

Project: CTM Subdivision

Re: Weber County Engineering Division Review

RESPONSES:

1. The issue with the road alignment has been addressed (see attached plat map)
2. The ditch in front of the property will be moved onto the property and existing ditch will be filled in therefore it will not need to be piped. (We will contact Weber County upon completion for inspection).
3. All improvements (including water line and fire hydrant will be completed prior to subdivision recording. (We will contact Weber County upon completion).
4. Stream easement has been changed to 30'.
5. The ditch located on the property (north east corner) will be moved to the east property line and given a 10' easement (see attached plat map).
6. Wet stamp copy will be provided.
7. Curb, gutter, and sidewalk derral will be signed at time of recording, along with the sub-standard road agreement.

Additional items:

*Excavation Permit application will be submitted today (07/20/12).

*SWPP Activity Permit application will be submitted today (07/20/12)

*Material specs and OK have been obtained from Liberty Pipeline regarding the extension of the water line and the fire hydrant installation (see attached).

*Waterline and fire hydrant have been added to the contour map (see attached) as per the Fire Marshall's requirements

Thank You!

CTM SUBDIVISION
A PART OF THE N.E. 1/4 OF SEC. 7, T. 7 N., R. 1 E., S.L.B. & M.
WEBER COUNTY, UTAH
DEC. 2011

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-25-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.
I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR WEBER COUNTY ZONING.
SIGNED THIS _____ DAY OF _____ 20____
P.L.S. # 167594 _____ SIGNATURE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT CTM SUBDIVISION AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO GRANT AND DEDICATE A PERPETUUM RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____ 20____

ACKNOWLEDGMENT

STATE OF UTAH) ss
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 7, Township 7 North, Range 1 East, Salt Lake Base and Meridian;
Beginning at a point being North 86°52'24" East 91.65 feet along the Quarter Section line and North 42°17'46" West 129.04 feet from the North Quarter corner of said Section 7 and running thence North 84°30'14" East 314.67 feet, thence North 89°41'18" East 347.32 feet to the West line of Deeter Subdivision, thence the following three (3) courses along the West line of Deeter Subdivision, (1) South 1°27'24" West 96.30 feet, (2) South 86°52'24" West 6.28 feet, (3) South 0°23'14" West 142.65 feet, thence South 32°01'56" East 215.64 feet, thence South 13°02'57" West 153.51 feet, thence North 63°37'49" West 79.50 feet, thence South 0°48'43" East 33.72 feet, thence North 63°37'49" West 63.79 feet, thence 138.69 feet along the arc of a 150.00 foot radius curve to the left (long chord: South 89°52'53" West 133.80'), thence South 63°23'36" West 17.14 feet, thence North 38°02'25" West 30.61 feet, thence South 63°23'36" West 149.73 feet, thence North 46°26'56" West 156.83 feet, thence North 63°23'36" East 173.13 feet, thence North 42°51'55" West 57.48 feet, thence North 42°17'46" West 450.00 feet to the point of beginning.
Contains 6.369 acres

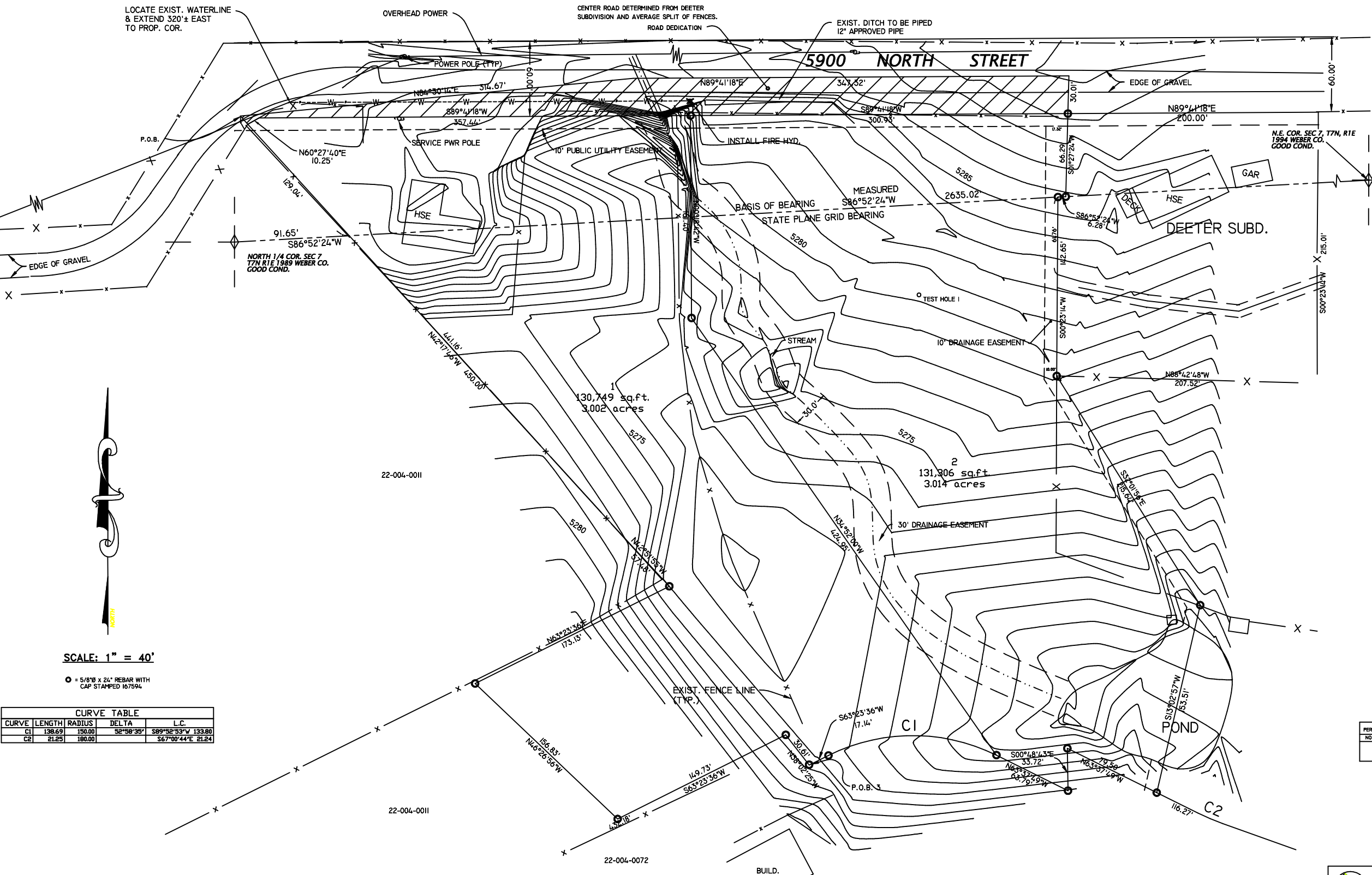
NARRATIVE
THIS SURVEY WAS PERFORMED TO CREATE A 2 LOT SUBDIVISION FROM A PARENT PARCEL SO A HOME COULD BE BUILT. AN EXISTING HOME OCCUPIES THE WEST HALF OF THE PARCEL. 5900 NORTH STREET IS TO THE NORTH AND THE CENTERLINE WAS DETERMINED FROM A PREVIOUS 1 LOT SUBDIVISION BOUNDARY AND A SPLIT OF FENCES ON BOTH SIDES OF 5900 NORTH STREET. THE FENCES ON THE WESTERLY END DIVERGE AWAY FROM EACH OTHER AND DO NOT MATCH THE DEED LINES. THE BEARING BETWEEN THE SHOWN SECTION CORNERS IS ON THE STATE PLANE GRID BEARING SYSTEM AS PUBLISHED BY WEBER COUNTY SURVEYORS OFFICE.

PERC TABLE

PERC TEST HOLE	DEPTH, IN.	PERC RATE, MPM	SOILS EVALUATION #13796, WEBER-MORGAN HEALTH DEPARTMENT
NO. 1	100"		0-25" LOAM, GRANULAR STRUCTURE 2% GRAVEL 23-42" SILTY CLAY LOAM, MASSIVE STRUCTURE, 5% GRAVEL 42-100" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 75% GRAVEL, HEAVILY MOTTLED

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 THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.



WEBER-MORGAN HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____ 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20____
SIGNATURE _____

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____ 20____
SIGNATURE _____

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____ 20____
SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____ 20____
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____ 20____
SIGNATURE _____

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY	
CLIENT: CODY MONTGOMERY 4116 E. 4325 N. EDEN, UTAH 84310 LOCATION: PART OF NE 1/4 SEC 7, T.7N., R.1E., S.L.B.&M. SURVEYED: DECEMBER 2011		REVISED: _____ DRAWN BY: DB CHECKED BY: _____ DATE: 11-04-11 FILE: 3250	



Ann Montgomery <codyandann@gmail.com>

Letter from Liberty Pipeline

Dan White <dan@gardnerengineering.net>

Wed, Jul 18, 2012 at 8:43 AM

To: Mike Rhodes <mike@rhodeslane.com>, Ann Montgomery <codyandann@gmail.com>

Cc: Pen Hollist <Pen_Hollist@hotmail.com>, Andrea and Scott Storey <andreastorey@digis.net>, Jim Banks <banksbackhoe@msn.com>, Jodi Davis <Jodi@rhodeslane.com>

Good morning, Ann. I've attached a copy of Liberty Pipeline's standards for your reference. The main line will be at least 8 inches in diameter. If Jim has told you anything differently from these specifications, Jim's instructions govern.

The waterline under the culvert is OK as long as there will be 2' between the culvert and the waterline.

Thank you,

Dan White, PE | Gardner Engineering
5875 South Adams Ave Pkwy, Suite 200
Ogden, Utah 84405
Office: (801) 476-0202x211
Fax: (801) 476-0066
Mobile: (801) 589-2840
dan@gardnerengineering.net
-Your project's success is our business-

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[Quoted text hidden]

**Liberty Specs.pdf**

19K

Liberty Specs

- Class of Pipe (**C900 DR18 PSI**)
Material of Pipe (**New PVC**)
Depth of Cover (**5' to top of pipe**)
- Type of Service Saddle (**DOUBLE STRAP 1" COATED OR BRASS**)
- Size and Type of Service Lateral (**1" CTS OR IPS HDPE, 200 PSI**)
- Service Fittings (**1" MUELLER COMPRESSION FITTINGS**)
- Corp. Stops (**1" MUELLER**)
- Setters (**1" MUELLER WITH DOUBLE CHECK AND LOCKING DEVICE**)
- Meter Box (**24"dia. X 36" PLASTIC IF THEY ARE PUT ON PROP CORNERS, CONCRETE IF NOT ON PROP CORNER**)
- Meter Box Lid (**24" WITH 2" HOLE IN THE MIDDLE**)
- Depth of Service Line and Meter (**5', METER 14"-24" BELOW LID OF BOX**)
- Type of Meter (**NEPTUNE TOUCH READ**)
- Thrust Restraint (**BOTH MEGA-LUG AND CONCRET**)
- Fire Hydrants (**MUELLER 5' BURY**)
- Main Line Location in New Subdivisions (**IN ROADS, SHOULDERS OK IF EXISTING ROAD WITHOUT C&G**)

- Meters Located where on frontage (**ON PROP CORNERS**)
- Tracer Wire (**MIN. 14 GA., BRING UP OUTSIDE THE LOWER SECTION AND BOLT INSIDE THE TOP SECTION OF VALVE BOXES, ALSO BRING UP F.H. BARREL AND WRAP TWICE ABOVE GROUND**)
- Warning Tape (**2" WIDE METALLIC, "BURIED WATER LINE BELOW", LOCATE 18"-24" BELOW FINISHED GRADE**)
- Blow Offs (**2" FLUSH VALVE –TYPE WITH DRAIN**)
- Any Comments on PRV Stations (**USE CLA-VAL VALVES WITH BYPASS**)
- Air/Vac Valves (**CONTACT LIBERTY PIPELINE OPERATOR .**)
- Main Line Valves (**MUELLER VALVES WITH MEGA LUG ON ALL BRANCHES AND RUNS OF TEES AND CROSSES**)
- **Need to pressure test the line to 200 lbs for two hrs.**

Need to put chlorine granules in line as it is laid .
- **take a chlorine test and then 24 hrs take another to see what is left,**
- **flush take a sample to the lab to verify that it passes.**
- **All pipe and service connections will be bedded with imported material , sand or like material.**
- **ALSO WE NEED TO SEE A CONTRACTORS LICENCE & PROOF OF INSURANCE NO THIRD PARTY PERSON.**

Weber Fire District Review

Project: [CTM Subdivision](#)
User: [Ted Black](#)
Department: [Weber Fire District](#)
Created: 2012-05-31 17:06:55
Modified: 2012-06-19 13:14:12
Approved: Yes

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- A (1) Fire hydrants is required approximately 1000 feet from the closest existing fire hydrant. The hydrant should be near the property line between the lots
- A Fire flow 350 g.p.m.
- A Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One Fire hydrant is required near the property line between the lots. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 has been paid.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- A \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

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