

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**July 19, 2023  
4:00 p.m.**

**1. Minutes: June 15, 2023**

**2. Administrative Items**

**2.1 LVB110921:** Consideration and action on final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots) located at 2400 S 4700 W. **Planner Felix Lleverino**

**2.2.UVP032323:** Consideration and action on final approval of Powder Point Subdivision consisting of seven lots, located at 8630 E Meridian Ave, Eden. **Planner: Steve Burton**

**2.3 UVW030623:** Consideration and action request for final approval of Westwood Homes No. 2 Subdivision. Applicant: Mike Westwood **Planner Technician: Marta Borchert**

***Adjourn***

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*The meeting will be held in Public Works Conference Room, in the Weber Center, 2<sup>nd</sup> Floor Suite240, 2380 Washington Blvd, Ogden Utah 84401*

***\*Public comment may not be heard during administrative items. Please contact***

***The Planning Division Project Manager at 801-399-8374 before the meeting if you have questions or comments regarding an item\****

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374*

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**Minutes of June 15, 2023, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.**

**Staff Present: Rick Grover, Director; Steve Burton, Principal Planner; Tammy Aydelotte, Planner; June Nelson, Secretary**

1. **Minutes: May 31, 2023** -Minutes approved as presented
2. **Administrative Items**
  - 2.1 **LVS020323:** Consideration and action on Shawn’s Subdivision, located at approximately 111 N 3600 W, Ogden UT 84401. **Planner: Steven Burton**

This application was accepted for review on February 3, 2023. Reviews have been conducted by all review agencies and the applicant is working to address review comments from the Weber County Engineering Division. The proposal is for one lot with at least 40,000 square feet in area and 150 feet of frontage along 3600 W street. With recommended conditions, this project meets the applicable zoning and subdivision standards.

3600 W is a substandard public street, and the applicant has provided a cost estimate to the county engineer for the cost of installing eight feet of asphalt along their portion of the west half of the street. The engineering office is deciding if they will require the applicant to install their portion, or if a financial guarantee will be preferred. The Engineering Department is asking for a deferral agreement for road widening.

**Staff recommends final approval of Shawn’s Subdivision, consisting of one lot. This recommendation for approval is subject to all review agency requirements and is based on the following conditions:**

1. **All improvements shall be installed, ensured by a financial guarantee, or deferred as allowed by the county engineer, before the subdivision plat records.**

**This recommendation is based on the following findings:**

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.**
3. **The proposed subdivision will not be detrimental to the public health, safety, or welfare.**
4. **The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.**

**Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023**

- 2.2 **UVW032323:** Consideration and action on Wolf Creek Subdivision No. 2 Lot 28, located at 4972 Aspen Lane, Eden UT 84310. **Planner: Steven Burton**

This application was accepted for review on April 13, 2023. The proposal involves adding 0.17 acres of FR-3 property to lot 28 of Wolf Creek Subdivision No. 2. A house was built over the northern property line in 1995. In order for the house to properly fit on the lot, the 0.17 acres to the north is being added to the lot. If the recommended conditions are imposed, the proposed subdivision application meets the zoning and subdivision requirements of the land use code.

Staff recommends final approval of Wolf Creek Subdivision No. 2 Lot 28 Amended. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

**Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023**

**2.3 UVH042023:** Consideration and action on Harmony Ranch Subdivision, located at approximately 3200 N 3350 E, Eden UT 84310. **Planner: Steven Burton**

This application was accepted for review on April 20, 2023. The proposal is a one lot subdivision plat consisting of 52 acres. The property is split by zone boundary between AV-3 and FV-3, however, both zones require the same amount of area and lot frontage. The following is an analysis of how the project complies with the applicable county ordinances.

**Staff recommends final approval of Harmony Ranch Subdivision, consisting of one lot. This recommendation for approval is subject to all review agency requirements, and based on the following conditions:**

1. **Proof of a 48 hour pump test is required before the subdivision plat records.**

This recommendation is based on the following findings:

1. **The proposed subdivision conforms to the Ogden Valley General Plan.**
2. **With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.**
3. **The proposed subdivision will not be detrimental to the public health, safety, or welfare.**
4. **The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.**

**Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023**

**2.4 LVW051523:** Consideration and action on a subdivision plat amendment to Lot 11 of the Weber Industrial Park Plat A. The amendment would split a 9.6-acre lot into 3 lots. **Planner: Felix Lleverino**

This property, called Lot 11 of the Weber Industrial Park, is a legitimate building lot with several operating businesses within four separate structures. The owner intends to subdivide this property into three lots. Lot 1 of the amendment would contain all four manufacturing buildings. Lots 2 and 3 would be platted as vacant lots that will become building lots slated for manufacturing flex space available to small businesses.

The re-drawings of boundaries are done by a professional land surveyor who has provided a final subdivision plat drawn in a manner that would conform to the minimum setbacks of the M-1 zone to avoid creating non-conforming setbacks. The M-1 zone site development standards are laid out in more detail in section 104-21-5 of the land use code and included in the staff analysis of this report. Considering that each lot is planned to contain additional structures, special attention should be paid at the design review level to ensure that lot coverage does not exceed 80 percent of the lot's total area.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the A-2 Zone found in LUC §104-7. The following section is a brief analysis of this project against current land use regulations.

**Staff recommends final plat approval of Weber Industrial Park Plat A Amendment, file number LVW051523. A proposal to subdivide Lot 11 of the Weber Industrial Park Plat A into three manufacturing lots. This recommendation is based on the following conditions:**

1. **Inclusion requirements for secondary and culinary water service are complete before recording the plat.**
2. **A design review must be completed following approval of the subdivision amendment.**
3. **Under the recommendation from the County Engineer, roadway improvements of 2350 N Street are extended to service lot 3.**
4. **All improvements must be installed, or escrowed for, before recording the final plat.**

5. **All County review agency comments must be addressed.**
6. **Building setbacks for fire separation are confirmed by the Weber County Building Department. The**

**following findings are the basis for the staff's recommendation:**

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **The proposed subdivision complies with the applicable County codes.**

**Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023**

**2.5 LVB050223** – Request for final approval of Bona Vista Water Improvement District Hot Spring Reservoir Number 2 Subdivision, a one-lot subdivision located in the A-1 zone, at approximately 4000 N 1900 W, Pleasant View, UT, 84404.  
**Planner: Tammy Aydelotte**

The purpose of this subdivision is to allow for submittal of a building permit application to install a public utility substation (water tank) on the proposed area. This proposed subdivision is currently part of a larger parcel consisting of 39.59 acres. Access to this proposed lot exists through a 20' wide access and utility easement recorded 11/25/1996, in favor of Bona Vista Water Improvement District.

The Planning Division is recommending approval of the request for Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, a one-lot subdivision located in the A-1 zone.

The proposed subdivision is in the Agricultural A-1 Zone located at approximately 4000 N 1900 W, Pleasant View, UT, 84404 and is 1.548 acres. The proposed subdivision and lot configuration meet all other applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

**Staff recommends approval of the Bona Vista Water Improvement District Hot Springs Reservoir No. 2 Subdivision, a one-lot subdivision consisting of 1.548 acres, located at approximately 4000 N 1900 W, Pleasant View, UT, 84404. This recommendation is subject to all review agency requirements, and based on the following findings:**

1. **The proposed subdivision conforms to the Western Weber General Plan.**
2. **With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.**

**Director Grover has approved with the Conditions and findings listed in this staff report. 6-15-2023**

**Adjourned 4:30**

**Respectfully Submitted,**  
*June Nelson*  
**Lead Office Specialist**



# Staff Report to the Weber County Planning Division

Weber County Planning Division

## Synopsis

### Application Information

|                             |   |
|-----------------------------|---|
| <b>Application Request:</b> | Consideration and action on final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (8 lots) located at 2400 S 4700 W. |
| <b>Agenda Date:</b>         | Wednesday, July 19, 2023  |
| <b>Applicant:</b>           | James Marziale (Owner)  |
| <b>File Number:</b>         | LVB110921   |

### Property Information

|                                  |                                       |
|----------------------------------|---------------------------------------|
| <b>Approximate Address:</b>      | 4700 West 2400 South                  |
| <b>Project Area:</b>             | 11.4 acres                            |
| <b>Zoning:</b>                   | A-1                                   |
| <b>Existing Land Use:</b>        | Agricultural/Residential              |
| <b>Proposed Land Use:</b>        | Residential                           |
| <b>Parcel ID:</b>                | 15-079-0120, 15-079-0121, 15-079-0122 |
| <b>Township, Range, Section:</b> | 6N 2W Section 29                      |

### Adjacent Land use

|               |                           |               |                           |
|---------------|---------------------------|---------------|---------------------------|
| <b>North:</b> | Agricultural/ Residential | <b>South:</b> | Agricultural/ Residential |
| <b>East:</b>  | Agricultural/ Residential | <b>West:</b>  | Agricultural/ Residential |

### Staff Information

|                          |  |
|--------------------------|--|
| <b>Report Presenter:</b> | Felix Lleverino<br>flleverino@co.weber.ut.us<br>801-399-8767 |
| <b>Report Reviewer:</b>  | RG   |

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

## Development History

On December 14<sup>th</sup> 2021 the West Weber Planning Commission granted preliminary approval of the Buffalo Run Subdivision (18 lots).

On March 1, 2022, the Planning Commission gave a positive recommendation for final approval of the Buffalo Run Subdivision.

On September 13<sup>th</sup>, 2022 the phasing plan to split the development into two phases was presented and approved by the Western Weber Planning Commission. In that meeting, the planning commission recommended adding a condition that curb, gutter, and sidewalk is installed on the west side of 4700 West Street.

On December 13<sup>th</sup>, 2022 the developer requested approval to split the development into three phases.

On March 19<sup>th</sup>, 2023, the Planning Division granted final subdivision approval of Phase 1 (5 lots) was granted.

On July 19<sup>th</sup>, 2023, the Planning Division held an Administrative Review meeting to consider final approval for phases two and three.

## Summary

The applicant is requesting final approval of Buffalo Run Subdivision Phase 2 (5 lots) and Phase 3 (5 lots) at approximately 2400 South 4700 West.

The installation of subdivision improvements within Phase 1 has already begun. The subdivision improvement plans for all phases are submitted and under review by the applicable review agencies.

The following section is the staff's analysis of the proposal.

## Analysis

**General Plan:** This proposal conforms to pages 1-5 of the West Central Weber General Plan by placing residential development within areas that have a connection to sewer services while protecting property rights.

**Zoning:** The property is located within the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

*"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."*

**Small Subdivision:** Section 101-2-20 SU (c) defines a "Small Subdivision" as a final subdivision or subdivision phase that has nine or fewer lots, which has a valid preliminary approval by the planning commission and meets all conditions of preliminary approval, including proposed street layouts and phasing plan.

**Site Development Standards:**

### **A-1 Zone:**

Minimum lot width: 150 feet  
Minimum lot area: 40,000 square feet

### **Connectivity Incentivized Subdivision:**

Minimum lot width: 75 feet  
Minimum lot area: 20,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code and the connectivity-incentivized subdivision code. The entire subdivision area, including roads, amounts to 18.83 acres, and the base density of 18.83 acres results in the maximum number of 20 lots.

During preliminary pre-application meetings, the planning division made several recommendations for public road connectivity. The developer voluntarily designed the street layout to conform with Weber County Planning and Engineering's street layout. Section 106-2-4.30 contains provisions for a developer to use up to 1.8 acres taken up by roads towards the net developable acreage.

**Road Dedication to 4700 West Street:** The phase 1 development plan will dedicate an additional 10' to 4700 West Street, a UDOT Road. This will result in a 100' foot ROW. The 2022 Western Weber General Plan Future Streets Map indicates that 4700 West Street is to become a 120' ROW, however, considering that this development plan was reviewed and designed based on the previous transportation plan, the County Planning and Engineering will not require a 120' ROW for this development.

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

**Culinary Water:** Taylor West Weber Water District has provided a final will-serve letter stating that the District can serve culinary water for the entire Buffalo Run Subdivision (18 lots).

**Irrigation Water:** All of the Hooper Irrigation Company requirements are satisfied. The Hooper Irrigation Company approves of this development. The final will-serve letter is included as Exhibit C.

**Sewer Services:** The annexation in the Central Weber Sewer District is complete. The completion documents are uploaded to the project in Frontier.

**Review Agencies:** The Weber County Surveying Department has new comments for the most recent version of phase 1. Each consecutive phase will gather comments for minor plat revision. The Planning Division has reviewed the phasing plan and each phase for connectivity incentivization and zoning standards of the A-1 Zone. The final revisions shall be completed before

recording the final subdivision plat for each phase. The Weber County Engineering Department provided a review that is conditionally approval with final comments related to subdivision improvements and bond details. Several conditions from the County Engineer are included as conditions of approval in this report. Comments related to fire hydrant spacing from the Weber Fire District are satisfied.

## **Staff Recommendations**

Staff recommends final approval of Buffalo Run Subdivision Phases 2 and 3. This recommendation is based on the following conditions:

1. A final plat for each phase is submitted and approved
2. All subdivision improvements are installed or escrowed before the subdivision plat is recorded.
3. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.
4. The developer shall install or escrow for the curb, gutter, and sidewalk on 4700 West.
5. Letters from the culinary and secondary water providers stating that they approve of the subdivision improvement plans.
6. The developer shall sign a Storm Drain Water Agreement before recording the plat.

This recommendation is based on the following findings:

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

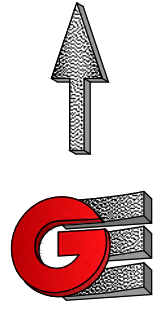
## Exhibits

- A. Buffalo Run Subdivision Phasing Plan
- B. Final will serve culinary
- C. Capacity assessment secondary
- D. Civil plans

## Area Map

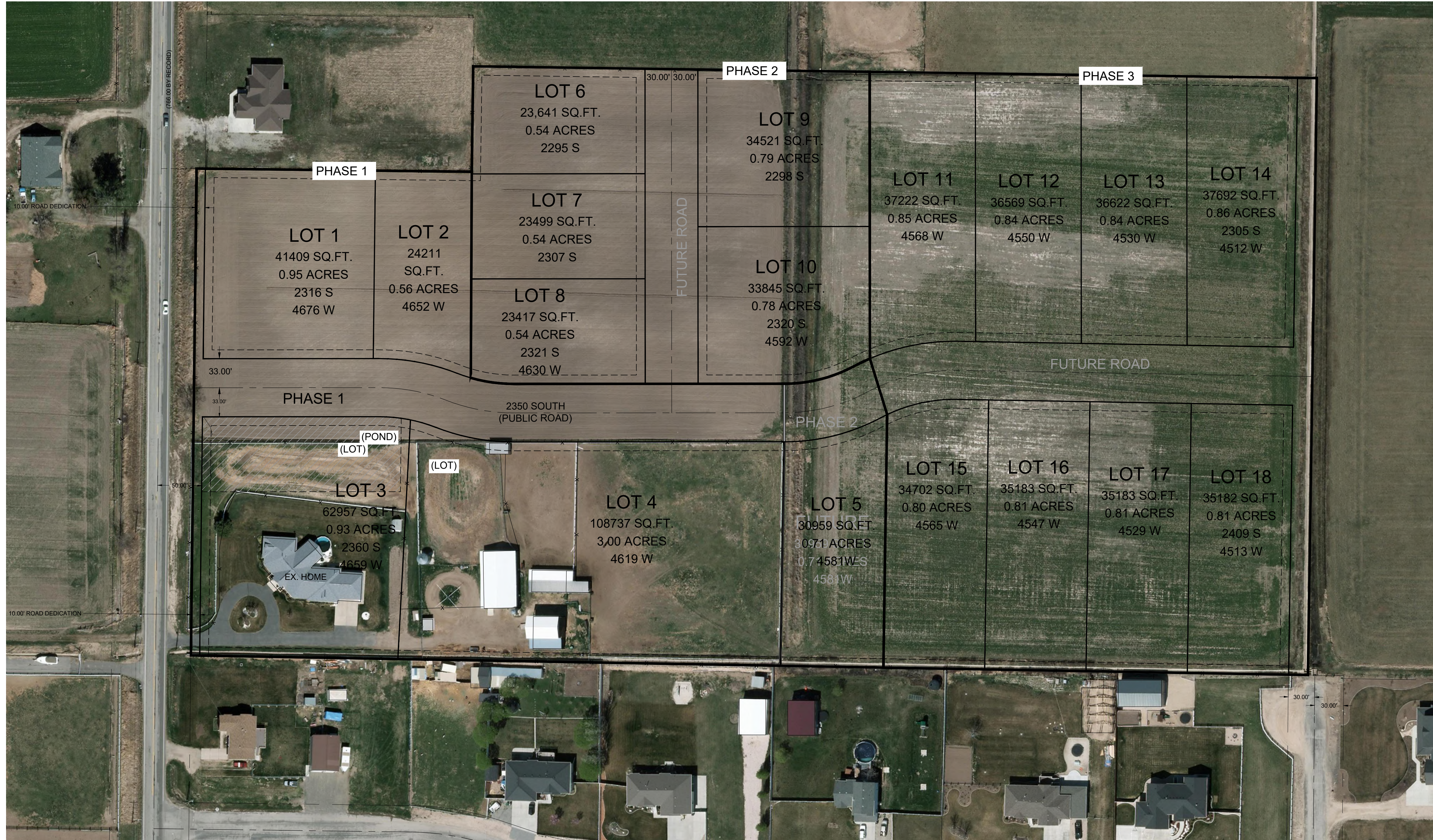






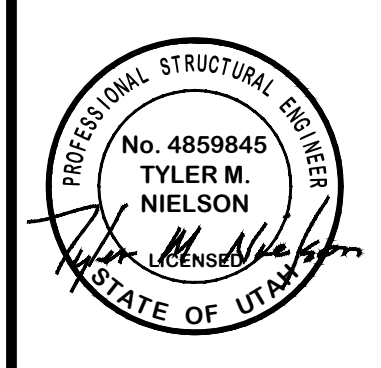
SUMMARY:

- PHASE 1 = 5 LOTS
- PHASE 2 = 5 LOTS
- PHASE 3 = 8 LOTS



| DATE | REVISIONS DESCRIPTION |
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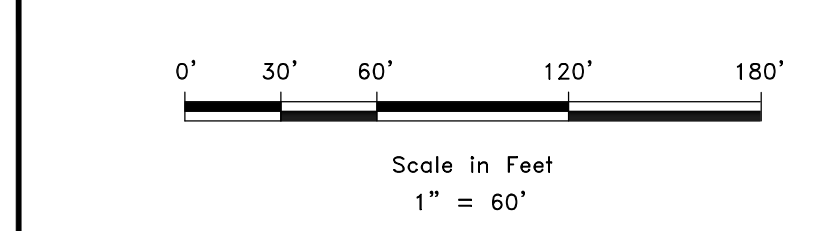
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PHASING PLAN  
 BUFFALO RUN ACRES SUBDIVISION  
 1300 NORTH 4500 WEST  
 WEST POINT, DAVIS, UTAH

**GARDNER ENGINEERING**  
 CIVIL-LAND PLANNING  
 MUNICIPAL-LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

DEVELOPER:  
 \*\*\*\*\*  
 DEVELOPER  
 \*\*\*\*\*



CE1-01



2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401  
801-731-1668  
2/24/2022

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and the Taylor West Weber Water District has the capacity to provide **only** culinary water for Buffalo Run Subdivision this is an 18-lot subdivision. The address is approx. 2360 S. 4700 W. Taylor UT. Plan review and water right fees have been paid. Plans have been reviewed. Installation of water lines must follow Taylor West Weber Water specifications. A pre-construction meeting must happen before installation of water lines. Inspections of the water lines must be completed by a representative of Taylor West Weber Water. Impact fees for each lot must be paid before building permits are issued. All homes must use Hooper Irrigation as their source of secondary water. Hooper water must grant the ability of service before occupancy of any home can occur.

**FINAL WARRANTY APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan Rogers", is written over a light blue horizontal line.

Ryan Rogers – Manager

Taylor West Weber Water District



|                    |  |
|--------------------|--|
| PO Box 184         | Phone: (801)985-8429   |
| 5375 S 5500 W      | Fax: (801)985-3556   |
| Hooper, Utah 84315 | <a href="mailto:hooperirrigationco@msn.com">hooperirrigationco@msn.com</a> |

February 24, 2022

Weber County Planning Commission  
2380 Washington Blvd, #240  
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Buffalo Run Subdivision

Phase One of the development is located at approximately 2350 South and 4700 West and consists of 18 building lots.

Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address and Hooper Irrigation is willing to provide secondary pressurized water at the time occupancy occurs.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

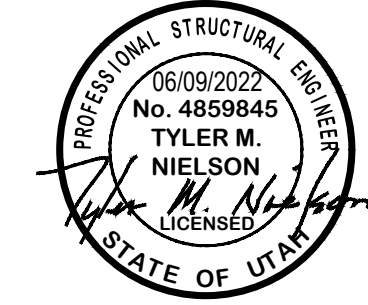
The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,

Michelle Pinkston  
Office Manager  
Board Secretary

# BUFFALO RUN ACRES SUBDIVISION



## CONSTRUCTION DOCUMENTS TAYLOR, WEBER COUNTY, UTAH

### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE 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, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE SEWER DISTRICT AND ENGINEER PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CENTRAL WEBER SEWER DISTRICT STANDARD.
10. BOA TAPE AND WATER PROOFING RECOMMENDATIONS FROM MANUFACTURER IS REQUIRED ON ALL JOINTS IN SEWER MANHOLES

### SECONDARY WATER GENERAL NOTES

1. ALL SECONDARY WATER CONSTRUCTION SHALL BE IN CONFORMANCE WITH HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. FUTURE LOT OWNER TO PAY REQUIRED WATER FEES TO CONNECT TO HOOPER SECONDARY WATER.

### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WEBER COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

### UDOT GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

### SHEET INDEX

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CE2-03 PLAN AND PROFILE (2300 SOUTH)  
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CE3-01 STORM DRAIN CALCS  
CE4-01 DETAILS  
CE4-02 DETAILS  
CE5-01 SWPPP

### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.  
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

### CULINARY WATER GENERAL NOTES

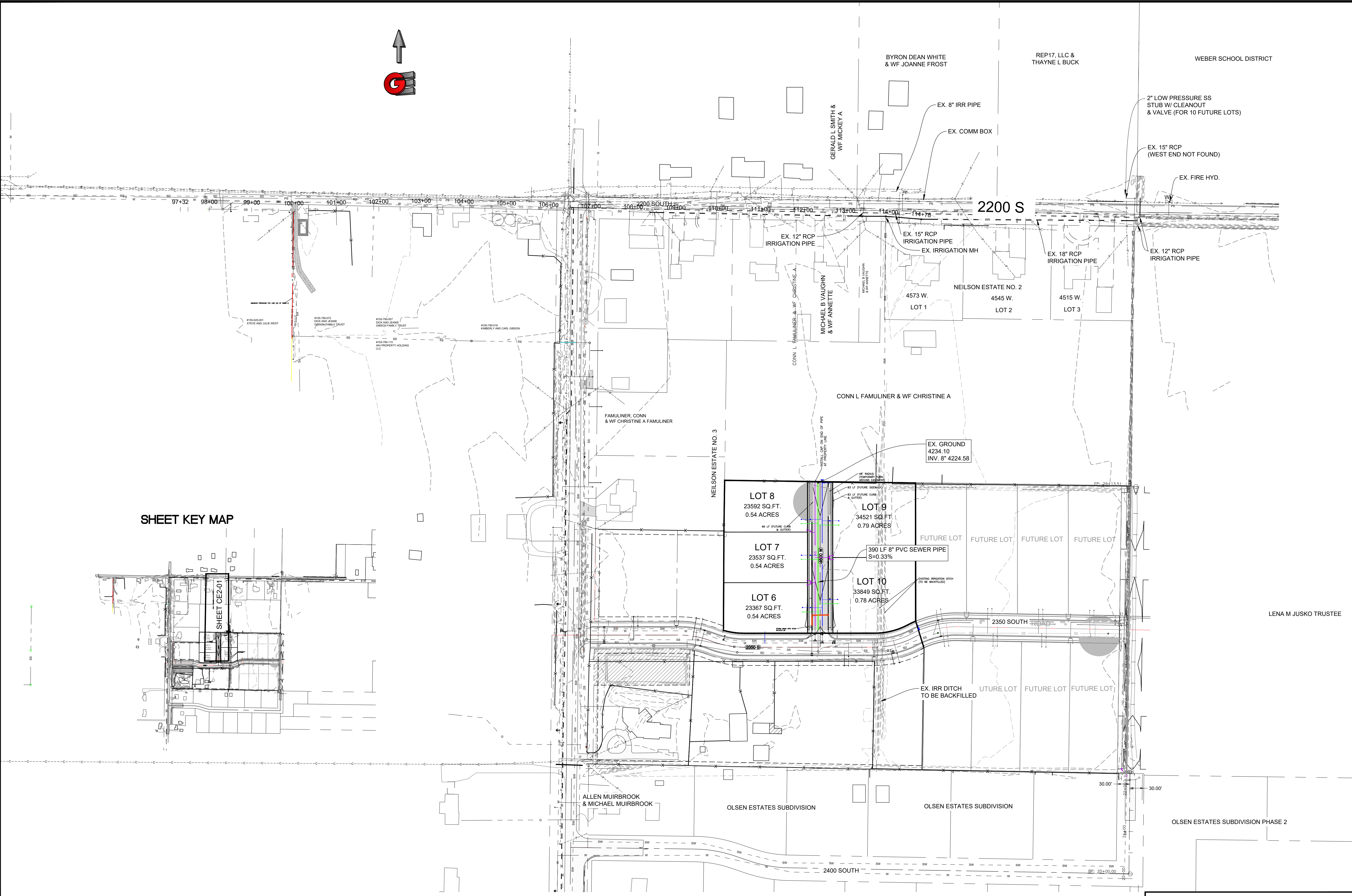
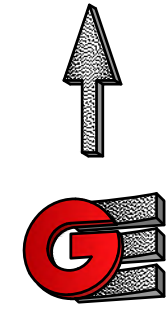
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO TAYLOR WEST WEBER WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATER MAINS AND LATERALS AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS

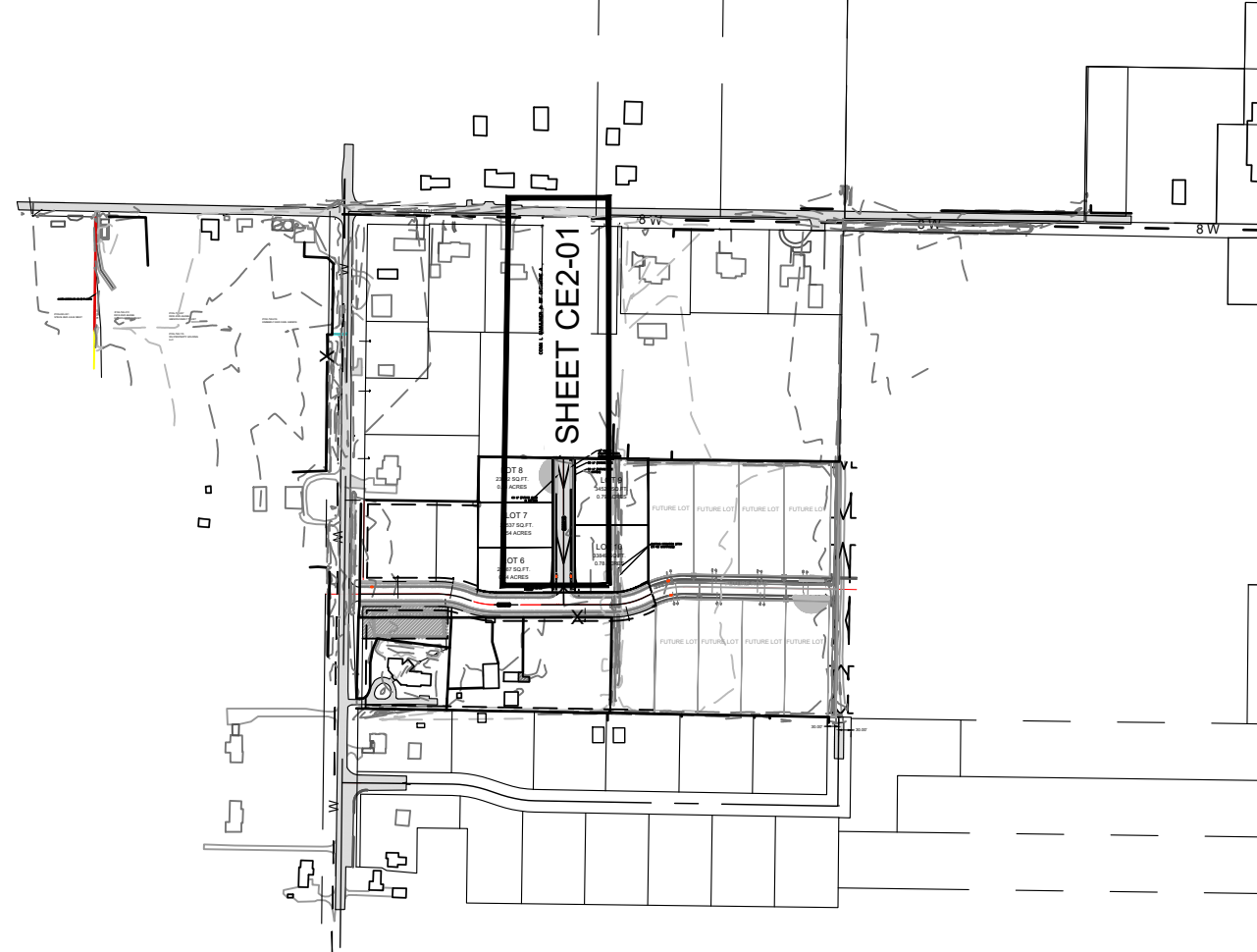
CULINARY WATER IMPROVEMENTS TO CONFORM TO TAYLOR WEST WEBER WATER COMPANY UTILITY STANDARDS AND SPECIFICATIONS



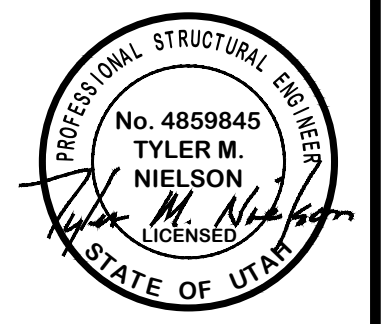
BUFFALO RUN ACRES SUBDIVISION  
CONSTRUCTION DOCUMENTS



SHEET KEY MAP



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
|           |      |             |
|           |      |             |
|           |      |             |



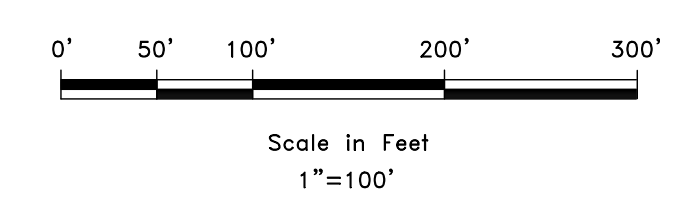
OVERALL UTILITY + KEY MAP  
 BUFFALO RUN ACRES SUBDIVISION PH. 2  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
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 1580 W 2100S, WEST HAVEN, UT 84401  
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CE1-01

DEVELOPER  
 JAMES MARZIALE  
 2360 S 4700 WEST  
 TAYLOR  
 1-801-420-5660



R:\1345 - MARZIALE - JAMES\2101 - 4700 WEST SUBDIVISION DESIGN\PHASE 2\BUFFALO RUN ACRES SUBDIVISION PH.2 (DESIGN).DWG



**Buffalo Run Acres Subdivision**  
**4700 West 2350 South**  
**Taylor, Weber County, Utah**



| Improved Areas        | Total Site     |               |             |
|-----------------------|----------------|---------------|-------------|
|                       | Sq. Ft.        | Acres         | C           |
| Hard Surface          | 63,666         | 1.4616        | 0.85        |
| Gravel Areas          | 4,140          | 0.0950        | 0.50        |
| Landscape             | 0              | 0.0000        | 0.10        |
| Detention Ponds       | 14,879         | 0.3416        | 0.10        |
| Building & Concrete   | 102,003        | 2.3417        | 0.85        |
| <b>Total/Weighted</b> | <b>184,688</b> | <b>4.2398</b> | <b>0.78</b> |
| Undetained Area       | 0              | 0.00          | 0.78        |
|                       | 190,576        | 4.3750        |             |

(18 Lots)  
 Allow Release Rate (cfs/acre) = 0.100 cfs/acre  
 Q Allowable (cfs) = 0.44  
 0.00 cfs  
 Total Allowed Release = 0.44 cfs  
 Effective Release Rate per Acre = 0.10 cfs/Acre

| 100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED |       |
|---|-------|
| FEET  | YARDS |
| 18,996  | 704   |

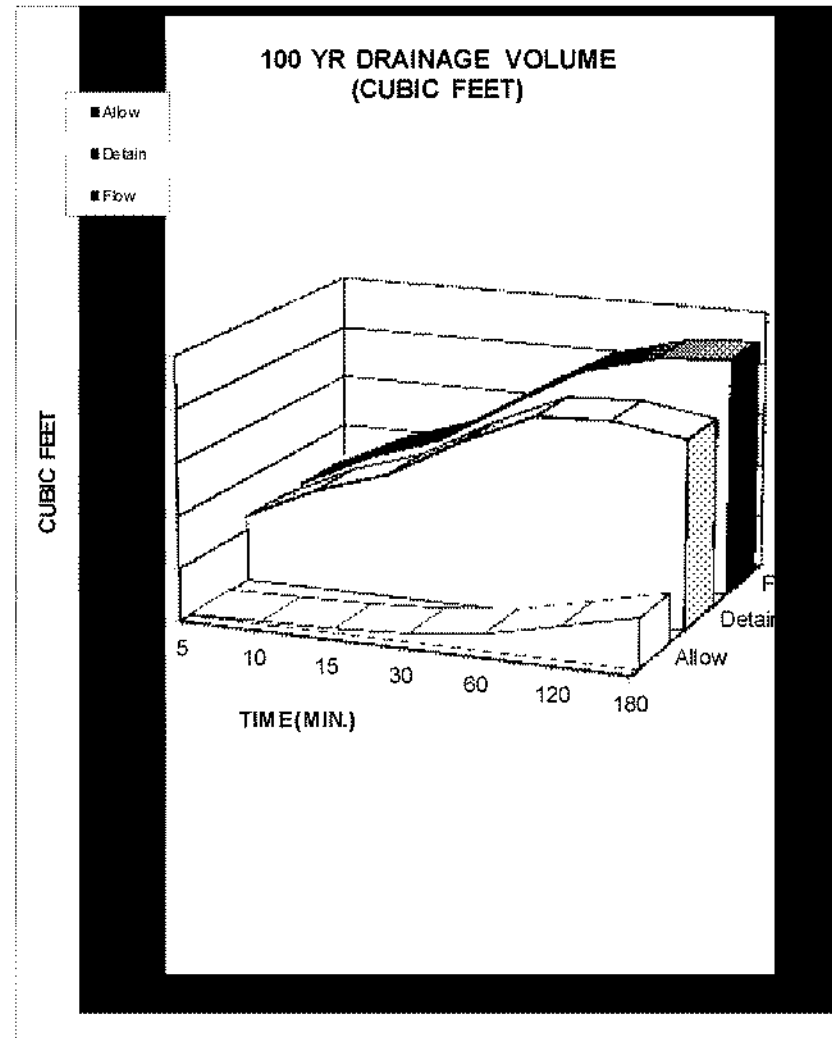
100 yr

| MIN  | Runoff Vol (cf) | Inch / Hr | Total Vol (cf) | Detain Vol (cf) |
|------|-----------------|-----------|----------------|-----------------|
|      | Allowable       | 1100      | 100 YEAR       | Difference      |
| 5    | 131             | 6.5       | 6,463          | 6,332           |
| 10   | 263             | 4.95      | 9,844          | 9,581           |
| 15   | 394             | 4.09      | 12,200         | 11,807          |
| 30   | 788             | 2.75      | 16,406         | 15,619          |
| 60   | 1,575           | 1.7       | 20,284         | 18,709          |
| 120  | 3,150           | 0.928     | 22,146         | 18,996          |
| 180  | 4,725           | 0.633     | 22,659         | 17,934          |
| 360  | 9,450           | 0.353     | 25,272         | 15,822          |
| 720  | 18,900          | 0.215     | 30,784         | 11,884          |
| 1440 | 34,078          | 0.119     | 34,078         | 0               |

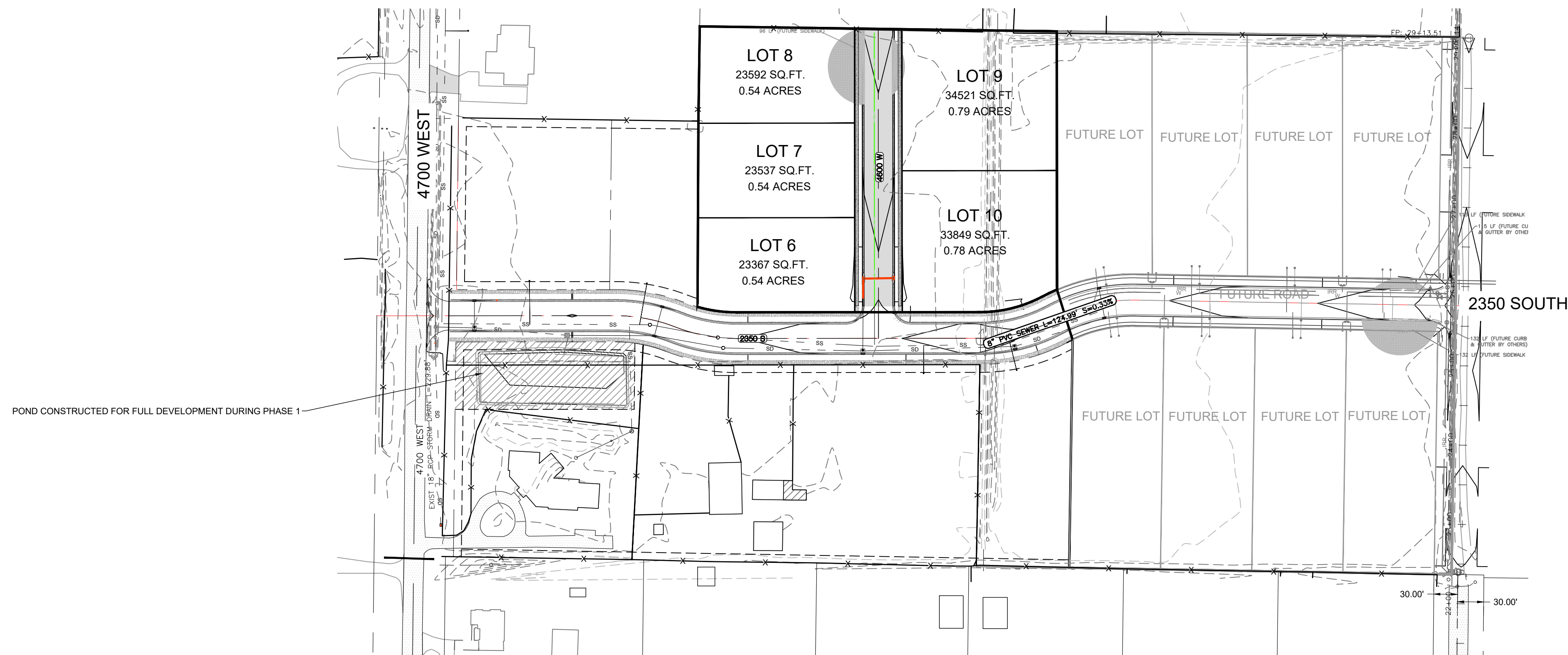
NOAA - Atlas 14

**Orifice Calculation**

H = 2.7 Maximum water height (ft)  
 Q = 0.44 Flowrate out of orifice (cfs)  
 Cc = 0.62 Coefficient of Contraction  
 Cv = 0.98 Coefficient of Velocity  
 Area = 0.055 Orifice Area (ft<sup>2</sup>)  
 Π = 3.14  
 g = 32.17 Gravitational Constant  
 d = 3.16 Orifice Diameter (in)  
 d = 3 1/8 Orifice

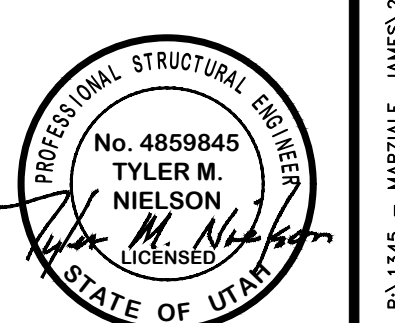


| PIPE            | CONTRIBUTING BASINS | CONTRIBUTING Area (AC) | REQUIRED FLOW (cfs) | 10 Year | Min. Pipe Slope |                 |
|-----------------|---------------------|------------------------|---------------------|---------|-----------------|-----------------|
|                 |                     |                        |                     |         | PIPE SIZE (in)  | SLOPE (ft/ft) % |
| 1               |                     | 0.52                   | 1.01                | 10 Year | 36 3.04E-06     | 0.000           |
|                 |                     |                        | 1.01                |         | 30 8.05E-06     | 0.001           |
|                 |                     |                        | 1.01                |         | 24 2.65E-05     | 0.003           |
|                 |                     |                        | 1.01                |         | 18 0.000123     | 0.012           |
|                 |                     |                        | 1.01                |         | 15 0.000325     | 0.032           |
|                 |                     |                        | 1.01                |         | 12 0.001067     | 0.107           |
| 2               |                     | 1.05                   | 2.02                | 10 Year | 36 1.22E-05     | 0.001           |
|                 |                     |                        | 2.02                |         | 30 3.22E-05     | 0.003           |
|                 |                     |                        | 2.02                |         | 24 0.000106     | 0.011           |
|                 |                     |                        | 2.02                |         | 18 0.000491     | 0.049           |
|                 |                     |                        | 2.02                |         | 15 0.001298     | 0.130           |
|                 |                     |                        | 2.02                |         | 12 0.004268     | 0.427           |
| 3               |                     | 0.90                   | 1.74                | 10 Year | 36 8.98E-06     | 0.001           |
|                 |                     |                        | 1.74                |         | 30 2.37E-05     | 0.002           |
|                 |                     |                        | 1.74                |         | 24 7.81E-05     | 0.008           |
|                 |                     |                        | 1.74                |         | 18 0.000362     | 0.036           |
|                 |                     |                        | 1.74                |         | 15 0.000957     | 0.096           |
|                 |                     |                        | 1.74                |         | 12 0.003147     | 0.315           |
| 4               |                     | 1.41                   | 2.73                | 10 Year | 36 2.21E-05     | 0.002           |
|                 |                     |                        | 2.73                |         | 30 5.85E-05     | 0.006           |
|                 |                     |                        | 2.73                |         | 24 0.000192     | 0.019           |
|                 |                     |                        | 2.73                |         | 18 0.000891     | 0.089           |
|                 |                     |                        | 2.73                |         | 15 0.002357     | 0.236           |
|                 |                     |                        | 2.73                |         | 12 0.007748     | 0.775           |
| 5               |                     | 1.71                   | 3.08                | 10 Year | 36 2.83E-05     | 0.003           |
|                 |                     |                        | 3.08                |         | 30 7.48E-05     | 0.007           |
|                 |                     |                        | 3.08                |         | 24 0.000246     | 0.025           |
|                 |                     |                        | 3.08                |         | 18 0.001141     | 0.114           |
|                 |                     |                        | 3.08                |         | 15 0.003017     | 0.302           |
|                 |                     |                        | 3.08                |         | 12 0.009917     | 0.992           |
| 6               |                     | 0.65                   | 1.26                | 10 Year | 36 4.72E-06     | 0.000           |
|                 |                     |                        | 1.26                |         | 30 1.25E-05     | 0.001           |
|                 |                     |                        | 1.26                |         | 24 4.1E-05      | 0.004           |
|                 |                     |                        | 1.26                |         | 18 0.00019      | 0.019           |
|                 |                     |                        | 1.26                |         | 15 0.000503     | 0.050           |
|                 |                     |                        | 1.26                |         | 12 0.001653     | 0.165           |
| 7               |                     | 4.24                   | 4.54                | 10 Year | 36 6.14E-05     | 0.006           |
|                 |                     |                        | 4.54                |         | 30 0.000162     | 0.016           |
|                 |                     |                        | 4.54                |         | 24 0.000534     | 0.053           |
|                 |                     |                        | 4.54                |         | 18 0.002474     | 0.247           |
|                 |                     |                        | 4.54                |         | 15 0.006543     | 0.654           |
|                 |                     |                        | 4.54                |         | 12 0.02151      | 2.151           |
| Orifice Release | 3                   | CFS                    | 0.44                |         | 12 0.000109     | 0.011           |
|                 |                     |                        | 0.44                |         | 10 0.000287     | 0.029           |
|                 |                     |                        | 0.44                |         | 8 0.000944      | 0.094           |
|                 |                     |                        | 0.44                |         | 6 0.004379      | 0.438           |
|                 |                     |                        | 0.44                |         | 4 0.038066      | 3.807           |
|                 |                     |                        | 0.44                |         | 3 0.176552      | 17.655          |



SCALE: 1"=40'  
 DATE: 9/1/2021  
 DESIGN: WJS/AKH  
 DRAWN: WJS/AKH  
 CHECKED: TMN

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |

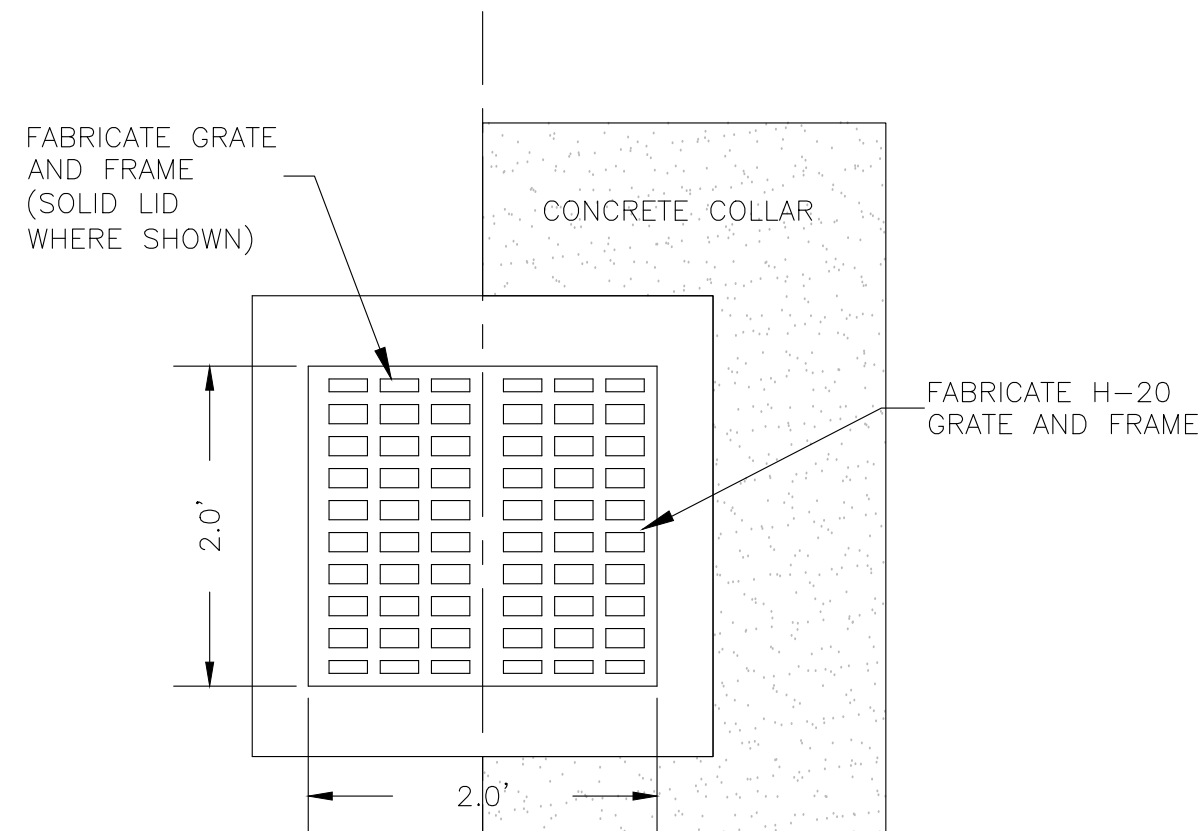


DETENTION CALCS  
 BUFFALO RUN ACRES SUBDIVISION PH. 2  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
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 1580 W 2100 S, WEST HAVEN, UT 84401  
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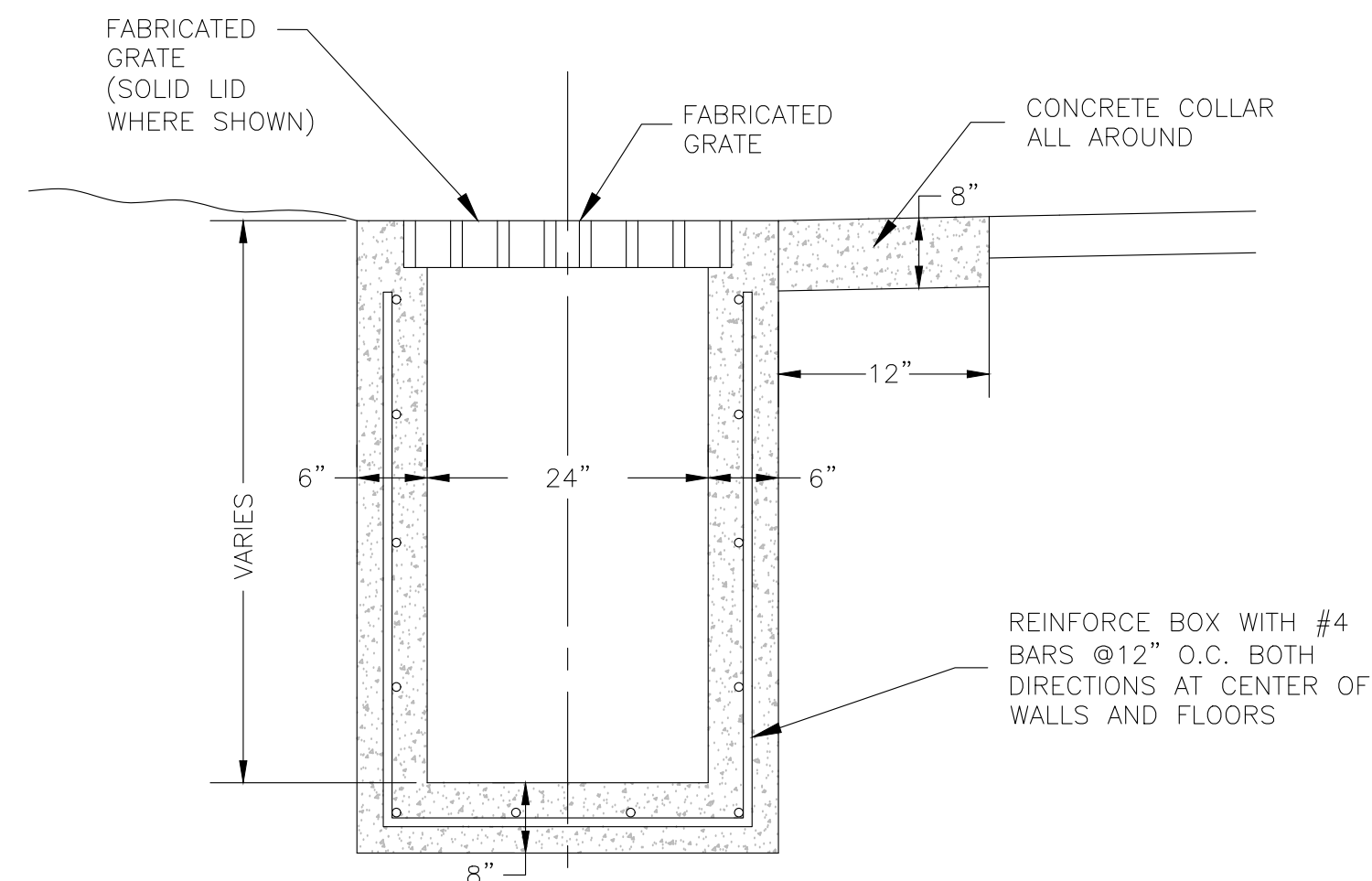


CE3-01



IN LANDSCAPE (NO COLLAR)      IN ASPHALT AREAS

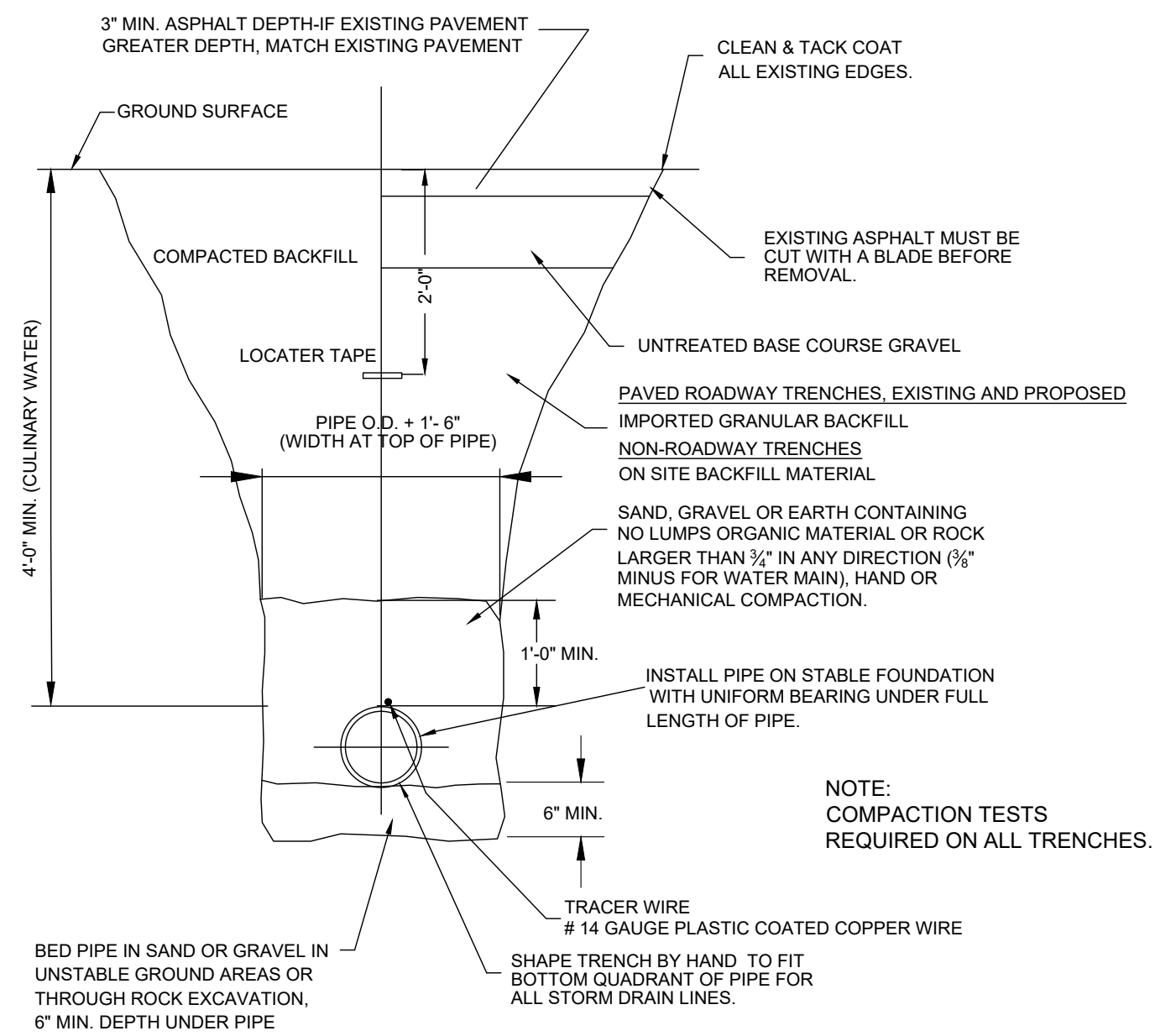
**PLAN VIEW**



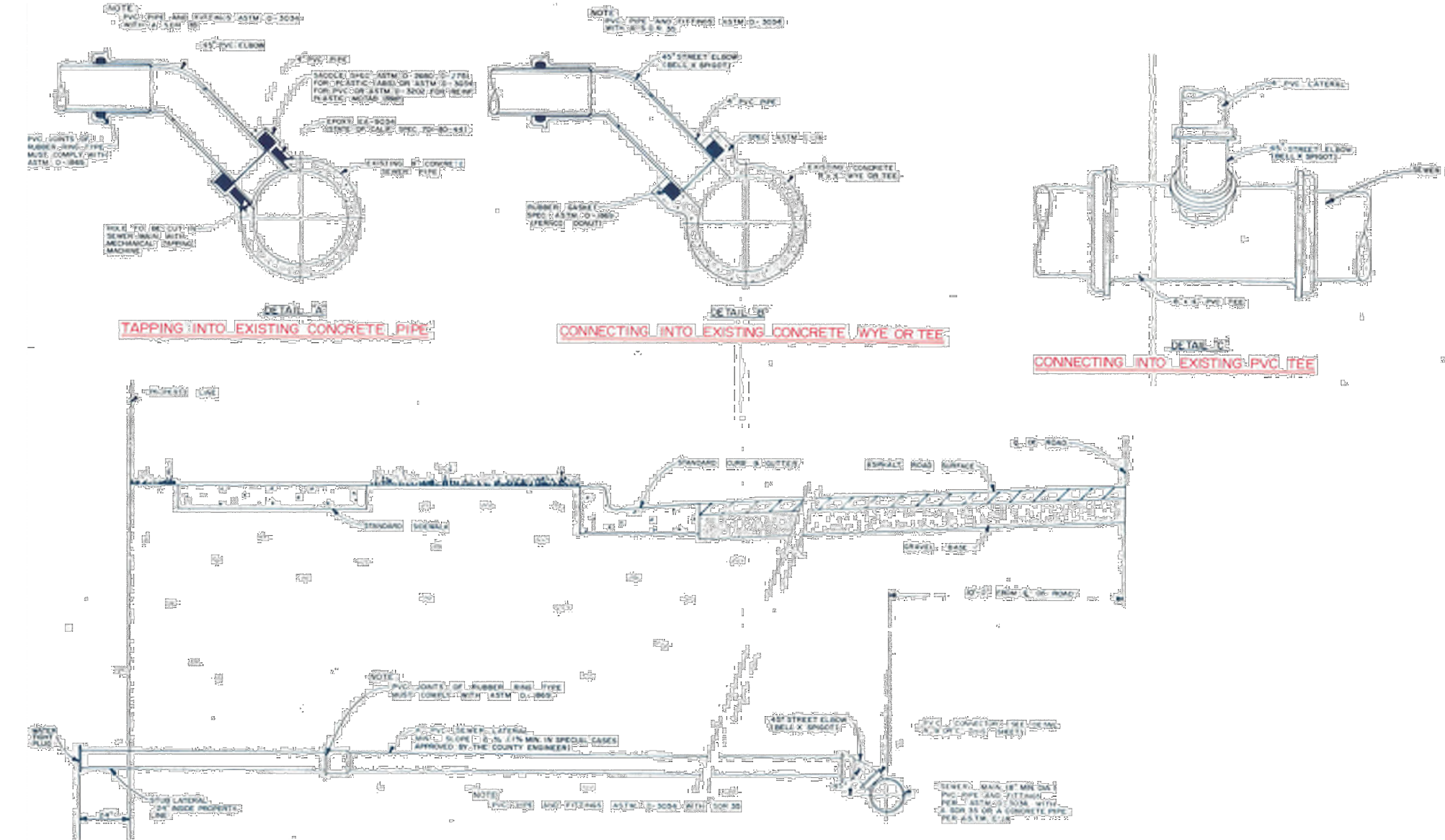
IN LANDSCAPE (NO COLLAR)      IN HARD SURFACE

**SECTION VIEW**

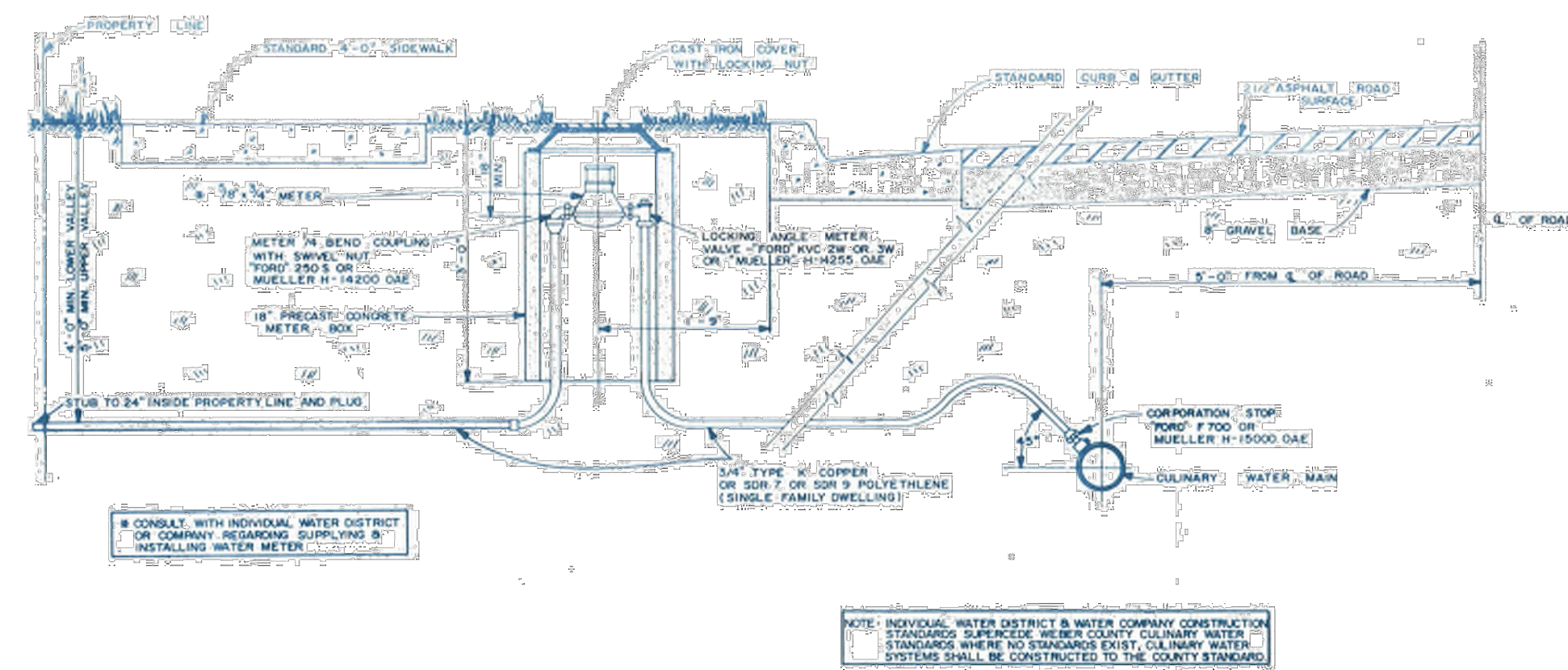
**1 24-INCH CATCH BASIN BOX DETAIL**  
Scale: (NOT TO SCALE)



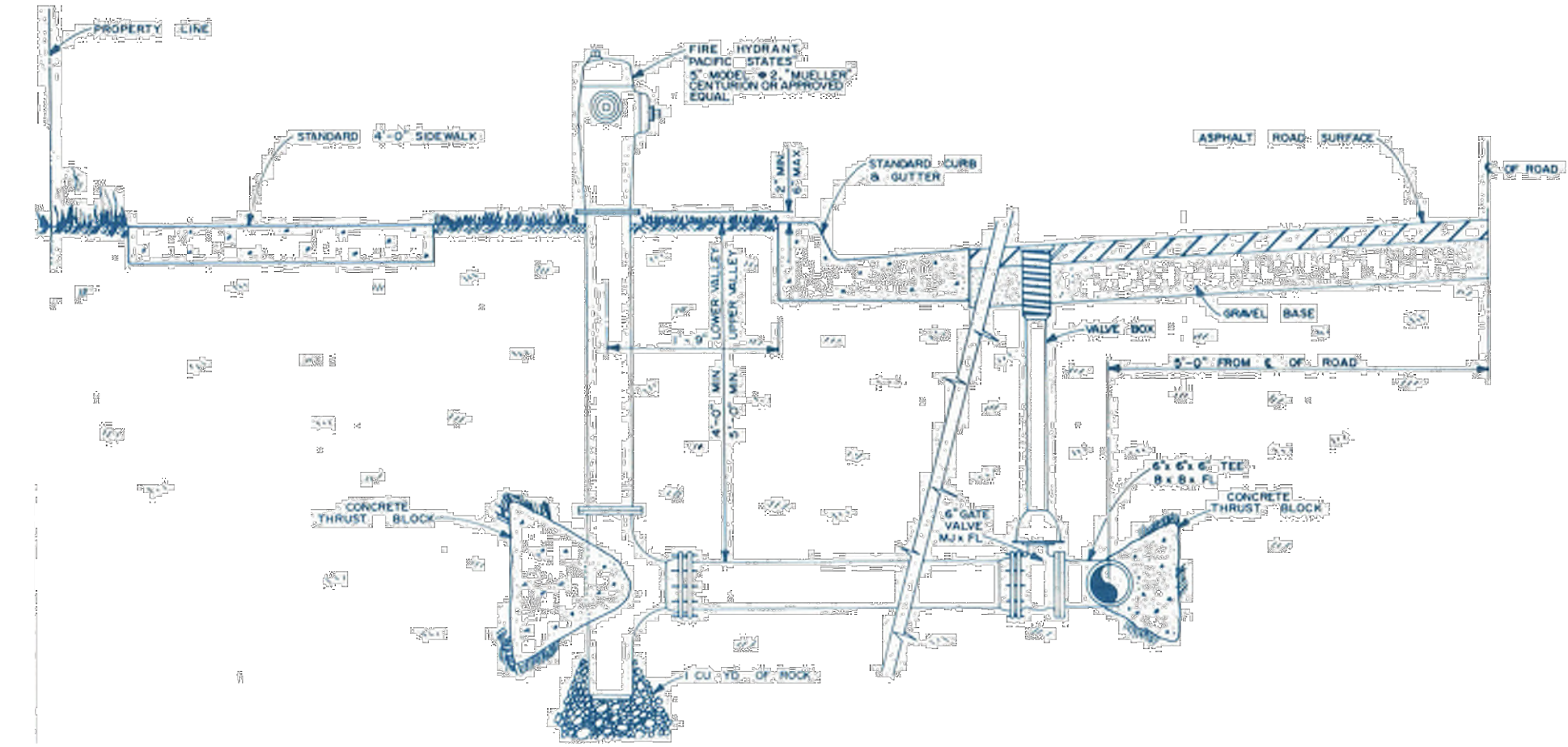
**2 TYPICAL TRENCH DETAIL**  
Scale: NTS



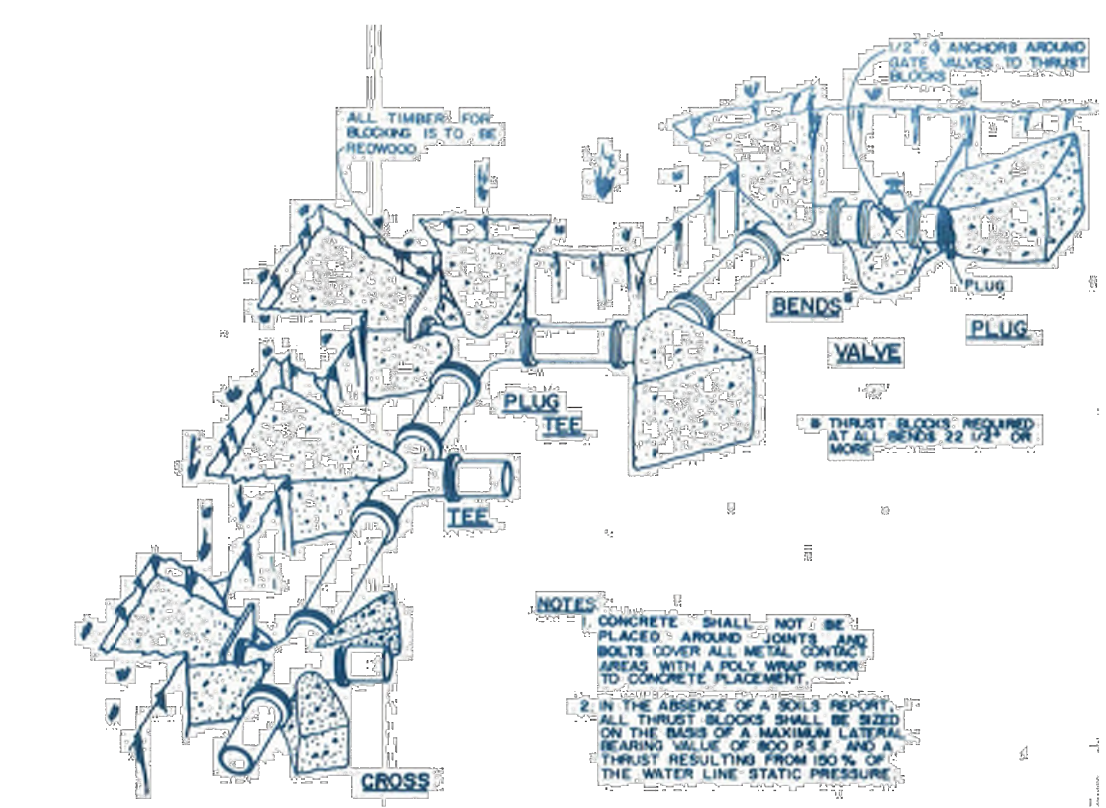
**3 TYPICAL SANITARY SEWER SERVICE CONNECTION**  
Scale: NTS



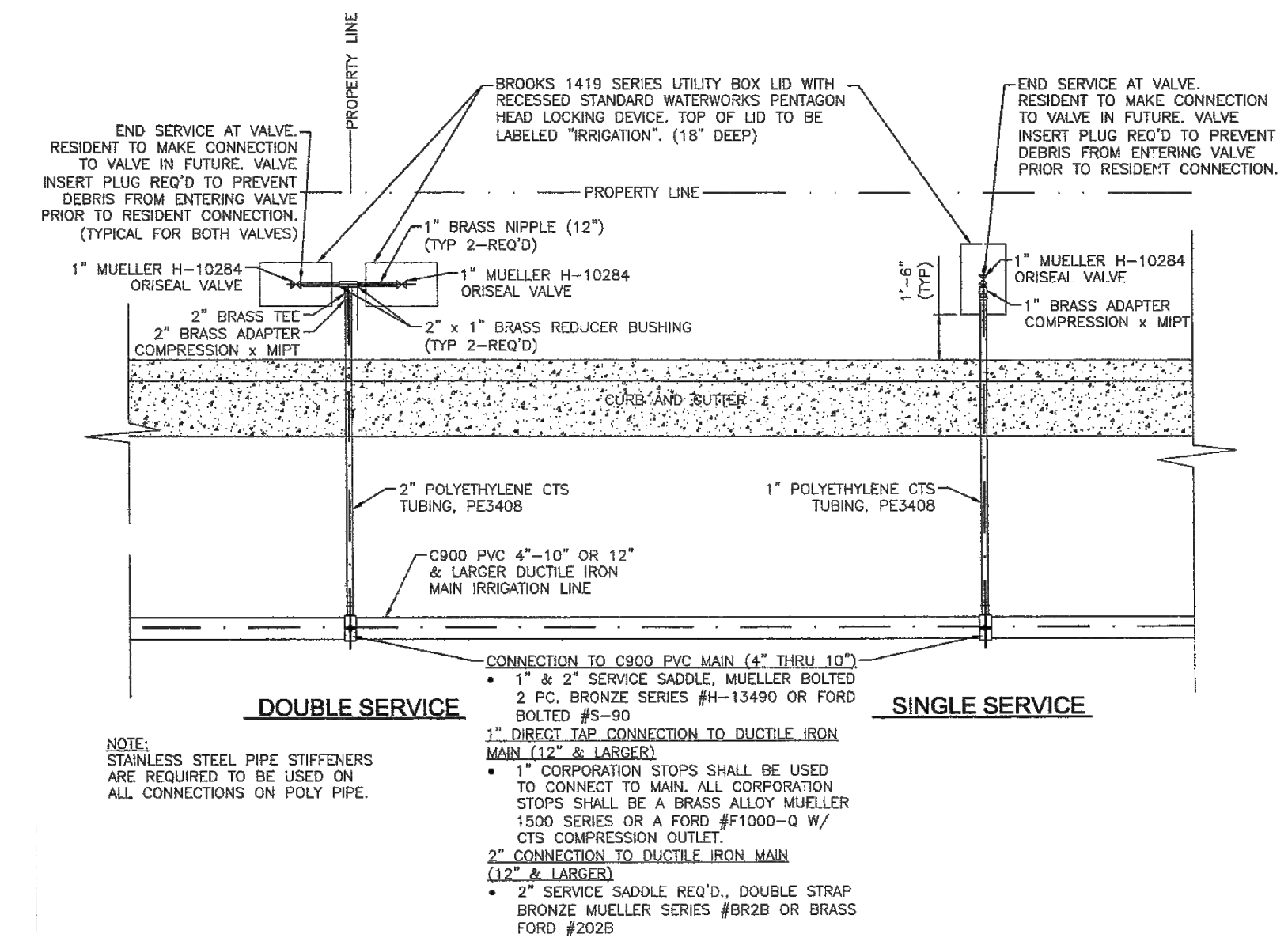
**4 TYPICAL CULINARY WATER SERVICE CONNECTION**  
Scale: NTS



**5 TYPICAL FIRE HYDRANT ASSEMBLY**  
Scale: NTS



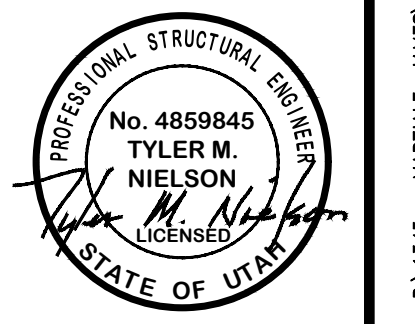
**6 TYPICAL THRUST BLOCKING**  
Scale: NTS



**7 TYPICAL SECONDARY WATER CONNECTION**  
Scale: NTS

|         |             |
|---------|-------------|
| SCALE   | #####       |
| DATE    | 9/1/2021    |
| DESIGN  | W.S./J.K.H. |
| DRAWN   | W.S./J.K.H. |
| CHECKED | T.M.        |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |



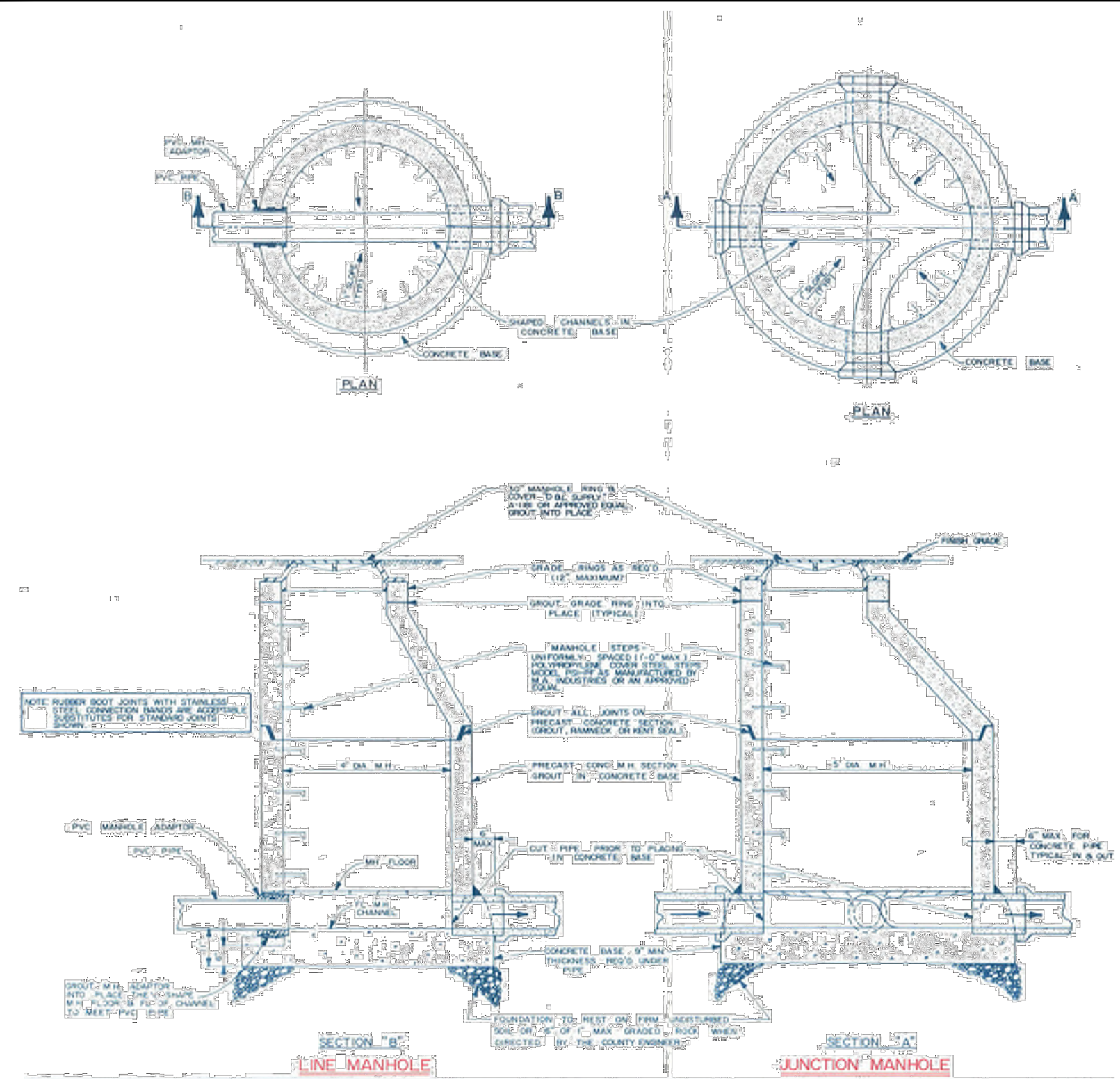
**DETAILS**  
**BUFFALO RUN ACRES SUBDIVISION PH. 2**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
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1580 W. 2100 S. WEST HAVEN UT 84401  
P 801.476.0202 F 801.476.0066

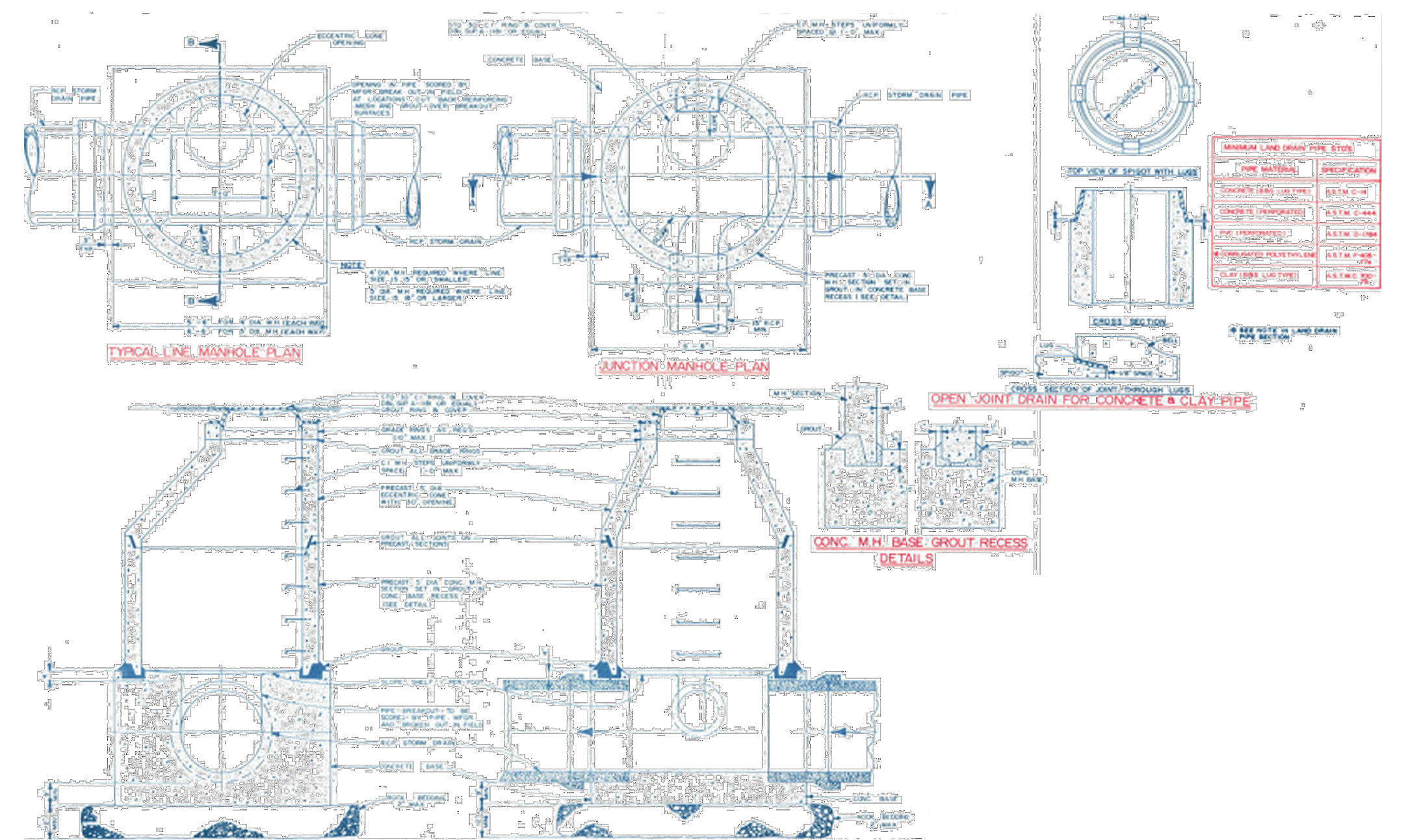


**CE4-01**





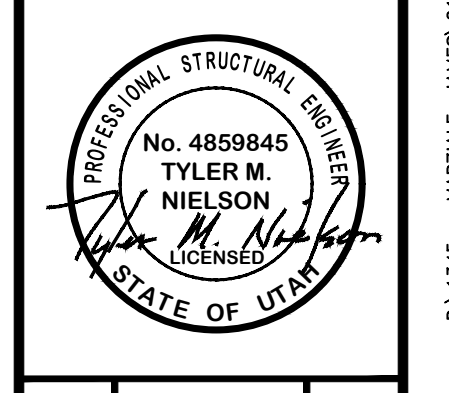
8 TYPICAL SANITARY SEWER MANHOLE  
Scale: NTS



9 TYPICAL STORM DRAIN MANHOLE  
Scale: NTS

|         |             |
|---------|-------------|
| SCALE   | #####       |
| DATE    | 9/1/2021    |
| DESIGN  | W.S./A.K.H. |
| DRAWN   | W.S./A.K.H. |
| CHECKED | T.M.        |

| REVISIONS | DESCRIPTION |
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| DATE      |             |



DETAILS  
 BUFFALO RUN ACRES SUBDIVISION PH. 2  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

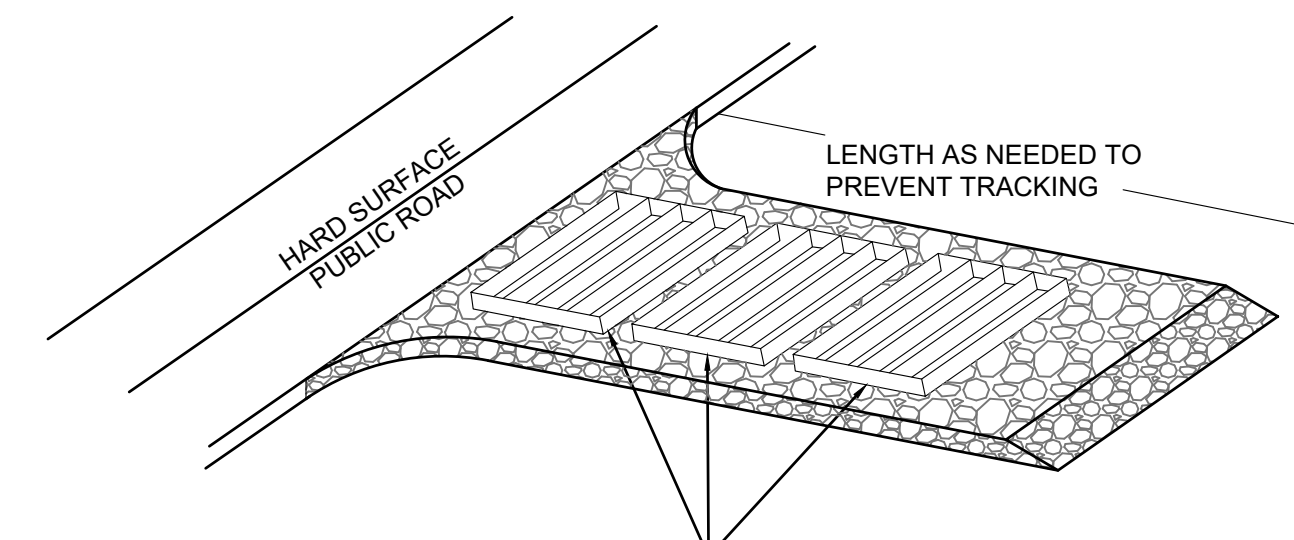
**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 1580 W. 2100 S. WEST HAVEN UT 84401  
 P 801.476.0202 F 801.476.0066



CE4-02

**EROSION CONTROL NOTES:**

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

**ENTRANCE STABILIZATION NOTES:**

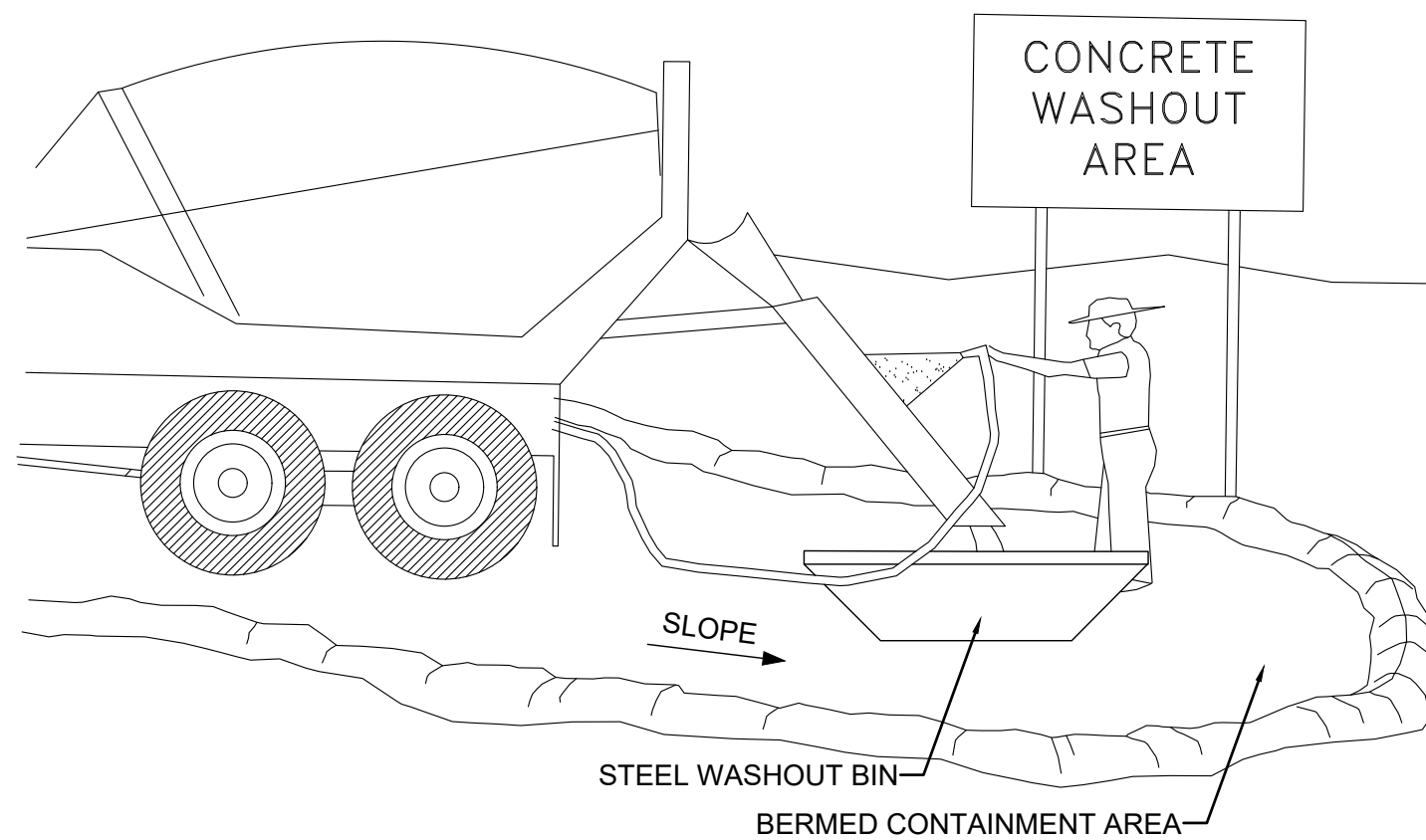
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
  - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
  - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

**STREET MAINTENANCE NOTES:**

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

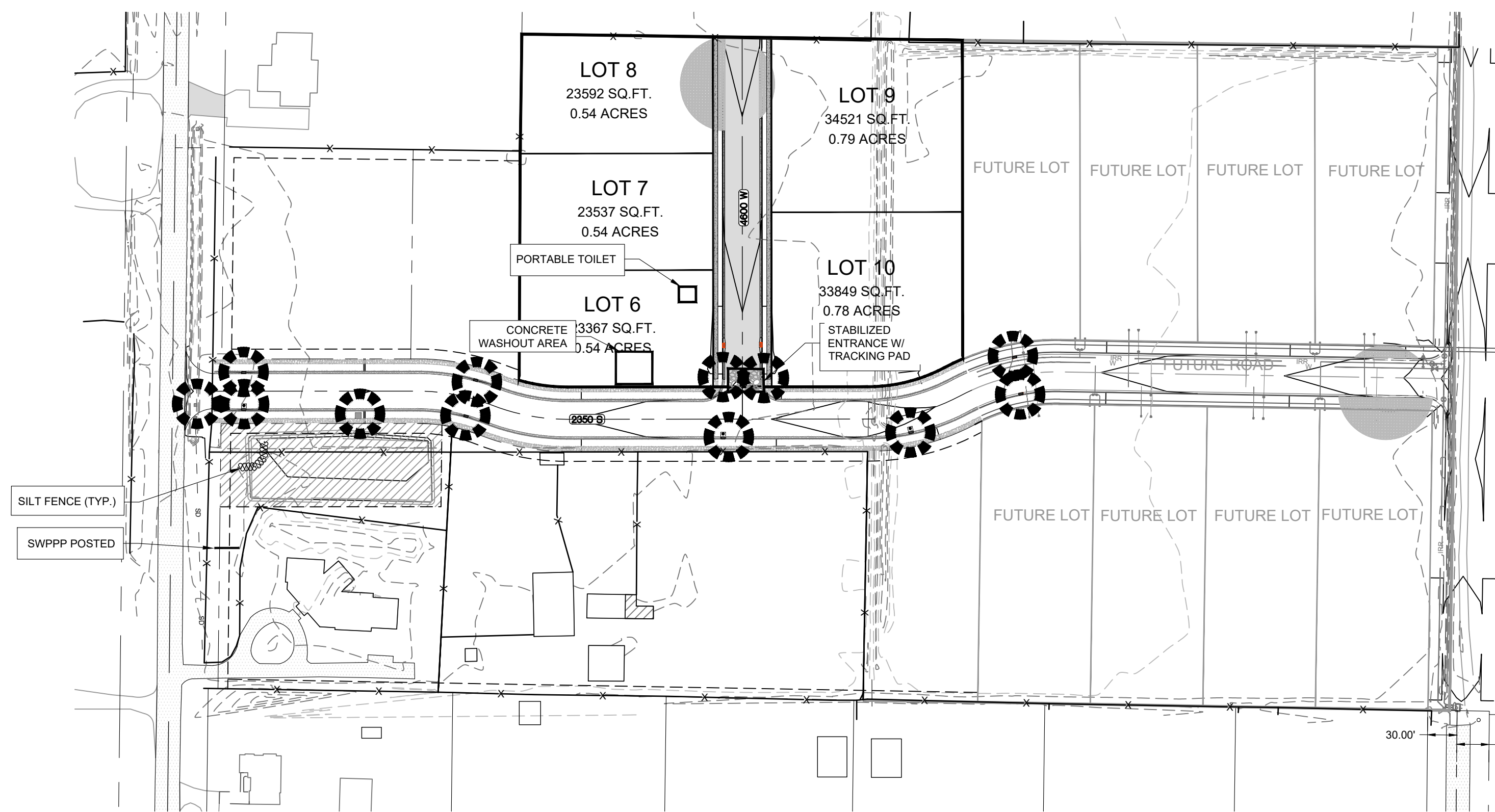
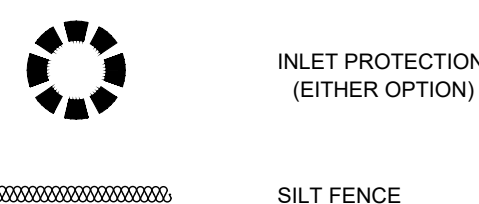
**NOTE:**

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



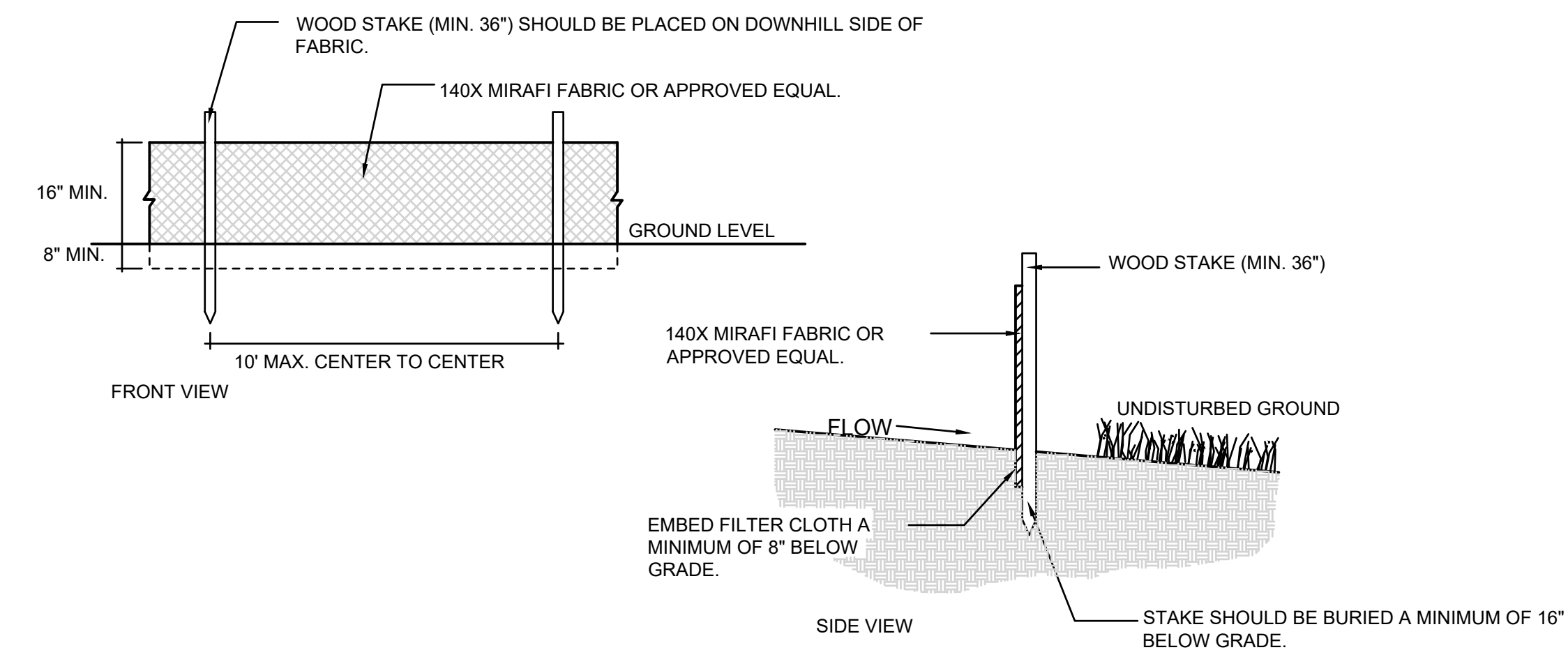
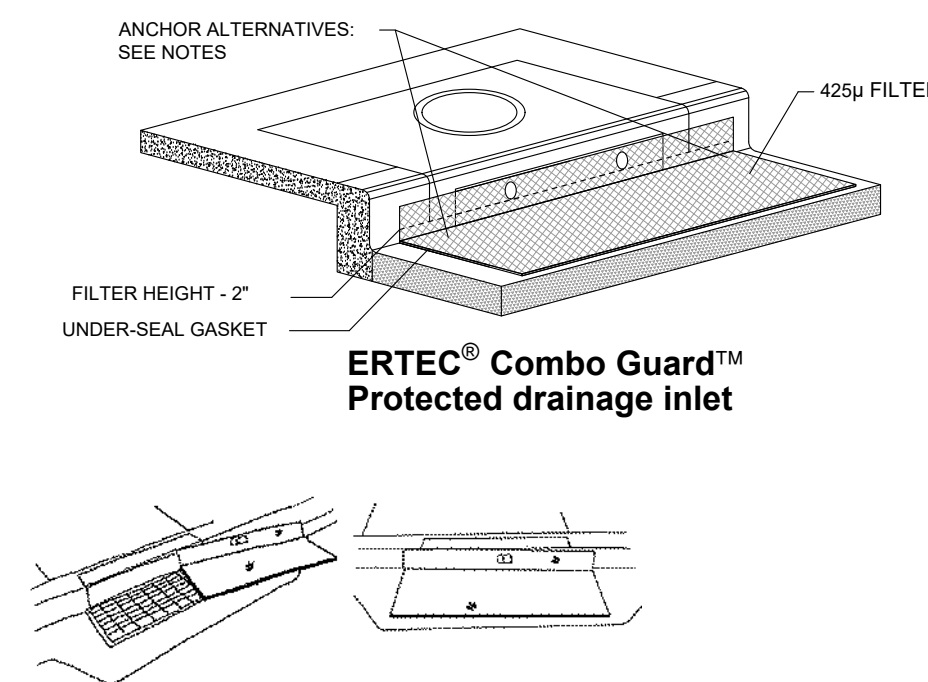
**NOTES:**

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



**INSTALLATION NOTES**

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

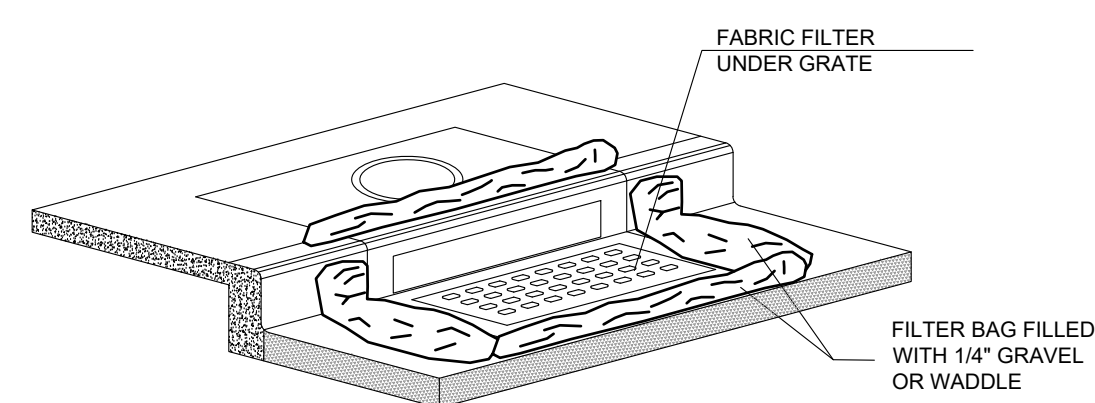


1A INLET PROTECTION - OPTION 1

Scale: NTS

2 SILT FENCE

Scale: NTS

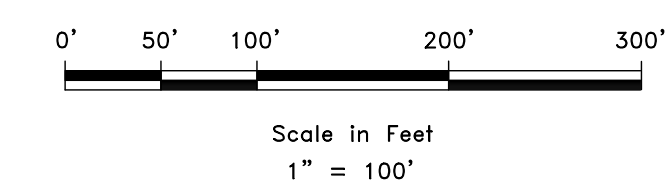


1B INLET PROTECTION - OPTION 2

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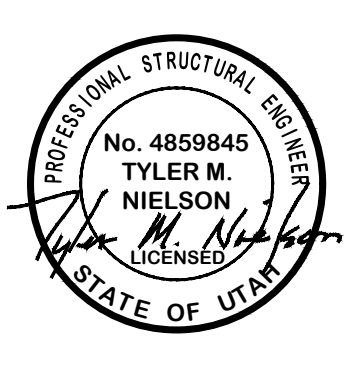
**DEVELOPER:**

JAMES MARZIALE  
2360 S 4700 W  
TAYLOR UT 84401  
1-801-420-5660



|                   |
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| SCALE: T-100'     |
| DATE: 9/1/2021    |
| DESIGN: W.S./M.H. |
| DRAWN: W.S./M.H.  |
| CHECKED: T.M.N.   |

| REVISIONS | DESCRIPTION |
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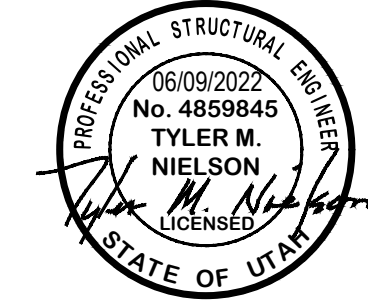
SWPPP  
BUFFALO RUN ACRES SUBDIVISION PH. 2  
4700 WEST 2350 SOUTH  
TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL & LAND PLANNING  
MUNICIPAL & LAND SURVEYING  
1580 W 2100 S, WEST HAVEN, UT 84401  
P 801.476.0202 F 801.476.0066



CE5-01

# BUFFALO RUN ACRES SUBDIVISION



## CONSTRUCTION DOCUMENTS TAYLOR, WEBER COUNTY, UTAH

### TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT WEBER COUNTY STANDARD DRAWING, AND SHALL BE APPROVED BY THE WEBER COUNTY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE WEBER COUNTY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE WEBER COUNTY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE WEBER COUNTY TRAFFIC ENGINEER.
6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

### UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS". THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES THAT HE 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, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL 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 ENGINEER.

### SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY STANDARDS AND SPECIFICATIONS.
2. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE SEWER DISTRICT AND ENGINEER PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO CENTRAL WEBER SEWER DISTRICT AND WEBER COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CENTRAL WEBER SEWER DISTRICT STANDARD.
10. BOA TAPE AND WATER PROOFING RECOMMENDATIONS FROM MANUFACTURER IS REQUIRED ON ALL JOINTS IN SEWER MANHOLES

### SECONDARY WATER GENERAL NOTES

1. ALL SECONDARY WATER CONSTRUCTION SHALL BE IN CONFORMANCE WITH HOOPER WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. FUTURE LOT OWNER TO PAY REQUIRED WATER FEES TO CONNECT TO HOOPER SECONDARY WATER.

### GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE WEBER COUNTY ENGINEER, PLANNING, CODES AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE DESIGNATED PUBLIC WORKS INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH WEBER COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF DURING THE CONSTRUCTION PROCESS CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED AND RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT DRAWINGS ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE, AND AVAILABLE TO THE WEBER COUNTY INSPECTOR AT ALL TIMES.
11. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES AND DRY UTILITIES.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS CONSISTENT WITH THE CONTRACTORS SCHEDULE FOR THIS PROJECT, WHETHER SHOWN OR NOT SHOWN AS IT RELATES TO THE CONSTRUCTION ACTIVITIES CONTEMPLATED IN THESE PLANS.

### SWPPP GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY WEBER COUNTY AND STATE.
2. ALL STRUCTURAL EROSION MEASURES SHALL BE INSTALLED AS SHOWN ON THE SWPPP PLAN, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING.

### UDOT GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS - COUNTY SURVEYOR TO BE NOTIFIED - COORDINATION WITH CERTAIN STATE AGENCIES).

### SHEET INDEX

CE0-01 COVER SHEET  
CE1-01 OVERALL UTILITY PLAN AND KEY MAP  
CE2-01 PLAN AND PROFILE 2200 SOUTH (SEWER OUTFALL)  
CE2-02 PLAN AND PROFILE 4700 WEST (SEWER OUTFALL)  
CE2-03 PLAN AND PROFILE (2300 SOUTH)  
CE2-04 PLAN AND PROFILE (4600 WEST)  
CE3-01 STORM DRAIN CALCS  
CE4-01 DETAILS  
CE4-02 DETAILS  
CE5-01 SWPPP

### STORM SEWER GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:  
A) OBTAIN ALL REQUIRED PERMITS FROM WEBER COUNTY OR REGULATORY AGENCIES, INCLUDING PERMITS TO WORK IN THE RIGHT-OF-WAY.  
B) RESTORATION OF EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEM.  
C) VERIFICATION AND PROTECTION OF ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF CONSTRUCTION.  
D) PROVIDING AS-BUILT DRAWINGS TO WEBER COUNTY AND THE ENGINEER.  
E) ALL PERMITTING, DEVELOPMENT, LOCATION, CONNECTION AND INSPECTION AND SCHEDULING FOR SUCH.
2. ALL STORM SEWER CONNECTIONS SHALL BE IN CONFORMANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.
3. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH WEBER COUNTY STANDARDS AND SPECIFICATIONS AND PLANS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO PLACEMENT OF ASPHALT PAVING.
4. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER AND WEBER COUNTY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN WEBER COUNTY RIGHT-OF-WAY SHALL BE RCP CL III.
6. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING LIDS. ALL STORM SEWER LIDS SHALL BE LABELED "STORM DRAIN".
7. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.

### GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND WEBER COUNTY STANDARDS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND ENTRIES. FINISHED GRADE AT FOUNDATION FOR WOOD FRAMED STRUCTURES SHALL BE 8 INCHES BELOW TOP OF FOUNDATION AND DRAINAGE SHALL BE A MINIMUM OF 5% WITHIN 10 FEET FROM THE BUILDING.
2. MAXIMUM SLOPES SHALL BE 3:1 FOR CUT AND FILL UNLESS OTHERWISE NOTED.
3. COMPACTION REQUIREMENTS AND TESTING SHALL BE PERFORMED TO MEET WEBER COUNTY STANDARDS.
4. NO FILL SHALL BE PLACED UNTIL VEGETATION HAS BEEN REMOVED AND SUB-GRADE PREPARED PER THE SOILS REPORT.
5. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
6. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN BY INSTALLING BMP'S PRIOR TO COMMENCEMENT OF EXCAVATION ACTIVITIES. CONTACT THE WEBER COUNTY INSPECTOR FOR INSPECTION.
7. ALL RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT REPORTS, ADDENDUM ETC. SHALL BE CONSIDERED A PART OF THIS GRADING PLAN AND SHALL BE COMPLIED WITH.
8. THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION MARKING PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
9. WEBER COUNTY MAY REQUIRE A PRE-CONSTRUCTION MEETING BEFORE A PERMIT IS ISSUED.
10. STREETS ADJACENT TO THE PROJECT SHALL BE CLEAN AT ALL TIMES.
11. CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR ALL REQUIRED INSPECTIONS.
12. PRIOR TO TAKING WATER FROM A WEBER COUNTY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

### CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO TAYLOR WEST WEBER WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. THE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATER MAINS AND LATERALS AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

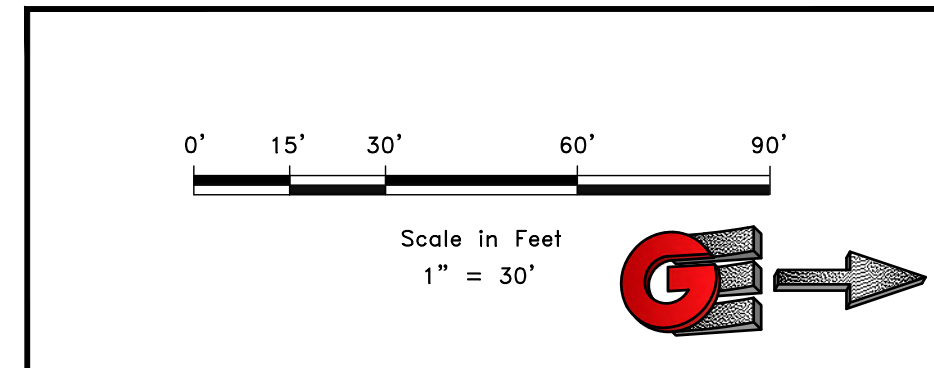
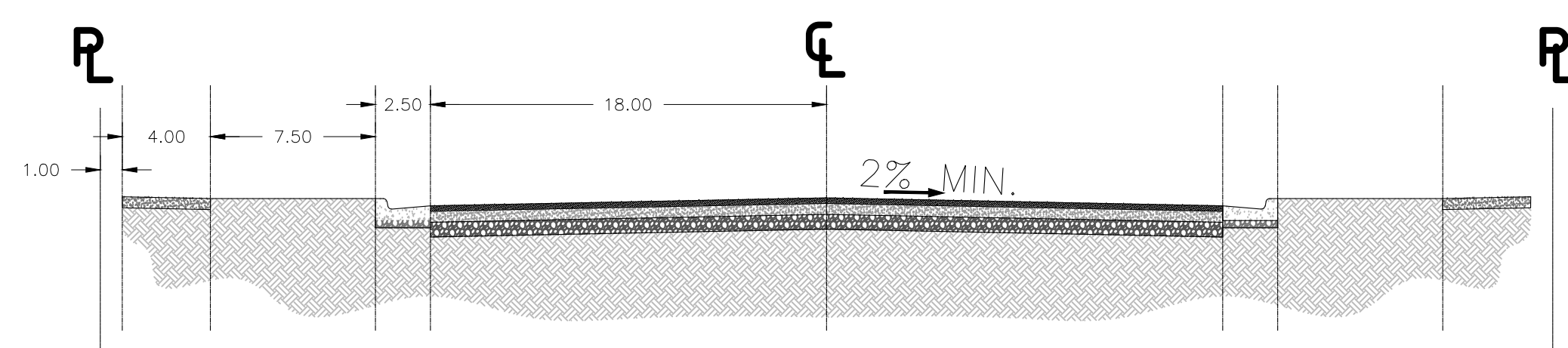
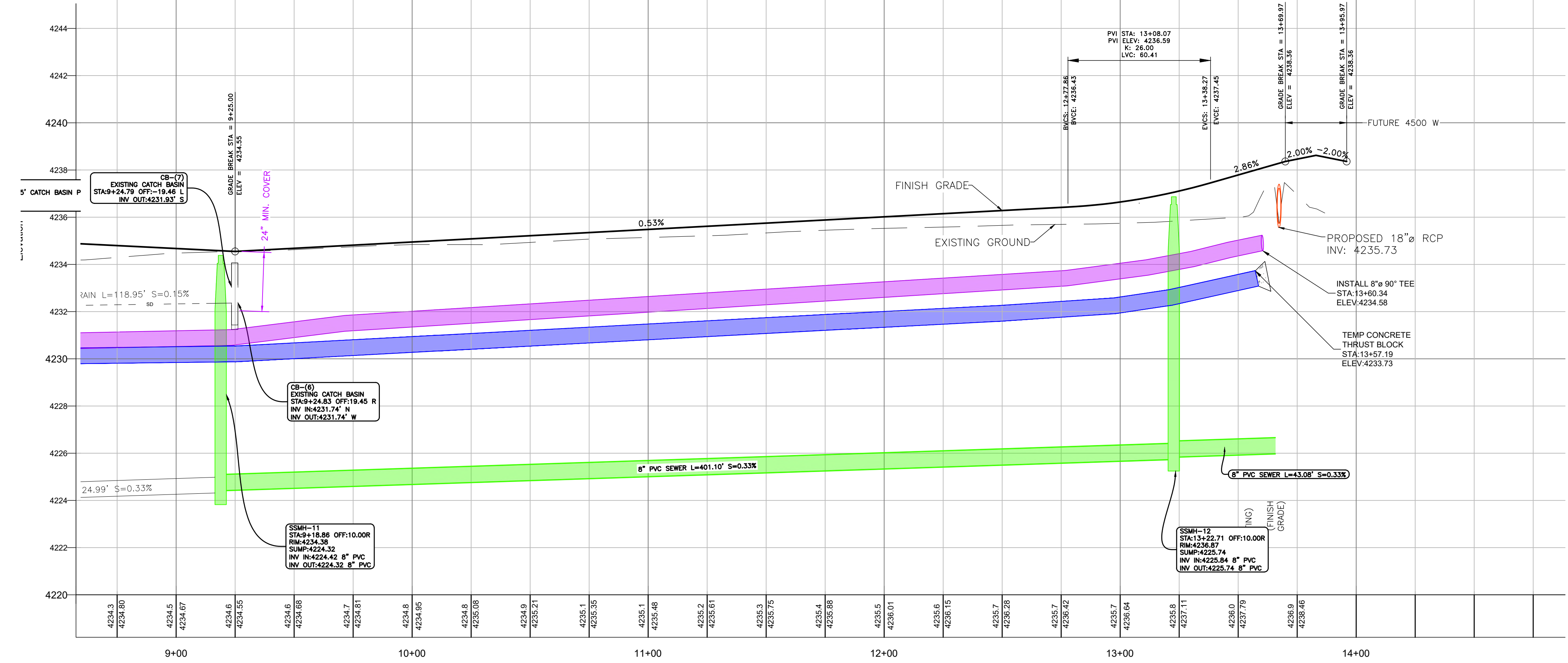
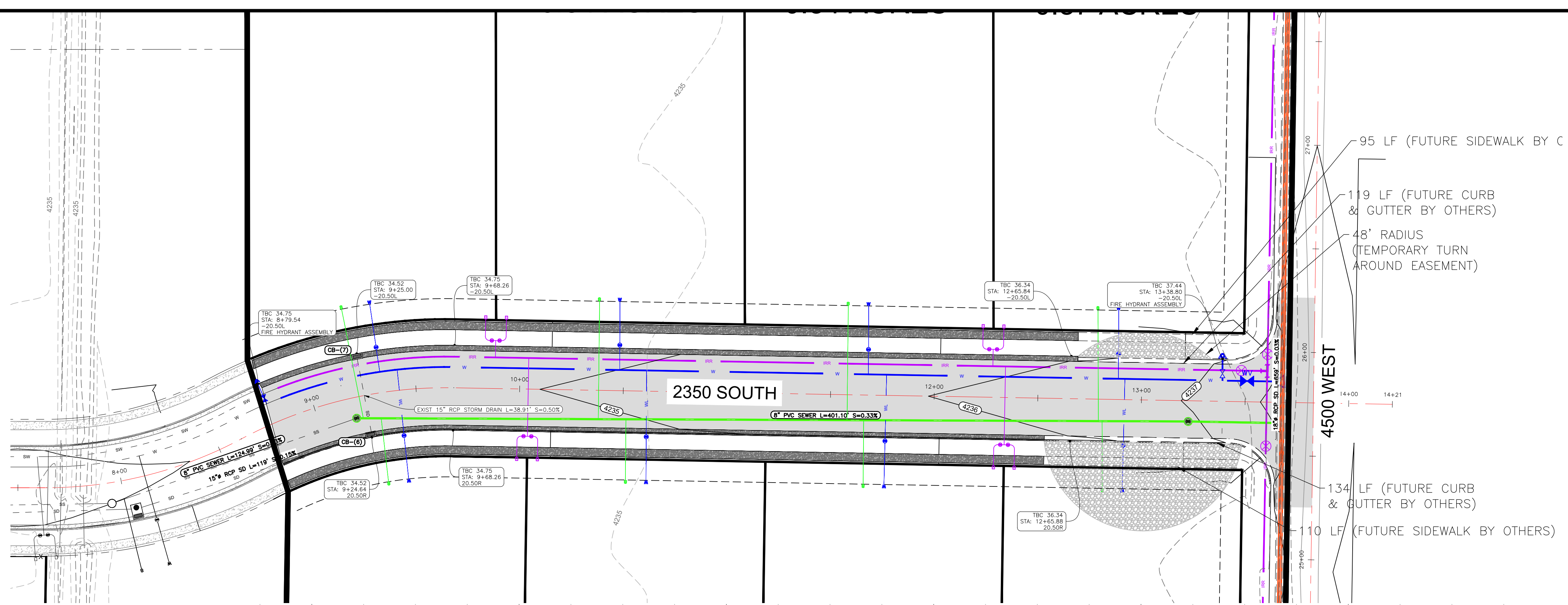
ALL IMPROVEMENTS TO CONFORM TO CURRENT WEBER COUNTY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO TAYLOR WEST WEBER WATER COMPANY UTILITY STANDARDS AND SPECIFICATIONS



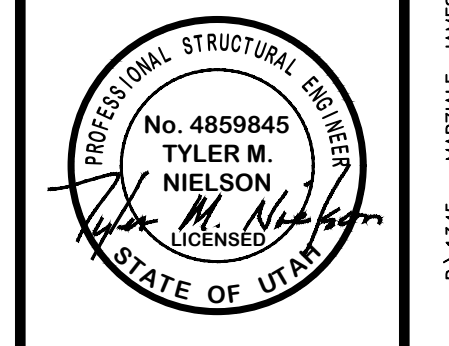
BUFFALO RUN ACRES SUBDIVISION  
CONSTRUCTION DOCUMENTS





SCALE: 1" = 30'

|         |             |
|---------|-------------|
| DATE    | 9/1/2021    |
| DESIGN  | W.S./A.K.H. |
| DRAWN   | W.S./A.K.H. |
| CHECKED | T.M.N.      |



2350 S PLAN AND PROFILE  
 BUFFALO RUN ACRES SUBDIVISION PH. 3  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL & LAND PLANNING  
 MUNICIPAL & LAND SURVEYING  
 1580 W 2100 S, WEST HAVEN UT 84401  
 P 801.476.0202 F 801.476.0066



CE2-01



**Buffalo Run Acres Subdivision**  
**4700 West 2350 South**  
**Taylor, Weber County, Utah**



| Improved Areas        | Total Site     |               |             |
|-----------------------|----------------|---------------|-------------|
|                       | Sq. Ft.        | Acres         | C           |
| Hard Surface          | 63,666         | 1.4616        | 0.85        |
| Gravel Areas          | 4,140          | 0.0950        | 0.50        |
| Landscape             | 0              | 0.0000        | 0.10        |
| Detention Ponds       | 14,879         | 0.3416        | 0.10        |
| Building & Concrete   | 102,003        | 2.3417        | 0.85        |
| <b>Total/Weighted</b> | <b>184,688</b> | <b>4.2398</b> | <b>0.78</b> |
| Undetained Area       | 0              | 0.00          | 0.78        |
|                       | 190,576        | 4.3750        |             |

(18 Lots)  
 Allow Release Rate (cfs/acre) = 0.100 cfs/acre  
 Q Allowable (cfs) = 0.44  
 0.00 cfs  
 Total Allowed Release = 0.44 cfs  
 Effective Release Rate per Acre = 0.10 cfs/Acre

| 100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED |       |
|---|-------|
| FEET  | YARDS |
| 18,996  | 704   |

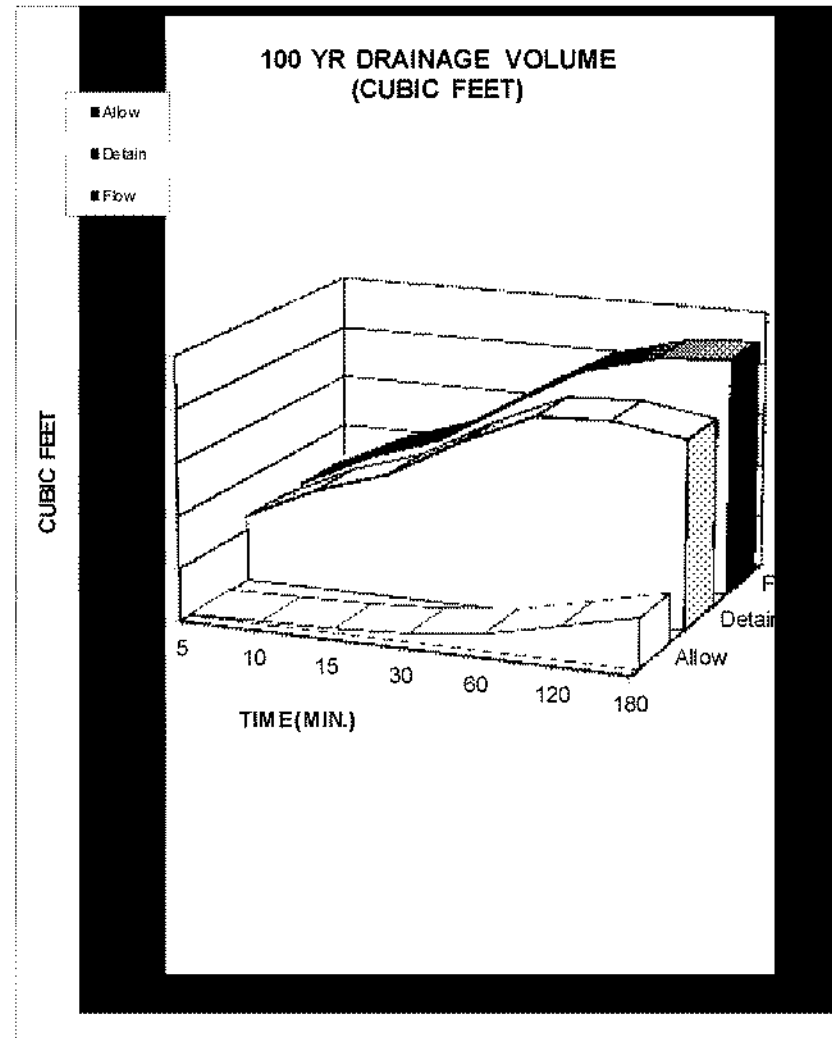
100 yr

| MIN  | Runoff Vol (cf) | Inch / Hr | Total Vol (cf) | Detain Vol (cf) |
|------|-----------------|-----------|----------------|-----------------|
| 5    | 131             | 6.5       | 6,463          | 6,332           |
| 10   | 263             | 4.95      | 9,844          | 9,581           |
| 15   | 394             | 4.09      | 12,200         | 11,807          |
| 30   | 788             | 2.75      | 16,406         | 15,619          |
| 60   | 1,575           | 1.7       | 20,284         | 18,709          |
| 120  | 3,150           | 0.928     | 22,146         | 18,996          |
| 180  | 4,725           | 0.633     | 22,659         | 17,934          |
| 360  | 9,450           | 0.353     | 25,272         | 15,822          |
| 720  | 18,900          | 0.215     | 30,784         | 11,884          |
| 1440 | 34,078          | 0.119     | 34,078         | 0               |

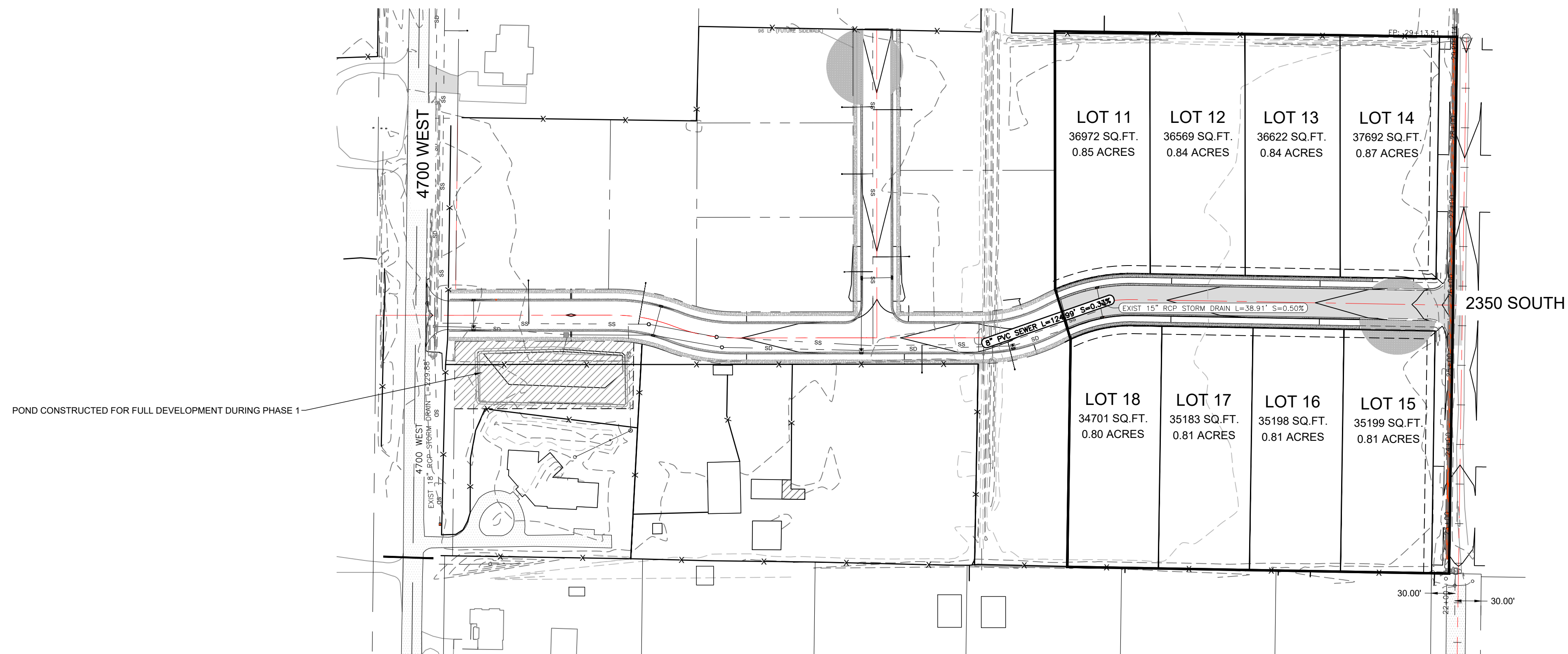
NOAA - Atlas 14

**Orifice Calculation**

H = 2.7 Maximum water height (ft)  
 Q = 0.44 Flowrate out of orifice (cfs)  
 Cc = 0.62 Coefficient of Contraction  
 Cv = 0.98 Coefficient of Velocity  
 Area = 0.055 Orifice Area (ft<sup>2</sup>)  
 Π = 3.14  
 g = 32.17 Gravitational Constant  
 d = 3.16 Orifice Diameter (in)  
 d = 3 1/8 Orifice

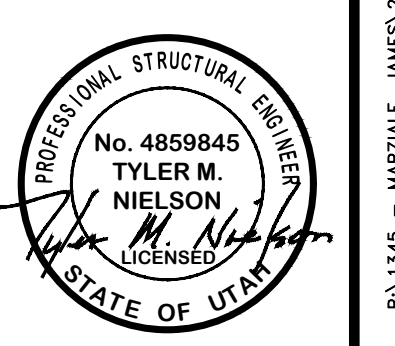


| PIPE            | CONTRIBUTING BASINS | CONTRIBUTING Area (AC) | REQUIRED FLOW (cfs) | 10 Year | n=        |           | Min. Pipe Slope |
|-----------------|---------------------|------------------------|---------------------|---------|-----------|-----------|-----------------|
|                 |                     |                        |                     |         | 0.015 RCP | 0.011 PVC |                 |
| PIPE SIZE (in)  | SLOPE (ft/ft)       | %                      |                     |         |           |           |                 |
| 1               |                     | 0.52                   | 1.01                | 10 Year | 36        | 3.04E-06  | 0.000           |
|                 |                     |                        | 1.01                |         | 30        | 8.05E-06  | 0.001           |
|                 |                     |                        | 1.01                |         | 24        | 2.65E-05  | 0.003           |
|                 |                     |                        | 1.01                |         | 18        | 0.000123  | 0.012           |
|                 |                     |                        | 1.01                |         | 15        | 0.000325  | 0.032           |
|                 |                     |                        | 1.01                |         | 12        | 0.001067  | 0.107           |
| 2               |                     | 1.05                   | 2.02                | 10 Year | 36        | 1.22E-05  | 0.001           |
|                 |                     |                        | 2.02                |         | 30        | 3.22E-05  | 0.003           |
|                 |                     |                        | 2.02                |         | 24        | 0.000106  | 0.011           |
|                 |                     |                        | 2.02                |         | 18        | 0.000491  | 0.049           |
|                 |                     |                        | 2.02                |         | 15        | 0.001298  | 0.130           |
|                 |                     |                        | 2.02                |         | 12        | 0.004268  | 0.427           |
| 3               |                     | 0.90                   | 1.74                | 10 Year | 36        | 8.98E-06  | 0.001           |
|                 |                     |                        | 1.74                |         | 30        | 2.37E-05  | 0.002           |
|                 |                     |                        | 1.74                |         | 24        | 7.81E-05  | 0.008           |
|                 |                     |                        | 1.74                |         | 18        | 0.000362  | 0.036           |
|                 |                     |                        | 1.74                |         | 15        | 0.000957  | 0.096           |
|                 |                     |                        | 1.74                |         | 12        | 0.003147  | 0.315           |
| 4               |                     | 1.41                   | 2.73                | 10 Year | 36        | 2.21E-05  | 0.002           |
|                 |                     |                        | 2.73                |         | 30        | 5.85E-05  | 0.006           |
|                 |                     |                        | 2.73                |         | 24        | 0.000192  | 0.019           |
|                 |                     |                        | 2.73                |         | 18        | 0.000891  | 0.089           |
|                 |                     |                        | 2.73                |         | 15        | 0.002357  | 0.236           |
|                 |                     |                        | 2.73                |         | 12        | 0.007748  | 0.775           |
| 5               |                     | 1.71                   | 3.08                | 10 Year | 36        | 2.83E-05  | 0.003           |
|                 |                     |                        | 3.08                |         | 30        | 7.48E-05  | 0.007           |
|                 |                     |                        | 3.08                |         | 24        | 0.000246  | 0.025           |
|                 |                     |                        | 3.08                |         | 18        | 0.001141  | 0.114           |
|                 |                     |                        | 3.08                |         | 15        | 0.003017  | 0.302           |
|                 |                     |                        | 3.08                |         | 12        | 0.009917  | 0.992           |
| 6               |                     | 0.65                   | 1.26                | 10 Year | 36        | 4.72E-06  | 0.000           |
|                 |                     |                        | 1.26                |         | 30        | 1.25E-05  | 0.001           |
|                 |                     |                        | 1.26                |         | 24        | 4.1E-05   | 0.004           |
|                 |                     |                        | 1.26                |         | 18        | 0.00019   | 0.019           |
|                 |                     |                        | 1.26                |         | 15        | 0.000503  | 0.050           |
|                 |                     |                        | 1.26                |         | 12        | 0.001653  | 0.165           |
| 7               |                     | 4.24                   | 4.54                | 10 Year | 36        | 6.14E-05  | 0.006           |
|                 |                     |                        | 4.54                |         | 30        | 0.000162  | 0.016           |
|                 |                     |                        | 4.54                |         | 24        | 0.000534  | 0.053           |
|                 |                     |                        | 4.54                |         | 18        | 0.002474  | 0.247           |
|                 |                     |                        | 4.54                |         | 15        | 0.006543  | 0.654           |
|                 |                     |                        | 4.54                |         | 12        | 0.02151   | 2.151           |
| Orifice Release | 3                   | CFS                    | 0.44                |         | 12        | 0.000109  | 0.011           |
|                 |                     |                        | 0.44                |         | 10        | 0.000287  | 0.029           |
|                 |                     |                        | 0.44                |         | 8         | 0.000944  | 0.094           |
|                 |                     |                        | 0.44                |         | 6         | 0.004379  | 0.438           |
|                 |                     |                        | 0.44                |         | 4         | 0.038066  | 3.807           |
|                 |                     |                        | 0.44                |         | 3         | 0.176552  | 17.655          |



SCALE: 1"=40'  
 DATE: 9/1/2021  
 DESIGN: W.S./J.K.H.  
 DRAWN: W.S./J.K.H.  
 CHECKED: T.M.

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |

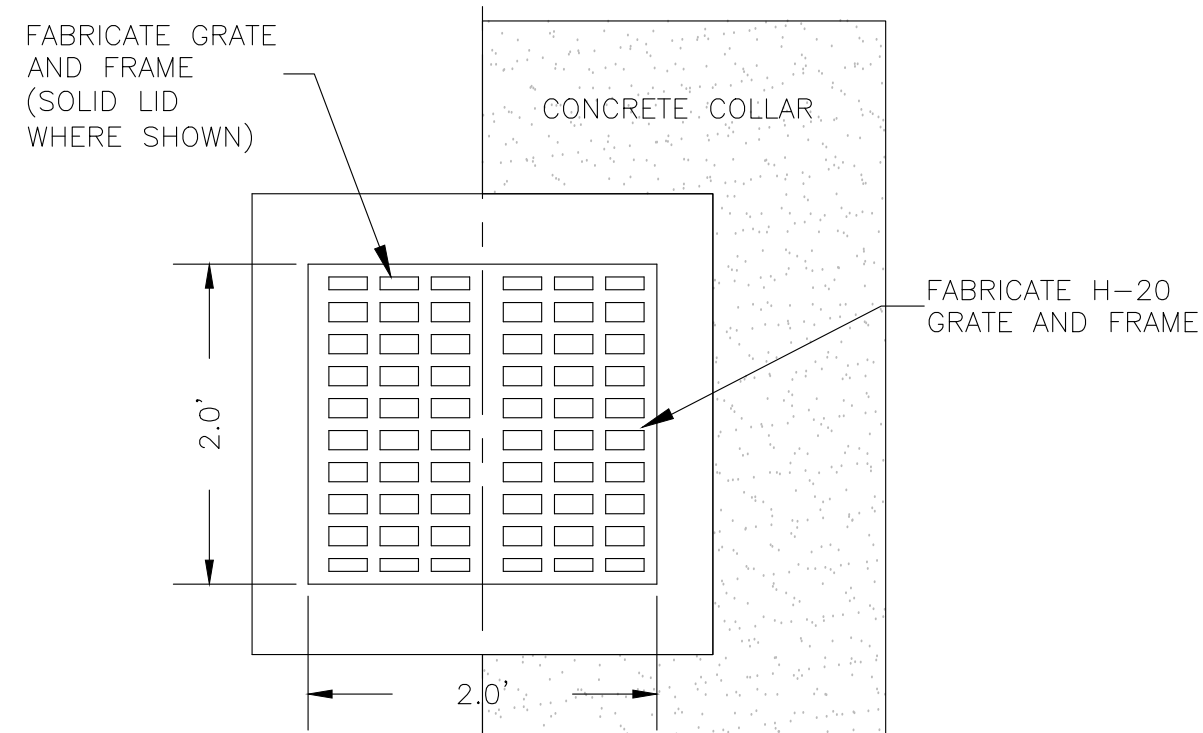


DETENTION CALCS  
 BUFFALO RUN ACRES SUBDIVISION PH. 3  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
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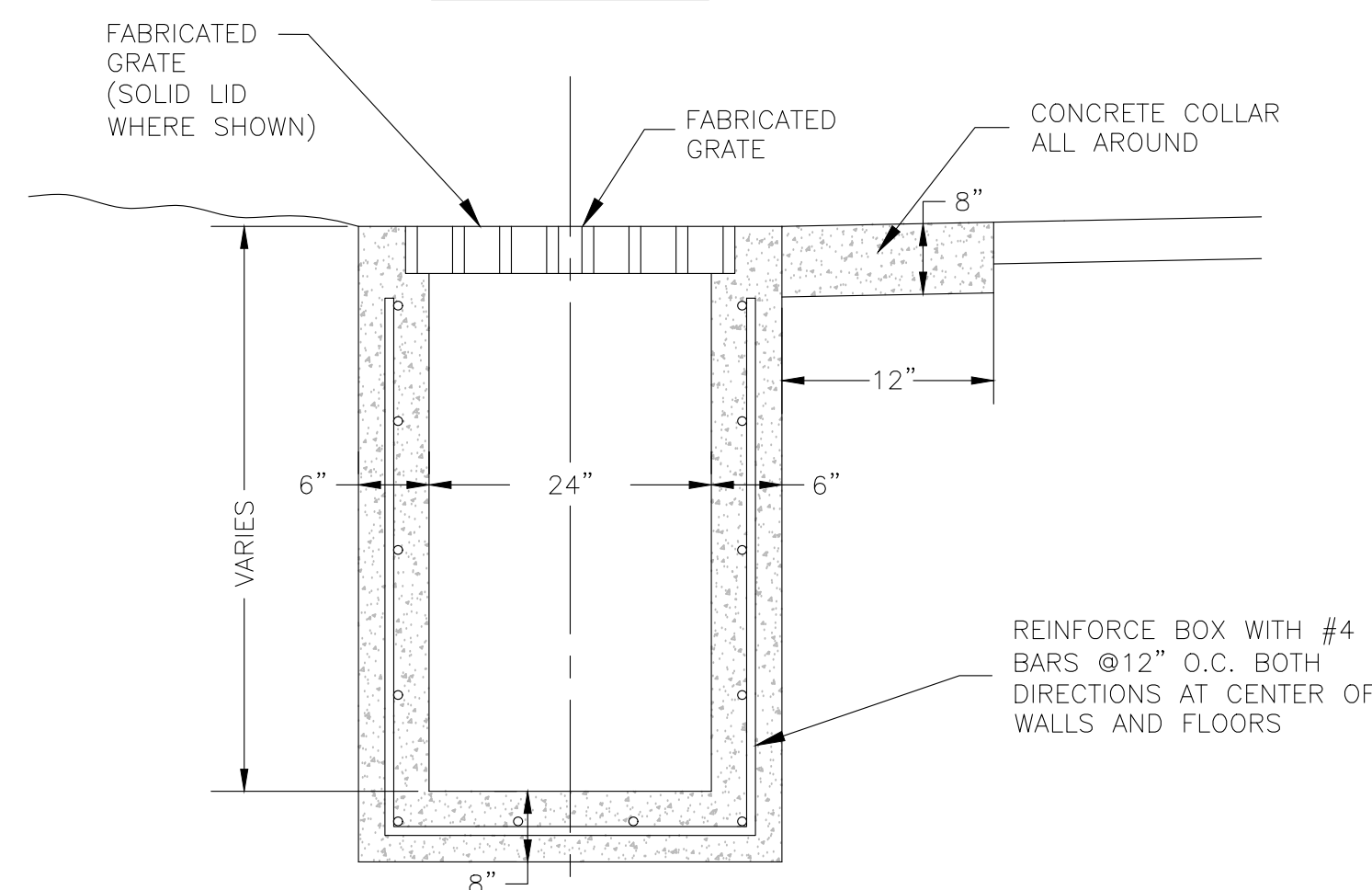


CE3-01



IN LANDSCAPE (NO COLLAR)      IN ASPHALT AREAS

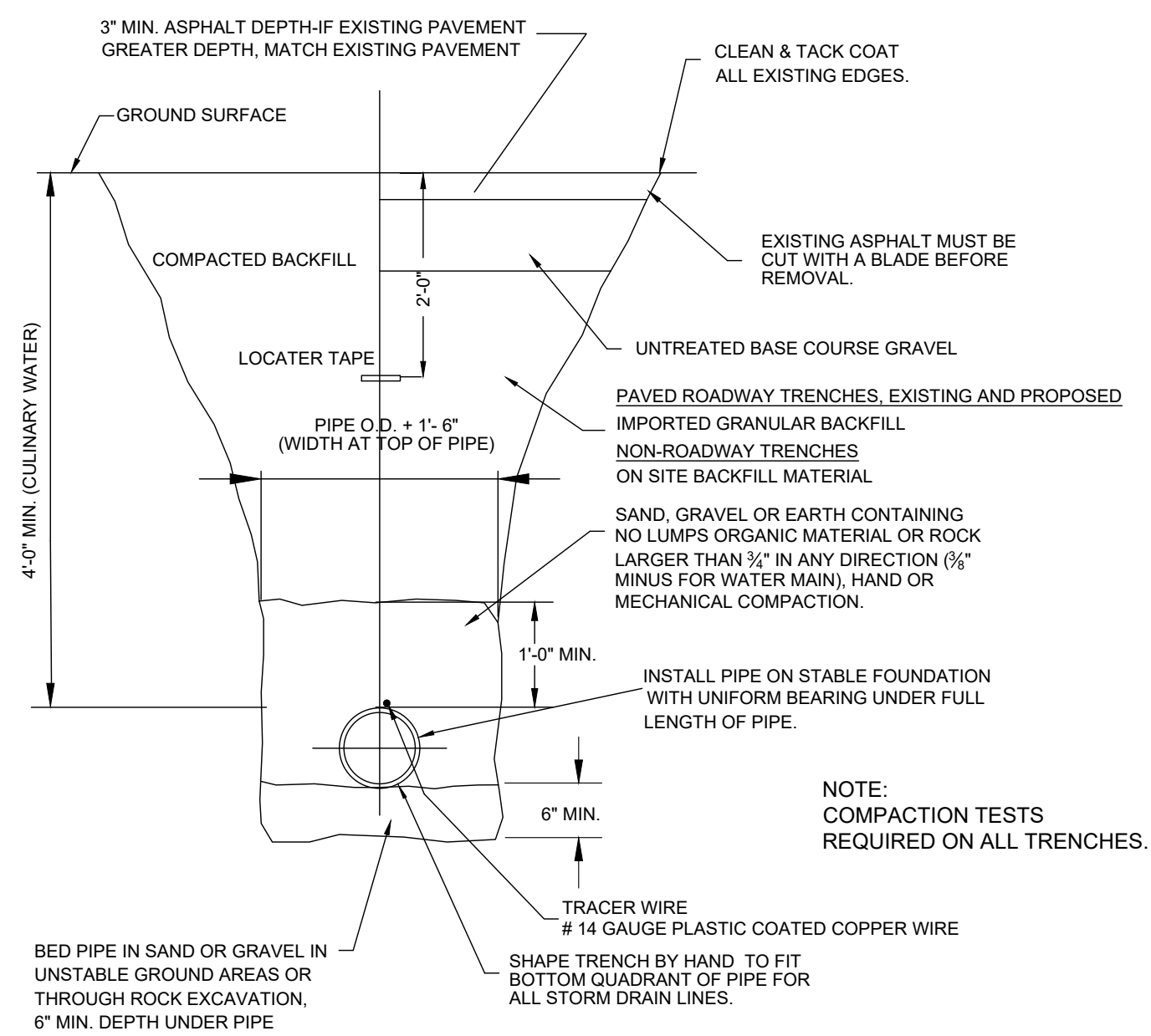
**PLAN VIEW**



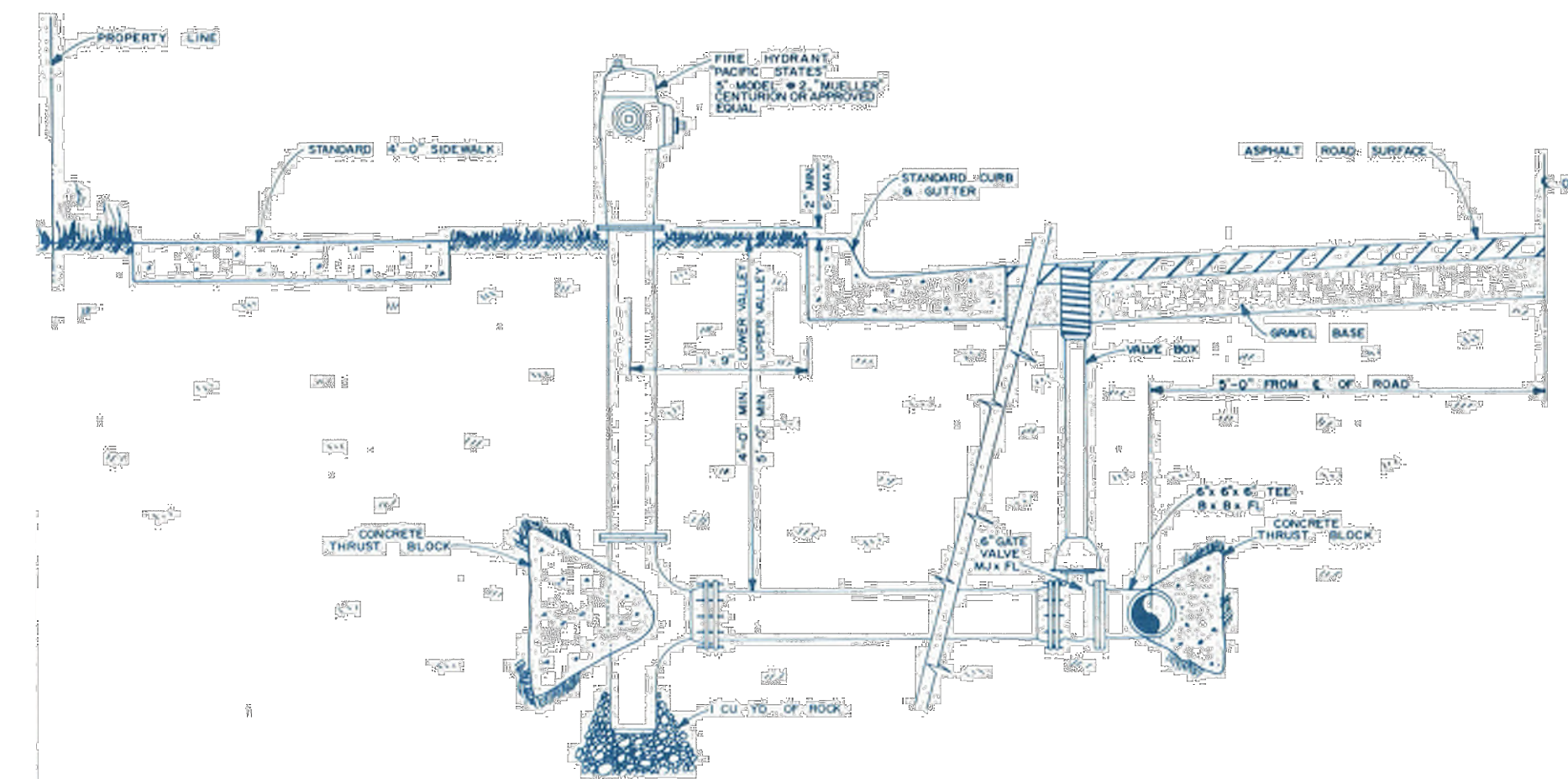
IN LANDSCAPE (NO COLLAR)      IN HARD SURFACE

**SECTION VIEW**

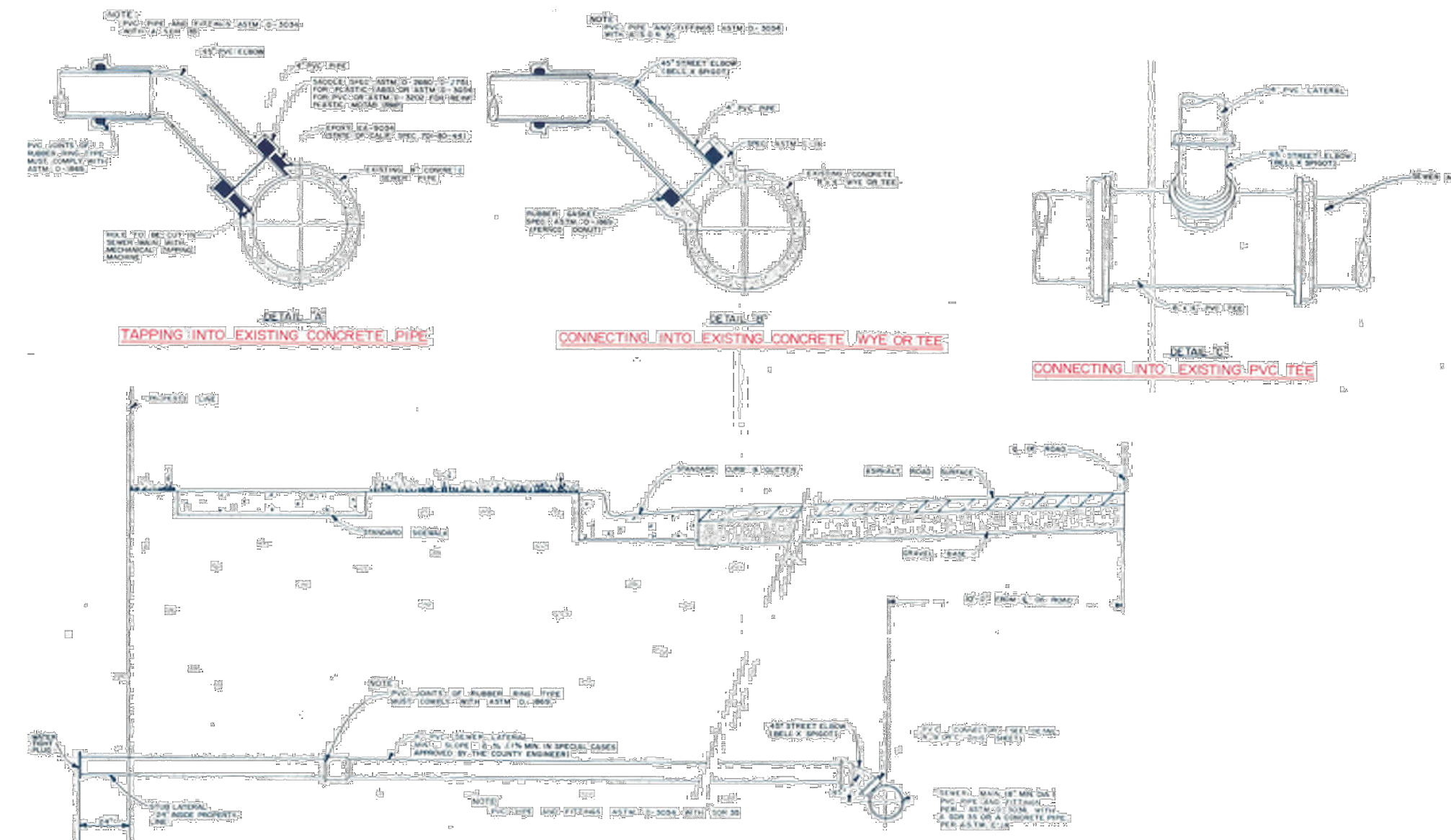
**1 24-INCH CATCH BASIN BOX DETAIL**  
Scale: (NOT TO SCALE)



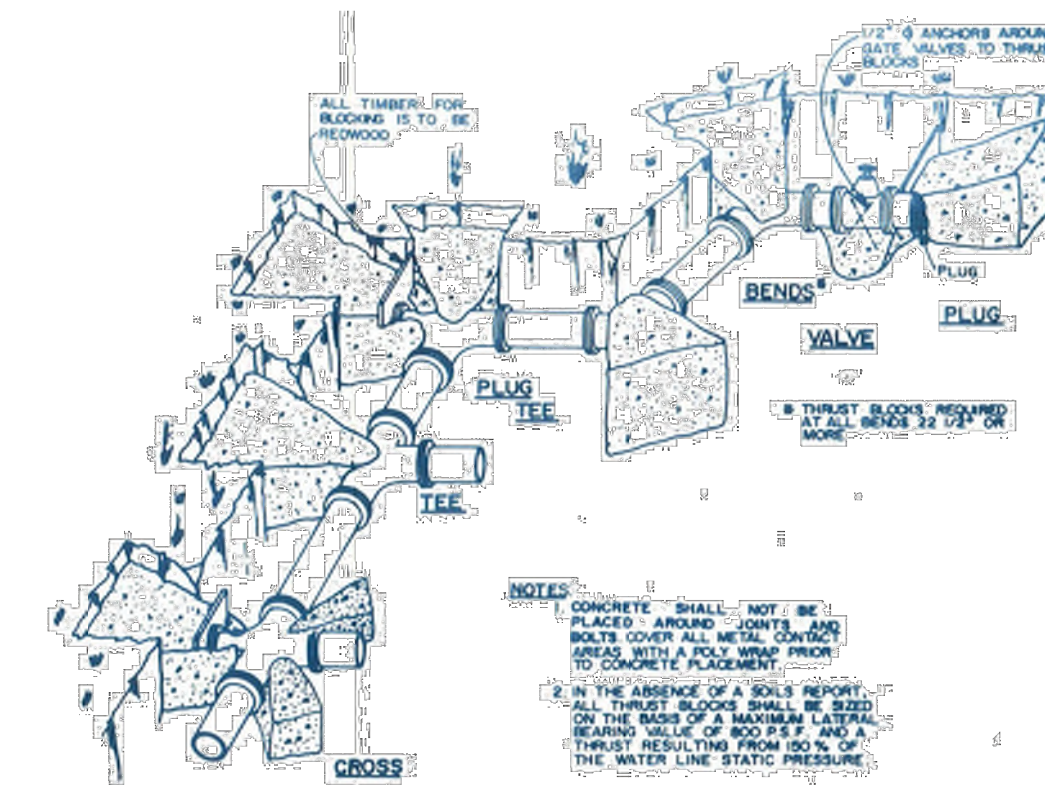
**2 TYPICAL TRENCH DETAIL**  
Scale: NTS



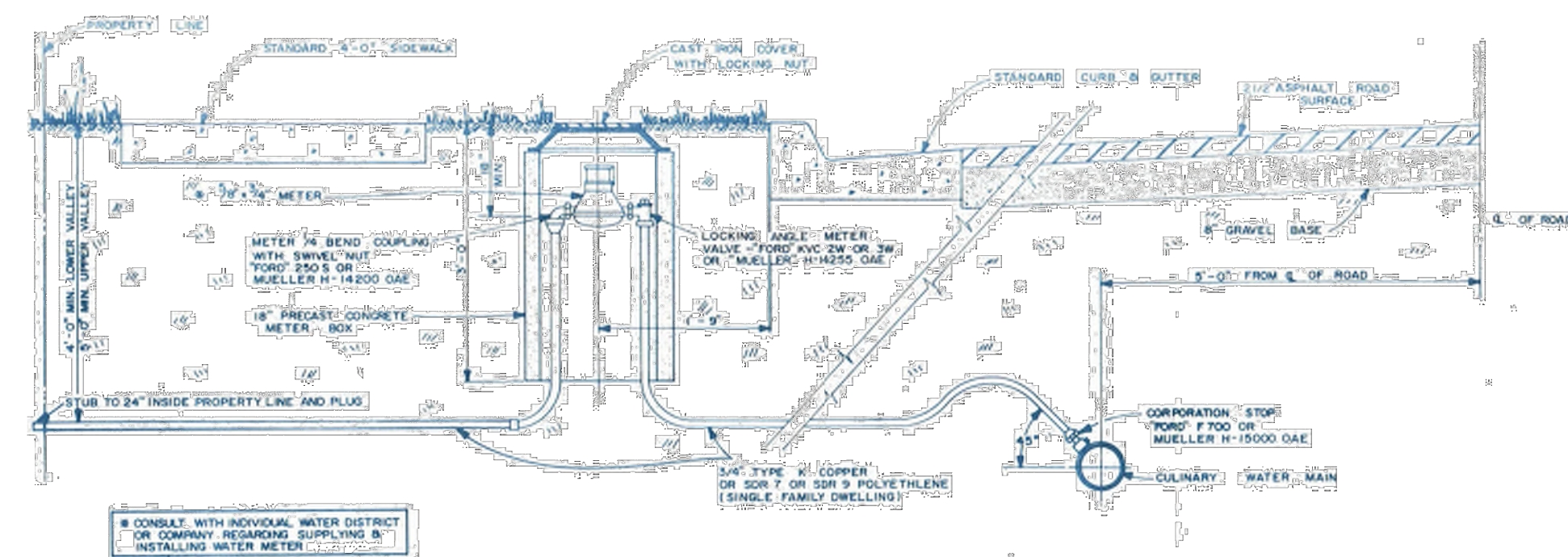
**5 TYPICAL FIRE HYDRANT ASSEMBLY**  
Scale: NTS



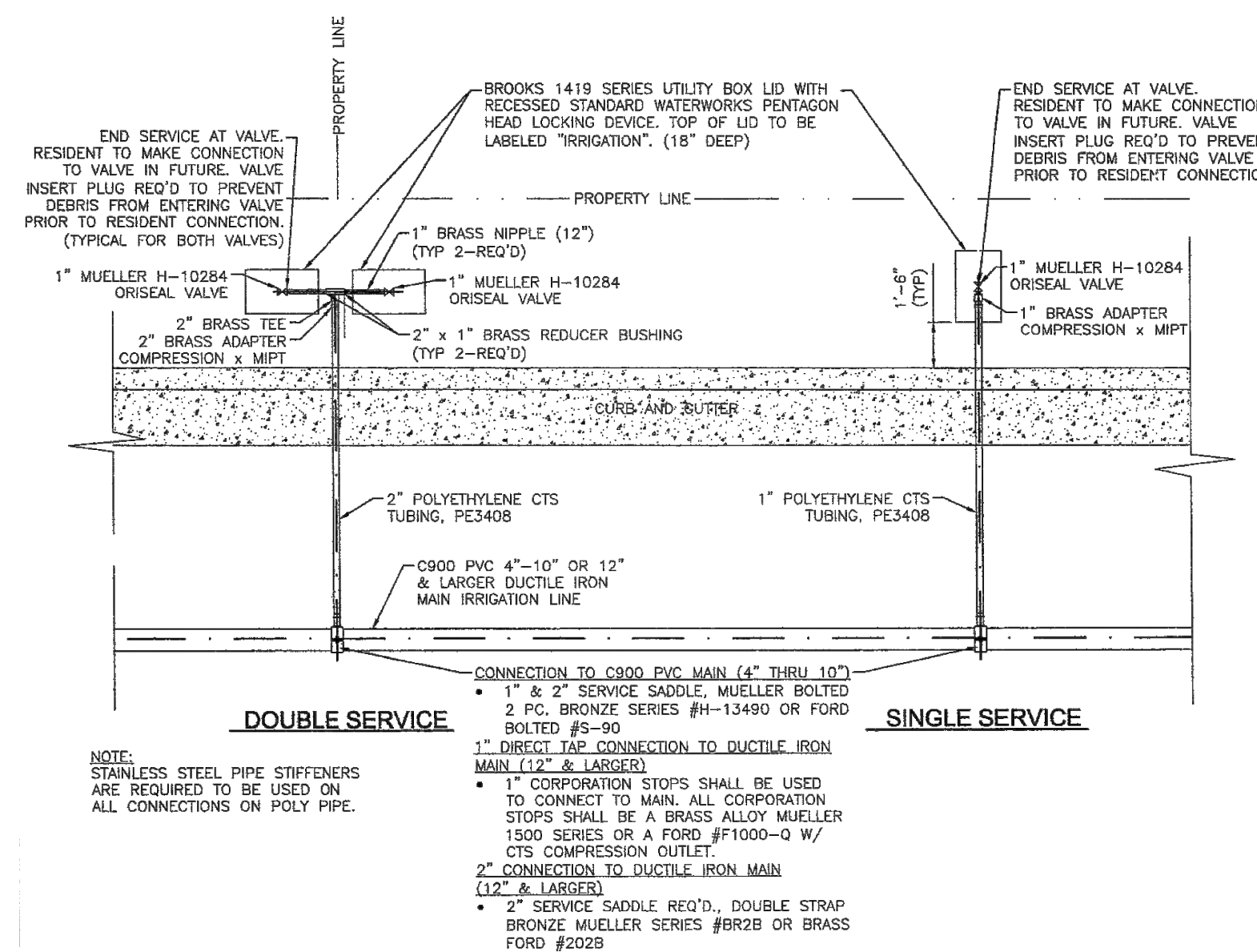
**3 TYPICAL SANITARY SEWER SERVICE CONNECTION**  
Scale: NTS



**6 TYPICAL THRUST BLOCKING**  
Scale: NTS



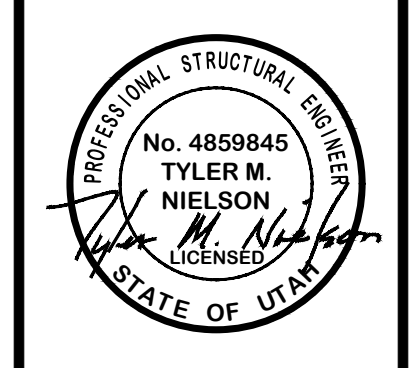
**4 TYPICAL CULINARY WATER SERVICE CONNECTION**  
Scale: NTS



**7 TYPICAL SECONDARY WATER CONNECTION**  
Scale: NTS

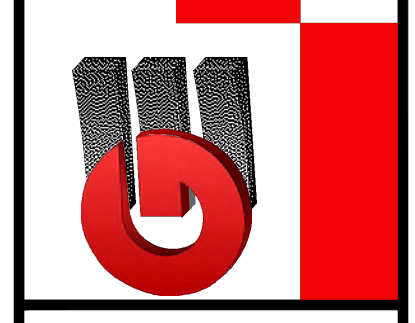
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|---------|-------------|
| SCALE   | #####       |
| DATE    | 9/1/2021    |
| DESIGN  | W.S./J.K.H. |
| DRAWN   | W.S./J.K.H. |
| CHECKED | T.M.        |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |



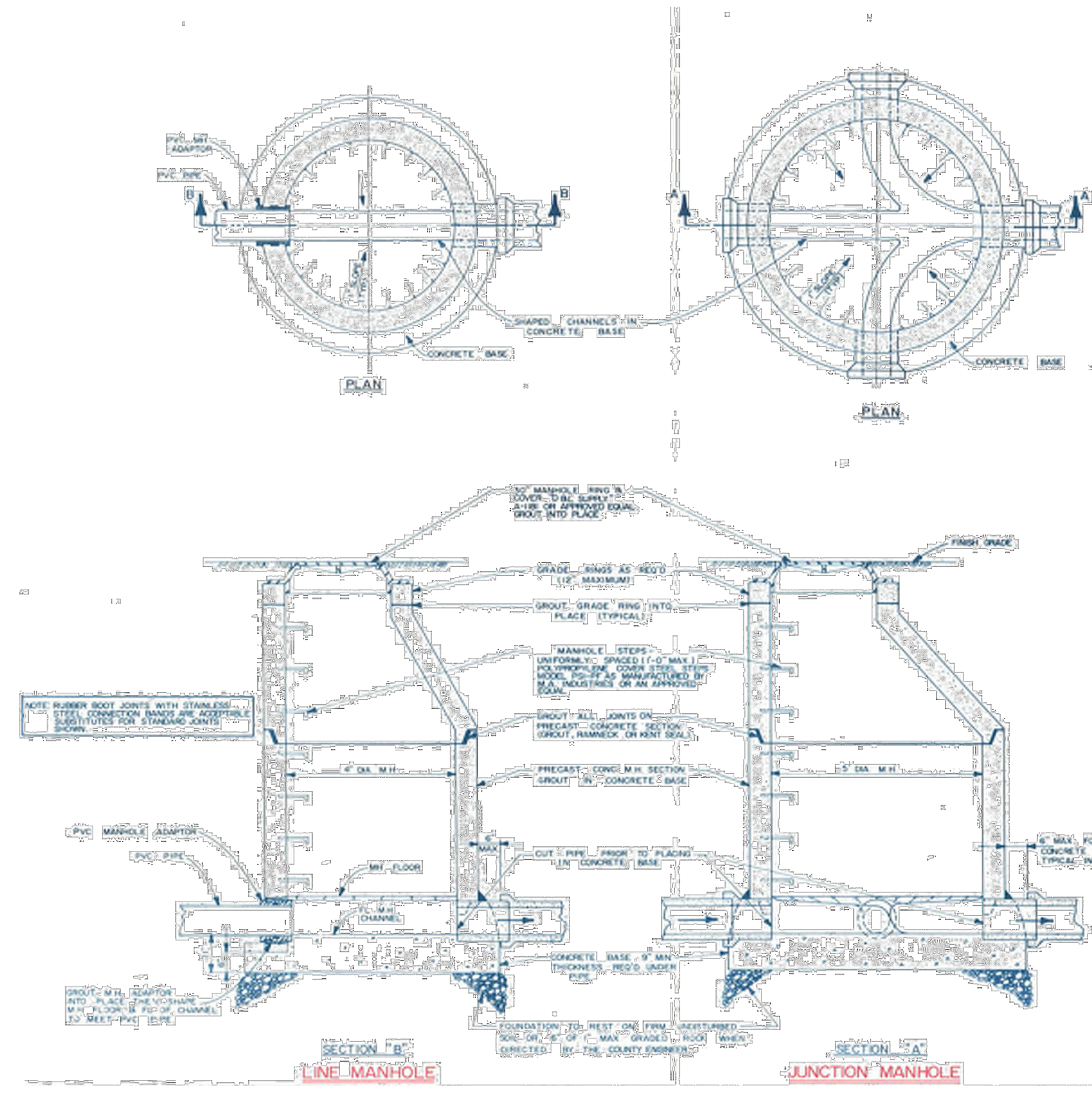
**DETAILS**  
**BUFFALO RUN ACRES SUBDIVISION PH. 3**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

**GARDNER ENGINEERING**  
 CIVIL & LAND PLANNING  
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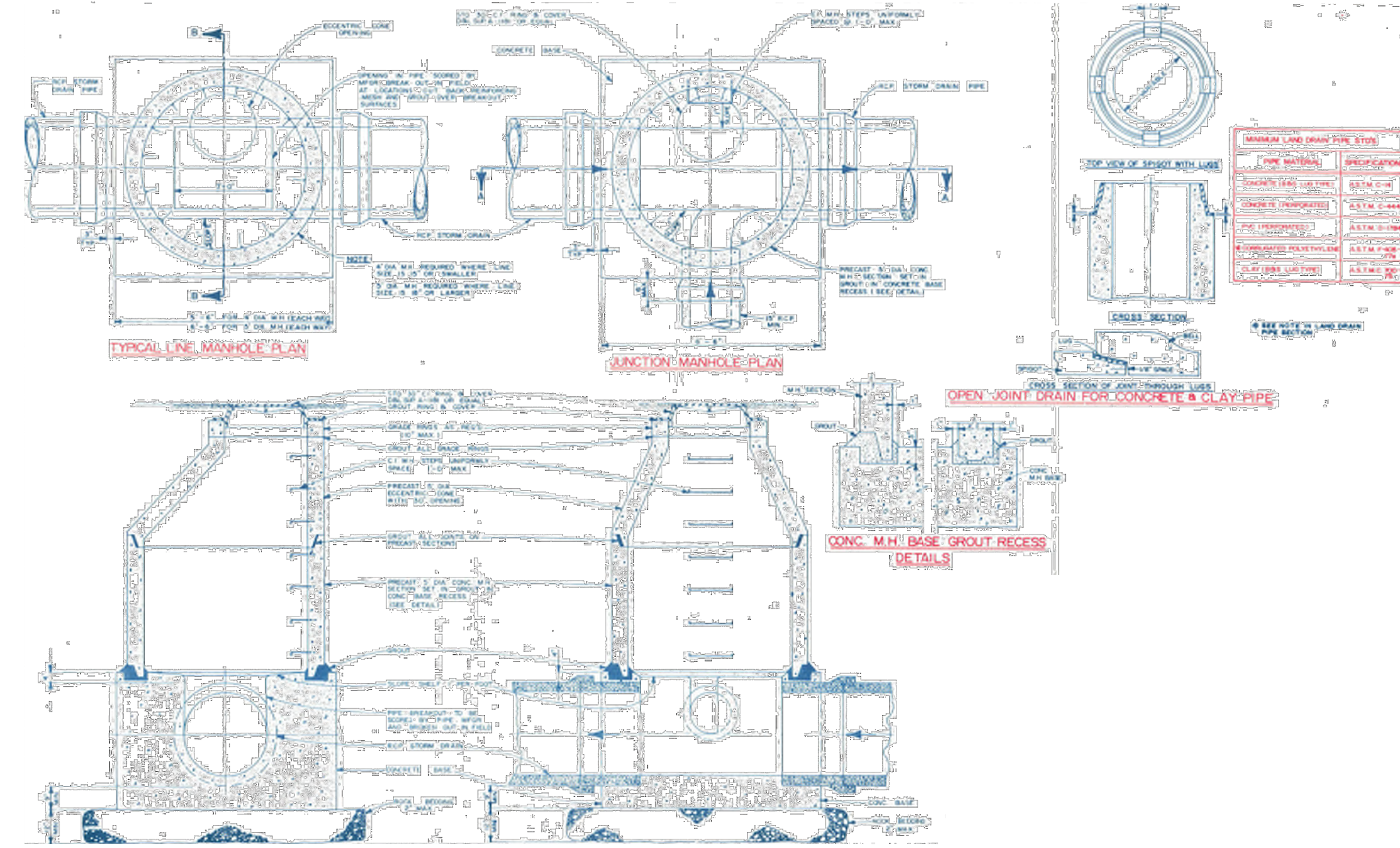


**CE4-01**





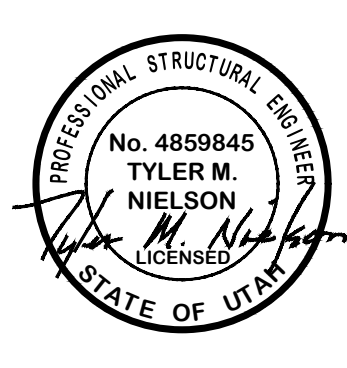
8 TYPICAL SANITARY SEWER MANHOLE  
Scale: NTS



9 TYPICAL STORM DRAIN MANHOLE  
Scale: NTS

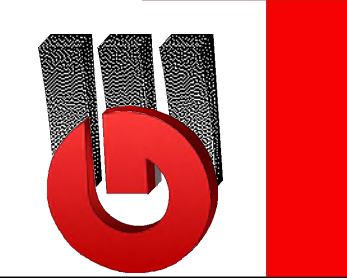
|         |             |
|---------|-------------|
| SCALE   | ####        |
| DATE    | 9/1/2021    |
| DESIGN  | W.S./A.J.H. |
| DRAWN   | W.S./A.J.H. |
| CHECKED | T.M.        |

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE      |             |



DETAILS  
 BUFFALO RUN ACRES SUBDIVISION PH. 3  
 4700 WEST 2350 SOUTH  
 TAYLOR, WEBER COUNTY, UTAH

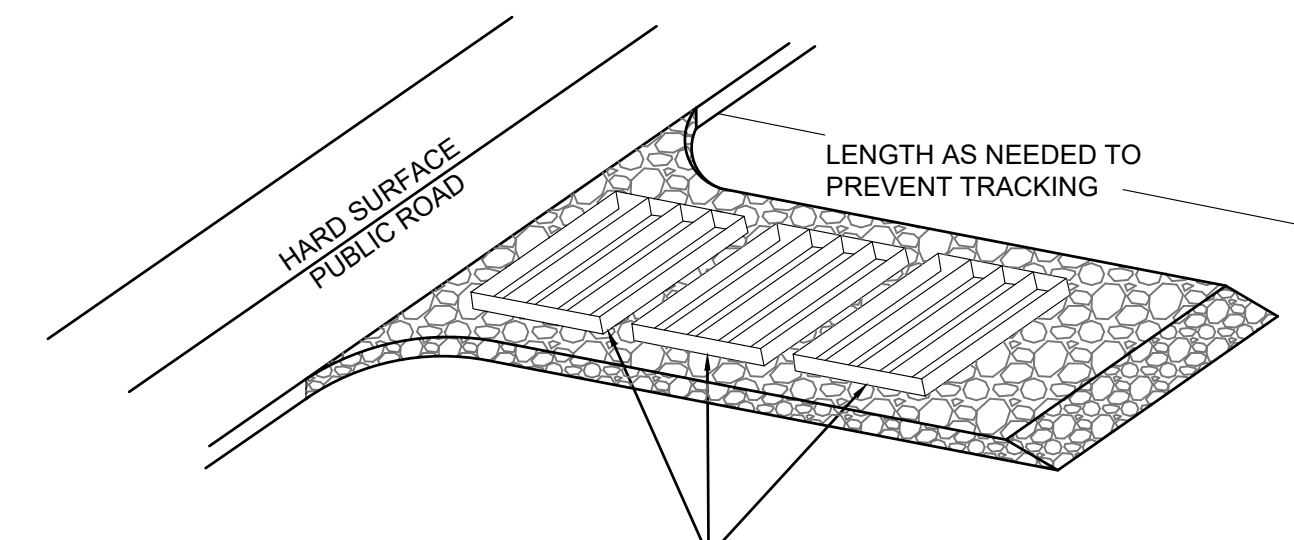
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CE4-02

**EROSION CONTROL NOTES:**

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



A SERIES OF STEEL PLATES (3 OR MORE) WITH RUMBLE STRIPS OR MIN. 3" COARSE AGGREGATE.

**ENTRANCE STABILIZATION NOTES:**

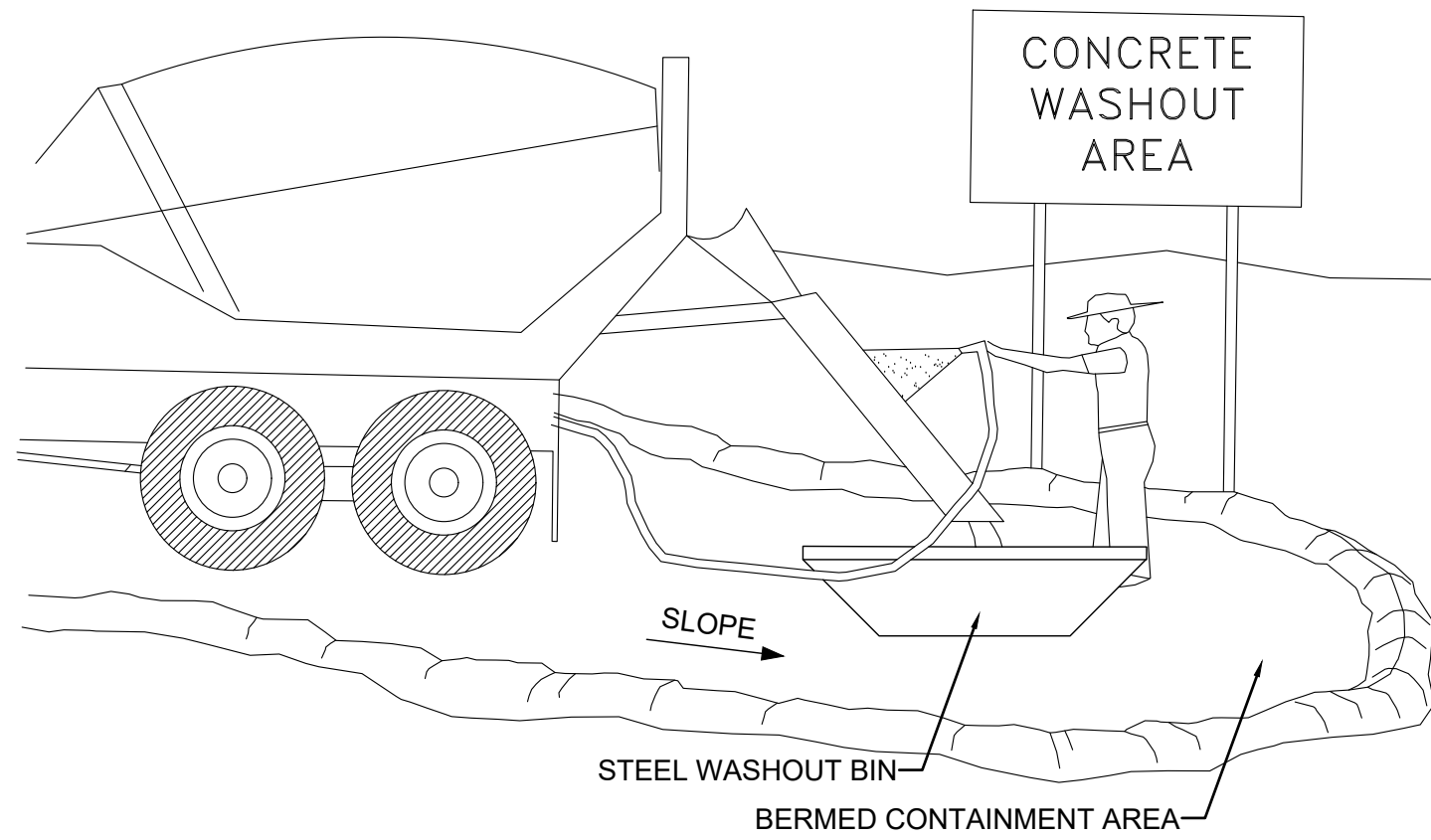
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
  - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
  - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS" AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

**STREET MAINTENANCE NOTES:**

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

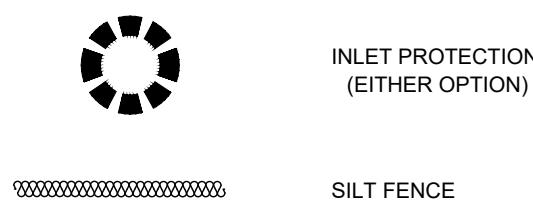
**NOTE:**

CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET



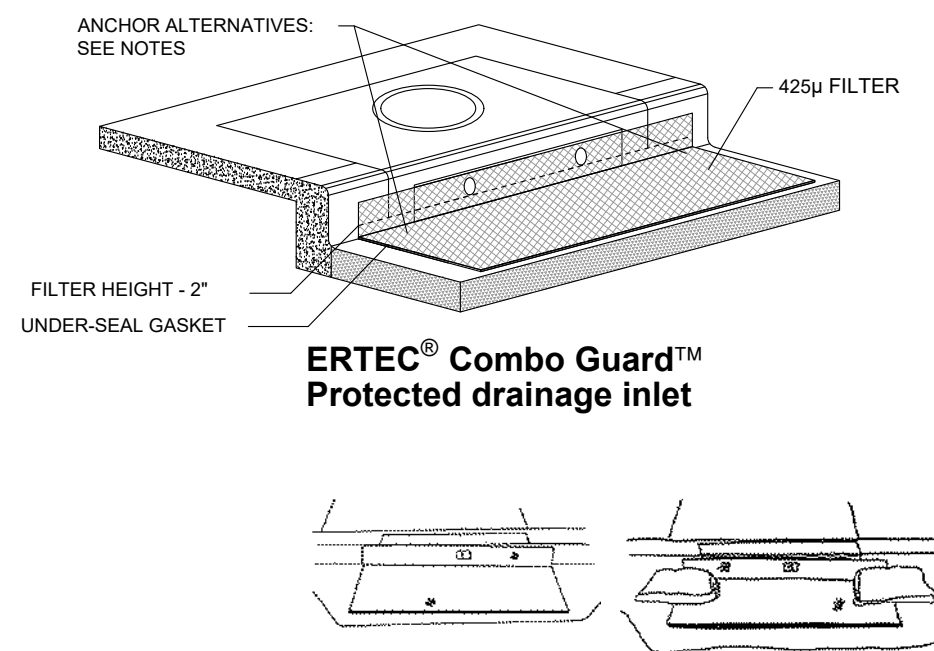
**NOTES:**

1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



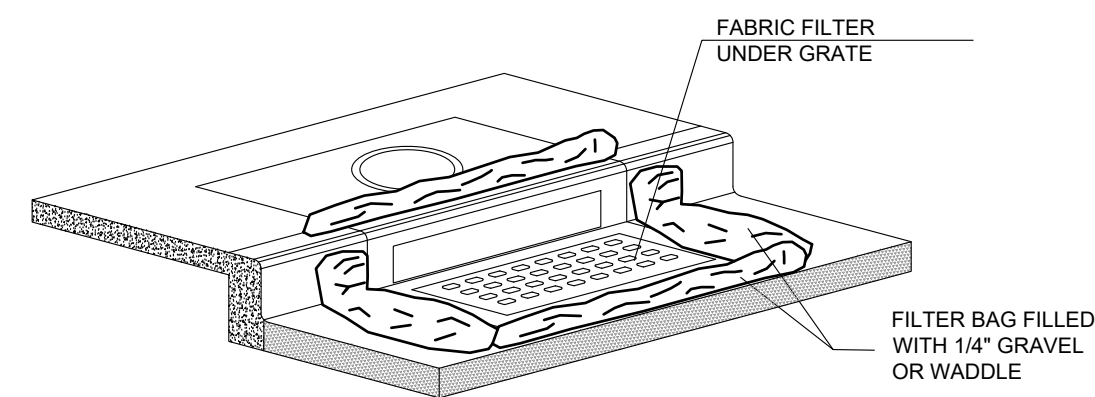
**INSTALLATION NOTES**

1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.



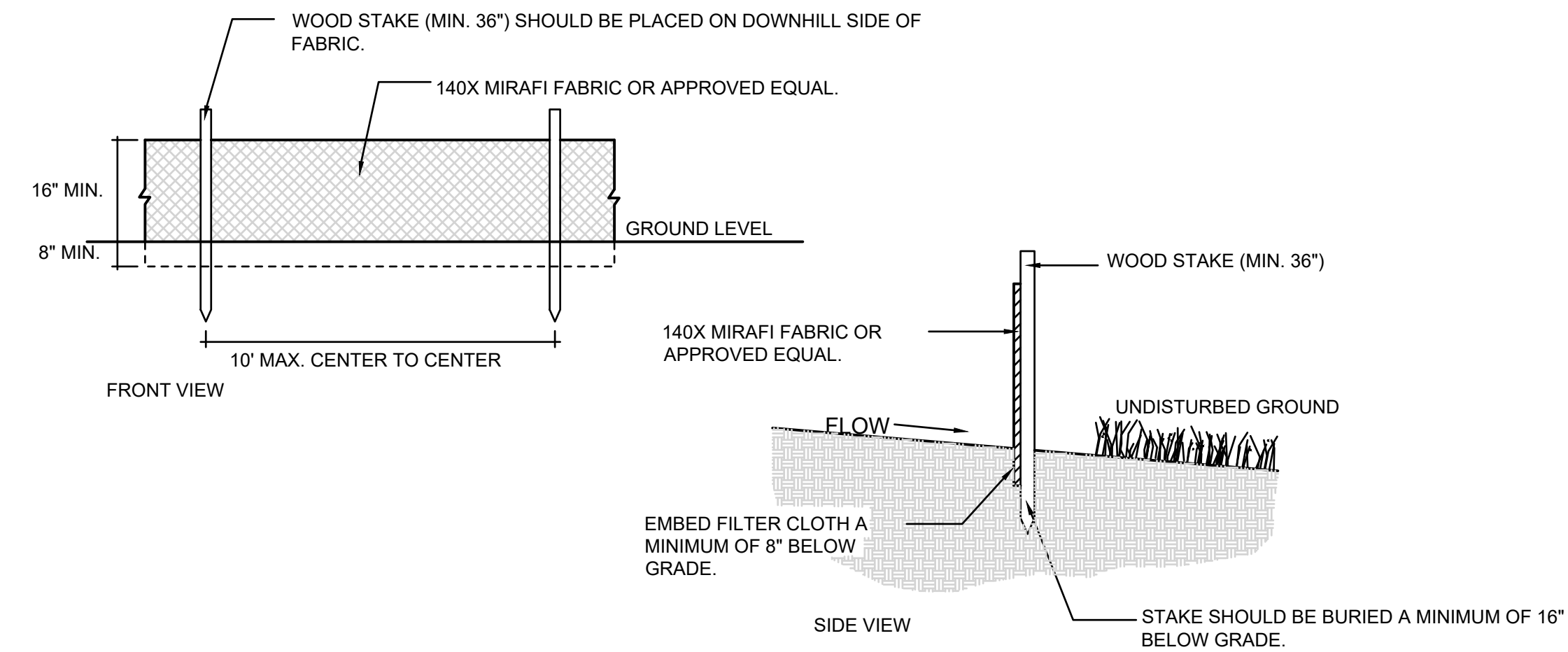
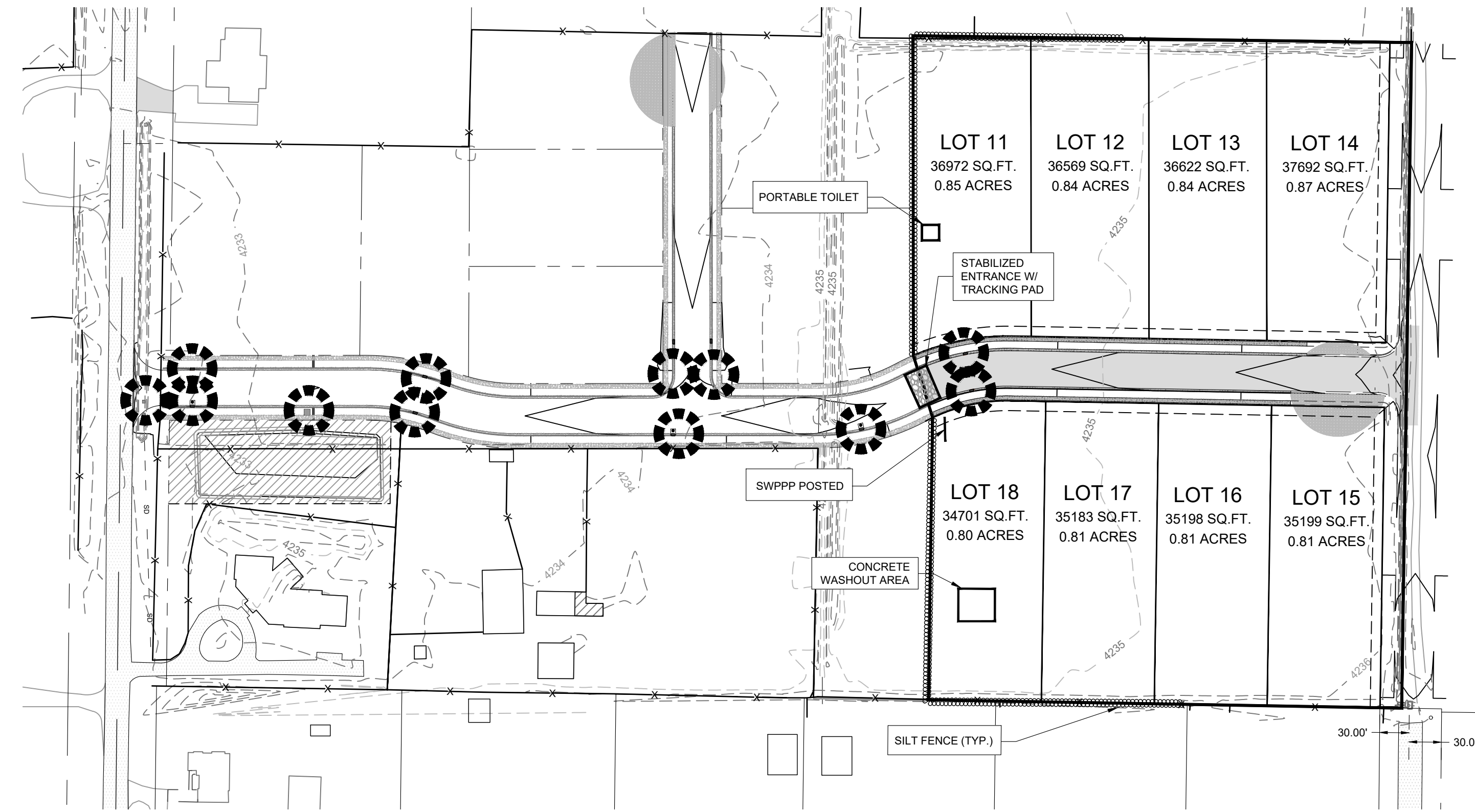
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

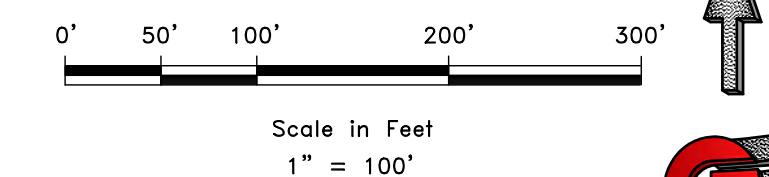
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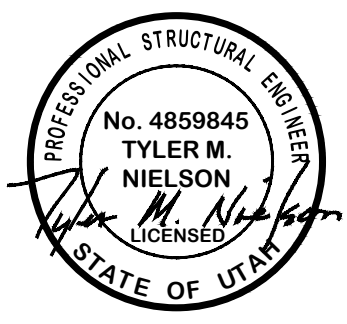
2 SILT FENCE

Scale: NTS

**DEVELOPER:**  
 JAMES MARZIALE  
 2360 S 4700 W  
 TAYLOR UT 84401  
 1-801-420-5660



|                |                |                   |                  |                 |
|----------------|----------------|-------------------|------------------|-----------------|
| SCALE: T = 10' | DATE: 9/1/2021 | DESIGN: W.S./M.H. | DRAWN: W.S./M.H. | CHECKED: T.M.N. |
| REVISIONS      | DESCRIPTION    | DATE              | DWG.             |                 |



SWPPP  
 BUFFALO RUN ACRES SUBDIVISION PH. 3  
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 MUNICIPAL - LAND SURVEYING  
 1580 W 2100 S, WEST HAVEN, UT 84401  
 P 801.476.0202 F 801.476.0066



CE5-01



# Staff Report for Administrative Review

Weber County Planning Division

## Synopsis

### Application Information

**Agenda Item:** UVP032323 Request for final approval of Powder Point Subdivision consisting of 7 lots, located at 8630 E Meridian Ave, Eden

**Type of Decision:** Administrative

**Agenda Date:** Wednesday, July 19, 2023

**Applicant:** Ryan Byrne

**File Number:** UVP032323

### Property Information

**Approximate Address:** 8630 E Meridian Ave

**Project Area:** 3.817 acres

**Zoning:** DRR-1

**Existing Land Use:** Vacant Resort

**Proposed Land Use:** Residential Resort

**Parcel ID:** 23-012-0185

### Adjacent Land Use

**North:** Residential

**East:** Vacant DRR-1

**South:** Vacant DRR-1

**West:** Residential

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@webercountyutah.gov](mailto:sburton@webercountyutah.gov)  
801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Title 104, Zones, Chapter 29 Ogden Valley Destination and Recreation Resort Zone DRR-1
- Title 106, Subdivisions, Chapters 1-8 as applicable

## Background and Summary

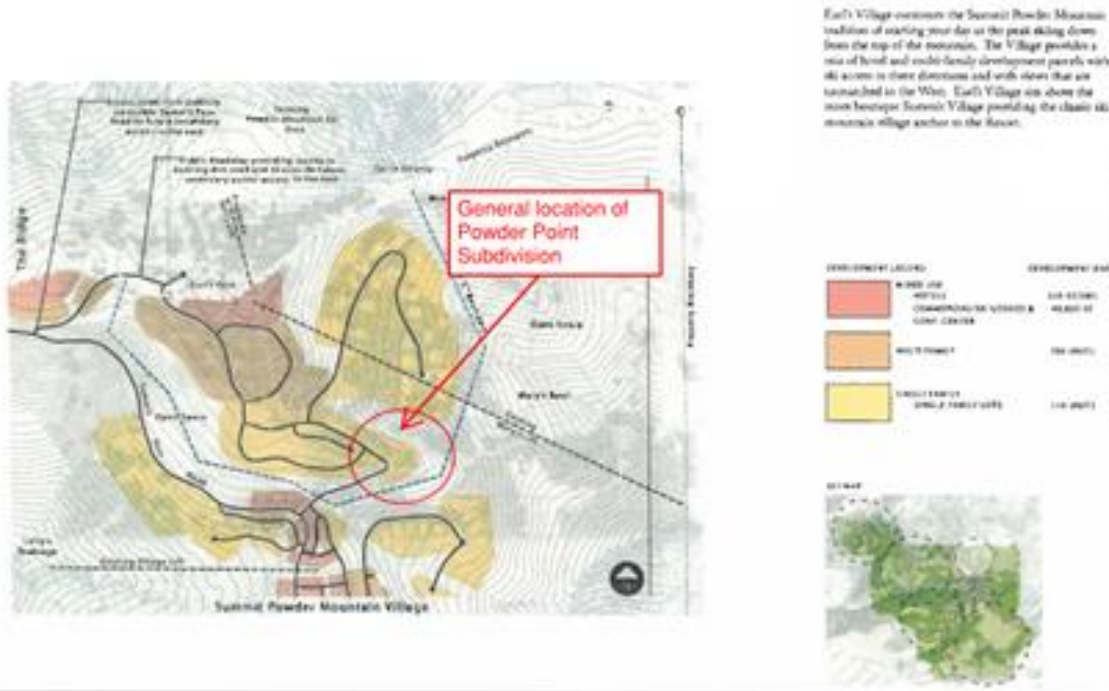
This application was accepted for review on March 23, 2023. Initial reviews of the application were completed by the review agencies in April and the applicant has been addressing review comments since that time. This is a small subdivision that can be approved in an administrative review meeting. The following is an analysis of the proposal, and how it follows the general plan and land use code.

## Analysis

**General Plan:** The Ogden Valley General Plan anticipates the Powder Mountain resort area to develop under the DRR-1 zoning and under the allowances of the zoning development agreement and master plan.

**Previous approvals:** The development agreement and master plan for this area of the resort show 'single family' as the development type in Development Area C Earl's Village. The Area C concept plan states that no more than 114 single family lots will be plated and with this proposal there will be 68 single family lots plated.

### Concept Development Plan- Area C: Earl's Village



**Zoning:** The zoning of the property is DRR-1. The purpose and intent of the DRR-1 zone is listed in 104-29-1 as follows:

*The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land.*

The DRR-1 zone requires the following lot development standards for single family lot subdivisions:

Minimum lot area: None;

Minimum lot width: None;

The lot sizes range in size from 10,098 square feet to 26,697 in size. Lot widths range in size from 36 feet to 140 feet.

**Culinary water, secondary water, and sanitary sewage disposal:** The applicant has provided a capacity assessment letter from Powder Mountain Water and Sewer for the culinary water and sewer connections to the proposed seven lots and common area. The district has granted subdivision approval on the county's review website.

Snow storage: The applicant has shown three locations in this subdivision for snow storage. Lots 5 has a snow storage easement along a portion of its frontage that is measured 30 feet by 60 feet. Lot 6 has a snow storage easement along a portion of its frontage of approximately 38 feet by 53 feet. There is also common area between lot 1 and 2 measured 30 feet by 60 feet.

Street infrastructure: The proposal consists of a 50 foot private street that extends through the subdivision back out onto Meridian Ave. The private street dedication indicates that a public utility easement will exist on the entire width of the street.

Review Agencies: To date, the proposed subdivision has been reviewed by the Planning Division, Weber Fire District, and Weber County Engineering, and the Surveyor's Office. At minimum, all review agency requirements must be addressed and completed prior to this subdivision being recorded. Currently, Planning, Surveying, and Fire have conditionally approved the project.

## Staff Recommendation

Staff recommends final approval of Powder Point Subdivision, consisting of seven lots and common area. This recommendation for approval is subject to **all review agency requirements.**

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Proposed Final Plat

# Location Map







# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

|                             |   |
|-----------------------------|---|
| <b>Application Request:</b> | Consideration and action on a request for final subdivision approval of Westwood Homestead No. 2 Subdivision. |
| <b>Agenda Date:</b>         | Wednesday, July 19, 2023  |
| <b>Applicant:</b>           | Mike Westwood   |
| <b>File Number:</b>         | UVW030623   |

### Property Information

|                                  |                     |
|----------------------------------|---------------------|
| <b>Approximate Address:</b>      | 7600 E 1900 N, Eden |
| <b>Project Area:</b>             | 3.0 acres           |
| <b>Zoning:</b>                   | AV-3                |
| <b>Existing Land Use:</b>        | Common Area         |
| <b>Proposed Land Use:</b>        | Agriculture Valley  |
| <b>Parcel ID:</b>                | 21-005-0055         |
| <b>Township, Range, Section:</b> | T6N, R2E, Section 6 |

### Adjacent Land Use

|               |                    |               |                    |
|---------------|--------------------|---------------|--------------------|
| <b>North:</b> | Agriculture Valley | <b>South:</b> | Forest Valley      |
| <b>East:</b>  | Forest             | <b>West:</b>  | Agriculture Valley |

### Staff Information

|                          |   |
|--------------------------|---|
| <b>Report Presenter:</b> | Marta Borchert<br>mborchert@webercountyutah.gov<br>801-399-8761 |
| <b>Report Reviewer:</b>  | RG  |

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 2, Agriculture Valley Zone
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable

## Background and Summary

The applicant is requesting approval of Westwood Homestead No. 2 Subdivision consisting of one lot, located at approximately 766 E 1900 N, Eden UT, in the AV-3 Zone. The proposed subdivision meets the lot area and lot width requirements of the AV-3 zone. The purpose of this application to create a one lot subdivision.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by maintaining the existing density provided by the current zoning and existing approvals (2016 Ogden Valley General Plan, Land Use Principle 1.1).

**Zoning:** The subject property is located in the Agricultural Valley (AV-3) Zone and is near the FV-3 and F-5 zones. The purpose and intent of the AV-3 zone is identified in the LUC §104-4-1 as:

*The purpose of the Agricultural Valley Zone, AV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.*

The proposed lot is 3 acres in size and 240 feet in width along the lot's frontage, meeting the minimum development standards of the AV-3 zone.

**Culinary water and Sanitary sewer:** The applicant has provided proof of water rights, as they have proposed to provide culinary water by a private well. The applicant has a well permit from the State of Utah Division of Water Rights to begin the well approval process with the Health Department. The well right includes the ability for the future lot owner to water



7,984 square feet of lawn. An irrigation covenant will be recorded with the final plat that provides notice to future owners of the amount of lawn that can be irrigated.

The applicant has provided a feasibility letter from the health department for the proposed septic system. The health department will be a signer of the final plat before it records.

Public Street infrastructure: The proposed subdivision gains access off of 1900 N, which is a substandard public street. The county engineer has requested that the owner file a deferral agreement for the cost of improving 1900 N to the county standard. The county engineer is requesting that the deferral cover the cost of improving half of the street for the entirety of the frontage of the lot. The one lot subdivision shows a dedication of 33 feet to the center of the existing 1900 N alignment.

Two seasonal streams and one year-round stream are located on the remainder parcel. At this time, planning and engineering staff have not requested that the owner create new public street blocks due to the existing streams. Planning and engineering staff will review the need for public streets and block formation as the property is developed in the future.

Sensitive Lands: The streams on the remainder parcel do not impact the proposed lot. There are no mapped geologic hazards or wetlands on the property.

Review Agencies: All review agencies have given approval of the project on the county's review website. The Engineering Division has requested that the owner file a 'substandard road agreement' because the developer chose to defer the cost of improving the street rather than improving the street.

## Staff Recommendation

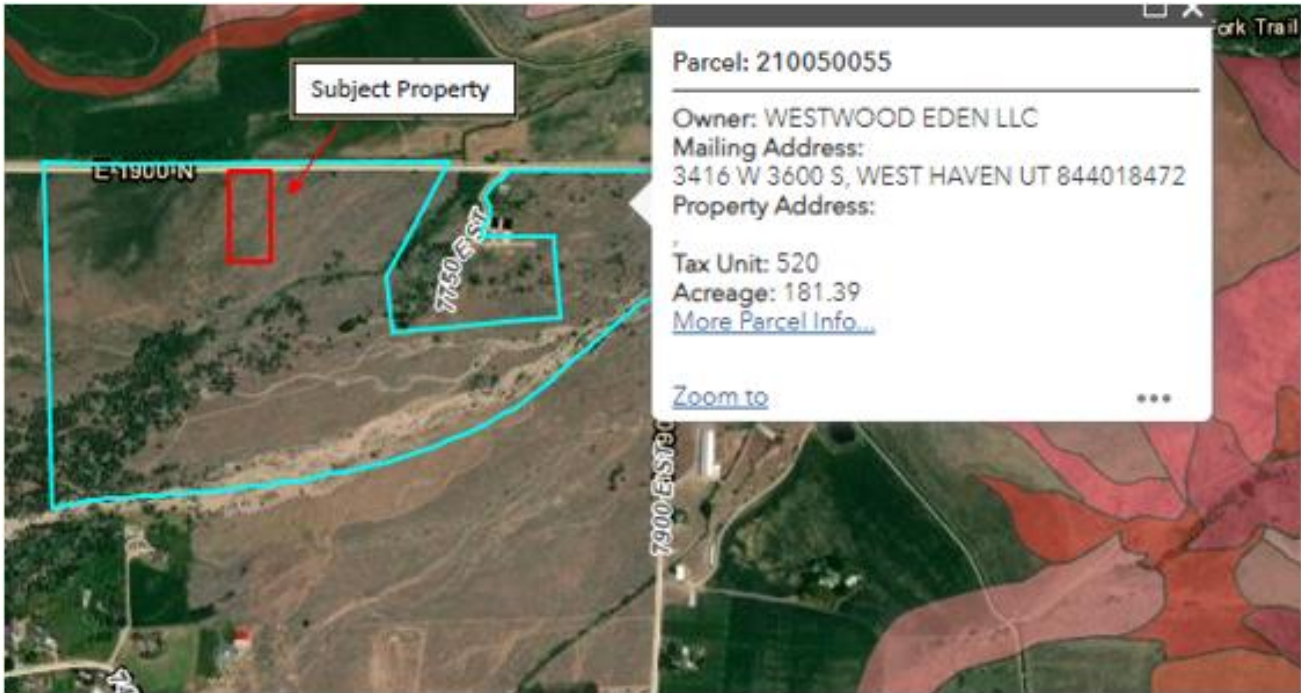
Staff recommends final approval of Westwood Homes No. 2 Subdivision. This recommendation for approval is subject to all applicable review agency requirements and the following conditions:

1. The owner will submit proof of a 48 hour pump test for the well before the subdivision plat records.
2. A deferral agreement for curb, gutter, and sidewalk along 1900 N will be signed and recorded with the final plat.
3. An irrigation water covenant will be recorded with the final plat, specifying the area that can be watered by the well, as stated on the well permit from the State of Utah.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. The proposed subdivision, with conditions imposed, complies with applicable County ordinances.

## Location Map 1



## Exhibits

- A. Application
- B. Proposed Plat
- C. Water & Septic Feasibility

# Exhibit A – Application

## Westwood Homestead NO.2 Subdivisions

[+ Add Follower](#) [Change Status](#) [Edit Project](#)

|   |  |
|---|--|
| <b>Address:</b> 7600 east 1900 north, Eden, UT, 84310                 | <b>Project Status:</b> Accepted                        |
| <b>Maps:</b> <a href="#">County Map</a> , <a href="#">Google Maps</a> | <b>Status Date:</b> 3/6/2023                           |
| <b>Project Type:</b> Subdivisions                                     | <b>File Number:</b>                                    |
| <b>Sub Type:</b> Subdivisions   | <b>Project Manager:</b> <a href="#">Marta Borchert</a> |
| <b>Created By:</b> <a href="#">mike westwood</a>                      |  |
| <b>Created On:</b> 11/5/2022  |  |

- Application
- Documents **21**
- Comments **2**
- Reviews **9**
- Followers **16**
- History
- Reminder **0**
- Payments **1**
- Area Fees

## Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#) [Print](#)

**Project Description** This will be a 3 acre lot for a single family home that is currently part of a 196 acre parcel.

|                         |   |
|-------------------------|---|
| <b>Property Address</b> | 7600 east 1900 north<br>Eden, UT, 84310   |
| <b>Property Owner</b>   | Mike Westwood<br>801-643-2340<br><a href="mailto:westwood450@msn.com">westwood450@msn.com</a> |
| <b>Representative</b>   | --  |

|   |   |
|---|---|
| <b>Accessory Dwelling Unit</b>          | False   |
| <b>Current Zoning</b>                   | AV-3  |
| <b>Subdivision Name</b>                 | Westwood Homestead No. 2  |
| <b>Number of new lots being created</b> | 0   |
| <b>Number of lots affected</b>          | 0   |
| <b>Number of lots approved</b>          | 0   |
| <b>Lot Number</b>                       | 1   |
| <b>Lot Size</b>                         | 3 acre  |
| <b>Frontage</b>                         | 228 feet  |
| <b>Culinary Water Authority</b>         | Health Department (Well)  |
| <b>Secondary Water Provider</b>         | Middle Fork Irrigation Company  |
| <b>Sanitary Sewer Authority</b>         | Health Department (Septic)  |
| <b>Nearest Hydrant Address</b>          | Not sure of the address, but there are not any nearby. We will install fire sprinklers in the home. |
| <b>Signed By</b>                        | Owner, Mike Westwood  |

### Parcel Number

[Remove](#) 210050055 - [County Map](#)



## Exhibit C- Water & Septic Feasibility

BRIAN COWAN, MPH, LEHS  
Health Officer/Executive Director

May 30, 2023



Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, UT 84401

RE: Preliminary Subdivision **Determination**  
Westwood Homestead No.2, 1 lot  
Parcel #21-005-0055  
Soil log #15326

The soil and percolation information for the above-referenced lot have been reviewed. Culinary water will be provided by a private well. **The placement of the well is critical so as to provide the required 100 foot protection zone.** The well will need to be dug, tested and the water supply approved prior to issuance of a wastewater disposal permit.

### DESIGN REQUIREMENTS

Lot 1: Anticipated ground water tables not to exceed 24 inches, and soil classified as Type 1, fall within the range of acceptability for a Packed Bed Media Treatment System with non-chemical disinfection followed by a conventional trench with a maximum trench depth limited to 18 inches. The absorption system is to be designed using a maximum loading rate of 0.9gal/sq. ft. /day as required for a loamy sand, single grained structure with high gravel content soil horizon and documented percolation results of .37 MPI

Plans for the construction of any wastewater disposal system are to be prepared by a Utah State certified individual and submitted to this office for review prior to the issuance of a Wastewater Disposal permit.

The following items are required for a formal **subdivision review**; application, receipt of the appropriate fee, and a full sized copy of the subdivision plats **showing the location of exploration pits and percolation tests** as well as the documented soil horizons and percolation rates. A subdivision review will not occur until all items are submitted. Mylars submitted for signature without this information will be returned

Each on-site individual wastewater disposal system must be installed in accordance with R317-4, Utah Administrative Code, Individual Wastewater Disposal Systems and Weber-Morgan District Health Department Rules. Final approval will be given only after an on-site inspection of the completed project and prior to the accomplishment of any backfilling.

Please be advised that the conditions of this letter are valid for a period of 18 months. At that time the site will be re-evaluated in relation to rules in effect at that time.

Sincerely,

  
Summer Day, LEHS  
Environmental Health Division  
801-399-7160

EDUCATE | ENGAGE | EMPOWER

phone: 801-399-7100 | fax: 801-399-7110 | 477 23rd Street, Ogden, UT 84401 | [www.webermorganhealth.org](http://www.webermorganhealth.org)

Weber-Morgan Health Department  
Environmental Health Division  
477 23rd Street  
Ogden, UT 84401

Well/Spring Permit

WESTWOOD EDEN LLC  
7700 E 1900 N (LOT 1)  
EDEN, UT 84310

MIKE ZIMMERMAN #527

AUGUST 18, 2021

Permit Date



Brian Cowan, MPH, LEHS, Health Officer

Post in Public View — Non-Transferable