



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVW122722 - Consideration and action on a recommendation for final approval of The Grove at JDC Ranch Phase 1 (30 lots).

Agenda Date: Tuesday, June 13, 2023

Applicant: Steve Anderson

Property Information

Approximate Address: 2855 W North Plain City Road

Project Area: 9.795 acres

Zoning: R-1-10

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-020-0014, 19-020-0010

Township, Range, Section: 7N, 2W Section 27

Adjacent Land use

North: Agricultural	South: Agricultural
East: Agricultural/Residential	West: Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino
 flleverino@co.weber.ut.us
 801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 12 Single Family Residential Zone R-1-10
- Title 106, Subdivisions

Background/History

A rezoning of this parcel from A-1 to R-1-10 was approved by the County Commission on September 6th, 2022. The rezone includes a Development Agreement that is recorded on title with the entry number 3257495. The planning staff reviewed the development agreement to ensure that the requirements are satisfied.

On February 21, 2023, the Western Weber Planning Commission granted preliminary approval of West Ridge Subdivision phases 2 and 3 (57 lots). In that meeting there was a question from the Planning Commission about the rezone concept plan and its conformity to the subdivision plan. The preliminary plan that was included with the preliminary report to the planning commission did not have the pathway extending to the most eastern boundary. That correction has been made with the final subdivision plat. Each plan is included with this report to show comparisons between the rezone concept plan and the final subdivision plan. The planning staff have included the preliminary conditions of approval below:

1. The developer shall provide a consent letter from the Bureau of Reclamation to build across their drain lines.
 - Letters from the Bureau are submitted that allow for encroachments from Bona Vista, Weber Vista, Weber-Box Elder Conservancy District, Weber County, and Steward Land Company.
2. The developer shall build a road that connects to North Plain City Road with these phases for a second access.
 - Two completed egresses exist through the West Park Development to the West.
3. The applicant will be required, as part of the final subdivision submittal, to submit a street tree and landscaping plan. The cost of trees and landscaping shall be included with the subdivision improvement cost estimate.
 - A landscape plan is submitted with the civil drawings. Staff has asked for the landscape plan to include details specific to the street trees.

4. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
 - The HOA documents are being created and will be ready for review before the subdivision is presented before the County Commission.
5. Before consideration of the final plat by the planning commission, the developer will provide the engineering plans for street improvements, to ensure that the proposed street cross sections align with the street infrastructure of adjacent developments.
 - The civil drawings for the subdivision are included within this report, and the planned roads align with the adjacent JDC Ranch to the south and West Park Village to the west.
6. Before final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.
 - This has not been provided yet by the developer, but the developer plans to provide this letter before the Planning Commission meeting on June 13th.
7. The development plan shall conform to the plan in the development agreement by creating a pathway that extends to the east subdivision boundary.
 - The subdivision plat in Exhibit A shows the pathway extending to the east edge of the development, generally conforming with the rezone concept plan.

Summary

The applicant is requesting final approval of The Grove at JDC Ranch Phase 1 (Formerly West Ridge Subdivision) which has a total of 30 single family dwelling lots. That road system within Phase 1 will provide connection with adjacent developments to the south and west. A 10' public pathway within a common area greenway will run in an east/west direction. The common area open space buffering the pathway will include trees, gathering, and sports amenities for the residents. A 10' wide asphalt pathway runs north and south along 2875 W street,

Analysis

General Plan: The Weber County Future Land Use Map indicates that the land is intended for mixed-use residential and commercial. This proposal will provide the single family dwelling development type to this mixed-use residential area.

Zoning: The property is located within the R-1-10 Zone. The purpose of these zones is stated in the LUC §104-12.

The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels.

Site Development Standards: The minimum lot size is 80 wide and 10,000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Common Area: The planned open space and the public amenities within will be managed and maintained by the JDC HOA. The creation of the HOA is the developer's responsibility. The HOA document must be reviewed by the Planning Division and the County Attorney's office before it is registered with the State and Recorded.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Bona Vista Water District has provided a preliminary will-serve letter stating that the District can serve culinary water for 57 lots. Final approval should not be given until the developer provides capacity assessment letters for culinary and secondary water, as stated below, Sec 106-4-2.010.

Capacity assessment. *Prior to final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.*

- 1) **Water service provider capacity assessment.** *For the creation or expansion of a water service provider's water supply and delivery system, the capacity assessment shall include:*
 - a) *Written verification from the water service provider. The assessment shall verify:*
 - i) *That the system is, or will be at the time the subdivision improvements are complete, capable of serving the culinary or secondary water needs of each applicable subdivision lot;*

- ii) *For a culinary water provider, that adequate culinary water flow and storage is available, or will be available at the time the subdivision improvements are complete, for all intended or proposed uses of culinary water including, but not limited to, applicable secondary water uses and fire suppression appurtenances;*
 - iii) *For a secondary water provider, that adequate secondary water flow and storage is available, or will be available at the time the subdivision improvements are complete, for all intended or proposed uses of secondary water; and*
 - iv) *The specific details regarding the requirements or conditions for the water service of which the county should be aware during the approval or construction process.*
- b) *For a culinary water supply and delivery system, evidence that a state construct permit has been secured from the Utah Department of Environmental Quality's Division of Drinking Water.*

Sewer Services: Annexation into the Central Weber Sewer Improvement District is complete as of April 18th, 2022.

Secondary Water: Weber-Box Elder Conservation District will serve this development with secondary water for irrigation purposes following the completion of the District's inclusion requirements.

Public Street Connectivity: The development plan shows one road connection in all directions with a public pathway running from east to west. There are three road cross-sections within this development. Street A (66') will have curb, gutter, and sidewalk with a 10' asphalt pathway on one side. Street B (60') will have curb, gutter, and a 4' sidewalk. Improvements to the south side of North Plain City Road include the installation of asphalt, curb, gutter, and sidewalk.

Review Agencies: The Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and edits to the civil drawings. The Weber Fire District has posted approval with comments regarding the placement of fire hydrants.

Staff Recommendations

Option 1

Assuming that the developer provides culinary and secondary capacity assessment letters at or before the meeting on June 13th, staff recommends that the Planning Commission forward a positive recommendation to the County Commission for final approval of The Grove at JDC Ranch Phase 1. This recommendation is based on all review agency requirements and upon the following conditions:

1. Final conditions of service from the secondary and culinary water districts are satisfied by each district.
2. Before the subdivision plat is recorded, funds to cover the cost of the remaining subdivision improvements are deposited with the County Engineering Department.
3. The tree species to be planted in parking strips is approved by the County Engineer and Planning Director before being considered by the County Commission.

The following findings are the basis for the staff's recommendations:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

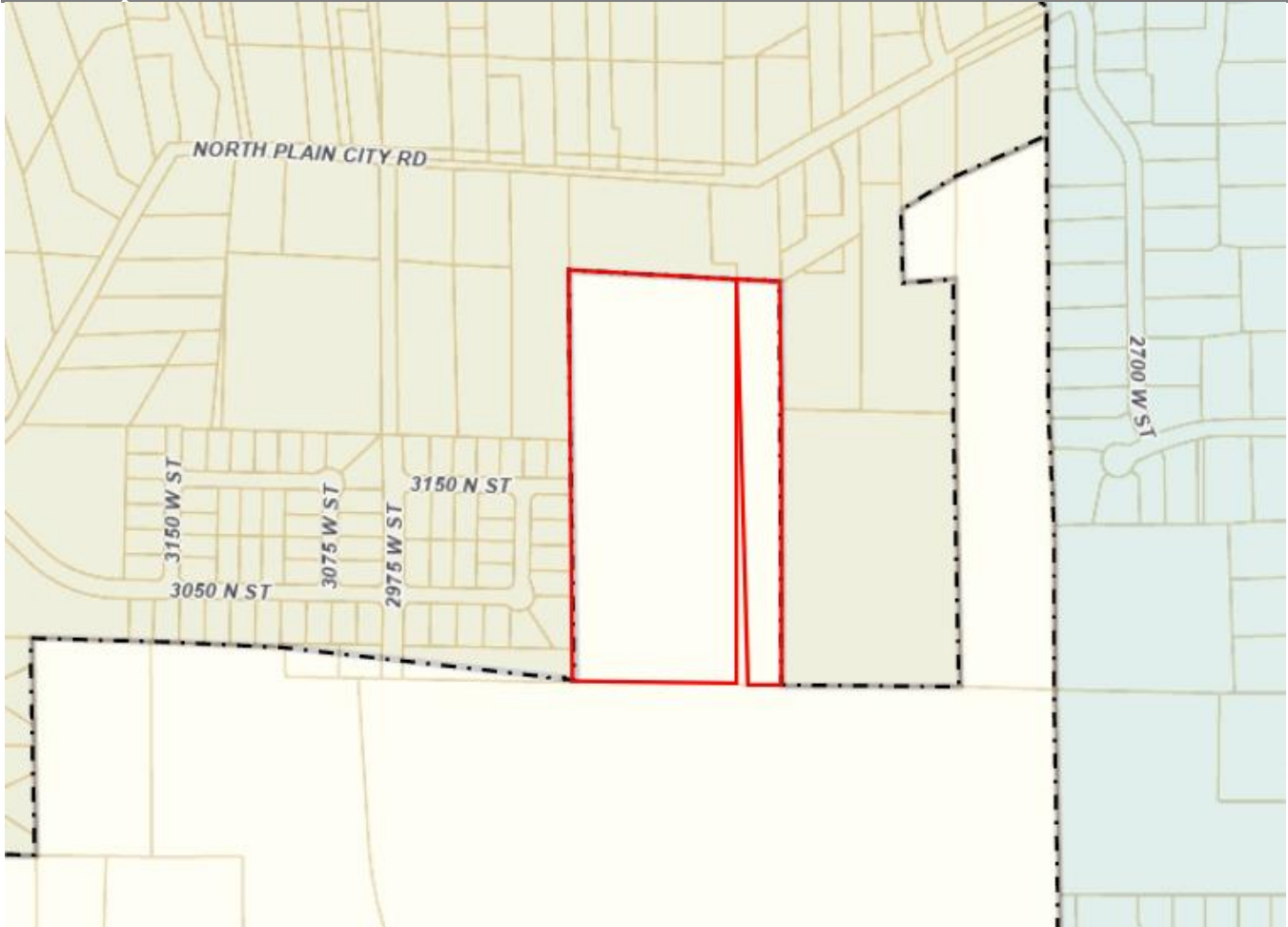
Option 2

If capacity assessment letters are not provided at or before the meeting on June 13th, staff recommends that the Planning Commission table a decision on final subdivision approval until a capacity assessment letter for culinary and secondary water is provided by the developer.

Exhibits

- A. The Grove at JDC Ranch Phase 1 plat
- B. Rezone Concept plan
- C. Letter from Bona Vista Water District
- D. Letter from Weber-Box Elder Conservancy District
- E. Civil Drawings

Area Map



THE GROVE AT JDC RANCH SUBDIVISION PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2023

NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY SURVEY BRASS CAP MONUMENT IN CONCRETE MARKED "1963" IN GOOD CONDITION. (SEE DETAIL 1) 223

NORTHEAST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED 798.00' 500'30'30"E 10.00'

FOUND 3" WEBER COUNTY SURVEY BRASS CAP WITNESS CORNER MONUMENT IN CONCRETE MARKED "1985" IN GOOD CONDITION (SEE DETAIL 2)



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF **THE GROVE AT JDC RANCH SUBDIVISION PHASE 1** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

MONUMENT DETAIL 1
(NOT TO SCALE)

MONUMENT DETAIL 2
(NOT TO SCALE)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE MONUMENT LINE BETWEEN A FOUND WITNESS CORNER BRASS CAP MONUMENT TO THE NORTHEAST CORNER OF SECTION 27 AND A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N88°23'58" W.

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

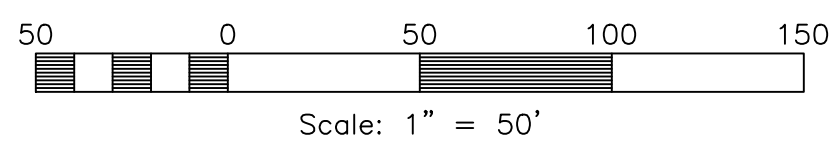
PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 88°23'58" WEST 798.00 FEET AND SOUTH 01°36'02" WEST 2052.12 FEET FROM A FOUND WITNESS CORNER MONUMENT TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00°01'42" EAST 573.50 FEET; THENCE NORTH 88°25'12" WEST 651.91 FEET TO THE SOUTHEAST CORNER OF WEST PARK VILLAGE PHASE 2; THENCE NORTH 00°05'44" WEST 733.19 FEET ALONG THE WEST LINE OF SAID WEST PARK VILLAGE PHASE 2; THENCE NORTH 89°54'16" EAST 131.46 FEET; THENCE SOUTH 82°12'42" EAST 66.67 FEET; THENCE NORTH 89°54'16" EAST 132.18 FEET; THENCE SOUTH 00°05'44" EAST 160.00 FEET; THENCE NORTH 89°54'16" EAST 132.63 FEET; THENCE SOUTH 81°07'51" EAST 60.73 FEET; THENCE NORTH 89°58'18" EAST 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 426,689 SQUARE FEET OR 9.795 ACRES.

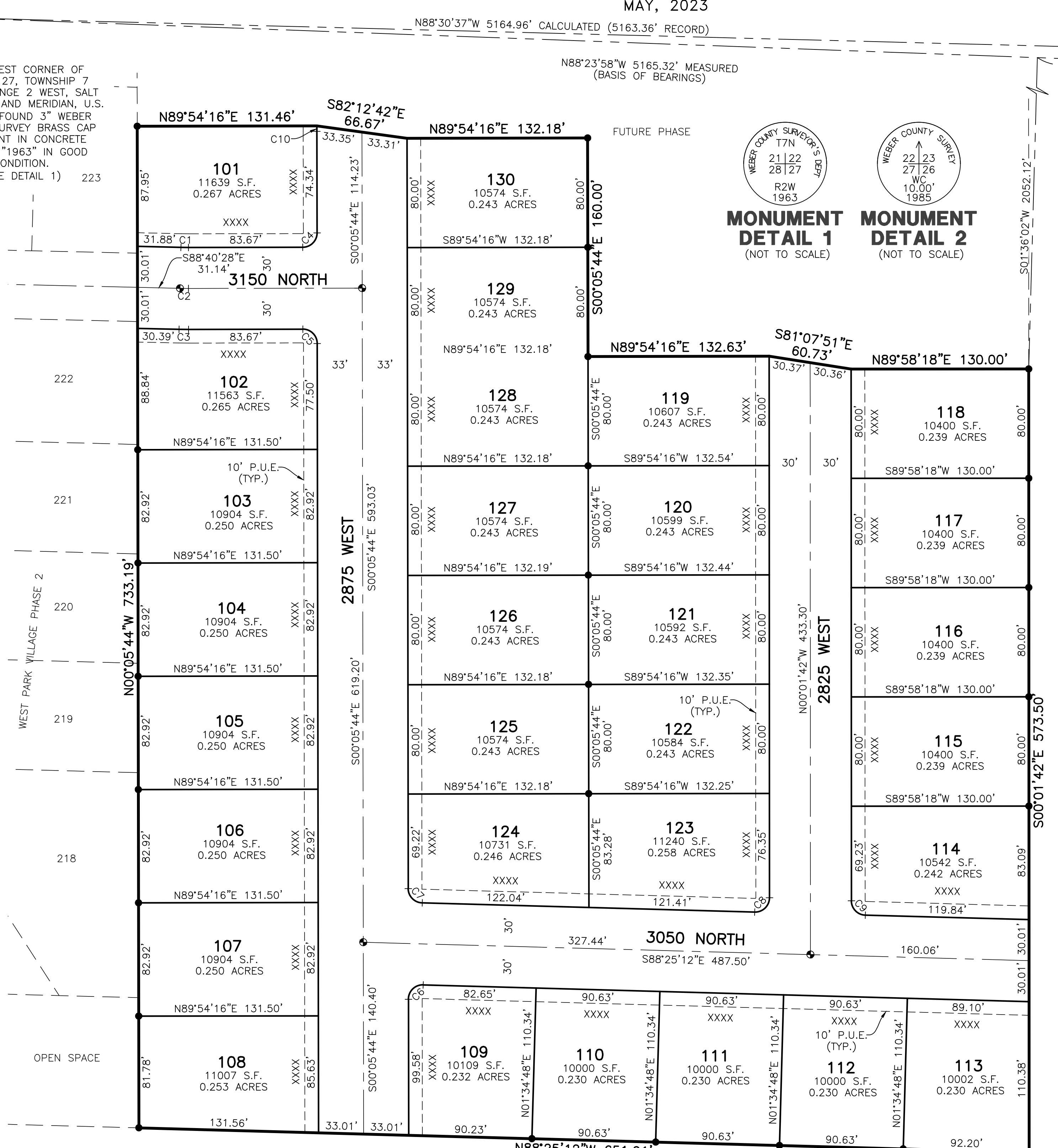
LEGEND

- SECTION CORNER
- WITNESS CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- STREET CENTERLINE MONUMENT
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION/MONUMENT TIE LINE
- ROAD CENTERLINE



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	220.00'	5.46'	5.46'	2.73'	S89°23'06"E	1°25'16"
C2	250.00'	6.20'	6.20'	3.10'	S89°23'06"E	1°25'16"
C3	280.00'	6.94'	6.94'	3.47'	S89°23'06"E	1°25'16"
C4	10.50'	16.49'	14.85'	10.50'	N44°54'16"E	90°00'00"
C5	10.50'	16.49'	14.85'	10.50'	S45°05'44"E	90°00'00"
C6	10.50'	16.80'	15.06'	10.81'	N45°44'32"E	91°40'32"
C7	10.50'	16.19'	14.63'	10.20'	N44°15'28"W	88°19'28"
C8	10.50'	16.79'	15.06'	10.80'	N45°46'33"E	91°36'30"
C9	10.50'	16.20'	14.64'	10.21'	N44°13'27"W	88°23'30"
C10	217.00'	3.96'	3.96'	1.98'	S00°37'08"E	1°02'48"



OWNERS DEDICATION AND CERTIFICATION

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 ON THE PLAN AND NAME SAID TRACT **THE GROVE AT JDC RANCH SUBDIVISION PHASE 1**, 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 AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS 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____.

WEST PARK 3 COMMUNITY LLC
NAME/TITLE
DSM LAND LLC
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 3-1-2023
Name: THE GROVE AT JDC RANCH SUBD. PHASE 1
Number: 1301-D41
Revision: 1"
Scale: 1"=50'
Checked: _____

DEVELOPER:
STEWART DEVELOPMENT
SKY HAZLEHURST
1708 EAST 5550 SOUTH
SOUTH OGDEN, UT.
74405
(801) 837-2020

Reeve & Associates, Inc.
5162 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS 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 Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder
Deputy: _____



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

June 6, 2023

To Whom it May Concern:

RE: **AVAILABILITY LETTER** – The Grove at JDC Ranch

The development is located at approximately 2875 West 3150 North in Weber County consisting of 62 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickemore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marci Doolan, Office Manager

Exhibit D



June 5, 2023

Plain City Planning

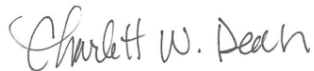
Re: The Grove at JDC Ranch Ph 1 & Ph 2

To Whom It May Concern:

We have reviewed the plans for The Grove at JDC Ranch Phases 1 & 2, this property is not currently part of the secondary water district. The owner of this property will need complete inclusion, define greenspace and provide water shares. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,



Charlett W Dean

cdean@pineviewwater.com

Assessment Clerk

801-622-4355

471 West 2nd Street
Ogden, UT 84404
801-621-6555

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...

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...

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 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...

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...

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.

Maintenance:

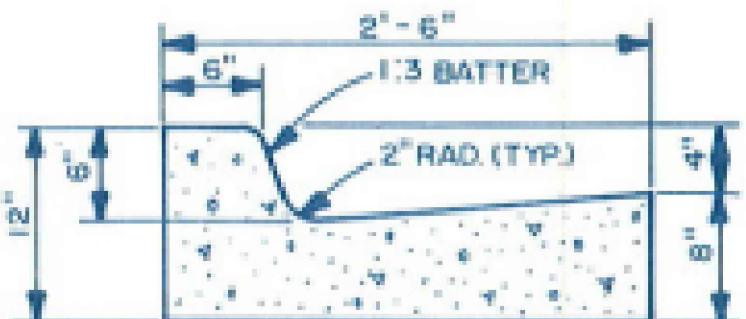
ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

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.

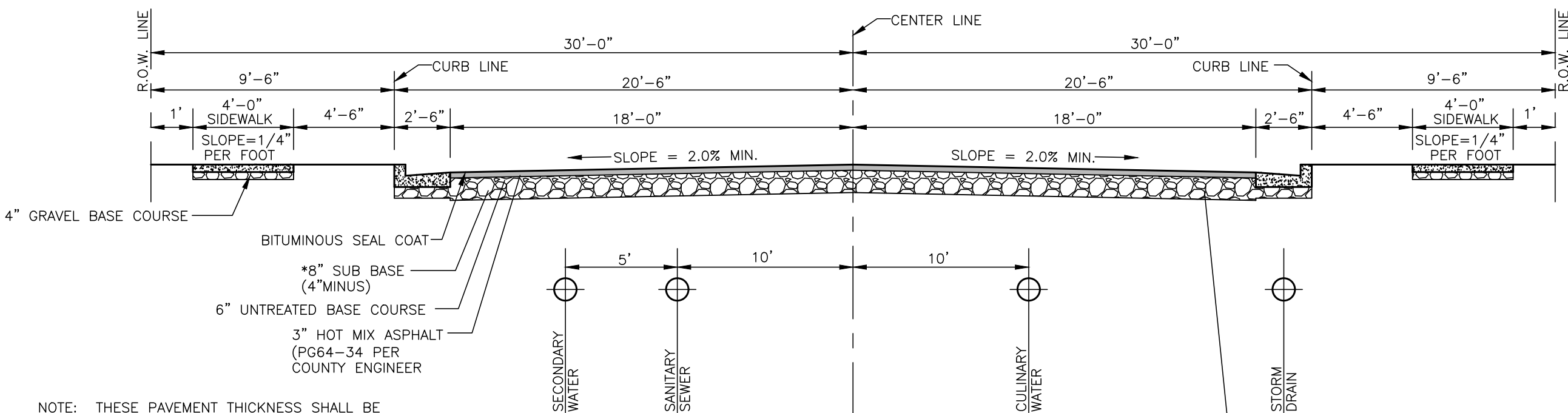
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

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



STANDARD CURB & GUTTER SECTION

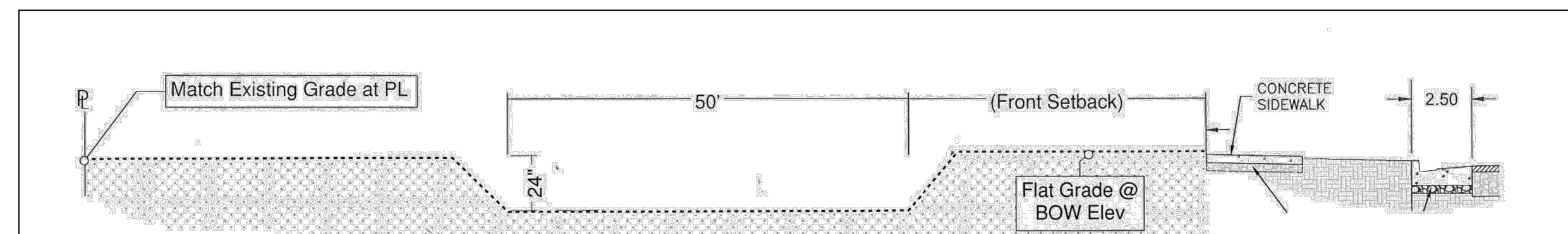
NOTE: SIDEWALKS, CURB & GUTTER AND CROSS DRAINS SHALL BE CONSTRUCTED WITH CLASS 'B' CONCRETE (3500 PSI, 28 DAY COMPRESSIVE STRENGTH)



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

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...

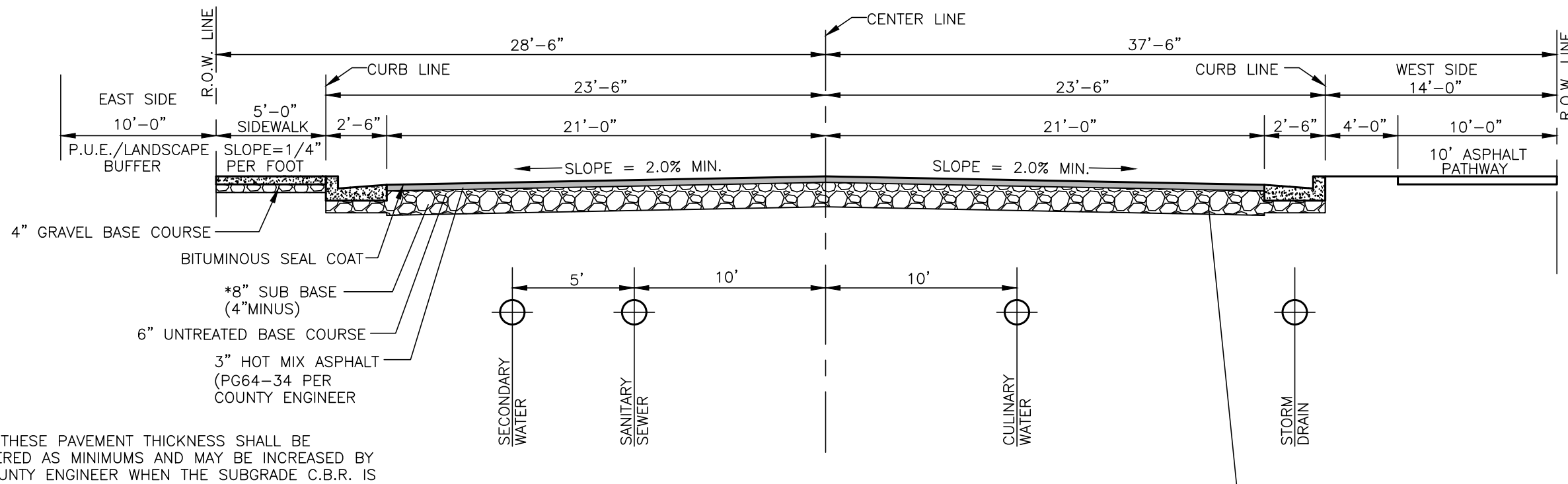
SCALE: NONE *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



FULL BASEMENT (5'-7' CUT DEPTH) Level with BOW for the depth of the front setback and then 24" below BOW for 50' then back up to level with existing rear grade. Compacted fill (native fill is acceptable in the pad area to 48" below TBC if compactible; structural below 48") to bring it up if exist grade is lower. In any case, footings shall be set on native cut or structurally compacted fill.

Proposed Lot Grading Section

SCALE: NONE



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

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...

SCALE: NONE *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

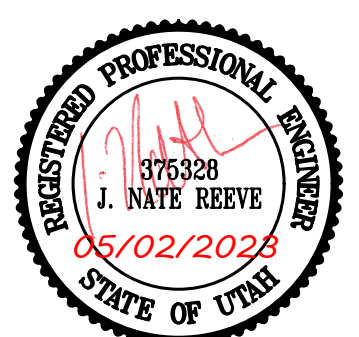
Legend

Legend table listing symbols and descriptions for various features including water lines, sanitary sewer, storm drain, catch basins, street lights, signs, power poles, elevations, and pavement types.

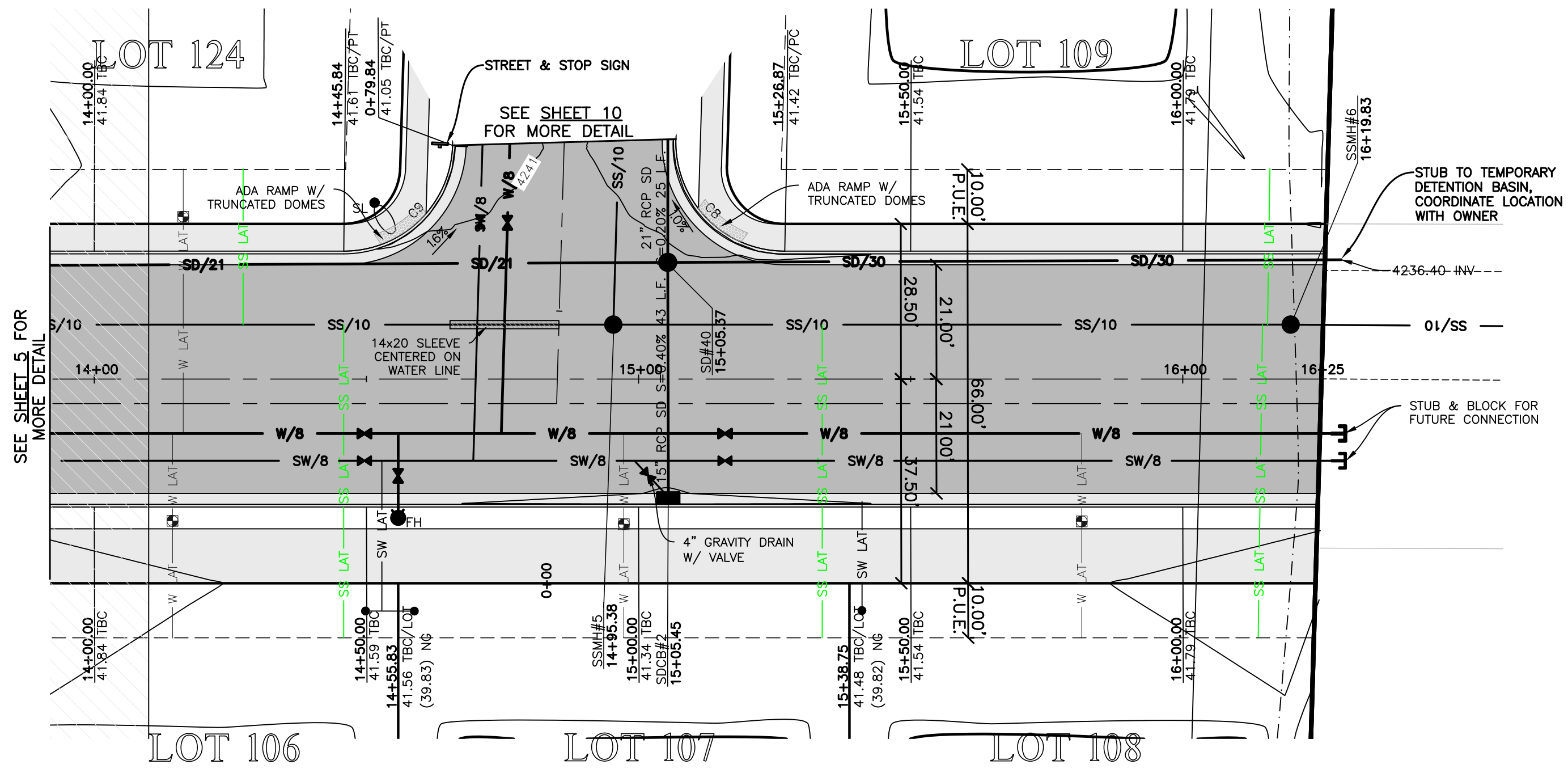


REVISIONS table with columns for REVISIONS, DESCRIPTION, and DATE.

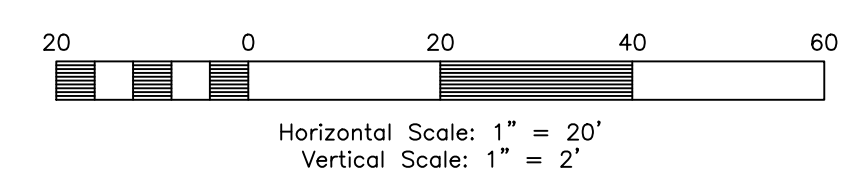
The Grove at JDC Ranch Subdivision Phase 1 & 2 WEBER COUNTY, UTAH Notes/Legend/ Street Cross-Section



Project Info: Engineer: J. NATE REEVE, P.E. Drafter: N. FICKLIN Begin Date: MARCH 2022

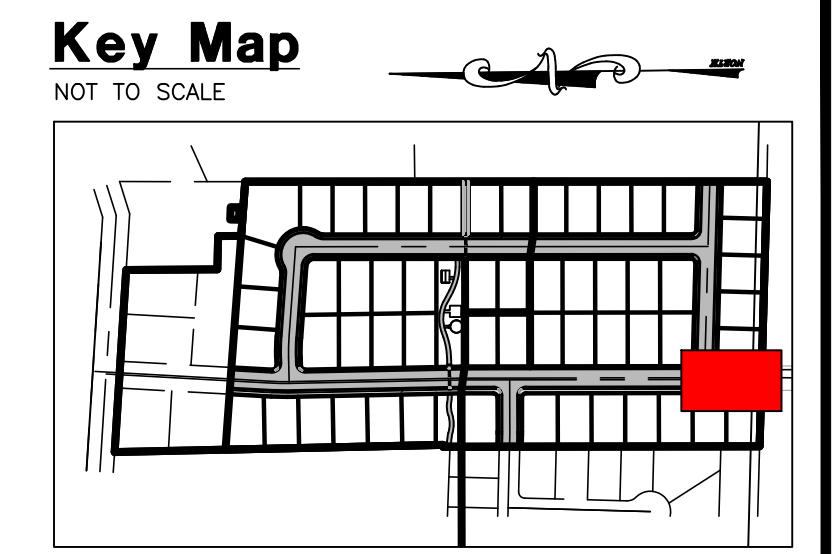
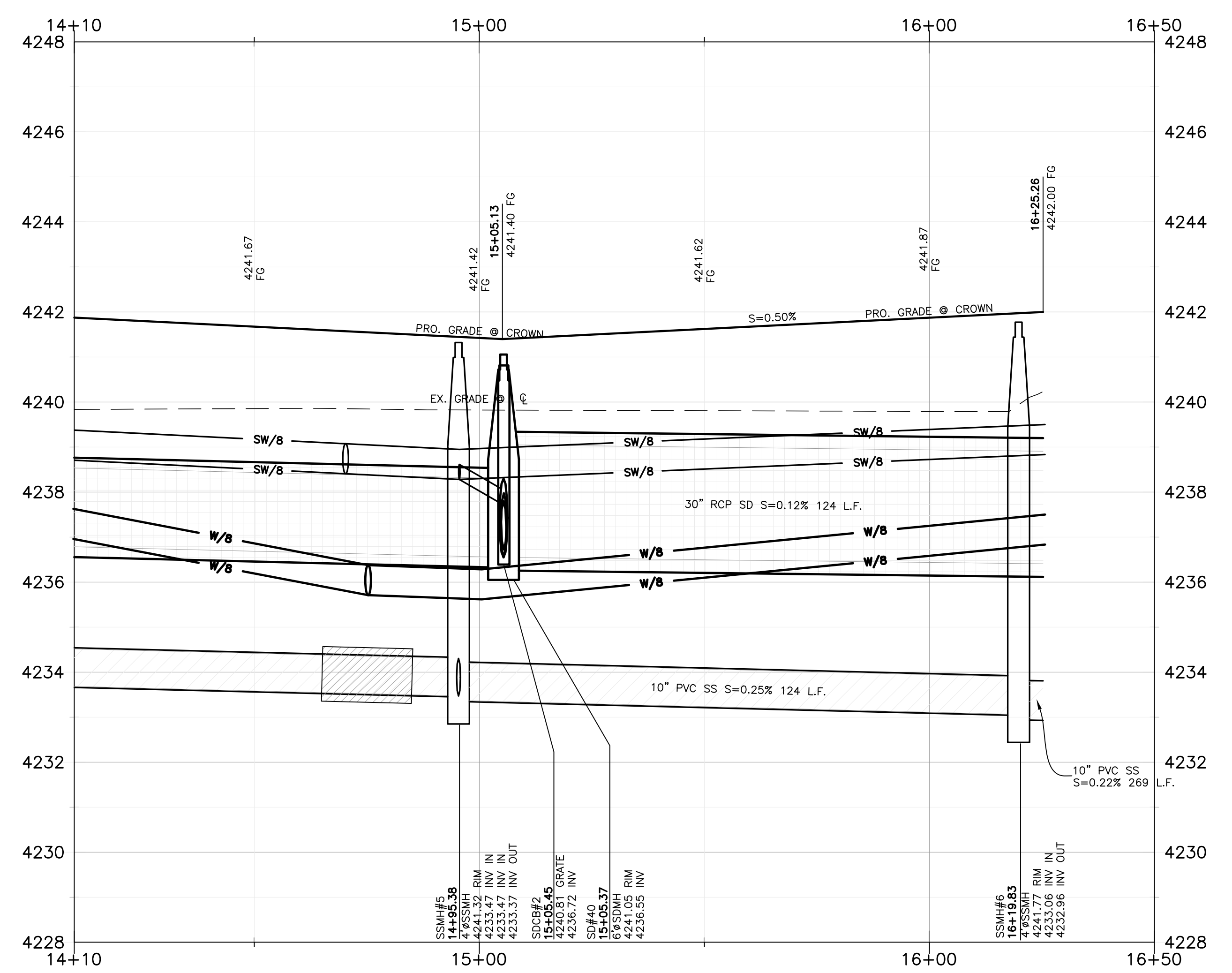


2875 West 14+10.00 - 16+25.35



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	91°40'32"	20.00'	32.00'	20.59'	S45°44'32"W	28.69'
C9	88°19'28"	20.00'	30.83'	19.42'	S44°15'28"E	27.87'



- Construction Notes:**
- CULINARY WATER**
NOTE: 4" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DIP W/POLY WRAP WATER LINE
W LAT - 1" TYPE K COPPER SERVICE LATERAL
- SANITARY SEWER**
SS/10 - 10" PVC SDR-35 SEWER LINE
SS/12 - 12" PVC SDR-35 SEWER LINE
SS LAT - 4" PVC SDR-35 SERVICE LATERAL
- STORM DRAIN**
SD/30 - 30" RCP CLASS III STORM DRAIN
SD/24 - 24" RCP CLASS III STORM DRAIN
SD/21 - 21" RCP CLASS III STORM DRAIN
SD/18 - 18" RCP CLASS III STORM DRAIN
SD/15 - 15" RCP CLASS III STORM DRAIN
SD/8 - 8" PVC YARD DRAIN
SD/6 - 6" PVC YARD DRAIN
- SECONDARY WATER**
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
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- NOTE:**
- ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
 - CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
 - PROVIDE 18" CLEARANCE FOR LATERALS OVER SEWER.
 - DEPTH OF WATER TO BE 4" MIN. BELOW FINISHED GRADE.
 - CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.
 - ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
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Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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REVISIONS

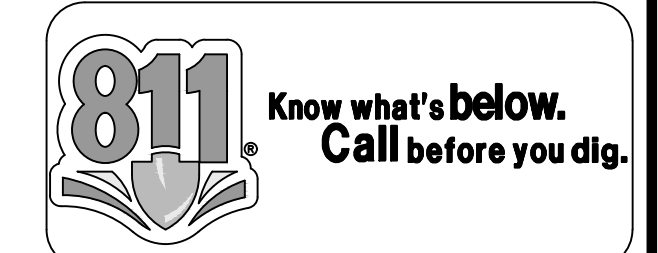
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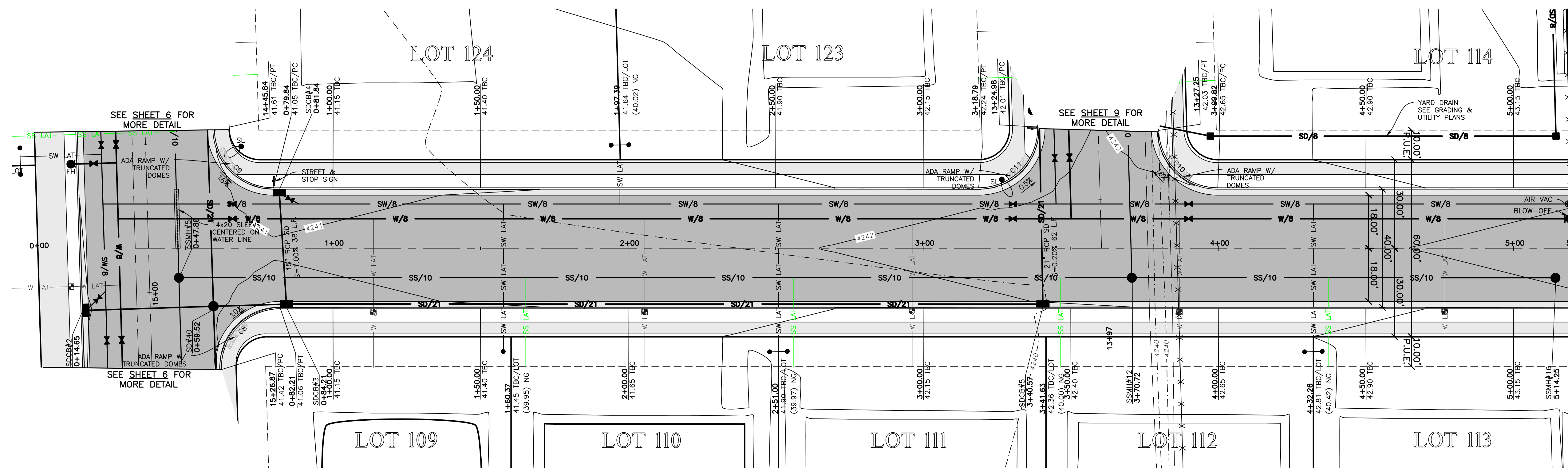
The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH

2875 West 14+10.00 - 16+25.35

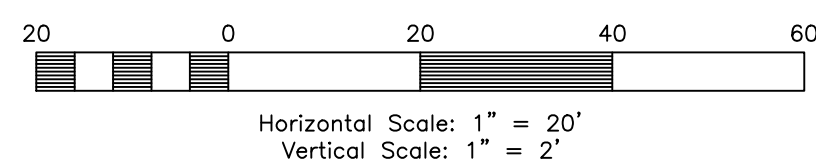


Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH 2022
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
Number: 7152-14

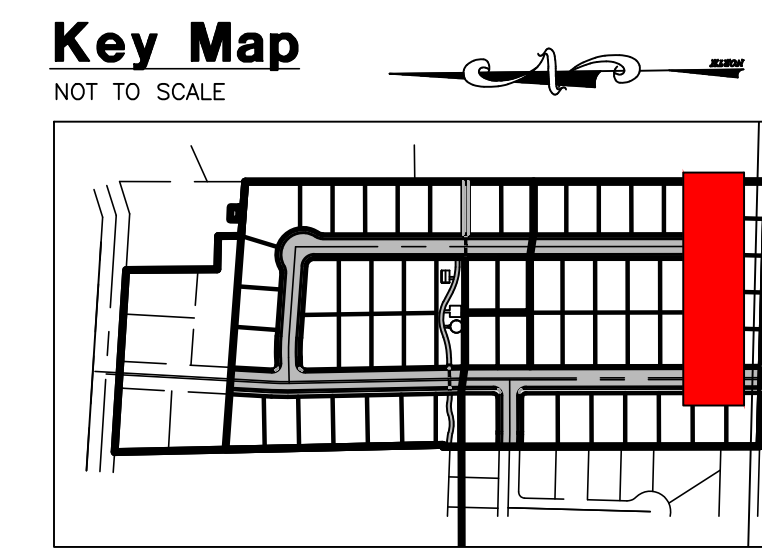
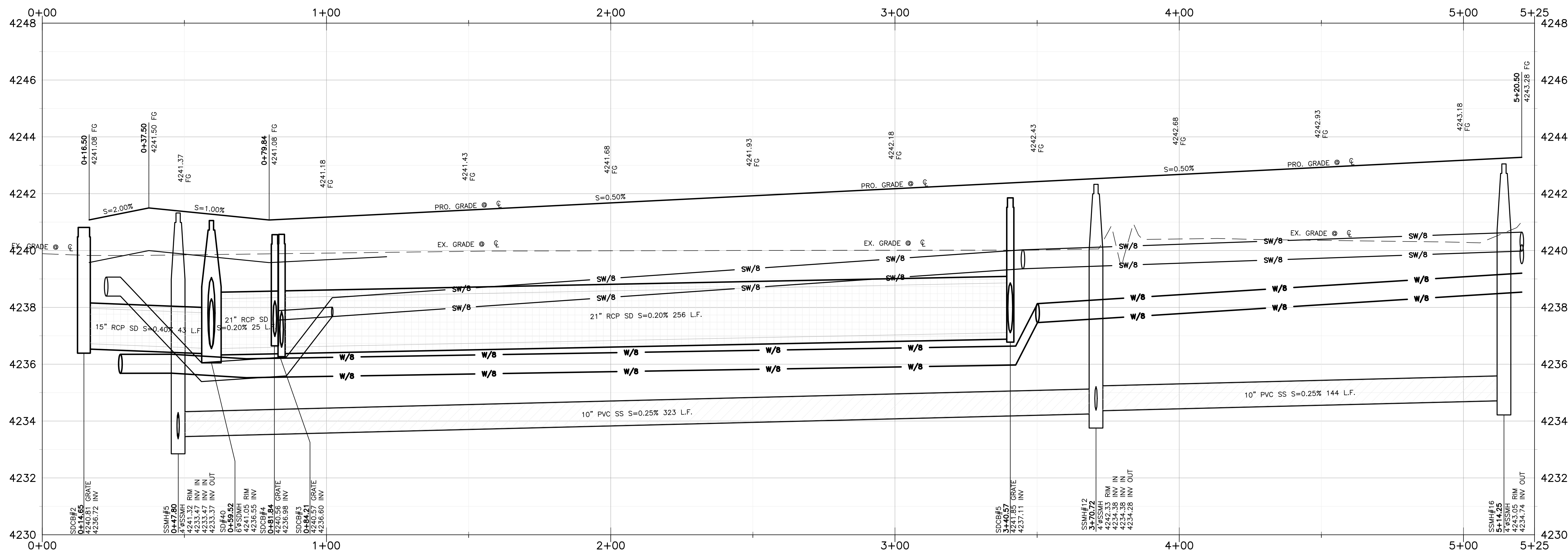




3050 North 0+00.00 - 4+50.00



TBC Curve Data						
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C8	91°40'32"	20.00'	32.00'	20.59'	S45°44'32"W	28.69'
C9	88°19'28"	20.00'	30.83'	19.42'	S44°15'28"E	27.87'
C10	88°23'30"	20.00'	30.85'	19.45'	S44°13'27"E	27.88'
C11	91°36'30"	20.00'	31.98'	20.57'	N45°46'33"E	28.68'



- Construction Notes:**
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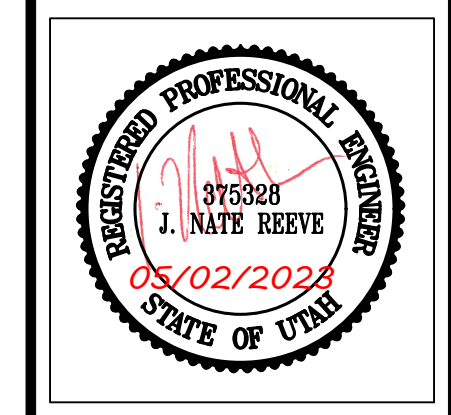
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REVISIONS	DESCRIPTION

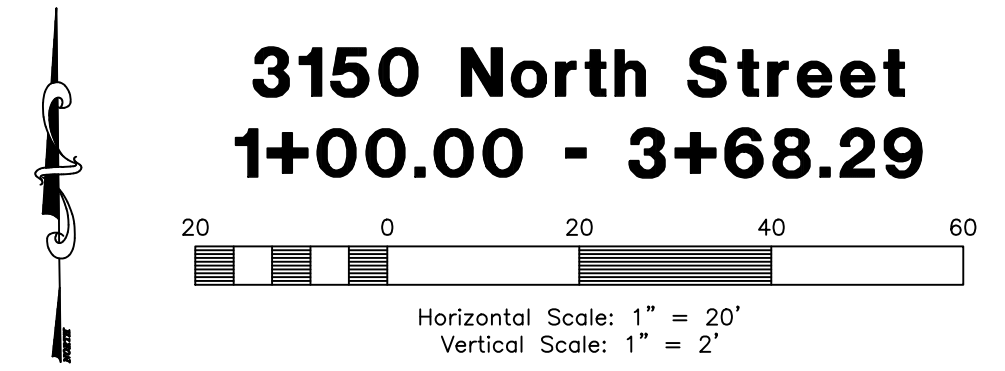
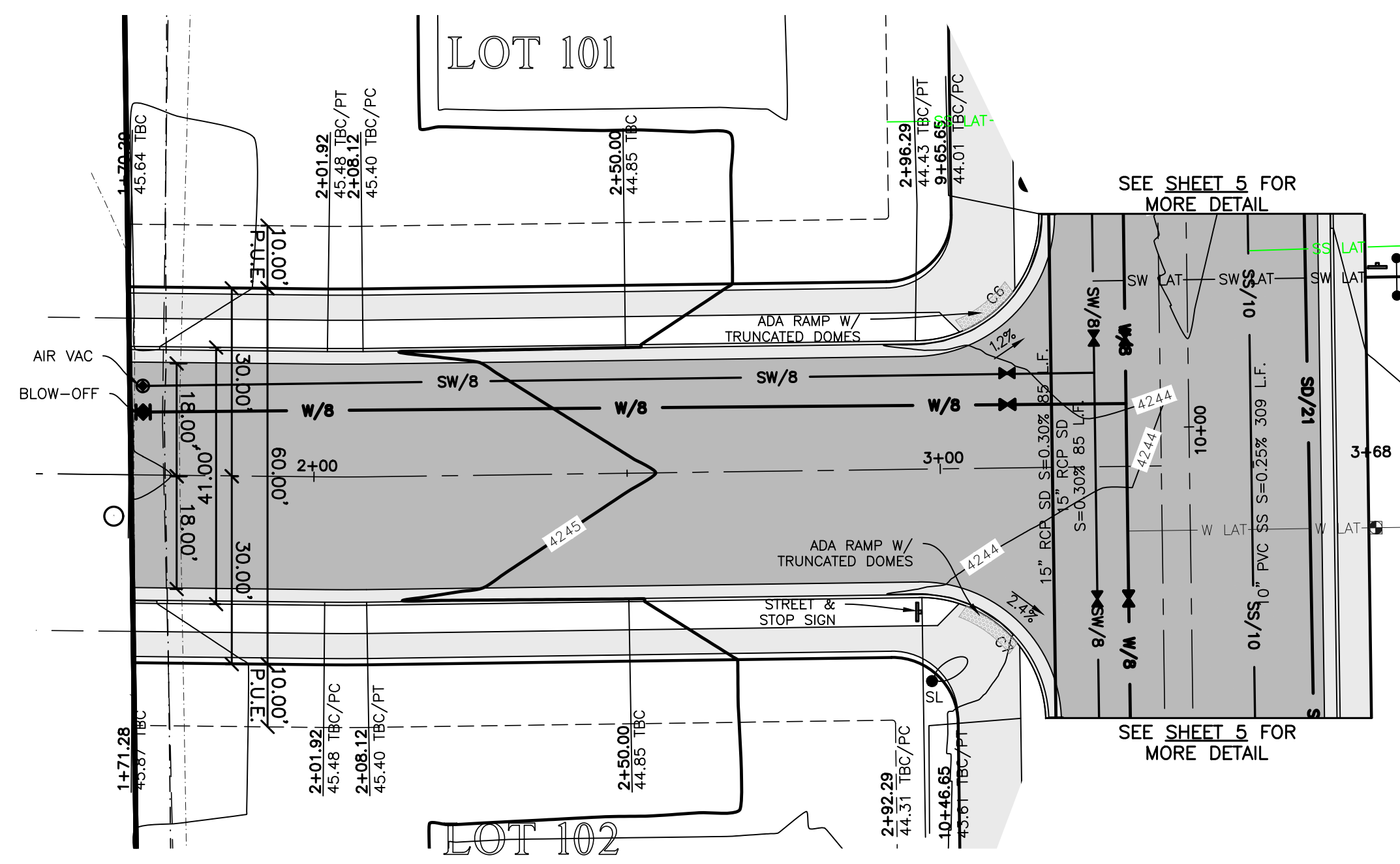
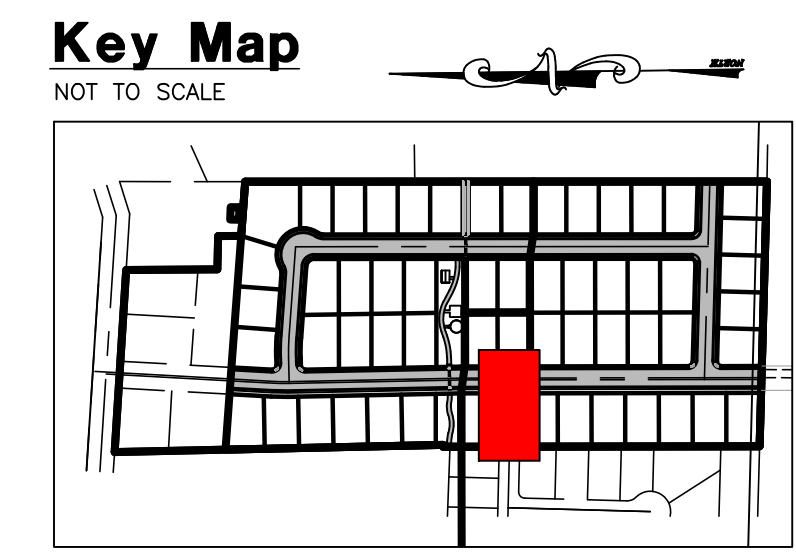
The Grove at JDC Ranch Subdivision
Phase 1 & 2
 WEBER COUNTY, UTAH

3050 North 0+00.00 - 4+50.00

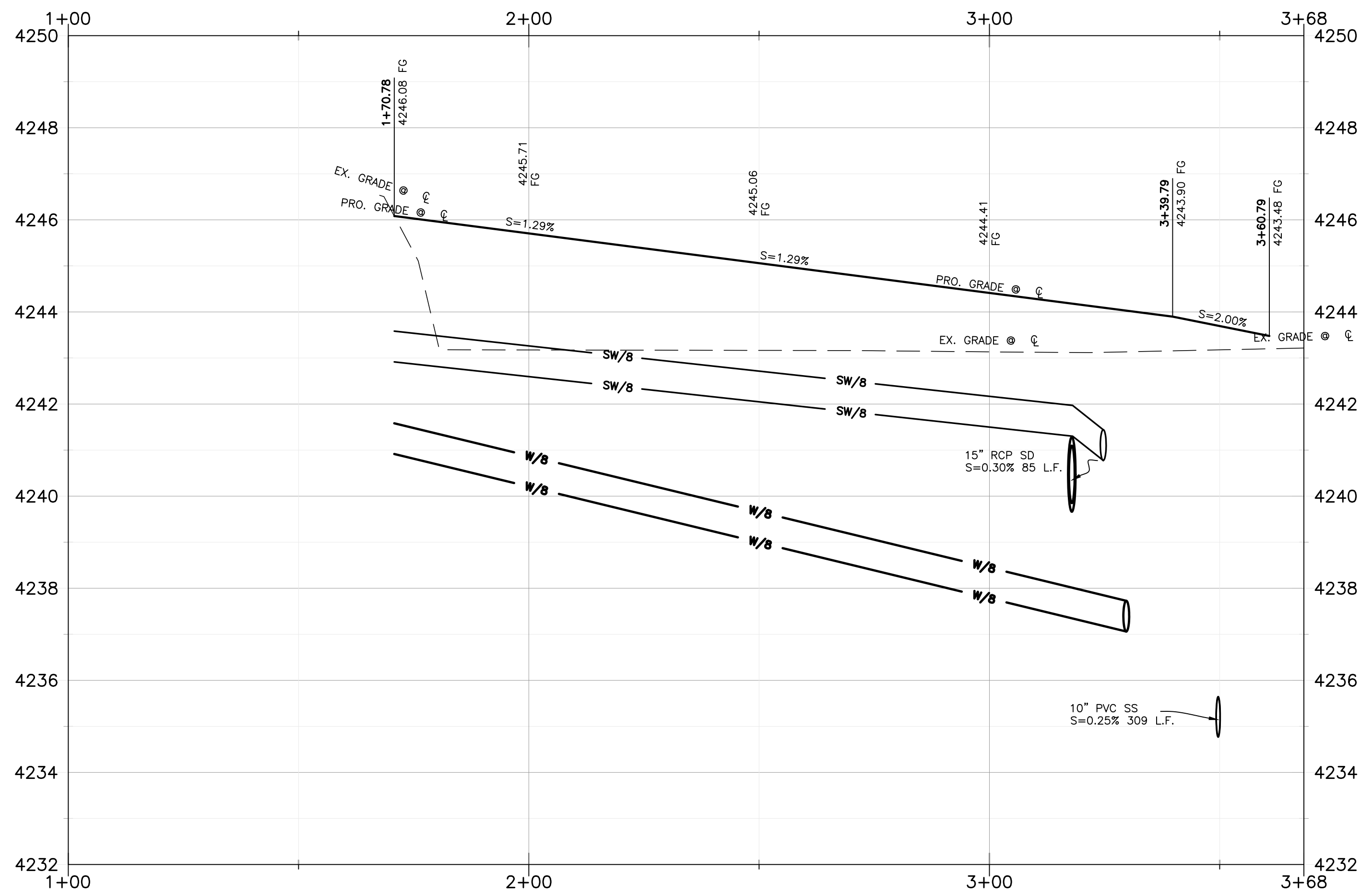


Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH 2022
 Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
 Number: 7152-14





#	Delta	Radius	Length	Tangent	Chord	CH Length
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TEL: (801) 821-3100 www.reeve.co

REVISIONS	DESCRIPTION

The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH

3150 North Street 1+00.00 - 3+68.29



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: N. FICKLIN
Begin Date: MARCH 2022
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
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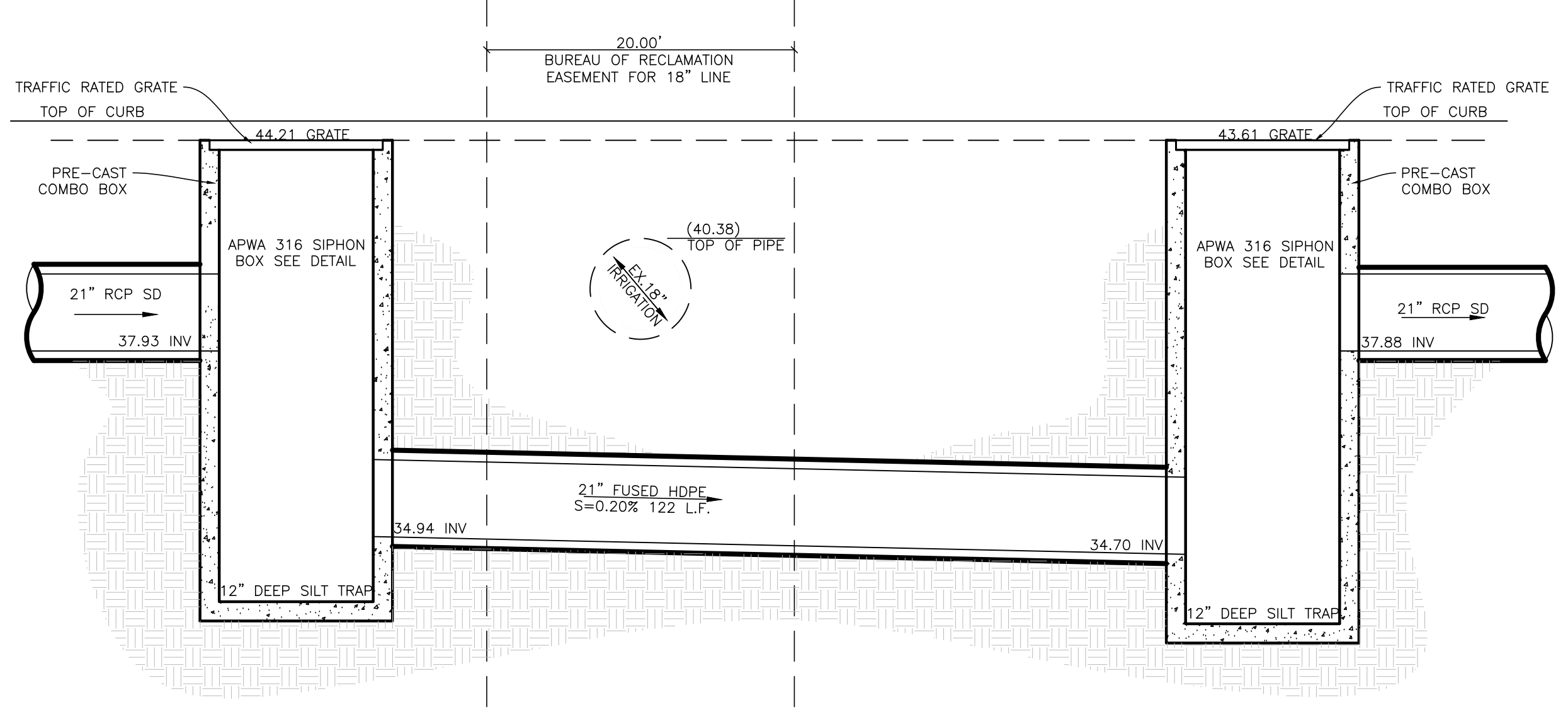
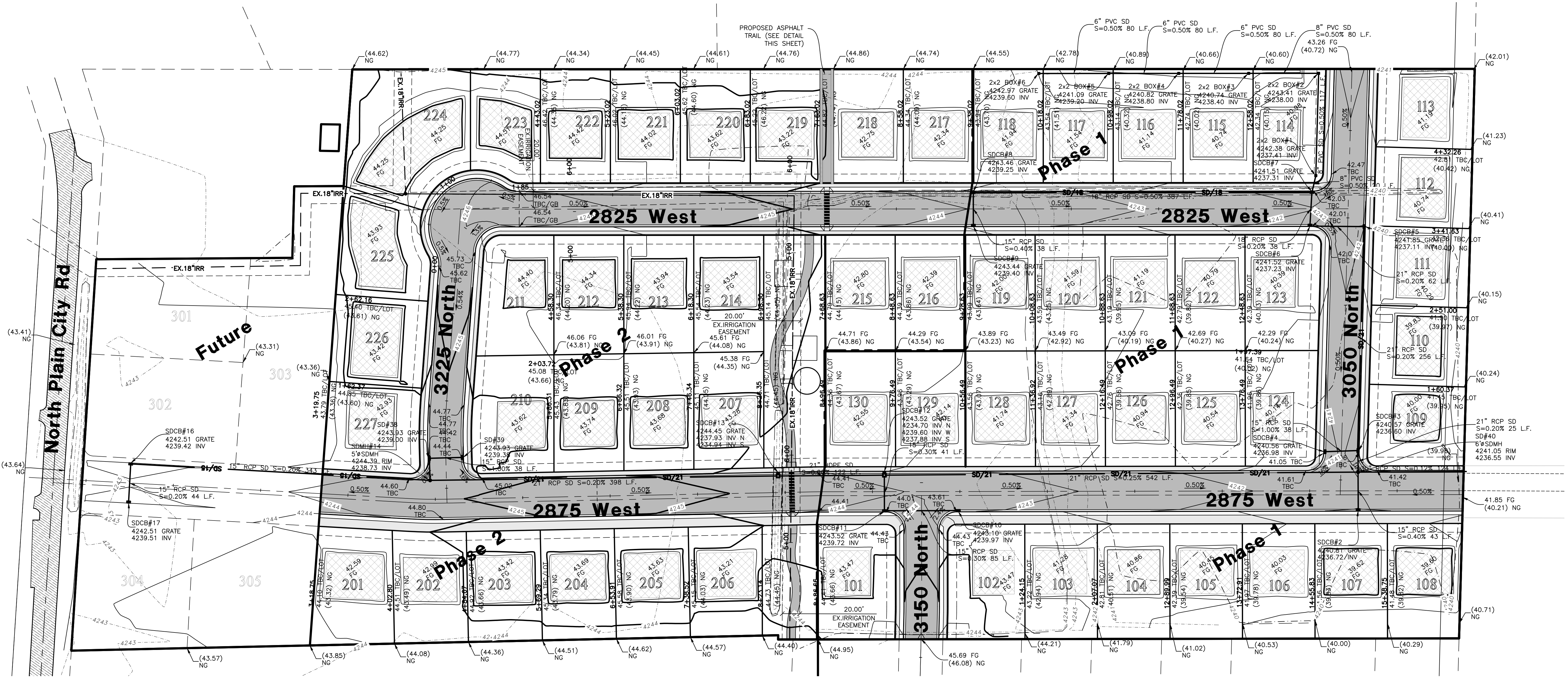
REVISIONS	DESCRIPTION

The Grove at JDC Ranch Subdivision Phase 1 & 2
WEBER COUNTY, UTAH

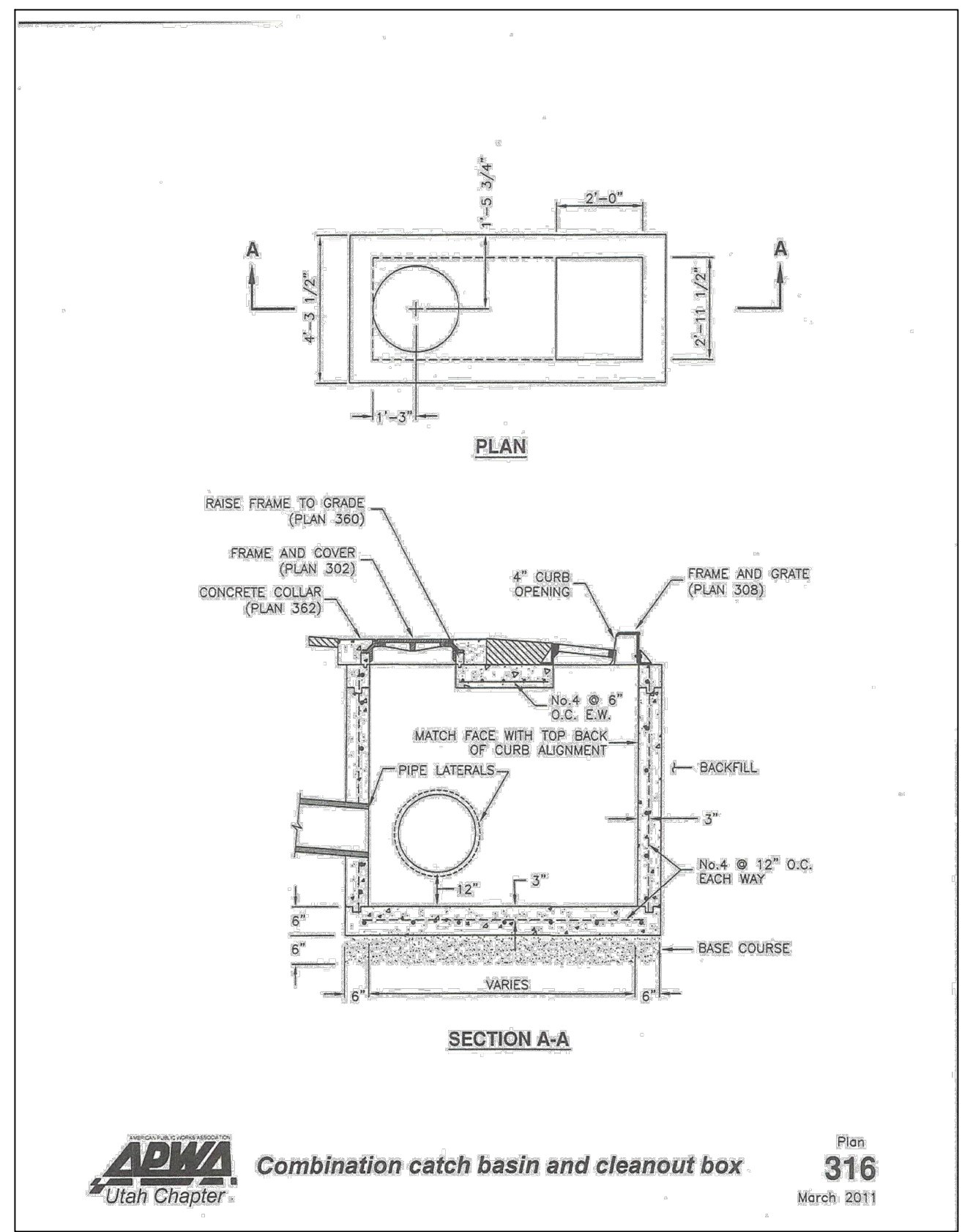
Grading Plan



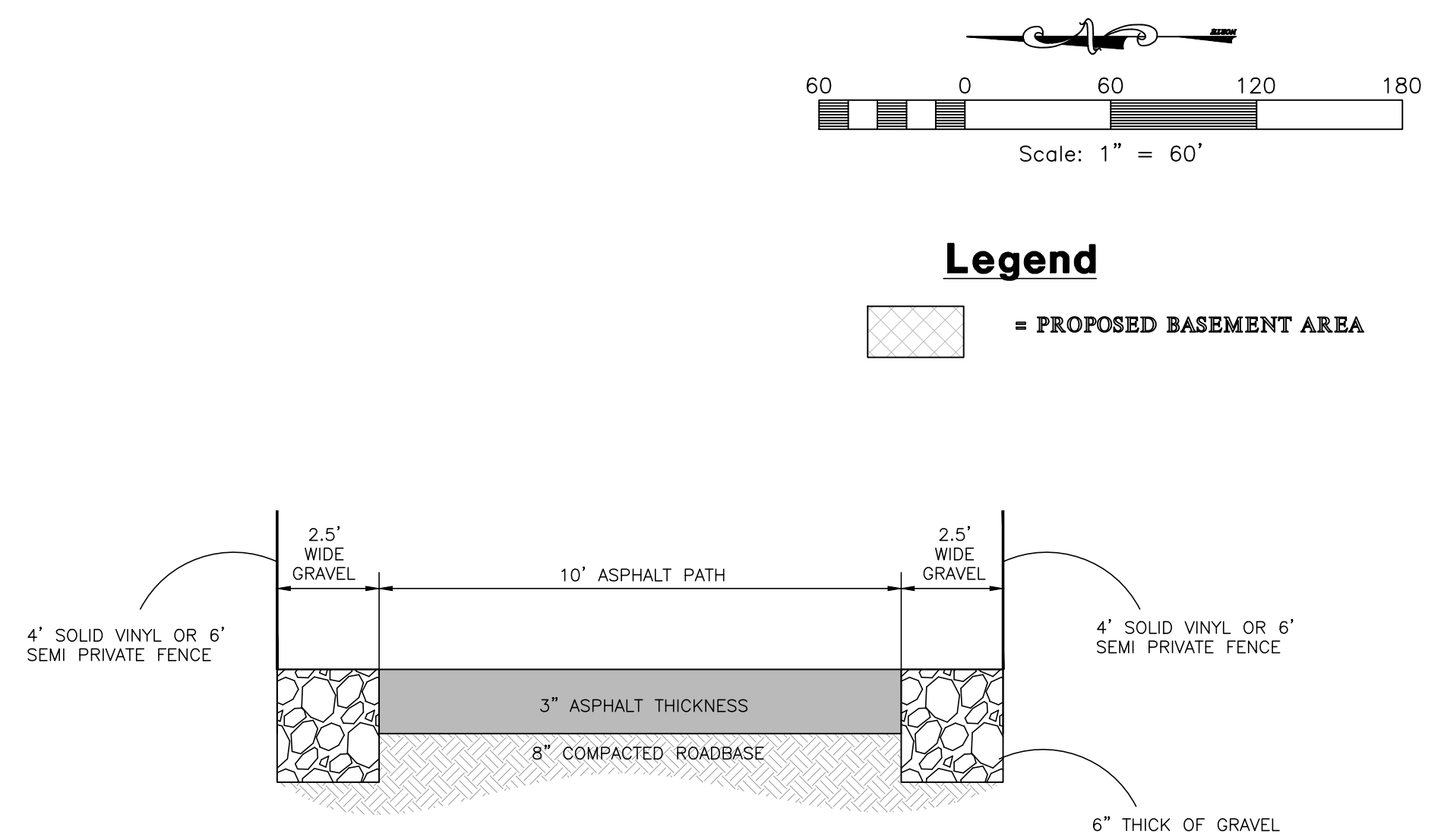
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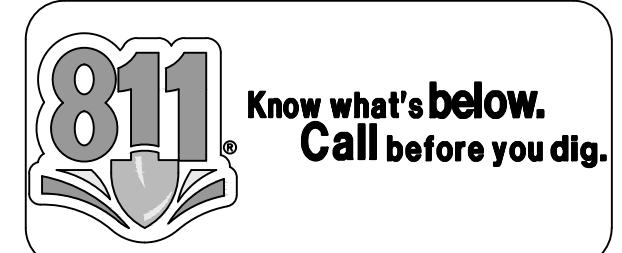
Storm Drain Siphon Detail
SCALE: NONE

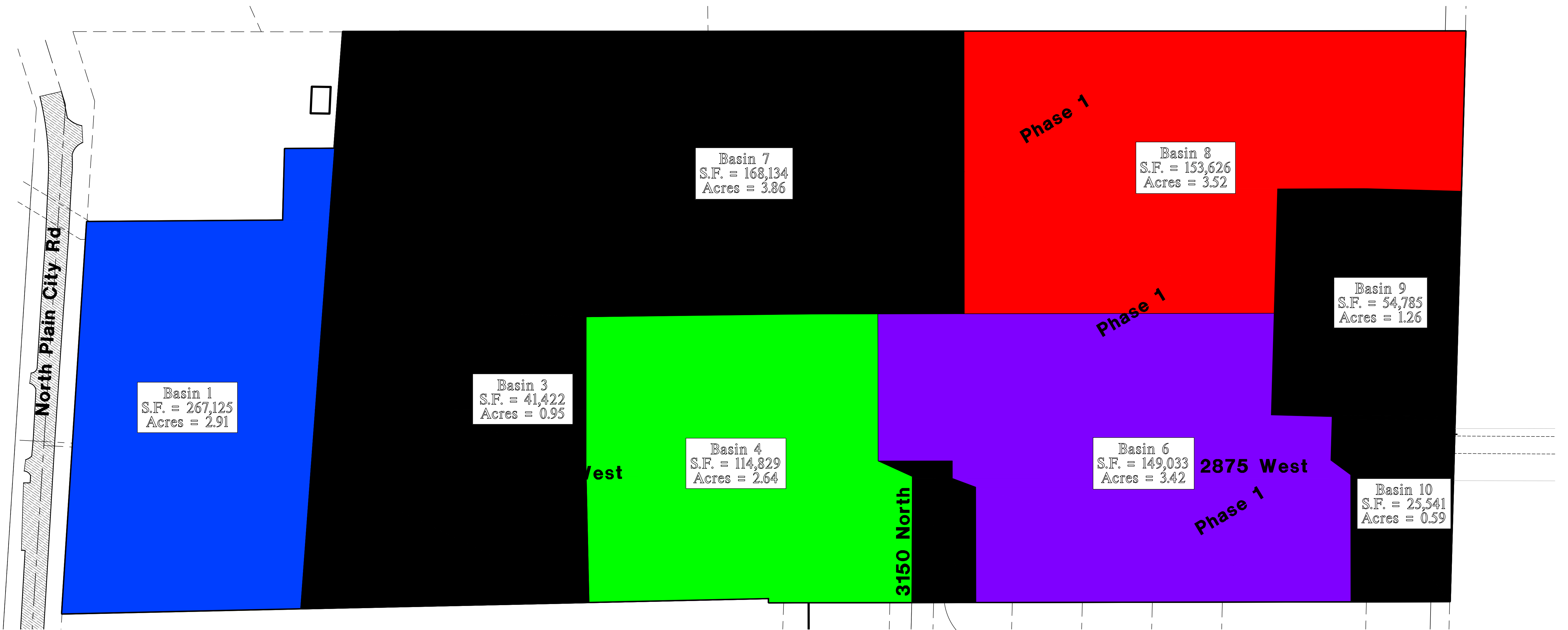


APWA Utah Chapter Combination catch basin and cleanout box Plan 316 March 2011



15' Trail Easement Detail
SCALE: NONE





Basin 1
S.F. = 267,125
Acres = 2.91

Basin 3
S.F. = 41,422
Acres = 0.95

Basin 4
S.F. = 114,829
Acres = 2.64

Basin 5
S.F. = 11,458
Acres = 0.26

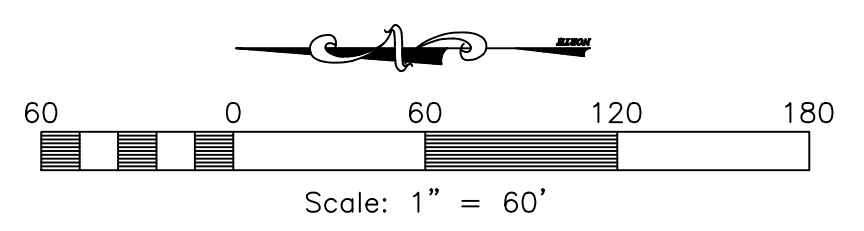
Basin 6
S.F. = 149,033
Acres = 3.42

Basin 7
S.F. = 168,134
Acres = 3.86

Basin 8
S.F. = 153,626
Acres = 3.52

Basin 9
S.F. = 54,785
Acres = 1.26

Basin 10
S.F. = 25,541
Acres = 0.59



Storm Runoff Calculations
JDC at West Ridge - Phase 1-2
7152-14 4/20/2023

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County, UT 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 full retention, as the stormwater will be conveyed and retained in a temporary basin.

(62 lots)
The calculations are as follows:

Drainage Area:			
Total Area =	22.37 acre or	974,439 ft ²	
Runoff Coefficients			
Paved Area	268,611	C = 0.9	
Roof	179,800	C = 0.9	
Landscaped Area	526,028	C = 0.2	
Weighted Runoff Coefficient		C = 0.52	

LID Retention			
80 th Percentile Rainfall Event (d)		0.48 in	
Is the site Feasible for LID?		Yes	
Site Imperviousness (I)		0.46	
NFCS Soil Group		A	
Rv Equation		0.84*1.302	
R _i (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122)		0.31	
V _{ret} = R _i x d x Total Site SF		11,918	c.f.

Rainfall Intensities:			
10-yr intensity for a 30 minute Storm Event		1.38	in/hr
Peak Run-off:			
Runoff Coefficient	C =	0.52	
Rainfall Intensity	I =	1.38	IN./HR.
Area	A =	22.37	ACRES
Q		16.12	cts

Drainage Basin	Area (acres)	Q (cfs) 10-yr	Min Pipe Size
1	2.91	2.10	15
2	2.95	2.22	16
3	0.95	0.91	21
4	2.64	0.81	21
5	0.27	0.70	21
6	3.42	0.47	30
7	3.86	2.76	18
8	3.52	3.32	21
9	1.26	0.23	21
10	0.59	16.12	30

Volume of Run-off for 100-year Storm Event:
C = 0.52
I = See Below in/hr
A = 974,439.00 ft²

Q(out) =	time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cft)	Vol. out (cft)	Difference (cft)
0	0	0.00	0.00	0.00	0	0	0
5	300	0.86	1.32	23496	5	23496	0
10	600	5.06	59.59	36756	0	36756	0
15	900	4.18	49.23	44306	0	44306	0
30	1800	2.91	33.09	69609	0	69609	0
60	3600	1.74	20.49	73772	0	73772	0
120	7200	0.96	11.31	81404	0	81404	0
180	10800	0.66	7.73	83439	0	83439	0
360	21600	0.366	4.31	93106	0	93106	0
720	43200	0.223	2.63	113457	0	113457	0
1440	86400	0.123	1.45	125159	0	125159	0

SUMMARY:
The required 100-yr storage volume is 125,159 cubic feet
The required LID Retention volume is 11,918 cubic feet

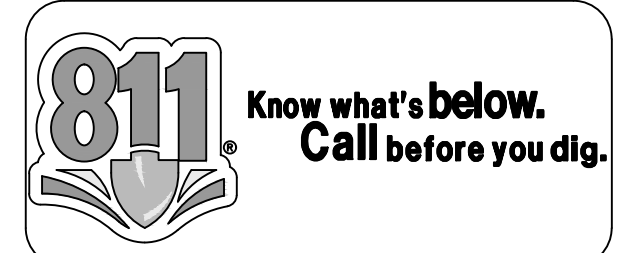
Reeve & Associates, Inc.
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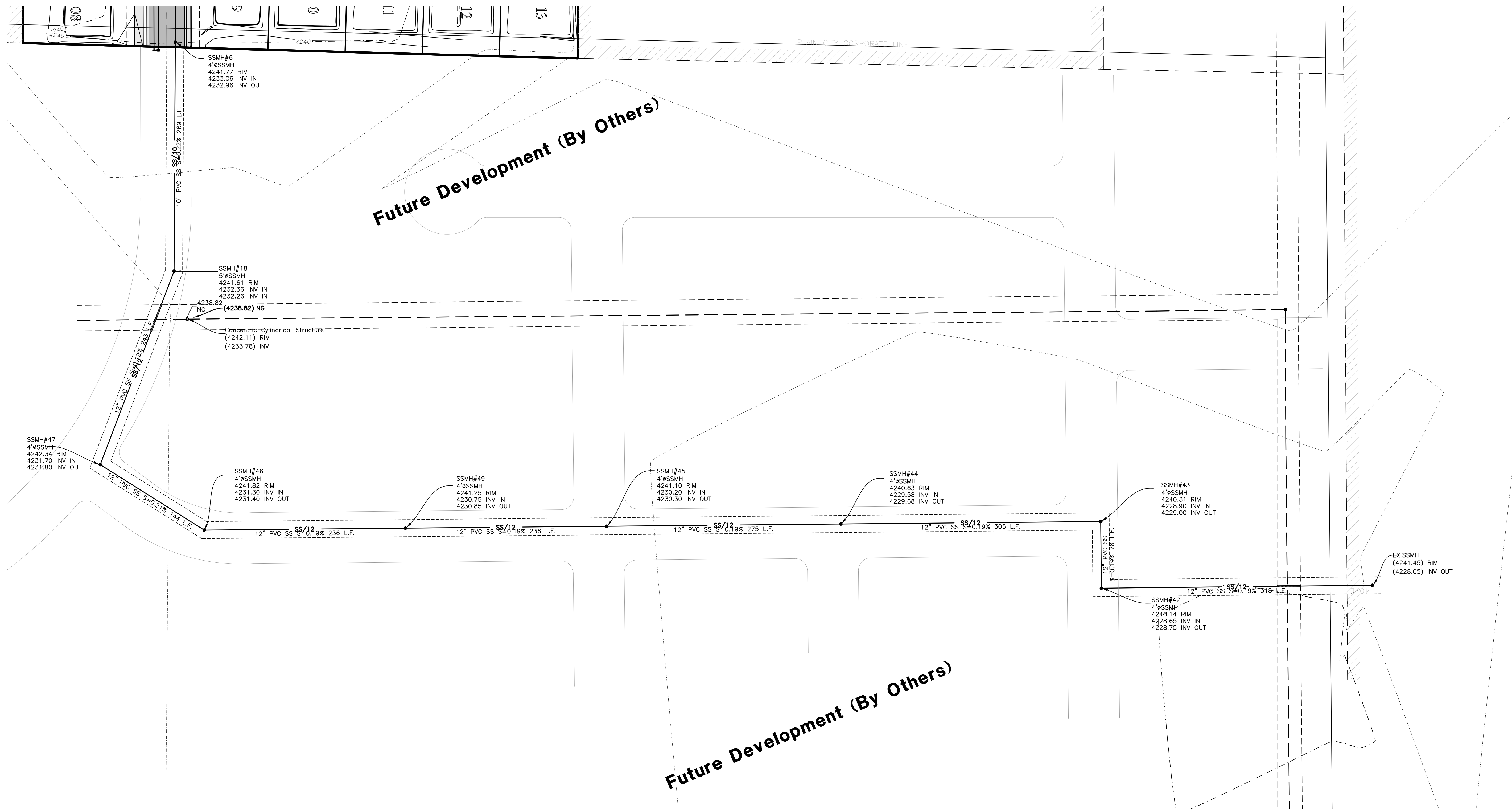
REVISIONS	DESCRIPTION
DATE	

The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH
Site Drainage Area Plan



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafted: N. FICKLIN
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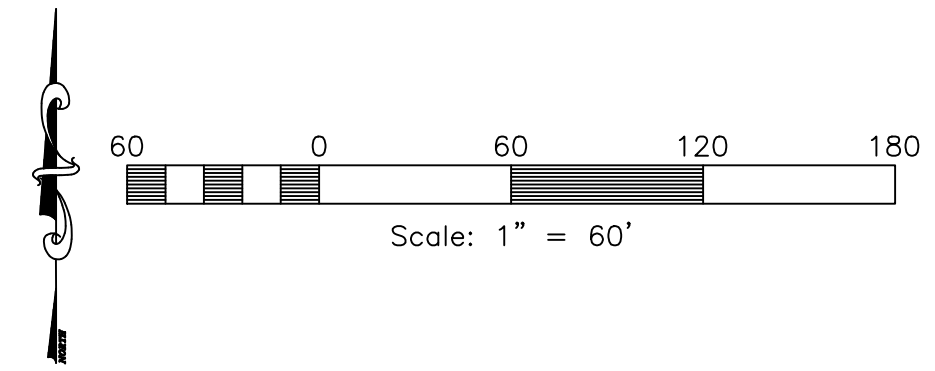




Future Development (By Others)

Future Development (By Others)

NOTE:
FINAL RIM ELEVATION FOR SSMH#42-47, AND SSMH#18 TO BE SET DURING DEVELOPMENT OF FUTURE SUBDIVISION IMPROVEMENT PLANS



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REVISIONS	DESCRIPTION

The Grove at JDC Ranch Subdivision
Phase 1 & 2
 WEBER COUNTY, UTAH

Sewer Outfall



Project Info.
 Engineer: J. NATE REEVE, P.E.
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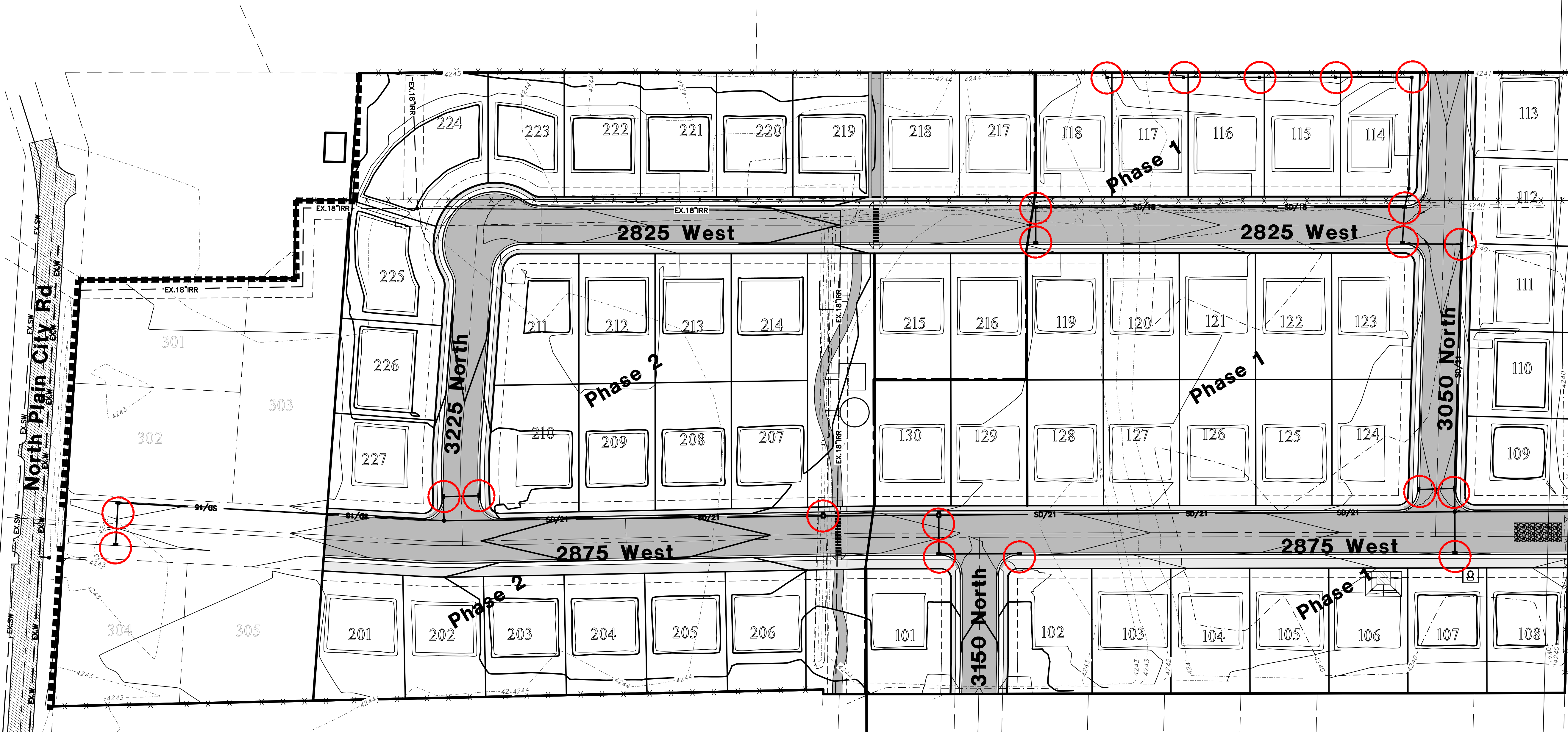
THE GROVE at JDC RANCH SUBDIVISION

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
MARCH, 2023



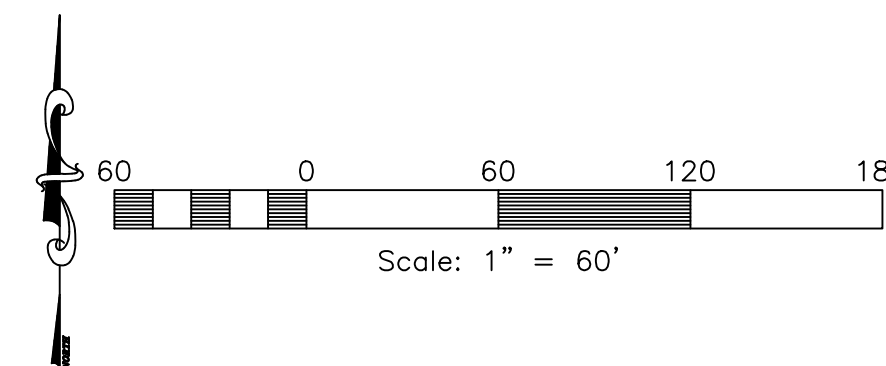
Vicinity Map
NOT TO SCALE



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

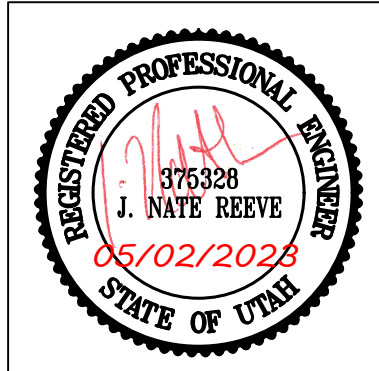
- SWPPP NOTES:**
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY.



Construction Activity Schedule	
PROJECT LOCATION.....	WEBER COUNTY, (UT)
PROJECT BEGINNING DATE.....	MARCH 2023
BMP'S DEPLOYMENT DATE.....	MARCH 2023
STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	STEVE ANDERSON (801) 430-3996
SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

REVISIONS	DESCRIPTION
DATE	

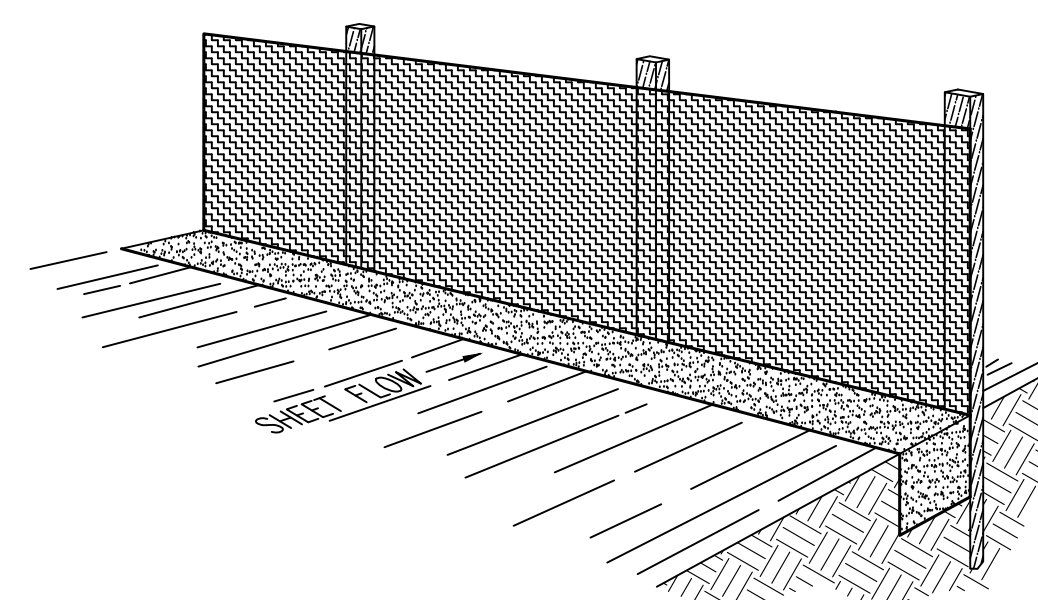
The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH
Storm Water Pollution
Prevention Plan Exhibit



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH 2022
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
Number: 7152-14

Notes:

- 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).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - 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.
 - 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 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.
 - 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.
- Spill Prevention and Control
 - 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.
 - 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.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - 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.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - 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.
 - 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.
 - 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.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - 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.
 - 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.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - 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.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
 - Part III.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2

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.

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 by 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.

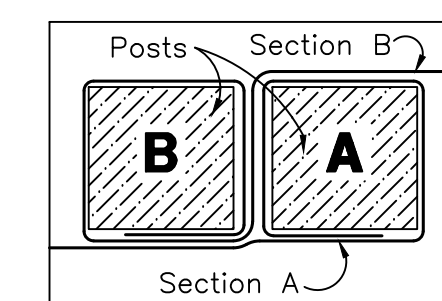


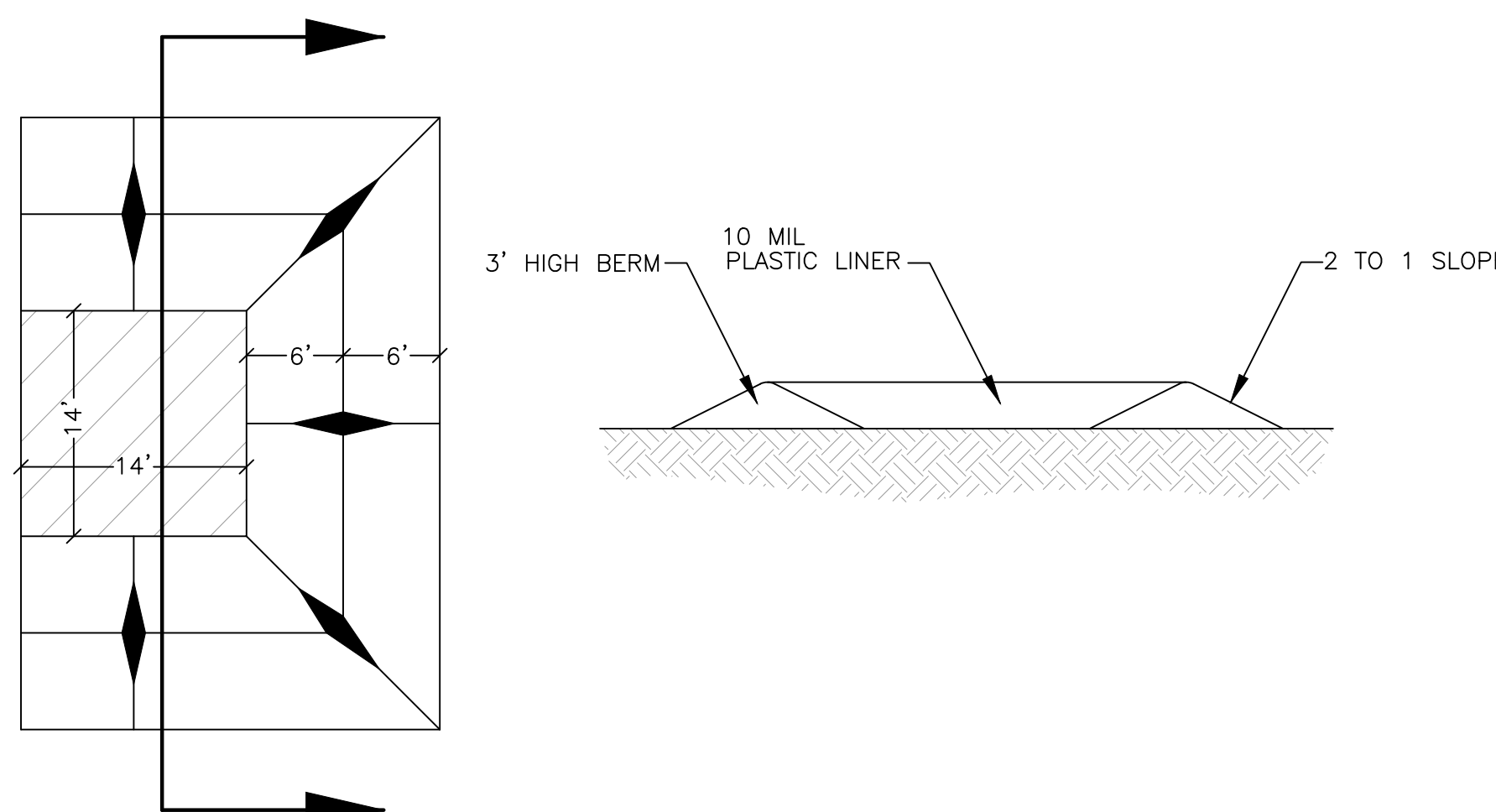
Figure 1: Top View of Roll-to-Roll Connection

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

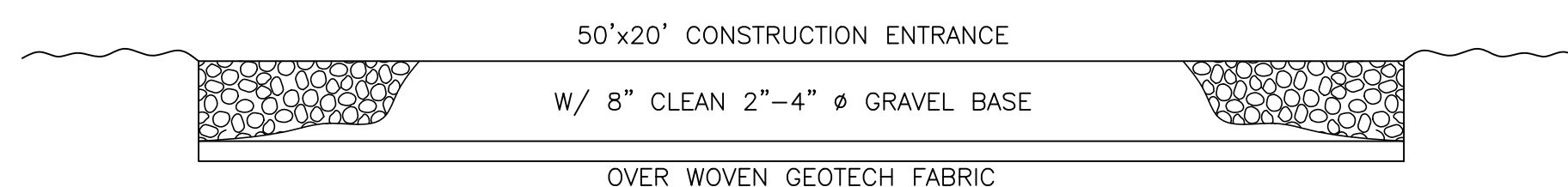
Silt Fence Detail

SCALE: NONE

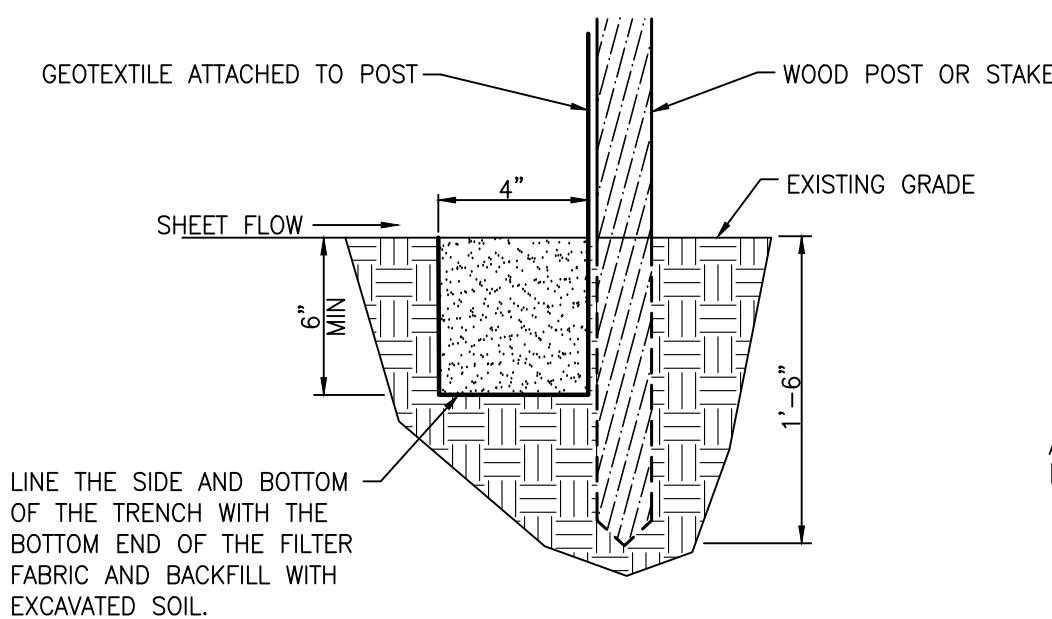


Concrete Washout Area w/ 10 mil Plastic Liner

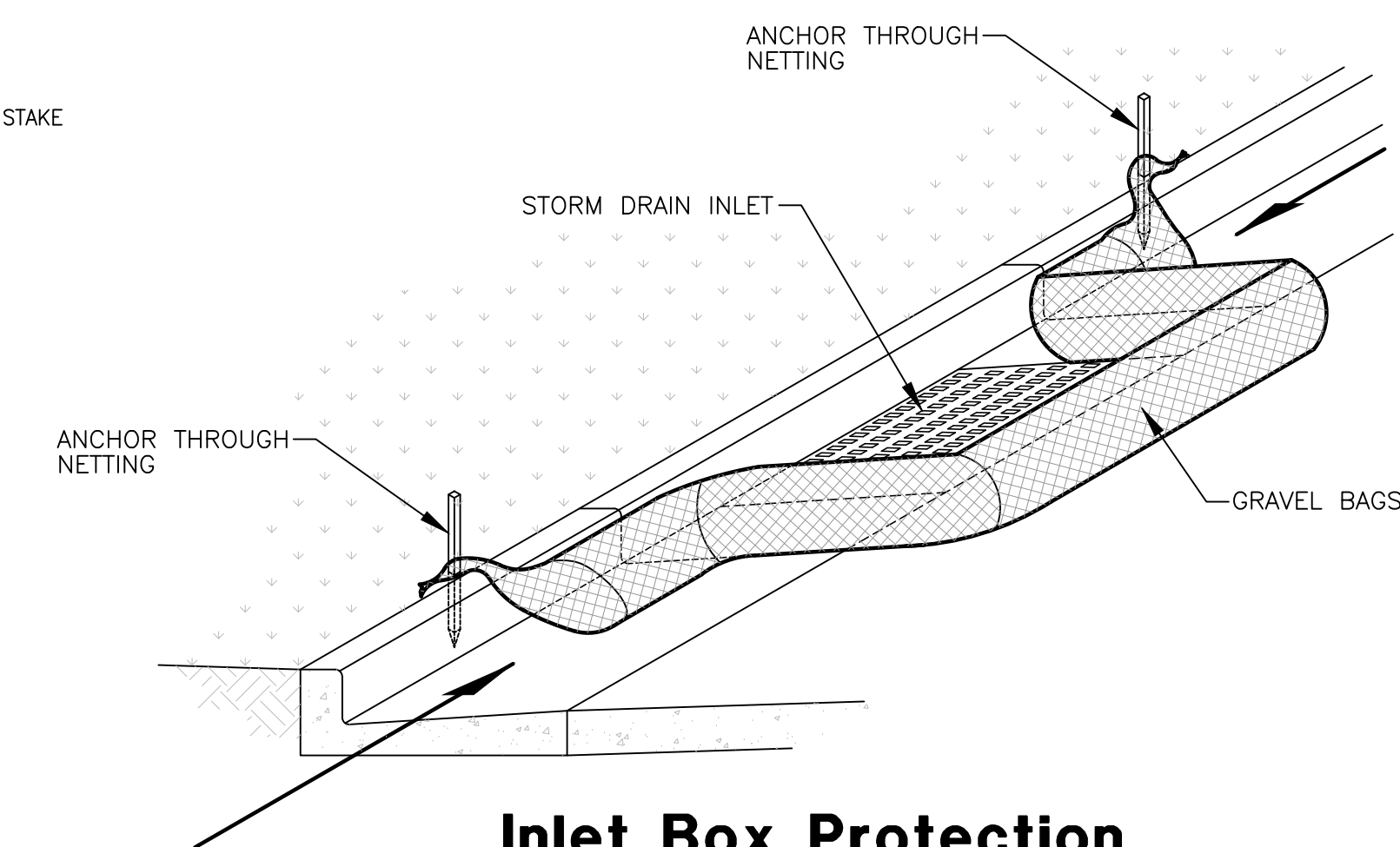
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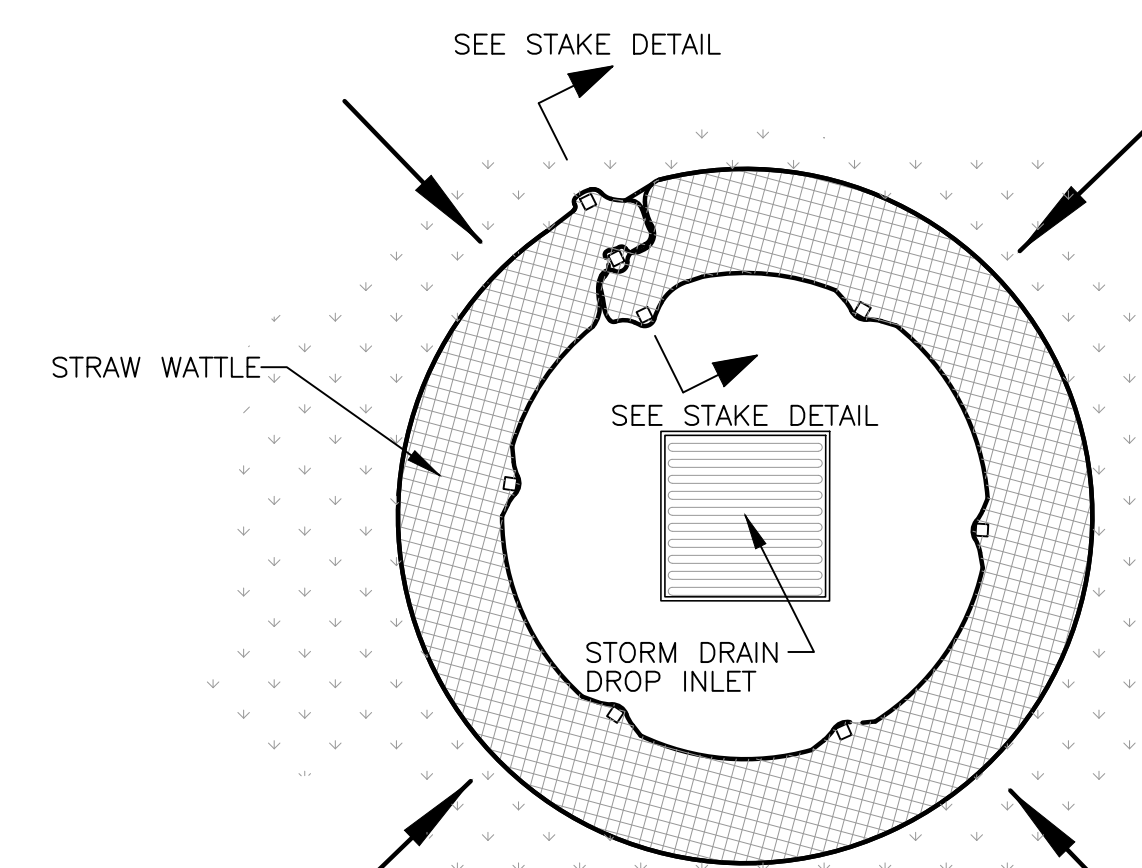
Cross Section 50' x 20' Construction Entrance



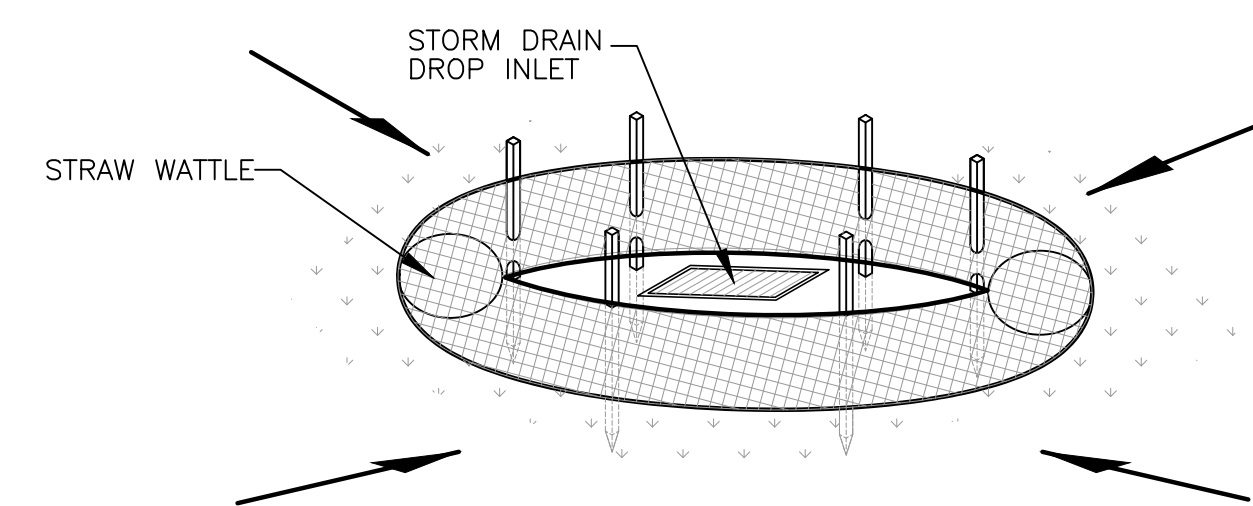
Section



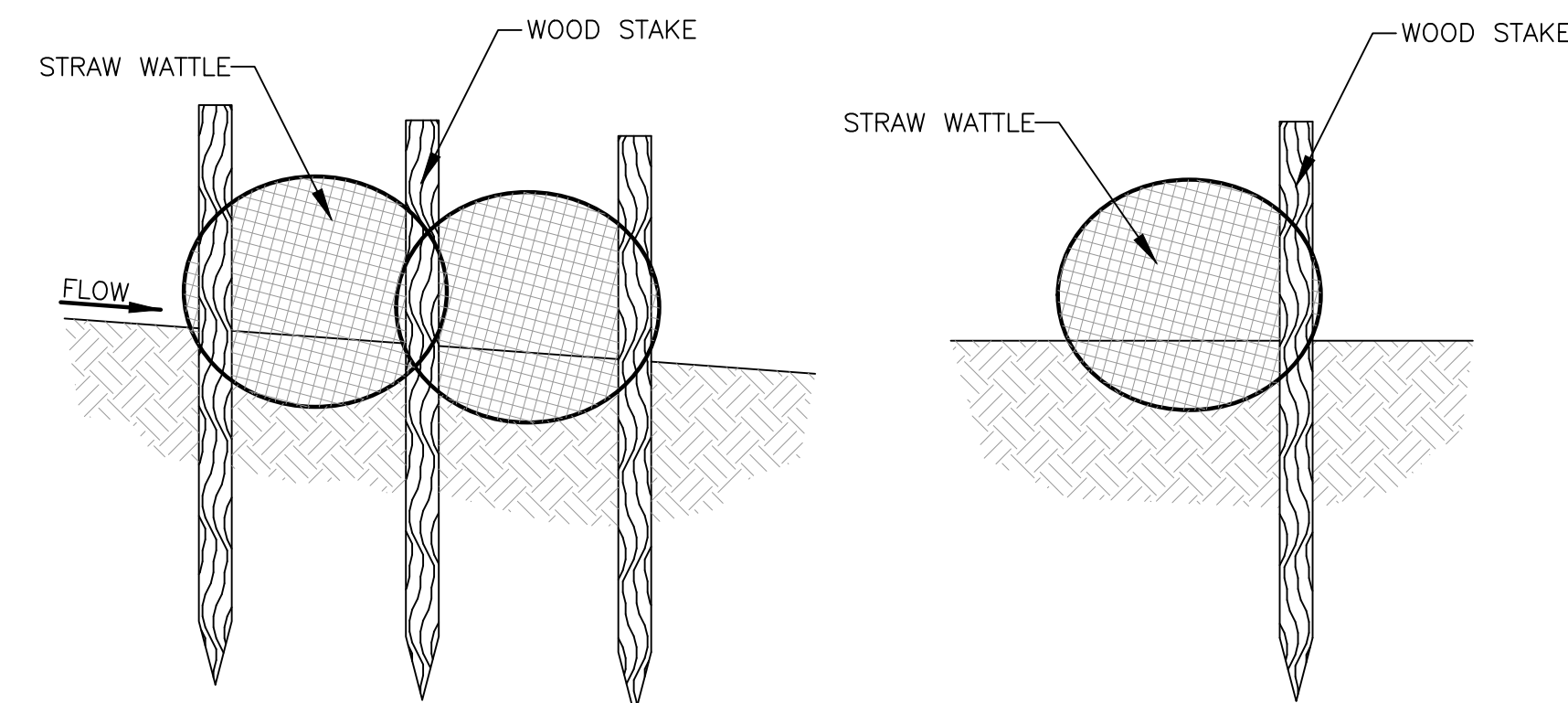
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 WWW.REEVE.CO
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

The Grove at JDC Ranch Subdivision Phase 1 & 2
 WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Details

Project Info.

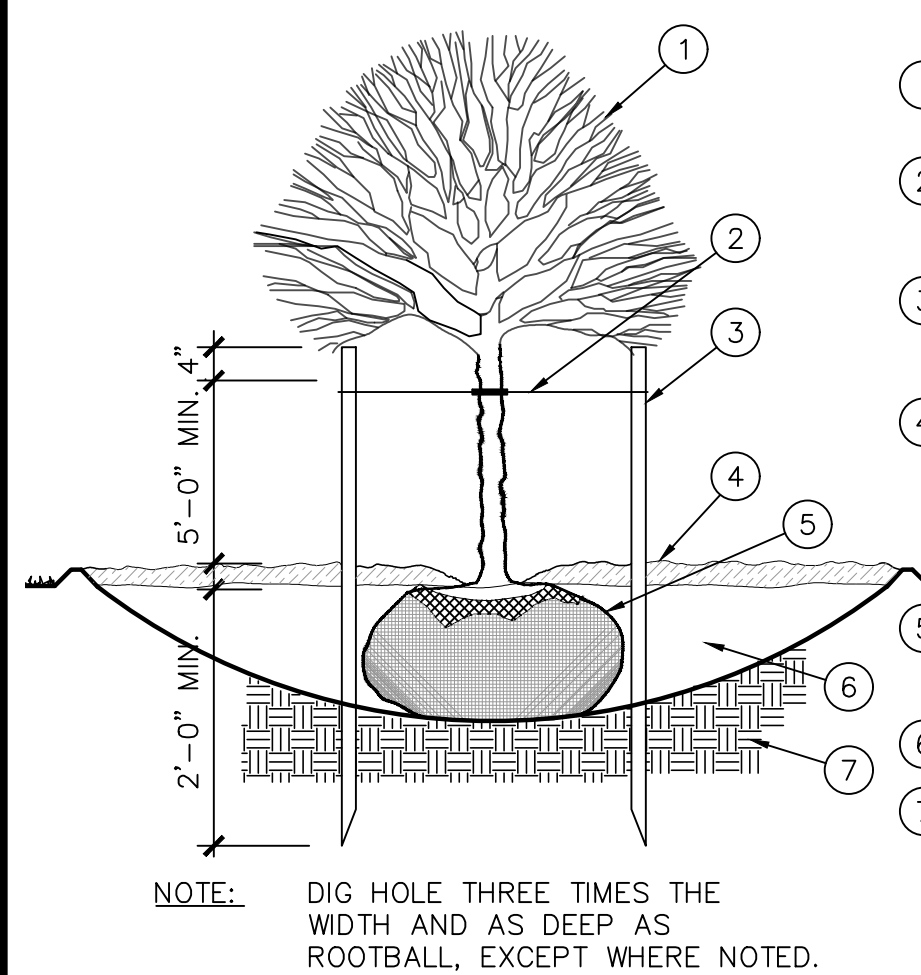
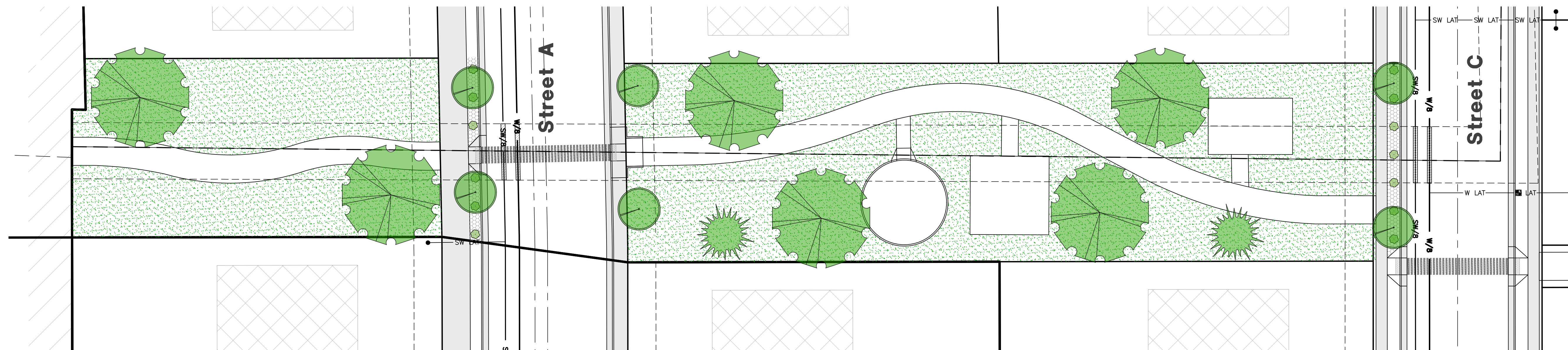
Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH 2022
Name:	THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
Number:	7152-14

PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
6		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" col.
2		Pinus nigra	Austrian Pine	6' Ht
6		Zelkova serrata 'Village Green'	Village Green Zelkova	2" col.

Quantity	Symbol	Scientific Name	Common Name	Size
13		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.

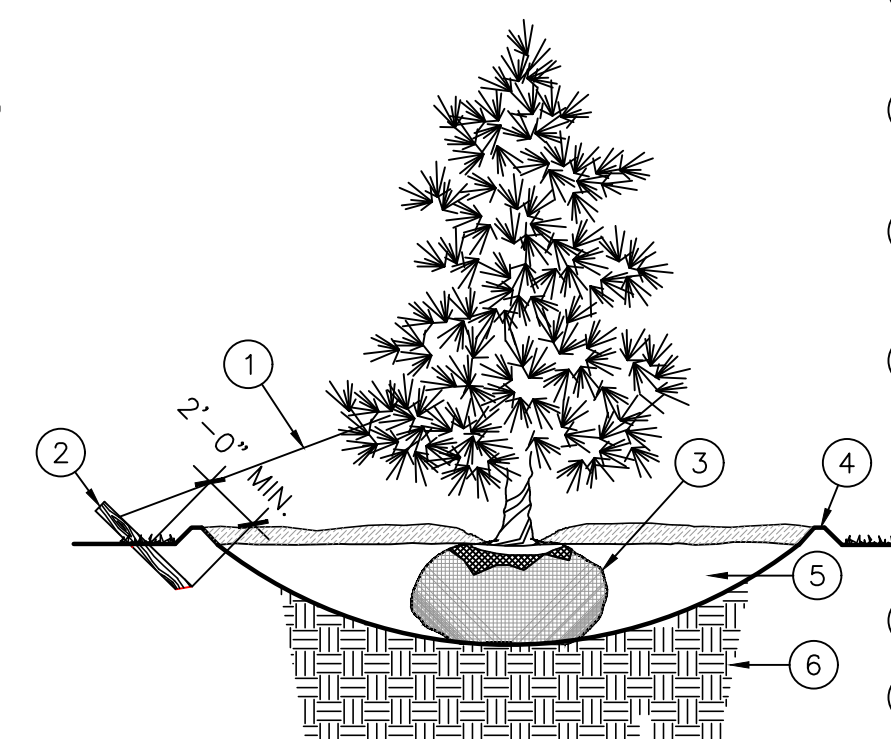
Symbol	Description	Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	Rock Mulch	1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth



- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

DECIDUOUS TREE PLANTING

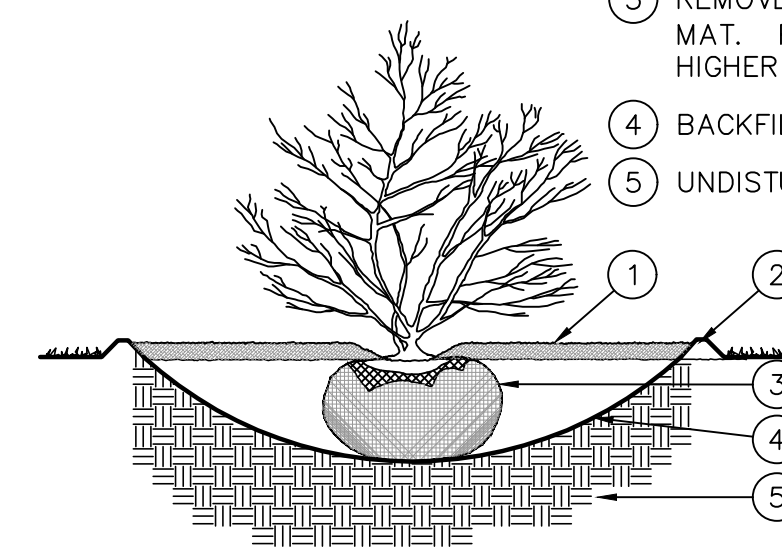
NTS



- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

CONIFEROUS TREE PLANTING

NTS



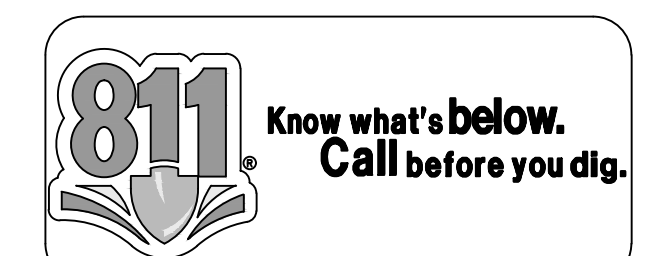
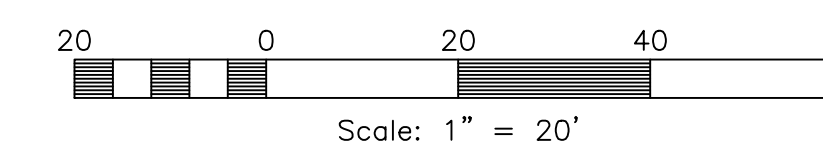
- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

SHRUB PLANTING

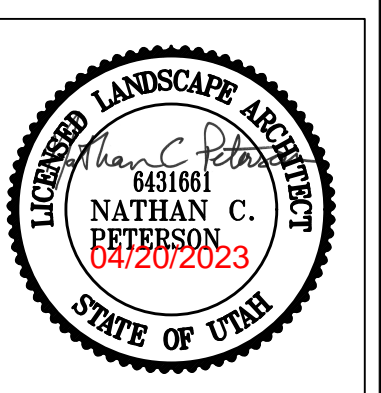
NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



REVISIONS	DESCRIPTION
DATE	



Project Info.

Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. PETERSON
 Begin Date: MARCH 2022
 Name: WEST RIDGE PHASE 3 & 4
 Number: 7152-14