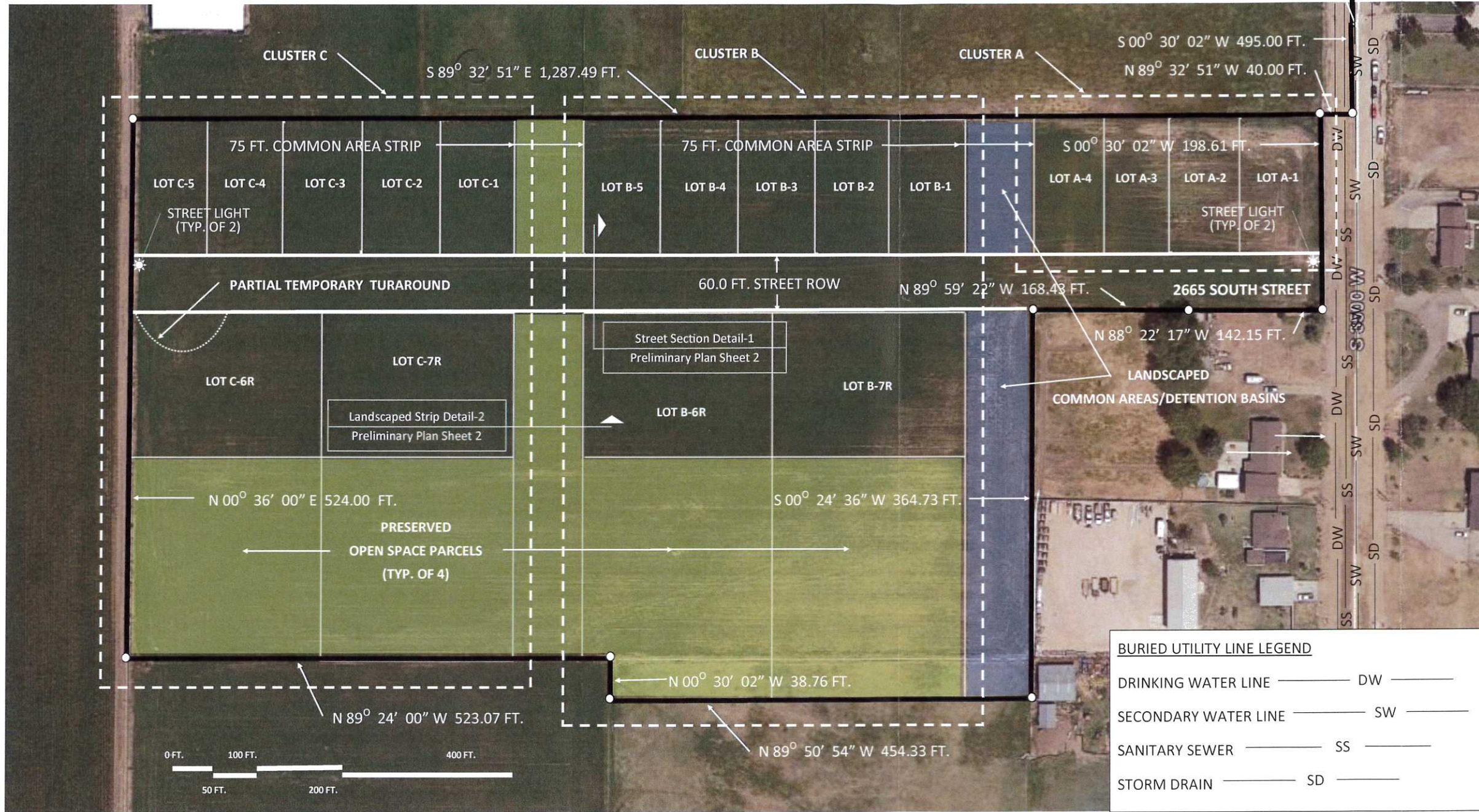


**STAKER FARMSTEAD ESTATES
RESIDENTIAL CLUSTER SUBDIVISION
NE 1/4 SECTION 33 TOWNSHIP 6 NORTH RANGE 2 WEST SLB&M**

NE SECTION CORNER
SECTION 33 T6N R2W SLB&M



TOTAL DEVELOPMENT ACREAGE SUMMARY	
Total Acreage	13.57
Total Street Acreage	1.61
Total Common Acreage	1.72
Total Cluster A Developable Acreage	0.90
Total Cluster B Developable Acreage	2.42
Total Cluster B Preserved Open Space Acreage	2.44
Total Cluster C Developable Acreage	2.42
Total Cluster C Preserved Open Space Acreage	2.06
Total Developable Acreage All Clusters	5.74
Total Preserved Open Space & Common Area	6.22

INDIVIDUAL CLUSTER ACREAGE SUMMARY				
Cluster	Lot	Ft ²	DV Ft ²	OS Ft ²
Cluster A	A-1	9,800		
	A-2	9,800		
	A-3	9,800		
	A-4	9,800		
Cluster B	B-1	9,600		
	B-2	9,600		
	B-3	9,600		
	B-4	9,600		
	B-5	9,600		
	B-6R		28,750	52,510
B-7R		28,750	53,770	
Cluster C	C-1	9,600		
	C-2	9,600		
	C-3	9,600		
	C-4	9,600		
	C-5	9,600		
	C-6R		28,750	44,870
	C-7R		28,750	44,870

BURIED UTILITY LINE LEGEND

DRINKING WATER LINE ——— DW ———

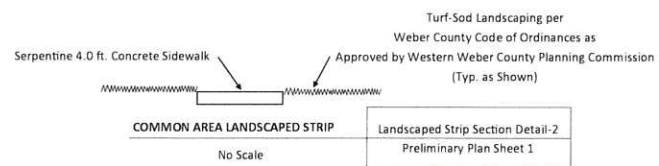
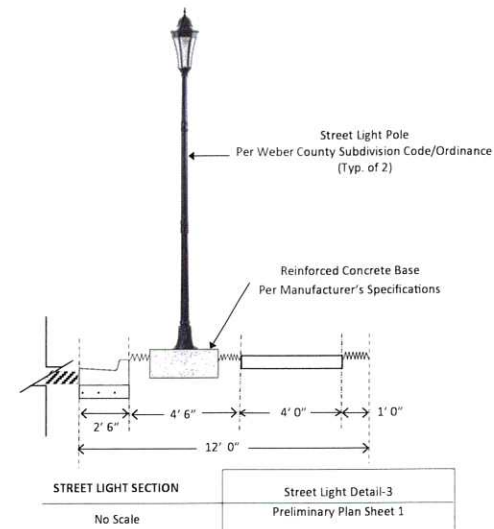
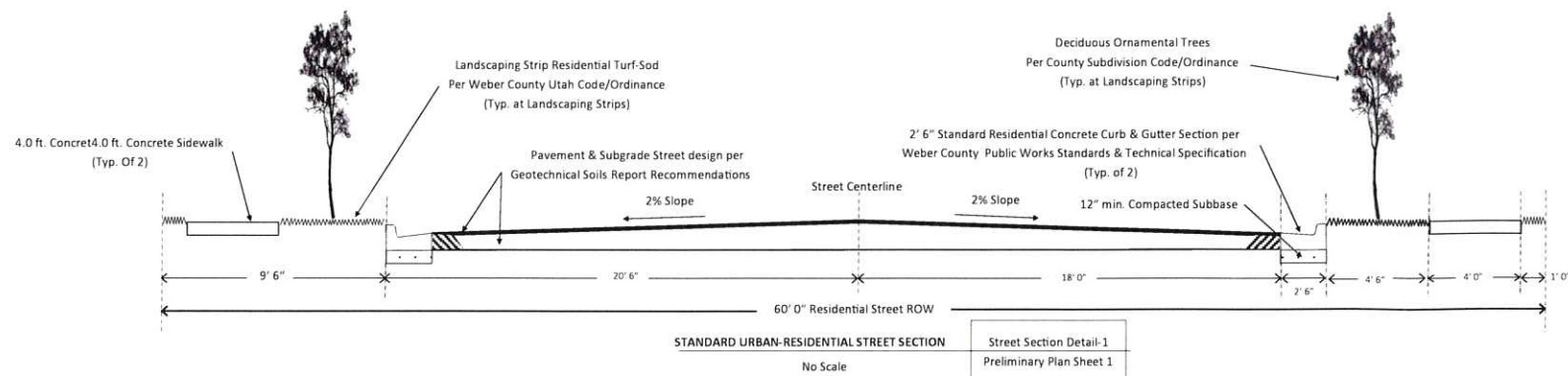
SECONDARY WATER LINE ——— SW ———

SANITARY SEWER ——— SS ———

STORM DRAIN ——— SD ———

Table Notes:
 '1. DV Ft² : Developable Lot Area'
 '2. OS Ft² : Preserved Open Space Lot Area'

Edwin H. Christensen, SE, PE Utah No. 168487-2203	ALPINE ENGINEERING & CONSTRUCTION, LLC Land Development Public Works-Water & Wastewater Utilities P.O. Box 13059, Ogden, UT 84412 (801) 458-9647		PRELIMINARY PLAN SUBMITTAL-DEVELOPMENT LAYOUT PLAN 18 LOT RESIDENTIAL CLUSTER SUBDIVISION WEBER COUNTY, UTAH		
	Rev. Date	Reviewed	Submittal	Approximate Address: 2665 South 3500 West Taylor, Utah 84401	Date of Submittal: March 28, 2017
	12/16/2016	EHC	Conceptual Sketch Plan	Partial Legal: NE ¼ Section 33, Township 6 North, Range 2 West SLB&M	Submittal: Weber County Planning Commission
	4/3/2017	EHC	Property Boundary Change per RLS Plat	Recorded Weber County Tax Assessor Tax ID Number: 15-088-0035	Current Zoning Designation: A-1
	4/10/17	EHC	Addition of Landscape Strip Sections	Record Property Ownership: Val E. & Linda L. Staker	
4/17/17	EHC	Addition of Street Light Poles & Sections	Land Surveyor: David E. Hawkes, PLS, 1295 North 1700 West, Far West, UT 84404		



Edwin H. Christensen, SE, PE



Utah No. 168487-2203

ALPINE ENGINEERING & CONSTRUCTION, LLC

Land Development | Public Works-Water & Wastewater Utilities
P.O. Box 13059, Ogden, UT 84412 | (801) 458-9647

**PRELIMINARY PLAN SUBMITTAL-STREET, COMMON AREA, AND STREET LIGHT SECTIONS/DETAILS
18 LOT RESIDENTIAL CLUSTER SUBDIVISION WEBER COUNTY, UTAH**

Rev. Date	Reviewed	Submittal	Approximate Address: 2665 South 3500 West Taylor, Utah 84401	Date of Submittal: March 28, 2017
12/16/2016	EHC	Conceptual Sketch Plan	Partial Legal: NE ¼ Section 33, Township 6 North, Range 2 West SLB&M	Submittal: Weber County Planning Commission
4/3/2017	EHC	Property Boundary Change per RLS Plat	Recorded Weber County Tax Assessor Tax ID Number: 15-088-0035	Current Zoning Designation: A-1
4/10/17	EHC	Addition of Landscaped Strip Sections	Record Property Ownership: Val E. & Linda L. Staker	SHEET 2 OF 2
			Land Surveyor: David E. Hawkes, PLS, 1295 North 1700 West, Far West, UT 84404	

PROJECT MEMORANDUM

Date: April 17, 2017

From: E. Hal Christensen
Alpine Engineering & Construction, LLC

To: Steve Burton, Planner
Weber County Planning Division

Subject: Staker Farmstead Estates-Resubmittal of Preliminary Plan

Steve:

I've revised the Preliminary Plan that I submitted to your office this past Monday the 10th to include the street lighting poles you indicated (reference your 4/11/17 email) were needed for the Planning Commission to award my development the full 50% bonus density (20% needed for street lighting).

As I mentioned in my 4/13/17 email, I attempted to contact the Cities of Ogden, Layton, Hooper, West Haven, and Clinton to get an idea of what they require for street lighting within their respective new residential developments. So far, I've only heard back from Layton and West Haven. I've attached printouts of basic design standards that I received from both cities late last week.

My preliminary research indicates that there's basically two options for residential street lighting: single poles with and without a cantilevered arm. After driving through a number of newly constructed West Haven and Hooper subdivisions, it's apparent that the single pole without a cantilevered arm option is the preferred choice for typical low density residential developments with detached single family homes.

I am assuming the single pole without a cantilevered arm option is acceptable for the Staker Farmstead Estates subdivision. I've shown two street lights within my proposed subdivision's street public right-of-way and a typical cross section showing the typical location of a proposed street light within the required street grass strip on sheets 1 of 2 and 2 of 2 respectively as shown on the revised Preliminary Plans.

I am further assuming that the submittal of the enclosed revised Preliminary Plan effectively addresses all the outstanding issues that might preclude a final recommendation by the Western Weber Planning Commission for final approval by the Board of County Commissioners including the award of the 50% bonus density as currently shown on the Preliminary Plan.

Thanks for all your help and let me know if you have further questions or concerns to include the subdivision on the 5/9/17 Planning Commission agenda.



STANDARD PLANS
FOR STREET LIGHTING

APRIL 2016

James Woodruff, City Engineer

Shannon Hansen, Assistant City Engineer – Development

Stephen Jackson, Assistant City Engineer – Capital Projects

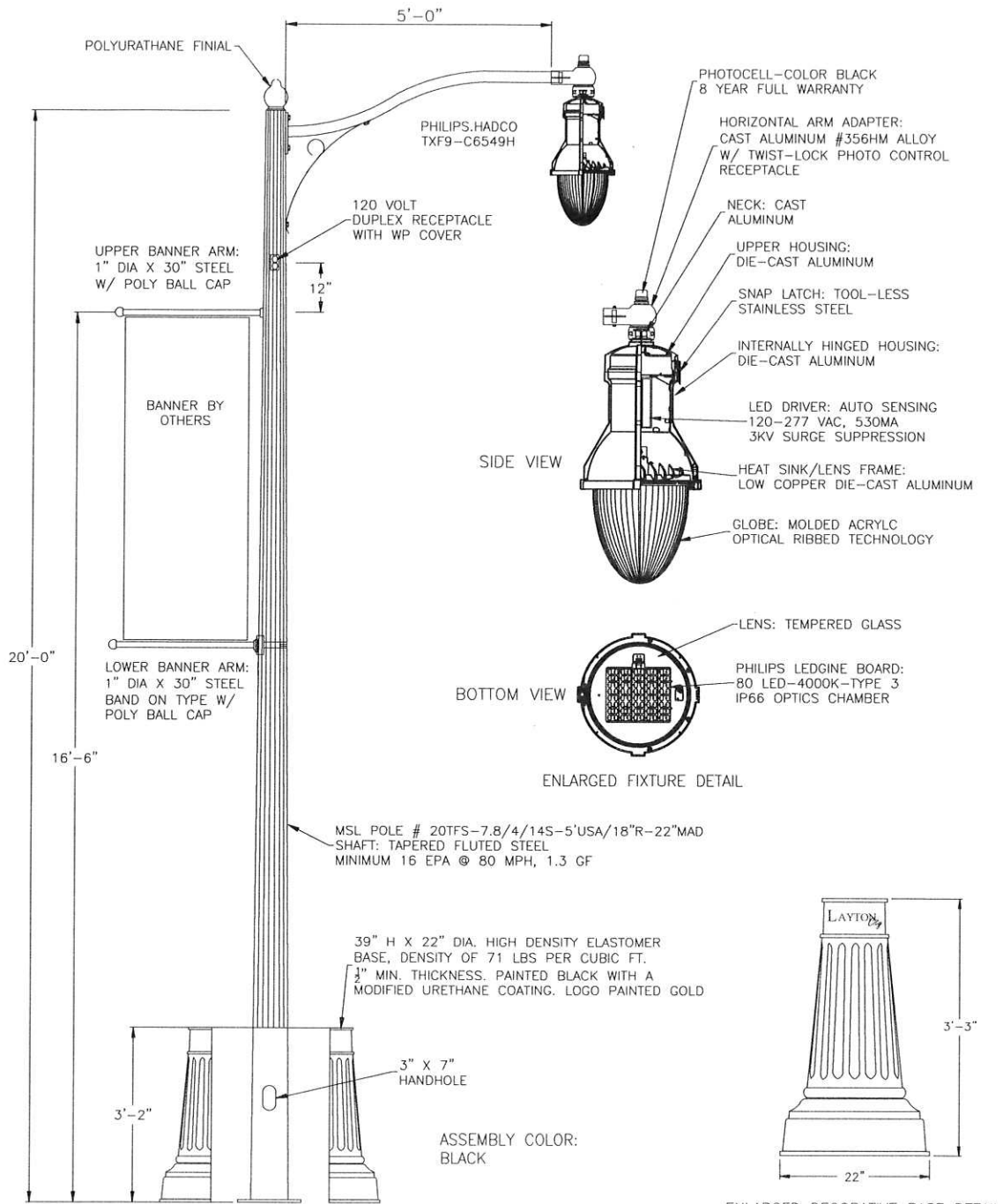
Staff Engineers: Ryan Bankhead, Ashley Thoman, Mark Stenquist, Stacy Majewski, Amy Bean

STREET LIGHT DRAWING INDEX

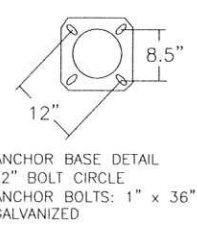
DETAIL NAME	LIGHT TYPE	PAGE #
Tear Drop Pole and Fixture	SL-01	ST-LT-01
Standard Residential Pole and Fixture	SL-02	ST-LT-02
Standard Residential Pole and Fixture (Optional cage on fixture)	SL-02A	ST-LT-03
Standard Residential Pole and Fixture (Optional cage and fluted pole)	SL-02B	ST-LT-04
Double Light Fluted Pole and Fixture	SL-03	ST-LT-05
Single Light Fluted Pole and Fixture	SL-04	ST-LT-06
Arterial Conduit and Power Layout		ST-LT-07
Street Lights Underground		ST-LT-08
Arterial Street Lights Underground (Details and Notes)		ST-LT-09
Single Street Light Installation		ST-LT-10
Rocky Mountain Power Detail		

TEAR DROP POLE AND FIXTURE – SL-01

MAIN ARTERIAL STREET LIGHT



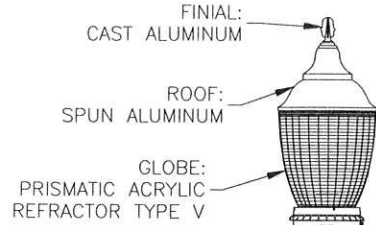
DRAWN BY MTL SCALE NONE DATE 5/11 REVISIONS 7/13		STANDARD DRAWING SL-01 TEAR DROP FIXTURE ST-LT-01
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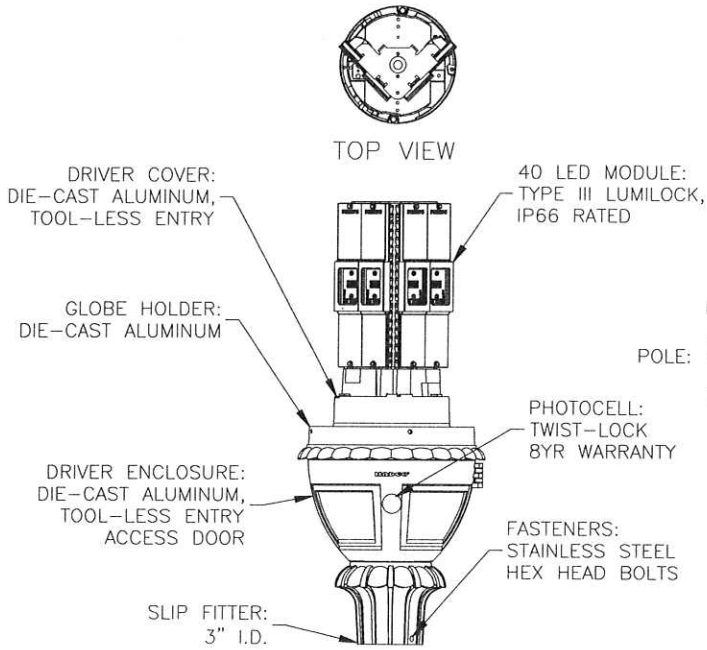
STANDARD RESIDENTIAL POLE AND FIXTURE SL-02

SUBDIVISION ROADS – 66' ROW AND LESS

- LUMILOCK LED SPECIFICATIONS:**
- TYPE III ASYMETRIC DISTRIBUTION
 - 4000K (CCT) 40 LUXEON REBEL ES LED'S ON ALUMINUM CORE PCB. SEALED ACRYLIC LENS, IP66 RATED.
 - MINIMUM 65 COLOR RENDERING INDEX (CRI)
 - 120-277 VAC, 50-60Hz AUTO SENSING.
 - 10kV/10kA SURGE SUPPRESSION BUILT IN.



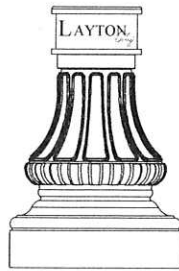
HADCO FIXTURE
#C6549C-40LED



LUMILOCK LED ASSEMBLY

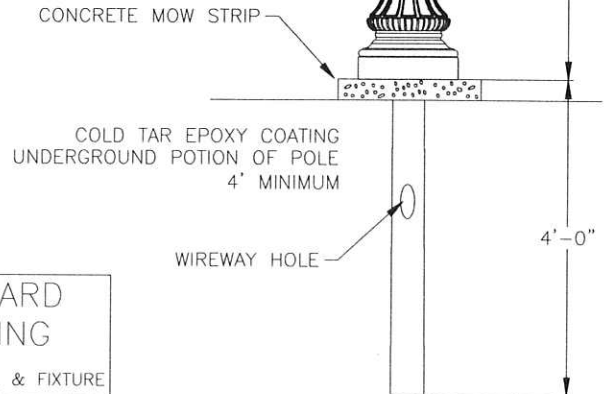
MOUNTAIN STATES LIGHTING POLE
#16'0H/12' AG RTS/3-5.25-BK
POLE: 12' ABOVE GRADE (16' OVERALL)
SHAFT: TAPERED STEEL
MIN 8 EPA, DIRECT BURIAL TYPE

MSL WASHINGTON DECORATIVE BASE
#22"H x 17"W WASH/LAYTON CITY/HH/GL/BK
POLYURETHANE 1/2" MIN. THICKNESS



BASE DETAIL

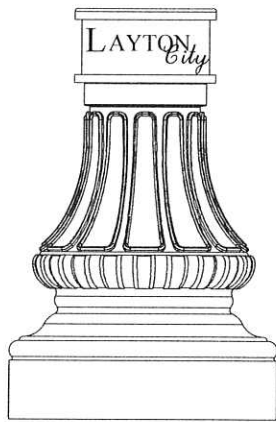
FINISH;
BLACK



DRAWN BY MTL	<h1 style="font-size: 2em; margin: 0;">Layton City</h1>	STANDARD DRAWING
SCALE NONE		SL-02 RES. POL & FIXTURE
DATE 5/11		ST-LT-02
REVISIONS 07/13		

STANDARD RESIDENTIAL
 LIGHT FIXTURE – SL-02A
 (WITH OPTIONAL CAGE ON
 FIXTURE)

HADCO FIXTURE
 # C6549E 55W QL 120V



BASE DETAIL
 FINISH: BLACK

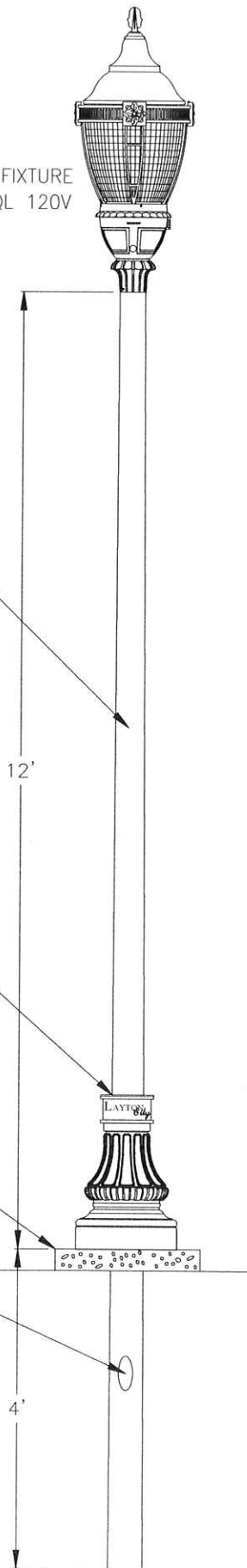
MOUNTAIN STATES POLE #
 16'OH/12' AG RTS/3-5.25/17"
 WASH) NAME-HH-GL-BK
 POLE: 12' ABOVE GRADE
 (16' OVERALL)
 SHAFT: TAPERED STEEL
 MIN 8 EPA, DIRECT BURIAL TYPE

MOUNTAIN STATES DECORATIVE
 BASE 23" H x 17" W
 WASH/LAYTON CITY/HH/GL/BK
 POLYURETHANE 1/2" MIN.
 THICKNESS GOLD TIPPED LOGO

PRE-CAST CONCRETE
 MOW STRIP

WIREWAY HOLE

COLD TAR EPOXY COATING
 UNDERGROUND PORTION
 OF POLE 4' MINIMUM



DRAWN BY MTL
SCALE NONE
DATE 5/11
REVISIONS 1/12



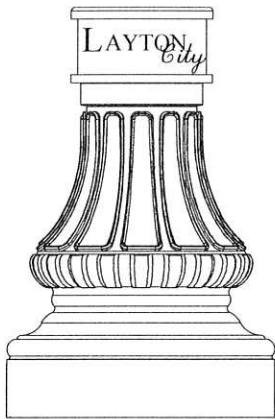
STANDARD
 DRAWING

SL-02A OPTIONAL CAGE

ST-LT-03

TYPICAL RESIDENTIAL LIGHT
 FIXTURE – SL-02B
 (WITH OPTIONAL CAGE AND
 FLUTED POLE)

HADCO FIXTURE
 # C6549E 55W QL 120 V



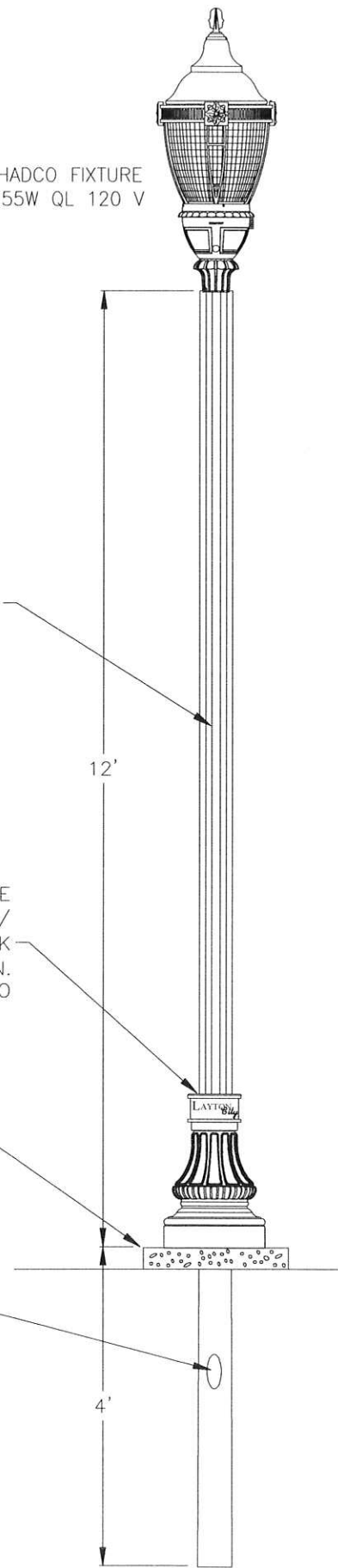
BASE DETAIL
 FINISH: BLACK

MOUNTAIN STATES POLE #
 16'OH/12' AG EFA/17" WASH)
 NAME-HH-GL-BK
 POLE: 12' ABOVE GRADE
 (16' OVERALL)
 SHAFT: FLUTED STEEL
 MIN 10 EPA, DIRECT BURIAL TYPE

MOUNTAIN STATES DECORATIVE
 BASE 23" H x 17" W WASH/
 LAYTON CITY/HH/GL/BK
 POLYURETHANE 1/2" MIN.
 THICKNESS GOLD TIPPED LOGO

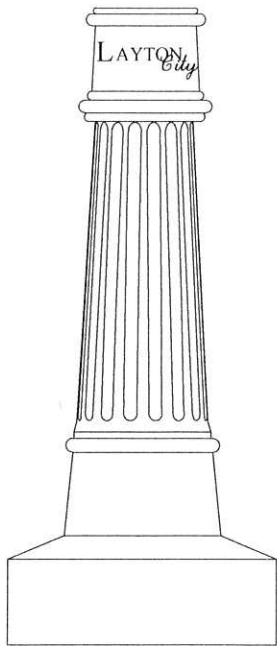
PRE-CAST CONCRETE
 MOW STRIP

WIREWAY HOLE

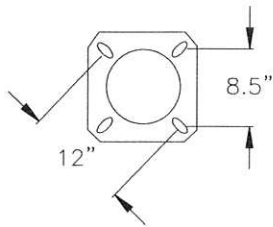


DRAWN BY MTL	Layton City	STANDARD DRAWING
SCALE NONE		SL-02B OPT. CAGE, FLUTE
DATE 5/11		ST-LT-04
REVISIONS 1/12		

DOUBLE LIGHT FLUTED POLE —
 SL-03
 COMMERCIAL AND/OR RESIDENTIAL AS
 DESIGNATED BY THE CITY ENGINEER

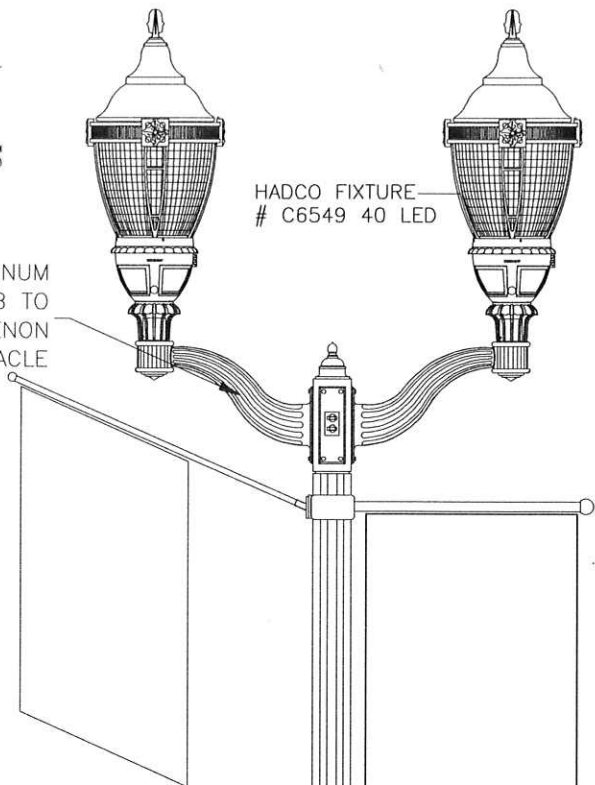


BASE DETAIL
 FINISH: BLACK



ANCHOR BASE DETAIL
 12" BOLT CIRCLE
 ANCHOR BOLTS: 3/4" x 18"

TWIN ARM BRACKET: CAST ALUMINUM
 2-LITE @ 180 W/ CENTER HUB TO
 ACCOMMODATE 4" POLE TENON
 W/ DUPLEX 120V RECEPTACLE



HUB STYLE TOP BANNER W/FLAG
 HOLDER & BOTTOM CLIP

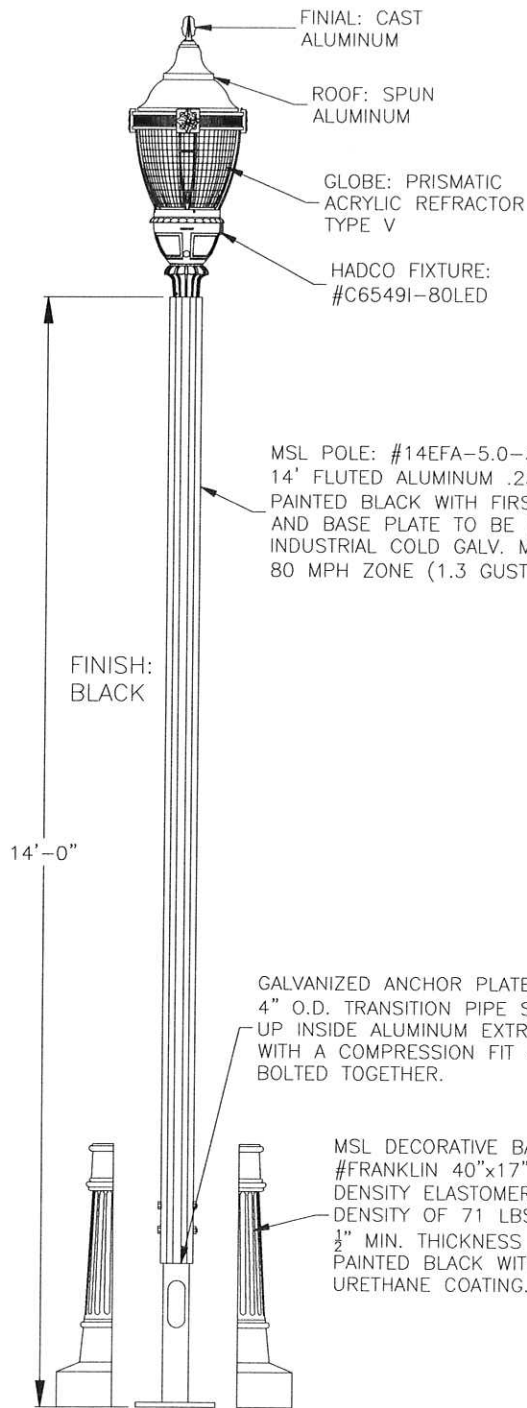
POLE BY MOUNTAIN STATES LIGHTING
 PART# 14EFA-5/14S-TT/3x30D-FRANK(LOGO)
 -BLACK (PART # IS FOR POLE & DECORATIVE
 BASE) 14' FLUTED ALUMINUM .25" WALL
 THICKNESS PAINTED BLACK WITH FIRST 16"
 OF POLE AND BASE PLATE TO BE COATED
 WITH INDUSTRIAL COLD GALV MIN EPA OF 20
 IN 80 MPH ZONE (1.3 GUST FACTOR)

DECORATIVE BASE BY MOUNTAIN STATES LIGHTING
 PART# 17" FRANK(LOGO)-HDEB-BK (BASE ONLY)
 40"H x 17"D HIGH DENSITY ELASTOMER
 DECORATIVE BASE, DENSITY OF
 71 LBS PER CUBIC FOOT. PAINTED BLACK WITH A
 MODIFIED URETHANE COATING, LOGO TIPPED GOLD
 (STAYS FLEXIBLE OVER TIME W/MAX ADHESION)

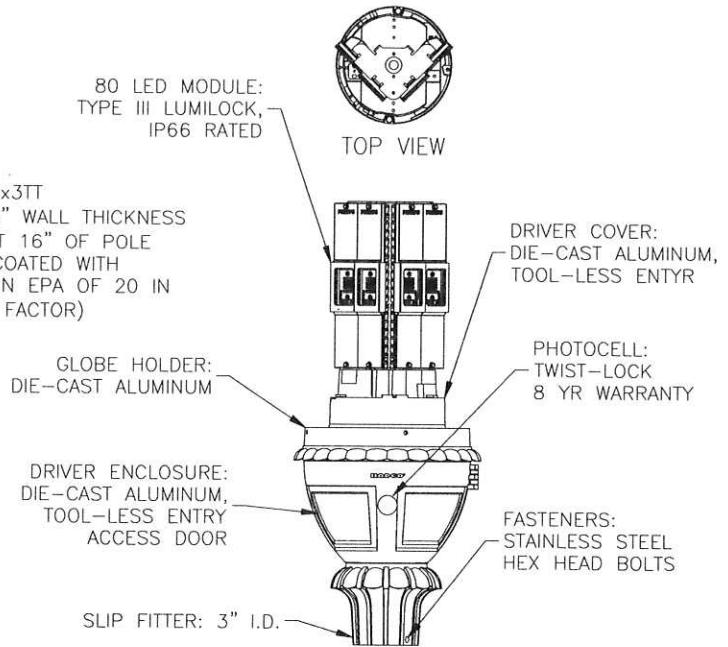
SEE ST-LT-08 FOR
 REQUIRED CONCRETE
 BASE DETAIL

DRAWN BY MTL	Layton City	STANDARD DRAWING
SCALE NONE		SL-03 DBL LIGHT FLUTED
DATE 5/11		ST-LT-05
REVISIONS 1/12		

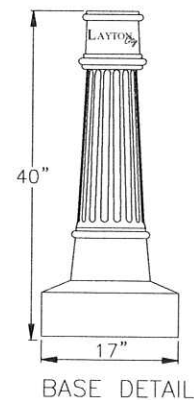
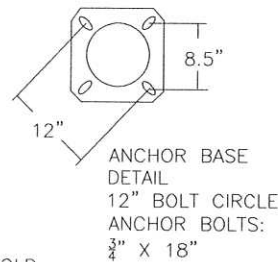
SINGLE LIGHT FLUTED POLE AND FIXTURE SL-04



- LUMILOCK LED SPECIFICATIONS:
- TYPE III ASYMETRIC DISTRIBUTION.
 - 4000K (CCT) 80 LUXEON REBEL ES LED'S ON ALUMINUM CORE PCB. SEALED ACRYLIC LENS, IP66 RATED.
 - MINIMUM 65 COLOR RENDERING INDEX (CRI).
 - 120-277 VAC, 50-60Hz AUTO SENSING.
 - 10kV/10kA SURGE SUPPRESSION BUILT IN.



LUMILOCK LED ASSEMBLY



DRAWN BY	MTL
SCALE	NONE
DATE	5/11
REVISIONS	07/13

**Layton
City**

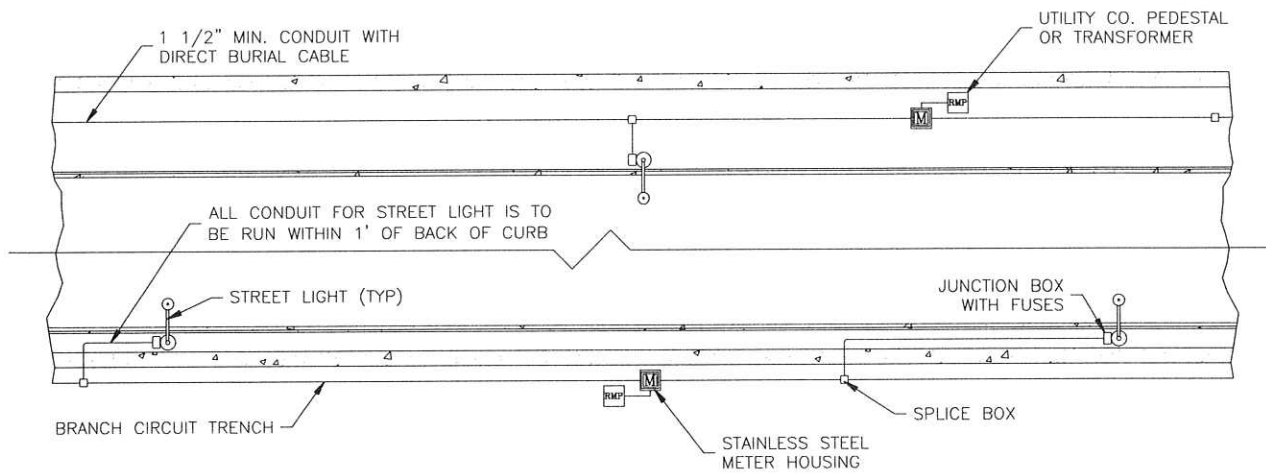
STANDARD
DRAWING

SL-04 SINGLE LIGHT FLUTED

ST-LT-06

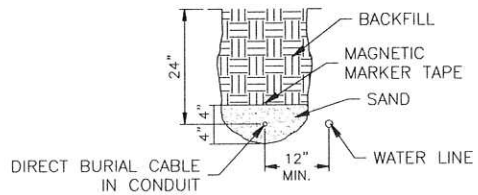
SEE ST-LT-08 FOR REQUIRED CONCRETE BASE DETAIL. ALL LIGHT POLES INSTALLED WITHIN UDOT RIGHT-OF-WAY "CLEAR ZONE" (UDOT DD18) MUST HAVE A BREAKAWAY BASE (UDOT SL11) AND USE PRE-CAST POLYMER CONCRETE JUNCTION BOXES

ARTERIAL STREET LIGHT CONDUIT AND POWER LAYOUT



NOTES:

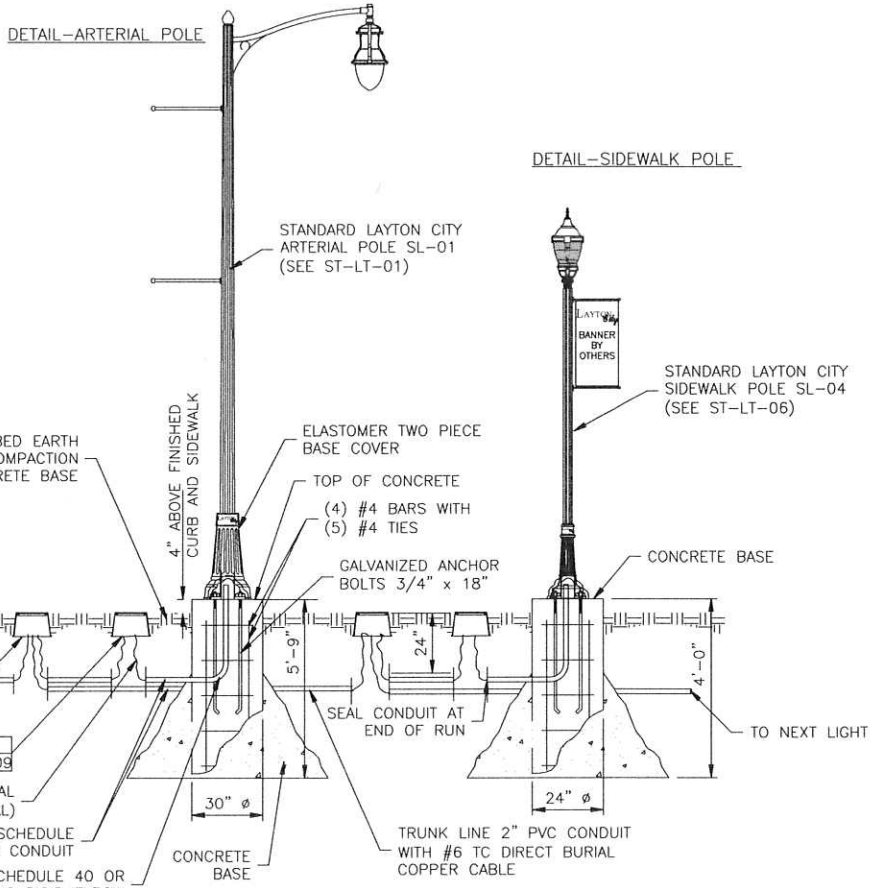
1. ALL STREET LIGHT CABLE SHALL BE DIRECT BURIAL CABLE IN CONDUIT 1 1/2" MINIMUM SCHEDULE 40 GRAY NON-CONDUCTIVE PVC.
2. IF TRENCH REPAIR IS IN A ROADWAY OR PAVED TRAIL THE REPAIR WILL BE AS PER LAYTON CITY EXCAVATION PERMIT SPECIFICATION.
3. INGROUND BOXES LOCATED WITHIN 20' OF APPROACHES AND INTERSECTIONS SHALL BE CARSON H SERIES H1324.



DETAIL-COMMERCIAL BRANCH CIRCUIT TRENCH

DRAWN BY MTL SCALE NONE DATE 5/11 REVISIONS 1/12		STANDARD DRAWING ARTERIAL STREET LIGHT <hr/> ST-LT-07
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STREET LIGHTS UNDERGROUND



DRAWN BY	MTL
SCALE	NONE
DATE	5/11
REVISIONS	1/12

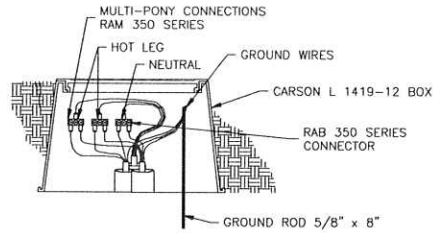


STANDARD DRAWING
STR LIGHTS UNDER
ST-LT-08

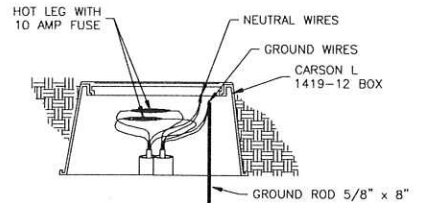
ARTERIAL STREET LIGHTS UNDERGROUND NOTES & DETAILS

NOTES:

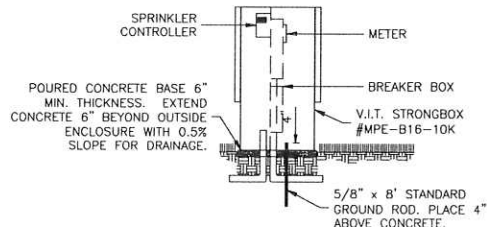
1. CONTRACTORS SHALL FOLLOW LAYTON CITY INSTALLATION AND INSPECTION PROCEDURE FOR LIGHT POLES AND LIGHT FIXTURES BEFORE ACCEPTANCE.
2. STREET LIGHT POLES SHALL BE LOCATED AS INDICATED ON THE APPROVED LIGHTING SITE PLAN, AND INSTALLED AS DESCRIBED IN THE CITY STANDARDS.
3. EACH STREET LIGHT ASSEMBLY SHALL HAVE A JUNCTION BOX WITH COVER MARKED "STREET LIGHTING" WITH FUSES.
4. FUSE HOT WIRES IN JUNCTION BOXES; SUPPLY SPLICE KIT FOR NEUTRAL WIRE.
5. INSTALL GRAY NON-CONDUCTIVE PVC 1 1/2" MIN. CONDUITS WITH 24" COVER AND SAND BEDDING.
6. CONTRACTOR TO INSTALL METER CABINET STRONG BOX WITH BREAKER PANEL. BOX TO BE LOCATED MIN. 8" FROM UTILITY CO. TRANSFORMER OR SECONDARY BOX.
7. BALANCE LOADS ACROSS PHASES FOR 120 V RECEPTACLES.
8. VIBRATED 4000 PSI CONCRETE @ 28 DAYS (6.5 CITY MIX).
9. ANY DISTURBED MATERIAL WITHIN 8' OF POLE FOUNDATION SHALL BE COMPACTED TO 90% OR GREATER.
10. UNDISTURBED NATIVE GRAVEL-SANDY GRAVEL ASSUMED. IF DIFFERENT, CONTACT CITY ENGINEER.
11. USE A 30" DIA. SONO TUBE.
12. LIGHTING LAYOUT MUST BE SHOWN ON AS-BUILTS.
13. GROUND AND NEUTRAL SHALL BE SEPARATE.
14. IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS AS SHOWN
15. REBAR AND TRENCH MUST BE INSPECTED PRIOR TO CONCRETE POUR.
16. ALL SPECIFICATIONS FOR WIRE, CONDUIT, FUSE KITS, SPLICE KITS, JUNCTION BOXES AND CONNECTORS MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED.
17. ALL CONDUCTORS SHALL BE OKONITE-FMR TYPE TC-CABLE #112-10-4054; OKONITE X-OLENE OKOSEAL #112-31-3747; OR ANIXTER VNTC #3H-0603 COPPER ONLY
18. FUSE HOLDERS SHALL BE IN-LINE, WATER TIGHT LEC-AA FOR ARTERIAL POLES.



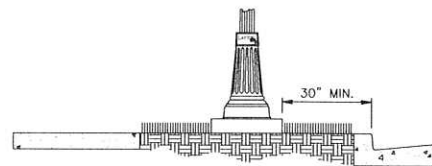
A DETAIL-SPLICE BOX
SCALE: NO SCALE



B DETAIL-JUNCTION BOX WITH FUSES
SCALE: NO SCALE



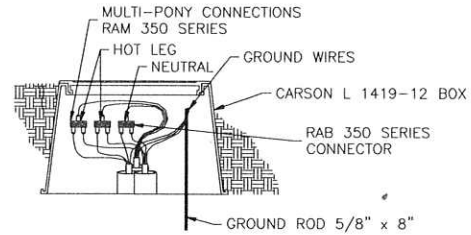
C DETAIL-STAINLESS STEEL METER HOUSING
SCALE: NO SCALE



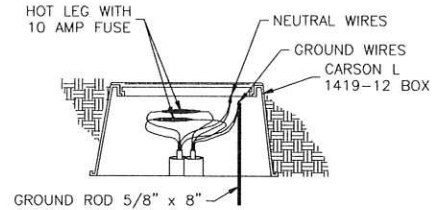
D DETAIL-POLE SPACING FROM FACE OF CURB
SCALE: NO SCALE

DRAWN BY MTL		STANDARD DRAWING
SCALE NONE		ARTERIAL STR LIGHTS UNDER
DATE 5/11		ST-LT-09
REVISIONS 1/12		

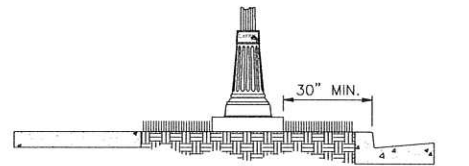
SINGLE STREET LIGHT INSTALLATION



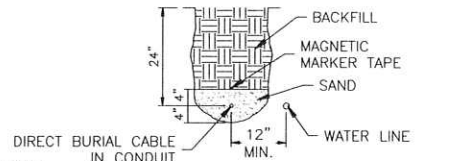
A DETAIL-SPLICE BOX
SCALE: NO SCALE



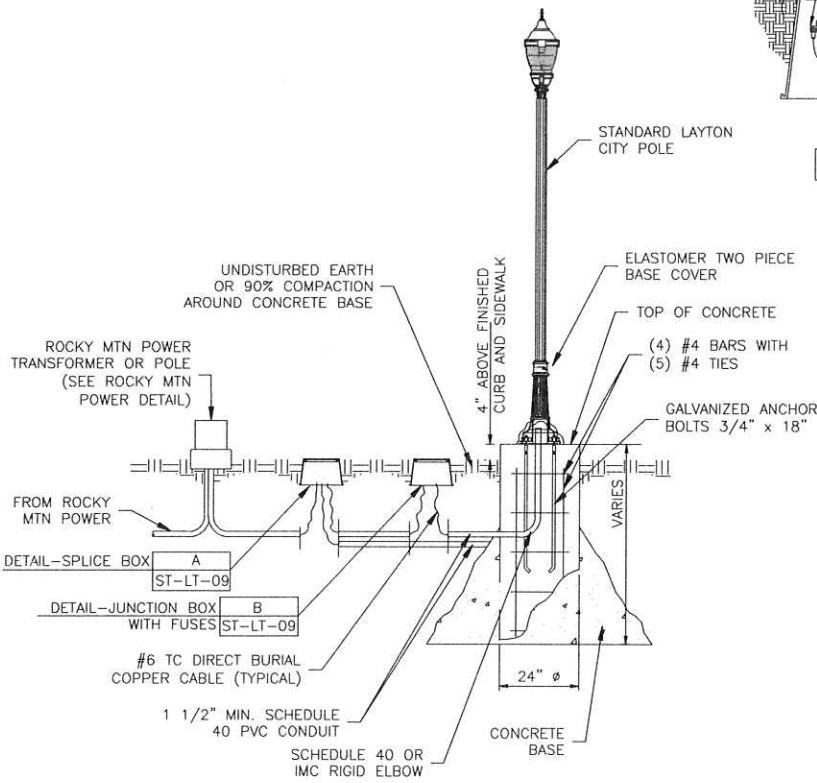
B DETAIL-JUNCTION BOX WITH FUSES
SCALE: NO SCALE



D DETAIL-POLE SPACING FROM FACE OF CURB
SCALE: NO SCALE



DETAIL-COMMERCIAL BRANCH CIRCUIT TRENCH



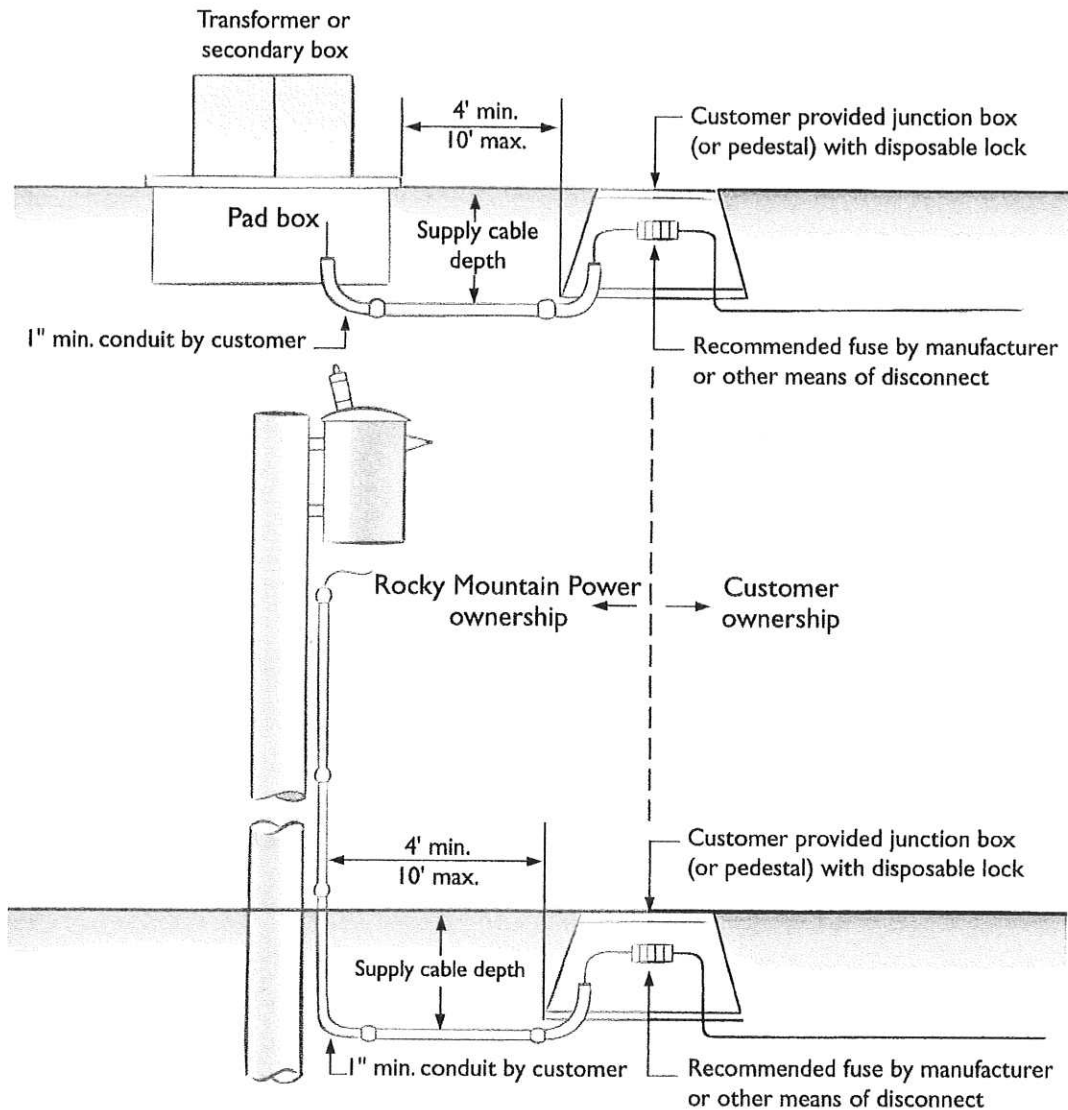
DRAWN BY	MTL
SCALE	NONE
DATE	10/12
REVISIONS	

Layton City

STANDARD DRAWING
SINGLE LIGHT INSTALL
ST-LT-10

SEE SHEET ST-LT-09 FOR GENERAL NOTES ON STREET LIGHT INSTALLATION.

Streetlight Point-of-Disconnect Diagram



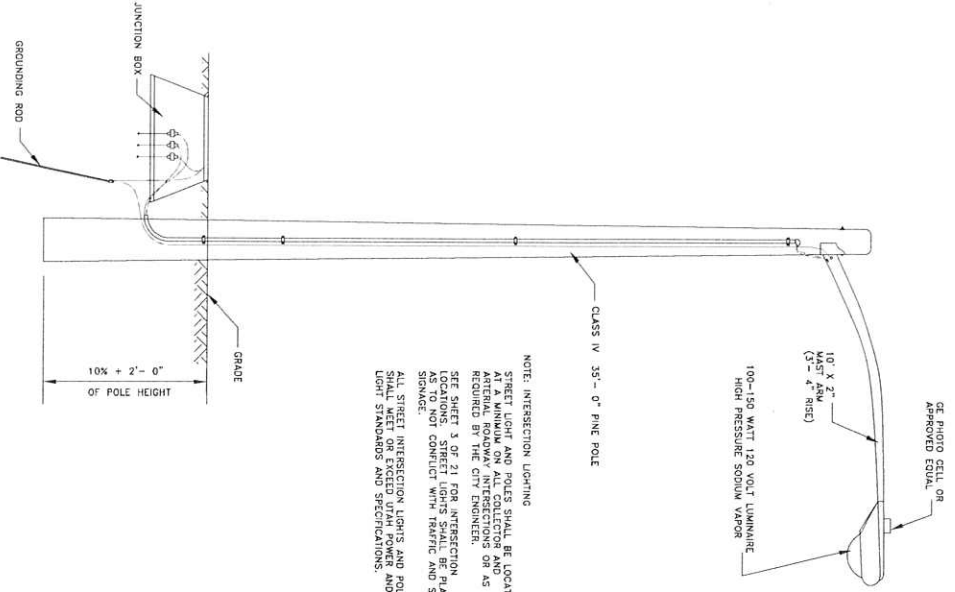
Customer is responsible for:

- Providing and installing a junction box or pedestal, conduit, fusing and customer-owned wire. The junction box or pedestal must be strong enough for incidental traffic areas
- Coordinating with Rocky Mountain Power on junction box or pedestal location and all digging within the vicinity of Rocky Mountain Power facilities
- Ensuring that construction of new or remodeled installations conform to applicable provisions of the NEC State Rules, as well as city and county codes

Rocky Mountain Power is responsible for:

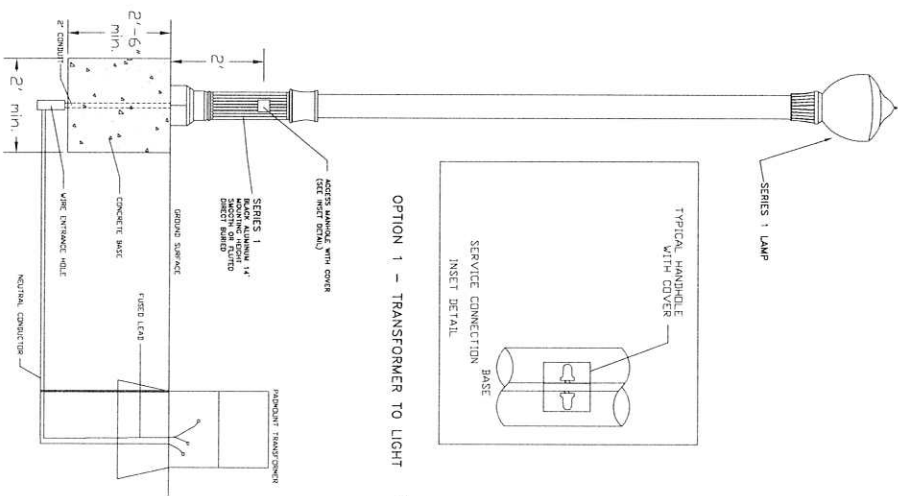
- Installing and connecting wire from Rocky Mountain Power facilities to the point of disconnect.





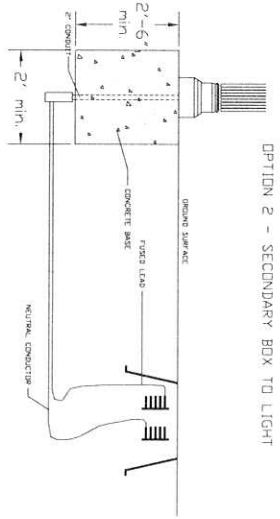
NOTE: INTERSECTION LIGHTING
 STREET LIGHT AND POLES SHALL BE LOCATED AT THE CORNER OF ALL INTERSECTIONS AND ARTERIAL ROADWAY INTERSECTIONS OR AS REQUIRED BY THE CITY ENGINEER.
 SEE SHEET 3 OF 21 FOR INTERSECTION LOCATIONS. STREET LIGHTS SHALL BE PLACED IN LOCATIONS CONFLICT WITH TRAFFIC AND STREET SIGNAGE.
 ALL STREET INTERSECTION LIGHTS AND POLES SHALL MEET OR EXCEED UTM POWER AND LIGHT STANDARDS AND SPECIFICATIONS.

STREET INTERSECTION LIGHT POLE DETAIL



OPTION 1 - TRANSFORMER TO LIGHT

LUMINAIRE AND POLE ASSEMBLY DETAIL

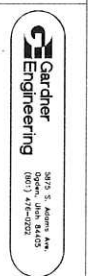


OPTION 2 - SECONDARY BOX TO LIGHT

STREET LIGHTING BELOW GRADE ELECTRICAL CONNECTION

NOTE: STREET LIGHTING
 STREET LIGHT AND POLES SHALL BE LOCATED AS REQUIRED AND/OR APPROVED BY THE CITY ENGINEER. STREET LIGHTING POLE LOCATIONS SHALL NOT BE IN CONFLICT WITH TRAFFIC AND STREET SIGNAGE.
 ALL STREET LIGHTS AND POLES SHALL MEET OR EXCEED UTM POWER AND LIGHT STANDARDS AND SPECIFICATIONS.
 STREET LIGHTING SHALL BE DIRECTED DOWN TOWARDS THE RIGHT OF WAY AND NOT AT ONCOMING TRAFFIC.
 STREET LIGHTING WATTAGE SHALL BE LOW ENOUGH AS TO NOT CAUSE GLARING OR OBSTRUCT VEHICLE DRIVER VISION.

1. COUNCIL	ADOPTED STANDARD	KN12/28/08	DESIGNED BY	KN	SCALE	NONE
			CHECKED BY	SA/SV		
			DATE	12/08		
NO. APPROVED	REVISION	DATE	DATE			



CITY OF WEST HAVEN
 PUBLIC WORKS STANDARDS
 STREET LIGHT POLE DETAIL