

NOTES:
SEWER IS TO BE WISCONSIN MOUND SEPTIC AS APPROVED BY WEBER MORGAN HEALTH DEPARTMENT.

AREA AROUND HOME SHOULD BE GRADED AT A MINIMUM OF 2% AWAY FROM BUILDINGS.

EXCAVATED MATERIAL IS TO BE TEMPORARILY STOCKPILED WITHIN THE BOUNDARIES OF LOTS 1 AND REMAINDER PARCEL AND LATER USED AS NON-STRUCTURAL BACKFILL.

CONTRACTOR IS TO BE RESPONSIBLE IN IMPLEMENTING SWPPP PROCEDURES AND INSPECTIONS.

TOTAL AREA OF LAND DISTURBANCE:
SITE 1/ LOT 1 = 11,550 SQ. FT. +/-
SITE 2/ REMAINDER PARCEL = 11,969 SQ. FT. +/-

ALL WORK WITHIN 2900 WEST RIGHT-OF-WAY SHALL REQUIRE AND BE COMPLETED UNDER A SEPARATE WEBER COUNTY PERMIT

DAN FLINT WILL BE RESPONSIBLE FOR CONDITIONS OF SITE DURING CONSTRUCTION.

SILT FENCE, AND DISTANCE BETWEEN BUILDING SITE AND PROPERTY LINE SHALL PREVENT CONFLICT WITH NEIGHBORS.

CONCRETE WASHOUT SHOWN ON PLAN WILL BE MAINTAINED BY _____.

PORTA-JOHNS SHOWN ON PLAN WILL BE INSTALLED BY PORTA-JOHN COMPANY.

CONSTRUCTION ENTRANCE WILL BE DRIVEWAY GRADED AND GRAVELED AS SHOWN ON PLAN.

CONTRACTOR WILL SWEEP AS NECESSARY TO REMOVE MUD AND DIRT TRACKED ONTO ASPHALT.

EXISTING STORM CULVERTS WILL BE PROTECTED BY FILTER BAG AND OR SILT FENCE AS NECESSARY.

CURRENTLY RAINWATER DRAINS TO EXISTING STORM DRAIN.

THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057C040GE WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

WATER SERVICE AND FIRE HYDRANT TO BE INSTALLED PER TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT STANDARDS.

DRIVEWAYS TO HOLD MINIMUM 75,000 LBS.

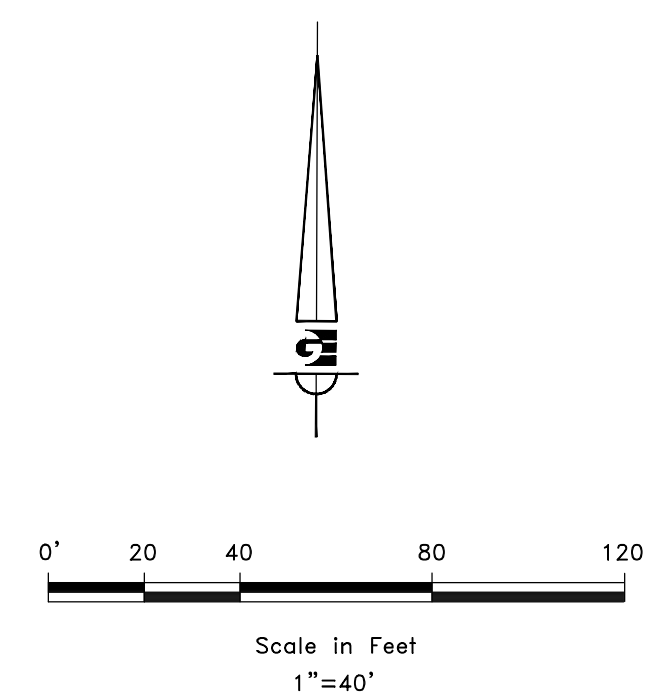
A-2 ZONING REQUIREMENTS
MINIMUM AREA 40,000 SQ. FT.
LOT WIDTH 150'
FRONT YARD SETBACK 30 FT.
SIDE YARD SETBACK 10 FT WITH TOTAL WIDTH OF TWO SIDE YARDS NOT LESS THAN 24 FT.
REAR YARD SETBACK 30 FT.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

SOIL NOTES:

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 411923 E 4565930 N)
0-13" SANDY LOAM, GRANULAR STRUCTURE
13-44" LOAM, MASSIVE STRUCTURE
GROUNDWATER AT 44", MOTTLING AT 37"

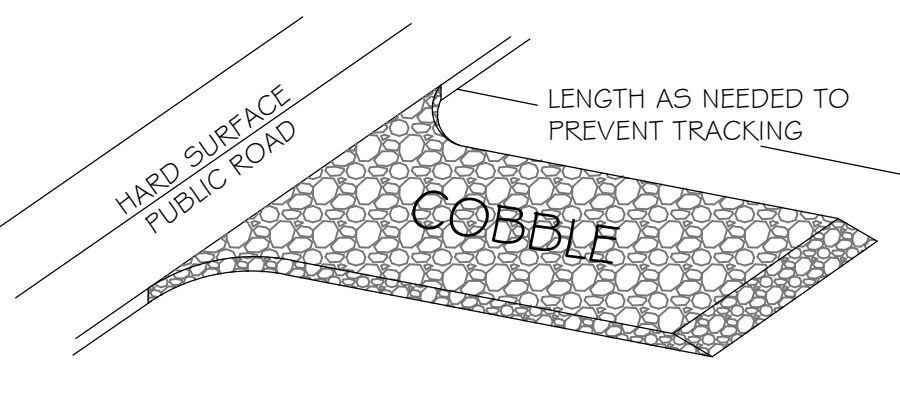
EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 411975 E 4566029 N)
0-12" SANDY LOAM, GRANULAR STRUCTURE
12-45" LOAM, MASSIVE STRUCTURE
GROUNDWATER AT 45", MOTTLING AT 30"



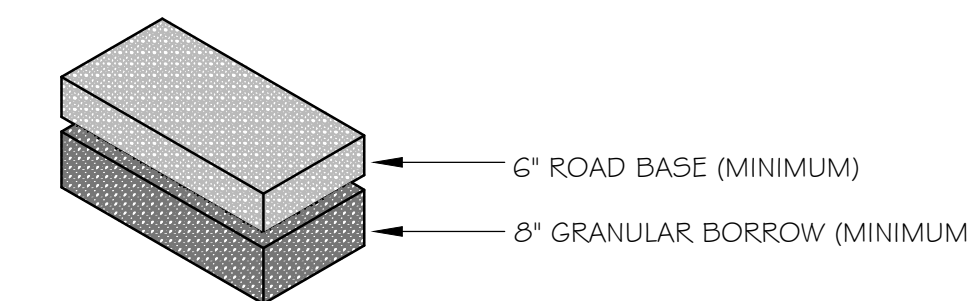
- PROPERTY LINE
- - - ADJACENT PARCEL
- x- EXISTING FENCE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING 1' CONTOUR
- - - EXISTING 5' CONTOUR
- WTR — EXISTING WATER LINE
- OH — EXISTING POWER LINE
- SD — EXISTING STORM LINE
- ▨ PROPOSED GRAVEL
- ⊙ INLET PROTECTION (FILTER BAG AND FABRIC UNDER GRATE)
- ▬ SILT FENCE OR WADDLES

STREET MAINTENANCE NOTES:

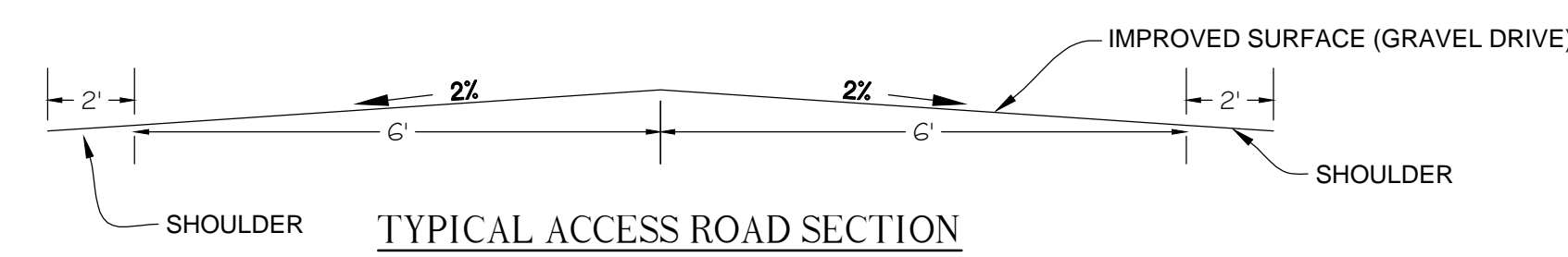
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.



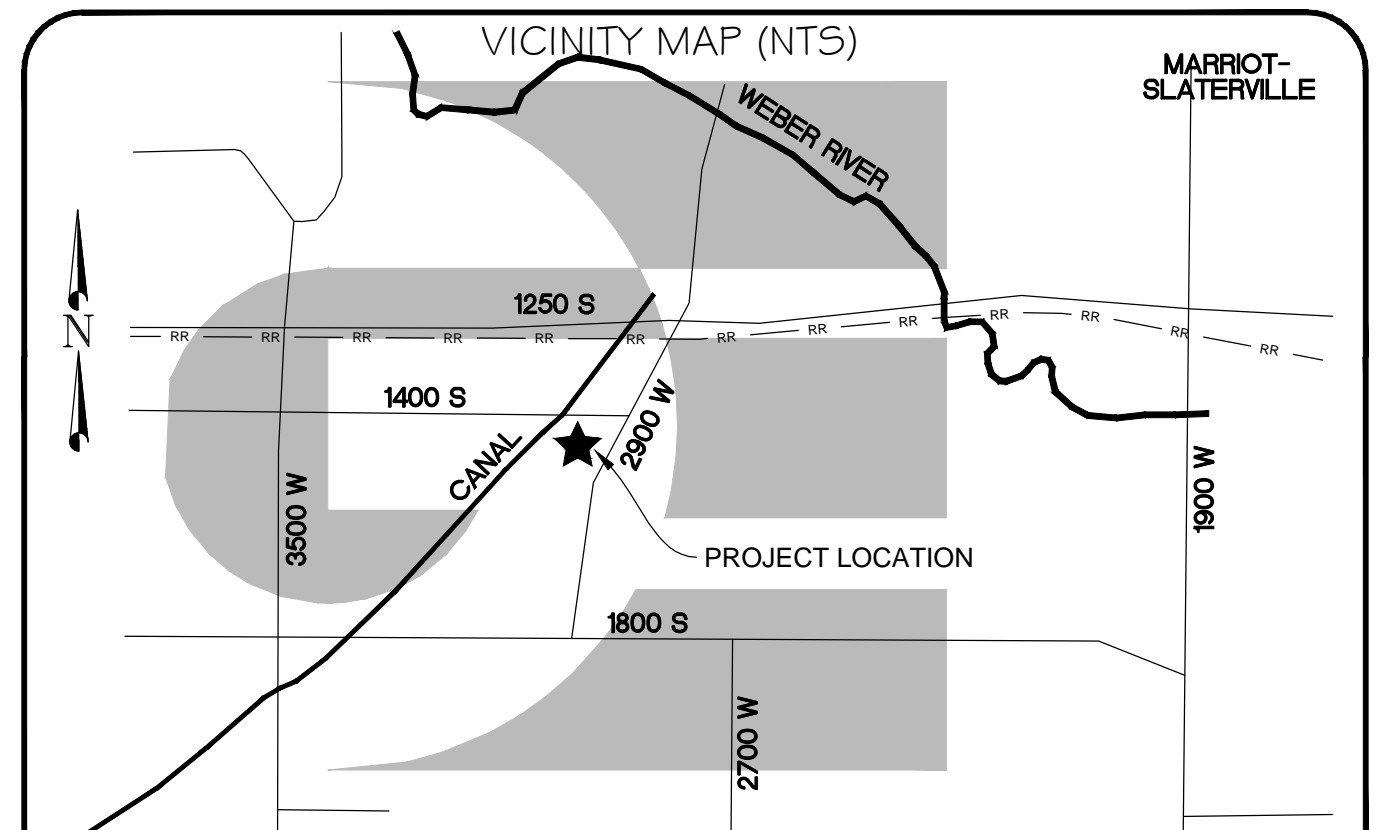
TYPICAL VEHICLE TRACKING SECTION



TYPICAL GRAVEL ROAD SECTION



TYPICAL ACCESS ROAD SECTION



NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.

REVISIONS	
DATE	DESCRIPTION
8/6/15	DRIVEWAY + HYDRANT CHANGES
8/11/15	SOIL NOTE CHANGES
DESIGN: SGP	
DRAWN: SGP	
CHECKED: KHV	

DEVELOPER:
DAN FLINT
5595 ZEPHURUS BLVD
801.979.0457

SITE PLAN / SWPPP

LOT 1 AND REMAINDER PARCEL

FLINT SUBDIVISION, JULY 2015

WEBER COUNTY, UTAH

GARDNER ENGINEERING

CIVIL AND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

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

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

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