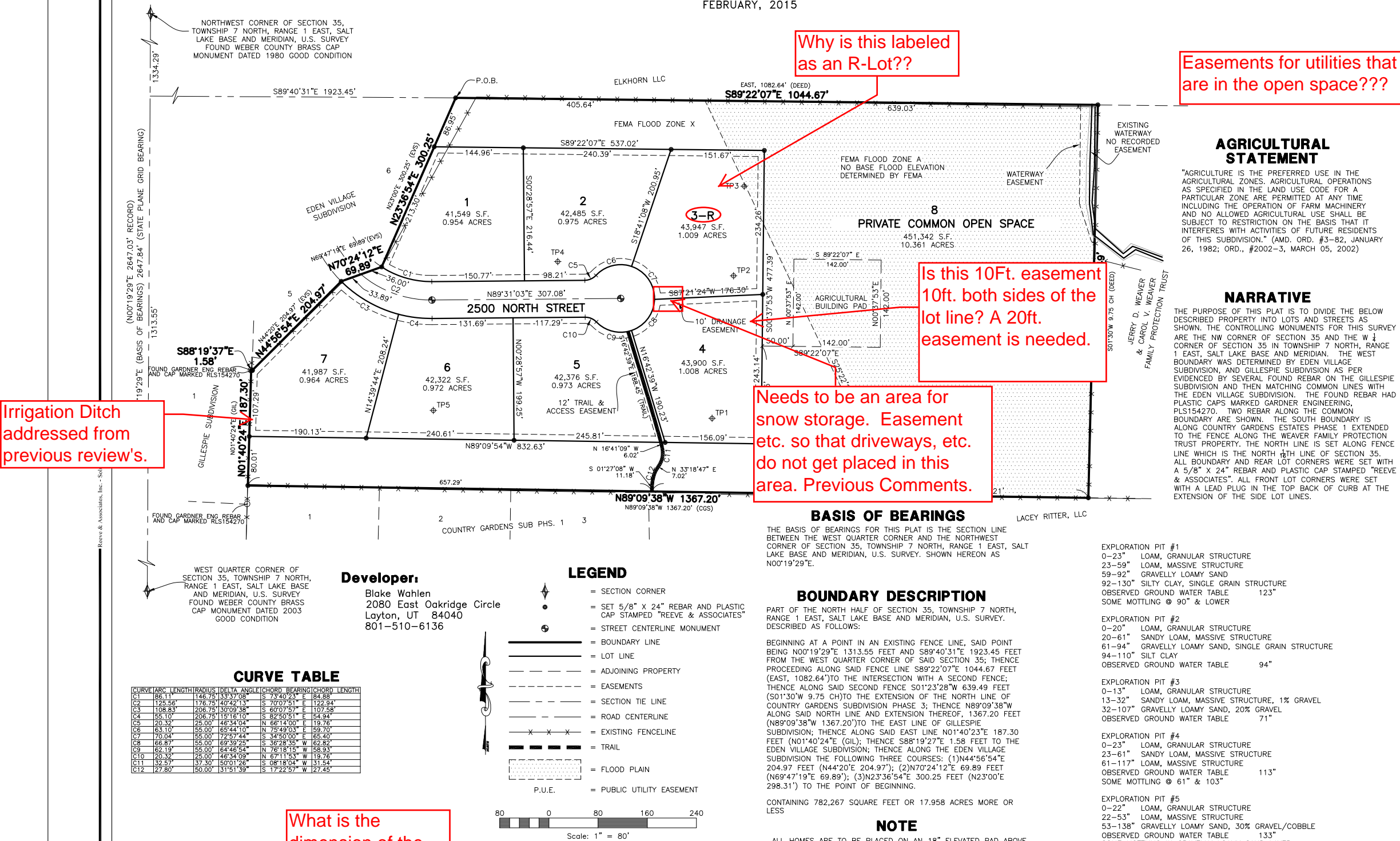


SANDHILL CRANE CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
FEBRUARY, 2015



Why is this labeled as an R-Lot??

Easements for utilities that are in the open space???

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE CONTROLLING MONUMENTS FOR THIS SURVEY ARE THE NW CORNER OF SECTION 35 AND THE W 1/4 CORNER OF SECTION 35 IN TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE WEST BOUNDARY WAS DETERMINED BY EDEN VILLAGE SUBDIVISION, AND GILLESPIE SUBDIVISION AS PER EVIDENCED BY SEVERAL FOUND REBAR ON THE GILLESPIE SUBDIVISION AND THEN MATCHING COMMON LINES WITH THE EDEN VILLAGE SUBDIVISION. THE FOUND REBAR HAD PLASTIC CAPS MARKED GARDNER ENGINEERING, PLS154270. TWO REBAR ALONG THE COMMON BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY IS ALONG COUNTRY GARDENS ESTATES PHASE 1 EXTENDED TO THE FENCE ALONG THE WEAVER FAMILY PROTECTION TRUST PROPERTY. THE NORTH LINE IS SET ALONG FENCE LINE WHICH IS THE NORTH 1/4 LINE OF SECTION 35. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°19'29"E.

BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING N00°19'29"E 1313.55 FEET AND S89°40'31"E 1923.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE PROCEEDING ALONG SAID FENCE LINE S89°22'07"E 1044.67 FEET (EAST, 1082.64') TO THE INTERSECTION WITH A SECOND FENCE; THENCE ALONG SAID SECOND FENCE S01°23'28"W 639.49 FEET (S01°30'W 9.75 CH) TO THE EXTENSION OF THE NORTH LINE OF COUNTRY GARDENS SUBDIVISION PHASE 3; THENCE N89°09'38"W ALONG SAID NORTH LINE AND EXTENSION THEREOF, 1367.20 FEET (N89°09'38"W 1367.20') TO THE EAST LINE OF GILLESPIE SUBDIVISION; THENCE ALONG SAID EAST LINE N01°40'23"E 187.30 FEET (N01°40'24"E (GIL)); THENCE S88°19'27"E 1.58 FEET TO THE EDEN VILLAGE SUBDIVISION; THENCE ALONG THE EDEN VILLAGE SUBDIVISION THE FOLLOWING THREE COURSES: (1) N44°56'54"E 204.97 FEET (N44°20'E 204.97'); (2) N70°24'12"E 69.89 FEET (N69°47'19"E 69.89'); (3) N23°36'54"E 300.25 FEET (N23°00'E 298.31') TO THE POINT OF BEGINNING.

CONTAINING 782,267 SQUARE FEET OR 17.958 ACRES MORE OR LESS

NOTE

ALL HOMES ARE TO BE PLACED ON AN 18" ELEVATED PAD ABOVE NATURAL GROUND AND NO BASEMENTS ARE ALLOWED.

THE BUILDING ENVELOPE PLUS 10 FEET FROM THE STRUCTURE AND THE SEPTIC TANK LEACH FIELD NEED TO BE ELEVATED BY 18 INCHES ABOVE NATURAL GRADE.

SURVEYOR'S CERTIFICATE

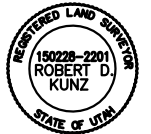
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SANDHILL CRANE CLUSTER SUBDIVISION 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____.

150228

UTAH LICENSE NUMBER

ROBERT D. KUNZ



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 PLAT AND NAME SAID TRACT SANDHILL CRANE CLUSTER 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. ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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. DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAIL EASEMENT THE SAME TO BE USED AS PUBLIC OPEN SPACE AND ACCESS TO LOT 8

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND 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 _____ 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: | R. KUNZ |
| Designer: | |
| Begin Date: | 02-06-15 |
| Name: | SANDHILL CRANE CLUSTER SUBDIVISION |
| Number: | 6460-01 |
| Revision: | |
| Scale: | 1"=80' |
| Checked: | |

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____.

Webster County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____

Recorded For:

Webster County Recorder

_____, Deputy.

- 1) 2/5/15 RH - COMPLETED DESIGN FOR CLIENT & COUNTY REVIEW.
- 2) 3/2/15 RH - REVISED WATER LOCATION.
- 3) 4/21/15 ST - REVISED PER COUNTY COMMENTS.

EDEN, WEBER COUNTY, UTAH
FEBRUARY 2015



- Sheet 1 - Cover/Index Sheet**
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - 2500 North St. 9+50.00-15+00.00
Sheet 4 - Storm Drain/Grading Plan
Sheet 5 - Storm Water Pollution
Prevention Plan Exhibit
Sheet 6 - Storm Water Pollution
Prevention Plan Details

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

SITE BENCHMARK:
3" BRASS CAP SET ON TOP SOUTHEAST CORNER
OF IRRIGATION STRUCTURE.
NE 1/4 SEC. 34 T.7.N., R1E.
ELEVATION = 4966.925', DATUM = WC-44

Blake Wahlen
2080 East Oakridge Circle
Layton, UT 84040
PH: (801) 510-6136

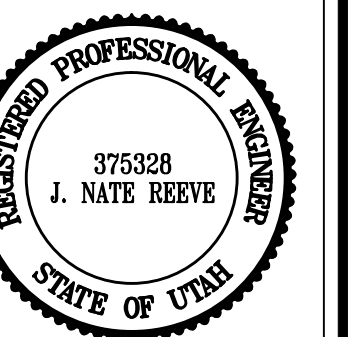
Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig



| REVISIONS | |
|-----------|---------------|
| DATE | DESCRIPTION |
| 3-2-15 RH | City Comments |
| 4-6-15 TP | City Comments |
| | |
| | |
| | |
| | |
| | |

**Sandhill Crane
Cluster Subdivision**
EDEN, WEBER COUNTY, UTAH

Cover/Index Sheet



Engineer: J. NATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: FEBRUARY 4, 2015
 Name: SANDHILL CRANE
 CLUSTER
 SUBDIVISION
 Number: 6460-01

| | |
|----------|----------|
| Sheet | 6 |
| 1 | |
| Sheets | |

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

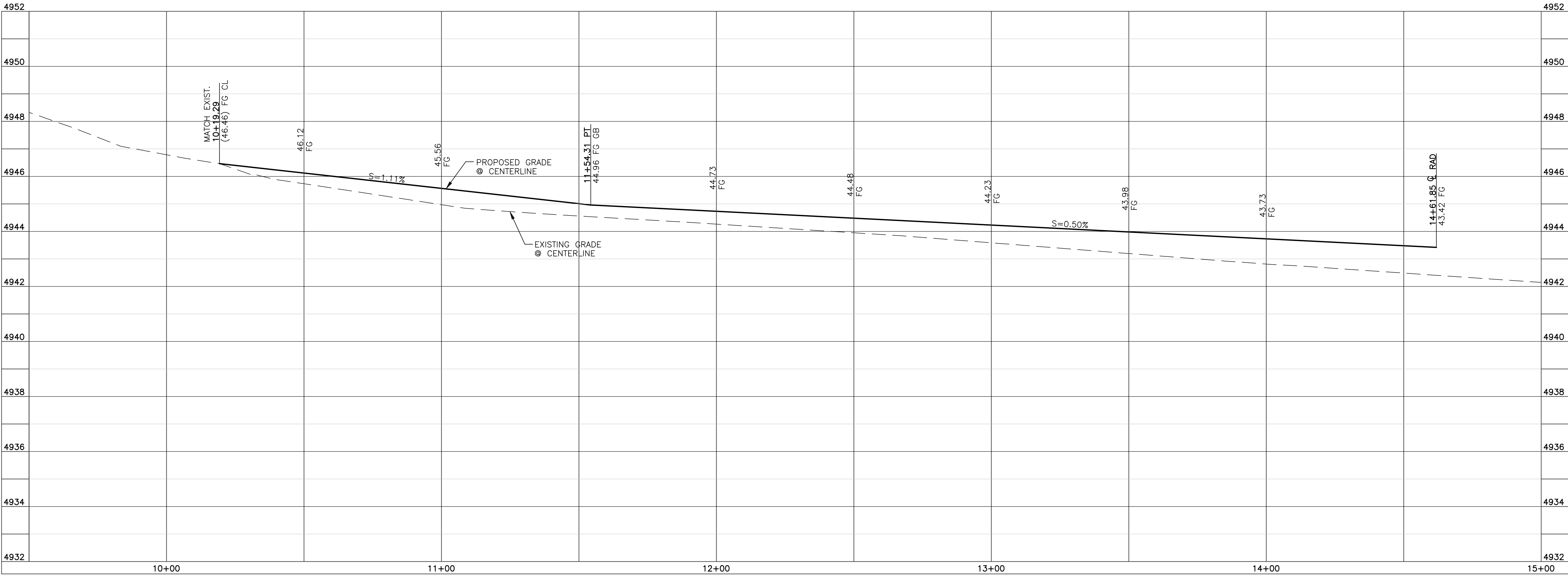
SCALE: NONE

Notes/Legend/ Street Cross-Section

Revised: 4-6-15



| Centerline Curve Data | | | | | | |
|-----------------------|-----------|---------|---------|---------|-------------|-----------|
| # | Delta | Radius | Length | Tangent | Chord | CH Length |
| C1 | 40°30'46" | 176.75' | 124.98' | 65.23' | S70°13'35"E | 122.39' |



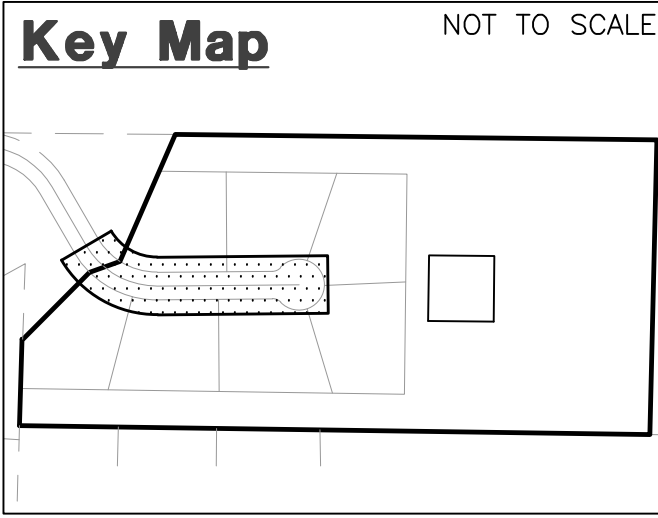
Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET #14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Typically the culinary water supplier requires as secondary water source for each lot. Please provide a letter from the culinary water company with approval of this proposal. I would assume that each of the lots will need to have the shares and system installed prior to subdivision approval.

We will need to see the location of each of the wells on each lot with the location of the septic systems to show that they can fit on each lot. Will the location of the well affect the neighboring lot? How will the location of the wells and the septic systems be addressed so that there are no conflicts between each individual lot?
Please provide some information and documentation.

IRRIGATION NOTE:
INDIVIDUAL PROPERTY OWNERS WILL PURCHASE
WATER SHARES FROM WEBER BASIN WATER
CONSERVANCY DISTRICT TO ALLOW AN INDIVIDUAL
IRRIGATION WELL FOR EACH LOT.



Construction Notes:

1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEBER COUNTY.

CULINARY WATER
W/8 - 8" PVC C-900 WATER LINE

| REVISIONS | |
|-----------|---------------|
| DATE | DESCRIPTION |
| 3-2-15 RH | City Comments |
| 4-6-15 TP | City Comments |
| | |
| | |
| | |
| | |

Sandhill Crane
Cluster Subdivision
EDEN, WEBER COUNTY, UTAH

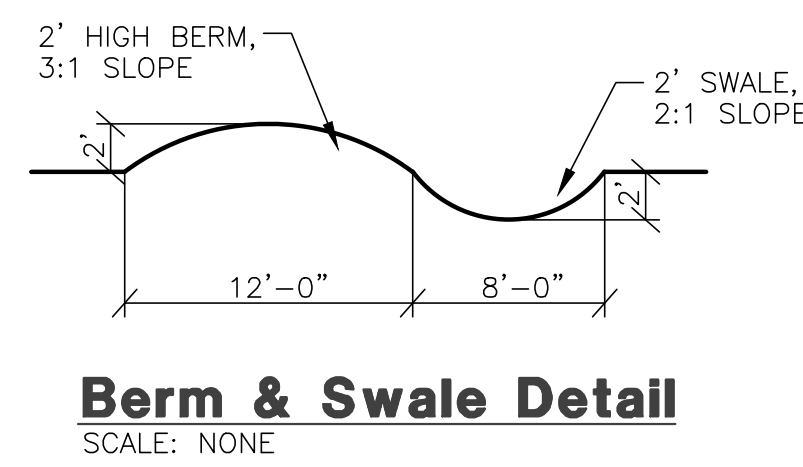
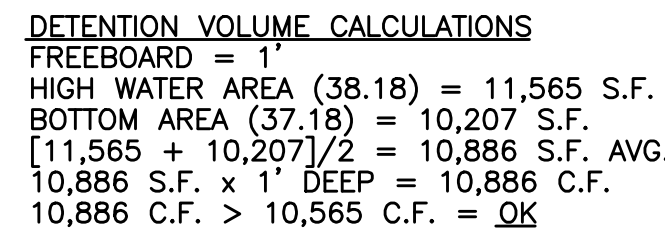
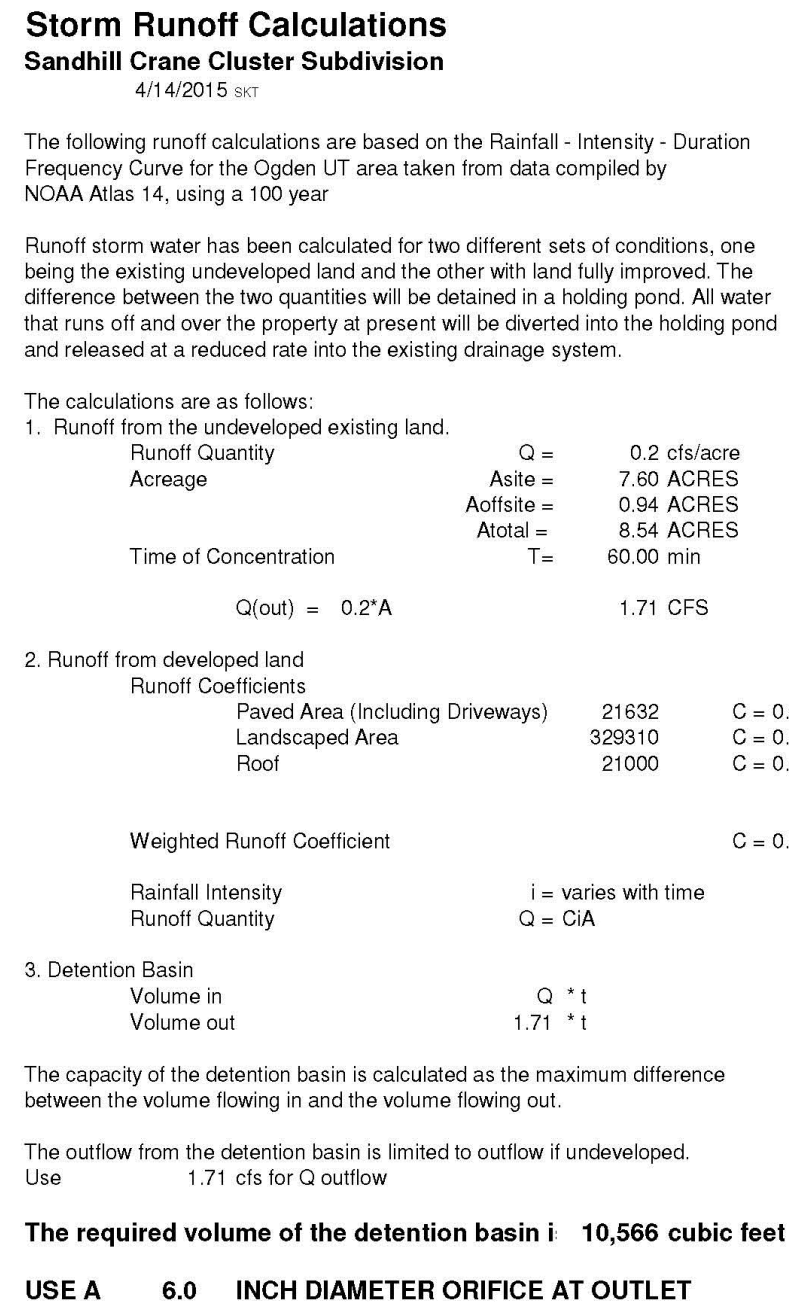
2500 North Street
9+50.00 - 15+00.00

Revised: 4-6-15



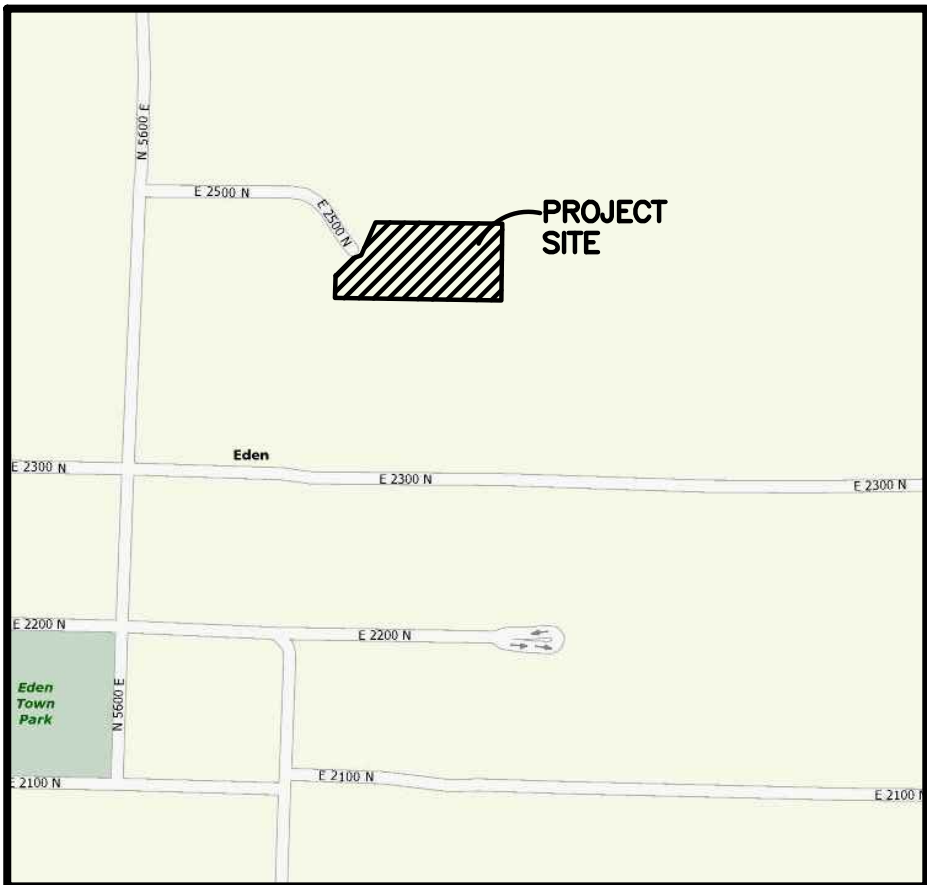
Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: FEBRUARY 4, 2015
 Name: SANDHILL CRANE
CLUSTER
SUBDIVISION
 Number: 6460-01

| | |
|----------|----------|
| Sheet | 6 |
| 3 | Sheets |



SANDHILL CRANE Cluster Subdivision Storm Water Pollution Prevention Plan Exhibit

EDEN, WEBER COUNTY, UTAH
FEBRUARY 2015



Notes:

1.

Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2.

Describe BMP's to eliminate/reduce contamination of storm water from:

a.

Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.

b.

Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

c.

Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.

d.

Fueling area:
To be performed in designated areas only and surrounded with silt fence.

a.

Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.

b.

Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.

c.

Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.

d.

Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.

e.

Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.

f.

Service areas:
To be performed in designated areas only and surrounded with silt fence.
3.

BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4.

Construction Vehicles and Equipment:

a.

Maintenance

–

Maintain all construction equipment to prevent oil or other fluid leaks.

–

Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.

–

Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.

–

Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

–

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b.

Fueling

–

If fueling must occur on-site, use designated areas away from drainage.

–

Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.

–

Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.

–

Use drip pans for any oil or fluid changes.

c.

Washing

–

Use as little water as possible to avoid installing erosion and sediment controls for the wash area.

–

If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.

–

Use phosphate-free, biodegradable soaps.

–

Do not permit steam cleaning on-site.
5.

Spill Prevention and Control

a.

Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:

–

Contain the spread of the spill.

–

If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).

–

If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up properly dispose of contaminated soil.

–

If the spill occurs during rain, cover the impacted area to avoid runoff.

–

Record all steps taken to report and contain spill.

b.

Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6.

Post Roadway / Utility Construction

a.

Maintain good housekeeping practices.

b.

Enclose or cover building material storage areas.

c.

Properly store materials such as paints and solvents.

d.

Store dry and wet materials under cover, away from drainage areas.

e.

Avoid mixing excess amounts of fresh concrete or cement on-site.

f.

Perform washout of concrete trucks offsite or in designated areas only.

g.

Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h.

Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i.

All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j.

Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7.

Erosion Control Plan Notes

a.

The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b.

A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c.

Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d.

Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.

e.

All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f.

Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g.

All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.

h.

The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.

i.

Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j.

Erosion control devices will be modified as need as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
8.

Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a.

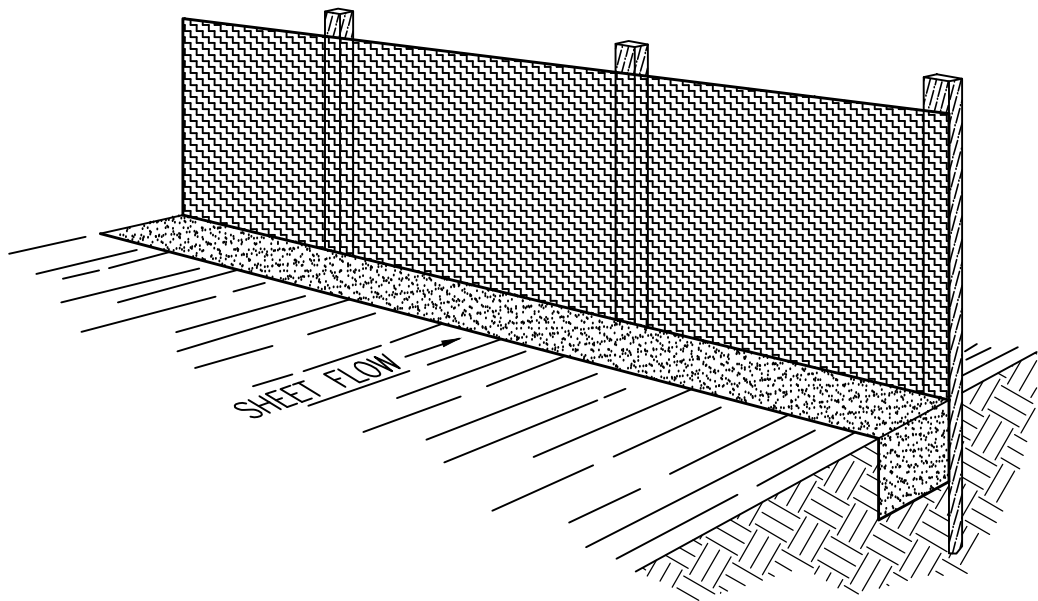
Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.

b.

Part II.D.4.C identifies the minimum inspection report requirements.

c.

failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

INSTALLATION

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

| TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991) | | |
|--|-----------------------------|--|
| Slope Steepness (%) | Max. Slope Length m (ft) | |
| <2% | 30.5m (100ft) | |
| 2–5% | 22.9m (75ft) | |
| 5–10% | 15.2m (50ft) | |
| 10–20% | 7.6m (25ft) | |
| >20% | 4.5m (15ft) | |

PREFABRICATED SILT FENCE ROLLS

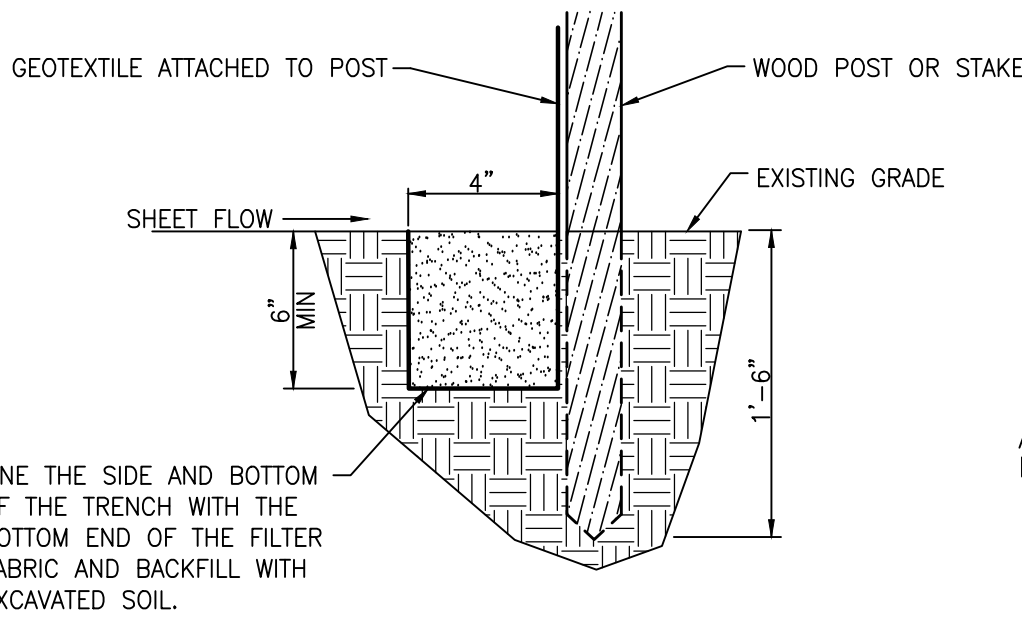
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Unroll the silt fence, positioning the post against the downstream wall of the trench.
- *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate 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.

FIELD ASSEMBLY:

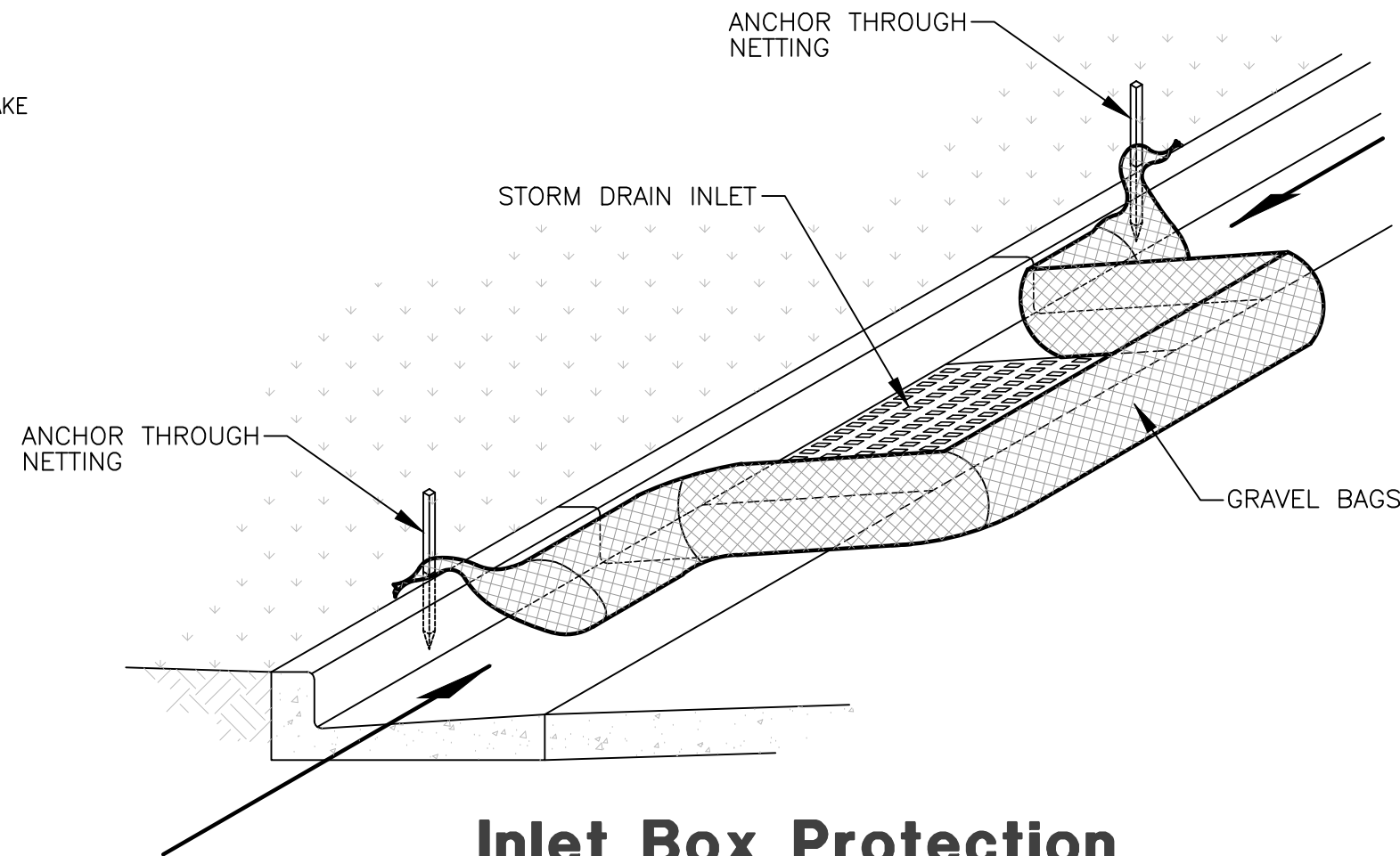
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4–3.0m (8–10ft). Post spacing

Silt Fence Detail

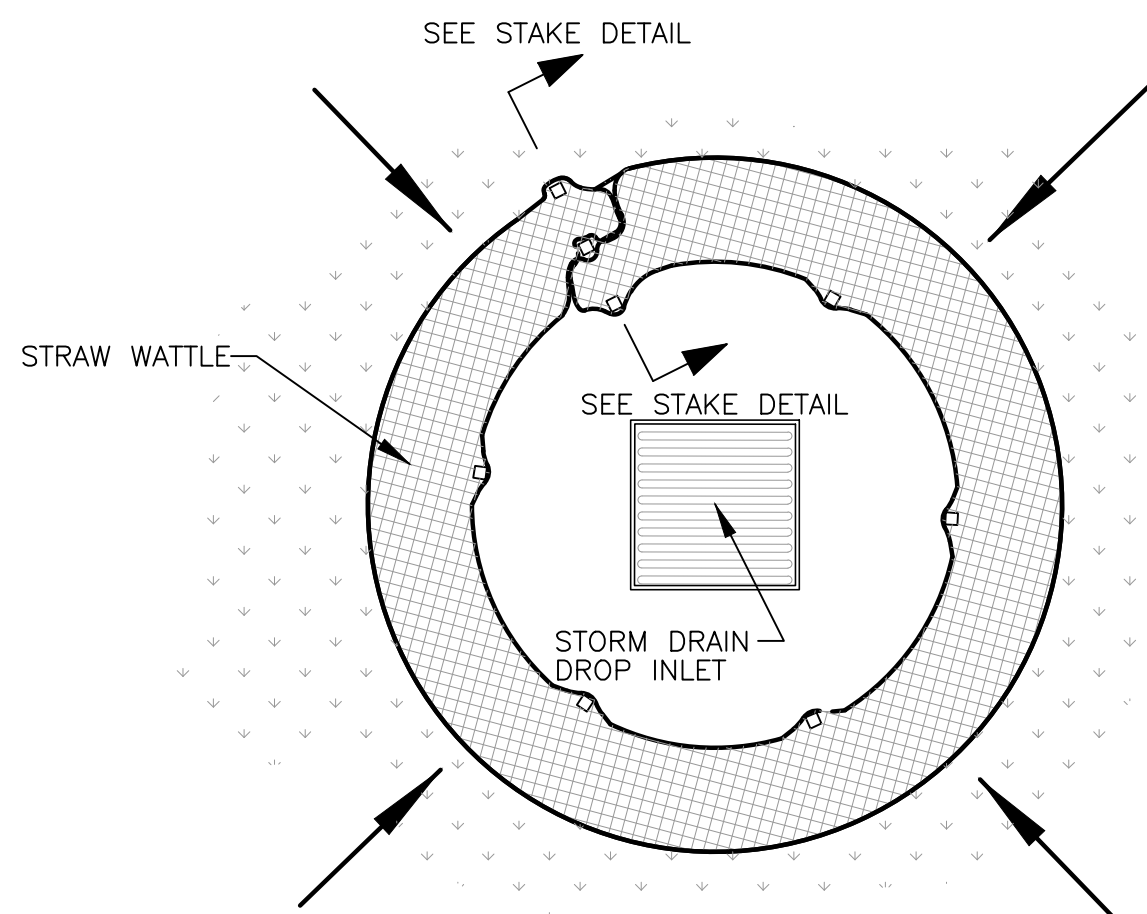
SCALE: NONE



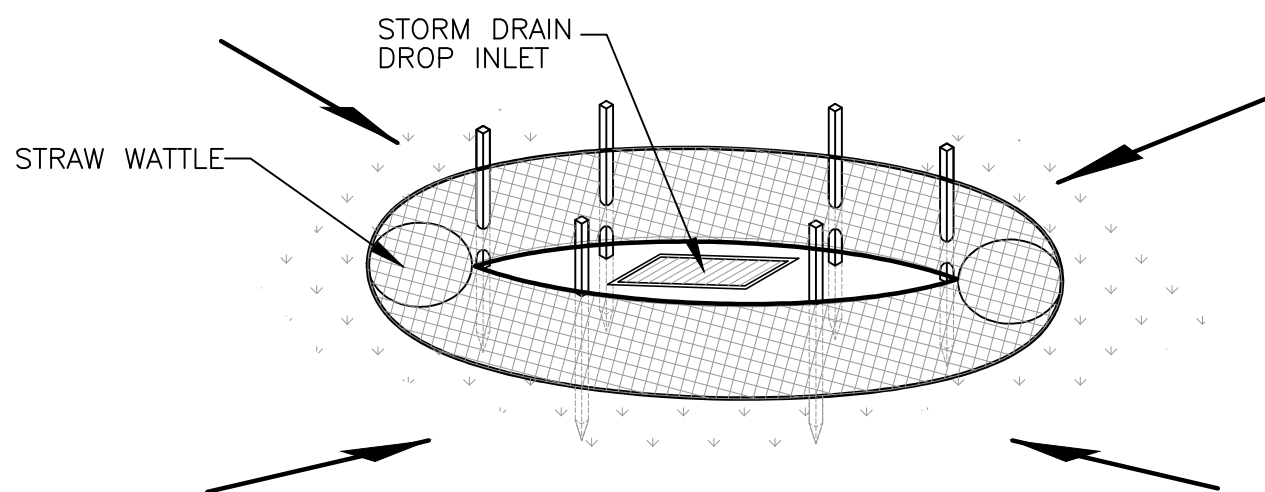
Section



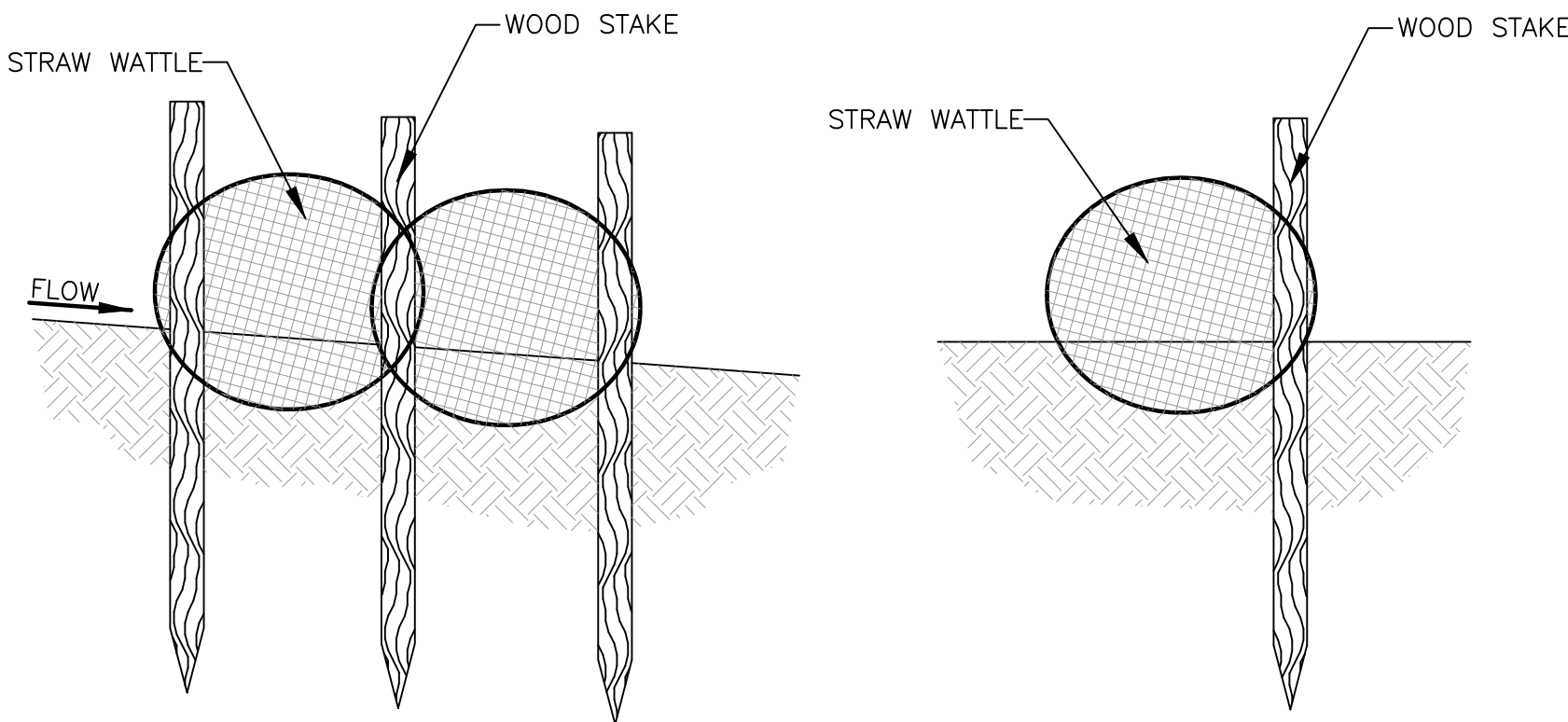
Inlet Box Protection



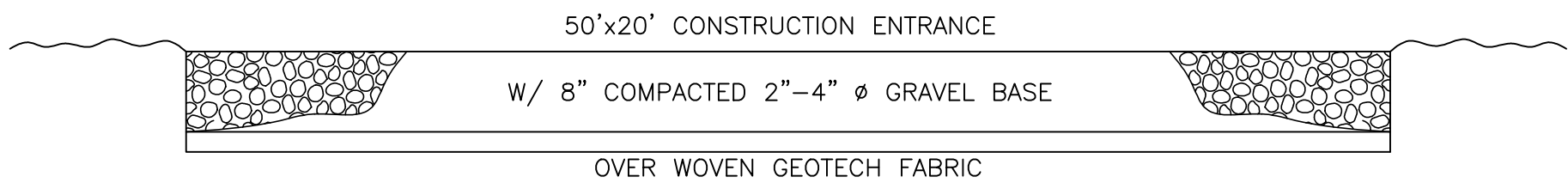
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 50' x 20' Construction Entrance

Reeve & Associates, Inc.

IRA

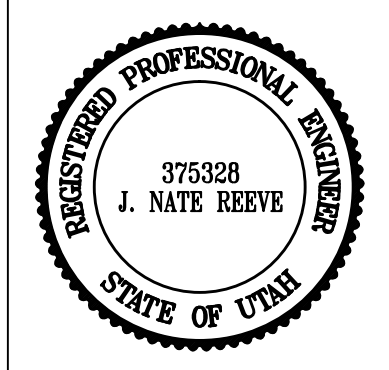
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-3666 www.reeve-associ.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|---------------|
| 3-2-15 | RH | City Comments |
| 4-6-15 | JP | City Comments |
| | | |
| | | |
| | | |
| | | |
| | | |

Sandhill Crane
Cluster Subdivision

EDEN, WEBER COUNTY, UTAH

Storm Water Pollution
Prevention Plan Details



| Project Info. | |
|---------------|--|
| Engineer: | J. NATE REEVE, P.E. |
| Drafter: | R. HANSEN |
| Begin Date: | FEBRUARY 4, 2015 |
| Name: | SANDHILL CRANE CLUSTER SUBDIVISION |
| Number: | 6460-01 |

| | |
|-------|--------|
| Sheet | 6 |
| 6 | Sheets |

Revised: 4-6-15