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C4	90°13'30"	20.00'	31.49'	20.08'	N45°43'11"E	28.34'
C25	92°42'45"	20.00'	32.36'	20.97'	S42°52'59"E	28.95'
C27	90°13'30"	20.00'	31.49'	20.08'	S45°43'11"W	28.34'
C31	89°46'30"	20.00'	31.34'	19.92'	S44°16'49"E	28.23'

811 Know what's below. Call before you dig.

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

REVISIONS
DESCRIPTION | DATE
Sewer Design | 05-09-25 CK
Landscape Plan | 07-02-25 CK

Brook View Subdivision
WEBER COUNTY, UTAH

A Street 0+00.00 - 4+50.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

3
36 Total Sheets

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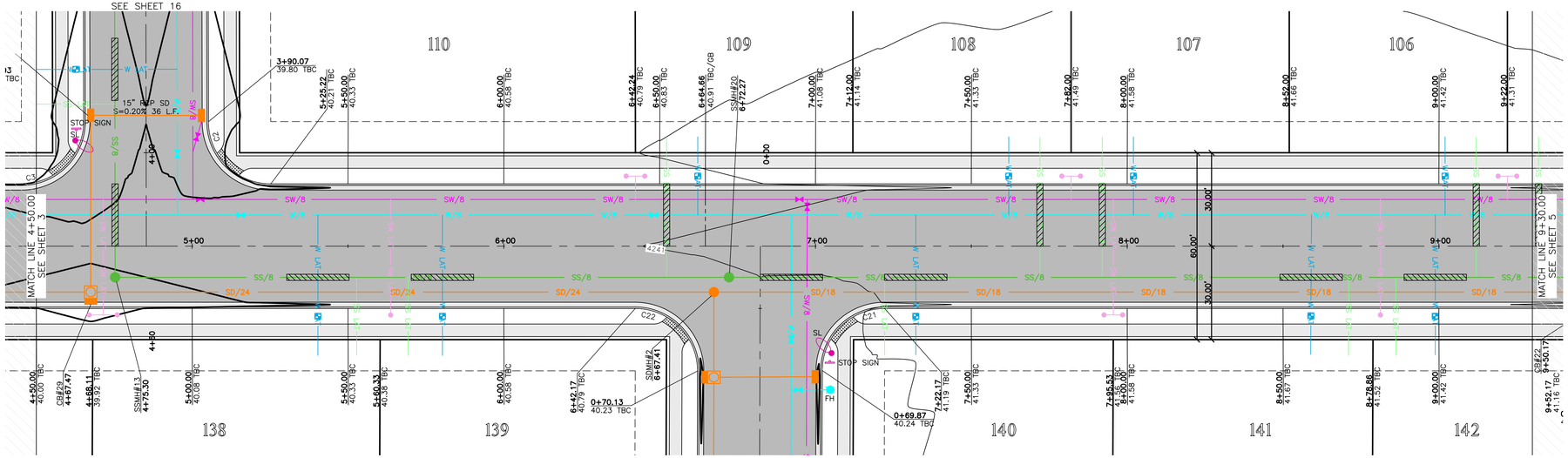

A Street 4+50.00 - 9+30.00

Horizontal Scale: 1" = 20'
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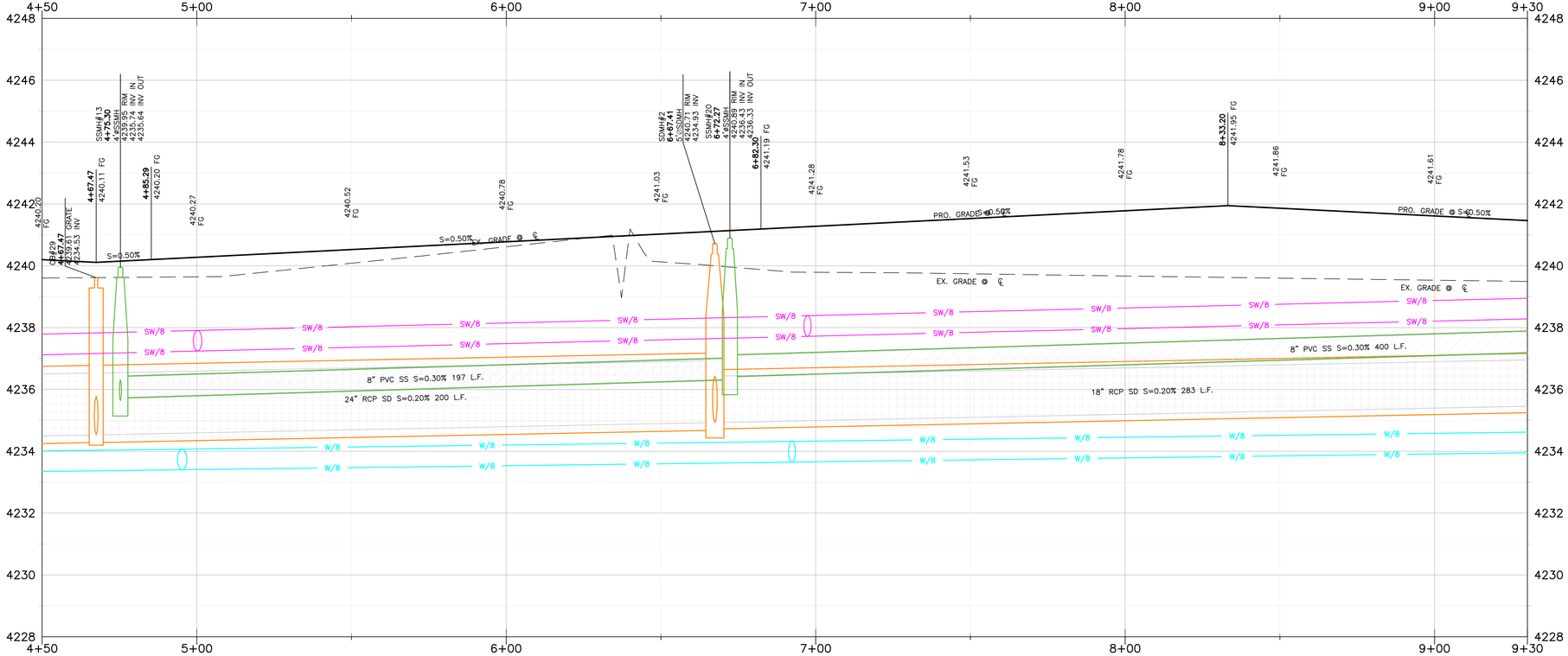

Key Map

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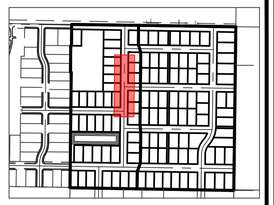

Construction Notes:

CULINARY WATER
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 – 8" PVC C900 DR-18 WATER LINE
W – 1" SDR-9 POLY SERVICE LATERAL

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SS/4 – 4" PVC SDR-35 SERVICE LATERAL
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LPSS/2 – 2" HDPE DR 11 LPSS MAIN
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1.25" PRESSURE FROM EONE

STORM DRAIN
SD/15 – 15" RCP CLASS III STORM DRAIN
SD/18 – 18" RCP CLASS III STORM DRAIN

ALL STORM DRAIN STRUCTURES TO HAVE MINIMUM 6" SUMP UNLESS OTHERWISE LISTED.

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IRRIGATION WATER
IRR/18 –18" RCP CLASS III IRRIGATION PIPE

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3. PROVIDE 18" VERTICAL CLEARANCE FOR WATER OVER/UNDER SEWER.
4. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR WATER LATERALS CROSSING SEWER MAINS, SEWER MAIN MUST BE SLEEVED 20' CENTERED AT CROSSING.
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6. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
7. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
8. PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
9. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

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CASING 8" SEWER MAIN	=	12"x20' CENTERED AT CROSSING
CASING 12" SEWER MAIN	=	16"x20' CENTERED AT CROSSING
CASING 8" WATER MAIN	=	12"x20' CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C2	89°54'21"	20.00'	31.38'	19.97'	N45°33'37"E	28.26'
C3	90°05'39"	20.00'	31.45'	20.03'	N44°26'23"W	28.31'
C21	89°48'28"	20.00'	31.35'	19.93'	S44°17'48"E	28.24'
C22	90°11'32"	20.00'	31.48'	20.07'	S45°42'12"W	28.33'

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Brook View Subdivision
WEBER COUNTY, UTAH

A Street 4+50.00 - 9+30.00

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375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

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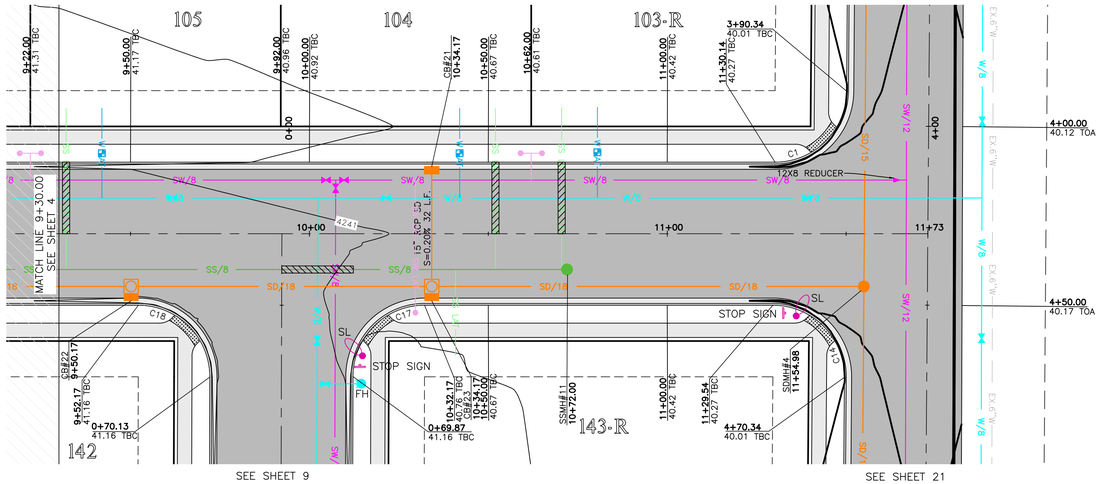

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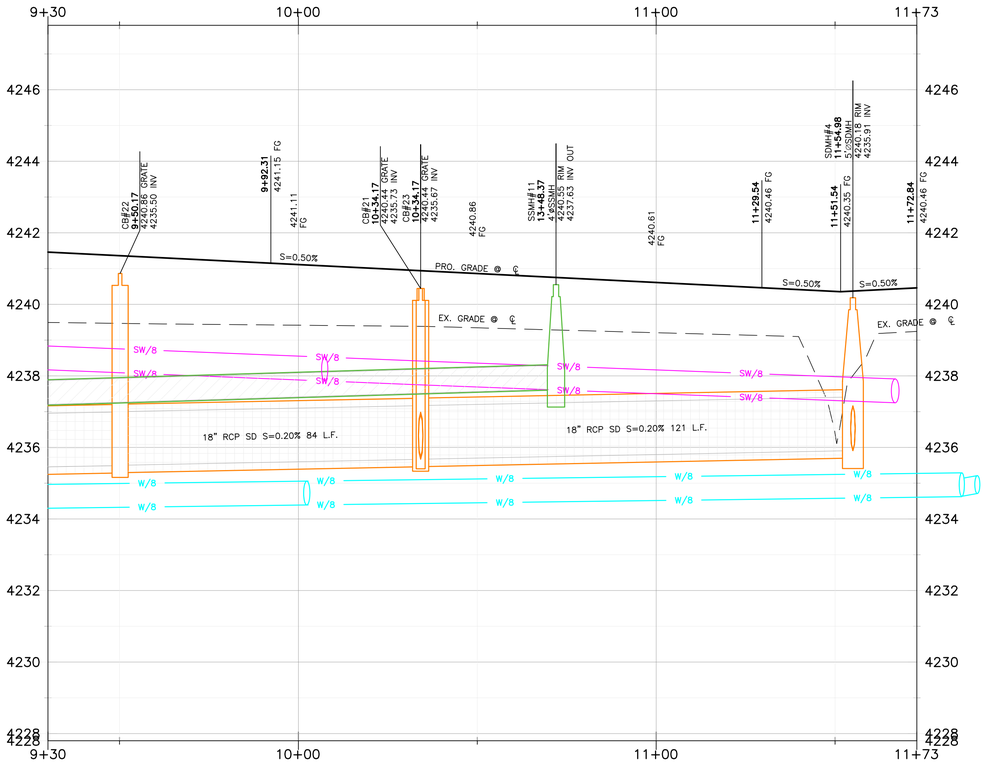

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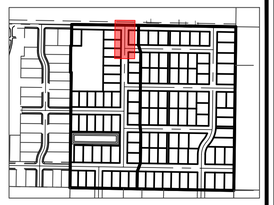

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C1	89°33'52"	20.00'	31.26'	19.85'	N44°10'30"W	28.18'
C14	90°26'08"	20.00'	31.57'	20.15'	S45°49'30"W	28.39'
C17	89°48'28"	20.00'	31.35'	19.93'	S44°17'48"E	28.24'
C18	90°11'32"	20.00'	31.48'	20.07'	S45°42'12"W	28.33'

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DATE	DESCRIPTION
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07-02-25 CK	Landscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH

A Street 9+30.00 - 11+72.84

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375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
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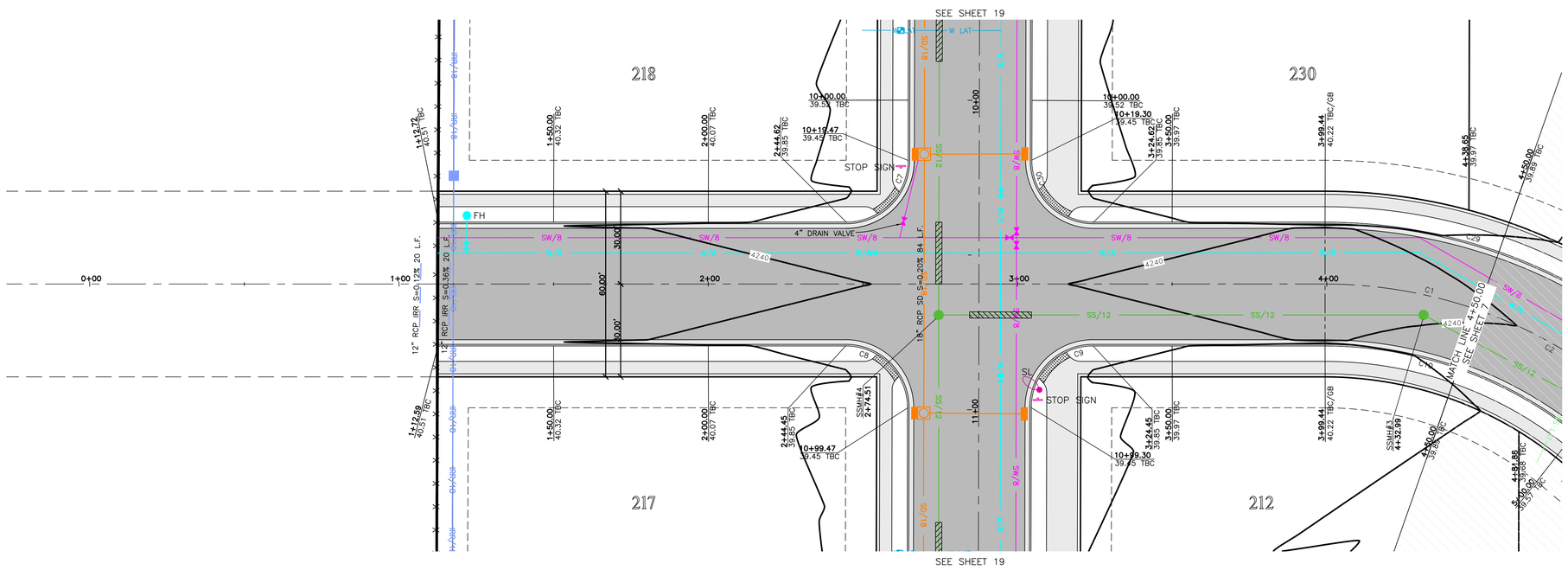

B Street 0+00.00 - 4+50.00

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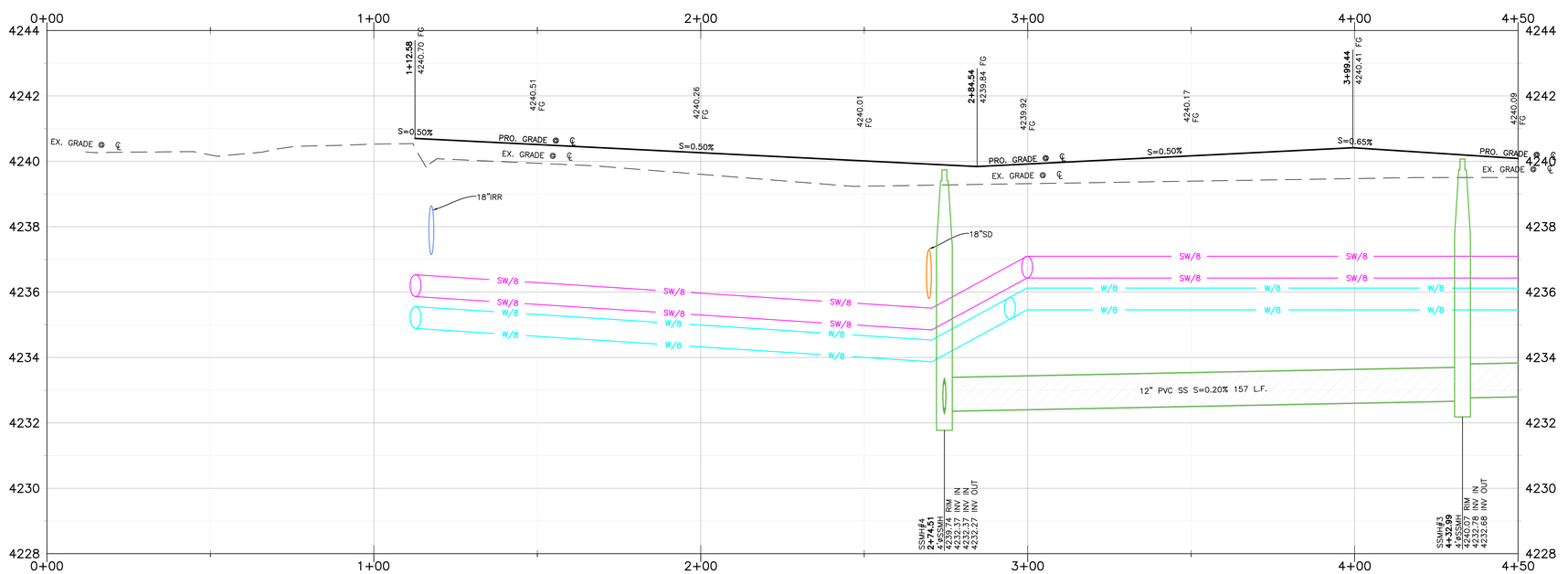

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C7	89°52'23"	20.00'	31.37'	19.96'	N44°13'53"W	28.25'
C8	90°07'37"	20.00'	31.46'	20.04'	S45°46'07"W	28.32'
C9	89°52'23"	20.00'	31.37'	19.96'	S44°13'53"E	28.25'
C10	40°43'16"	130.00'	92.39'	48.24'	S21°03'57"W	90.46'
C29	40°43'16"	170.00'	120.82'	63.09'	S21°03'57"W	118.29'
C30	90°07'37"	20.00'	31.46'	20.04'	N45°46'07"E	28.32'

Centerline Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	40°43'16"	150.00'	106.61'	55.67'	N21°03'57"E	104.38'

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REVISIONS

DATE	DESCRIPTION
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07-02-25	CK Landscape Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

Brook View Subdivision
WEBER COUNTY, UTAH

B Street 0+00.00 - 4+50.00

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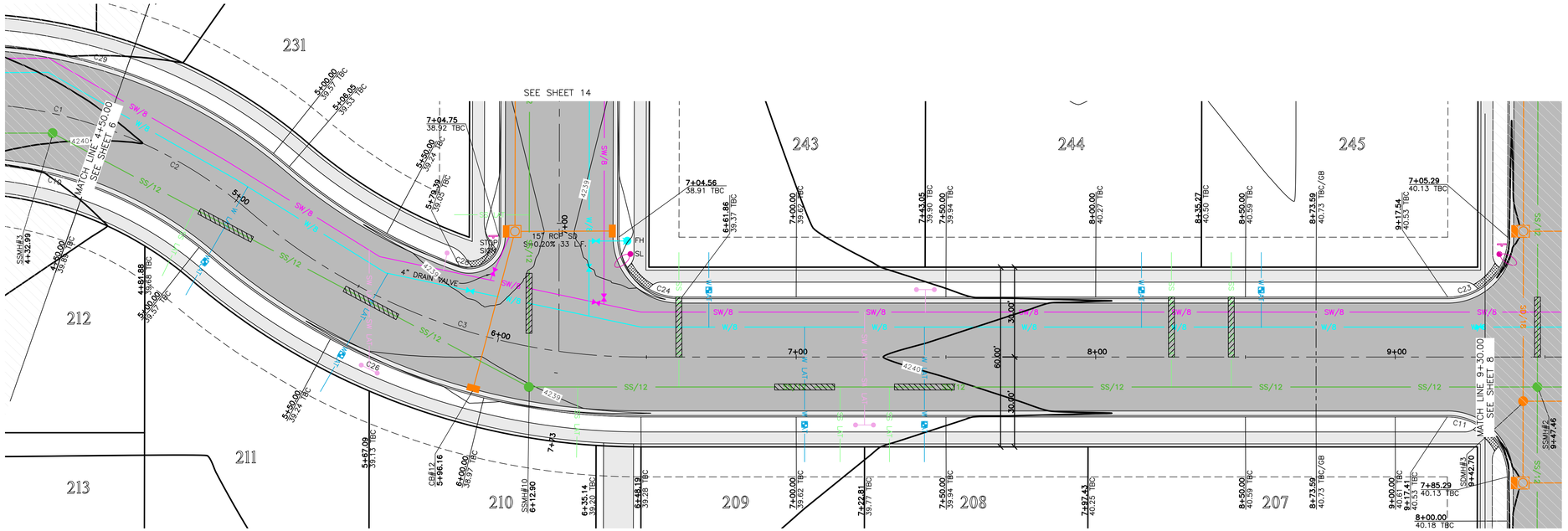

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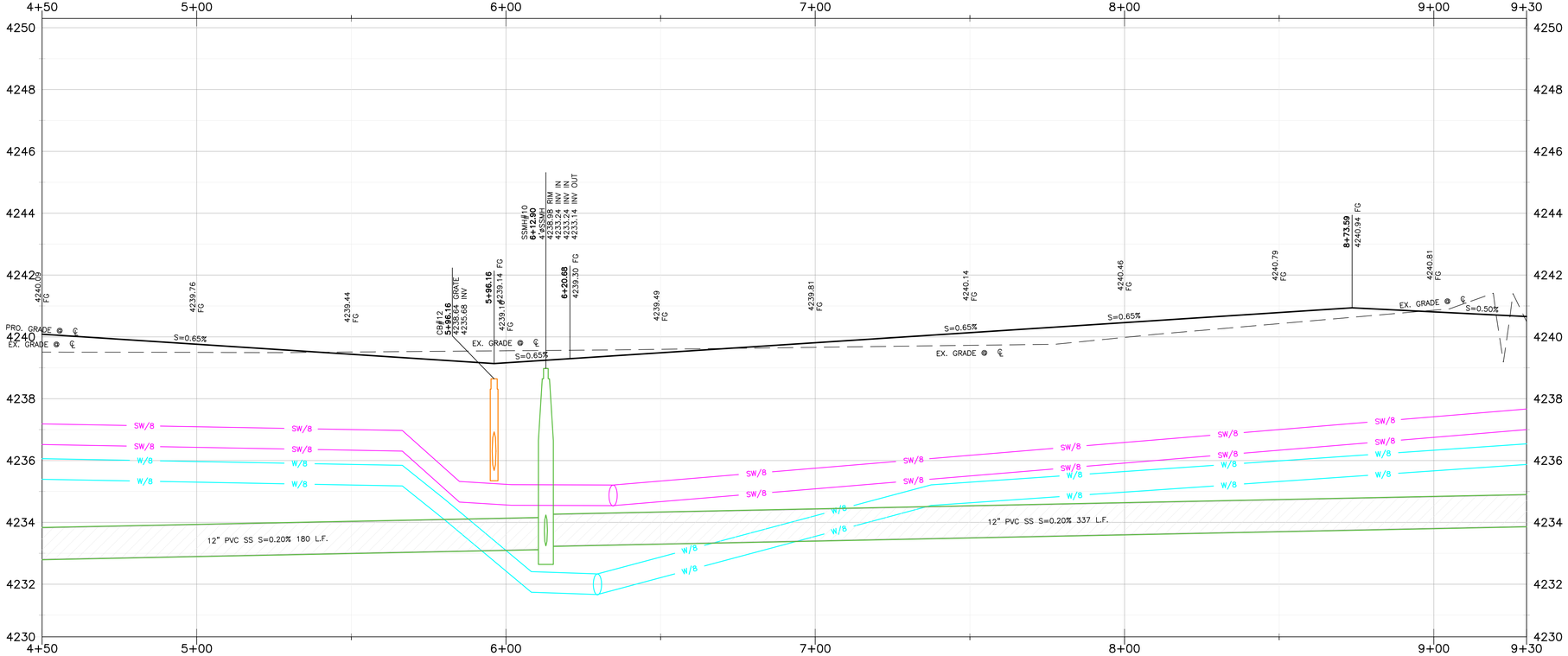

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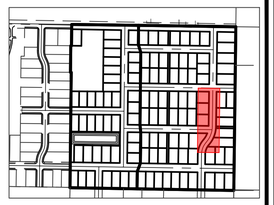

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C10	40°43'16"	130.00'	92.39'	48.24'	S21°03'57"W	90.46'
C11	90°05'40"	20.00'	31.45'	20.03'	S45°45'08"W	28.31'
C23	89°54'20"	20.00'	31.38'	19.97'	N44°14'52"W	28.26'
C24	90°07'38"	20.00'	31.46'	20.04'	N45°46'07"E	28.32'
C26	40°43'16"	220.00'	156.36'	81.64'	N21°03'56"E	153.09'
C28	109°34'58"	10.00'	19.13'	14.17'	N34°22'35"W	16.34'
C29	40°43'16"	170.00'	120.82'	63.09'	S21°03'57"W	118.29'

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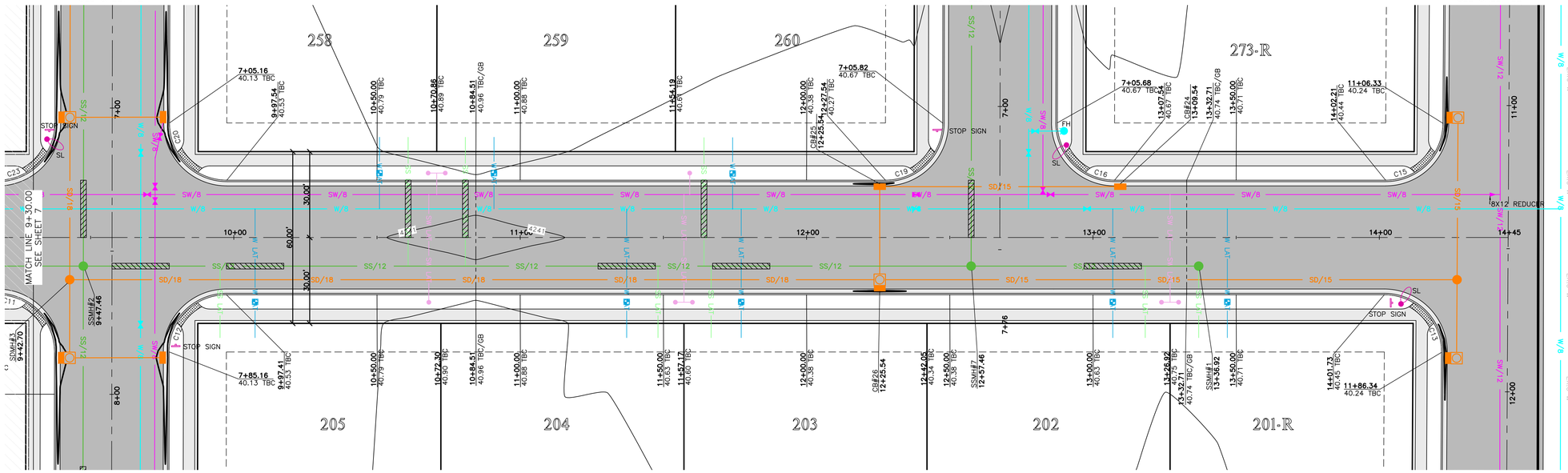

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B Street 9+30.00 - 14+10.00

20 0 20 40 60
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C13	90°20'16"	20.00'	31.53'	20.12'	S45°52'26"W	28.37'
C15	89°39'44"	20.00'	31.30'	19.88'	N44°07'34"W	28.20'
C16	90°05'40"	20.00'	31.45'	20.03'	N45°45'08"E	28.31'
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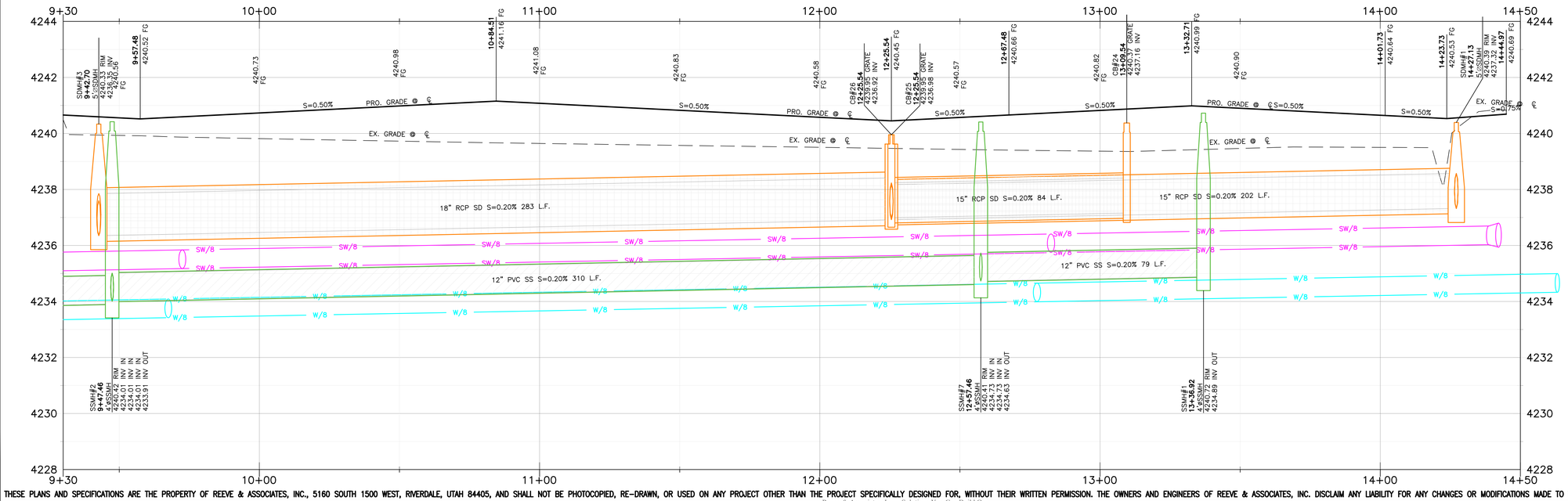

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Brook View Subdivision
WEBER COUNTY, UTAH

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375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

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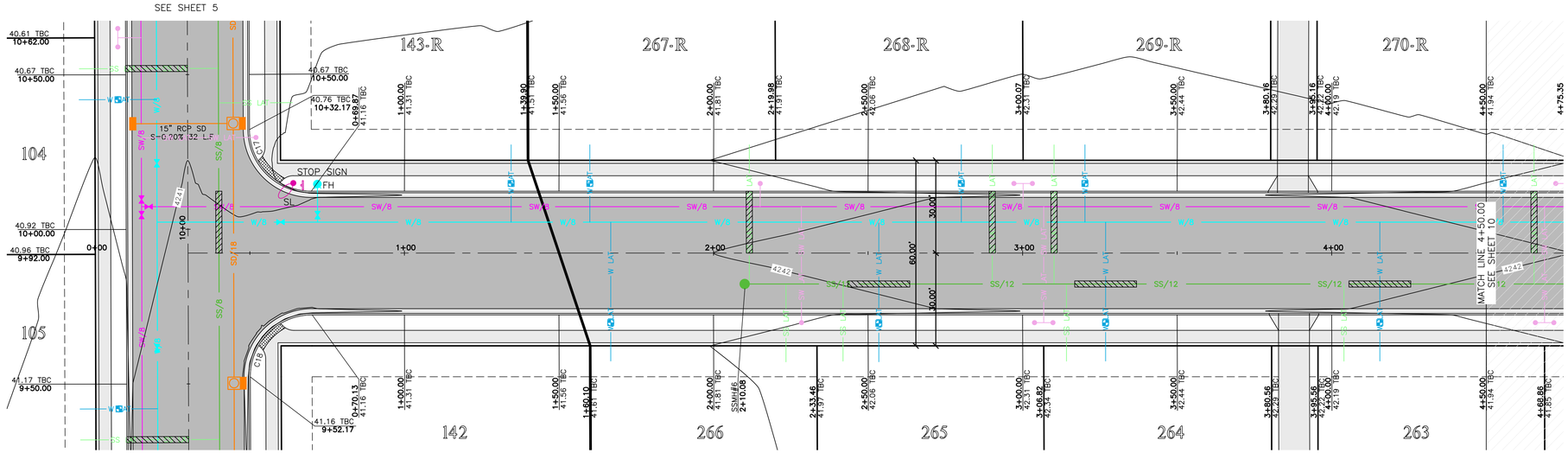

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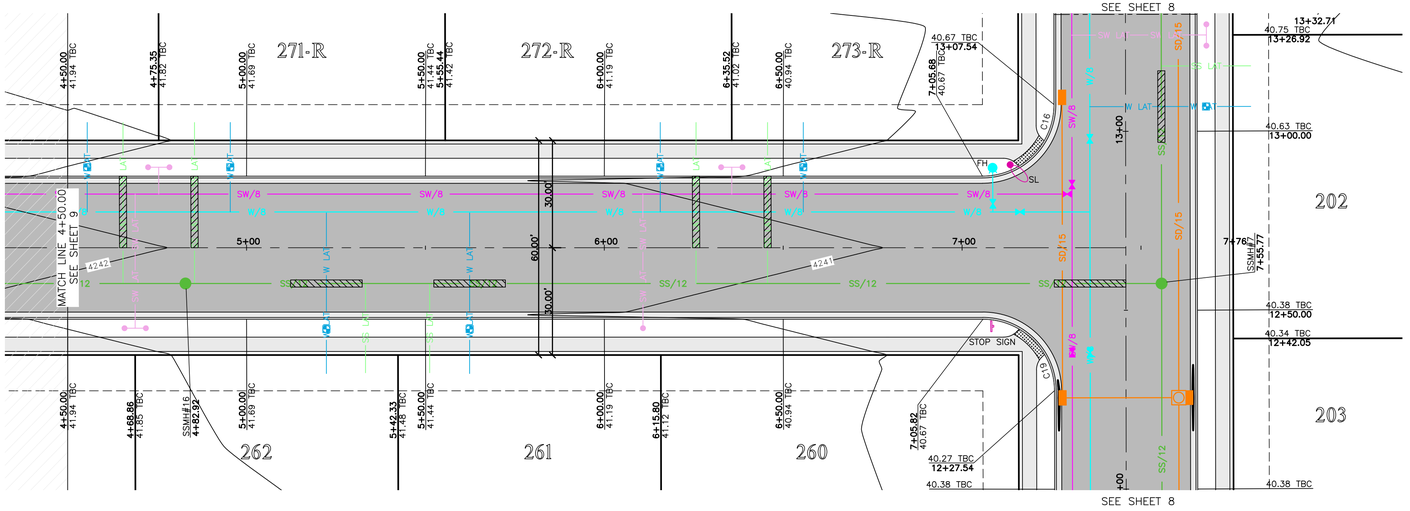

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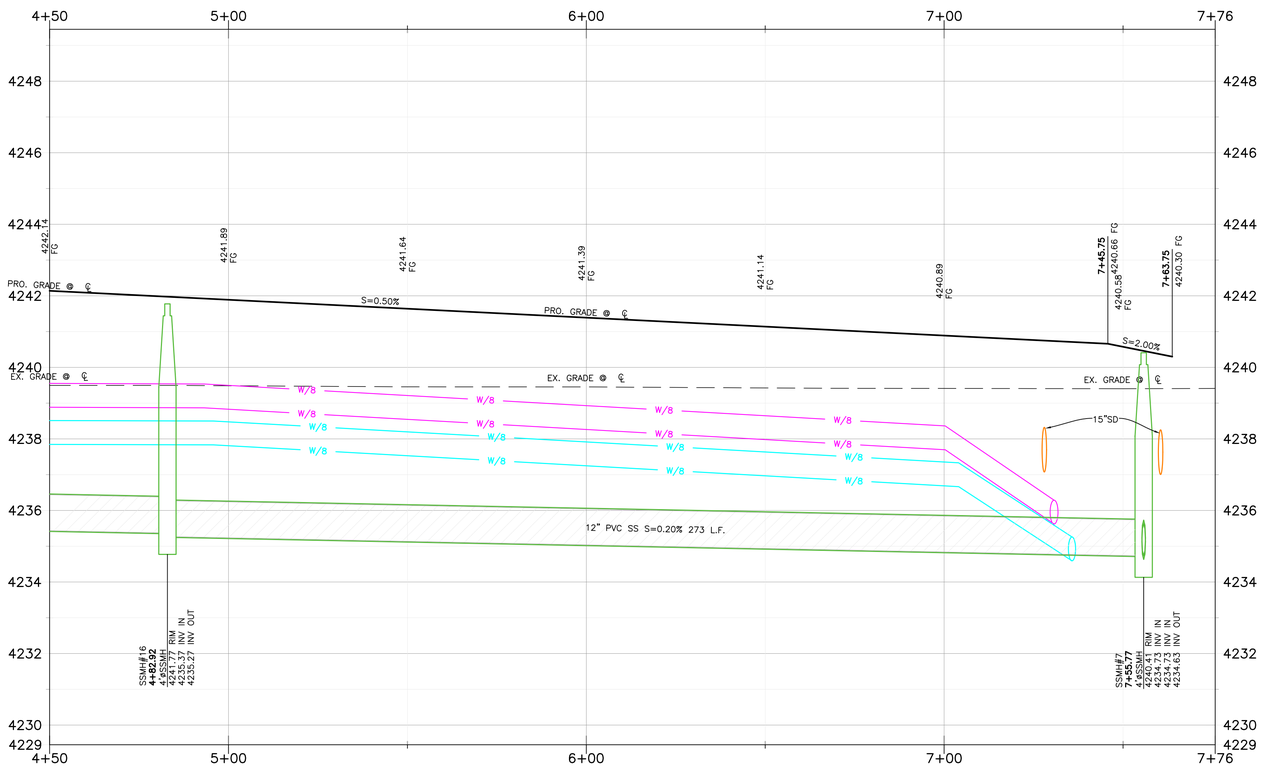

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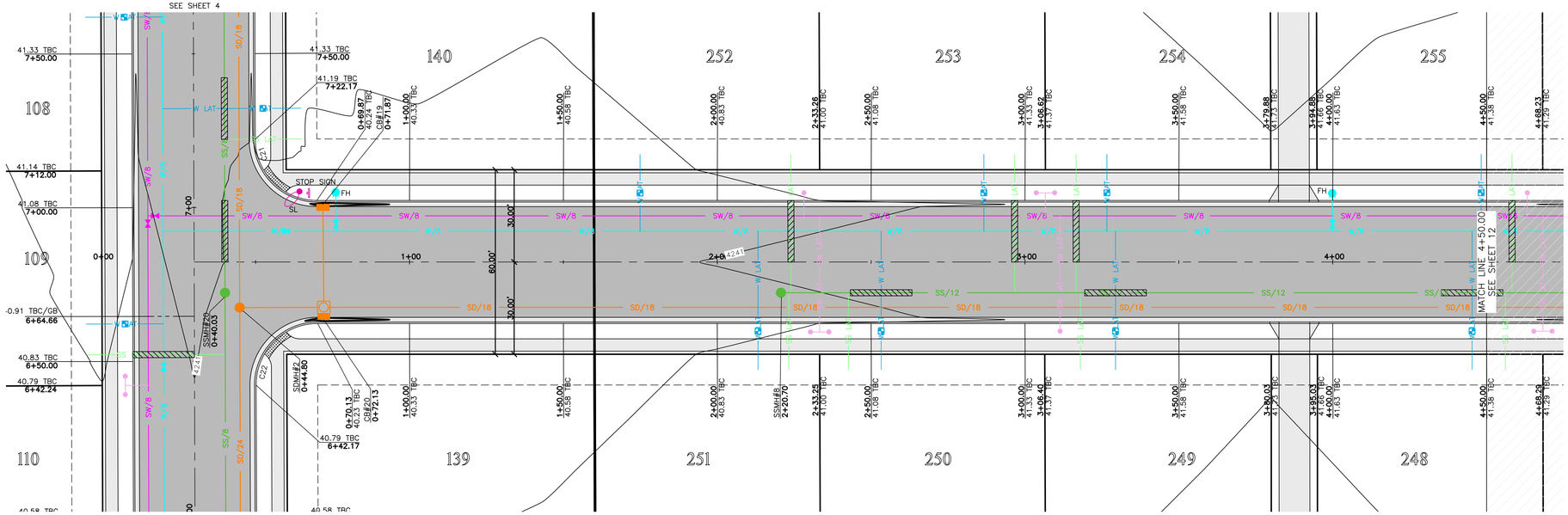

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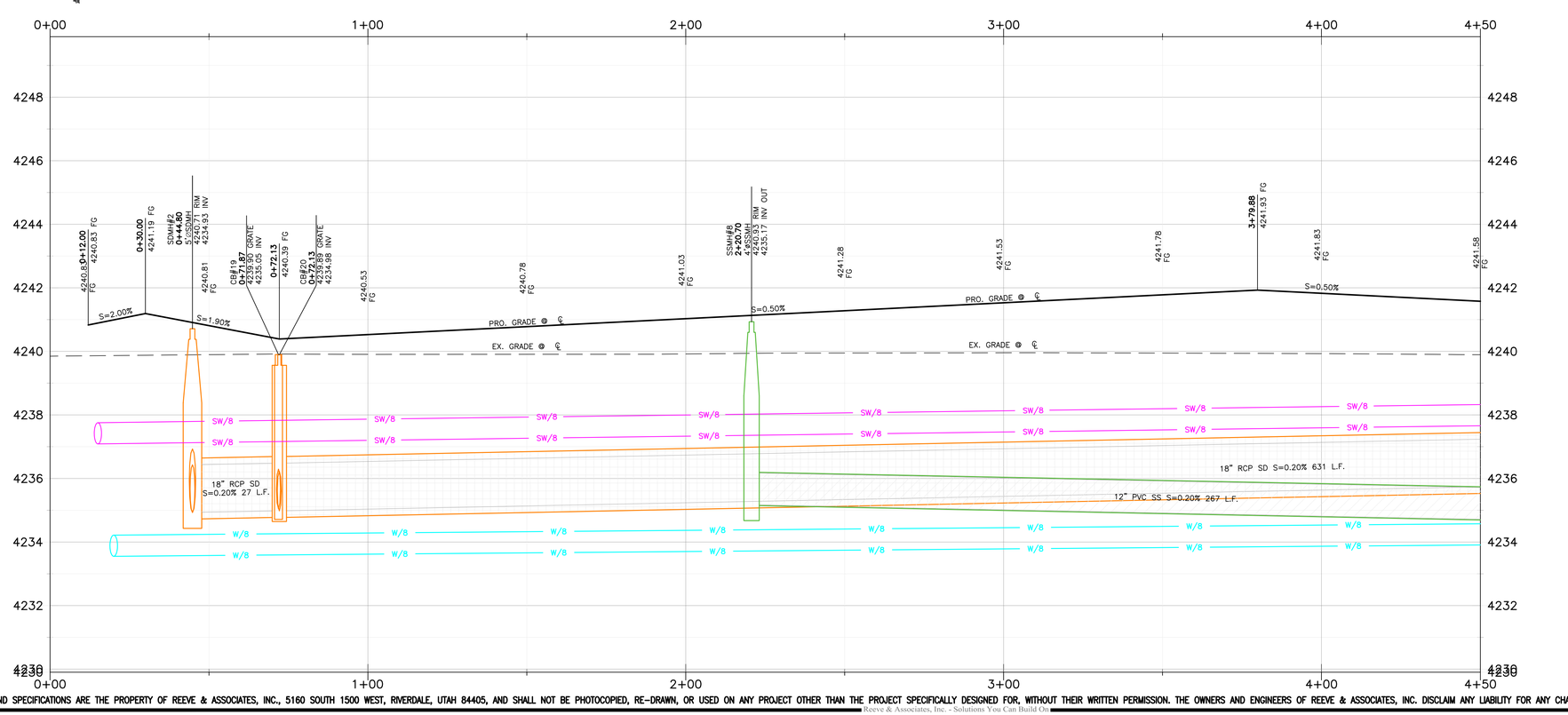

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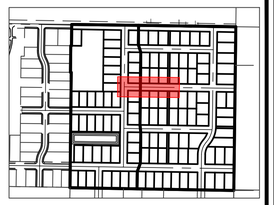

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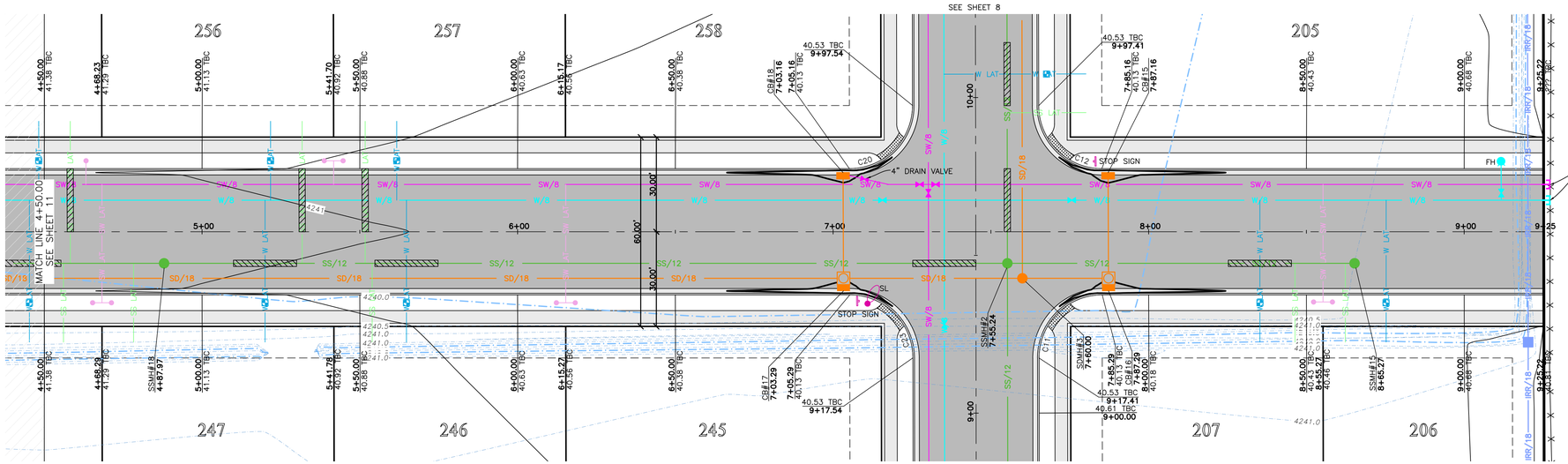

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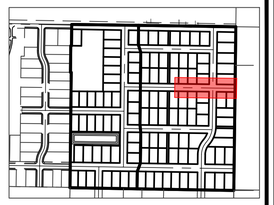

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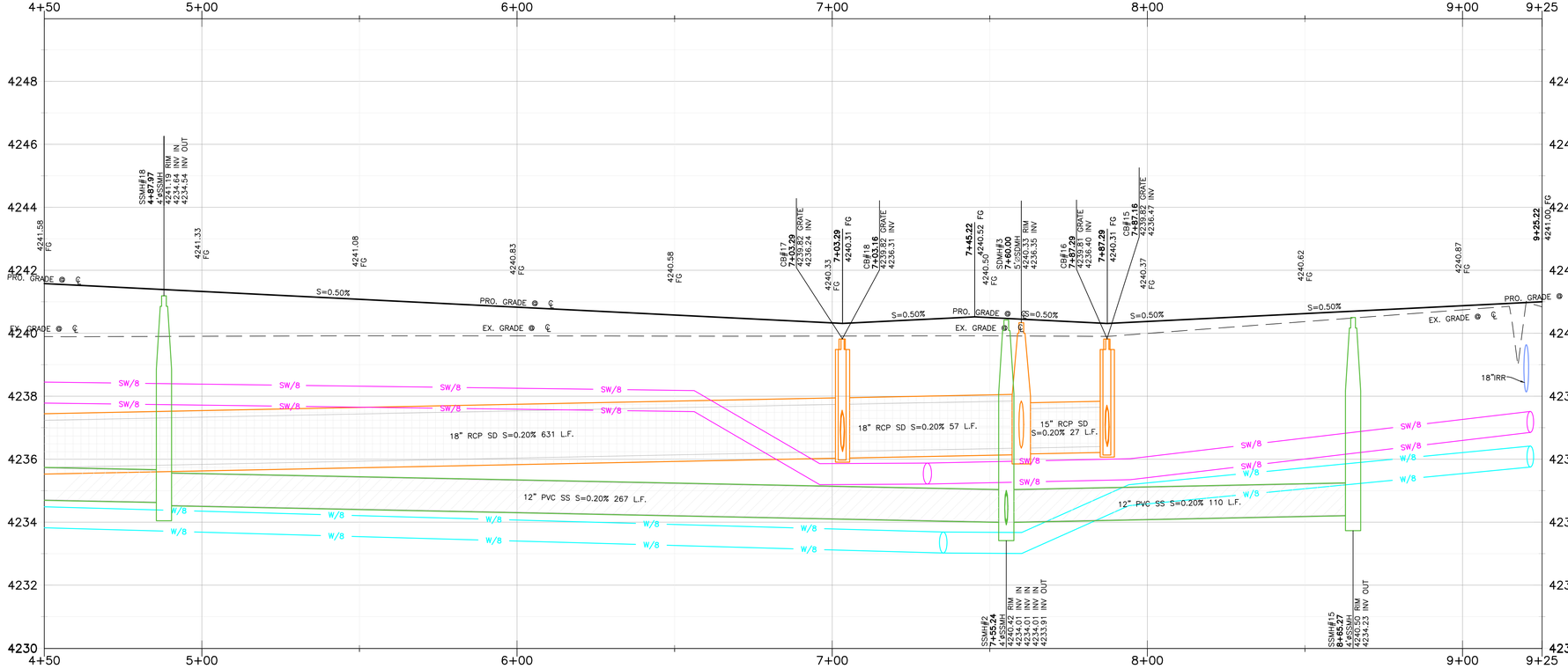

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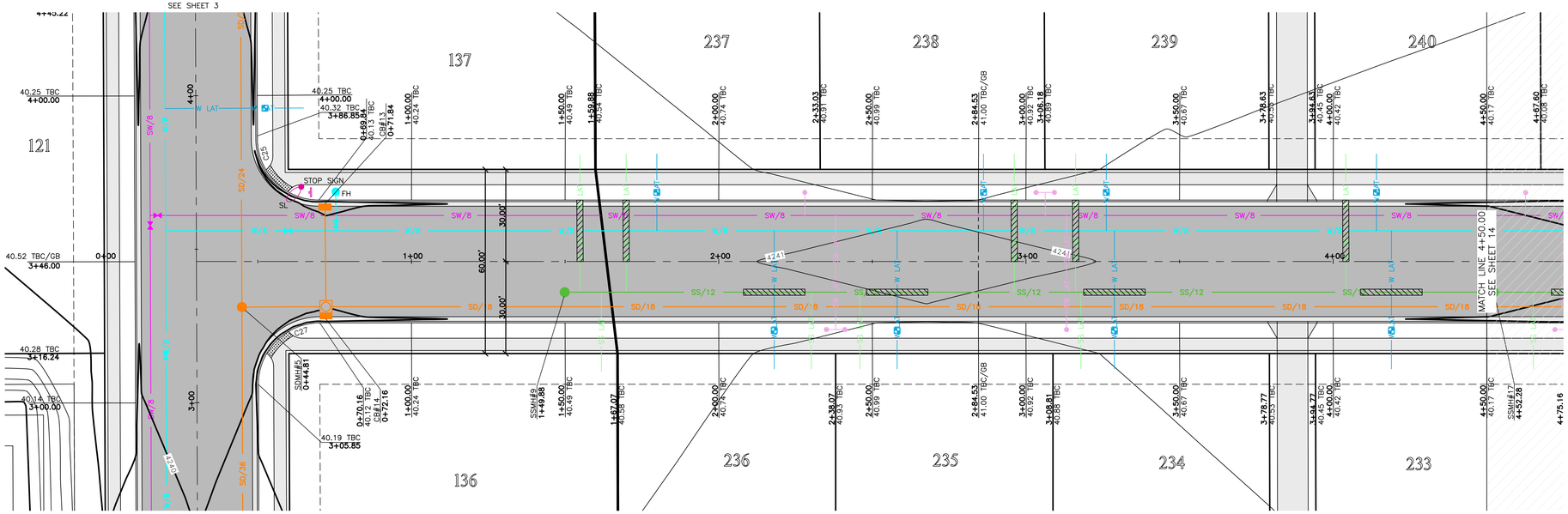

Key Map

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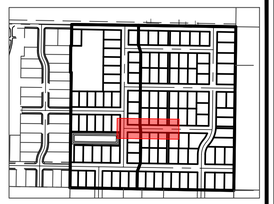

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E Street 0+00.00 - 4+50.00

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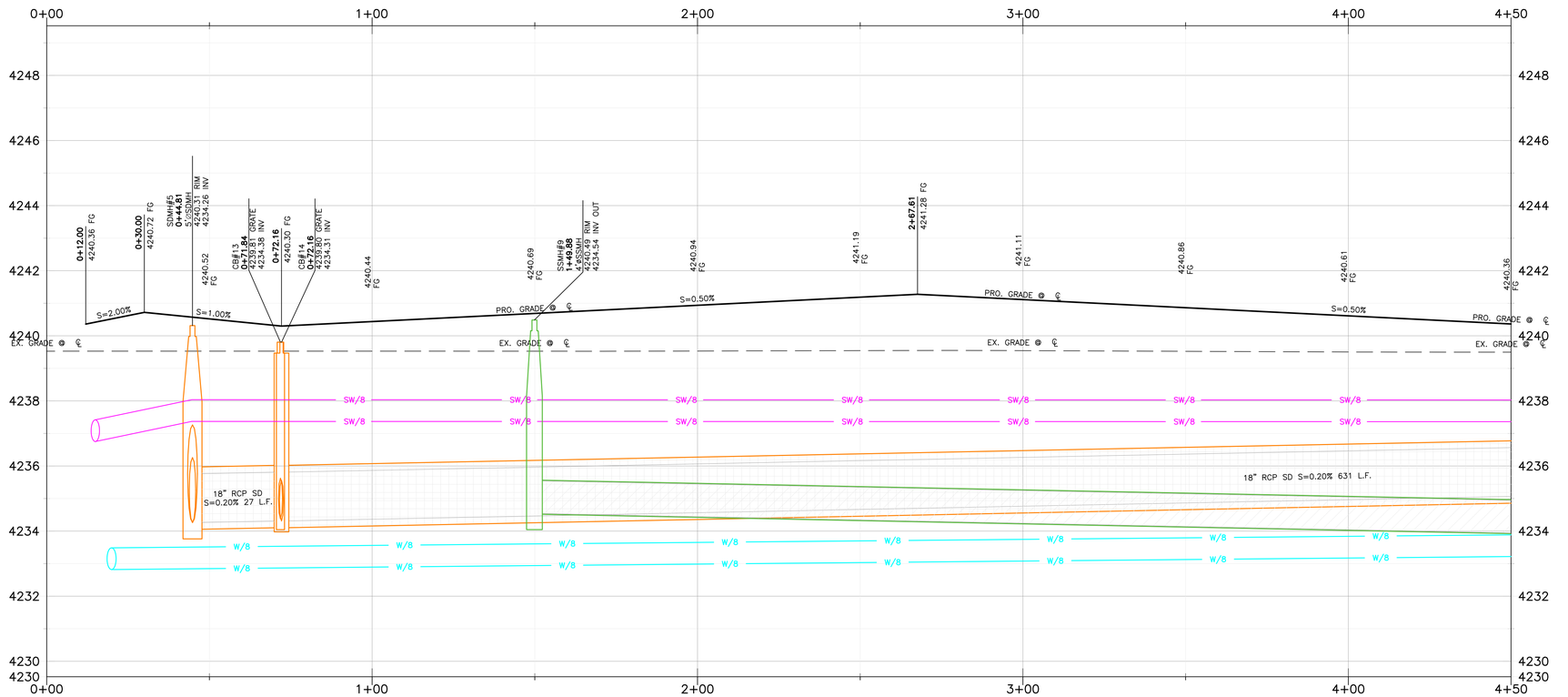

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C25	92°42'45"	20.00'	32.36'	20.97'	S42°52'59"E	28.95'
C27	90°13'30"	20.00'	31.49'	20.08'	S45°43'11"W	28.34'

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DATE	DESCRIPTION
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07-02-25	CK Landscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

E Street 0+00.00 - 4+50.00

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375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
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Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

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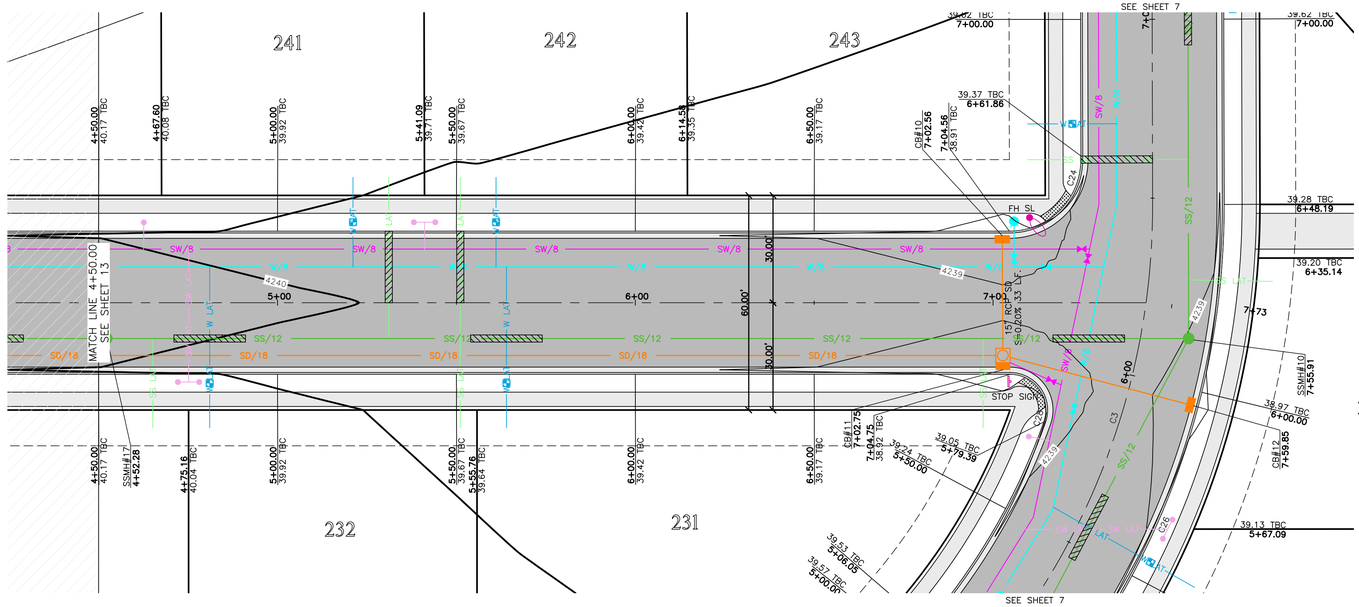

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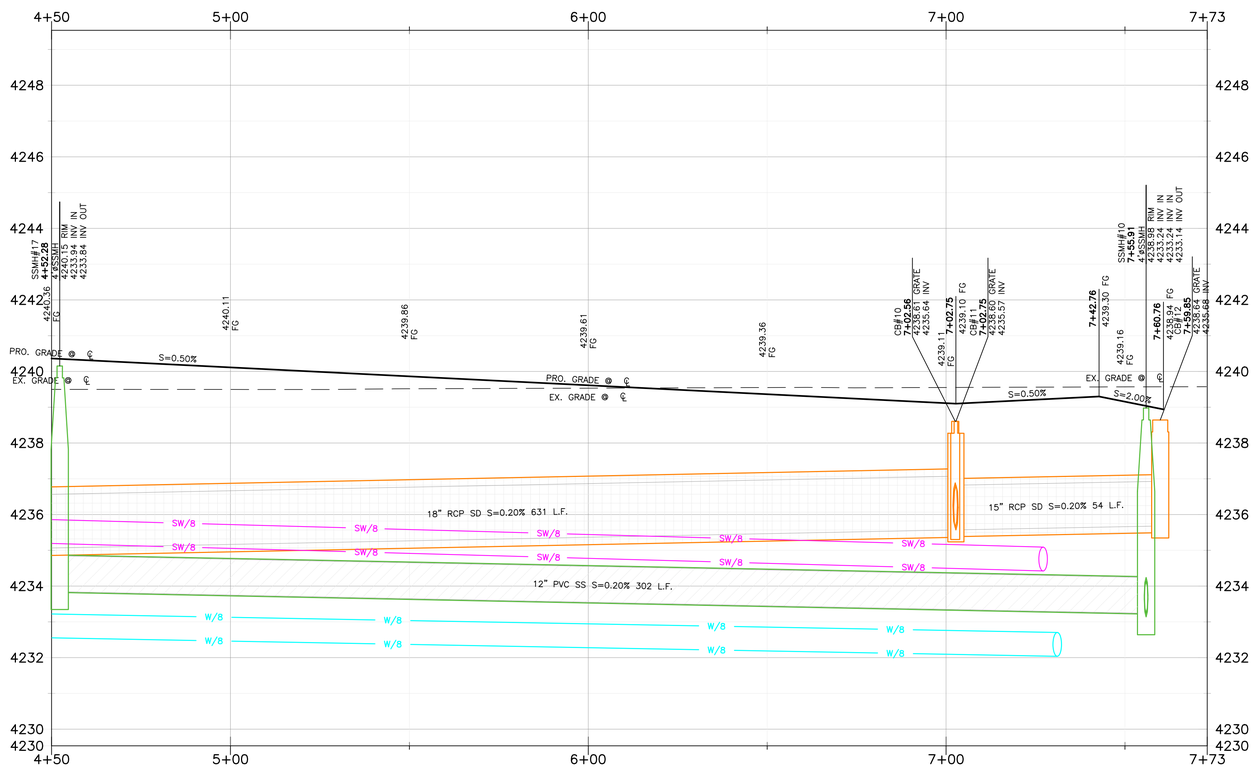

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#	Delta	Radius	Length	Tangent	Chord	CH Length
C24	90°07'38"	20.00'	31.46'	20.04'	N45°46'07"E	28.32'
C26	40°43'16"	220.00'	156.36'	81.64'	N21°03'56"E	153.09'
C28	109°34'58"	10.00'	19.13'	14.17'	N34°22'35"W	16.34'

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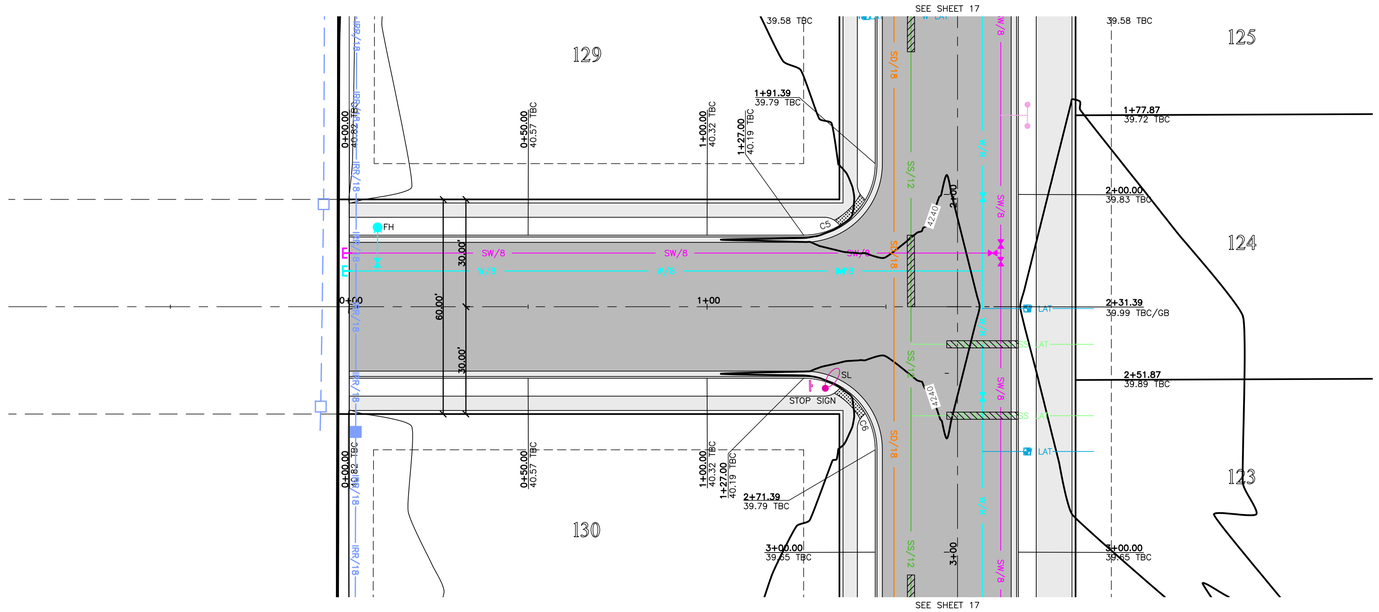

F Street 0+00.00 - 2+00.00

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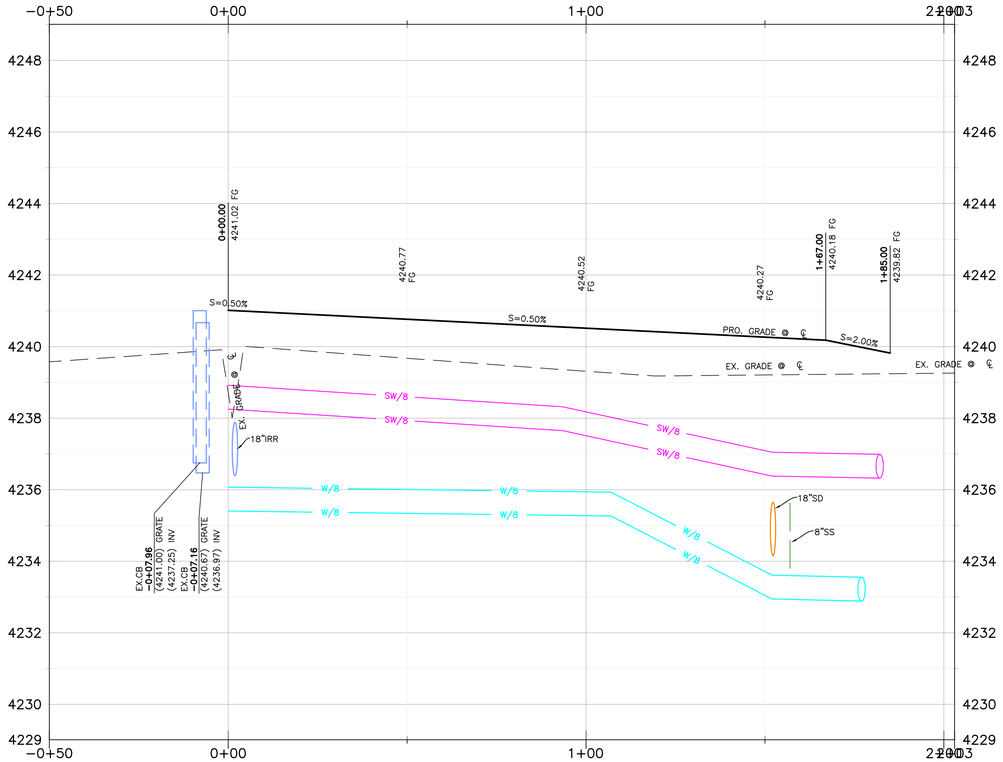

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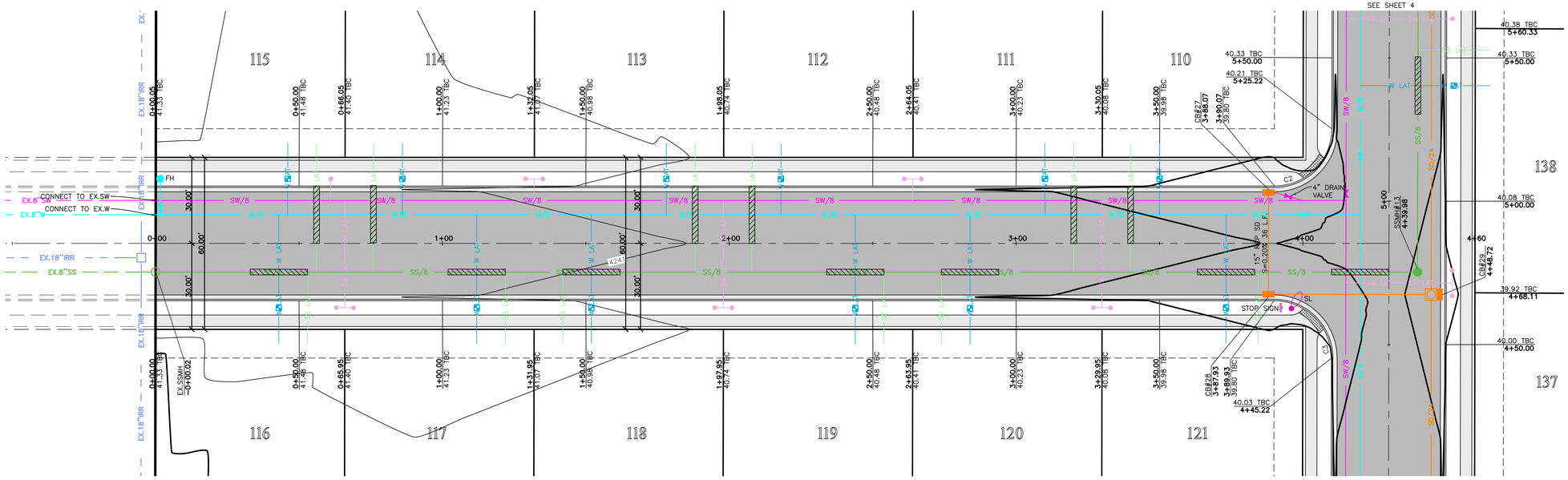

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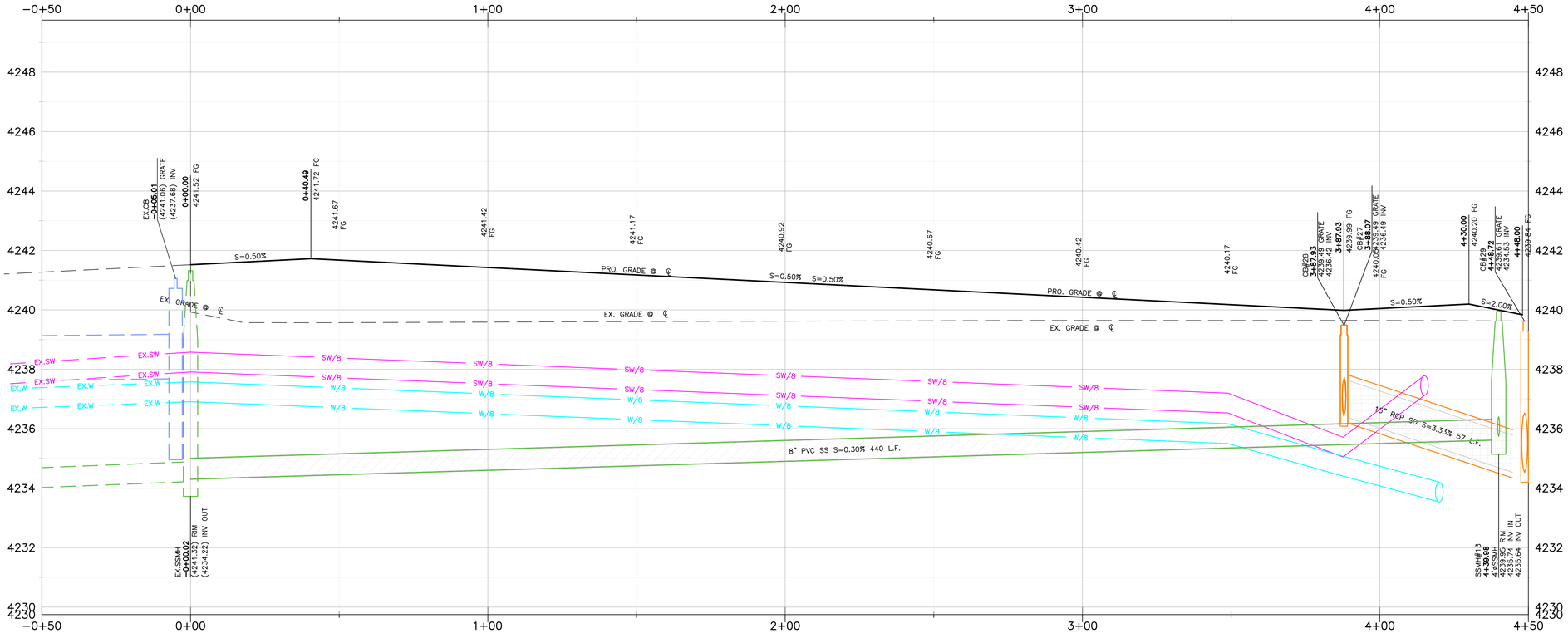

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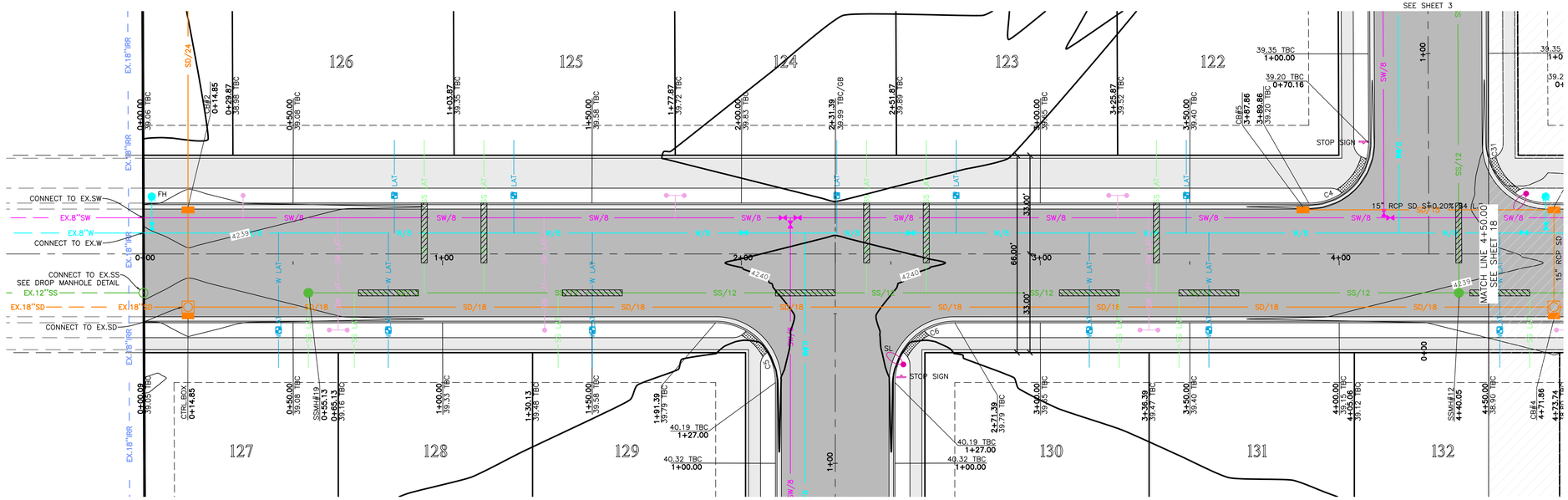

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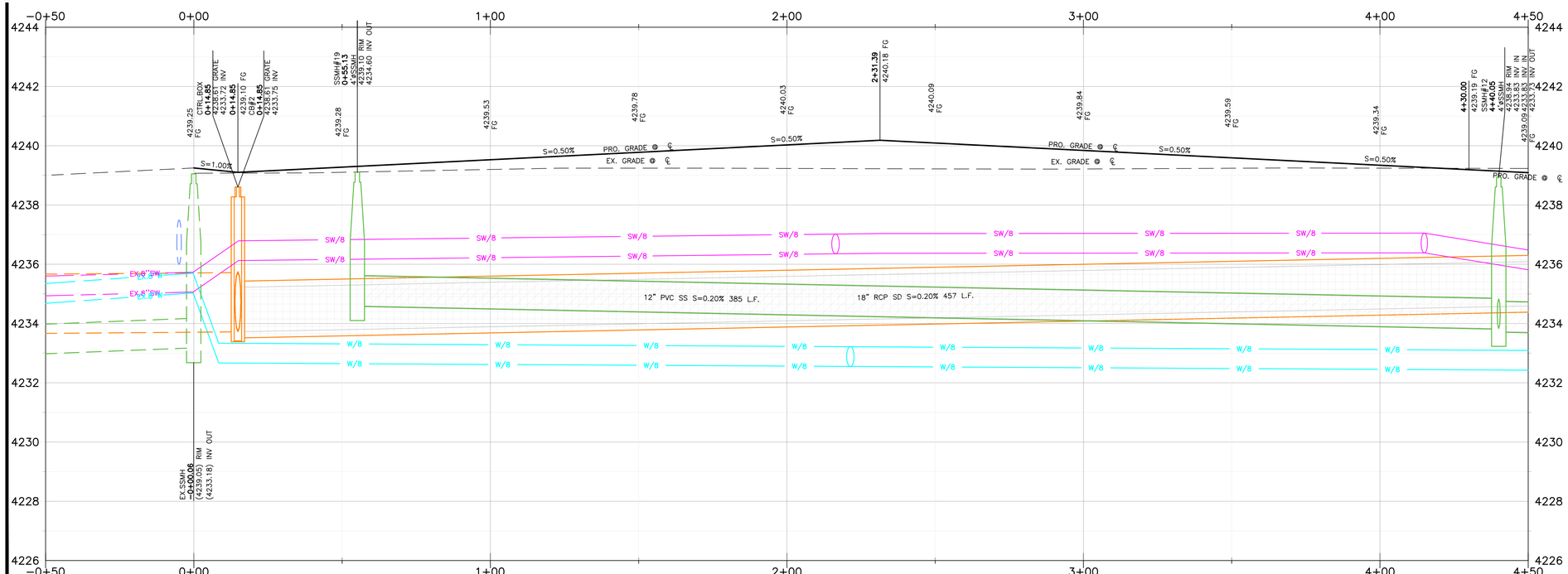

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REVISIONS

DATE	DESCRIPTION
05-09-25	CK Sewer Design
07-02-25	CK Landscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH

1575 South Street 0+00.00 - 4+50.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

17
36 Total Sheets

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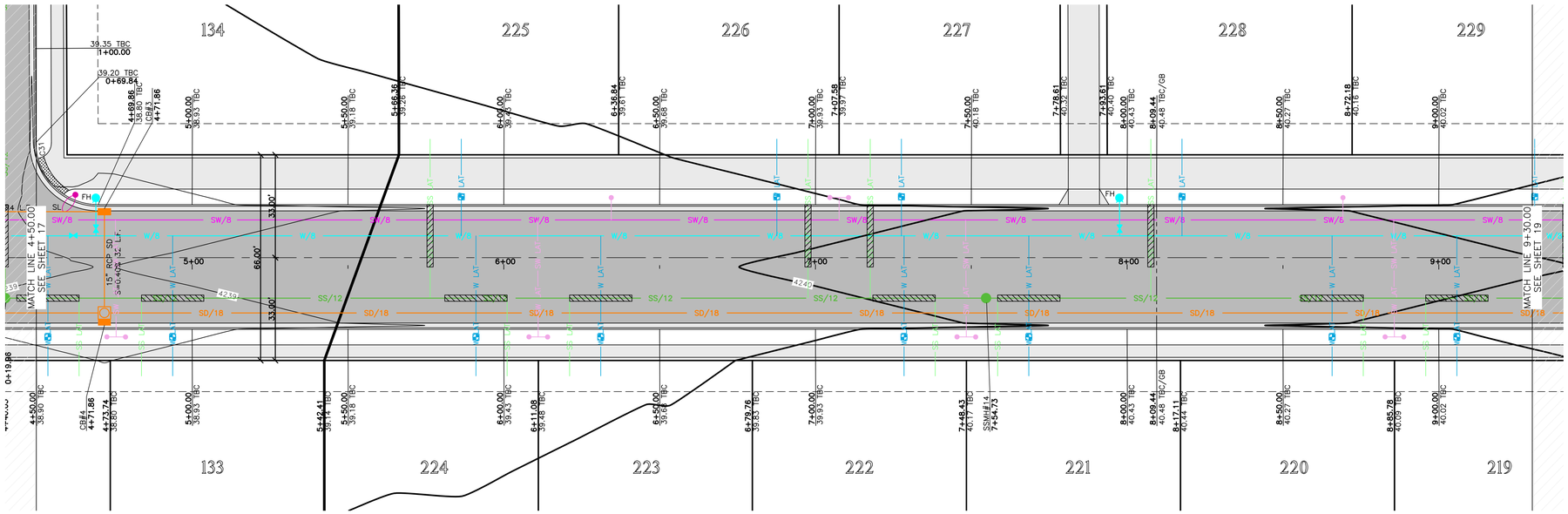

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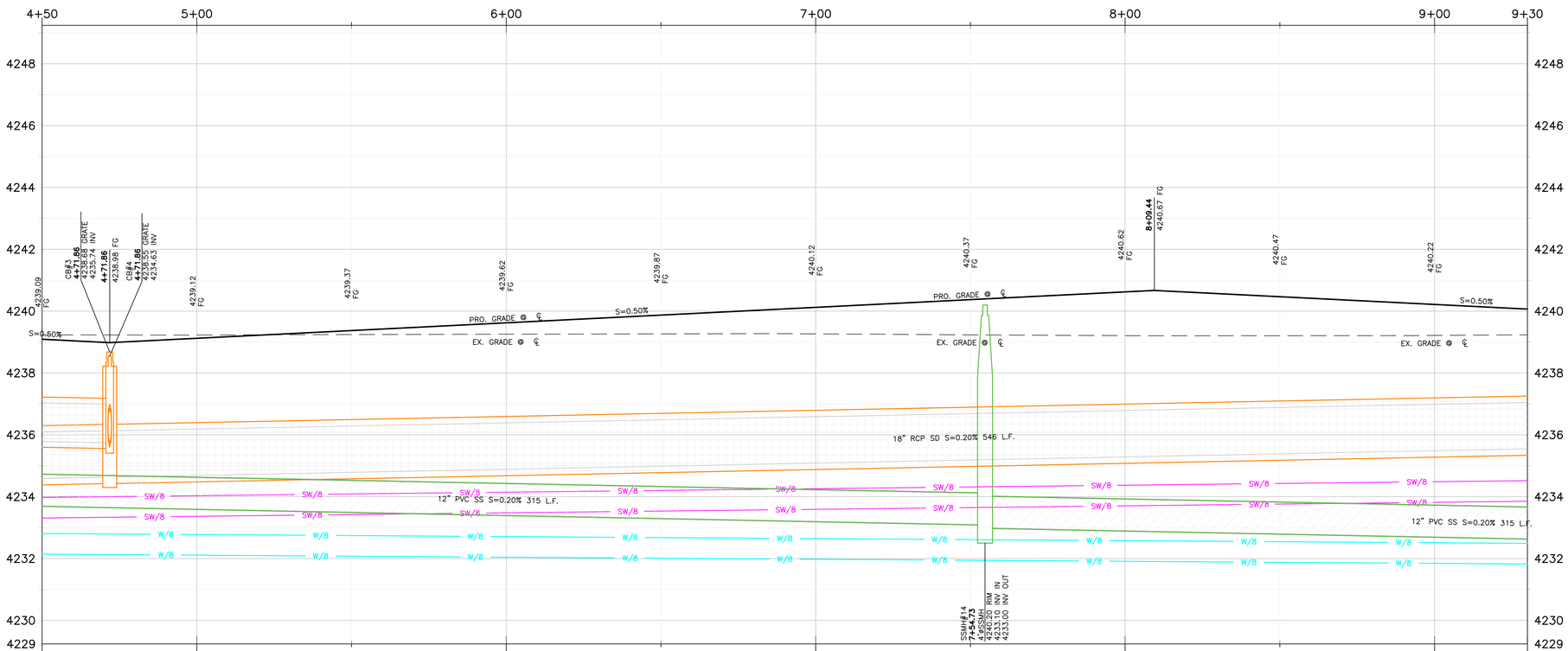

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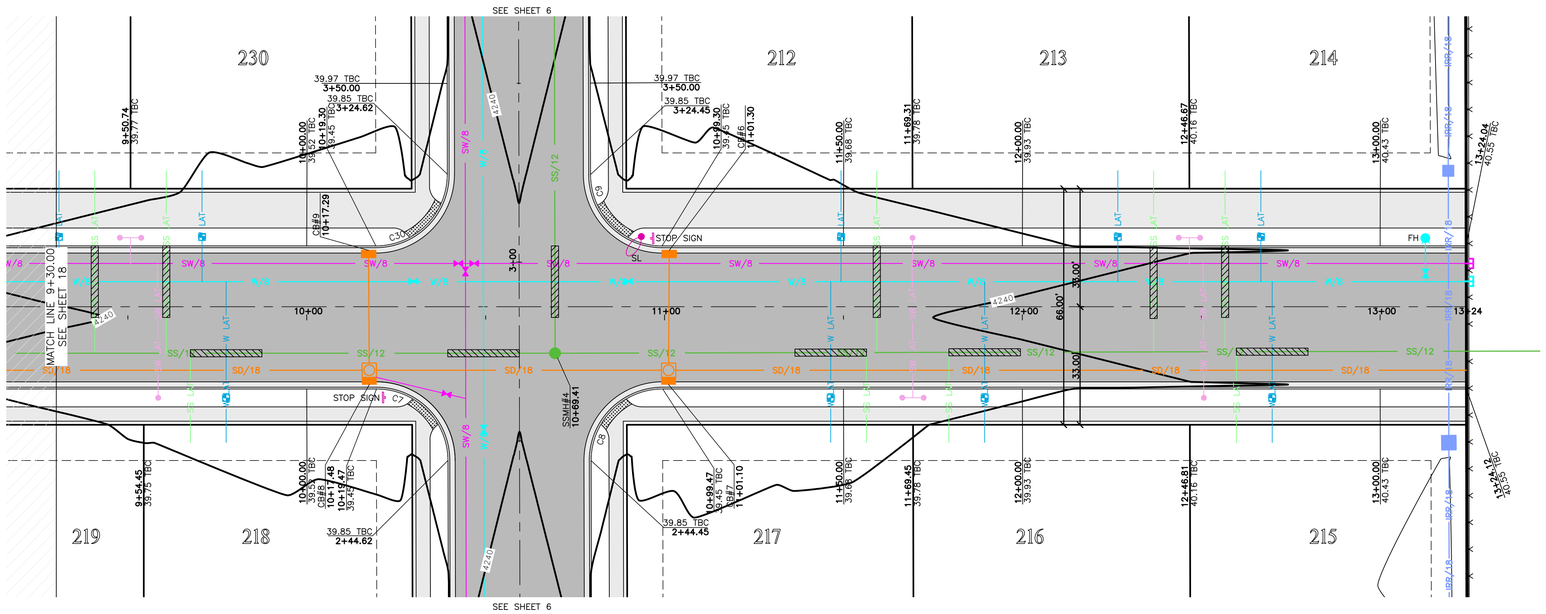

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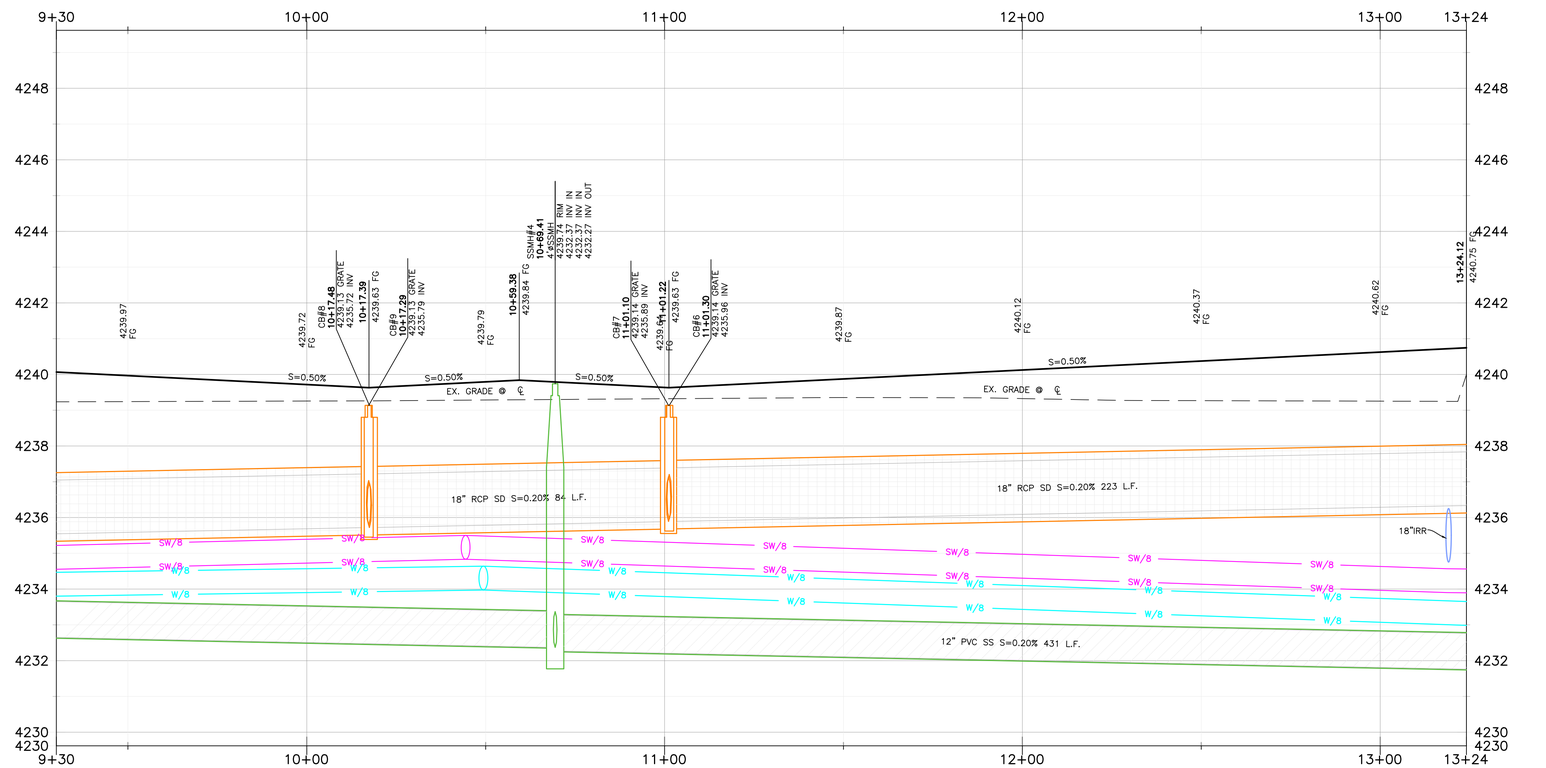

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C8	90°07'37"	20.00'	31.46'	20.04'	S45°46'07"W	28.32'
C9	89°52'23"	20.00'	31.37'	19.96'	S44°13'53"E	28.25'
C30	90°07'37"	20.00'	31.46'	20.04'	N45°46'07"E	28.32'

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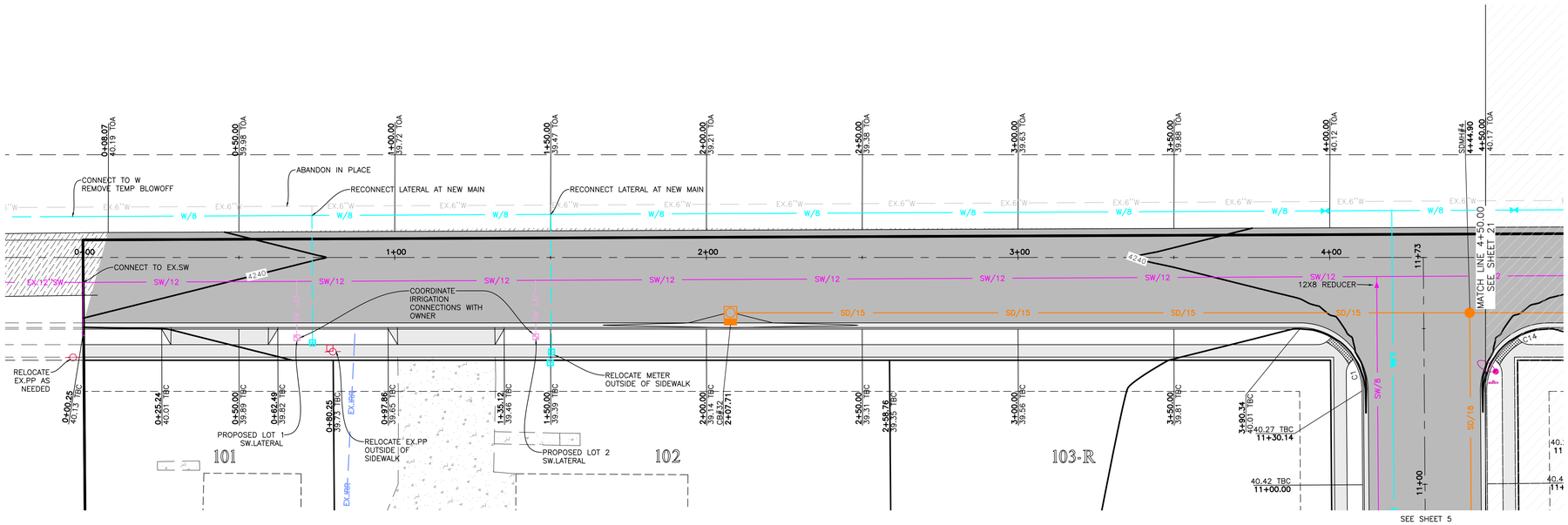

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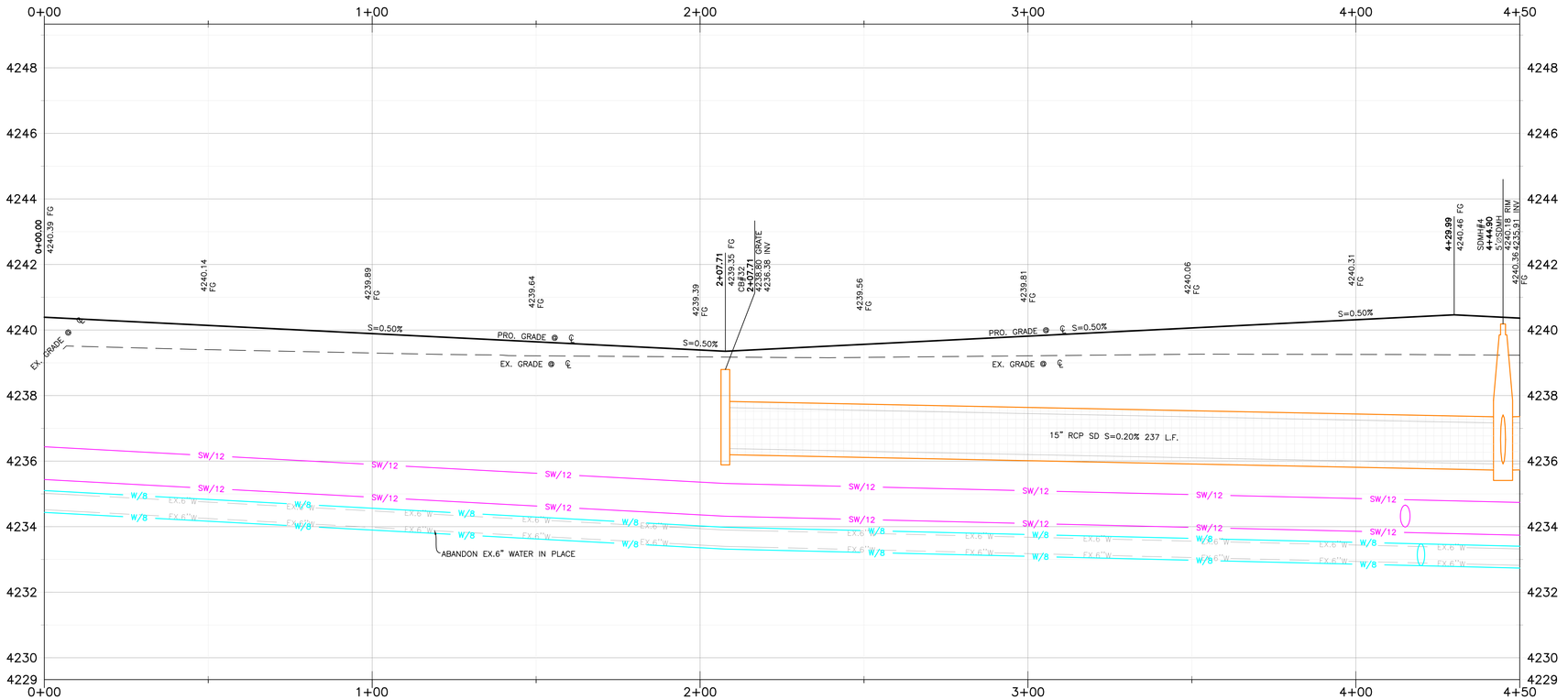

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C1	89°33'52"	20.00'	31.26'	19.85'	N44°10'30"W	28.18'
C14	90°26'08"	20.00'	31.57'	20.15'	S45°49'30"W	28.39'

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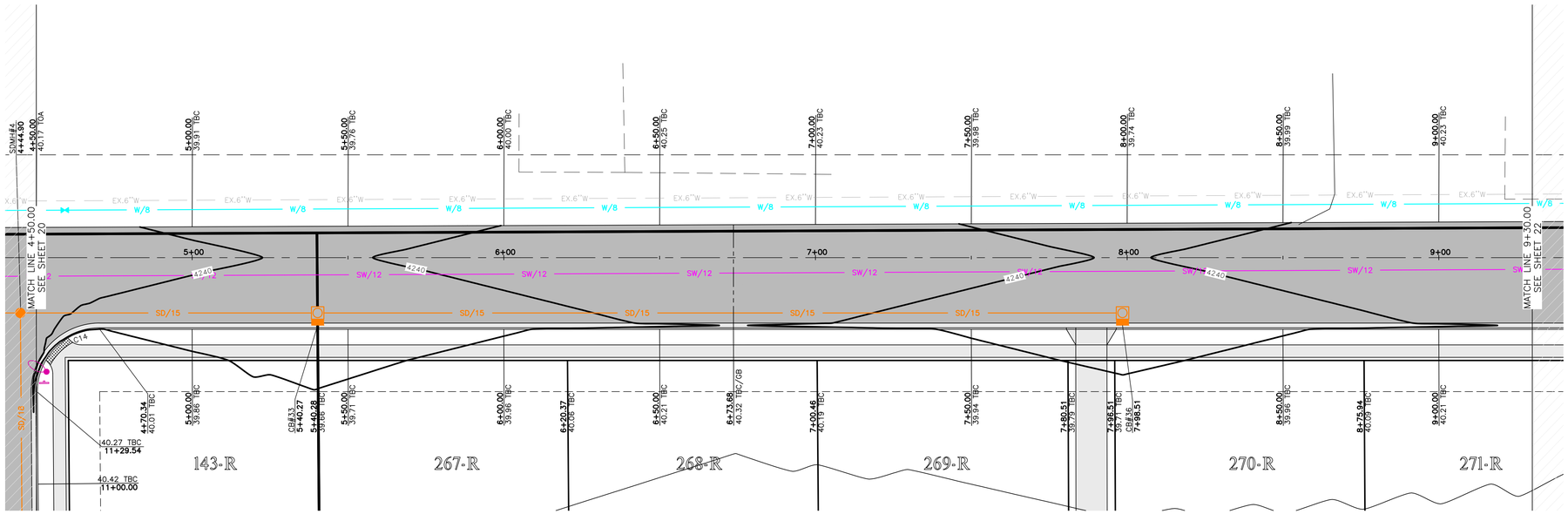

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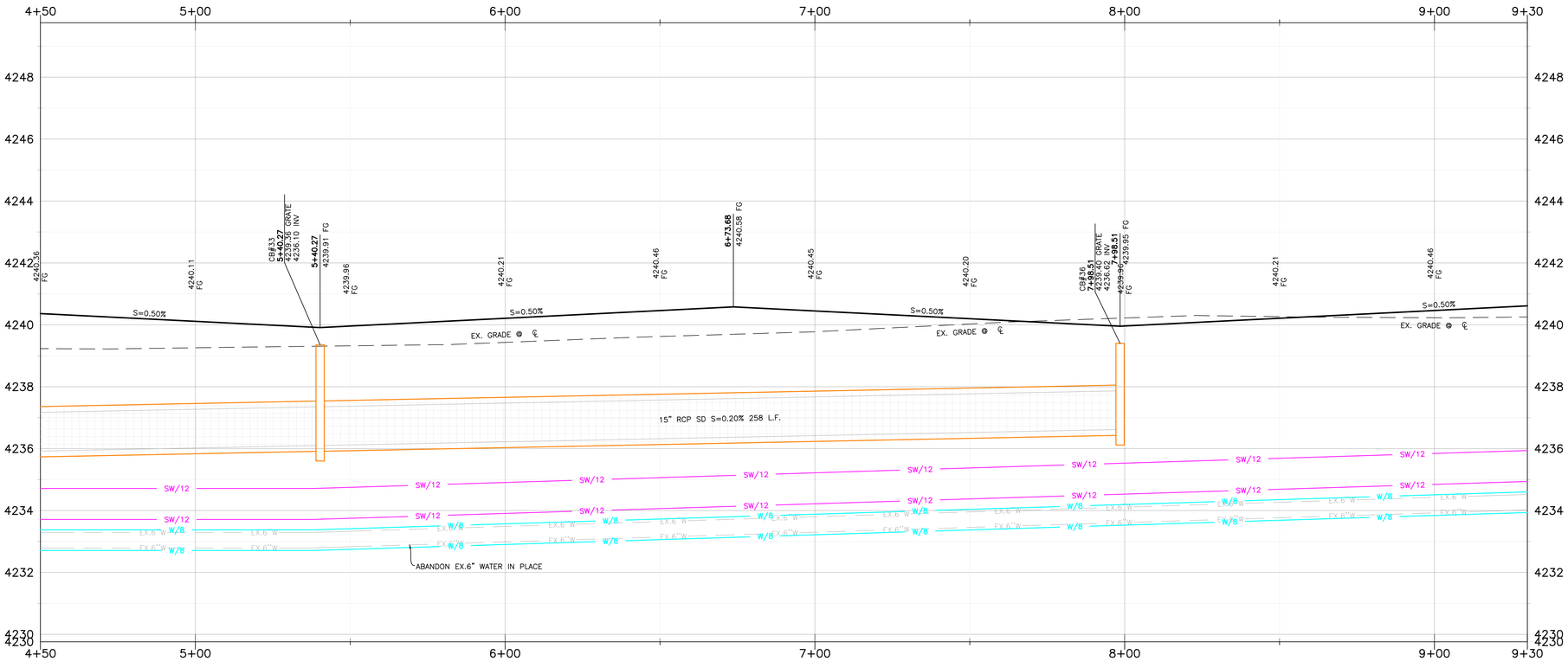

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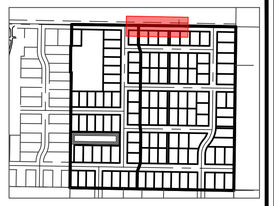

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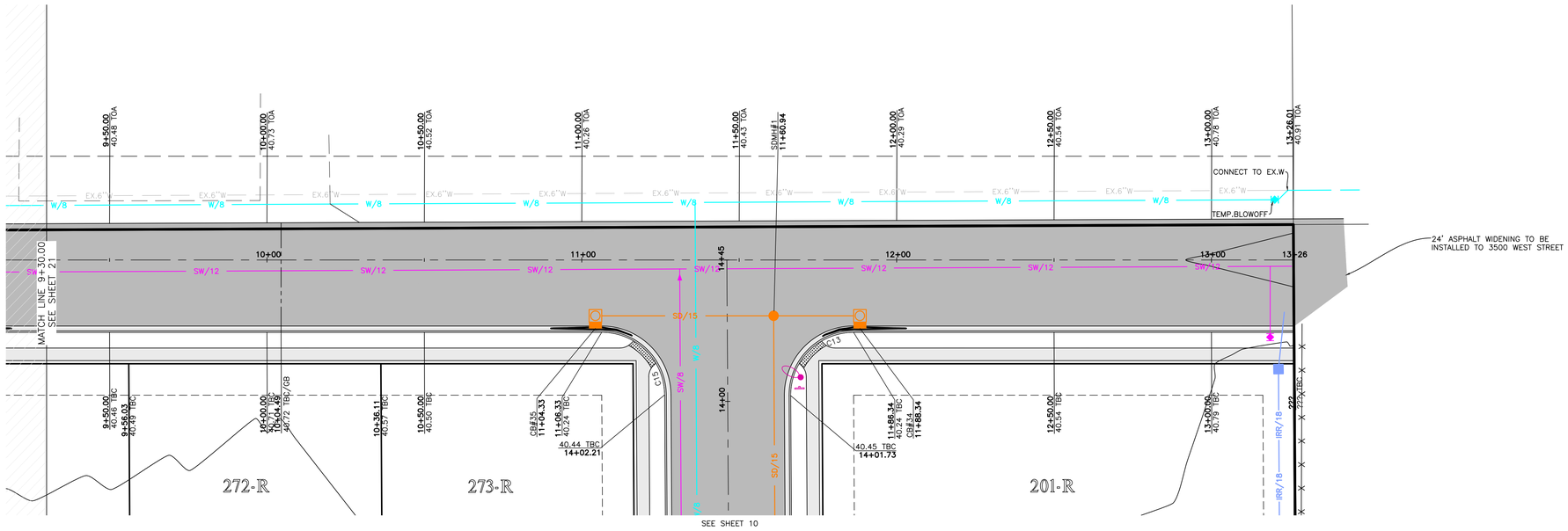

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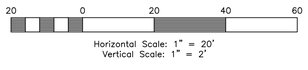

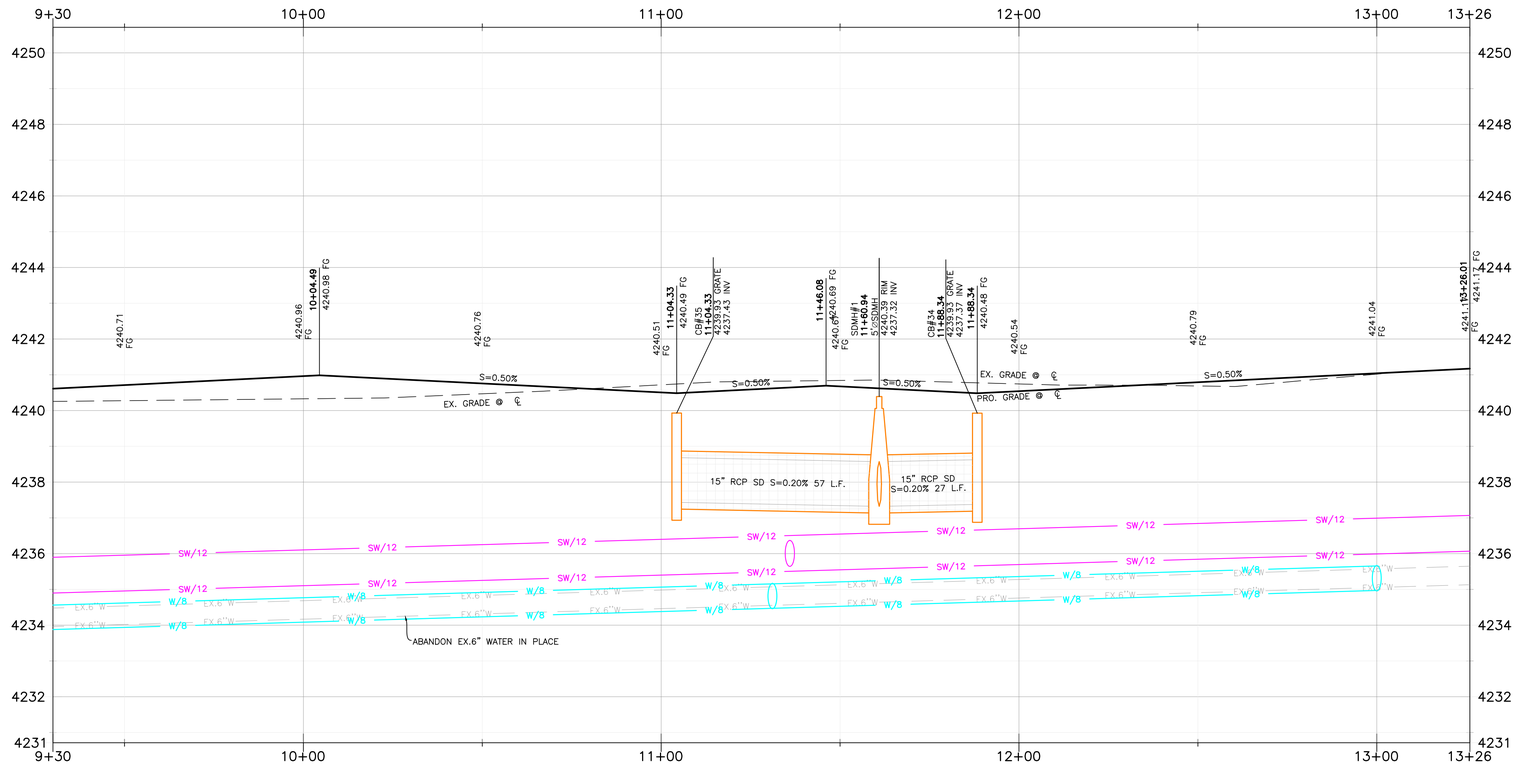

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5. WHEN STANDARD 18" VERTICAL CLEARANCE CAN NOT BE MAINTAINED FOR SEWER LATERALS CROSSING WATER MAINS, SEWER LATERAL MUST BE SLEEVE 20' ON CENTER AT CROSSING.
6. DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
7. ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
8. PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE.
9. CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.

MINIMUM SLEEVE SIZE REQUIREMENT:
CASING 4" SEWER LATERAL = 8"x20' CENTERED AT CROSSING
CASING 8" SEWER MAIN = 12"x20' CENTERED AT CROSSING
CASING 12" SEWER MAIN = 16"x20' CENTERED AT CROSSING
CASING 8" WATER MAIN = 12"x20' CENTERED AT CROSSING

TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C13	90°20'16"	20.00'	31.53'	20.12'	S45°52'26"W	28.37'
C15	89°39'44"	20.00'	31.30'	19.88'	N44°07'34"W	28.20'

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REVISIONS

DATE	DESCRIPTION
05-09-25	CK Sewer Design
07-02-25	CK Landscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH

1400 South Street 9+30.00 - 13+26.00

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

22
36 Total Sheets

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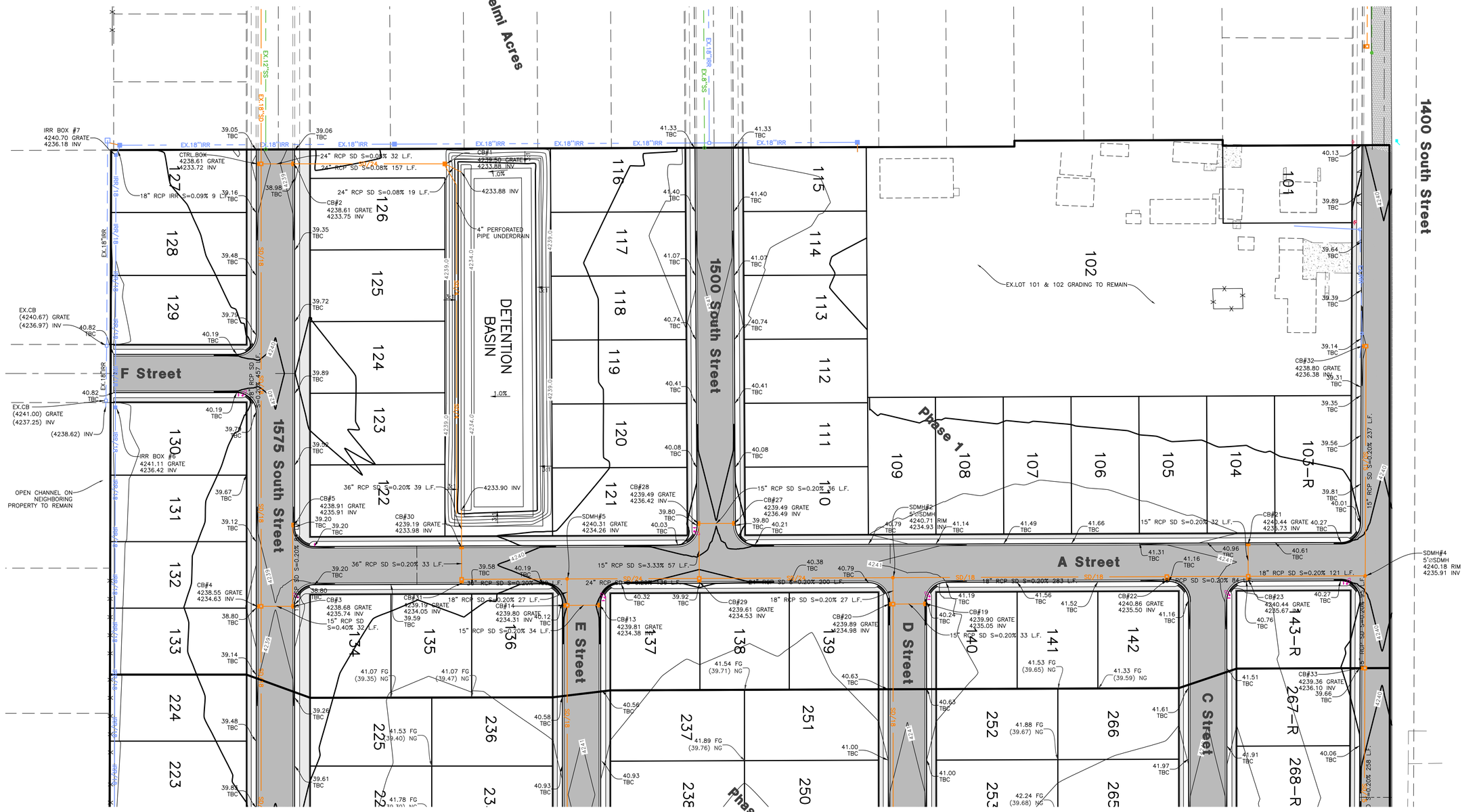

Scale: 1" = 50'

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REVISIONS

DATE	DESCRIPTION
05-09-25	CK Sewer Design
07-02-25	CK Lonscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

Engineer: KENNETH H. HUNTER, P.E.
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Brook View Subdivision

WEBER COUNTY, UTAH

Grading & Drainage Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

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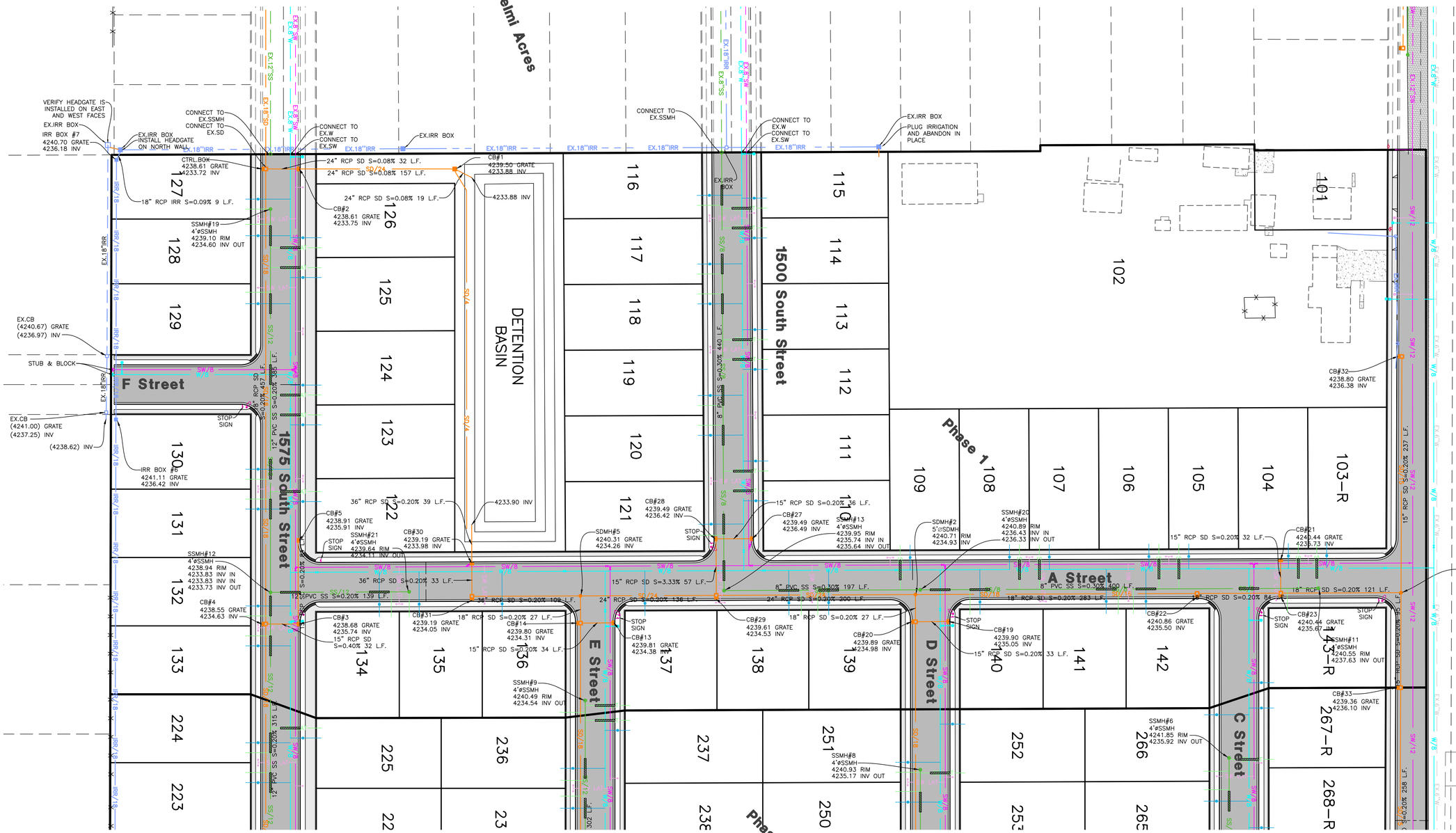

50 0 50 100 150

Scale: 1" = 50'

eONE GRINDER UNITS REQUIRED WHERE LATERAL DEPTH IS INFEASIBLE DUE TO BASEMENT DEPTHS

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REVISIONS

DATE	DESCRIPTION
05-09-25 CK	Sewer Design
07-02-25 CK	Lonscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375528
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

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REVISIONS

DATE		DESCRIPTION
05-09-25	CK	Sewer Design
07-02-25	CK	Landscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

Utility Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
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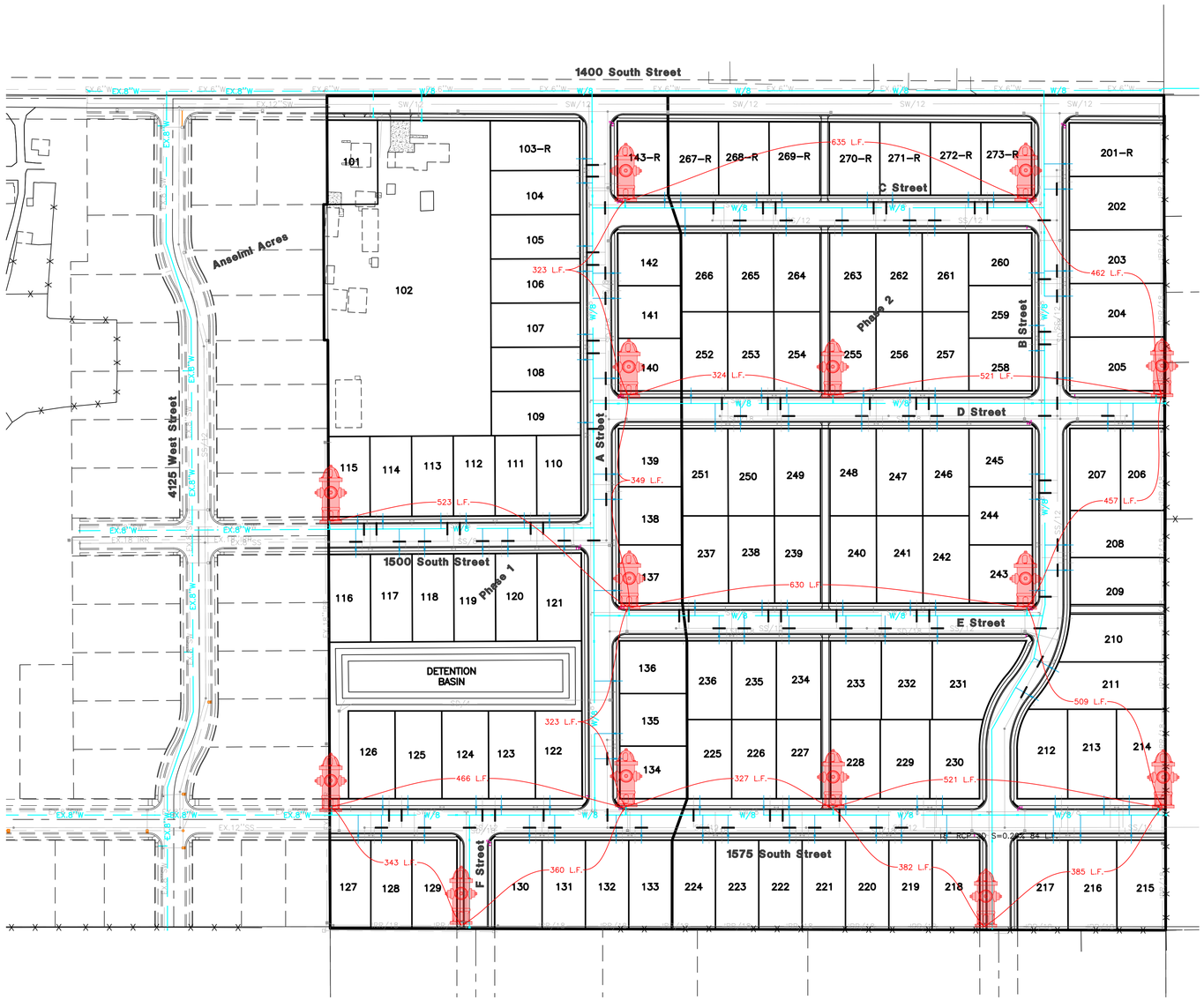

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REVISIONS

DATE		DESCRIPTION
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07-02-25	CK	Landscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

Fire Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

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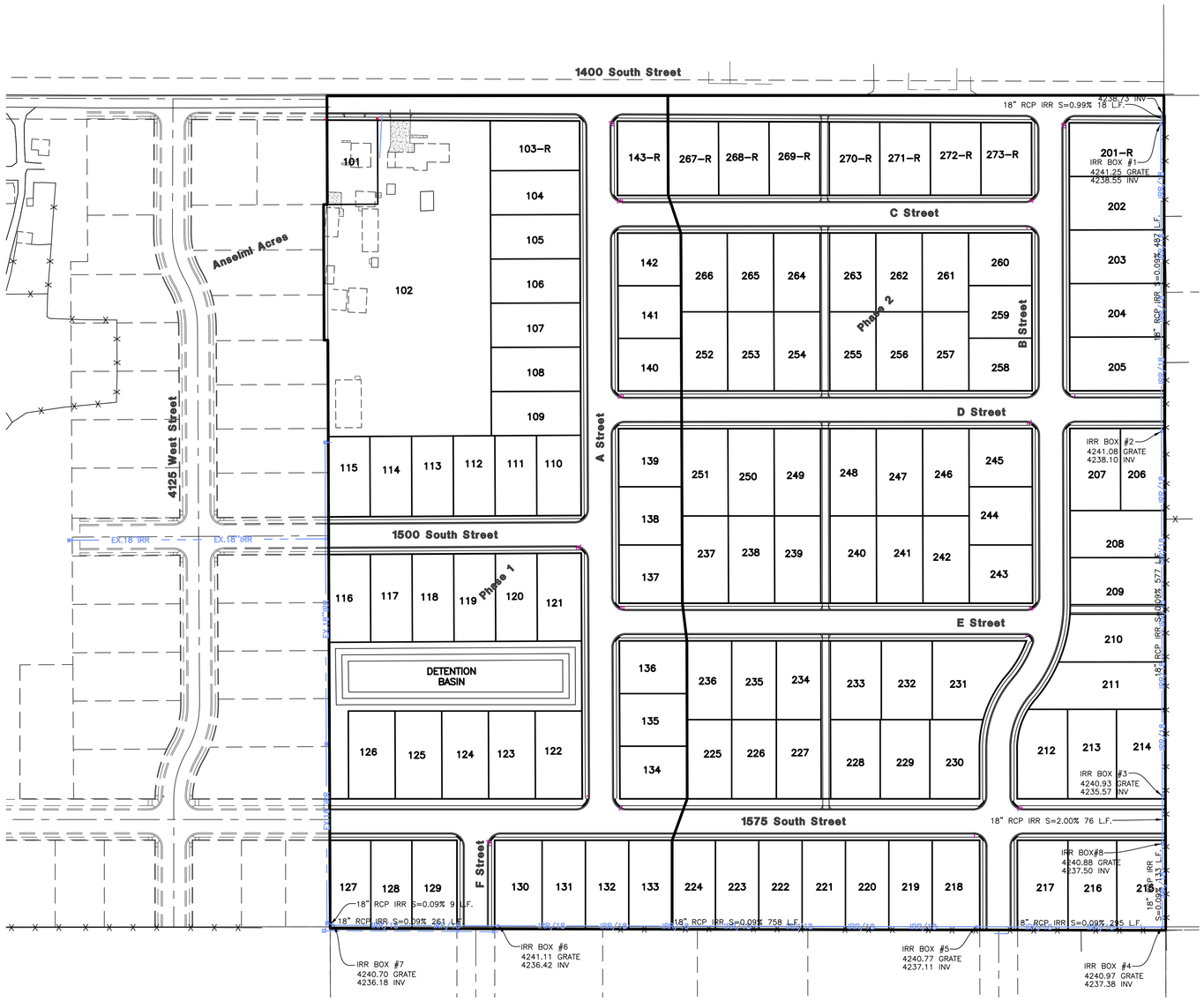

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05-09-25	CK	Sewer Design
07-02-25	CK	Lonqscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

Irrigation Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
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Number: 8065-04

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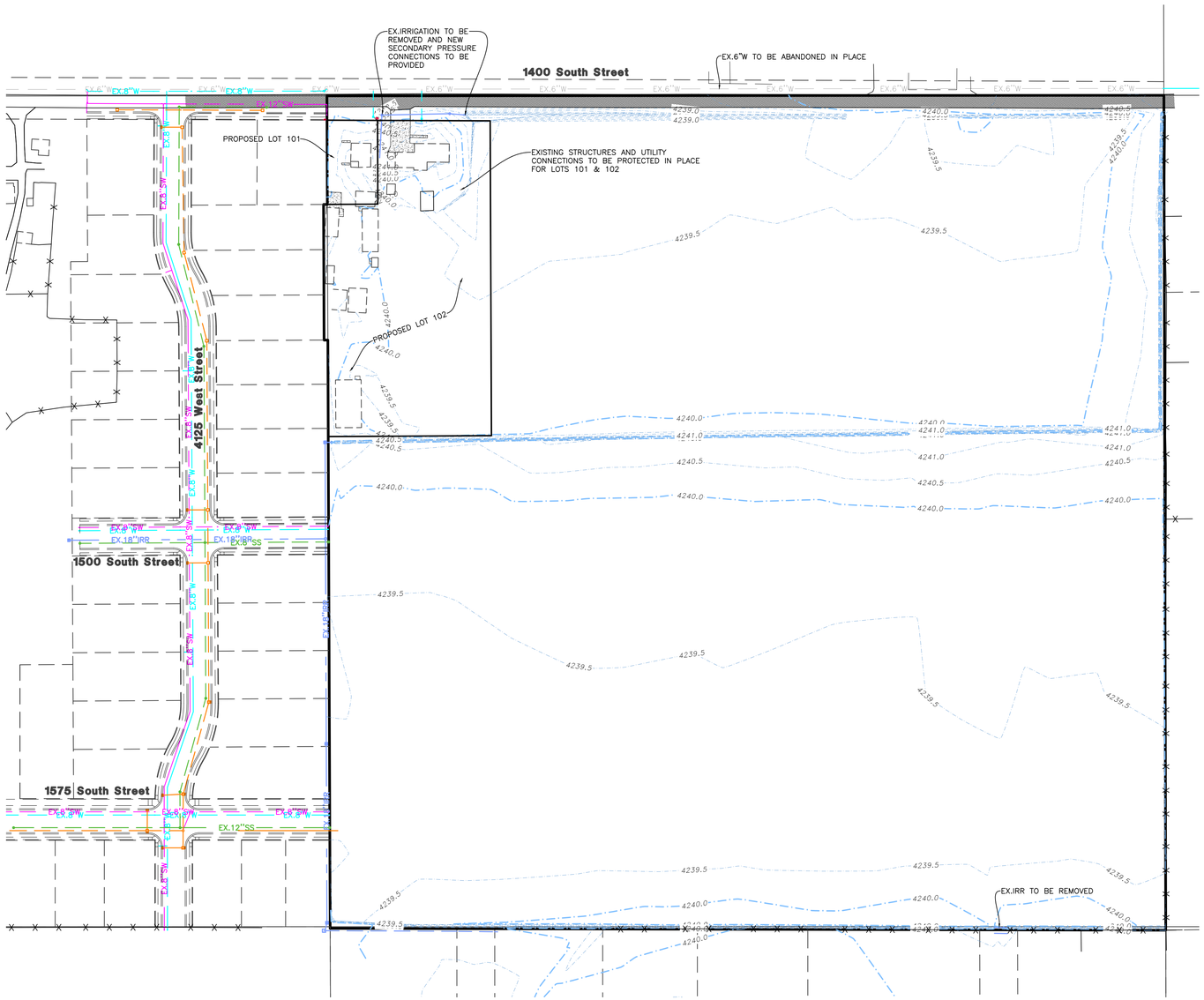

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07-02-25	CK	Landscape Plan

Brook View Subdivision

WEBER COUNTY, UTAH

Existing Site & Demolition Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.

Engineer: KENNETH H. HUNTER, P.E.
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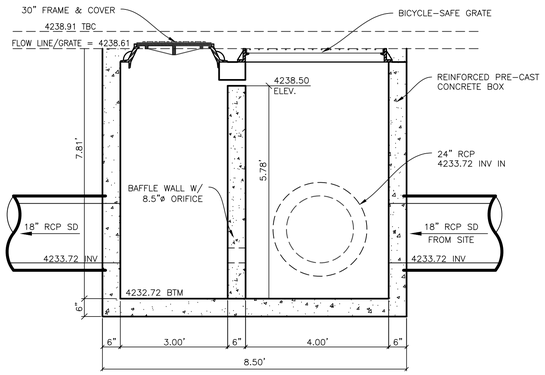
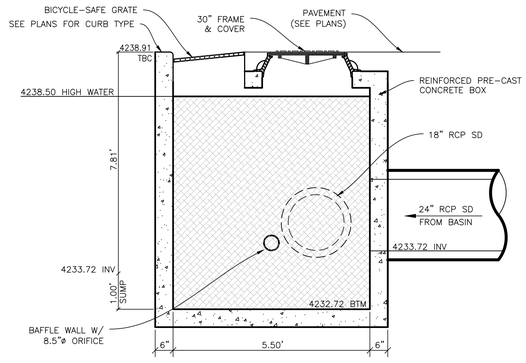
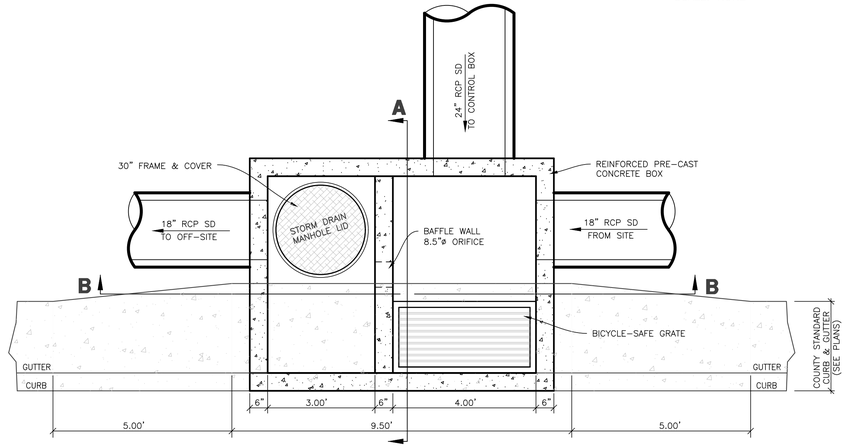


Cross Section B-B
SCALE: NONE

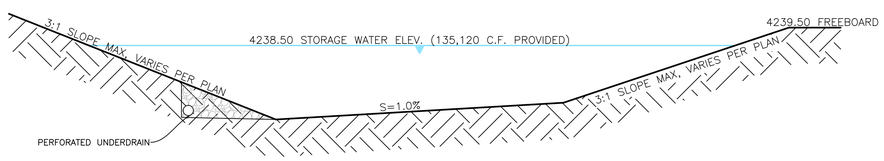


Cross Section A-A
SCALE: NONE



Plan View
SCALE: NONE

Control Box/ Combo Box
SCALE: NONE



Detention Basin Typical Section
SCALE: NONE

Storm Runoff Calculations

Brookview
8065-04 2/14/2025 KHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the West Weber City area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area = 40.10 acre or 1,746,820 ft²

Runoff Coefficients

18% Paved Area	314,000	C = 0.9
16% Roof	278,400	C = 0.9
66% Landscaped Area	1,154,420	C = 0.2
Weighted Runoff Coefficient		C = 0.44

LID Retention:

80th Percentile Rainfall Event	0.6	in
Is the site Feasible for LID?	No	
Site Imperviousness	0.34	
NRCS Soil Group	C/D	
Rv Equation	0.83i^1.122	
R_v	0.25	
V_{goal}	21,546	c.f.

Rainfall Intensities:

10-yr intensity for a 30 minute TOC - Pipe Capacity 1.39 in/hr

Peak Run-off:

Runoff Coefficient	C =	0.44
Rainfall Intensity	i =	1.39 IN./HR.
Acreage	A =	40.10 ACRES
Q	**Q =**	**24.38 cfs**

Volume of Run-off for 100-year Storm Event:

C = 0.44
I = See Below in/hr
A = 1746820.00 ft²
Q(out) = i 4.01 ft³/s (0.1 cfs per acre)

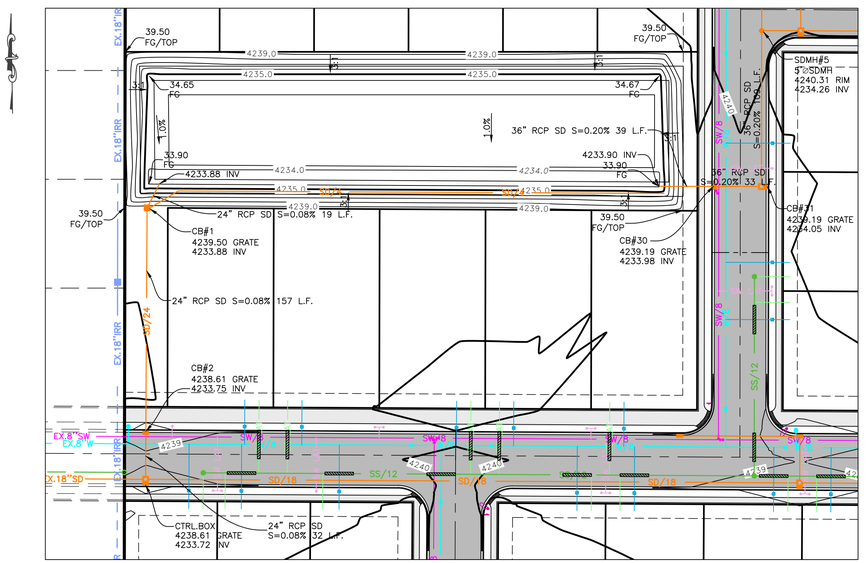
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.59	116.55	34966	1203	33763
10	600	5.00	88.43	53059	2406	50653
15	900	4.14	73.22	65899	3609	62290
30	1800	2.79	49.34	88820	7218	81602
60	3600	1.72	30.42	109513	14437	95076
120	7200	0.94	16.70	120210	28873	91337
180	10800	0.64	11.35	122629	43310	79319
360	21600	0.36	6.33	136764	86619	50145
720	43200	0.22	3.89	168090	173238	-5149
1440	86400	0.12	2.19	189483	346477	-156994

Orifice Sizing:

Given: Q = 4.01 cfs
2g = 64.4 ft/s²
H = 4.28 ft
Cd = 0.62 for circular openings
R = SQRT(Q/pi/(0.7*(64.4*H)^0.5))
R = 0.35 feet
4.23 inches
D = 8.45 inches
A = 56.13 inches ^2 0.3898 ft ^2

SUMMARY:

The required 100-yr storage volume is	**95,076**	**cubic feet**
The required LID Retention volume is	**Not Feasible**	**cubic feet**
Orifice size is	**8.5**	**inches**



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REVISIONS

DATE	DESCRIPTION
05-09-25 CK	Sewer Design
07-02-25 CK	Lonscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH

Basin Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

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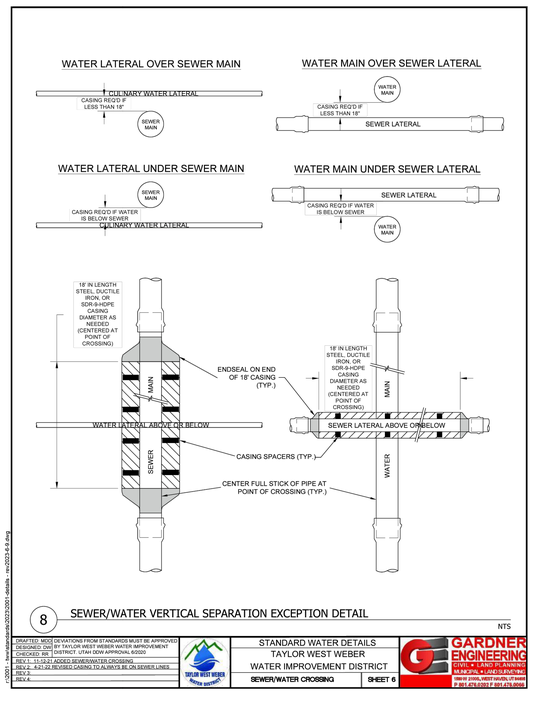

8 SEWER/WATER VERTICAL SEPARATION EXCEPTION DETAIL

NTS

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CHECKED: MA
REV.1 - 4/21/25 ADDED SEWER/WATER CROSSING
REV.2 - 4-21-22 REVISED CASING TO ALWYS BE ON SEWER LINES
REV.3
REV.4

STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
SEWER/WATER CROSSING | SHEET 6

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5960 W. 3100 S., WEST HAVEN, UT 84401
P 801.476.0303 F 801.476.0066

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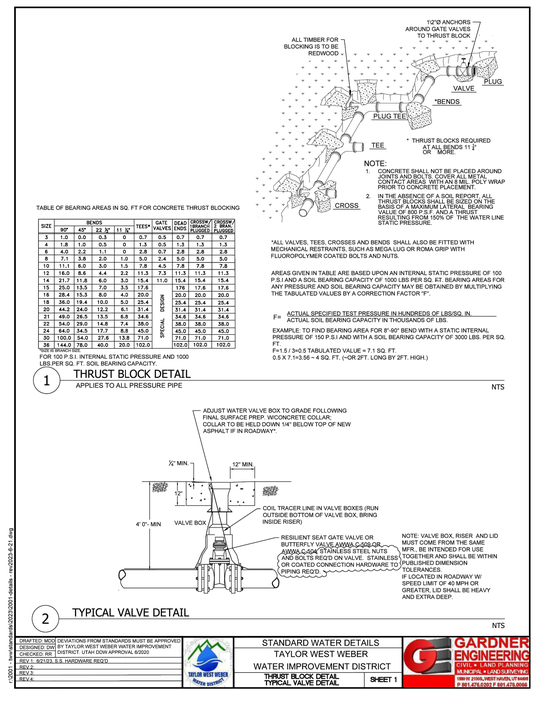

1 THRUST BLOCK DETAIL

APPLIES TO ALL PRESSURE PIPE

NTS

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CHECKED: MA
REV.1 - 6/27/25 S.S. HARDWARE REQ'D
REV.2
REV.3
REV.4

STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
THRUST BLOCK DETAIL
TYPICAL VALVE DETAIL | SHEET 1

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2 TYPICAL VALVE DETAIL

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REV.2
REV.3
REV.4

STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
THRUST BLOCK DETAIL
TYPICAL VALVE DETAIL | SHEET 1

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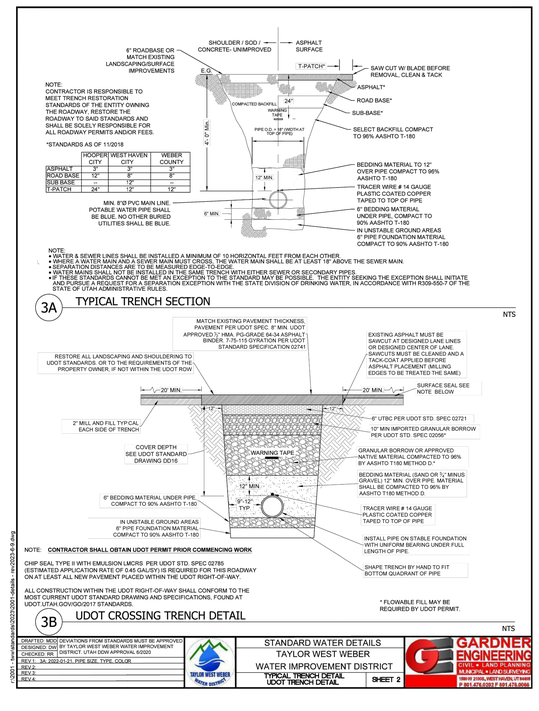
P 801.476.0303 F 801.476.0066

C:\2021 - Invu\standards\2022\2001-details - rev2022-6-8.dwg



3A TYPICAL TRENCH SECTION

NTS

NOTE: **CONTRACTOR SHALL OBTAIN UDOT PERMIT PRIOR COMMENCING WORK**

CHIP SEAL TYPE II WITH EMULSION LMCRS PER UDOT STD. SPEC 02765 (ESTIMATED APPLICATION RATE OF 0.45 GAL/SY) IS REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN THE UDOT RIGHT-OF-WAY.

ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD DRAWING AND SPECIFICATIONS, FOUND AT UDOT.UTAH.GOV/OD/2017 STANDARDS.

3B UDOT CROSSING TRENCH DETAIL

NTS

DRAFTED: MOD DEVIATIONS FROM STANDARDS MUST BE APPROVED BY DESIGNED: DWT DISTRICT ENGINEER/MANAGEMENT
CHECKED: MA
REV.1 - 3A 2022-01-21, PIPE SIZE, TYPE, COLOR.
REV.2
REV.3
REV.4

STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
TYPICAL TRENCH DETAIL
UDOT TRENCH DETAIL | SHEET 2

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5960 W. 3100 S., WEST HAVEN, UT 84401
P 801.476.0303 F 801.476.0066

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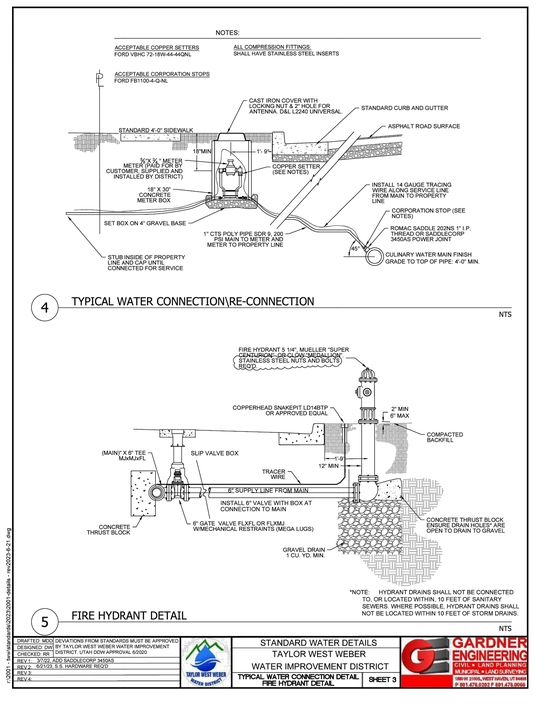
NOTES:
ACCEPTABLE COPPER SETTERS FORD VBHC 72-18W-44-NL
ALL COMPRESSION FITTINGS SHALL HAVE STAINLESS STEEL INSERTS
ACCEPTABLE CORPORATION STOPS FORD FB1100-4-NL



4 TYPICAL WATER CONNECTION\RE-CONNECTION

NTS

*NOTE: HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

5 FIRE HYDRANT DETAIL

NTS

DRAFTED: MOD DEVIATIONS FROM STANDARDS MUST BE APPROVED BY DESIGNED: DWT DISTRICT ENGINEER/MANAGEMENT
CHECKED: MA
REV.1 - 6/27/25 ADD SADDLECORP 3450AS
REV.2 - 6/27/25 S.S. HARDWARE REQ'D
REV.3
REV.4

STANDARD WATER DETAILS
TAYLOR WEST WEBER
WATER IMPROVEMENT DISTRICT
TYPICAL WATER CONNECTION DETAIL
FIRE HYDRANT DETAIL | SHEET 3

GARDNER ENGINEERING
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
5960 W. 3100 S., WEST HAVEN, UT 84401
P 801.476.0303 F 801.476.0066

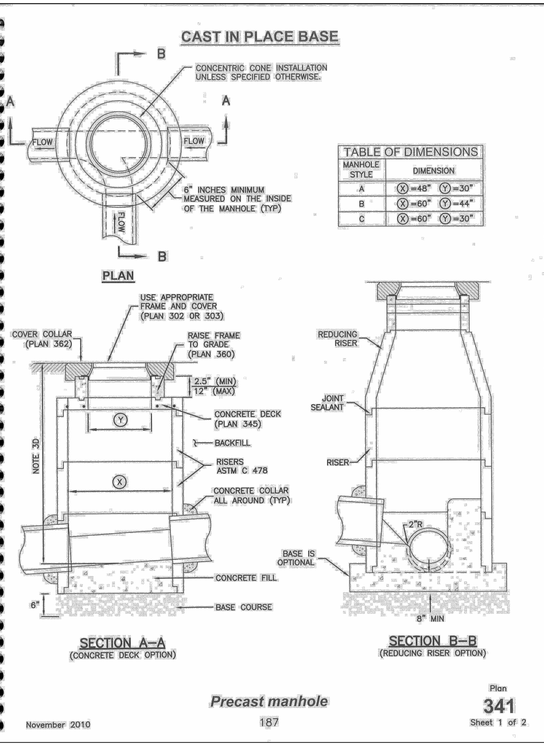
C:\2021 - Invu\standards\2022\2001-details - rev2022-6-8.dwg

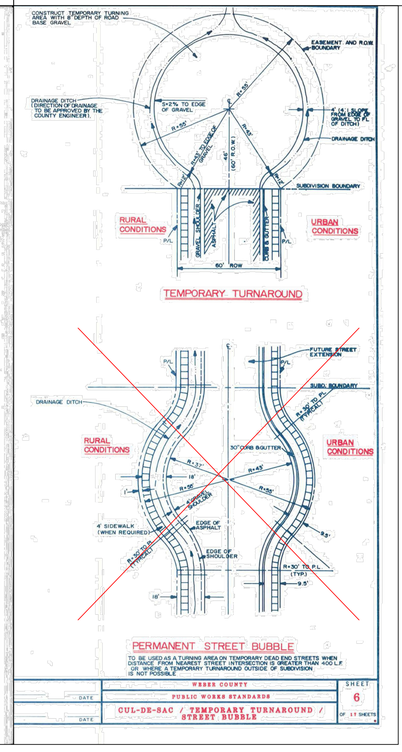
Precast manhole

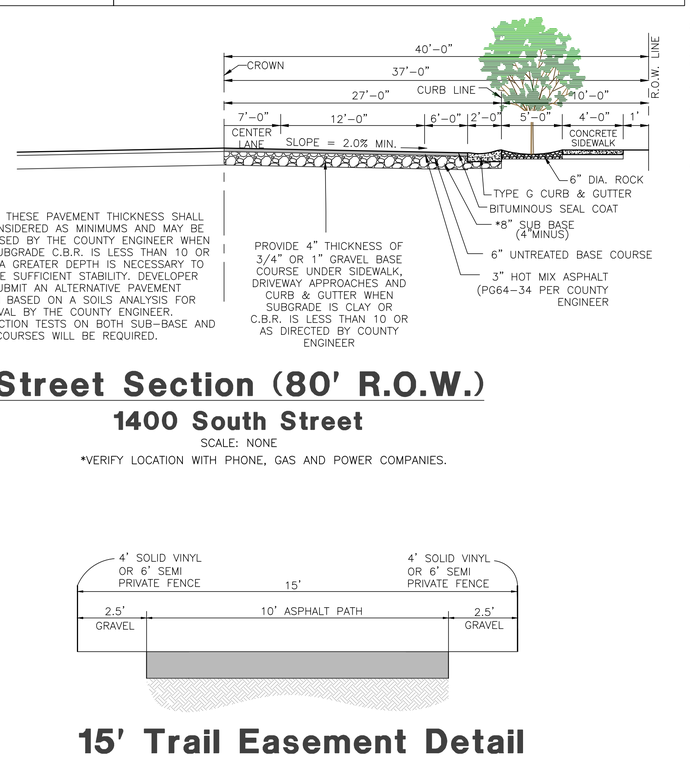
1. GENERAL
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4-feet: For pipe under 12" diameter.
      2) Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
   C. Wall thickness:
      1) Precast reinforced concrete walls 4 3/4" minimum.
      2) Cast-in-place concrete to be 8 inches thick minimum.

2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C 478.
   E. Joint Sealant: Rubber based, compressible.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice. APWA Section 31 05 19.

3. EXECUTION
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C 478 reducing riser.
   E. Pipe Connections: Grout around all pipe openings.
   F. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   G. Joints: Place flexible sealant in all riser joints. Finish with grout.
   H. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   I. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   J. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.







NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB–BASE AND BASE COURSES WILL BE REQUIRED.

Street Section (80' R.O.W.)

1400 South Street

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

15' Trail Easement Detail

SCALE: NONE

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
05-09-25	CK Sewer Design
07-02-25	CK Lonqscape Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

Brook View Subdivision

WEBER COUNTY, UTAH

Details

31
36 Total Sheets

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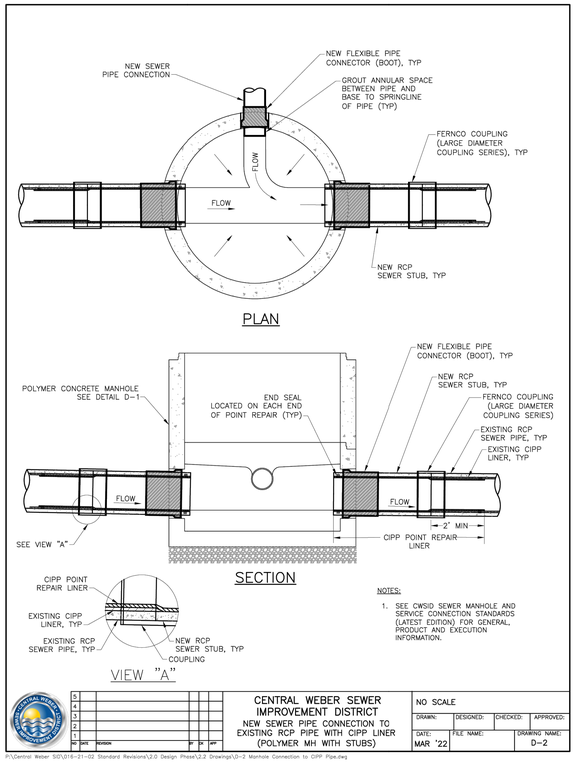

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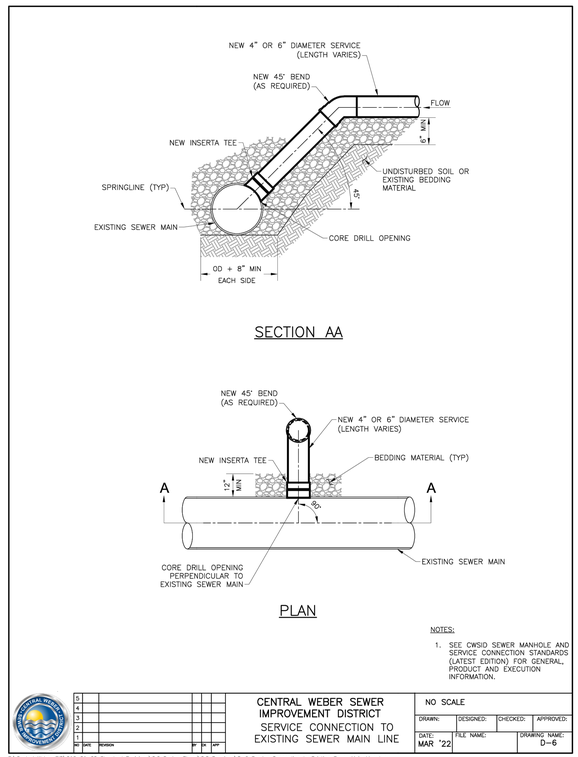
NO.	DATE	REVISION	BY	CK	APP

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
NEW SEWER PIPE CONNECTION TO EXISTING RCP PIPE WITH CIPP LINER (POLYMER MH WITH STUBS)

NO SCALE

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: MAR '22	FILE NAME:		DRAWING NAME: D-2

P:\Central Weber SID\016-21-02 Standard Revisions\2.0 Design Phase\2.2 Drawings\D-2 Manhole Connection to CIPP Pipe.dwg



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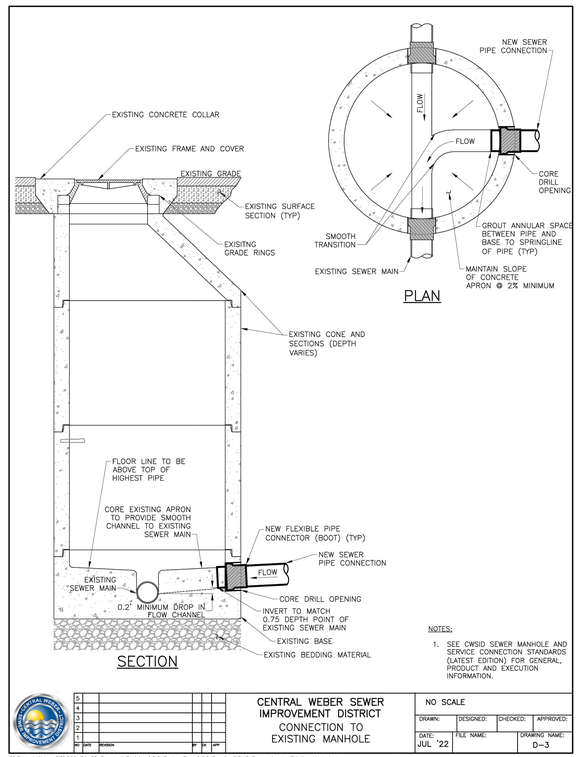
NO.	DATE	REVISION	BY	CK	APP

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
SERVICE CONNECTION TO EXISTING SEWER MAIN LINE

NO SCALE

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: MAR '22	FILE NAME:		DRAWING NAME: D-6

P:\Central Weber SID\016-21-02 Standard Revisions\2.0 Design Phase\2.2 Drawings\D-6 Service Connection to Existing Sewer Main Line.dwg



5					
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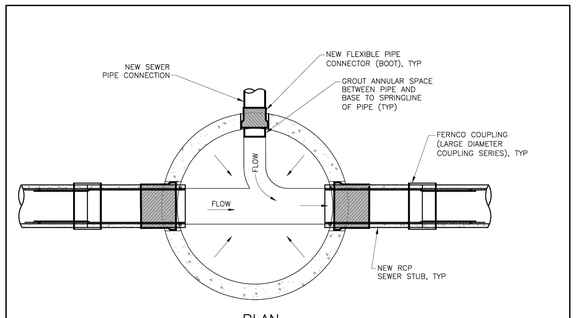
2					
1					
NO.	DATE	REVISION	BY	CK	APP

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
CONNECTION TO EXISTING MANHOLE

NO SCALE

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: JUL '22	FILE NAME:		DRAWING NAME: D-3

P:\Central Weber SID\016-21-02 Standard Revisions\2.0 Design Phase\2.2 Drawings\D-3 Connection to Existing Manhole.dwg



5					
4					
3					
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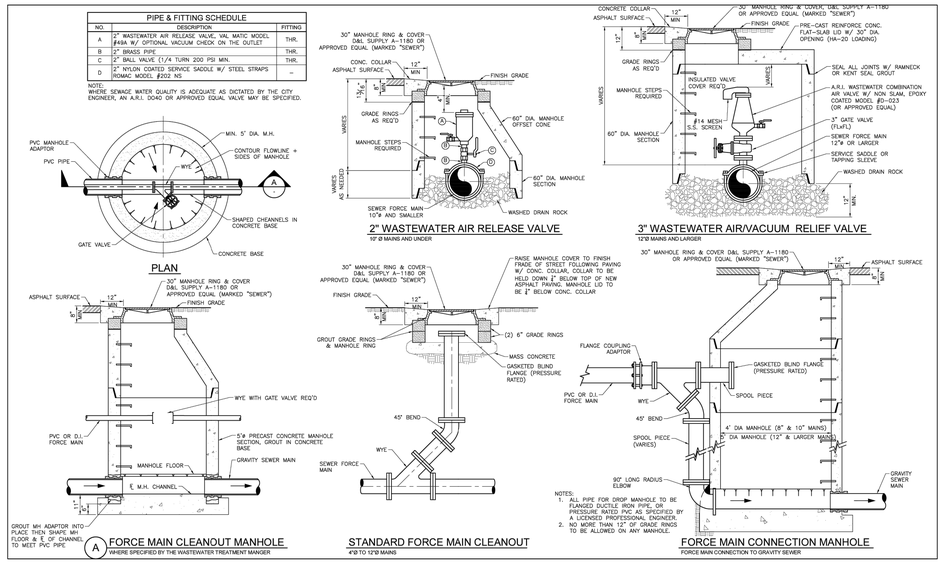
1					
NO.	DATE	REVISION	BY	CK	APP

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
NEW SEWER PIPE CONNECTION TO EXISTING RCP PIPE WITH CIPP LINER (POLYMER MH WITH STUBS)

NO SCALE

DRAWN:	DESIGNED:	CHECKED:	APPROVED:
DATE: MAR '22	FILE NAME:		DRAWING NAME: D-2

P:\Central Weber SID\016-21-02 Standard Revisions\2.0 Design Phase\2.2 Drawings\D-2 Manhole Connection to CIPP Pipe.dwg



Force Main Details

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REVISIONS

DATE	DESCRIPTION
05-09-25 CK	Sewer Design
07-02-25 CK	Lanscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH

Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

32
36 Total Sheets

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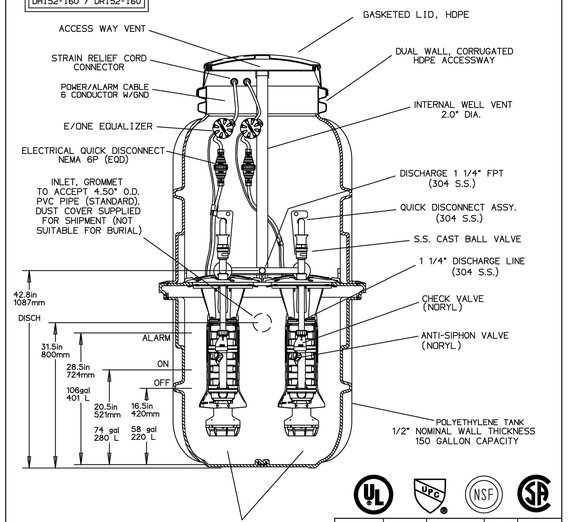
OPTIONS: ☐ DH152 (HARD WIRED LEVEL CONTROLS)
☐ DR152 (WIRELESS LEVEL CONTROLS)

FIELD JOINT REQUIRED FOR MODELS DH152-129 / DR152-129 & DH152-160 / DR152-160



CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTIONS FOR DETAILS

NOTE: DIMENSIONS ARE FOR REF ONLY

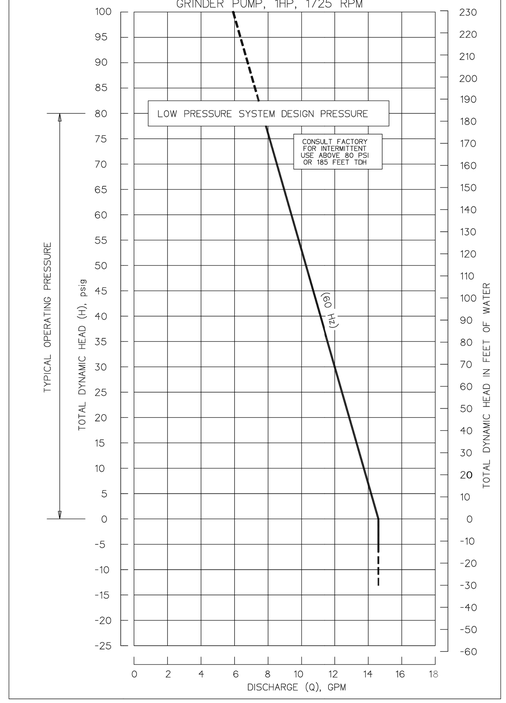
KC	PD	09/30/19	F	
DR BY	CHK'D	DATE	ISSUE	SCALE

e|one SEWER SYSTEMS

MODEL DH152 / DR152 DETAIL SHEET

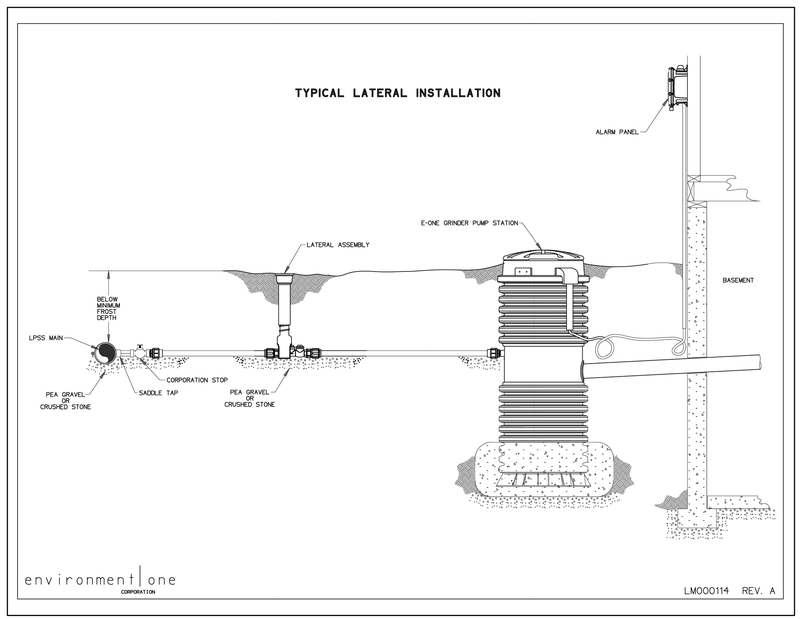
NA0052P02

E|ONE SPD PUMP PERFORMANCE CURVE



ESD 08-0022 REV. 2, 6/08

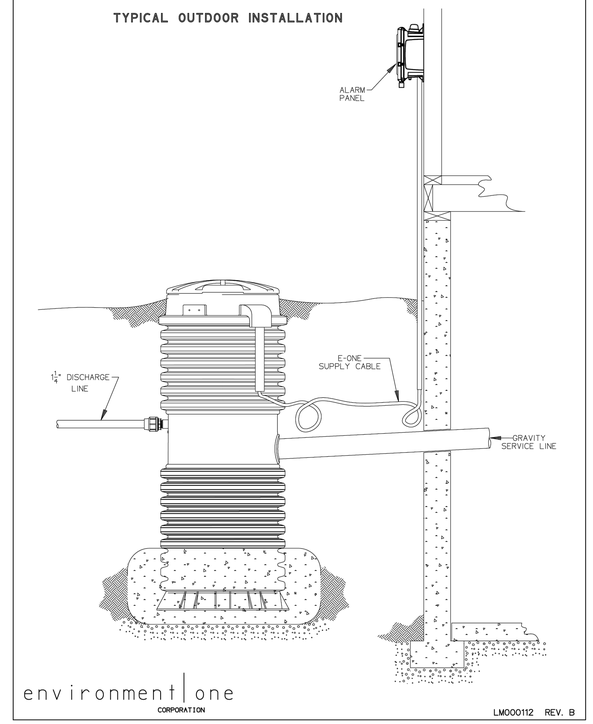
TYPICAL LATERAL INSTALLATION



environment|one CORPORATION

LM000114 REV. A

TYPICAL OUTDOOR INSTALLATION



environment|one CORPORATION

LM000112 REV. B

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REVISIONS

DATE		DESCRIPTION
05-09-25	CK	Sewer Design
07-02-25	CK	Landscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH

Sewer Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
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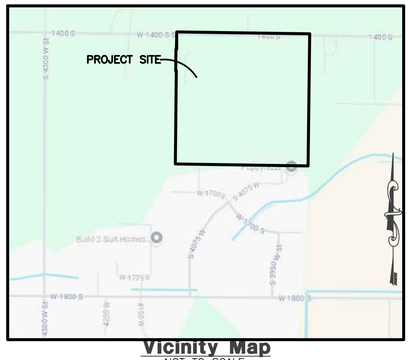
Brook View Subdivision
Phase 1 & 2
Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
FEBRUARY 2025

STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL



Vicinity Map
NOT TO SCALE

SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

SWPPP NOTES:
1. ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
2. STREETS TO BE SWEPT WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY

100 0 100 200 300
Scale: 1" = 100'

Construction Activity Schedule

- PROJECT LOCATION.....WEBER COUNTY, UTAH
- PROJECT BEGINNING DATE.....FEBRUARY 2025
- BMP'S DEPLOYMENT DATE.....FEBRUARY 2025
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....DAVE LALOLI (801) 698-0244
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE		DESCRIPTION
05-09-25	CK	Sewer Design
07-02-25	CK	Landscape Plan

Brook View Subdivision
WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
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Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065-04

34
36 Total Sheets

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Notes:

1. Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).

2. Describe BMP's to eliminate/reduce contamination of storm water from:
   a. Equipment / building / concrete wash areas:
      To be performed in designated areas only and surrounded with silt fence barriers.
   b. Soil contaminated by soil amendments:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   c. Areas of contaminated soil:
      If any contaminates are found or generated, contact environmental engineer and contacts listed.
   d. Fueling area:
      To be performed in designated areas only and surrounded with silt fence.
   e. Vehicle maintenance areas:
      To be performed in designated areas only and surrounded with silt fence.
   f. Vehicle parking areas:
      To be performed in designated areas only and surrounded with silt fence.
   g. Equipment storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   h. Materials storage areas:
      To be performed in designated areas only and surrounded with silt fence.
   i. Waste containment areas:
      To be performed in designated areas only and surrounded with silt fence.
   j. Service areas:
      To be performed in designated areas only and surrounded with silt fence.

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

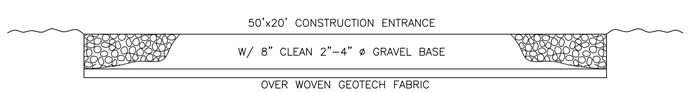
4. Construction Vehicles and Equipment:
   a. Maintenance
      – Maintain all construction equipment to prevent oil or other fluid leaks.
      – Keep vehicles and equipment clean, prevent excessive build–up of oil and grease.
      – Regularly inspect on–site vehicles and equipment for leaks, and repair immediately.
      – Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on–site.
      – Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
   b. Fueling
      – If fueling must occur on–site, use designated areas away from drainage.
      – Locate on–site fuel storage tanks within a bermed area designed to hold the tank volume.
      – Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
      – Use drip pans for any oil or fluid changes.
   c. Washing
      – Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
      – If washing must occur on–site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
      – Use phosphate–free, biodegradable soaps.
      – Do not permit steam cleaning on–site.

5. Spill Prevention and Control
   a. Minor Spills:
      Minor spills are those which are likely to be controlled by on–site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
      – Contain the spread of the spill.
      – If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
      – If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
      – If the spill occurs during rain, cover the impacted area to avoid runoff.
      – Record all steps taken to report and contain spill.
   b. Major Spills:
      On–site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424–8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.

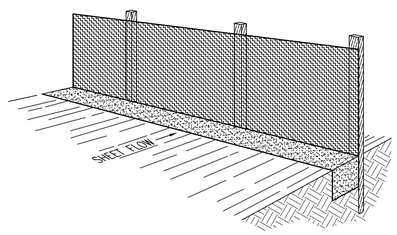
6. Post Roadway / Utility Construction
   a. Maintain good housekeeping practices.
   b. Enclose or cover building material storage areas.
   c. Properly store materials such as paints and solvents.
   d. Store dry and wet materials under cover, away from drainage areas.
   e. Avoid mixing excess amounts of fresh concrete or cement on–site.
   f. Perform washout of concrete trucks offsite or in designated areas only.
   g. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
   h. Do not place material or debris into streams, gutters, or catch basins that stop or reduce the flow of runoff water.
   i. All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
   j. Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

7. Erosion Control Plan Notes
   a. The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
   b. A stand–by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
   c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
   d. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.
   e. All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
   f. Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
   g. All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the engineer of record of the governing agency.
   h. The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
   i. Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
   j. Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.

8. Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
   a. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
   b. Part II.D.4.C identifies the minimum inspection report requirements.
   c. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.

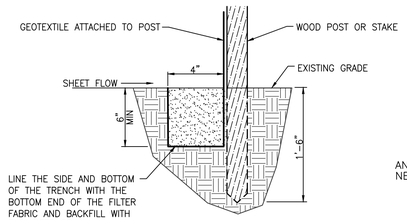


Cross Section 50' x 20' Construction Entrance



Perspective View

Figure 2



Section

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

TABLE 1:
Recommended Maximum Slope Lengths for Silt Fence
(Richardson & Middlebrooks, 1991)

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2–5%	22.9m (75ft)
5–10%	15.2m (50ft)
10–20%	7.6m (25ft)
>20%	4.5m (15ft)

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

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20–50cm (8–20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one–third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

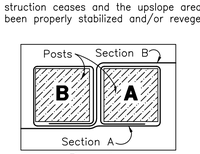
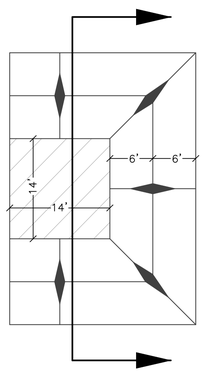
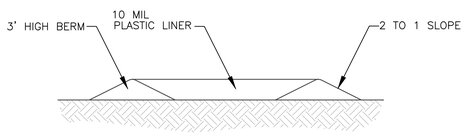


Figure 1:
Top View of
Roll–to–Roll Connection

Silt Fence Detail

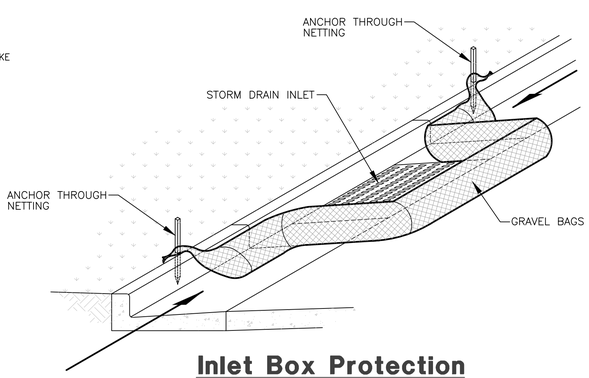
SCALE: NONE



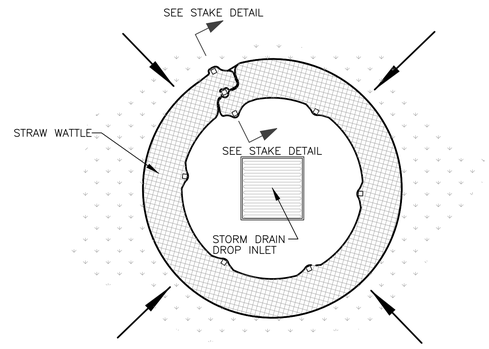


Concrete Washout Area w/ 10 mil Plastic Liner

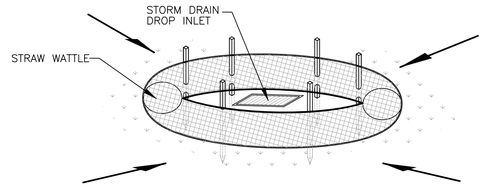
SCALE: NONE



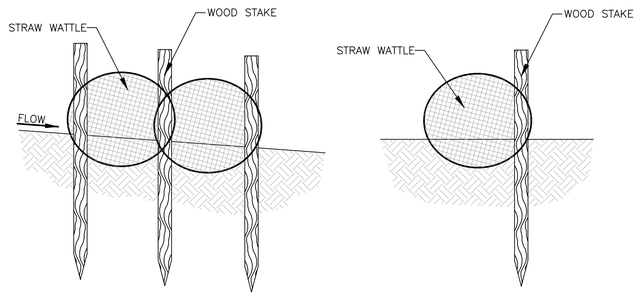
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621–3100 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DESCRIPTION	DATE	
Sewer Design	05–09–25	CK
Landscape Plan	07–02–25	CK

Brook View Subdivision
WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
07/02/2025
STATE OF UTAH

Project Info.
Engineer: KENNETH H. HUNTER, P.E.
Drafter: C. KINGSLEY
Begin Date: FEBRUARY 2025
Name: BROOKVIEW SUBDIVISION
Number: 8065–04

35
36 Total Sheets

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PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
56		Celtis occidentalis	Common Hackberry	2" cal.
109		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
42		Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" cal.
105		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

OTHER

Symbol	Description	Type
	Seed Mix * Non Irrigated Seed Mix	Hydroseed
	Rock Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth

NOTE:
Street Trees To be Irrigated with Drip Irrigation.

100 0 100 200 300
Scale: 1" = 100'

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REVISIONS
DESCRIPTION
DATE
05-09-25 CK Sewer Design

Brook View Subdivision

WEBER COUNTY, UTAH

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
6431661
NATHAN C. PETERSON
07/02/2025
STATE OF UTAH

Project Info.
Engineer:
KENNETH H. HUNTER, P.E.
Drafter:
N. PETERSON
Begin Date:
FEBRUARY 2025
Name:
BROOKVIEW SUBDIVISION
Number: 8065-04

811 Know what's below. Call before you dig.

36
36 Total Sheets

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6. **Project Description.**

A 40-acre residential subdivision within the RE-15 zone is that complies with the connectivity requirements of Code **Section 106-2-1.020**.

7. **Project Location and Illustration.**

The Project is located on the Property as described in **Exhibit A – Property Legal Description**, and illustrated in **Exhibit B – Property Graphic Depiction**.

8. **Development Standards.**

8.1. **Project Density.** In exchange for the benefits offered by the Master Developer in this Agreement, County agrees to allow no more than the following amount of dwelling units in the Project.

8.1.1. 116 total single-family dwelling units.

8.2. **Phasing.** The County acknowledges that Master Developer, Assignees of Master Developer, and/or Subdevelopers who have purchased Parcels of the Property may submit multiple applications from time-to-time to develop and/or construct portions of the Concept Plan for the Project in Phases. Allowance for Phasing is subject to the following and any other Phasing provision in this Agreement:

8.2.1. **Construction Drawings Required.** Phasing is only allowed if each Phase is based on an approved final plat that succeeds an approved preliminary plat/plan. A final plat for a Phase shall not be submitted or accepted until after a complete set of construction drawings for the entire preliminary plat has been approved by the County Engineer. The construction drawings shall include all required Improvements of this Agreement and the Code.

8.2.2. **Streets and Pathways.** Each Phase shall provide for the logical extension of Improvements of the public road and pathways system as conceptually represented in the Concept Plan;

8.2.3. **Project Improvements.** Each Phase shall provide logical extension of Improvements through and throughout the Project as approved by the County in compliance with the terms of this Agreement and other applicable provisions of the Code.

8.2.4. **Public Park Open Space.** Each Phase shall include its proportionate share of Public Park Open Space area and Improvements including, if applicable, pathways and trailheads. Each Phase shall provide for the platting and installing of a proportionate share of Public Park Open Space area and Improvements, even if such area or Improvements are not within or immediately adjacent to the subject Phase. Developer may propose which Public Park Open Space area and Improvements are provided for each Phase; however, the County has full discretion to require other Public Park Open Space area and Improvements if the County determines it is in the best interest of the community.

8.3. **Street Connectivity.** Master Developer hereby volunteers and agrees to follow the minimum street and pathway connectivity standards as provided in **Section 106-2-1.020** of the Code. The County also agrees that the conceptual street layout illustrated in Exhibit C – Concept Plan satisfactorily complies with that code section.

8.4. **Street Right-of-Way Dedication.** Master Developer agrees to dedicate or, if allowed by the County, otherwise reserve the Project's street rights-of-way, as illustrated and labeled in Exhibit C – Concept Plan, as public thoroughfares at no cost to the County.

8.4.1. **Minimum Requirements.** Each street right-of-way shall meet the minimum applicable width specifications illustrated in **Exhibit E – Street Cross Sections**.

8.5. **Street Improvements.** Streets in or immediately adjacent to the Project shall be designed and installed by the Master Developer in accordance with their corresponding street cross sections depicted in Exhibit E – Street Cross Sections and as more specifically provided as follows.

8.5.1. **Project-Specific Street Improvements.** All street improvements shall at a minimum meet applicable Weber County specifications and street construction requirements. Project-specific street Improvements include Improvements required to street rights-of-way that are adjacent to the Project, and to offsite streets as follows.

8.5.1.1. **Traffic Impact Study.** Developer shall include a traffic impact study with the subdivision application.

8.5.1.2. **1400 South Street.** Developer shall make the necessary street improvements to 1400 South which may include, but is not limited to, the installation of additional asphalt, grading, and compacted road base as directed by the County Engineer and as determined appropriate in the sole discretion of the County Engineer. Developer shall construct said street improvements on 1400 South beginning at the eastern-most edge of the development and continuing to the intersection of 3500 West Street and 1400 South Street.

8.5.1.3. **Connections to Degiorgio Subdivision.** Developer shall make the necessary street improvements to 3950 West Street and 4075 West Street which shall consist of, at minimum, the installation of asphalt, curb, gutter, and sidewalk to the point where the improvements from Brook View Estates meet the asphalt improvements of the Degiorgio Subdivision and any other necessary improvements as determined by the County Engineer in the sole discretion of the County Engineer.

8.5.1.4. **Connections to Anselmi Acres Subdivision.** Developer shall make the necessary street improvements to 1575 South Street and 1500 South Street as determined by the County Engineer in the sole discretion of the County Engineer.

8.5.2. **Sidewalks.** Master Developer agrees that all public sidewalks in the project or along adjacent public rights-of-way shall be no less than five-feet wide.

8.5.3. **Driveway Accesses along Collector or Arterial Streets.** Master Developer agrees that no lot will be platted to provide driveway access to any collector or arterial street. County agrees to allow these lots to front these streets if they are provided access by means other than these streets.

8.5.4. **Corridor Fencing along Collector or Arterial Streets.** Master Developer agrees to install a fence or wall ("Corridor Fence") that is at least six-feet high where the rear or side of a lot abuts or is otherwise adjacent to and visible from a collector or arterial street. The height of the Corridor Fence shall be reduced where necessary to not inhibit the clear-view triangle of an intersection.

8.5.4.1. **Corridor Fence Design.** Corridor Fences of these streets shall be

designed to provide visual breaks in the horizontal and vertical fence planes at least every 20 feet, such as a column or similar, and the Corridor Fence shall have a base and a cap distinctly different from the body. Examples of Corridor Fences is provided in **Exhibit G – Corridor Fence Design Examples.**

8.5.4.2. Corridor Fence to Match Others in Area. If in compliance with this part or unless allowed otherwise by the Planning Director, the Corridor Fence material, color, and general design shall match other Corridor Fences installed or previously approved along the same street corridor.

8.5.4.3. Corridor Fence Alternative Design. Alternative fencing along these streets may be approved by the Planning Director if it provides similar or better visual qualities and materials.

8.5.4.4. Prohibited Corridor Fence Material. A Corridor Fence shall not be made of vinyl.

8.5.4.5. Corridor Fence Maintenance. Unless delegated to a community association, the immediately adjoining landowner is responsible for the maintenance and repair of their lot or parcel's portion of the Corridor Fence.

8.5.5. Street Trees. All streets shall be lined with shade trees in the park strip. Trees lining an adjacent and parallel sidewalk or pathway shall suffice for the street's trees.

8.5.5.1. Tree Canopy. Except as otherwise provided herein, the trees shall be planted in intervals and of a species such that the expected tree crown will converge with the expected tree crown of the trees adjacent. The expected tree crown shall be the average crown of the tree species at maturity. County shall allow for reasonable gaps between expected tree crowns to accommodate driveways, streets, intersection clear-view triangles, and other right-of-way accommodations as determined appropriate by County. A reasonable gap is the width or expected width of the accommodation(s).

8.5.5.2. Tree Selection. At least two different tree varieties selected from County's adopted tree list shall be used and dispersed in a manner that avoids transmission of pests/disease, or as may otherwise be specified by a an arborist certified by the International Society of Arborists, such that the trees have optimal chance of long-term survival.

8.5.5.3. Tree Size. No tree with a caliper less than two inches, as measured at the top of the root collar, shall be planted.

8.5.5.4. Certificate of Occupancy. No final certificate of occupancy for a dwelling unit shall be granted or effective until after the installation of all proposed trees, which shall clearly be in good health, in the park strip to which the lot is abutting.

8.5.6. Street Tree Installation and Maintenance Alternatives. Developer has the following two installation and maintenance alternatives options for street trees, or some combination if mutually agreeable by the Developer and Planning Director:

8.5.6.1. Master Developer Controlled:

8.5.6.1.1. Planting. Tree planting shall be in accordance with best

practices. Care shall be taken when planting a tree or when placing anything at the base of the tree so that the root's soils are not compacted.

8.5.6.1.2. **Tree Watering.** Master Developer agrees to provide each street tree with a watering mechanism tied either to a homeowner's association master meter, or tied directly to the meter providing secondary water to the lot fronting the street Improvements. County may allow alternative tree watering methods if Master Developer:

8.5.6.1.2.1. can provide a watering plan that the County determines sufficient and appropriate for the health of the tree; and

8.5.6.1.2.2. volunteers to be responsible for tree care, pursuant to **Section 8.5.6.1.3**, for an additional two years after the end of the warranty period.

8.5.6.1.3. **Tree Care.** Master Developer agrees to be responsible for tree health throughout the duration of the warranty period, after which the owner of the lot fronting the Improvements is responsible for the tree's health.

8.5.6.2. County Controlled:

8.5.6.2.1. At Master Developer's expense, County shall contract with an arborist certified by the International Society of Arborists to install the trees. Master Developer shall provide a cash escrow for the full estimated cost of the installation as is typically required, including reasonable contingency costs and reasonable costs for tree replacements based on the average rate of establishment failure within the first year. If requested by the County, Master Developer agrees to periodically increase the escrow or reimburse the County to cover reasonable costs resulting from increases in labor and materials and/or inflation. Master Developer further agrees that County has full authority to draw from this escrow at any time to pay for the installation of street trees. For this alternative, County agrees to waive the required warranty period for the trees.

8.5.6.2.2. Master Developer agrees on behalf of itself and future lot owners that no final certificate of occupancy shall be issued for any building until after the required trees and appropriate and operating irrigation mechanisms for the trees are installed. County shall have full authority, based on recommendations from its tree professional, to determine what an appropriate and operating irrigation mechanism is.

8.5.6.2.3. If no appropriate and operating irrigation mechanism is provided, Master Developer agrees to compensate County for reasonable costs to routinely irrigate installed trees by whatever reasonable means necessary. County may recoup this cost from the adjoining lot owner if unable to recoup from

Master Developer.

8.5.6.2.4. Master Developer shall provide each lot owner notice upon each lot sale of the tree installation program, including the owner's responsibility for long-term irrigation and tree maintenance pursuant to the Code.

8.5.7. Public Landscaping. The following are required for required landscaping within public rights-of-way and along public pathways:

8.5.7.1. Other Landscaping. Plantings in addition to street and pathway trees may be placed within park strips and along pathways by the Master Developer or homeowners, to be operated and maintained either by the adjoining owner or a homeowners association.

8.5.7.2. Construction Drawings to Include Landscaping. Each Development Application submitted shall provide a detailed Public Landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

8.5.7.3. Quality Control. For best practices quality control, planting shall be conducted based on the recommendations from, and under the supervision of, an arborist certified by the International Society of Arborists. Written confirmation that best practices and provisions of this Agreement pertaining to Public Landscaping were followed for each planting or installation shall be provided to the County from the arborist, along with the certification number of the arborist, prior to the release of any financial guarantee for the Public Landscaping.

8.5.8. Offsite or Project-Specific Street Improvements. Master Developer agrees to construct, or cause to be constructed, the following.

8.5.8.1. Substandard Streets. The parties agree that 1400 South Street is a substandard street pursuant to Code Section 108-7-19. As such, Master Developer agrees to comply with 8.5.1.1.

8.5.8.2. County agrees, after 1400 South Street improvements have been made, that they constitute compliance with code's roughly proportionate share requirement.

8.5.9. Secondary Egress.

8.5.9.1. Master Developer agrees that as the project is platted and constructed, street Improvements shall be installed such that at no time shall there be more than 15 lots or dwelling units on a single access street or route of streets before a second egress is installed. The second egress shall not loop back on any part of the single access street or route of streets.

8.6. Non-Public Landscaping to be Water-Wise. All lots within the development will implement water-wise landscaping measures as follows.

8.6.1. Smart Watering Controller. A smart watering controller shall be installed and prewired for at least six irrigation zones. Pre-wiring includes the installation of a smart watering controller mounted near a 120 volt power outlet, and sufficient control wiring to reach the intended location of the valve box(es). The controller shall be installed on the lot

prior to issuance of a certificate of occupancy.

8.6.2. Water-wise landscaping. All lots within the development will implement water wise landscaping measures as follows:

8.6.2.1. Lawns. No more than 20 percent of any lot shall be covered in turf grass. Turf grass should be watered by sprinkler heads that provide head-to-head coverage and matching precipitation rates. Spray, rotor, or rotary heads must be separated by watering valves operated by separate clock stations at the watering controller.

8.6.2.2. Mulched Areas. Mulched areas shall be mulched to a depth of at least four inches. Mulch may include organic materials such as wood chips, bark, and compost. It may also include inorganic materials such as decorative rock, cobble, or crushed gravel. Recycled materials such as rubber mulch may also be used.

8.6.2.3. Shrub Bed Watering. Shrub beds shall be watered with drip watering systems using in-line drip emitters, such as Netafirm, on a grid system or point-source emitters that provide water directly to the base of each plant.

8.7. Utilities.

8.7.1. Burying Utilities. Master Developer agrees to underground all utilities, both existing and proposed, within the Property and within any right-of-way adjacent to the Property in a manner that complies with adopted standards. This shall include but is not limited to canals, ditches, stormwater infrastructure, and existing overhead utilities. Long distance high voltage power transmission lines are exempt from this requirement.

8.7.2. Sanitary Sewer. Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed a sewer collection and conveyance system.

8.7.2.1. Sewer Treatment. Master Developer recognizes that County is not a provider for sewer treatment services. Master Developer shall arrange sewer treatment services for the Project with a provider prior to submittal of a Development Application. If within an existing sewer district's adopted future annexation area, Master Developer agrees to annex the Property into the sewer district boundaries, if the sewer district allows it, prior to submittal of a Development Application. If the sewer district does not allow the annexation, County agrees that Master Developer may pursue other sewer treatment options that do not involve the County.

8.7.2.1. Gravity Sewer Collection Lines. Master Developer agrees to install, or cause to be installed, a gravity sanitary sewer collection system to, throughout, and across the Property. The system shall stub to all lots or parcels within the Project that needs or will in the future need a sewer connection, and to adjacent properties in locations approved by the County Engineer, including, if applicable, offsite parcels to which **Section 36-1-1** of the Code applies. It shall be of sufficient size and at sufficient depth necessary to convey the anticipated future volume of sewage of the area, or lift station if applicable, at buildout, from the Project area to the lift station, as generally shown on the County's sewer master plan or as otherwise required by the County Engineer. The system shall be constructed to the specifications of the County.

8.7.3. Culinary and Secondary Water. Master Developer recognizes that the County does not provide culinary or secondary water to the area and has no obligation to help Master Developer gain access to water services. Prior to issuance of the first Building Permit for the Project, Master Developer shall have the right and the obligation to construct or cause to be constructed culinary water and pressurized secondary water Improvements to and across the Property. Master Developer agrees to secure both culinary and secondary water from an existing culinary and secondary water provider in the area.

8.7.4. Stormwater. Master Developer shall have the right and obligation to install a storm water drainage and detention system sufficient to support the storm water and drainage needs of the Project and adjacent public streets. The system shall be sized to support the anticipated storm water and drainage needs of the Project at full build-out such that multiple new drainage or detention facilities are avoided if possible in the future. The County Engineer has discretion to require the storm water facilities to be sized to accommodate the general area's anticipated storm water and drainage needs at the area's buildout or as otherwise recommended by the stormwater master plan. Unless otherwise allowed by the County Engineer, the storm water from the Project shall be sufficiently treated, as approved by County Engineer, before discharging into the Weber River or other water body.

8.7.4.1. Stormwater Storage Ownership and Maintenance. The County reserves the right to require the maintenance of a stormwater storage facility to be the responsibility of a homeowner's or landowner's association in the event the County Engineer determines that the proposed facility presents an inordinate demand for services.

8.8. Parks and Open Space. Master Developer agrees to help the County reach its goal of providing at least ten acres of Public Park Open Space per 1,000 persons. Master Developer understands that the creation and/or preservation of parks and open space is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. Further, the Parties agree that the per-dwelling unit cost to build parks to this standard in 2024 dollars equals approximately $7,500.00. Given this, Master Developer agrees to provide, at no cost to the County, for the following parks, open space, and trails amenities:

8.8.1. Parks Financial Donation. Master Developer agrees to donate $7,500, adjusted by the annual rate of inflation, per residential lot to the County or, if required by the County, the Park District. The inflation-adjusted amount will be calculated using the "Consumer Price Index for All Urban Consumers: All Items," using $7,500.00 in 2024 dollars as the baseline. Master Developer agrees that this is a donation offered of the Master Developer's own free will as part of the consideration for this Agreement and associated rezone, which is a voluntary development choice made by Master Developer in lieu of developing using the Prior Zone. As such, this donation is not a fee or exaction imposed by the County or Park District. Master Developer agrees to remit these funds prior to recordation of a subdivision plat. No building division or planning division application will be accepted or approved, and any that are approved shall be void, until the County receives this donation or a written confirmation of receipt of it from the Park District, if applicable.

8.9. Pathways and Trailheads. Master Developer agrees to help the County's reach its goal of providing a walkable community wherein neighborhoods are interlinked to each other and to community destinations. Master Developer understands that the creation and interconnection of trails/pathways is a critical part of the County's consideration for this Agreement, the associated rezone, and the additional density given. As such, Master Developer agrees to install

or cause to be installed the pathways as generally configured on the attached Concept Plan (Exhibit C – Concept Plan) and as otherwise specified as follows.

Pathway and Trailhead Dedication. Master Developer agrees to dedicate the minimum area required for proposed pathways and, if applicable, trailheads. The minimum required pathway right-of-way and trailhead dedication shall comply with the configuration in the attached **Concept Plan (Exhibit C – Concept Plan)**, and **Pathway Cross Section Exhibit F – Non-Street-Adjacent Pathway Cross Section,** or if adjacent to a street, **(Exhibit E – Street Cross Sections)**.

8.9.1. Pathway Improvements. Unless specified in this Agreement otherwise, Master Developer agrees that each proposed pathway right-of-way, pursuant to Exhibit C – Concept Plan, or required pathway right-of-way shall be developed as an improved pathway.

8.9.1.1. Required Pathways. Regardless of what is displayed in **Exhibit C – Concept Plan**, a street-adjacent pathway shall be installed along each major residential, collector, and arterial street within or immediately adjacent to the Property.

8.9.1.2. Pathway Trees. Each pathway and sidewalk within the Project or along adjoining pathway rights-of-way shall be lined with shade trees. Pathway trees shall follow the same standards as set forth in **Section 8.5.5**. However, County agrees that if the Park District desires to have ownership, operation, or maintenance responsibility for a pathway right-of-way in or adjacent to the Project, Master Developer's responsibility for tree health ends after County has been notified, in writing, by the Park District that the Park District will assume said ownership, operation, or maintenance responsibility.

8.9.1.3. Non-Street Adjacent Pathway Landscaping. For a pathway that is not adjacent to a street, Master Developer shall place three-inch plus rock, six-inches deep, on the shoulders of each pathway, with a permeable weed barrier beneath. Alternatively, County agrees that Master Developer may install alternative planting and landscaping as long as it is operated and maintained by a homeowner's association. Refer to **Exhibit F – Non Street Adjacent Pathway Cross Section** for a depiction of these pathways.

8.9.1.4. Construction Drawings to Include Landscaping. Each subdivision's improvement plans shall provide a detailed Public Landscape plan that, at a minimum, shows landscaping materials proposed to be used, the proposed location, species, including the measurements of each tree's mature crown, and the method of vegetation irrigation.

8.9.1.5. Pathway Crossing of Residential Street. Wherever a pathway intersects with a residential street, Master Developer agrees to install or cause to be installed the following in accordance with NACTO and other applicable best practice standards:

8.9.1.5.1. Raised Crosswalk. A raised crossing with a zebra-style crosswalk. The raised crossing shall be constructed of concrete and be designed as a six-inch high ramped speed table with six-foot ramps or greater if required by the County Engineer. The top (horizontal) of the speed table shall be at

least ten-feet wide. Notification signage shall be posted in advance of the speed table.

8.9.1.5.2. Curb Extensions. Curb extensions (bulb-outs) shall be installed for pathway street crossings on both sides of the applicable street. A curb extension (bulb-out) shall be constructed to constrict a residential street width to no greater than 24 feet, or 36 feet if the street has or is planned to have an on-street bike lane. The County Engineer has discretion to modify this width if the street's design is different than the County's standard. Each curb extension shall be marked with a traffic delineator as prescribed by the County Engineer or County Roads Supervisor. If Master Developer is not responsible for other street Improvements on the opposite side of a street, the following minimum curb extension requirements shall be installed on that side.

8.9.1.5.2.1. Each end of the curb extension shall at least provide a temporary means of directing drainage to the intended or expected drainage collection system or swale;

8.9.1.5.2.2. The curb extension shall provide pedestrians a convenient and safe transition from the crossing to whatever historic pedestrian facility exists there. If no formal NACTO-standard pedestrian facility exists on that side, Master Developer shall post a "Crossing Temporarily Closed" sign at the entrance of the crosswalk, or as otherwise required by the County Engineer or Roads Supervisor.

8.9.1.5.2.3. The County Engineer or Roads Supervisor may require other Improvements that minimize potential safety risks of the curb-extension, such as but not limited to, additional curbing, guardrail, signage, drainage and street shoulder Improvements. If required, Master Developer hereby agrees to install such Improvements.

8.10. Environmental and Air Quality Standards. The Parties agree to implement the community's overall goal of minimizing development impacts on the environment to a reasonable degree practicable. As such, Master Developer agrees, on behalf of itself and all successive owners of the Project or of lots within the Project, to exceed minimum requirements of applicable building and construction codes and conventions by ensuring each dwelling unit is equipped with the following prior to receiving a final certificate of occupancy.

8.10.1. Energy Efficiency. All buildings will be designed to an energy efficiency rating that is one climate zone colder than the area's designated climate zone. Gas-heated furnaces and water heaters shall have an efficiency rating of 95 percent or greater.

8.11. Outdoor Lighting. Master Developer agrees that all outdoor lighting within the Project will be dark-sky friendly and as such will be governed by the County's Outdoor Lighting Ordinance,

Exhibit D

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
7/1/2025

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Preliminary will-serve** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for the **Brook View Subdivision Phases 1 & 2 totaling 116 lots.** The property is located at 1400 S. 4100 W. Taylor UT. The District has the capacity to serve this subdivision for culinary purposes only. Pressurized secondary water must be provided by Hooper Irrigation. Taylor West Weber Water specifications and standards must be followed in all installation procedures.

Requirements before subdivision approval:

- Plan review / inspection fee $200 per lot = $23,200.00
- Plan approval
- Water rights impact fee=$7,842 per lot = $909,672.00
- Will serve letter from Hooper Irrigation

Requirements after subdivision approval:

- Impact and connection fee $6,856 per lot this includes the cost of the meter. This will need to be paid for at the time building permits are issued.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND BUILDING APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. THIS LETTER EXPIRES SIX MONTHS FROM THE DATE ISSUED IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY.
Expires 1/1/2026

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

Hooper Irrigation Co.

PO Box 184
5375 S 5500 W
Hooper, Utah 84315

Phone: (801)985-8429
Fax: (801)985-3556
hooperirrigationco@msn.com

September 23, 2024

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – Brookview

The development is located at approximately 1600 South and 4000 West and consists of 116 lots and a 1.01-acre detention basin. Hooper Irrigation Company has pressure irrigation water available for the aforementioned project located at the above-noted address.

This letter states that the afore-named project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office. The developer met with the Hooper Irrigation Company Board to discuss private ditches, connection requirements, and specifications to meet Hooper Irrigation standards.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the Company office.

If you have questions, please call 801-985-8429.

Sincerely,

Michelle Pinkston

Michelle Pinkston
Office Manager
Board Secretary

Central Weber Sewer Improvement District

September 4, 2024

Felix Llevernio
Weber County Planning Commission
2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: Brookview
Sanitary Sewer Service
Will Serve Letter

Felix:

We have reviewed the request of Laloli Properties to provide sanitary sewer treatment services to the subdivision called Brookview (formally Martini Legacy) comprising 116 residential lots located at approximate address 4000 West 1400 South, Weber County. We offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber Sewer Improvement District (District) has the capacity to treat the sanitary sewer flow from this subdivision. Inasmuch as the system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.

2. If any connection is made directly into the District's facilities the connection must be constructed in accordance with District standards and must be inspected by the District while the work is being done. **A minimum of 48-hour notice for inspection shall be given to the District prior to any work associated with the connection.**

3. Central Weber Sewer Improvement District is a wholesale wastewater treatment provider to Weber County. Connection to the sewer system must be through a retail provider, which we understand to be Weber County. The District will not take responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.

4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. The District's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

5. **The entire parcel of property to be served must be annexed into the Central Weber Sewer Improvement District prior to any sewer service connection or connection to the District's facilities.** This annexation must be complete before the sale of any lots in the subdivision. Annexation into the District is permitted by the District's Board of Trustees. This will serve letter is a statement of available capacity and does not guarantee board approval of annexation.

6. Impact fees must be paid no later than the issuance of any building permits.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Paige Spencer Central Weber Sewer
Laloli Properties

Narrowed List of Permitted Uses on the Jorco Property for the C-2 Zone	Zone
Permitted Uses	
	C-2
Academies/studios for dance, art, sports, etc.	P
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P
Air conditioning, sales and service	N
~~Ambulance base stations~~	~~C~~
Amusement enterprises	N
Animal hospital, small animals only and provided it is conducted within completely enclosed building	N
Antique, import or souvenir shop	P
Archery shop and range, provided it is conducted within completely enclosed building	P
Art and artists supply store	P
Athletic, recreational equipment, and sporting goods sales or rentals, excluding sale or repair of motor vehicles, motor boats or motors	P
Athletic and sporting goods store including sale or repair of motor vehicles, motor boats or motors	N
Auction establishment	N
Automobile repair including paint, body and fender, brake, muffler, upholstery or transmission work, provided it is conducted within completely enclosed building	N
Automobile, new or used sales and service	N
Awning sales and service	P
Baby formula service	P
Bakery, limited to goods retailed on premises	P
Bakery goods manufacturing	N
Bank or financial institution, not including payday loan services	P
Barbershop	P
Bath and massage establishment	P
Beauty culture school	N
Beauty parlor for cats and dogs	P
Beauty shop	P
Bed and breakfast dwelling	P
Bed and breakfast inn	P
Bed and breakfast hotel	C
Beer parlor, sale of draft beer	N
Bicycle sales and service	P
Billiard parlor	N
~~Boat sales and service, including water craft rentals as an accessory to boat sales and service~~	~~C~~
Bookbinding	N
Bookstore, retail	P
Bottling and distribution plant	N
Bowling alley	C
Boxing arena	N
Brewery, micro; in conjunction with a restaurant	P
Building materials sales or yard	N
Bus terminal	P
Butcher shop, excluding slaughtering	P
Cabaret	N
Cafe or cafeteria	P
Camera store	P

Candy manufacture	N
Candy store, confectionery	P
Carbonated water sales	P
Carpenter and cabinet shop	N
Carpet and rug cleaning	N
Carpet, rug and linoleum service	P
~~Car rental agency~~	~~P~~
Car wash, automatic	C
Car wash, manual spray	P
Cash register sales and service	P
Catering establishment	P
China, crystal and silver shop	P
Christmas tree sales	P
Church	P
Circus, carnival or other transient amusement	N
Cleaning and dyeing establishment	P
Clinics, medical or dental	P
Clothing and accessory store	P
Coal and fuel sales office	N
Communication equipment building	P
Contractor shop, provided work is conducted within a completely enclosed building	N
Convenience store	P
Costume rental	P
Dairy products store	P
Dance hall	N
Data processing service and supplies	P
Day care center	P
Delicatessen	P
Department store	P
Detective agency	P
Diaper service, including cleaning	P
Drapery and curtain store	P
Drive it yourself agency or business	P
Drug store	P
~~Dry cleaning~~	~~P~~
Dwelling unit in compliance with Section 104-20-4	N
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that 3,000 sq. ft. of green area is provided for the family	C
Educational institution	P
Educational/institutional identification sign	C
Egg and poultry store, providing no live bird slaughtering or eviscerating permitted	P
Electrical and heating appliances and fixtures sales and service	P
Electronic equipment sales and service	P
Employment agency	P
Express and transfer service	N
Fabric and textile store	P
Farm implement sales	N
Film exchange establishment	P

Fitness, athletic, health, or recreation center, or gymnasium	P
Flooring sales and service, carpet, rug, and linoleum	P
Florist shop	P
Frozen food lockers, incidental to a grocery store or food business	P
Fruit or vegetable store or stand	P
Furniture sales and repair	P
Fur apparel sales, storage or repair	P
Garden supplies and plant materials sales	P
Gift store	P
Glass sales and service	P
Government office buildings	P
Greenhouse and nursery	P
Grocery store	P
Gunsmith	P
Gymnasium	P
Hardware store	P
Health food store	P
~~Heliport~~	~~C~~
Hobby and crafts store	P
Hospital supplies	P
Hotel	C
House cleaning and repair	P
House equipment display	P
Household appliance sales and incidental service	C
Household pets, dwelling units only	P
Ice cream manufacture	N
Ice cream parlor	P
Ice manufacture and storage	N
Ice store or vending station	P
Insulation sales	P
Insurance agency	P
Interior decorator and designing establishment	P
Janitor service and supply	P
Jewelry store sales and service	P
Knitting mills	N
Laboratory, dental or medical	P
Laundromat	P
Lawn mower sales and service	P
Leather goods, sales and service	P
Legal office	P
Library	P
Linen store	P
Linen supply service	N
Liquor store	C
Locksmith	P
Lodge or social hall	P
Lodging house	C

Lounge	N
Luggage store	P
Lumber yard	N
Machine shop operations incidental to any use permitted in C-3 district	N
Manufacture of goods retailed on premises	C
Meat custom cutting and wrapping, excluding slaughtering	C
Meat, fish and seafood store	P
Medical office	P
Medical supplies	P
Millinery	P
Miniature golf	N
~~Mobile home sales~~	C
Mobile home service	N
Monument works and sales	P
~~Mortuary~~	C
~~Motel~~	C
~~Motorboat sales and service~~	~~C~~
Motorcycle and motor scooters sales and service	C
Museum	P
Music store	P
Needlework, embroidery or knitting store	P
Newsstand	P
Nightclub or social club	N
Notion store	P
Novelty store	P
Nursery school	P
Office in which goods or merchandise are not commercially created, exchanged or sold	P
Office supply	P
Office machines sales and service	P
Oil burner shop	N
Optometrist, optician or oculist	P
Ornamental iron sales or repair	C
Outdoor storage, except where expressly permitted otherwise in the zone	N
Paint or wallpaper store	P
Paperhanger shop	P
Park and playground	P
~~Parking lot or parking structure for passenger vehicles as a main use~~	~~C~~
Pawnshop	N
Penny arcade	N
Pest control and extermination	P
Pet and pet supply store	P
Pharmacy	P
Photographic supplies	P
Photo studio	P
Physician or surgeon	P
Pie manufacture	P
Plumbing shop	C

Pony ring, without stables	N
Pool hall	N
Popcorn or nut shop	P
Post office	P
Pottery, sales and manufacture of crafts and tile	P
Printing or copying sales and services	C
Private liquor club	N
Professional office	P
Public utilities substation	C
Public building	P
Radio and television sales and service	P
Radio or television broadcasting station	P
Real estate agency	P
~~Reception center or wedding chapel~~	~~C~~
Recreation center	C
Recreational vehicle and boat storage, indoor only	C
Rental agency for home and garden equipment	P
Restaurant	P
Restaurant, drive-in	P
Restaurant, drive-through	C
Roller skating rink	C
Roofing sales or shop	P
Secondhand store	P
Seed and feed store, retail	P
Self-storage: indoor units for personal and household items, in compliance with the requirements of Section 104-20-4.	C
~~Service station, automobile excluding painting, body and fender and upholstery work~~	~~P~~
Service station, automobile, with one-bay car wash as accessory use	P
Sewing machine sale and service	P
Sheet metal shop and retinning, provided all operations are conducted within completely enclosed bldg.	N
Shoe repair or shoe shine shop	P
Shoe store	P
Shooting gallery	N
Sign manufacture or sign painting	N
Sign, animated; only the time and temperature may be animated in the C-1 zone	P
Sign, business	P
Sign, flat	P
Sign, construction project	P
Sign, directional	P
Sign, freestanding	P
Sign, identification and information	P
Sign, marquee	P
Sign, nameplate	P
Sign, off premises	P
Sign, projecting	P
Sign, roof	P
Sign, temporary	P
Sign, wall	P

Snow plow and removal service	C
Snowmobile and ATV sales and repair	C
Soil and lawn service	P
Spa	P
Supermarket	P
Tailor shop	P
Tavern, beer pub	N
Taxicab stand	P
Taxidermist	P
Temporary building for uses incidental to construction work. Such buildings shall be removed upon the completion of the construction work.	P
Theater, indoor	P
Theater, outdoor	N
Tire recapping or retreading sales and service	N
Tobacco shop	P
Tool design (precision) repair and manufacture	N
Toy store, retail	P
Trade or industrial school	C
Trailer sales and service	N
Travel agency	P
Truck terminal	N
Upholstery shop	P
Used car lot	N
Variety store	P
Vendor, short term, in compliance with the requirements of Section 108-13-3	P
Ventilating equipment sales and service	C
Video sales and rental	P
Warehouse storage	N
Weather stripping shop	P
Welding shop	N
Wholesale business	N
Window washing establishment	P