

# WEBER COUNTY PLANNING DIVISION

## Administrative Review Meeting Agenda

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**October 19, 2022**  
**4:00 p.m.**

- 1. Minutes: October 5, 2022**
- 2. Administrative Items**
  - 2.1 AAE2022-07** – Consideration and action on the Samarel Alternative Access request for access to a lot at a location other than across the front lot line. **Planner: Felix Lleverino**
  
  - 2.2 LVB110921** – Consideration and action on final approval of Buffalo Run Subdivision Phase 1 (9 lots) located at 2400 S 4700 W. **Planner: Felix Lleverino**

**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***

***thePlanningDivision 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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September 21, 2022

**Minutes of September 21, 2022, 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, Planning Director; Tammy Aydelotte, Planner; June Nelson, Secretary**

**1. Minutes: September 06, 2022 Approved**

**2. Administrative Items**

- 2.1 File No: LVB112219** - Request for final approval of Bridger Butler Subdivision consisting of 4 lots, and road dedication. Located in the A-1 zone, at approximately 2843 S 4700 W, Ogden, UT, 84401. **Planner: Tammy Aydelotte**

5/12/2020 – Preliminary approval granted.

9/15/2020 – Recommendation of final approval given from Western Weber Planning Commission. 9/17/2020 – Extension request granted.

The applicant is requesting final approval of Bridger Butler Subdivision consisting of one existing, and three new lots, located at approximately 2843 S 4700 W in the A-1 Zone. Access for each of the four lots is provided via a 30-foot private access easement that was recently approved under file AAE 2020-01. The proposed subdivision and lot configuration are in conformance with the applicable zoning and subdivision requirements as required by the Uniform Land Use Code of Weber County (LUC). The following is a brief synopsis of the review criteria and conformance with LUC.

### Staff Recommendation

Staff recommends final approval of the Bridger Butler Subdivision consisting of four lots, located at approximately 2843 S 4700 W, in Taylor, UT. This recommendation is subject to all review agency requirements, and the following conditions:

1. Resolution to the three existing boundary line discrepancies identified in the submitted title report will be required simultaneously with the recording of the final plat.
2. Prior to recording the final plat, final improvement plans will need to be reviewed and approved by the County Engineer.
3. Prior to recording the final plat, approved improvements will either need to be installed or a financial guarantee will need to be approved and submitted. Should the applicant desire to submit a financial guarantee for improvements that exceed \$25,000, such a guarantee will need to be approved by the County Commission.
4. Prior to recording the final plat, the proposed right-of-way dedication will need to be approved and accepted by the County Commission.
5. Application review fees were collected based on a 3 lot subdivision. However, with the subdivision consisting of 4 lots, additional review fees will need to be submitted in the amount of \$75.00 (\$25.00 Planning, \$25.00 Engineering, & \$25.00 Surveying).
6. At the time the final plat is recorded, the owner will also be required to record the following agreements or covenants:
  - a. Declaration of Deed Covenant Concerning Provision of Irrigation Water
  - b. Onsite Wastewater Disposal Systems Deed Covenant and Restriction
  - c. Deferral of Public Improvements Agreement for curb, gutter, and sidewalk along the subdivision's frontage of 4700 West
  - d. Alternative Access Equitable Servitude and Covenant
7. Final approval letters from Taylor-West Weber Water and Hooper Irrigation will need to be submitted or **sign the final plat** prior to recording the final plat.

September 21, 2022

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan
2. The proposed subdivision complies with applicable county ordinances

Administrative final approval of Cash Cow Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report with additional wording added to condition number 7.

Date of Administrative Approval: 9/21/2022

**Approved by Rick Grover based on the findings and conditions listed in the staff report with the addition of item 6 in the minutes.**

**ADJOURN**

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 the Samarel alternative access request for access to two residential lots at a location other than across the front lot line.
<b>Agenda Date:</b>	Wednesday, October 19, 2022
<b>Applicant:</b>	Allen Samarel (Owner) Taylor Lewis (Authorized Representative)
<b>File Number:</b>	AAE 2022-07

### Property Information

<b>Approximate Address:</b>	6264 E Old Snowbasin Road, Huntsville, UT 84317
<b>Project Area:</b>	6.65 Acres
<b>Zoning:</b>	Forest Valley 3 Zone (FV-3)
<b>Existing Land Use:</b>	Residential
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	21-151-0002
<b>Township, Range, Section:</b>	T6N, R2E, Section 16

### Adjacent Land Use

<b>North:</b>	Forest/Residential	<b>South:</b>	Forest/Residential
<b>East:</b>	Forest/Residential	<b>West:</b>	Forest/Residential

### Staff Information

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

## Applicable Land Use Codes

- Title 104 (Zones) Chapter 14 (Forest Valley 3 (FV-3) Zone)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 29 (Flag lot access strip, private right-of-way, and access easement standards)
- Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations) Section 32 (Access to a lot/parcel at a location other than across the front lot line)

## Summary

The applicant is requesting approval of access to a lot from an area other than the own front lot line. The applicant's reasoning for alternative access from an area that would otherwise be by its front lot line is restricted due to the topography that rises steeply uphill from the Old Snowbasin Road. This request intends to create a shared drive that is used exclusively by lots one and two, as seen in Exhibit A. The subdivision configuration in Exhibit A indicates that lot 1 does not have 150' of frontage and will require access across lot 2. It is also shown that access will not be utilized from an area that is considered the lot 2 frontage.

The administrative approval body shall review the request based on the qualifying criteria and conditions listed below:

**Sec 108-7-32** Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

- a) The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line.
- b) It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or another instrument capable of conveying or granting such right.

It is the planning staff's opinion this proposal is a good candidate for an access exception.

## Analysis

Section 108-7-32 was created as a means for landowners to access their property at a location other than across their front lot line that may be approved as the primary access. An access of this type may be approved if the application can display that the development plan can conform to the two criteria within section 108-7-32. A development plan included with the request shows how the parcel will be divided and the location at which lots one and two will construct a shared driveway with its accompanying access easement. The easement agreement will be created, recorded, and referenced on the dedication plat.

Section 108-7-29 provides standards for design, safety, and lot/parcel design that must be completed before issuance of a certificate of occupancy on any home that will gain access from a shared access easement.

### Review Agencies:

The Engineering Division provides the following comments that are addressed by the applicant:

1. The fewer accesses off this road the better. But we do want to ensure that the access will be safe.
2. Please show the sight triangles and show they meet the standards.
3. Show the slope of the driveway as it connects to the roadway.
4. On the east side of lot 2 along Old Snowbasin Rd. there was some mitigation done for some unstable soils and we would want to see a no-access line done through this area.
5. We will do a more thorough review of the subdivision plat.

The Weber County Fire Marshall will require a fire suppression system or plans for a fire hydrant.

## Staff Recommendation

Staff recommends approval of AAE 2022-07, an alternative access request for access to a lot at a location other than across the front lot line. This recommendation is based on the following conditions:

1. All county agency conditions of approval shall be satisfied.
2. The design, safety, and lot/parcel standards are incorporated with the access road design.
3. No parking is permitted on the access road,
4. The final dedication plat includes the entry number for the recorded access easement agreement.

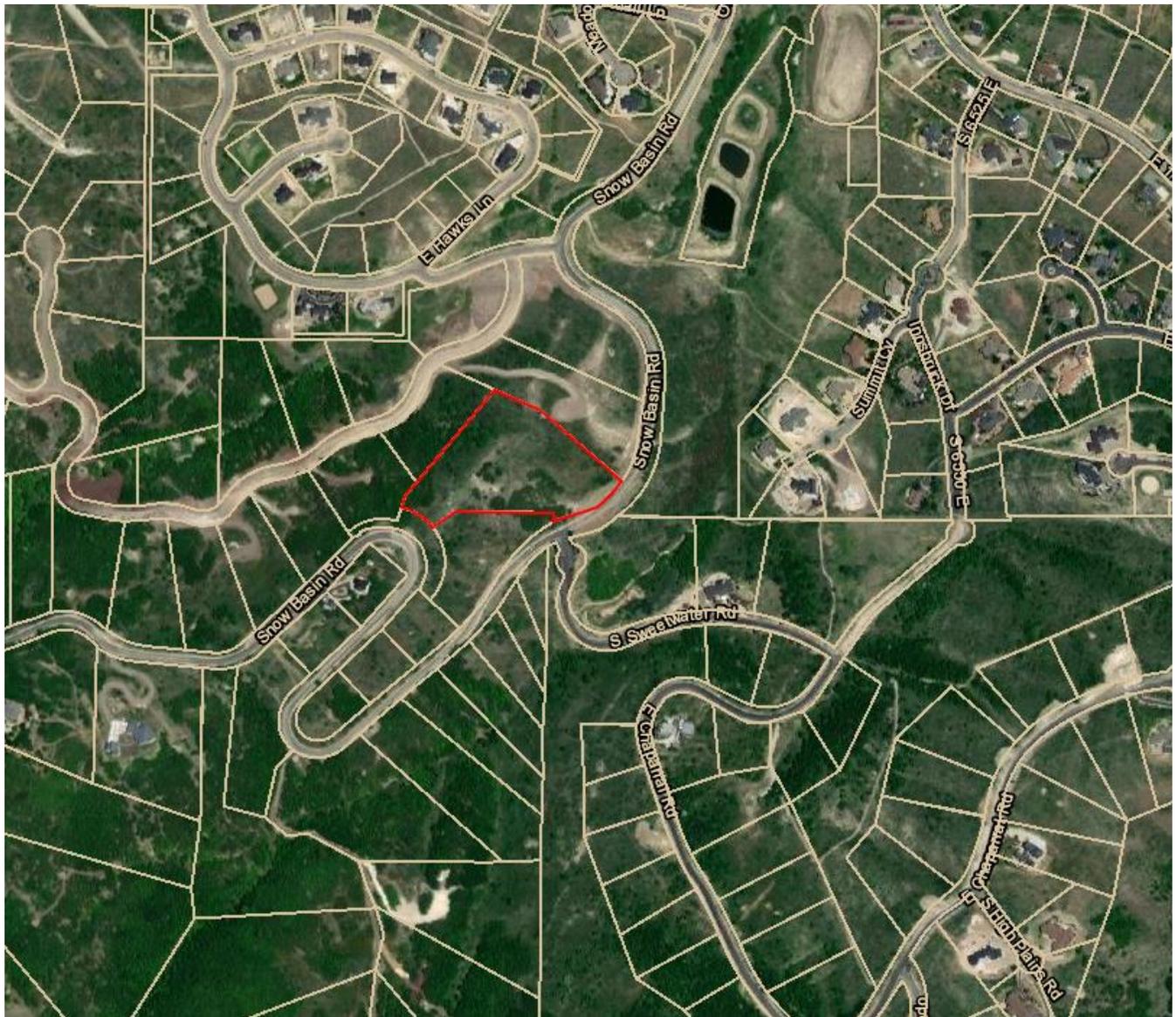
The recommendation is based on the following findings:

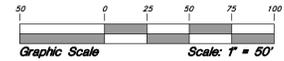
1. The topography and lot configuration restrict access from the location that is the lot's frontage.
2. The owner will comply with applicable land use requirements related to access easement standards.
3. The creation of shared access would minimize the impact on the property and rural nature of the area.

## Exhibits

- A. Concept Plat

# Property Map

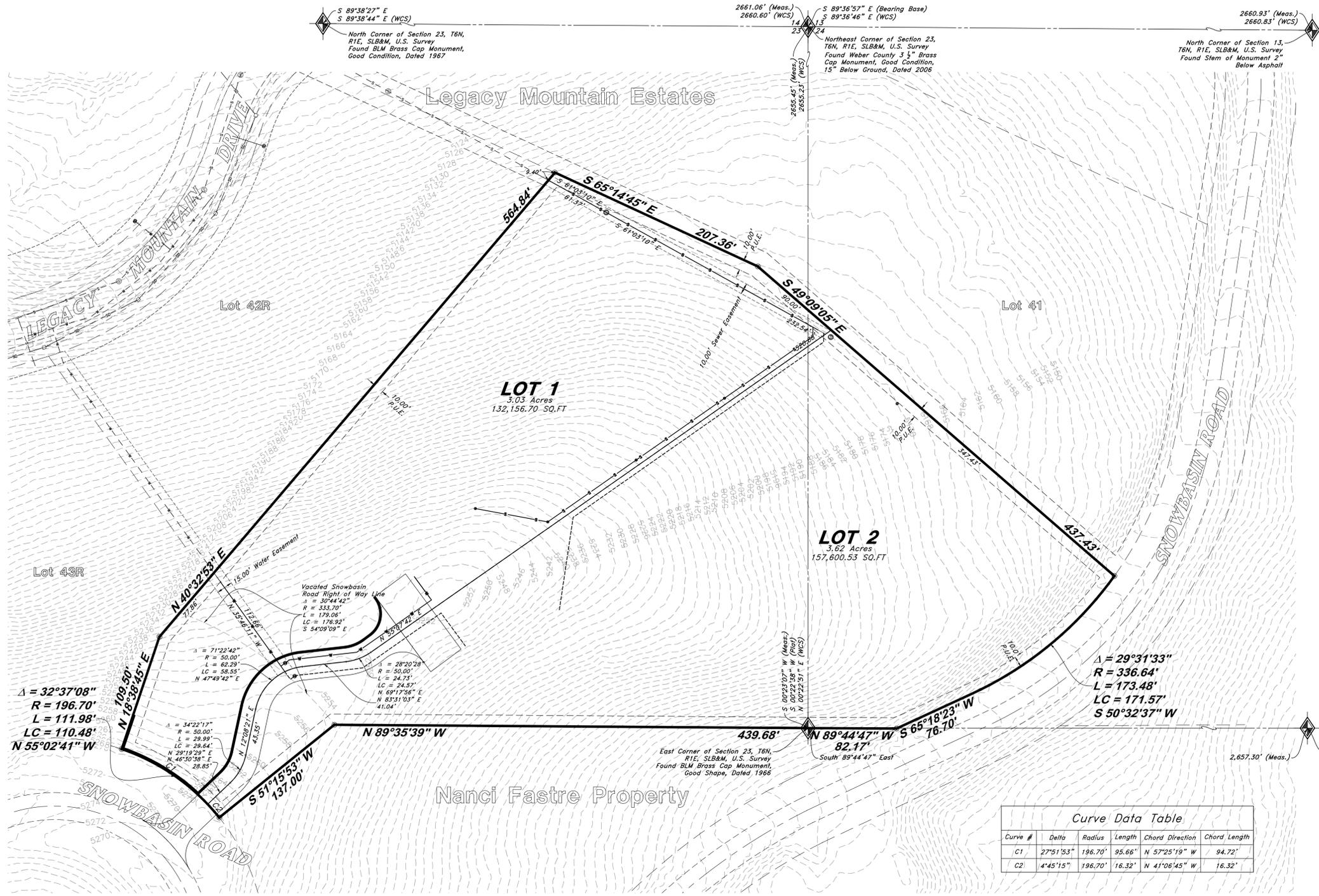




### Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Sanitary Sewer
- Culinary Water
- Storm Drain
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Set Nail & Washer
- Set Rebar & Cap w/ Fencopost
- Set Hub & Tack Monument to be set
- Radial Line (Rad.)
- Non-Radial Line (N/R)



Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544  
 WWW.GREATBASINENGINEERING.COM

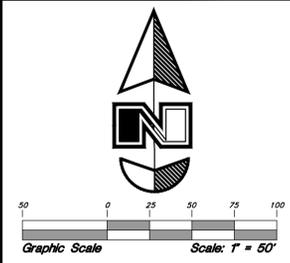
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**Preliminary Plat**  
**Samarel Subdivision**  
 A part of the East 1/2 of Section 23 & the Northwest 1/4 of Section 24, Township 6 North, Range 1 East, all Lake Base & Meridian, U.S. Survey

**21 JULY 2022**  
 SHEET NO.  
**P1**  
 20N224

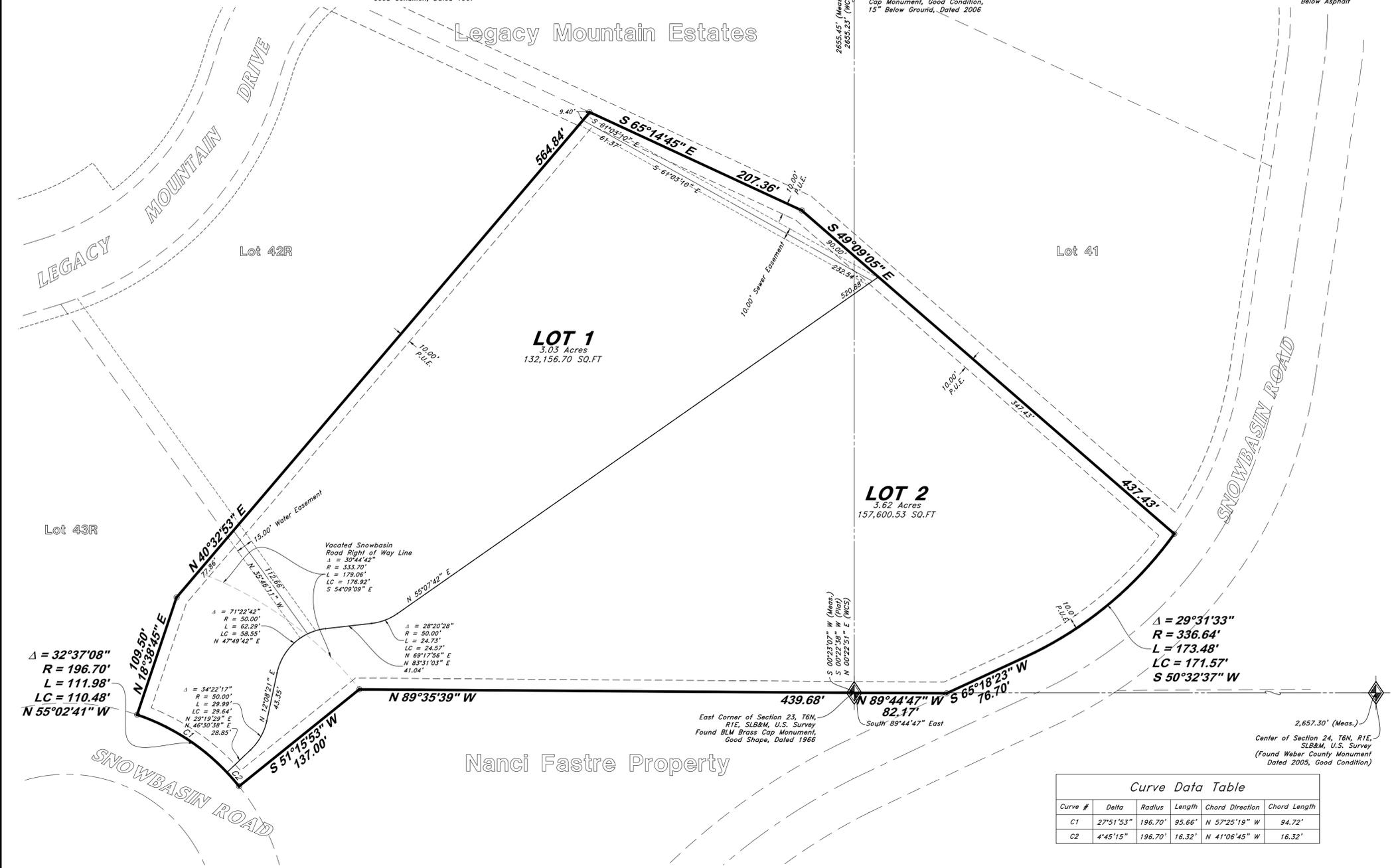
# Samarel Subdivision

A part of the East 1/2 of Section 23 & the Northwest  
1/4 of Section 24, Township 6 North, Range 1 East,  
Salt Lake Base & Meridian, U.S. Survey



### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- ⊕ Set Hub & Tack Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- - - Fence



**SURVEYOR'S CERTIFICATE**  
I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Samarel Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.  
I also certify that all the lots within Samarel Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

166484  
License No. Mark E. Babbitt

**OWNER'S DEDICATION**  
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots as shown on this plat, and name said plat Samarel Subdivision and hereby dedicate, grant and convey to Weber County, Utah, those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Weber County,  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Samarel Family Investment Company, LLC  
- Managing Member

**Owner Information:**  
Samarel Family Investment Company, LLC  
1510 Asbury Avenue  
Winnetka, Illinois 60093

**ACKNOWLEDGMENT**  
State of Utah }  
County of Weber } ss  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say that he is Managing Member of Samarel Family Investment Company, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and \_\_\_\_\_ acknowledged to me that said Corporation executed the same.  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A part of the East half of Section 23 and the Northwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey:  
Beginning at the East Quarter Corner of said Section 23 and running thence North 89°35'39" West 439.68 feet along a quarter section line and the North line of Pineview Heights Subdivision, an unrecorded plat in Weber County, to a point on the old Right of Way line of Snow Basin Road; thence South 51°15'53" West 137.00 feet to the new Right of Way line of said Snow Basin Road; thence Northwesterly along said new Right of Way line and the arc of a 196.70 foot radius curve to the left 111.98 feet (Central Angle is 32°37'08" and Long Chord bears North 55°02'41" West 111.98 feet); thence North 18°38'45" East 109.50 feet; thence North 40°32'53" East 564.84 feet; thence South 65°14'45" East 207.36 feet; thence South 49°09'05" East 437.43 feet to the Westerly Right of Way line of Snow Basin Road; thence Southwesterly along said Westerly Right of Way line the following two (2) courses: Southwesterly along the arc of a 336.64 foot radius curve to the right 173.48 feet (Central Angle is 29°31'33" and Long Chord bears South 50°32'37" West 171.57 feet and South 65°18'23" West 76.70 feet to the quarter section line of said Section 24; thence North 89°44'47" West 82.17 feet to the Point of Beginning.  
Containing 6.652 acres

**NARRATIVE**  
This plat has been prepared at the request of Dr. Samarel, of Samarel Family Investment Company, LLC. This property is a 6.652 acre development located at the southeast corner of Legacy Mountain Estates. The parcel is bounded on the northwest and northeast by Legacy Mountain Estates and on the southeast and southwest by Snow Basin Road and on the south by the south line of the Northeast 1/4 of Section 23 and on the south line of the Northwest 1/4 of Section 24, which is also the northerly line of Pineview Heights, an unrecorded subdivision.  
The basis of bearing for this plat is S 89°36'57" E between a brass cap found at the Northeast Corner of Section 23, T6N, R1E, SLB&M and the remnant stem of a monument at the North Quarter Corner of Section 24, T6N, R1E, SLB&M. This bearing base has been used throughout the adjacent Ski Lake Developments.  
The unrecorded plat of Pineview Heights has been rotated 0°47'56" clockwise from the East Quarter Corner of Section 23, T6N, R1E, SLB&M to match the current bearing base.  
All properties adjacent to this subdivision north of Snow Basin Road were initially conveyed by metes and bounds descriptions prepared from unrecorded plat of Pineview Heights, between the East line and West line of said Section 23. Edges of the asphalt paving was used to confirm location of Snow Basin Road, as no monuments were found in Road.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°51'53"	196.70'	95.66'	N 57°25'19" W	94.72'
C2	4°45'15"	196.70'	16.32'	N 41°06'45" W	16.32'

**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Signature

**OGDEN VALLEY TOWNSHIP PLANNING COMMISSION**  
This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Chair, Ogden Valley Township Planning Commission

**WEBER COUNTY ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Signature

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Title \_\_\_\_\_  
Attest \_\_\_\_\_ Chair, Weber County Commission

**WEBER COUNTY SURVEYOR**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
\_\_\_\_\_  
Weber County Surveyor

**WEBER COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
\_\_\_\_\_  
WEBER COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

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5. The developer shall install curb, gutter, and sidewalk improvements on 4700 West to match the rest of the subdivision.
  - The developer is aware of this requirement and will escrow the funds sufficient for the improvements on 4700 West Street.

## Summary

The applicant is requesting final approval of Buffalo Run Subdivision (9 lots) at approximately 2400 South 4700 West.

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.

Phase 1 of Buffalo Run conforms to this definition after receiving preliminary approval from the planning commission.

### 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.

**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:** Hooper Irrigation Company has provided a final will-serve letter that displays that they can serve this development. The final will-serve letter is included as Exhibit C.

**Sewer Services:** Central Weber Sewer District requires that Buffalo Run is annexed into the District boundaries. An annexation plat is uploaded to frontier and under review by the County Surveyor's office.

**Review Agencies:** The Weber County Planning Division has included final subdivision conditions of approval that will be satisfied before recording the final subdivision plat. Weber County Engineering comments are related to subdivision improvements for which the civil plans and subdivision plat will be reviewed based on final subdivision requirements. The County Surveying Department has conducted a formal review of the final subdivision plat. The Weber Fire District requires that the developer contact them to verify fire hydrant spacing.

## Staff Recommendations

Staff recommends final approval of Buffalo Run Subdivision Phase 1, a proposal for a nine-lot residential development. This recommendation is based on the following conditions:

1. All subdivision improvements are complete or escrowed before the subdivision plat is recorded.
2. The developer enters into a Monument Improvement Agreement with the County Surveyor's Office.
3. An annexation plat, bringing land into the Central Weber Sewer Improvement District, is approved by the County Surveyor's Office. The annexation plat shall be recorded before the subdivision plat is recorded.
4. A signature block for Taylor West Weber Water District is added to the dedication plat.
5. All Hooper Irrigation conditions of approval are satisfied.
6. The developer shall enter into a deferral agreement for the curb, gutter, and sidewalk for improvements on 4700 West.

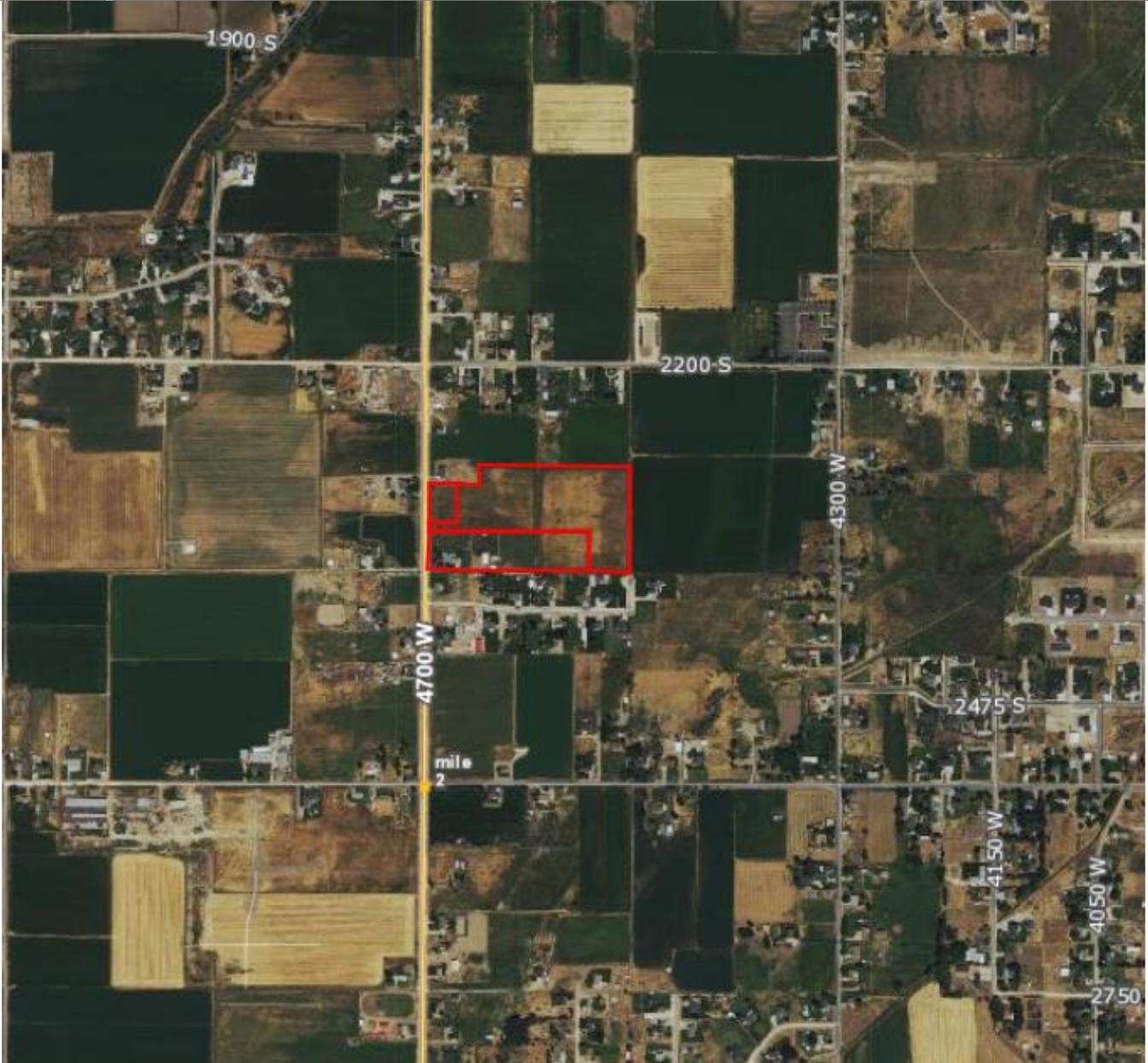
This recommendation is based on the following findings:

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 Phase 1 final plat
- B. Final will serve culinary
- C. Capacity assessment secondary
- D. Civil plans

## Area Map



# BUFFALO RUN ACRES SUBDIVISION PHASE 1

## A CONNECTIVITY INCENTIVISED SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
WEBER COUNTY, UTAH  
APRIL 2022

VICINITY MAP

NOT TO SCALE



LEGEND

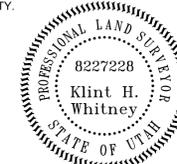
- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING FENCE LINE
- ▨ DETENTION POND EASEMENT

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT BEING LOCATED SOUTH 00°40'10" WEST 766.47 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" EAST 40.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE SOUTH 89°19'49" EAST 312.37 FEET; THENCE NORTH 00°48'07" EAST 119.79 FEET; THENCE SOUTH 89°11'53" EAST 450.01 FEET; THENCE SOUTH 00°02'30" EAST 325.59 FEET; THENCE SOUTH 04°27'02" WEST 38.10 FEET; THENCE SOUTH 28°02'28" EAST 33.00 FEET; THENCE ALONG THE ARC OF A 233.51 FOOT RADIUS CURVE TO THE RIGHT 114.13 FEET, HAVING A CENTRAL ANGLE OF 28°00'16"; CHORD BEARS SOUTH 75°57'40" WEST 113.00 FEET; THENCE SOUTH 01°03'02" WEST 254.28 FEET; THENCE NORTH 88°59'30" WEST 669.05 FEET; THENCE NORTH 00°40'10" EAST 552.78 FEET TO THE POINT OF BEGINNING. CONTAINING 10.419 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BUFFALO RUN ACRES SUBDIVISION PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BUFFALO RUN ACRES SUBDIVISION PHASE 1

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND GRANT, DEDICATE AND GRANT TO WEBER COUNTY THE LAND DESIGNATED AS DETENTION POND EASEMENT FOR STORM WATER DETENTION AND FOR THE MAINTENANCE AND OPERATION OF STORM DRAINAGE FACILITIES.

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: JAMES MARZIALE,  
A.K.A. JAMES R MARZIALE JR.

BY: STEPHANIE MARZIALE  
A.K.A. STEPHANIE H MARZIALE

BY: FERRIN JENKINS

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, A Notary Public, personally appeared JAMES MARZIALE, also known as JAMES R MARZIALE JR., Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC  
ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, A Notary Public, personally appeared STEPHANIE MARZIALE, also known as STEPHANIE H MARZIALE, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC  
ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me \_\_\_\_\_, A Notary Public, personally appeared FERRIN JENKINS, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP NOTARY PUBLIC

DEVELOPER:  
JAMES MARZIALE  
2360 SOUTH 4700 WEST  
TAYLOR, UTAH  
801-

S1  
1

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR AND RECORDED \_\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_  
FOR \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	78.30	210.00	21°21'44"	S79° 21' 20"E	77.84
C2	78.30	210.00	21°21'43"	S79° 21' 20"E	77.84
C3	98.01	200.51	28°00'16"	N75° 57' 40"E	97.03
C4	106.61	210.52	29°00'56"	N76° 27' 59"E	105.47
C5	65.99	177.00	21°21'44"	S79° 21' 20"E	65.61
C6	90.60	243.00	21°21'43"	S79° 21' 20"E	90.08
C7	114.13	233.51	28°00'16"	N75° 57' 40"E	113.00
C8	89.90	177.52	29°00'56"	N76° 27' 59"E	88.94
C9	90.60	243.00	21°21'44"	S79° 21' 20"E	90.08
C10	65.99	177.00	21°21'43"	S79° 21' 20"E	65.61
C11	123.32	243.52	29°00'56"	S76° 27' 59"W	122.01
C12	81.88	167.51	28°00'16"	S75° 57' 40"W	81.06
C15	16.52	177.00	5°20'51"	S71° 20' 53"E	16.51
C16	49.47	177.00	16°00'53"	S82° 01' 45"E	49.31
C17	20.49	243.52	4°49'17"	N64° 22' 10"E	20.49
C18	102.83	243.52	24°11'39"	N78° 52' 38"E	102.07
C19	7.93	177.52	2°33'39"	N63° 14' 21"E	7.93
C20	81.96	177.52	26°27'16"	N77° 44' 49"E	81.24
C21	25.32	177.00	8°11'51"	S85° 56' 16"E	25.30
C24	114.13	233.51	28°00'16"	S75° 57' 40"W	113.00

NOTES

- ZONE A-1 CURRENT YARD SETBACKS: FRONT 30', SIDE 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24', REAR 30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- DETENTION BASIN TO BE MAINTAINED BY THE OWNER OF LOT 8.

AGRICULTURAL NOTE:  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

- SUBJECT PROPERTY SHALL ABIDE WITH THE EXPERIMENTAL WASTEWATER DISPOSAL SYSTEMS DEED COVENANT AND RESTRICTION TO RUN WITH THE LAND RECORDED APRIL 30, 1996 AS ENTRY NO. 1403160 IN BOOK 1804 AT PAGE 698 OF OFFICIAL RECORDS.

NARRATIVE

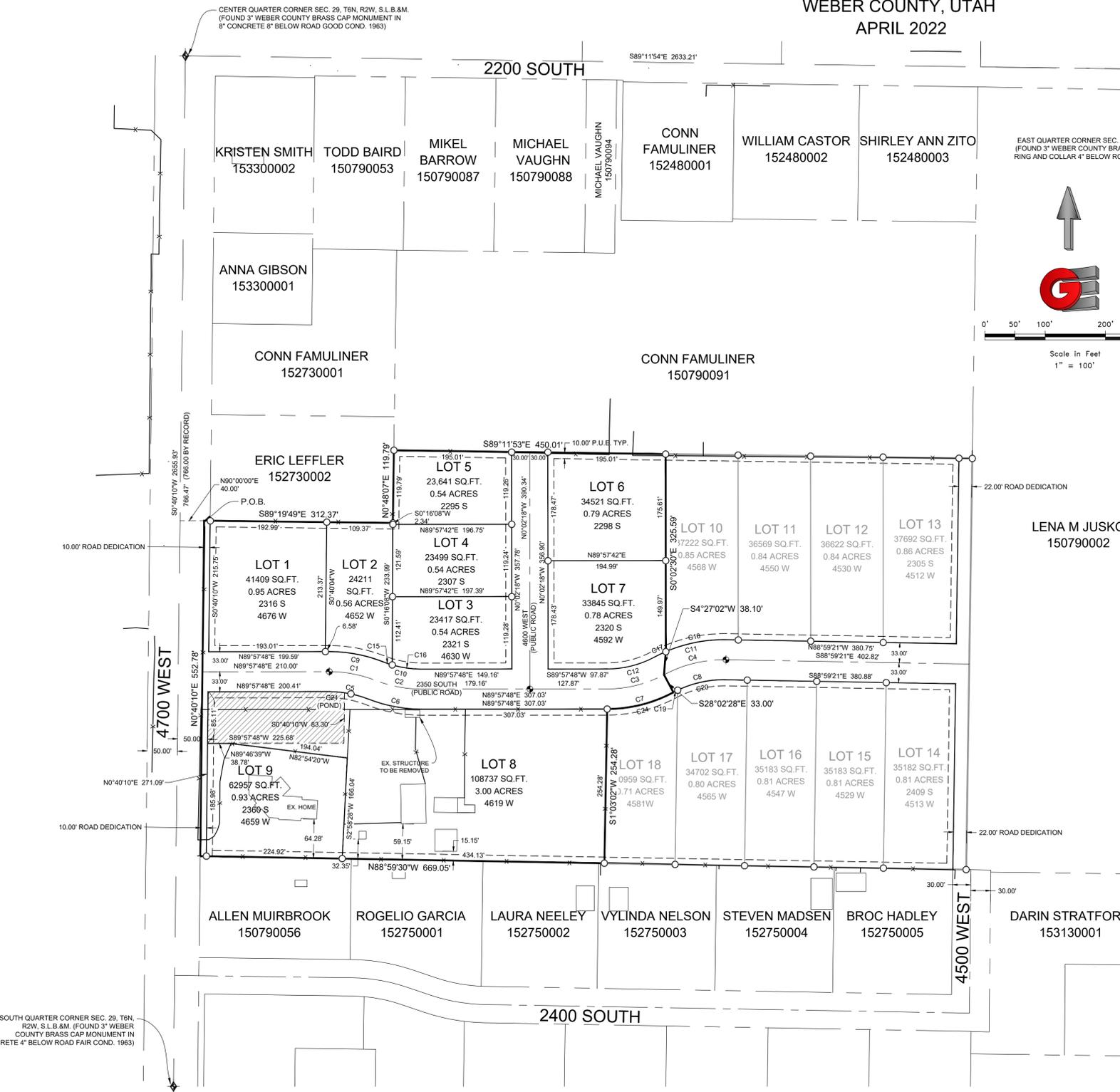
THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOURTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY JAMES MARZIALE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, WHICH BEARS SOUTH 00°40'10" WEST WEBER COUNTY, UTAH NORTH, M4D 83 STATE PLANE GRID BEARING. THE RIGHT-OF-WAY OF 4700 STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE OLSEN ESTATES SUBDIVISION AND THE NELSON ESTATES SUBDIVISION. WARRANTY DEED RECORDED AS ENTRY NUMBER 3051635 AND 2986547 ALONG WITH DEEDS OF ADJOINING PROPERTIES WERE USED TO DETERMINE BOUNDARY LOCATION.

TAYLOR WEST WEBER WATER DISTRICT

APPROVED BY TAYLOR WEST WEBER IMPROVEMENT DISTRICT

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

OFFICIAL / REPRESENTATIVE OF TAYLOR WEST WEBER WATER



**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WEBER COUNTY ATTORNEY**  
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WEBER COUNTY ENGINEER**  
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WEBER COUNTY COMMISSION ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**WEBER - MORGAN HEALTH DEPARTMENT**  
I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CHAIRMAN, WEBER COUNTY COMMISSION**  
ATTEST: \_\_\_\_\_ NAME/TITLE

**CHAIRMAN, WEBER COUNTY PLANNING COMMISSION**  
\_\_\_\_\_

**DIRECTOR WEBER-MORGAN HEALTH DEPT.**  
\_\_\_\_\_

R11345 - MARZIALE, JAMES R 201 - 4700 WEST SUBDIVISION SURVEY (04/30/2022) WEST SUBDIVISION V3.DWG



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 faint, larger version of the signature.

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.

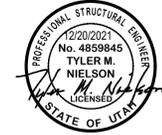
The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration 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 STANDARDS AND SPECIFICATIONS.
2. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. ALL LOW PRESSURE SEWER LINES SHALL BE E-ONE LOW PRESSURE SEWER GRINDER PUMPS (SUPPLIED BY E-ONE). CONTACT KAPONO ISAACS AT DELCO WESTERN (801-608-1280) REGARDING.
4. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
5. 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.
6. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CENTRAL DAVIS SEWER DISTRICT STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE SEWER DISTRICT AND ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. 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.

### 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.

### 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

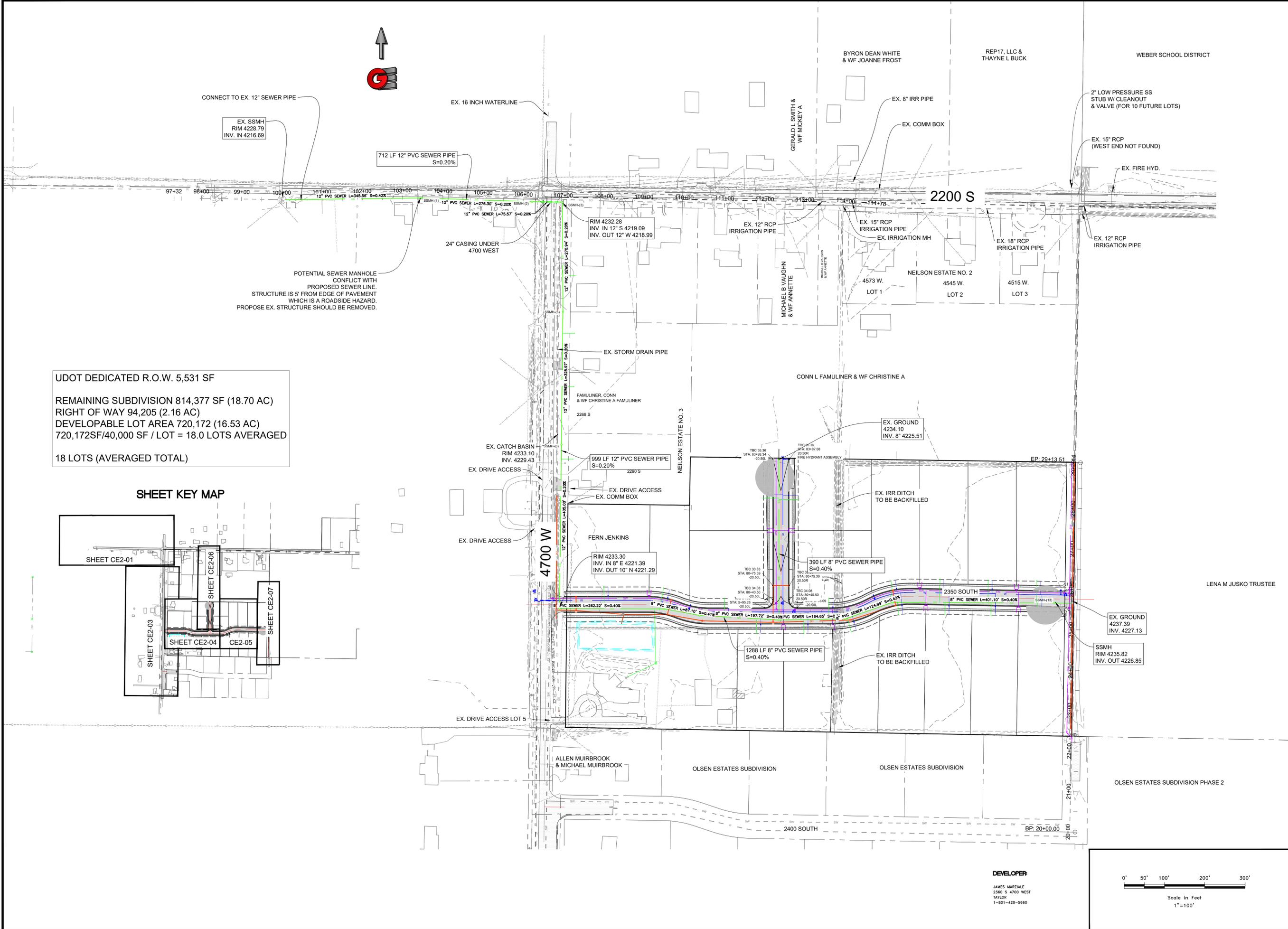
CULINARY WATER IMPROVEMENTS TO CONFORM TO TAYLOR WEST WEBER WATER COMPANY UTILITY STANDARDS AND SPECIFICATIONS

#### 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

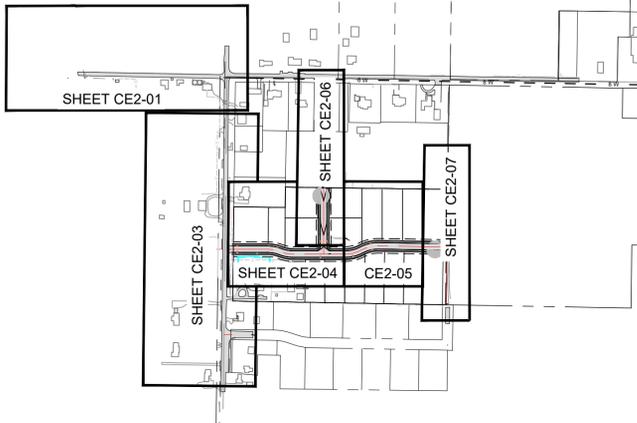


BUFFALO RUN ACRES SUBDIVISION  
CONSTRUCTION DOCUMENTS

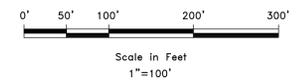


UDOT DEDICATED R.O.W. 5,531 SF  
 REMAINING SUBDIVISION 814,377 SF (18.70 AC)  
 RIGHT OF WAY 94,205 (2.16 AC)  
 DEVELOPABLE LOT AREA 720,172 (16.53 AC)  
 720,172SF/40,000 SF / LOT = 18.0 LOTS AVERAGED  
 18 LOTS (AVERAGED TOTAL)

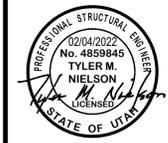
**SHEET KEY MAP**



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



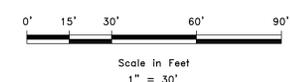
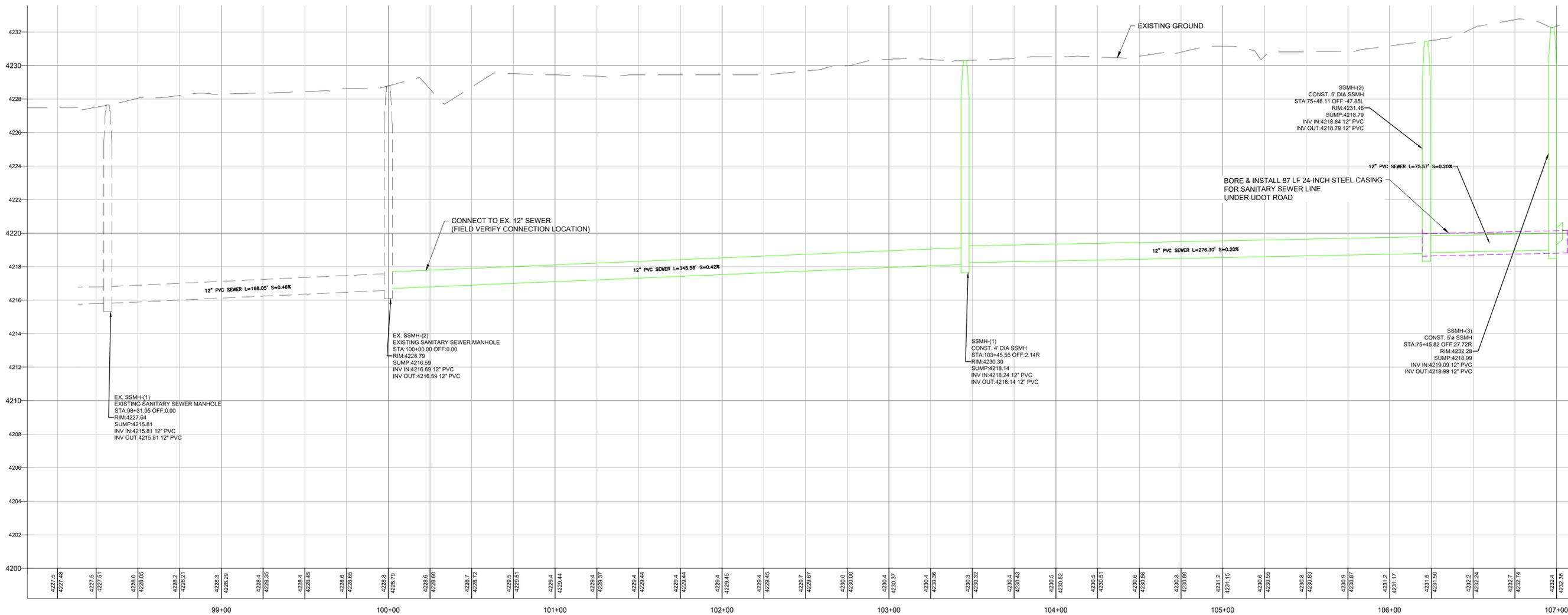
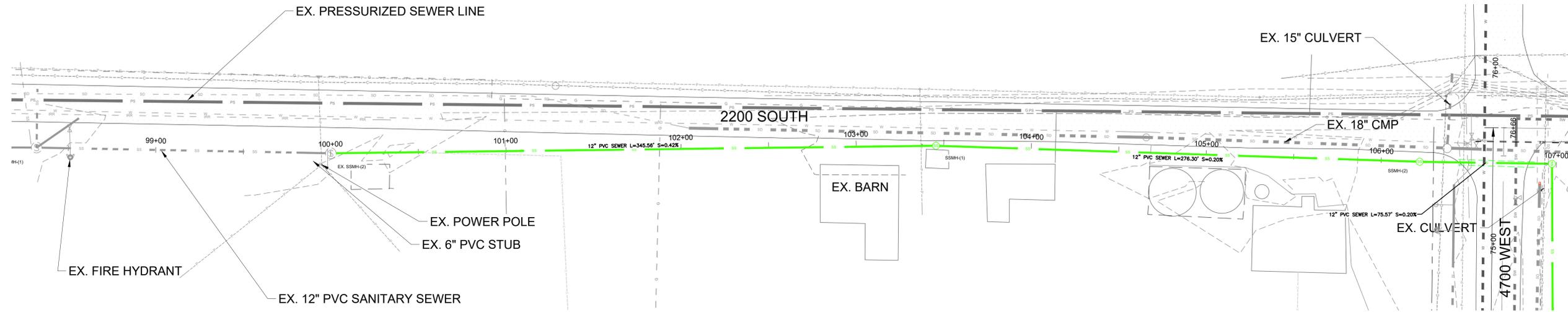
REVISIONS	DATE	DESCRIPTION



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

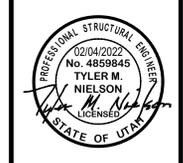


**CE1-01**



SCALE	1" = 30'
DATE	9/1/2021
DESIGN	W.S./J.K.H.
DRAWN	W.S./J.K.H.
CHECKED	T.M.

REVISIONS	DESCRIPTION
DATE	

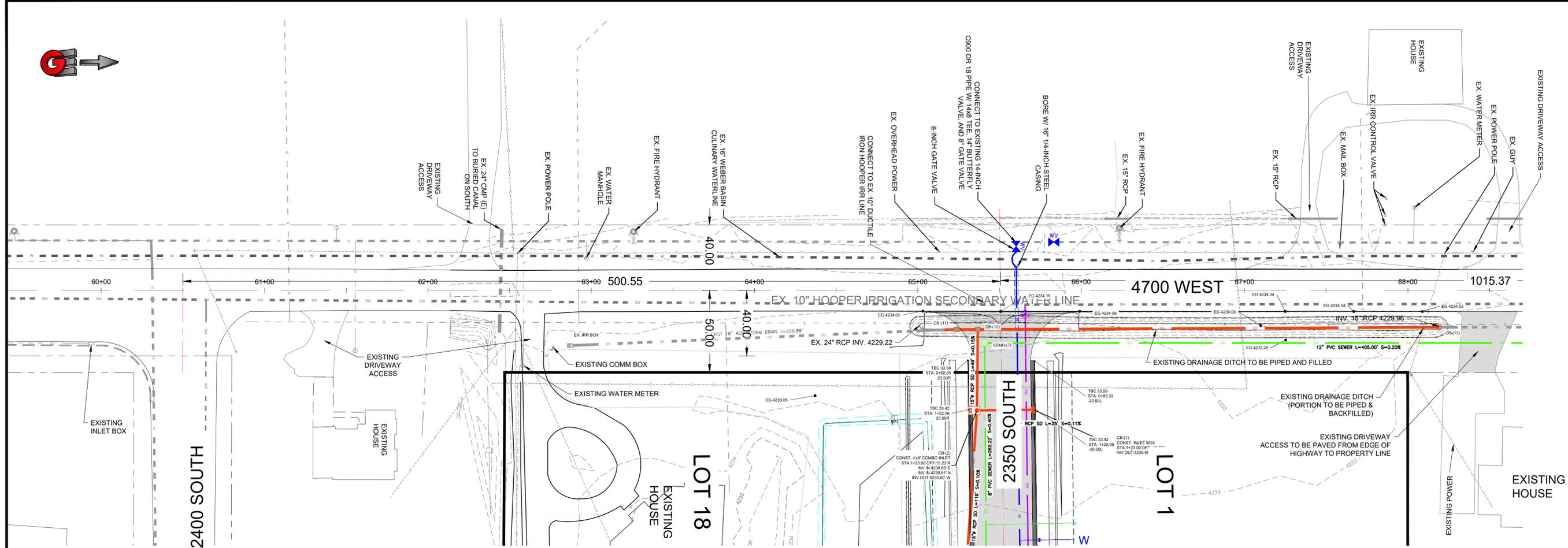


**2200 S PLAN AND PROFILE**  
**BUFFALO RUN ACRES SUBDIVISION**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

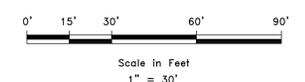
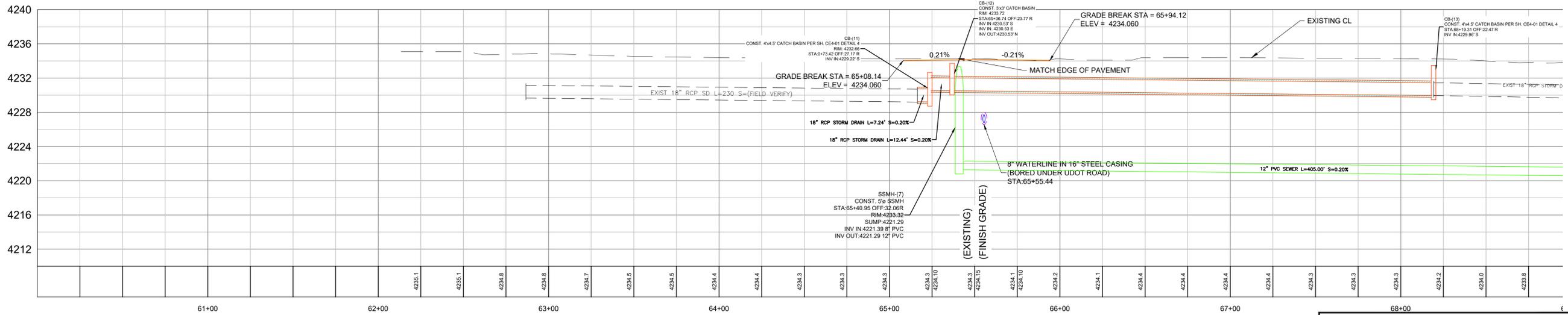
**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING  
 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-01

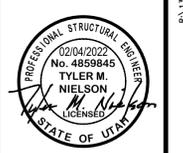
R:\1345 - MARZALE, JAMES\2101 - 4700 WEST SUBDIVISION\DESIGN\DWG\CIVIL PLANS.DWG



NOTE:  
OWNER TO SIGN DEFERRAL AGREEMENT FOR CURB,  
GUTTER, AND SIDEWALK FOR FRONTAGE ALONG 4700 W



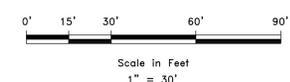
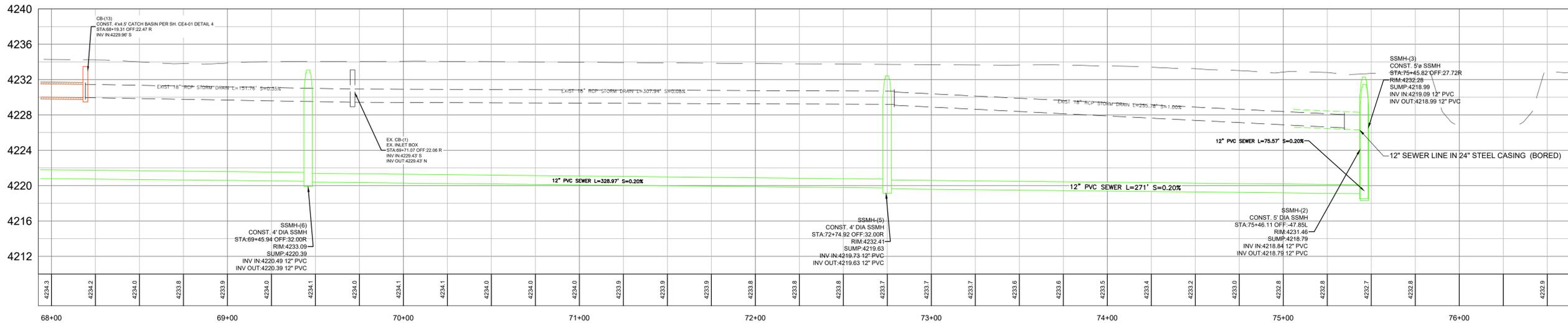
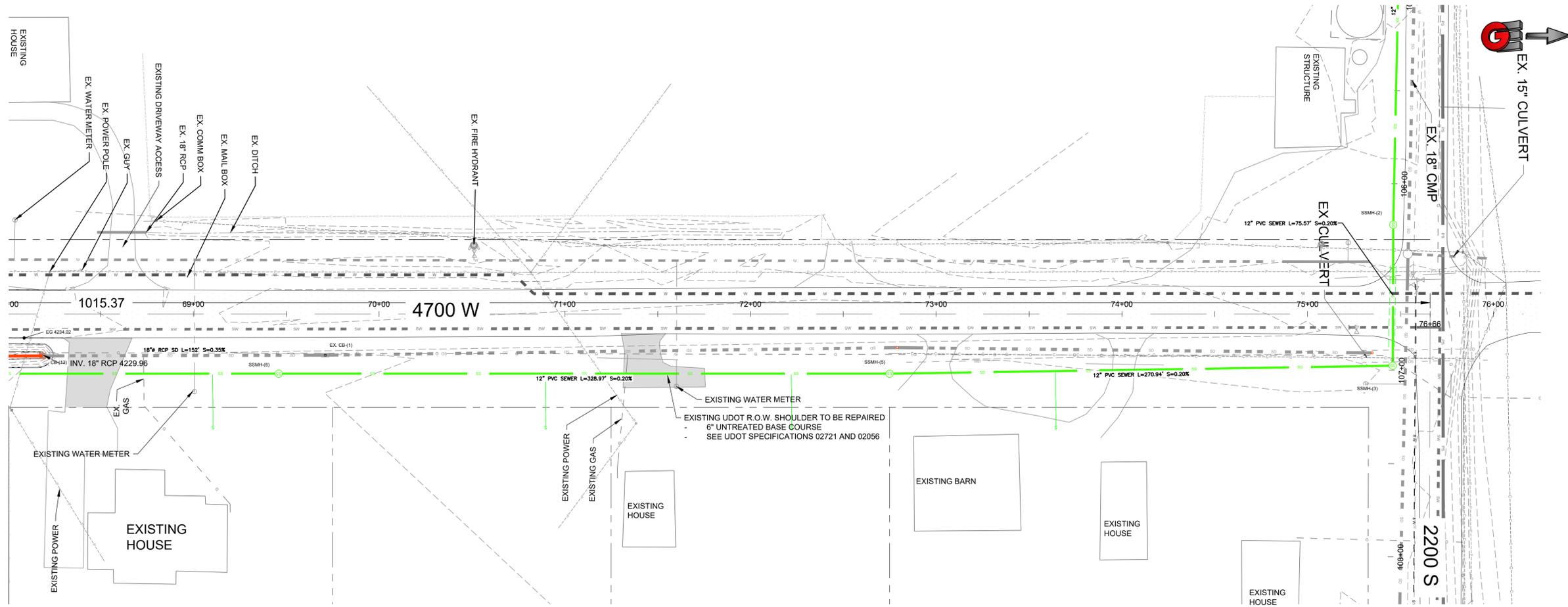
DATE	DESCRIPTION
9/1/2021	ADD EXISTING IRRIGATION PIPE TO PROFILE VIEW
	CALLED OUT ACCESS PAVING AND SHOULDER REPAIR



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

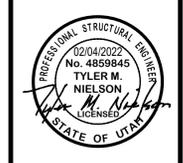
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 5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-02



SCALE	1" = 30'
DATE	9/1/2021
DESIGN	W.S./A.K.H.
DRAWN	W.S./A.K.H.
CHECKED	T.M.

REVISIONS	DATE	DESCRIPTION

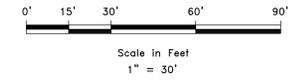
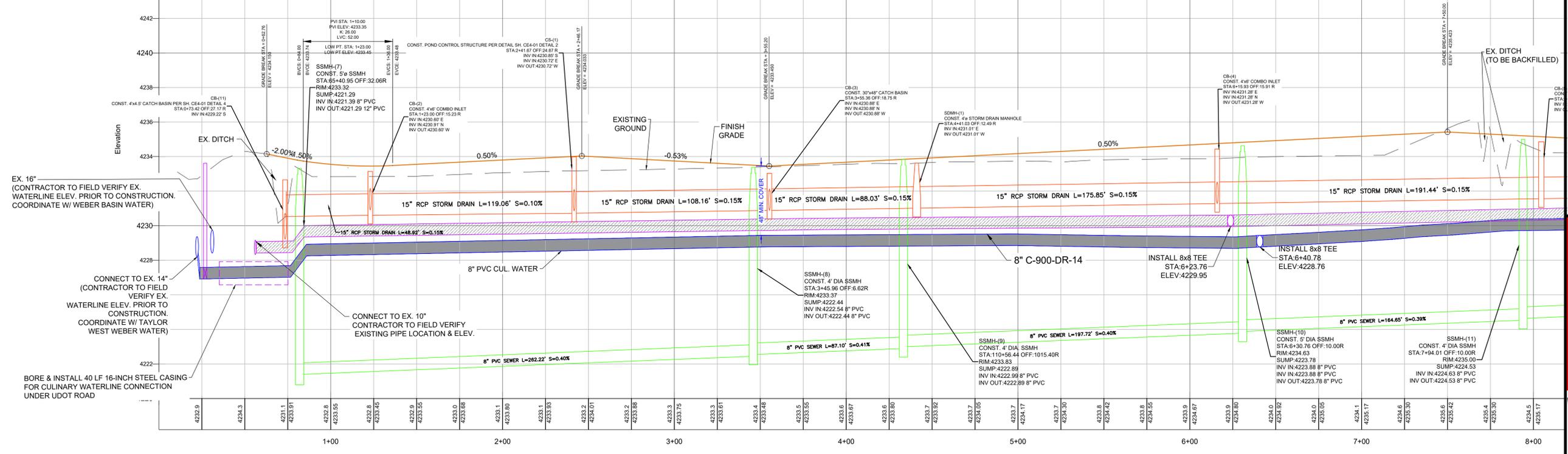
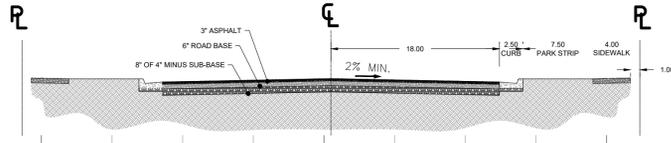
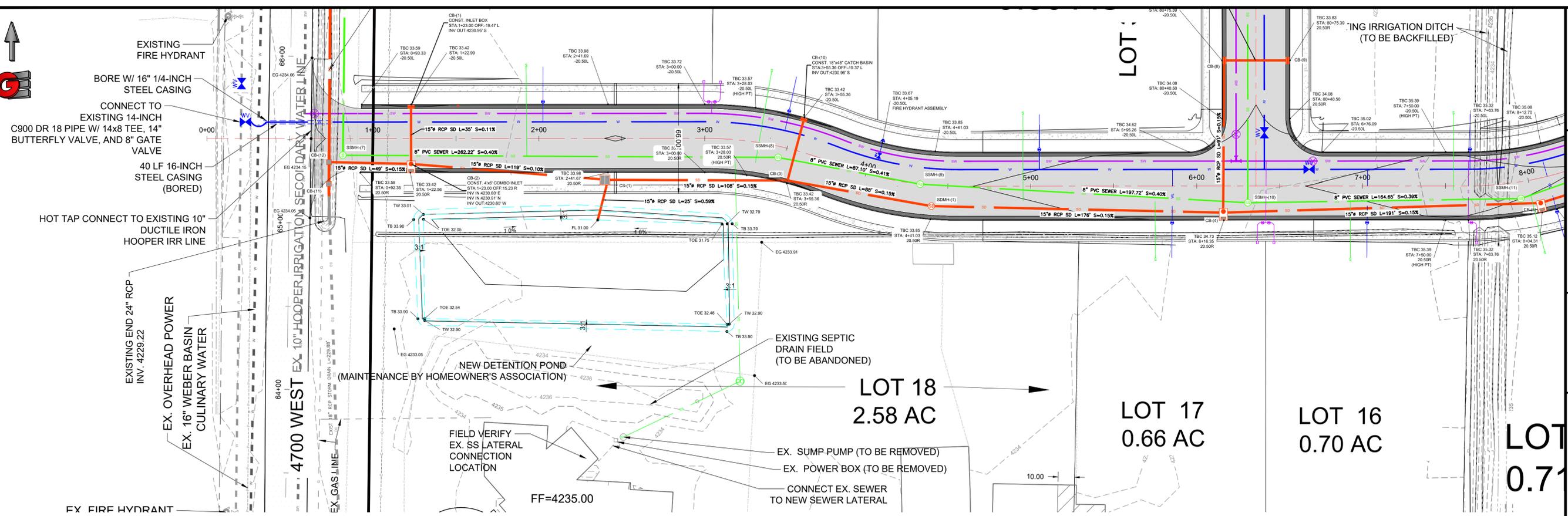


**4700 WEST PLAN AND PROFILE**  
**BUFFALO RUN ACRES SUBDIVISION**  
**4700 WEST 2350 SOUTH**  
**TAYLOR, WEBER COUNTY, UTAH**

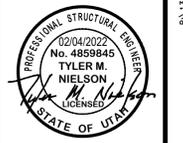
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 OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-03

RW 1345 - MARZALE, JAMES 12101 - 4700 WEST SUBDIVISION DESIGN UTM/CIVIL PLANS.DWG



REVISIONS	
DATE	DESCRIPTION
12/13/21	ASSOCIATION TO MAINTAIN DETENTION POND
9/1/2021	HOMEOWNERS ASSOCIATION TO MAINTAIN DETENTION POND



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

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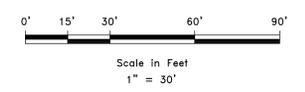
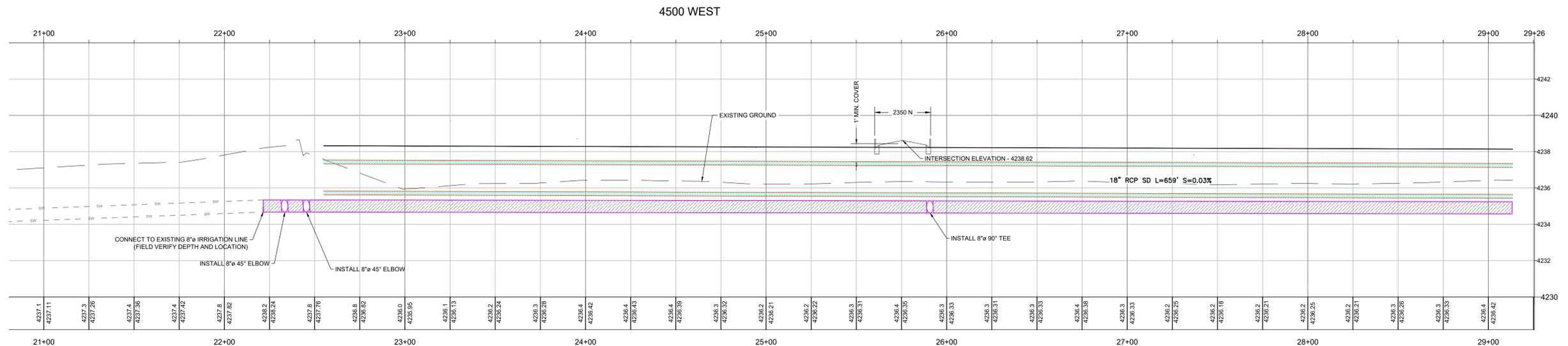
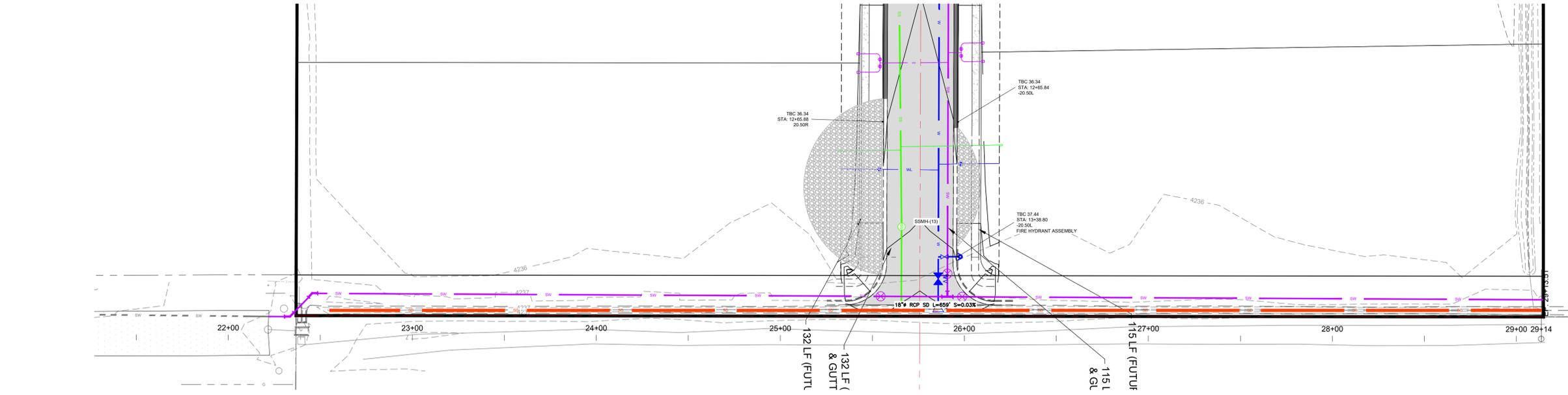
5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801-476-0202 FAX: 801-476-0066

CE2-04

DWG: T.M. CHECKED: T.M. DRAWN: W.S./J.K.H. DESIGN: W.S./J.K.H. DATE: 9/1/2021 SCALE: 1" = 30'







SCALE: 1" = 30'

DATE: 9/1/2021

DESIGN: W.S./J.K.H.

DRAWN: W.S./J.K.H.

CHECKED: T.M.N.

REVISIONS	DATE	DESCRIPTION

DWG: \_\_\_\_\_



4500 W PLAN AND PROFILE

BUFFALO RUN ACRES SUBDIVISION

4700 WEST 2350 SOUTH

TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**

CIVIL • LAND PLANNING

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5150 SOUTH 375 EAST OGDEN, UT

OFFICE: 801.476.0202 FAX: 801.476.0066

CE2-07

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

**Gardner Engineering**

Improved Areas			Total Site (18 Lots)		
	Sq. Ft.	Acres			
Hard Surface	63,868	1.4816	C		
Gravel Areas	4,140	0.0950			
Landscape	0	0.0000			
Detention Ponds	14,879	0.3416			
Building & Concrete	102,003	2.3417			
<b>Total/Weighted</b>	<b>184,888</b>	<b>4.2398</b>	<b>0.78</b>		
Undetained Area	0	0.00	0.78		
	190,576	4.3750			

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

100 YEAR STORM RECOMMENDED MIN. VOLUME DETAINED: **18,996** FEET **704** YARDS

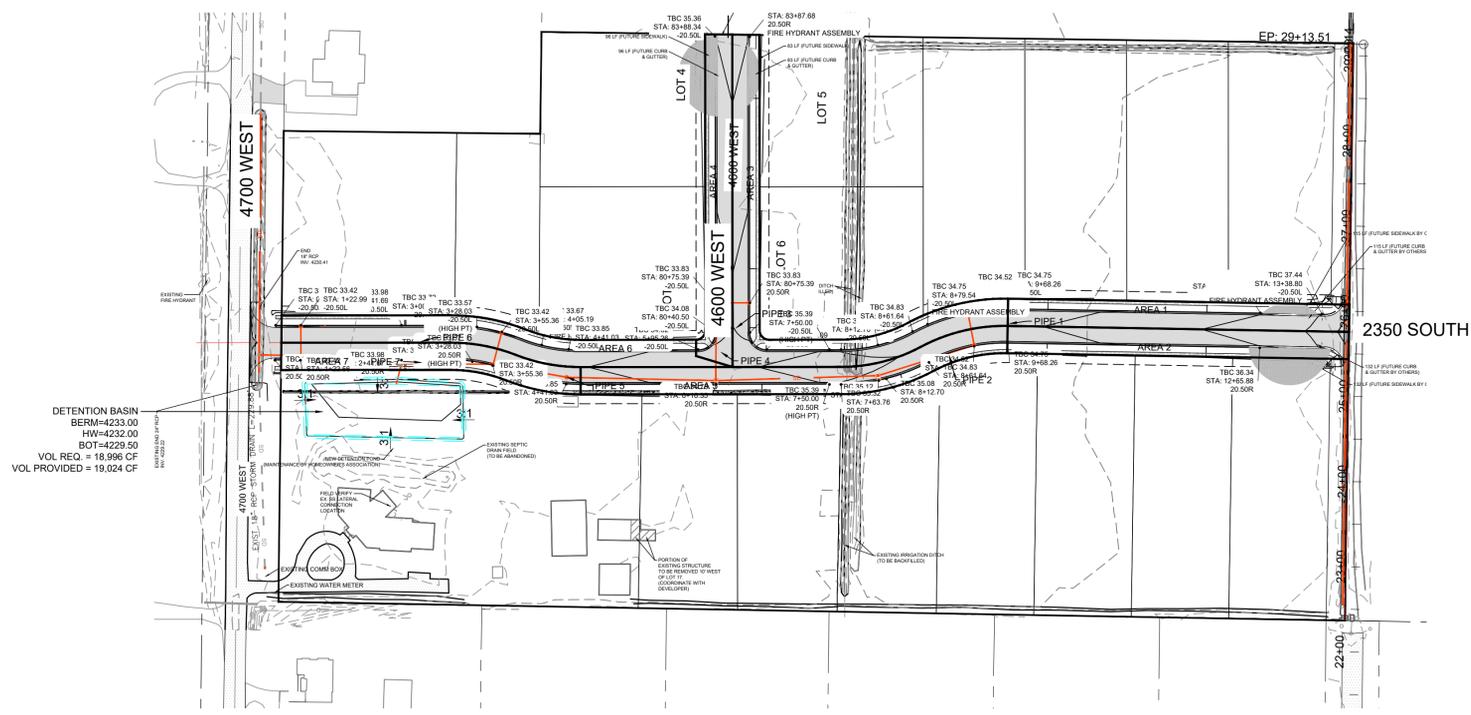
100 yr	Runoff Vol (cf)	Inch / Hr	Total Vol (cf)	Detain Vol (cf)
MIN	Allowable	1100	100 YEAR	Difference
5	131	6.5	6,463	6,332
10	263	4.95	9,844	9,581
15	394	4.09	12,200	11,807
30	788	2.75	16,406	15,619
60	1,575	1.7	20,284	18,709
120	3,150	0.928	22,146	18,996
180	4,725	0.633	22,659	17,934
360	9,450	0.353	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	PIPE SIZE (in)	SLOPE (ft/ft)	Min. Pipe Slope %
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: T=100'

DATE: 9/1/2021

DESIGN: W.S./U.H.

DRAWN: W.S./U.H.

CHECKED: T.M.

REVISIONS

DATE	DESCRIPTION

DWG:

PROFESSIONAL STRUCTURAL ENGINEER  
 02/04/2022  
 No. 4859845  
 TYLER M. NIELSON  
 LICENSED  
 STATE OF UTAH

DETENTION CALCS

BUFFALO RUN ACRES SUBDIVISION

4700 WEST 2350 SOUTH

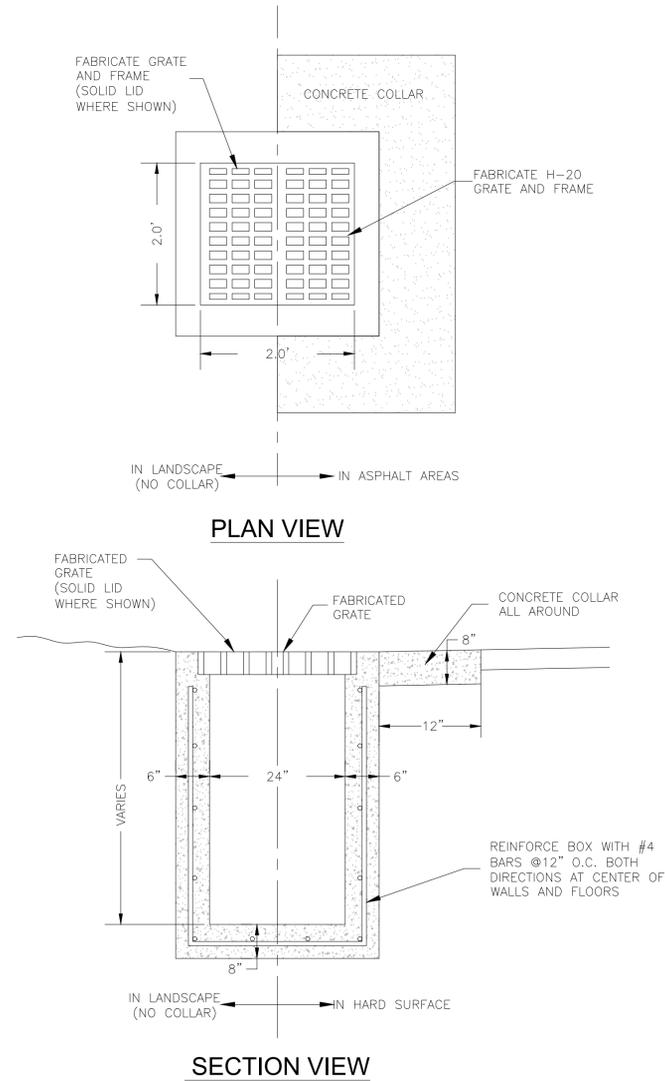
TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
 CIVIL/LAND PLANNING  
 MUNICIPAL - LAND SURVEYING

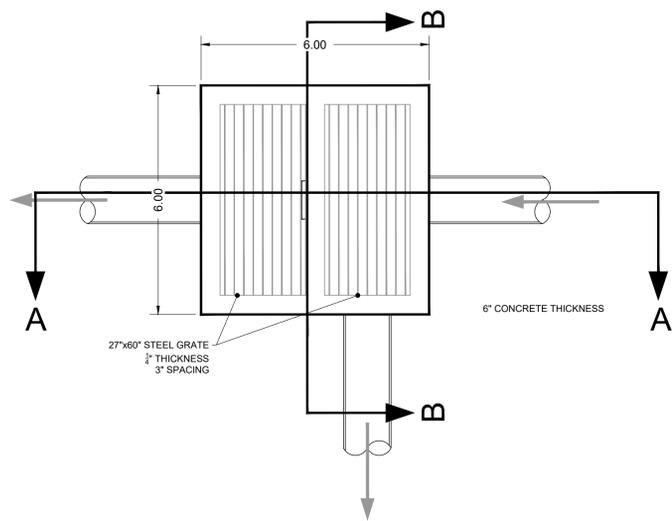
5150 SOUTH 375 EAST OGDEN, UT  
 OFFICE: 801.476.0202 FAX: 801.476.0066

CE3-01

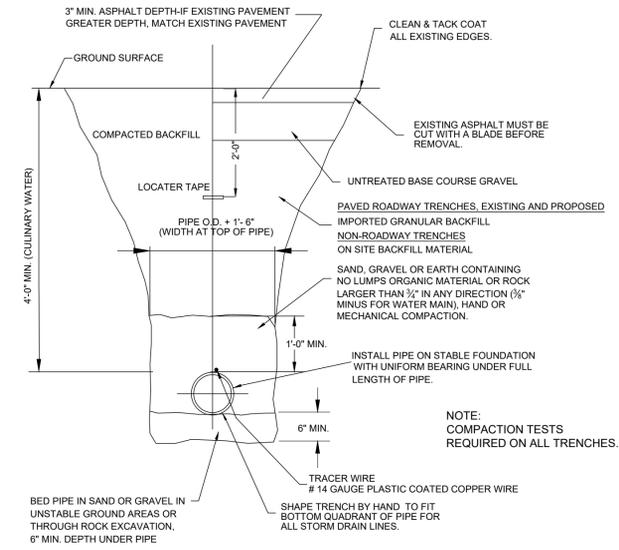
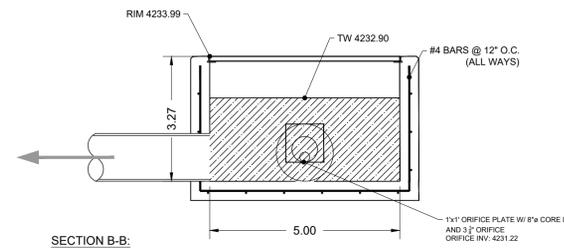
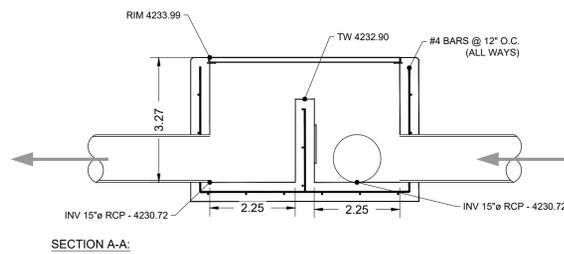
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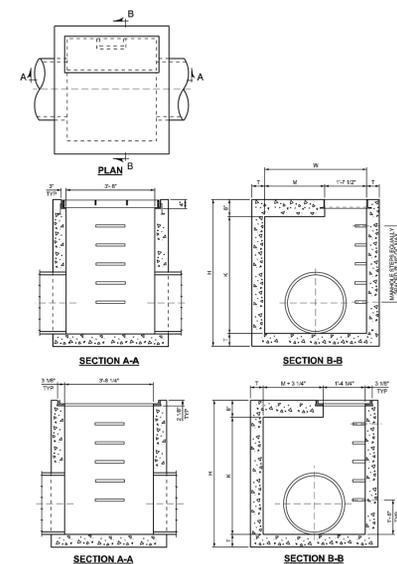
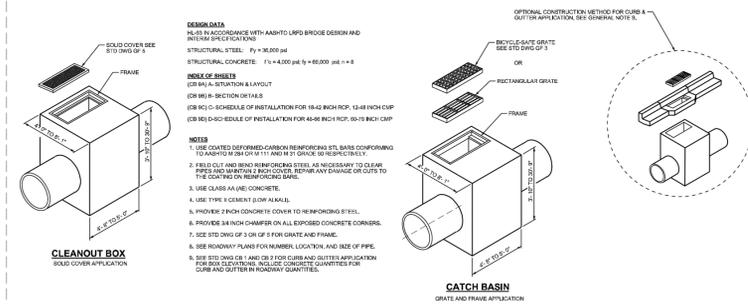
**1 24-INCH CATCH BASIN BOX DETAIL**  
Scale: (NOT TO SCALE)



**2 5' x 5' STORM DRAIN OUTLET CONTROL BOX-1**  
Scale: NTS

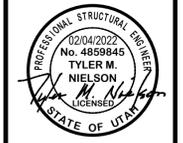


**3 TYPICAL TRENCH DETAIL**  
Scale: NTS



**4 UDOT CB-9A CATCH BASIN**  
Scale: NTS

SCALE	#####
DATE	9/1/2021
DESIGN	WJS/JKH
DRAWN	WJS/JKH
CHECKED	TAN
DATE	
DESCRIPTION	

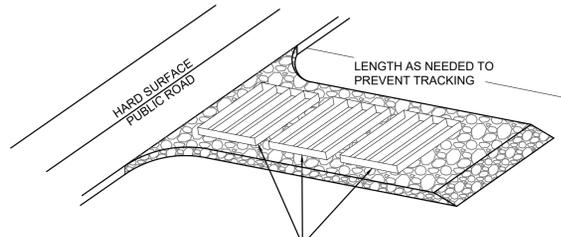


**DETAILS**  
BUFFALO RUN ACRES SUBDIVISION  
4700 WEST 2350 SOUTH  
TAYLOR, WEBER COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

**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:**

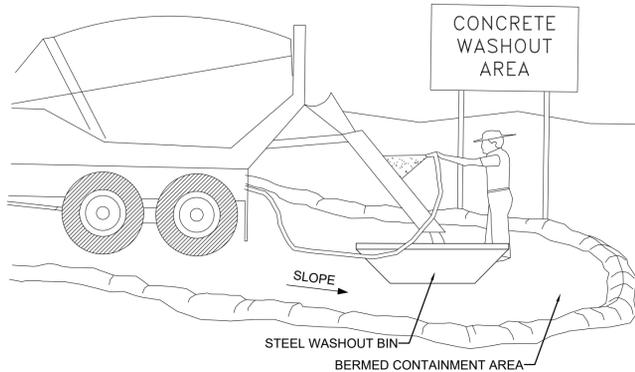
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR 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:**

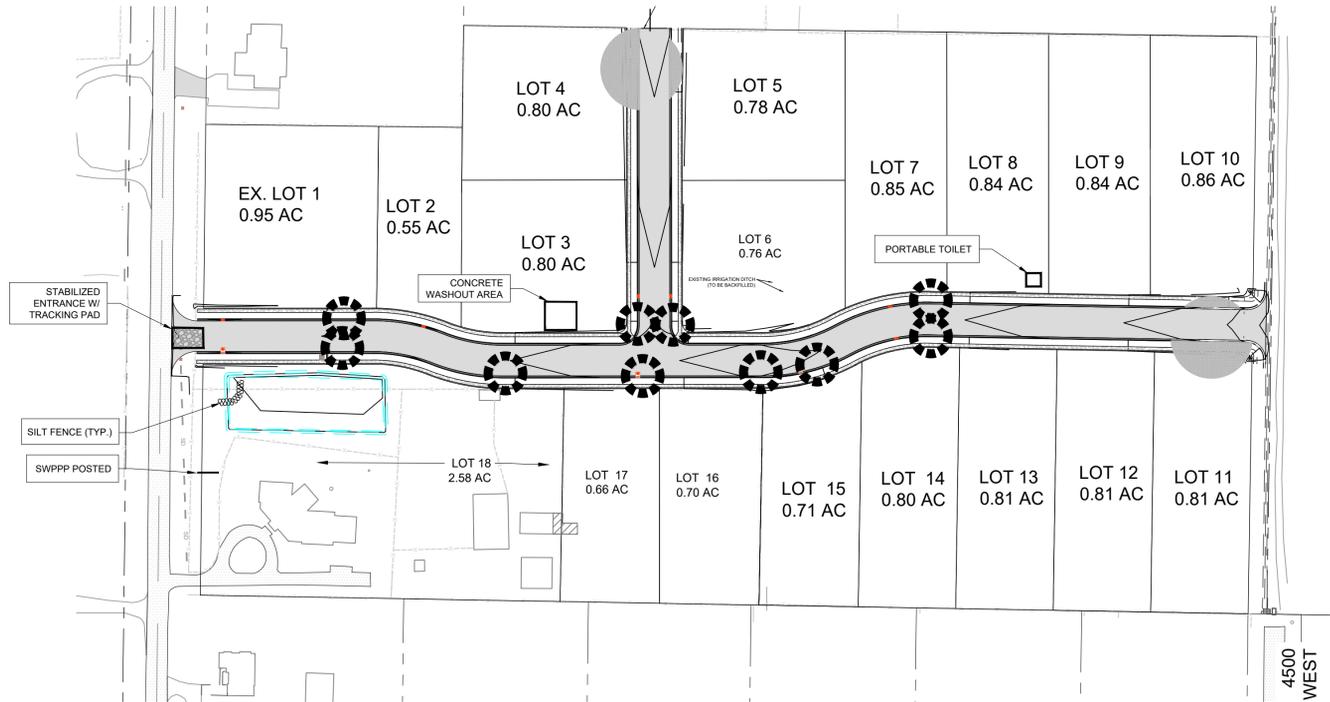
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN 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.



INLET PROTECTION (EITHER OPTION)

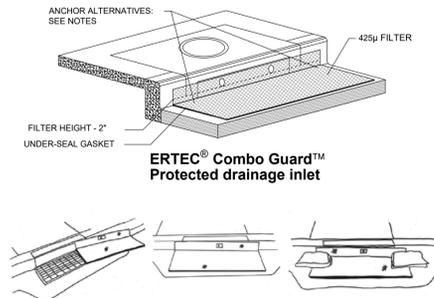


SILT FENCE



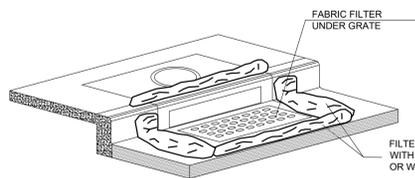
**INSTALLATION NOTES**

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 THRU 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.



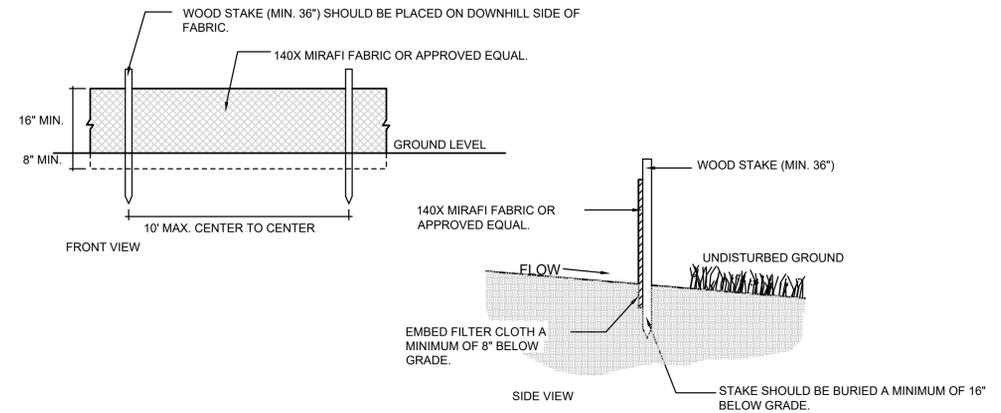
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS

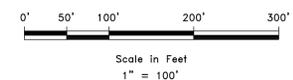


2 SILT FENCE

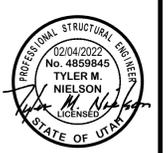
Scale: NTS

**DEVELOPER:**

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



SCALE: 1" = 100'	DATE: 9/1/2021	DESIGN: W.S/JKH	DRAWN: W.S/JKH	CHECKED: TMN
REVISIONS	DESCRIPTION	DATE		



SWPPP  
BUFFALO RUN ACRES SUBDIVISION  
4700 WEST 2350 SOUTH  
TAYLOR, WEBER COUNTY, UTAH



CE5-01