

SWC COUNCIL AGENDA AMENDED

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PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, February 28, 2023, in the Council Chambers at 1600 E. South Weber Dr. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Councilman Soderquist
2. Prayer: Councilwoman Alberts
3. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).

ACTION ITEMS

5. Consent Agenda
 - a. January 28 Minutes
6. Resolution 23-06: Multi-Hazard Mitigation Plan
7. Resolution 23-05: Prelim/Final Plat and Ownership/Maintenance Agreement for RV General at approximately 475 E 6650 S by applicant Kevin Schonsheck
8. Resolution 23-07: RV General Development Agreement
9. Convene Redevelopment Agency Board Meeting

DISCUSSION ITEMS

10. Ordinance 2023-02: Repealing Residential Multi-Family (R-7), Adopting Residential Multi-Family (R-5), Adopting a Strategic Growth Overlay Zone (SG), and Rezoning Parcels 13-018-0084 and 13-034-0068 from R-7 to R-5
11. City Council Committee Priorities
12. Legislative Review

REPORTS

13. New Business
14. Council & Staff

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(e)

15. Discuss the Sale of Real Property
16. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned Deputy City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmn/index.html>, Mayor and Council, and others on the agenda.

DATE: 02-27-2023

CITY RECORDER: Lisa Smith



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

February 28, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

Development Agreement

PRIOR DISCUSSION DATES

[January 10, 2023](#)

AGENDA ITEM

Resolution 23-07: RV General Development Agreement

PURPOSE

Enter into a development agreement with General RV (South Weber, LLC)

RECOMMENDATION

Development Agreement Committee recommends approval

BACKGROUND

In City Council meeting on January 10, 2023, The City Council expressed a willingness to work with General RV on the details of a development agreement that would include financial incentives. A Development Agreement Committee, consisting of Mayor Rod Westbroek, Councilmembers Quin Soderquist and Blair Halverson, City Manager David Larson, City Attorney Jayme Blakesley, and Community Services Director Trevor Cahoon met with representatives of General RV on Friday, February 24 to discuss points of the agreement, the results of which are attached and ready for the full Council's review.

ANALYSIS

The agreement contains the following main provisions:

- Developer agrees to construct and install all private and public improvements on the Site;
- City shall take all steps necessary to create a Community Reinvestment Area ("CRA") incorporating the Site;
- Upon creation of the CRA, the City and Developer shall enter into a Tax Increment Financing Agreement to grant Developer a property tax exemption for a period of ten (10) years;
- City shall reimburse Developer for all costs associated with the design, construction, and installation of the Public Improvements in an amount not to exceed \$155,000, for the following:
 - \$50,000 for sidewalk/walking path;
 - \$45,000 for landscaped park strip; and
 - \$60,000 for decorative fence along the southern boundary of the property.

- City shall defer payment of impact fees in estimated amount of \$413,182;
- City shall waive payment of impact fees if the project generates sixty million dollars (\$60,000,000) in taxable revenue within five years of operation.

RESOLUTION 23-07

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN SOUTH WEBER CITY AND SOUTH WEBER, LLC FOR THE DEVELOPMENT OF A COMMERCIAL DEVELOPMENT KNOWN AS GENERAL RV CENTER

WHEREAS, South Weber, LLC (“Developer”) has submitted an application and received approval from South Weber City (“City”) of the Preliminary/Final Plat for Weber Properties Subdivision located at approximately 475 East 6650 South in South Weber, Utah (“Site”); and

WHEREAS, Developer has entered into negotiations to purchase an additional 5.41 acres of real property commonly known as Parcel No. 13-358-0002 (“Additional Site”) from the City; and

WHEREAS, Developer intends to develop the Site and the Additional Site into a commercial development known as the General RV Center (“Project”); and

WHEREAS, the City and Developer have worked together in good faith to conceptualize the Project, resolving issues related to roadways, building siting, infrastructure, pedestrian connections, and community needs at and around the Site; and

WHEREAS, the City and Developer acknowledge and agree that development of the Project will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Site, creating automotive and pedestrian connectivity, expanding economic development within the City, creating job growth and vocational training opportunities within the City, and increasing property tax, sales tax, and other revenues to the City; and

WHEREAS, the City and Developer acknowledge that except for the availability of certain incentives from the City, the Project would not be feasible, and Developer would not be willing to purchase the Site and proceed with development of the Project; and

WHEREAS, the City and Developer have cooperated in the preparation of a Development Agreement setting forth their mutual commitments for developing the Site, which commitments include creation of a Community Redevelopment Area, construction and reimbursement for all costs associated with the design, construction, and installation of public improvements on the Site, deferral and eventual waiver of impact fees, generation of sale tax revenue, and exemption from future real estate taxes; and

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: The Development Agreement is hereby approved as included in Exhibit A.

Section 2. Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 28th day of February, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder

EXHIBIT A
DEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT

Dated the 28th day of February, 2023

By and Between

South Weber City

and

South Weber, LLC

DEVELOPMENT AGREEMENT FOR

475 E 6650 S, SOUTH WEBER, UT

This Development Agreement (hereinafter “**Agreement**”) is entered into on February 28th, 2023, by and between South Weber, LLC, (“**Developer**”) and South Weber City (hereinafter “**City**”) (individually “**Party**” and collectively the “**Parties**”) for the purpose of achieving various aims and objectives related to the development of approximately 17.97 acres of real property located at the address of 475 E 6650 S, South Weber, Utah, and more particularly described on **Exhibit 1** attached hereto and incorporated herein by reference (the “**Site**”). Attached hereto as **Exhibit 2** and incorporated by this reference is a site plan that depicts the proposed development of the Site.

RECITALS

- A. Whereas Developer has entered into an agreement for purchase of the Site.
- B. Whereas Developer has entered into negotiations to purchase an additional 5.41 acres of real property commonly known as Parcel No. 13-358-0002 (the “**Additional Site**”) from the City.
- C. Whereas Developer desires to develop and otherwise improve the Site and Additional Site as a commercial development known as General RV Center (the “**Project**”).
- D. Whereas the Parties have worked together in good faith to conceptualize the Project resolving issues related to roadways, building siting, infrastructure, pedestrian, and community needs at and around the Site.
- E. Whereas development of the Site, pursuant to this Agreement, is acknowledged by the Parties to be consistent with Utah's Land Use Development and Management Act and the City’s applicable Commercial-Highway (C-H) zone designation, and shall benefit the City, Developer, and the public.
- F. Whereas the Parties acknowledge that development of the Project pursuant to this Agreement will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Site, creating automotive and pedestrian connectivity, expanding economic development within the City, creating job growth and vocational training opportunities, increasing property tax, sales tax, and other revenues to the City.
- G. The Parties acknowledge that except for the availability of certain incentives from the City, the Project would not be feasible, and Developer would not be willing to purchase the Site and proceed with development of the Project.
- H. Whereas development of the Site pursuant to this Agreement will also result in significant benefits to Developer by providing assurances to Developer that it will have the ability to develop the Site in accordance with this Agreement.
- I. Whereas the Parties enter into this Agreement to memorialize and set forth the arrangements that each of the Parties agree are necessary to develop the Project in an efficient and effective manner.

- J. Whereas the City can only be bound by action of the City Council.
- K. Whereas the Parties have cooperated in the preparation of this Agreement.
- L. Whereas the Parties desire to enter into this Agreement to specify the rights and responsibilities of Developer to develop the Site and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

NOW, THEREFORE, each of the Parties for and in consideration of mutual promises and other good and valuable consideration, does covenant and agree as set forth herein.

ARTICLE 1 - DEFINITIONS

The following capitalized terms have the meanings and content set forth in this Article 1, wherever used in this Agreement.

1.1 City

The term “**City**” means South Weber City, a political subdivision of the State of Utah.

1.2 Development Plans

The term “**Development Plans**” are the plans provided to the City by the Developer as required by City code for site plan review and subdivision and which have been realized to a design development level of design and depict the development of the Project on the Site and any Public Improvements to be installed in conjunction with the Project. Attached hereto as **Exhibit 3** are copies of the Development Plans.

1.3 Developer

The term “**Developer**” means South Weber, LLC, or any special purpose LLC that is managed by General RV Center or its affiliates.

1.4 Private Improvements

The term “**Private Improvements**” means the improvements contemplated under this Agreement to be constructed or installed by the Developer on the Site, as more particularly described in **Exhibit 2** and **3** including all buildings/structures, together with all parking, internal drive lanes, internal sewer, internal water, internal storm sewer, internal curbs and gutters, internal sidewalks and landscaping on the Site, as required by City codes, rules and regulations; all of which are intended to be privately owned and maintained, exclusively benefit the Site, and which are specifically identified in the submitted civil drawings.

1.5 Public Improvements

The term “**Public Improvements**” means the improvements contemplated under this Agreement to be constructed or installed by the Developer off the Site or for the benefit of the public at large, as more particularly described in **Exhibits 2** and **3** including irrigation piping, a new sidewalk/walking path, a new landscaped park strip and a new CMU firewall as required by City codes, rules and regulations or by other jurisdictions with authority.

ARTICLE 2 – OBLIGATIONS

The Developer hereby agrees as follows regarding the construction, installation, and operation of Private and Public Improvements:

2.1 Developer

The Developer agrees, at its expense, to undertake the construction and installation of both Private and Public Improvements. The Developer shall construct and install all the Public and Private Improvements without expense to the City. The Developer shall prepare the Site for construction or installation of the Public and Private Improvements and construct and install said Public and Private Improvements in such a manner that the development shall meet applicable zoning, building, parking, landscaping, sign and other ordinances and regulations except for those modifications set forth in **Exhibit 4, or otherwise approved on the Site Plan.**

ARTICLE 3 - CONSTRUCTION REQUIREMENTS, ETC.

3.1 Issuance of Permits

The Developer shall have the sole responsibility for obtaining all necessary permits and approvals to construct and install the Public and Private Improvements and shall make application for such permits and approvals directly to the City's Building Department, other appropriate agencies, departments, or jurisdictions with authority, as required.

3.2 Times for Construction

The Developer agrees to use its reasonable business judgment to determine when to commence the development of the Site. Construction commencement depends on numerous factors outside of the control of Developer. As such, the Project's Site Plan review documentation and attendant approvals shall expire two (2) years after their issuance. Developer can request two (2) twelve (12) month extensions if done in writing to the Zoning Administrator at least 30 days prior to the end of the initial two (2) year period or first extension.

3.3 Access to Site

The Public and Private Improvements shall be subject to inspection by representatives of the City. The Developer shall permit access to the Site by the City for purposes of inspection, and, to the extent necessary, to carry out the purposes of this and other sections or provisions of this Agreement. Inspections shall be made during reasonable business hours and shall be made in accordance with standard Project safety guidelines.

ARTICLE 4 - MISCELLANEOUS PROVISIONS

4.1 Development Incentives

The City shall provide certain incentives for the development of the Project as follows:

- a. Within twelve (12) months of the date of this Agreement, the City, at its sole cost and expense, shall take all steps reasonably necessary to create a Community Redevelopment Area ("**CRA**") incorporating the Site. Upon creation of the CRA and conditioned on the decisions made by the various taxing entities within the CRA, the Parties shall enter into a Tax Increment Financing Agreement in substantially the form of **Exhibit 5** attached hereto, which shall grant to Developer a property tax exemption for a period of ten (10)

years of the tax exemptions duly authorized by the various taxing entities within the CRA.

- b. City shall reimburse Developer for all costs associated with the design, construction and installation of the Public Improvements in an amount not to exceed \$155,000.00 (the “**Reimbursement Amount**”), which includes costs not to exceed \$50,000.00 for a new sidewalk/walking path, \$45,000.00 for a new landscaped park strip and \$60,000.00 in fencing upgrades for approximately 1,430 linear feet of decorative fence along the southern boundary of the Property. In the event the City agrees to waive any Public Improvement requirements, the Reimbursement Amount shall be reduced proportionally. Upon receipt of final site plan and subdivision approval, the Parties shall execute and deliver a Reimbursement Agreement in substantially the form of **Exhibit 6** attached hereto.
- c. Upon issuance of a building permit for the Project, the City shall defer payment of any impact fees owed in relation to the Site in the estimated amount of \$413,182.00 for a period of five (5) years from the date on the building permit (“Five-year Period”). In the event the Project generates at least Sixty Million Dollars (\$60,000,000.00) in taxable revenue during the Five-year Period, the City shall permanently waive any impact fees owed in relation to the Site. The Parties shall cooperate and execute any further documents reasonably necessary to effectuate this waiver.

4.2 Additional Site

In the event the Developer and the City enter into a final agreement for purchase of the Additional Site, the City and Developer shall cooperate in good faith to negotiate the terms of developing the Additional Site.

ARTICLE 5 – MISCELLANEOUS PROVISIONS

- 5.1 The Developer agrees to not discriminate against any person or group on any unlawful basis in the sale, lease, rental, sublease, transfer, use, occupancy, tenure or enjoyment of the Site or any improvements erected or to be erected thereon, or any part thereof.
- 5.2 **The Parties recognize that the Public and Private Improvements represented in the Design Development Plans represent Developer's best attempt to estimate project economics, infrastructure design, market dynamics, project sequencing, and site layout to achieve the City's goals and objectives. Both parties acknowledge that these development assumptions are subject to change due to additional information such as further architectural and systems design, civil engineering, and other conditions which are unknown at this moment.** Minor changes to the Development Plans by the Developer may be approved, as authorized by the City Code.
- 5.3 A notice or communication under this Agreement, by a Party to the other Party, shall be considered delivered, if given in writing by personal service, express mail, Federal Express, DHL or any other similar form of courier or delivery service, or mailing in the United States mail, postage prepaid, certified, return receipt requested and addressed to such Party as follows:

In the case of a notice or communication to the City:

South Weber City
Attn: David Larson, City Manager
1600 East South Weber Drive

South Weber, Utah 84405

With a copy to:

Jayme Blakesley
Hayes Godfrey Bell, PC
2118 East 3900 South, Suite 300
Holladay, Utah 84124

In the case of a notice or communication to the Developer:

General RV Center
Attn: John Balice
25000 Assembly Park Dr
Wixom, MI 48393

With a copy to:

Kirton McConkie
Attn: Jessica Rancie
50 East South Temple, Suite 400
Salt Lake City, UT 84111

Or, addressed in such other way in respect to a Party as that Party may, from time to time, designate in writing dispatched as provided in this Section.

5.4 Attachments/Recitals

All exhibits referred to in this Agreement as being attached, or to be attached, are incorporated herein and made a part hereof as if set forth in full and are binding upon the Parties to this Agreement.

5.5 Headings

Any titles of the several parts and sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

5.6 Successors and Assigns of Developer

This Agreement shall be binding upon the Developer and its successors and assigns. Where the term "Developer" is used in this Agreement, it shall mean and include the successors and assigns of the Developer.

5.7 Agreement to Run with the Land

The Parties agree that this fully executed Agreement is to run with the land of the Site and that this fully executed Agreement shall be recorded on the property of the Site with the Davis County Record's Office.

5.8 Mutual Drafting

Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either Party based on which Party drafted any particular portion of this Agreement.

5.9 No Waiver

Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have.

5.10 Severability

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

5.11 Attorney's Fees

In the event of a default hereunder, the defaulting Party agrees to pay all costs incurred by the other Party in enforcing this Agreement, including reasonable attorney's fees, whether by inhouse counsel or outside counsel and whether incurred through initiation of legal proceedings or otherwise.

5.12 Governing Law

This Agreement shall be interpreted and enforced according to the laws of the State of Utah.

5.13 Entire Agreement and Amendments

This Agreement and all attachments thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties

5.14 Counterparts

This Agreement may be executed electronically and in counterparts, each of which shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

5.15 Time

Time is of the essence of this Agreement and its attachments.

5.17 Authority

The Parties to this Agreement each warrant that they have the necessary authority to execute this Agreement.

[Signatures to Follow]

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its behalf and the Developer has caused the same to be duly executed in its behalf, on or as of the day and year first above written.

SOUTH WEBER, LLC

Name:

Date

Its:

SOUTH WEBER CITY

David Larson
City Manager

Date

Attest:

City Recorder Lisa Smith

Approved as to form:

City Attorney Jayme Blakesley

TABLE OF EXHIBITS

- Exhibit 1: Legal Description of Site
- Exhibit 2: Site Plan
- Exhibit 3: Development Design Plans
- Exhibit 4: Code Modification Table
- Exhibit 5: Tax Increment Financing Agreement
- Exhibit 6: Reimbursement Agreement

EXHIBIT 1

[Legal Description]

A PART OF THE NORTHWEST QUARTER OF SECTION 28, THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, BEING LOCATED NORTH 89°07'40" WEST 108.08 FEET (BASIS OF BEARING BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 WHICH BEARS NORTH 89°07'40" WEST NAD 83 STATE PLANE GRID BEARING) FROM THE NORTHEAST QUARTER OF SAID SECTION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 475 EAST; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°29'39" EAST 31.52 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTH 10°30'37" EAST 550.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 84; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 69°00'40" EAST 764.48 FEET; (2) SOUTH 54°14'40" EAST 249.65 FEET; (3) SOUTH 61°40'56" EAST 199.87 FEET; (4) SOUTH 52°09'21" EAST 151.07 FEET; THENCE SOUTH 82°57'31" WEST 196.36 FEET; THENCE SOUTH 07°07'49" EAST 198.86 FEET; THENCE SOUTH 50°41'10" EAST 22.70 FEET; THENCE SOUTH 07°02'29" EAST 114.17 FEET TO THE RIGHT-OF-WAY LINE OF OLD FORT ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) NORTH 85°35'49" WEST 889.13 FEET; (2) ALONG THE ARC OF A CURVE TO THE RIGHT 466.96 FEET, HAVING A RADIUS OF 311.00 FEET, A CENTRAL ANGLE OF 86°01'41", ANDWHICH CHORD BEARS NORTH 42°34'59" WEST 424.31 FEET; (3) NORTH 02°29'39" EAST 3.15 FEET TO THE POINT OF BEGINNING.

EXHIBIT 2

[Site Plan]

EXHIBIT 3

[Development Design Plans]

GENERAL RV

CONSTRUCTION DOCUMENTS

SOUTH WEBER CITY, DAVIS 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 CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY WORK.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY 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 CITY 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 CITY 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 CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. 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 CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY 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 CITY STANDARD.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE CITY 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 THE CITY 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 CITY 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 THE CITY 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 THE CITY 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 THE CITY 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 CITY 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 CITY 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 THE CITY PRIOR TO FINAL ACCEPTANCE.
5. ALL STORM DRAIN PIPES IN THE CITY 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.

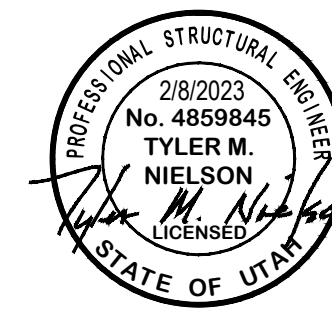
GENERAL GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APWA STANDARDS AND SPECIFICATION FOR PUBLIC WORKS AND THE CITY 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 THE CITY 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 CITY 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. CITY 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 CITY FIRE HYDRANT, THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE WATER UTILITY TO OBTAIN A WATER METER.

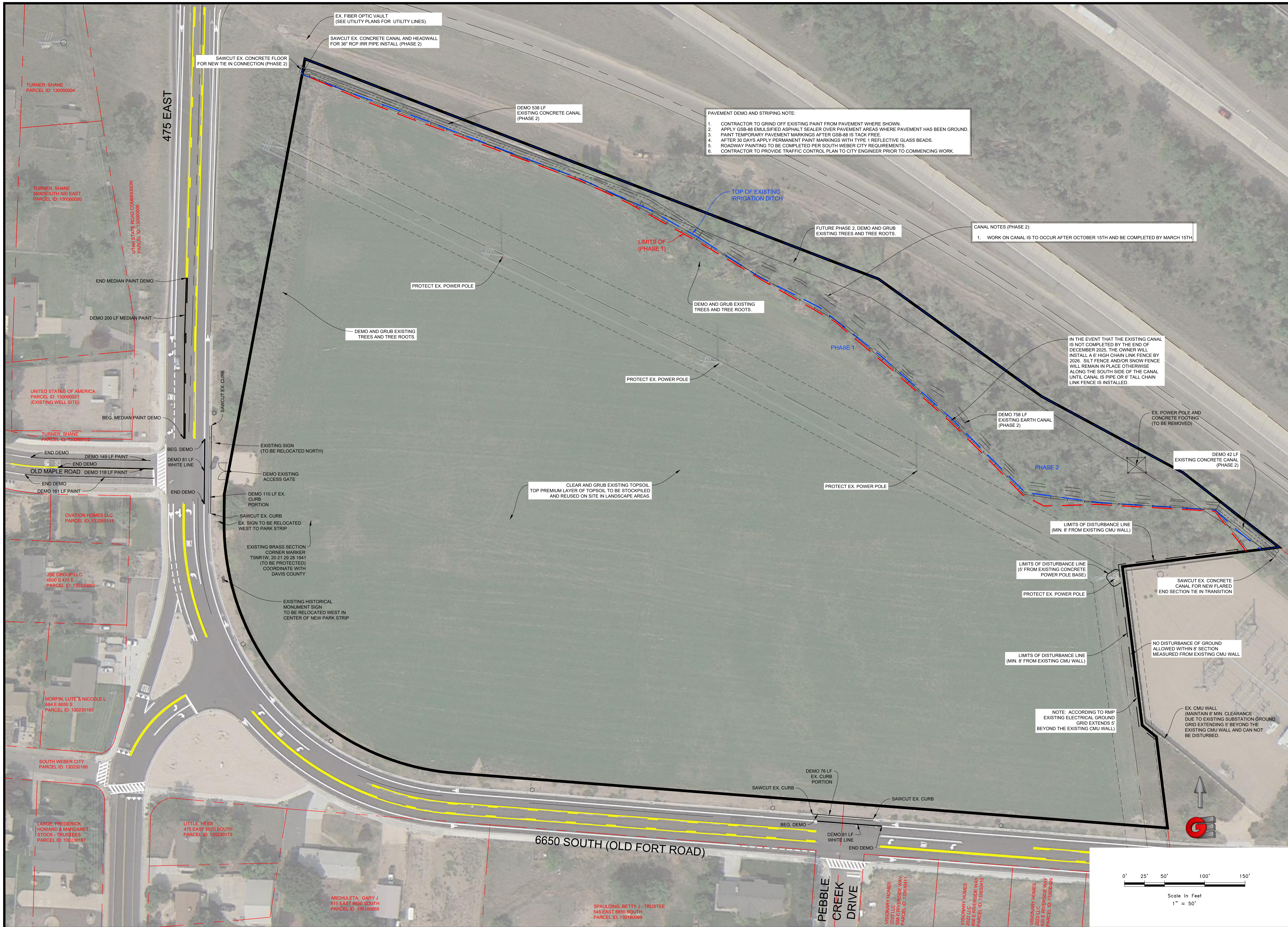
CULINARY WATER GENERAL NOTES

1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER 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 CITY STANDARDS AND SPECIFICATIONS
CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS
SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS



GENERAL RV
CONSTRUCTION DOCUMENTS



EX. FIBER OPTIC VAULT
(SEE UTILITY PLANS FOR UTILITY LINES).

SAWCUT EX. CONCRETE CANAL AND HEADWALL
FOR 36" RCP IRR PIPE INSTALL (PHASE 2)

SAWCUT EX. CONCRETE FLOOR
FOR NEW TIE IN CONNECTION (PHASE 2)

DEMO 538 LF
EXISTING CONCRETE CANAL
(PHASE 2)

- PAVEMENT DEMO AND STRIPING NOTE:
1. CONTRACTOR TO GRIND OFF EXISTING PAINT FROM PAVEMENT WHERE SHOWN.
 2. APPLY GSB-88 EMULSIFIED ASPHALT SEALER OVER PAVEMENT AREAS WHERE PAVEMENT HAS BEEN GROUND.
 3. PAINT TEMPORARY PAVEMENT MARKINGS AFTER GSB-88 IS TACK FREE.
 4. AFTER 30 DAYS APPLY PERMANENT PAINT MARKINGS WITH TYPE 1 REFLECTIVE GLASS BEADS.
 5. ROADWAY PAINTING TO BE COMPLETED PER SOUTH WEBER CITY REQUIREMENTS.
 6. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN TO CITY ENGINEER PRIOR TO COMMENCING WORK.

TOP OF EXISTING
IRRIGATION DITCH

FUTURE PHASE 2, DEMO AND GRUB
EXISTING TREES AND TREE ROOTS.

- CANAL NOTES (PHASE 2):
1. WORK ON CANAL IS TO OCCUR AFTER OCTOBER 15TH AND BE COMPLETED BY MARCH 15TH.

LIMITS OF
(PHASE 1)

PROTECT EX. POWER POLE

DEMO AND GRUB EXISTING
TREES AND TREE ROOTS.

DEMO AND GRUB EXISTING
TREES AND TREE ROOTS.

PROTECT EX. POWER POLE

IN THE EVENT THAT THE EXISTING CANAL
IS NOT COMPLETED BY THE END OF
DECEMBER 2025, THE OWNER WILL
INSTALL A 6' HIGH CHAIN LINK FENCE BY
2026. SILT FENCE AND/OR SNOW FENCE
WILL REMAIN IN PLACE OTHERWISE
ALONG THE SOUTH SIDE OF THE CANAL
UNTIL CANAL IS PIPE OR 6' TALL CHAIN
LINK FENCE IS INSTALLED.

DEMO 758 LF
EXISTING EARTH CANAL
(PHASE 2)

EX. POWER POLE AND
CONCRETE FOOTING
(TO BE REMOVED)

DEMO 42 LF
EXISTING CONCRETE CANAL
(PHASE 2)

CLEAR AND GRUB EXISTING TOPSOIL
TOP PREMIUM LAYER OF TOPSOIL TO BE STOCKPILED
AND REUSED ON SITE IN LANDSCAPE AREAS.

PROTECT EX. POWER POLE

LIMITS OF DISTURBANCE LINE
(MIN. 8' FROM EXISTING CMU WALL)

LIMITS OF DISTURBANCE LINE
(5' FROM EXISTING CONCRETE
POWER POLE BASE)

PROTECT EX. POWER POLE

SAWCUT EX. CONCRETE
CANAL FOR NEW FLARED
END SECTION TIE IN TRANSITION

LIMITS OF DISTURBANCE LINE
(MIN. 8' FROM EXISTING CMU WALL)

NO DISTURBANCE OF GROUND
ALLOWED WITHIN 8' SECTION
MEASURED FROM EXISTING CMU WALL

NOTE: ACCORDING TO RMP
EXISTING ELECTRICAL GROUND
GRID EXTENDS 5'
BEYOND THE EXISTING CMU WALL)

EX. CMU WALL
(MAINTAIN 8' MIN. CLEARANCE
DUE TO EXISTING SUBSTATION GROUND
GRID EXTENDING 5' BEYOND THE
EXISTING CMU WALL AND CAN NOT
BE DISTURBED.

EXISTING SIGN
(TO BE RELOCATED NORTH)

DEMO EXISTING
ACCESS GATE

DEMO 110 LF EX.
CURB
PORTION

SAWCUT EX. CURB
EX. SIGN TO BE RELOCATED
WEST TO PARK STRIP

EXISTING BRASS SECTION
CORNER MARKER
TSNR1W, 20 21 29 28 1941
(TO BE PROTECTED)
COORDINATE WITH
DAVIS COUNTY

EXISTING HISTORICAL
MONUMENT SIGN
TO BE RELOCATED WEST IN
CENTER OF NEW PARK STRIP

DEMO 76 LF
EX. CURB
PORTION

SAWCUT EX. CURB

SAWCUT EX. CURB

BEG. DEMO

DEMO 81 LF
WHITE LINE

END DEMO

6650 SOUTH (OLD FORT ROAD)

PEBBLE
CREEK
DRIVE

VISIONARY HOMES
2020 S RIVERSIDE WAY
PARCEL ID. 13303411

VISIONARY HOMES
2020 S RIVERSIDE WAY
PARCEL ID. 13303410

VISIONARY HOMES
2020 S RIVERSIDE WAY
PARCEL ID. 13303409

ARCHULETA, GARY J
515 EAST 8650 SOUTH
PARCEL ID. 130180098

SPAULDING, BETTY J - TRUSTEE
545 EAST 6650 SOUTH
PARCEL ID. 130180099

SCALE: 1"=50'

DATE: 2/8/2023

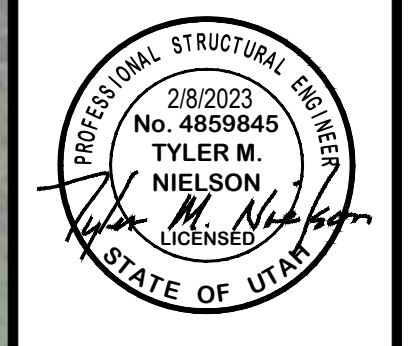
DESIGN: WJS

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DWG.: 801.476-0202 - GENERAL RV SOUTH WEBER CITY SITE PLAN

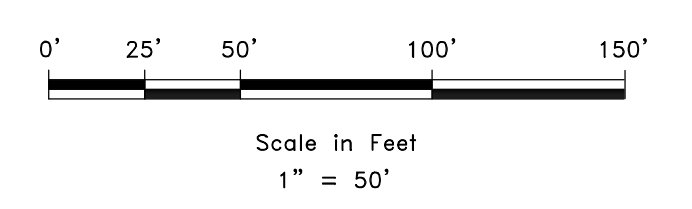
REVISIONS	DESCRIPTION
DATE	



EXISTING STRIPING + DEMO PLAN
GENERAL RV
546 EAST OLD FORT ROAD
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476-0202 FAX: 801.476-0066



CE0-01



POWER NOTES:

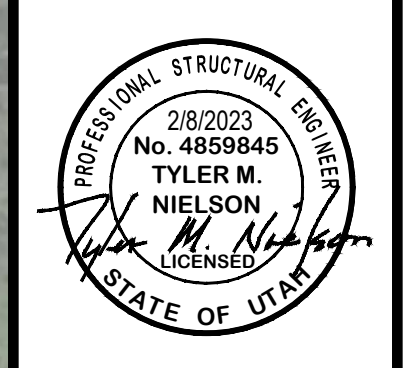
1. NO FLAMMABLES, INCLUDING BUT NOT LIMITED TO PROPANE TANKS, FIRE PITS, ETC. ARE ALLOWED WITHIN THE TRANSMISSION EASEMENT AREA.
2. 80' CLEAR AREA.
3. POST TWO "HIGH VOLTAGE POWER LINES ABOVE" SIGNS ON EACH POWER POLE.

TOTAL SITE = 782,982 SF
 ONSITE XEROSCAPE LANDSCAPING = 78,439 SF (10%)
 144 PARKING STALLS
 415 RV PARKING STALLS
 HEAVY DUTY ASPHALT
 STANDARD ASPHALT

TOTAL OFF SITE = SF
 OFF SITE LANDSCAPING = 15,278 SF
 OFF SITE SIDEWALK = 12,005 SF

SCALE: 1"=50'
 DATE: 2/8/2023
 DESIGN: WJS
 DRAWN: WJS
 CHECKED: TMN
 DWG#: 811102 - SOUTH WEBER, LIC. 2251 - GENERAL RV SOUTH WEBER, UTAH SITE PLANING

REVISIONS	DESCRIPTION
DATE	

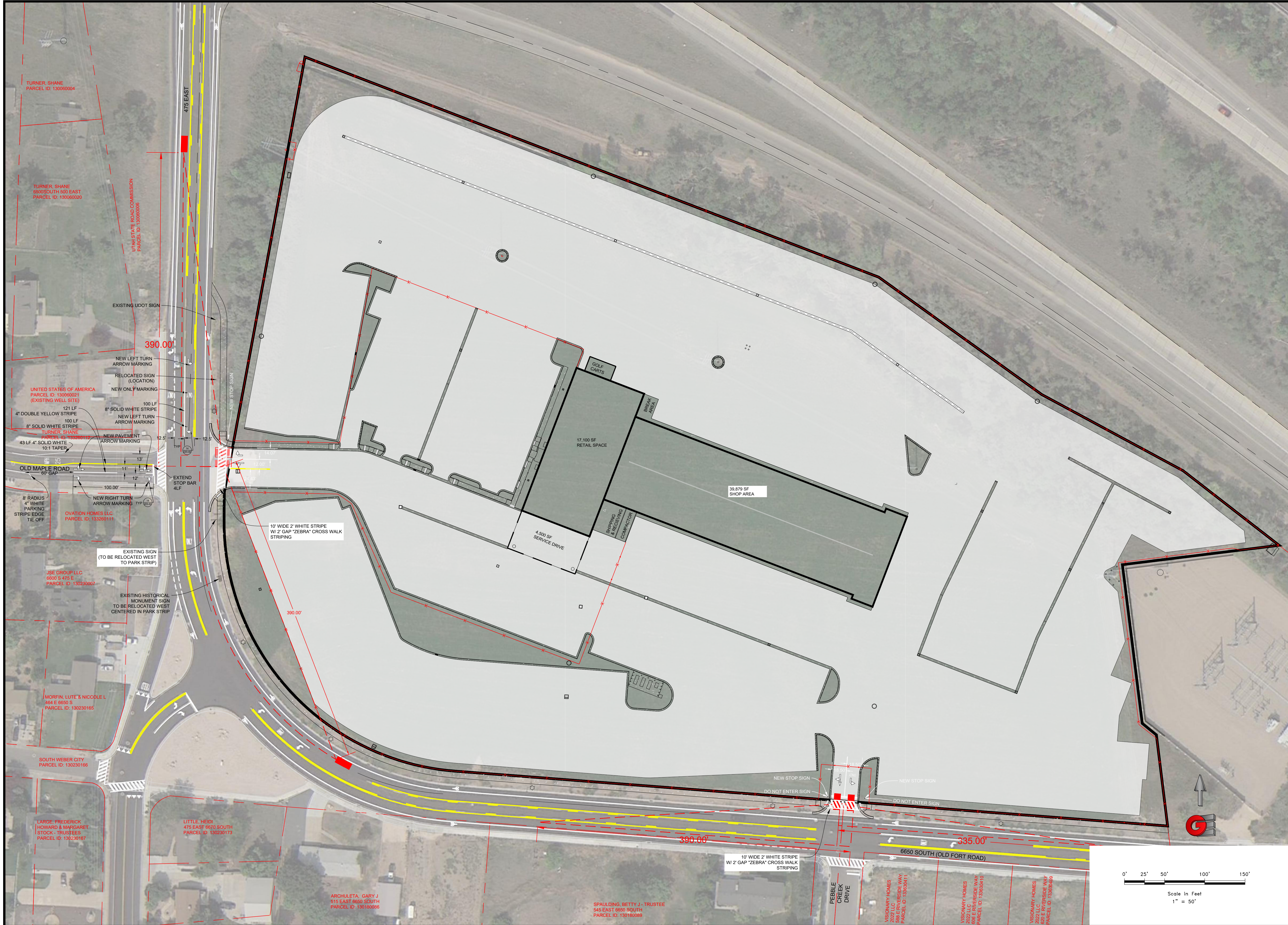


SITE PLAN
GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

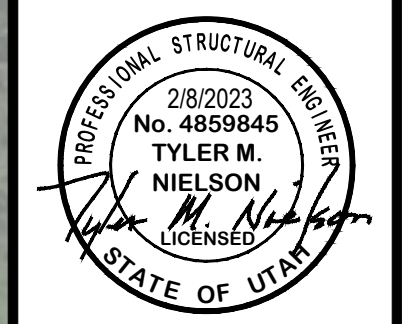
GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

CE1-01



REVISIONS	DESCRIPTION
DATE	



OFF SITE STRIPING PLAN
 GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL-LAND PLANNING
 MUNICIPAL-LAND SURVEYING

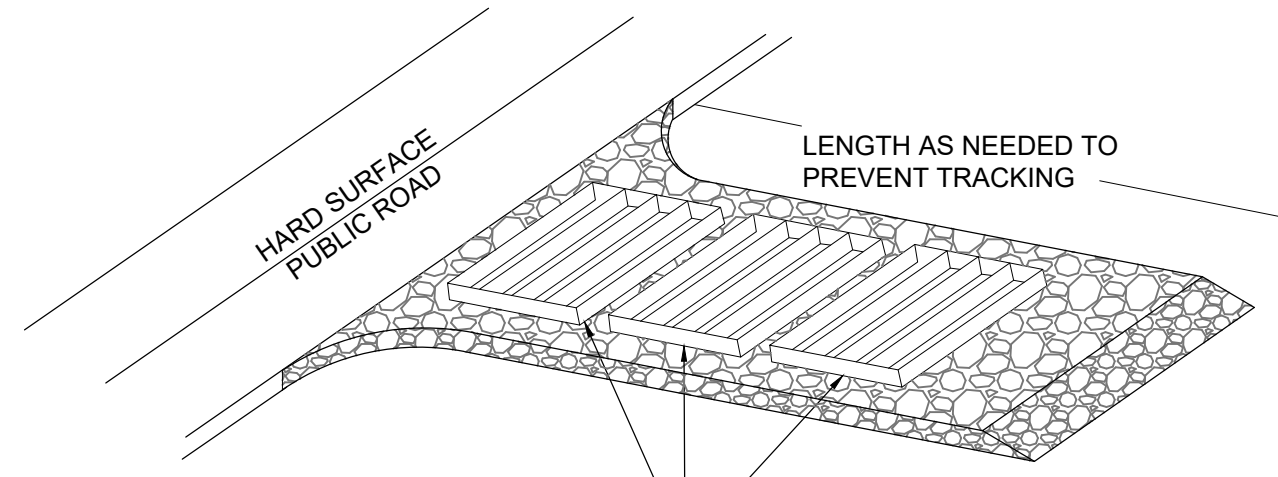
5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

CE1-02

SCALE: 1"=50'
 DATE: 2/8/2023
 DESIGN: WJS
 DRAWN: WJS
 CHECKED: TMN
 DWG: 8/1/182 - SOUTH WEBER, LIC. 2251 - GENERAL RV SOUTH WEBER, DAVIS COUNTY, UTAH

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:

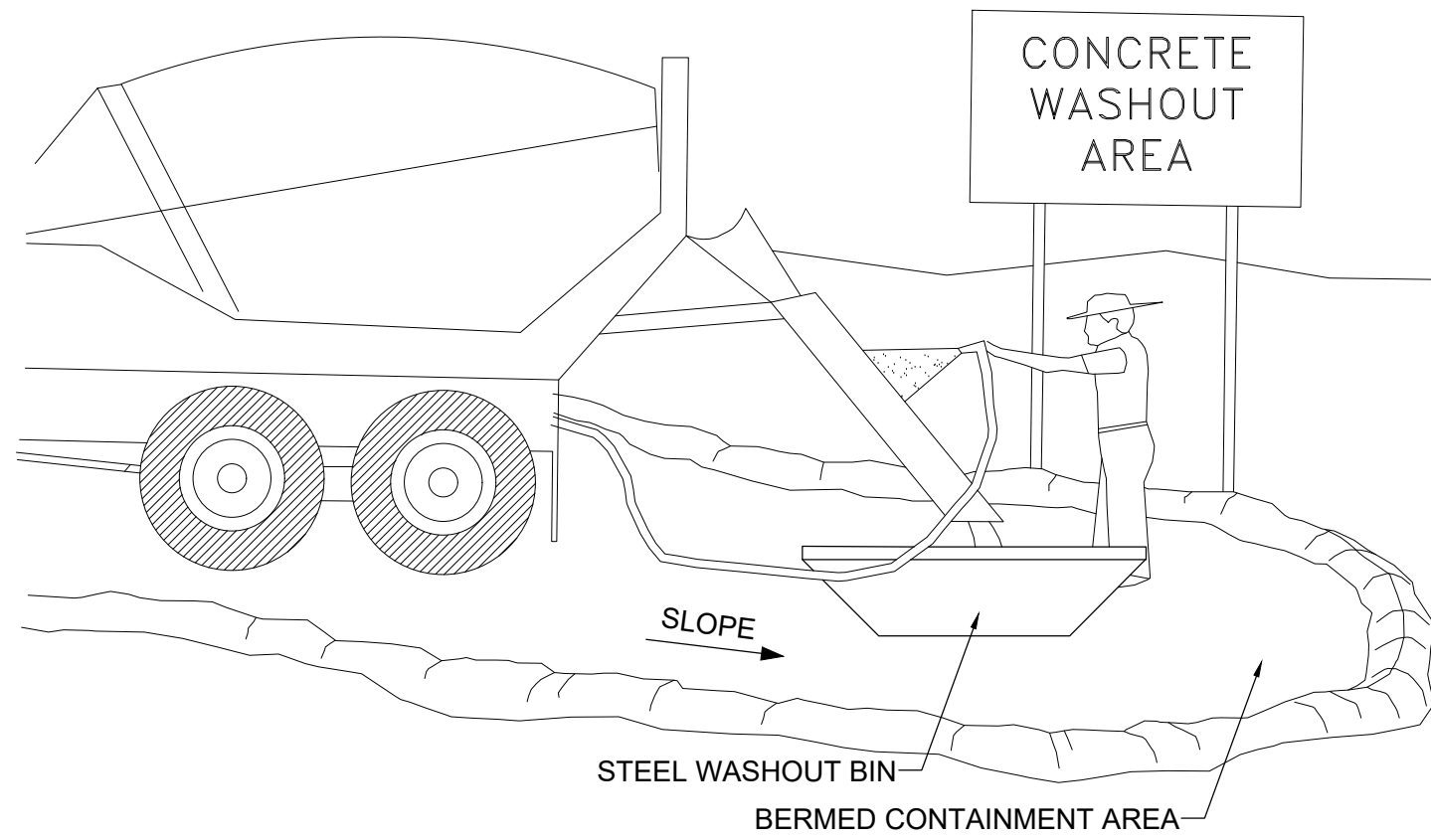
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR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

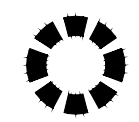
NOTE:

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

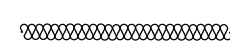


NOTES:

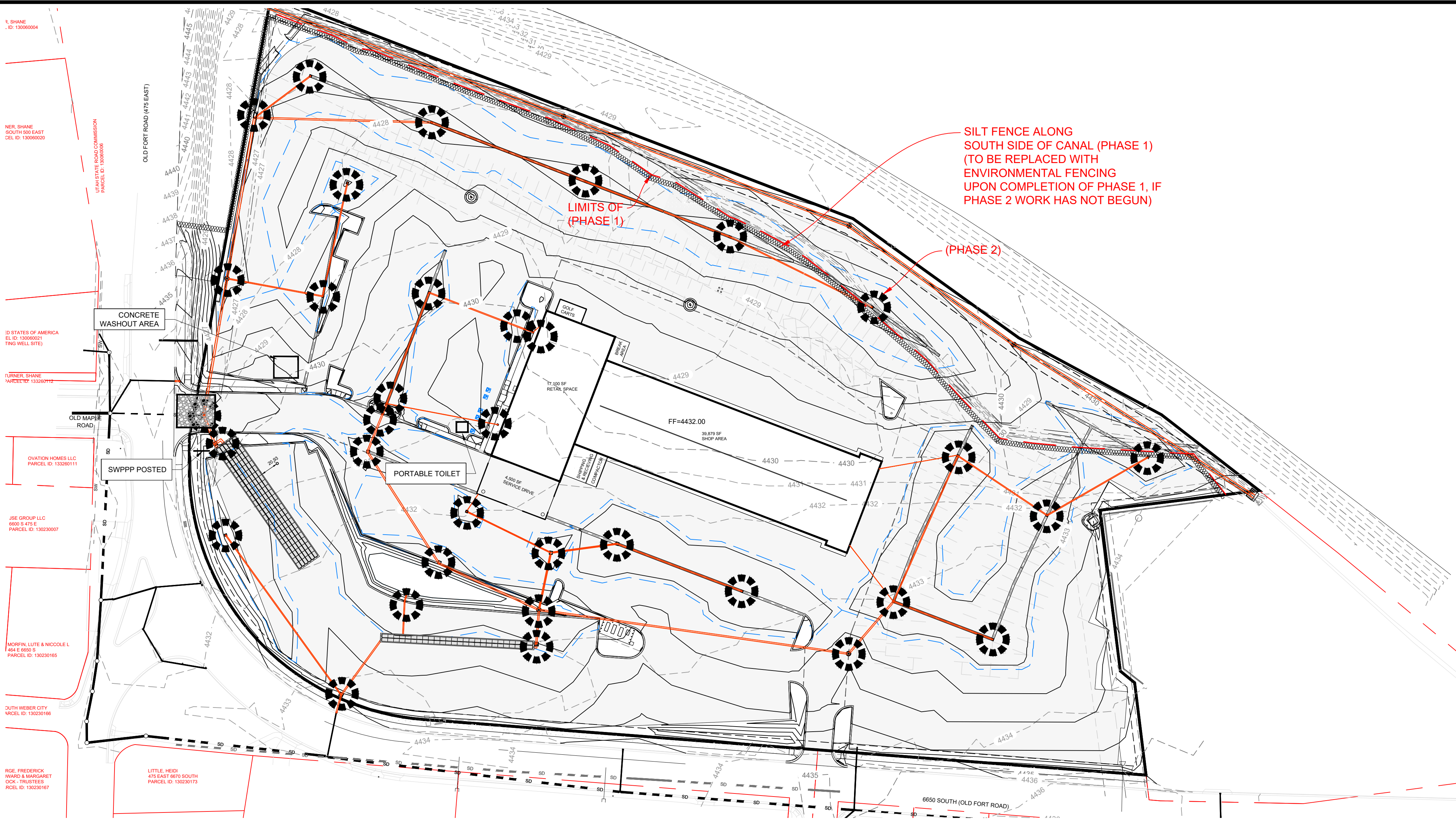
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN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

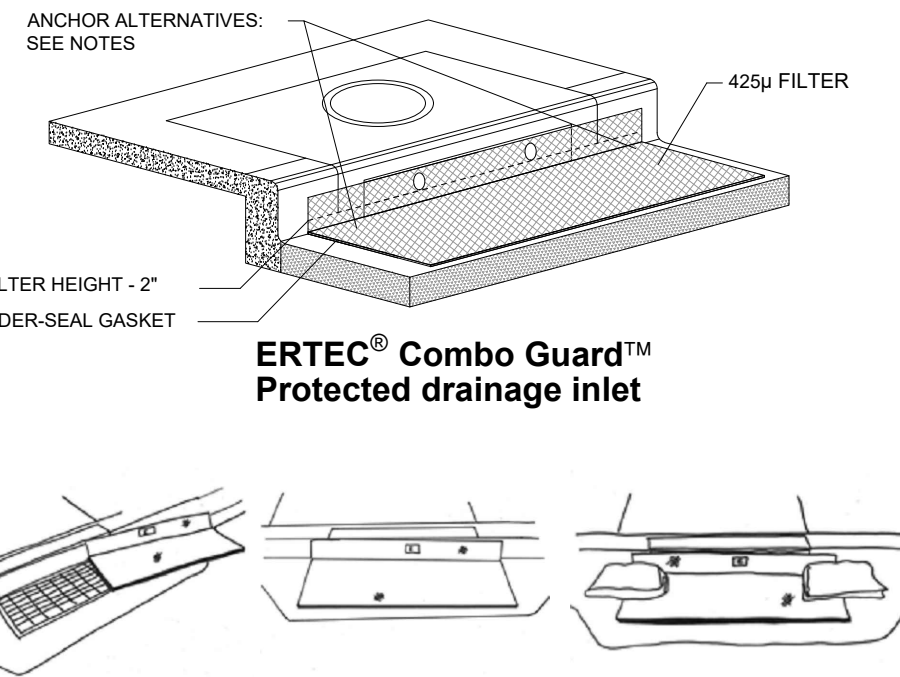


SILT FENCE



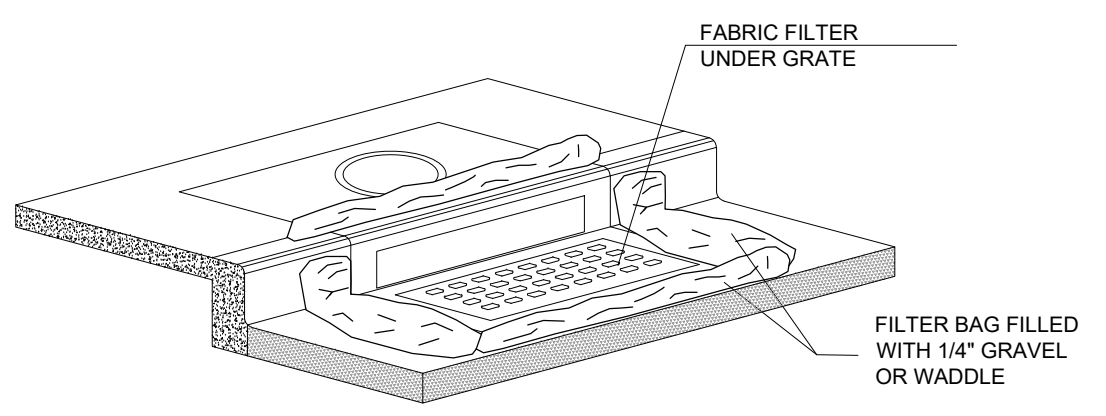
INSTALLATION NOTES

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 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.



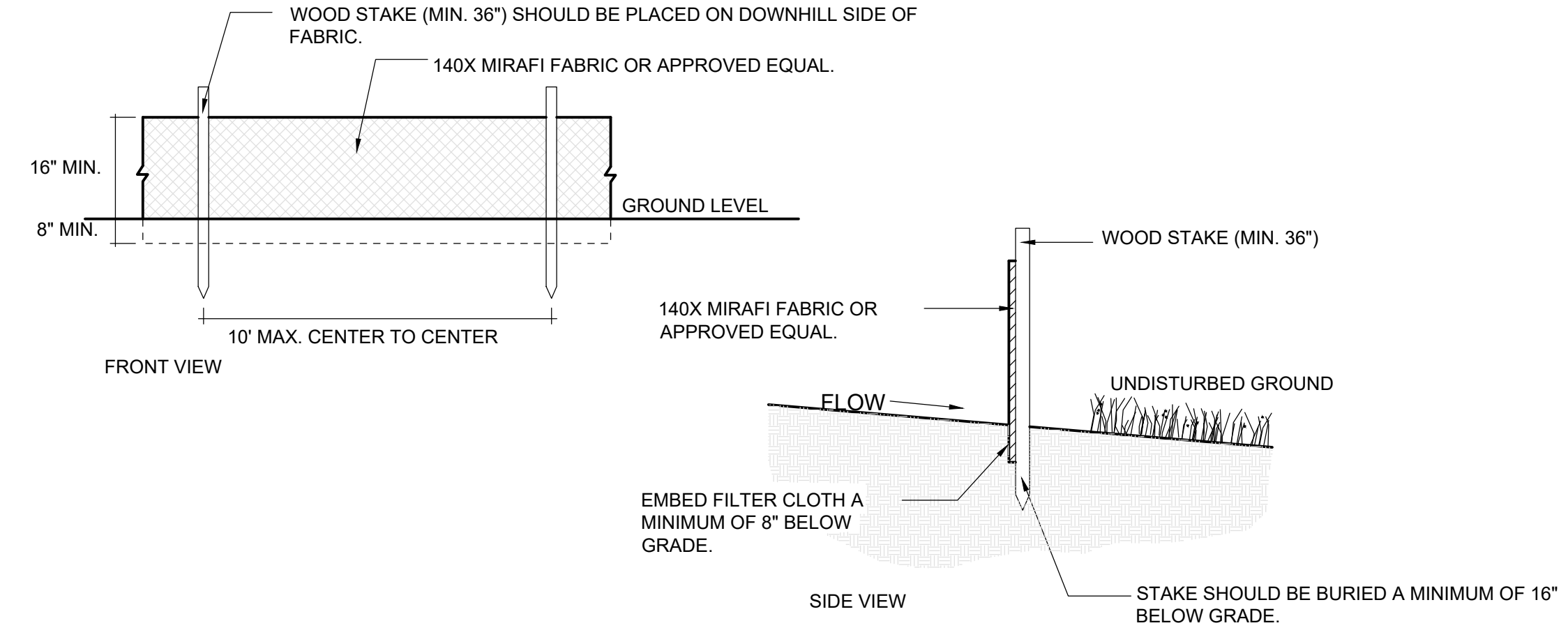
1A INLET PROTECTION - OPTION 1

Scale: NTS



1B INLET PROTECTION - OPTION 2

Scale: NTS

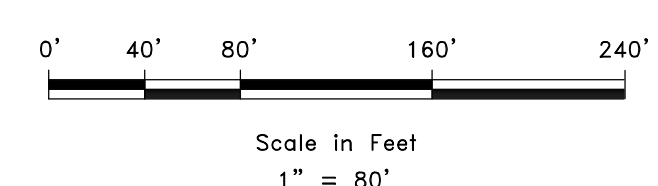


2 SILT FENCE

Scale: NTS

DEVELOPER:

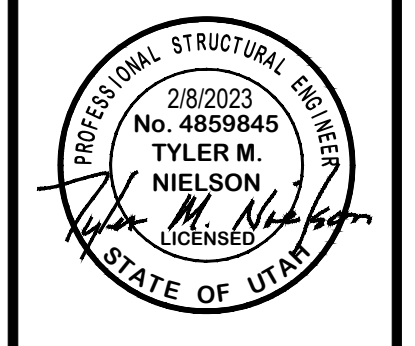
SOUTH WEBER, LLC
KEVIN SCHONSHECK
25000 ASSEMBLY PARK DR.
WIXOM, MI 48393
(248) 787-4690



Scale in Feet
1" = 80'

SCALE	1" = 80'
DATE	2/9/2023
DESIGN	WJS
DRAWN	WJS
CHECKED	TJM

REVISIONS	DESCRIPTION
DATE	

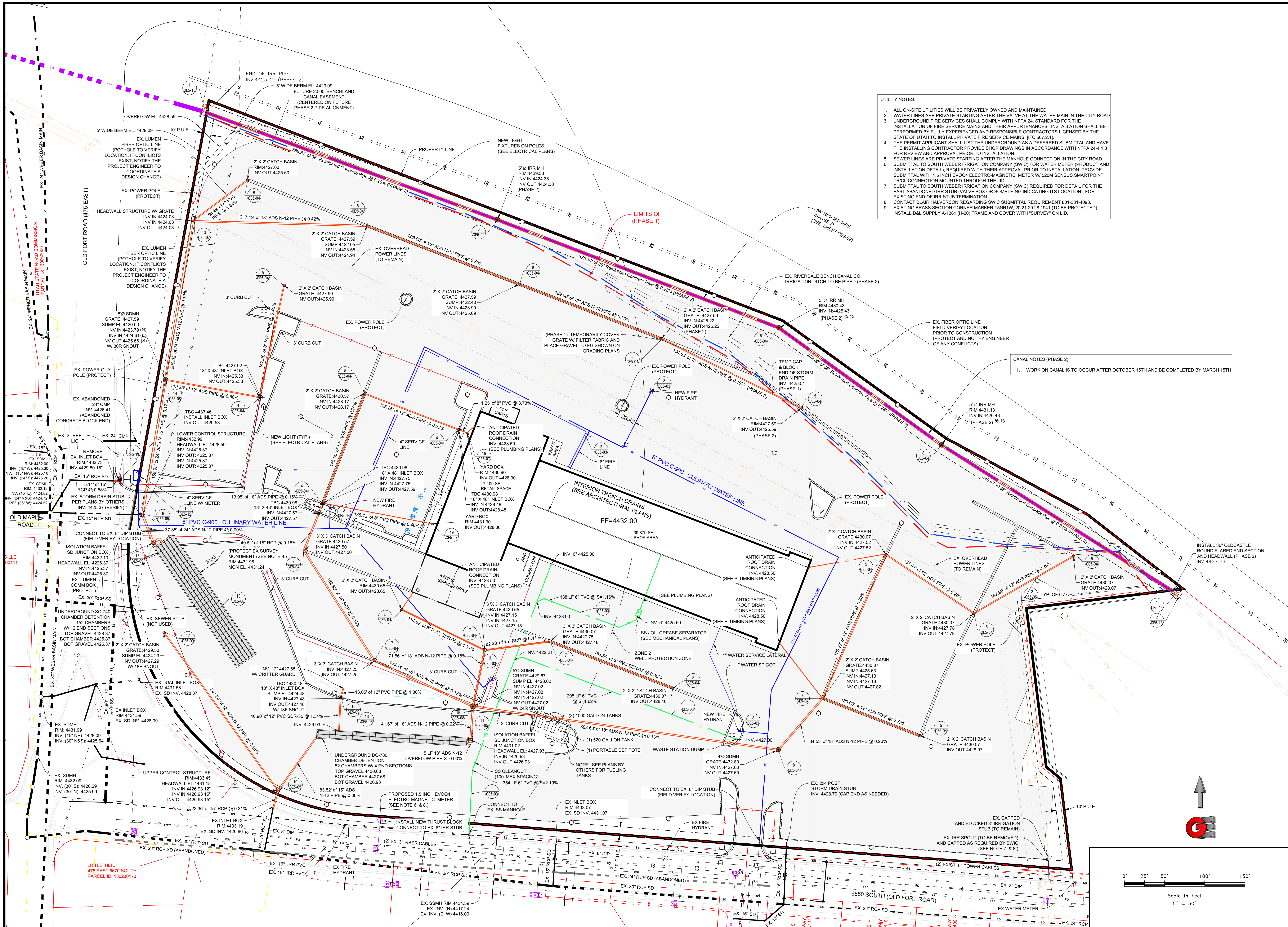


SWPPP
 GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 988 S CHAMBER ST, SUITE #5, OGDEN, UT 84405
 P. 801.476.0202 F. 801.476.0066



CE1-02



- UTILITY NOTES:**
- ALL ON-SITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
 - WATER LINES ARE PRIVATE STARTING AFTER THE VALVE AT THE WATER MAIN IN THE CITY ROAD.
 - UNDERGROUND FIRE SERVICES SHALL COMPLY WITH NFPA 24, STANDARD FOR THE INSTALLATION OF FIRE SERVICE MAINS AND THEIR APPURTENANCES. INSTALLATION SHALL BE PERFORMED BY FULLY EXPERIENCED AND RESPONSIBLE CONTRACTORS LICENSED BY THE STATE OF UTAH TO INSTALL PRIVATE FIRE SERVICE MAINS. (IFC 507.2.1)
 - THE PERMIT APPLICANT SHALL LIST THE UNDERGROUND AS A DEFERRED SUBMITTAL AND HAVE THE INSTALLING CONTRACTOR PROVIDE SHOP DRAWINGS IN ACCORDANCE WITH NFPA 24-4.1.3 FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - SEWER LINES ARE PRIVATE STARTING AFTER THE MANHOLE CONNECTION IN THE CITY ROAD.
 - SUBMITTAL TO SOUTH WEBER IRRIGATION COMPANY (SWIC) FOR WATER METER PRODUCT AND INSTALLATION DETAIL, REQUIRED WITH THEIR APPROVAL PRIOR TO INSTALLATION. PROVIDE SUBMITTAL WITH 1.5 INCH EVOQ4 ELECTRO-MAGNETIC METER W/ 520M SENSUS SMARTPOINT TRICL CONNECTION MOUNTED THROUGH THE LID.
 - SUBMITTAL TO SOUTH WEBER IRRIGATION COMPANY (SWIC) REQUIRED FOR DETAIL FOR THE EAST ABANDONED IRR STUB (VALVE BOX OR SOMETHING INDICATING ITS LOCATION), FOR EXISTING END OF IRR STUB TERMINATION.
 - CONTACT BLAIR HALVERSON REGARDING SWIC SUBMITTAL REQUIREMENT 801-381-4093.
 - EXISTING BRASS SECTION CORNER MARKER TSNR1W, 20 21 29 28 1941 (TO BE PROTECTED) INSTALL D&L SUPPLY A-1361 (H-20) FRAME AND COVER WITH "SURVEY" ON LID.

- CANAL NOTES (PHASE 2):**
- WORK ON CANAL IS TO OCCUR AFTER OCTOBER 15TH AND BE COMPLETED BY MARCH 15TH

SCALE: 1" = 50'

DATE: 2/8/2023

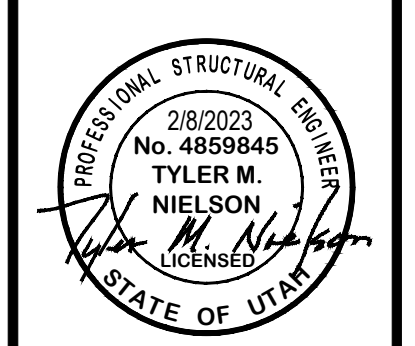
DESIGN: WJS

DRAWN: WJS

CHECKED: TMN

DMG: R.V.1952 - SOUTH WEBER DESIGN, INC. GRADING

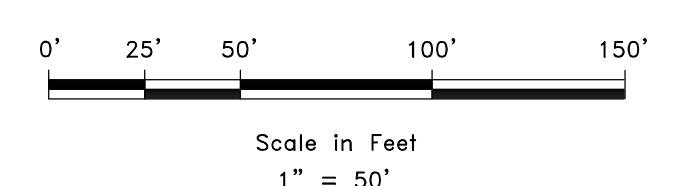
REVISIONS	DESCRIPTION
DATE	

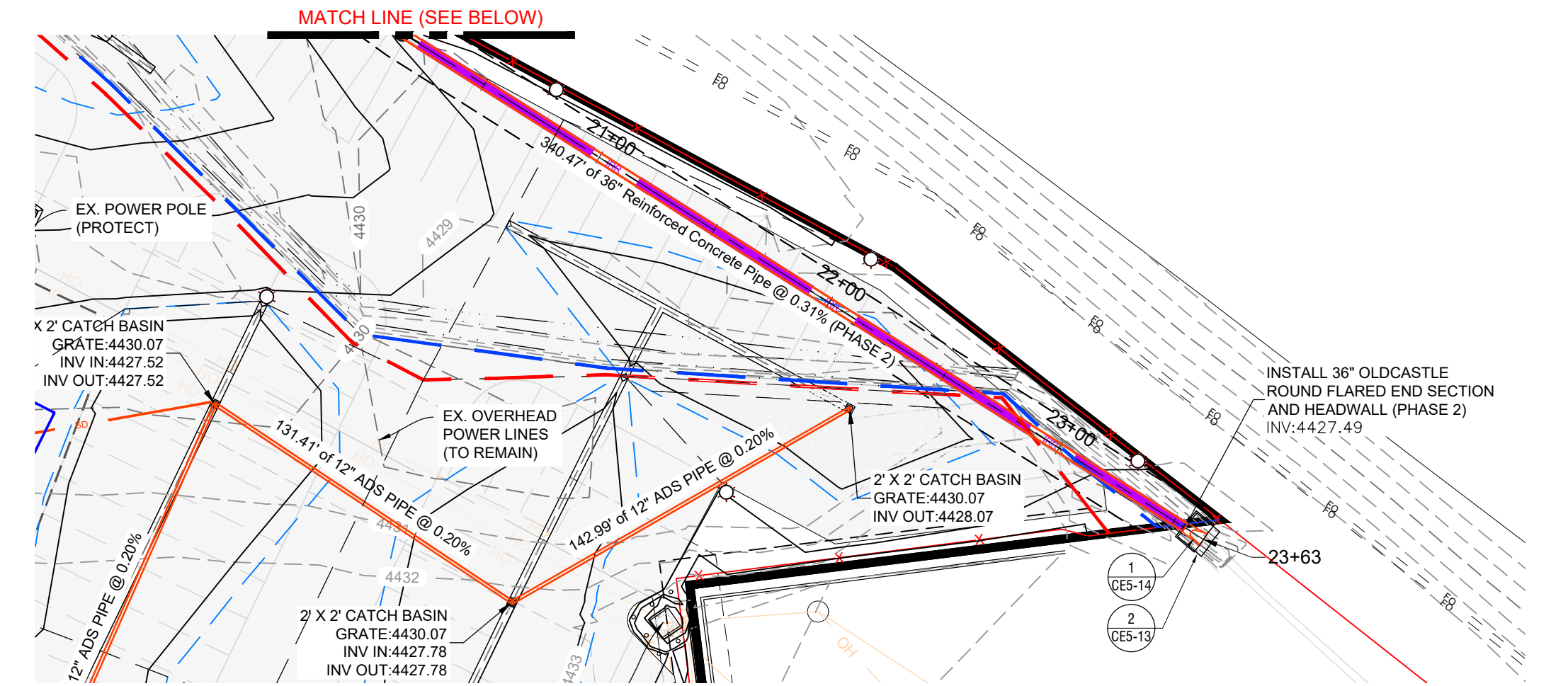
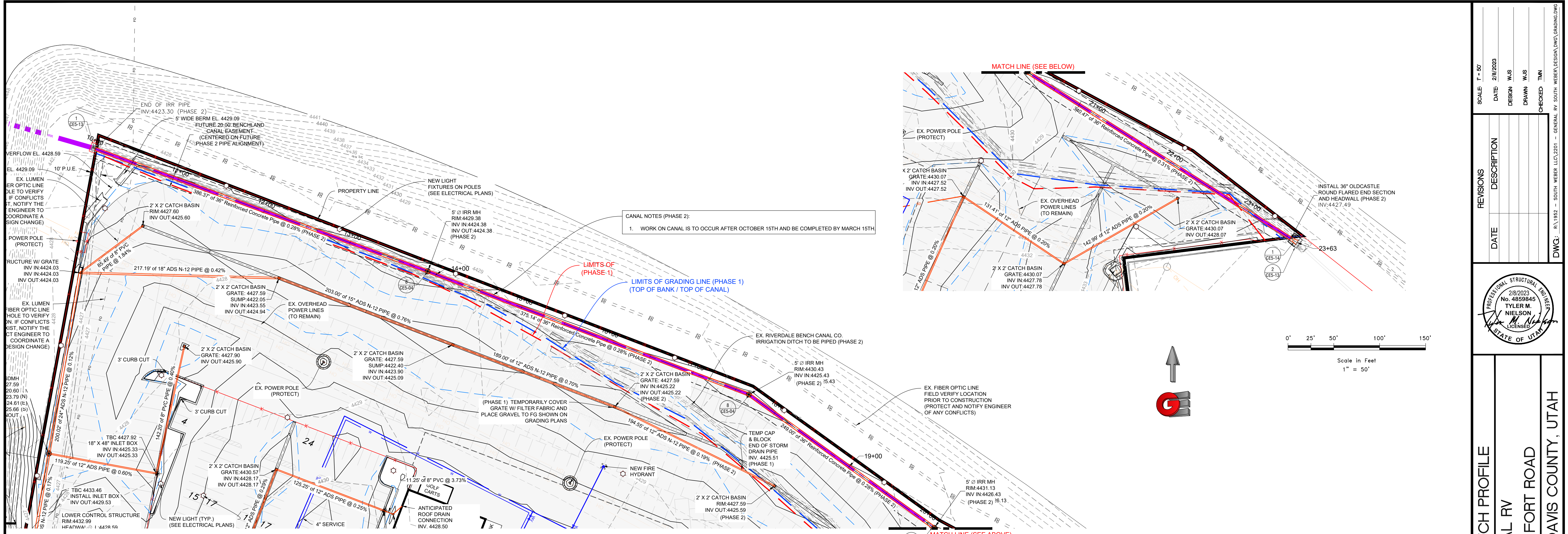


UTILITY PLAN
 GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 988 S CHAMBER ST, SUITE #5, OGDEN, UT 84405
 P. 801.476.0202 F. 801.476.0066

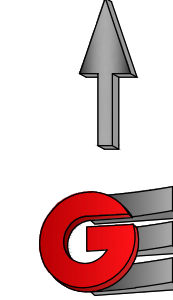
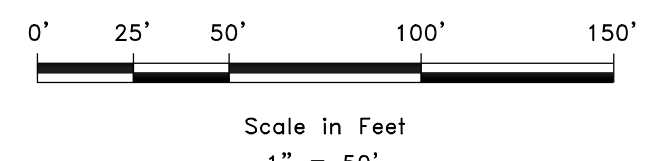
CE2-01



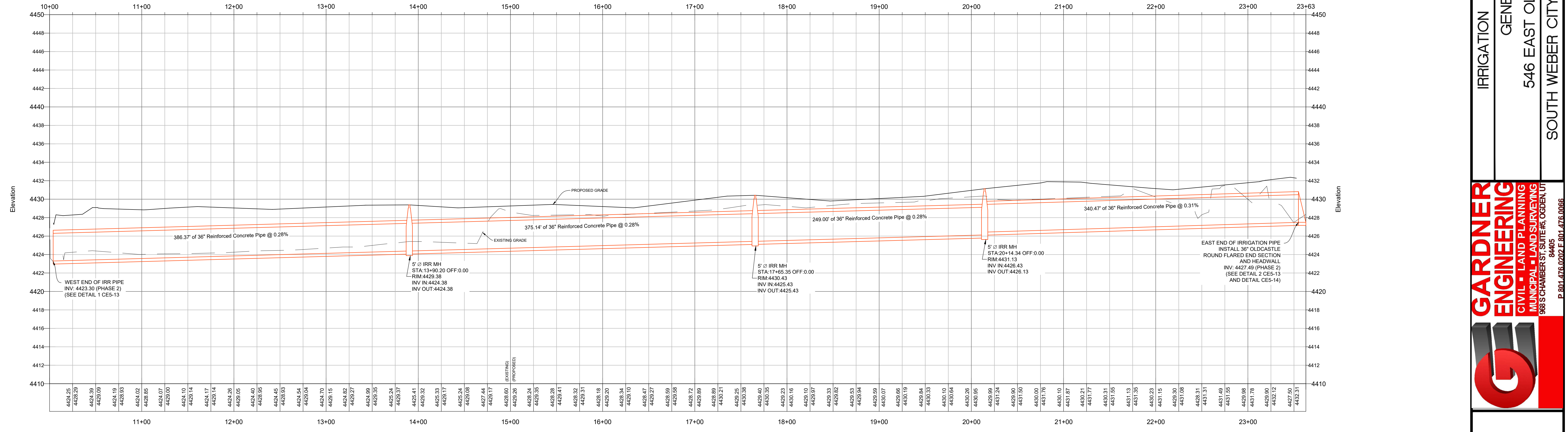


CANAL NOTES (PHASE 2):
 1. WORK ON CANAL IS TO OCCUR AFTER OCTOBER 15TH AND BE COMPLETED BY MARCH 15TH

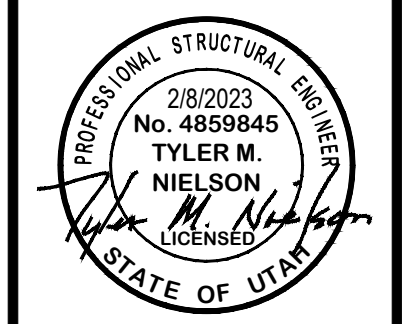
LIMITS OF (PHASE 1)
 LIMITS OF GRADING LINE (PHASE 1)
 (TOP OF BANK / TOP OF CANAL)



CANAL ALIGNMENT PROFILE

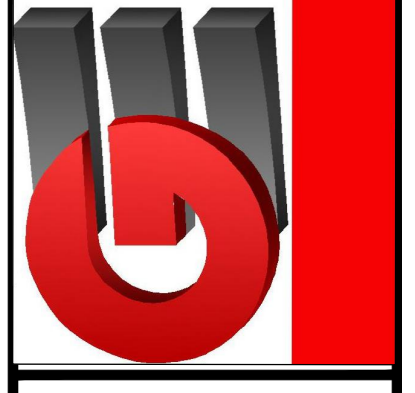


REVISIONS	DESCRIPTION
DATE	

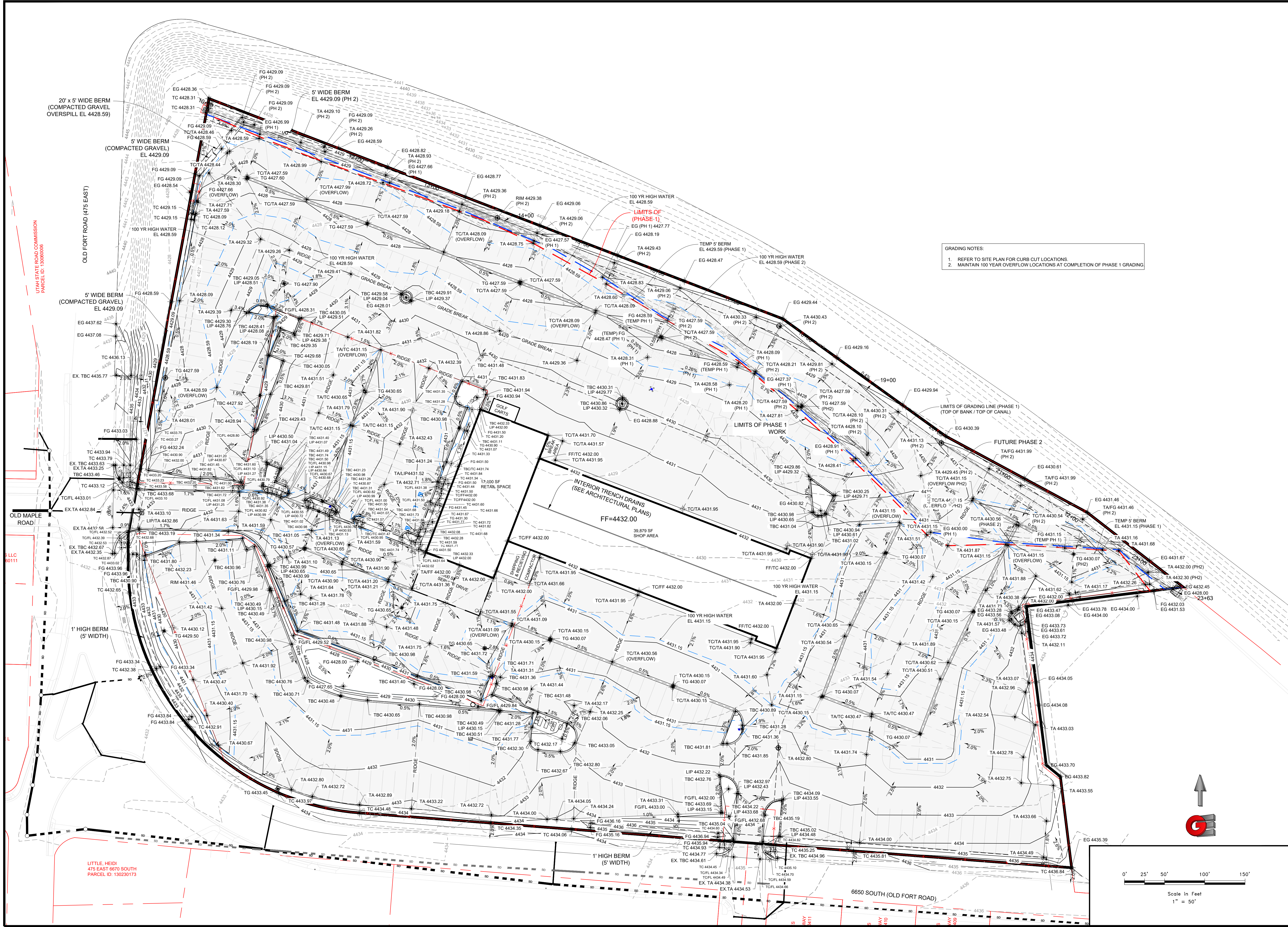


IRRIGATION DITCH PROFILE
 GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

GARDNER ENGINEERING
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 P. 801.476.0202 F. 801.476.0066



CE2-02



GRADING NOTES:

- REFER TO SITE PLAN FOR CURB CUT LOCATIONS.
- MAINTAIN 100 YEAR OVERFLOW LOCATIONS AT COMPLETION OF PHASE 1 GRADING.

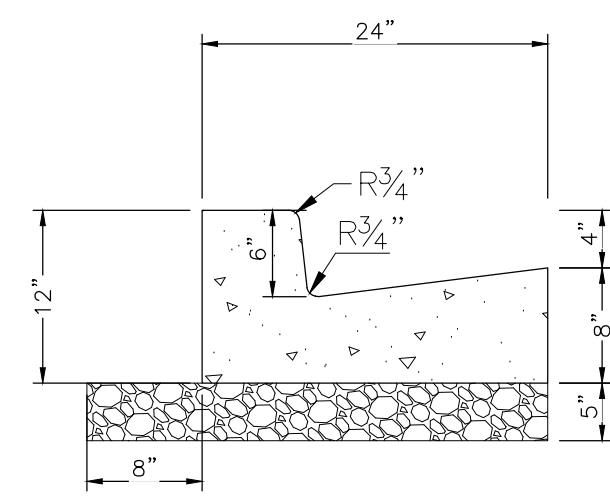
REVISIONS	DESCRIPTION
DATE	

SCALE: 1" = 50'
 DATE: 2/9/2023
 DESIGN: W.J.S.
 DRAWN: W.J.S.
 CHECKED: T.M.N.
 DWG.: R.V.1902 - SOUTH WEBER, LLC.2201 - GENERAL RV SOUTH WEBER DESIGN AND GRADING.DWG

GRADING PLAN
 GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

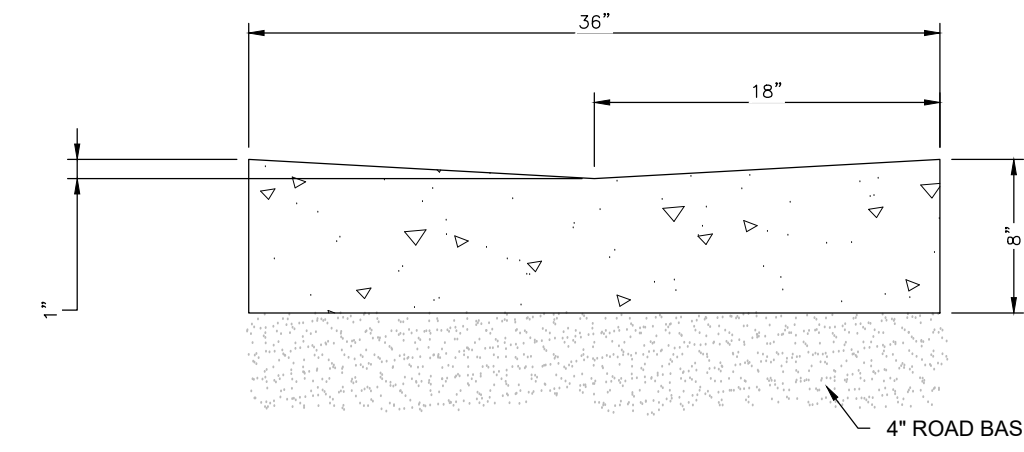
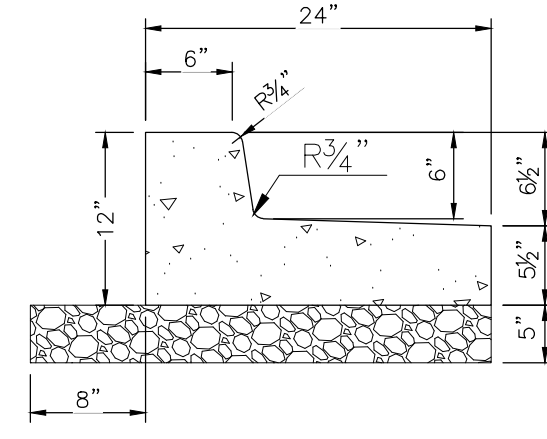
GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 988 S CHAMBER ST, SUITE #5, OGDEN, UT 84405
 P. 801.476.0202 F. 801.476.0066

CE3-01



PAVEMENT NOTE:

- PAVEMENT DESIGNED BY GEOTECH ENGINEER ACCORDING TO AASHTO 1993 AND COMPLIES WITH AASHTO 1993.



WATERWAY NOTE:

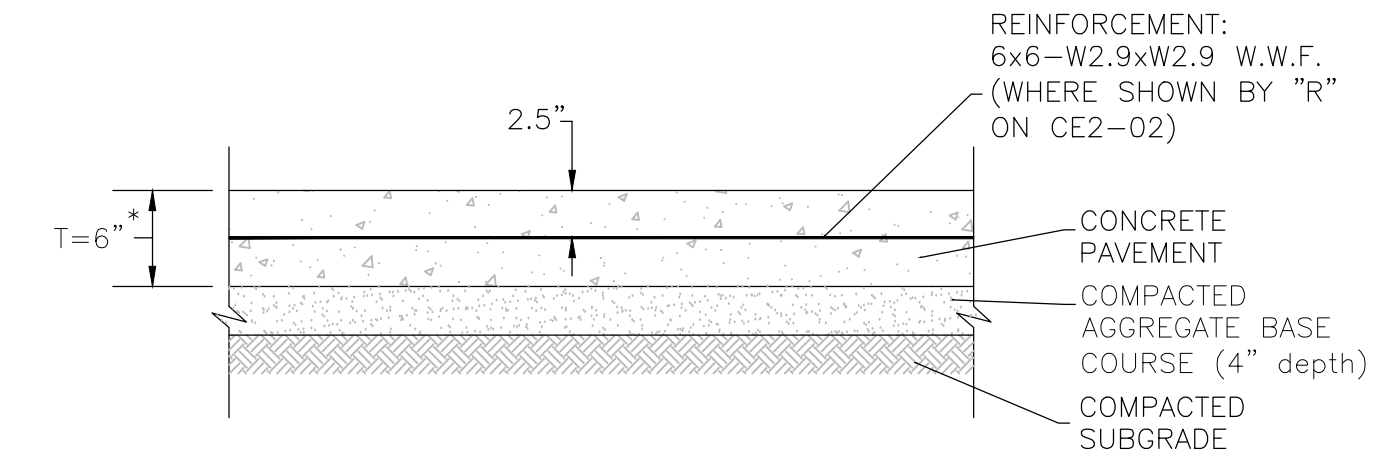
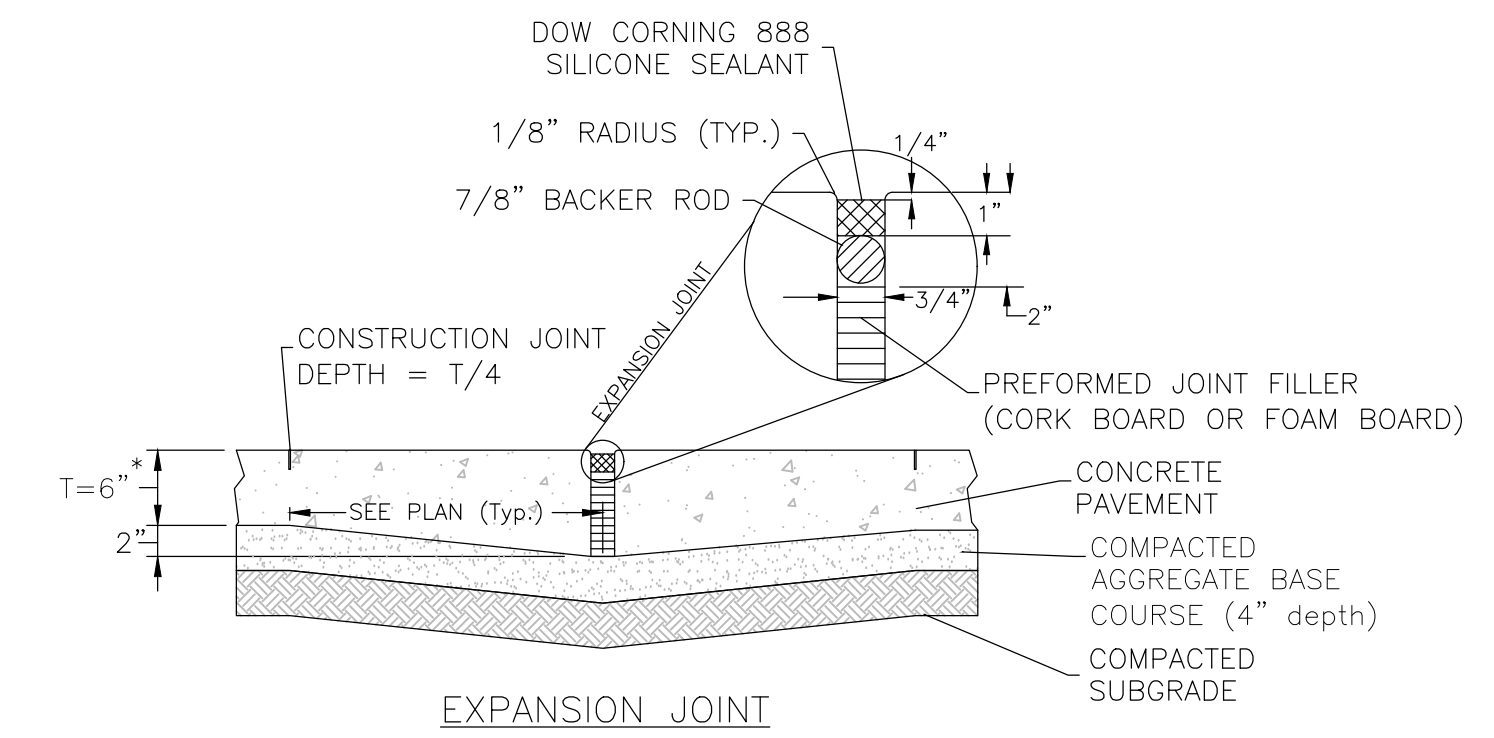
- THE ABOVE WATERWAY DETAIL IS FOR ON-SITE (PRIVATE) USE ONLY. WATERWAYS ARE NOT ALLOWED WITHIN THE CITY RIGHT OF WAY.

PAVEMENT NOTE:

- PAVEMENT DESIGNED BY GEOTECH ENGINEER ACCORDING TO AASHTO 1993 AND COMPLIES WITH AASHTO 1993.

3 CONCRETE WATERWAY (PRIVATE)

Scale: NTS



NOTE: SEE GEOTECH REPORT FOR PAVEMENT SECTIONS

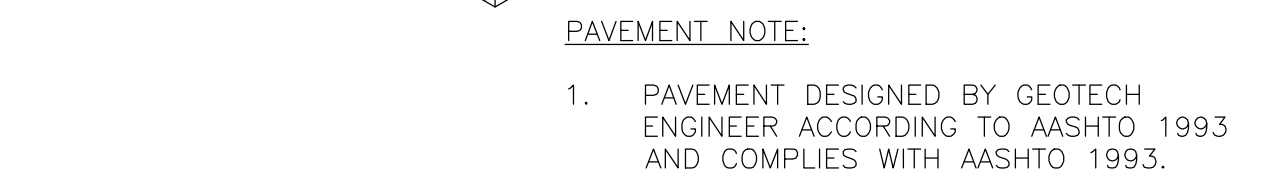
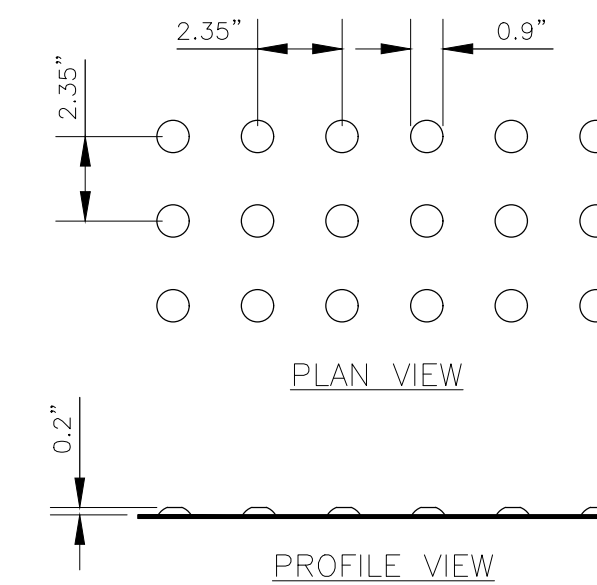
* USE 7\"/>

PAVEMENT NOTE:

- PAVEMENT DESIGNED BY GEOTECH ENGINEER ACCORDING TO AASHTO 1993 AND COMPLIES WITH AASHTO 1993.

4 STANDARD CONCRETE PAVEMENT

Scale: (NOT TO SCALE)



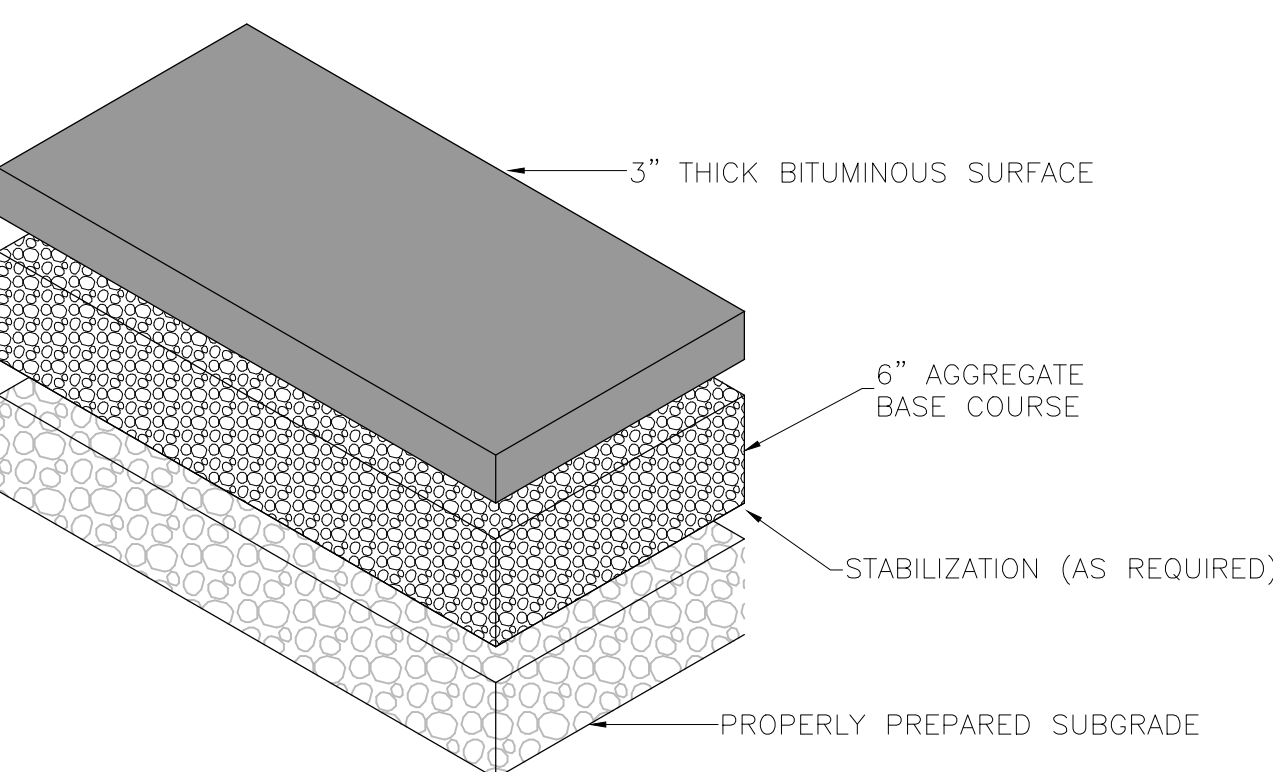
5 HEAVY DUTY ASPHALT PAVING SECTION

Scale: (NOT TO SCALE)

REFER TO GEOTECH REPORT

- PAVEMENT DESIGNED BY GEOTECH ENGINEER ACCORDING TO AASHTO 1993 AND COMPLIES WITH AASHTO 1993.

5



6 LIGHT DUTY ASPHALT PAVING SECTION

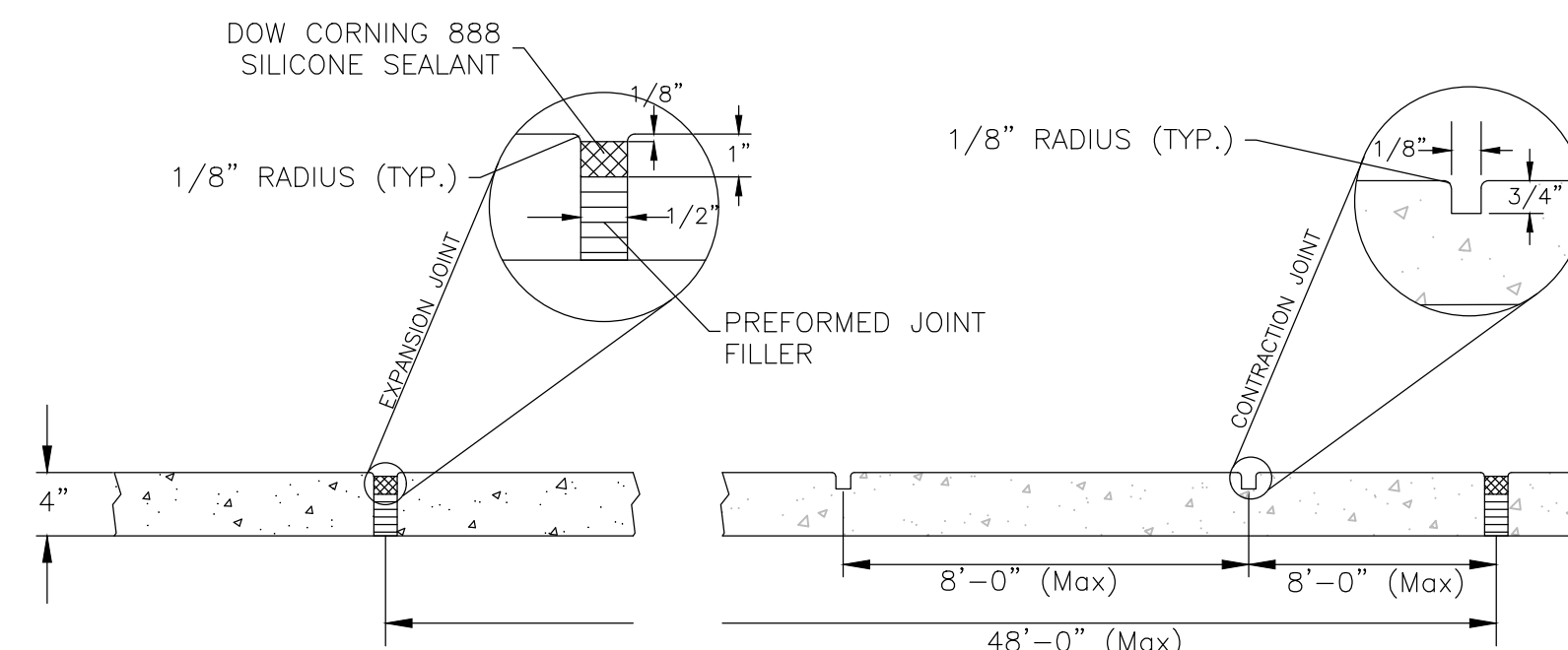
Scale: (NOT TO SCALE)

REFER TO GEOTECH REPORT

PAVEMENT NOTE:

- PAVEMENT DESIGNED BY GEOTECH ENGINEER ACCORDING TO AASHTO 1993 AND COMPLIES WITH AASHTO 1993.

6



SIDEWALK NOTE:

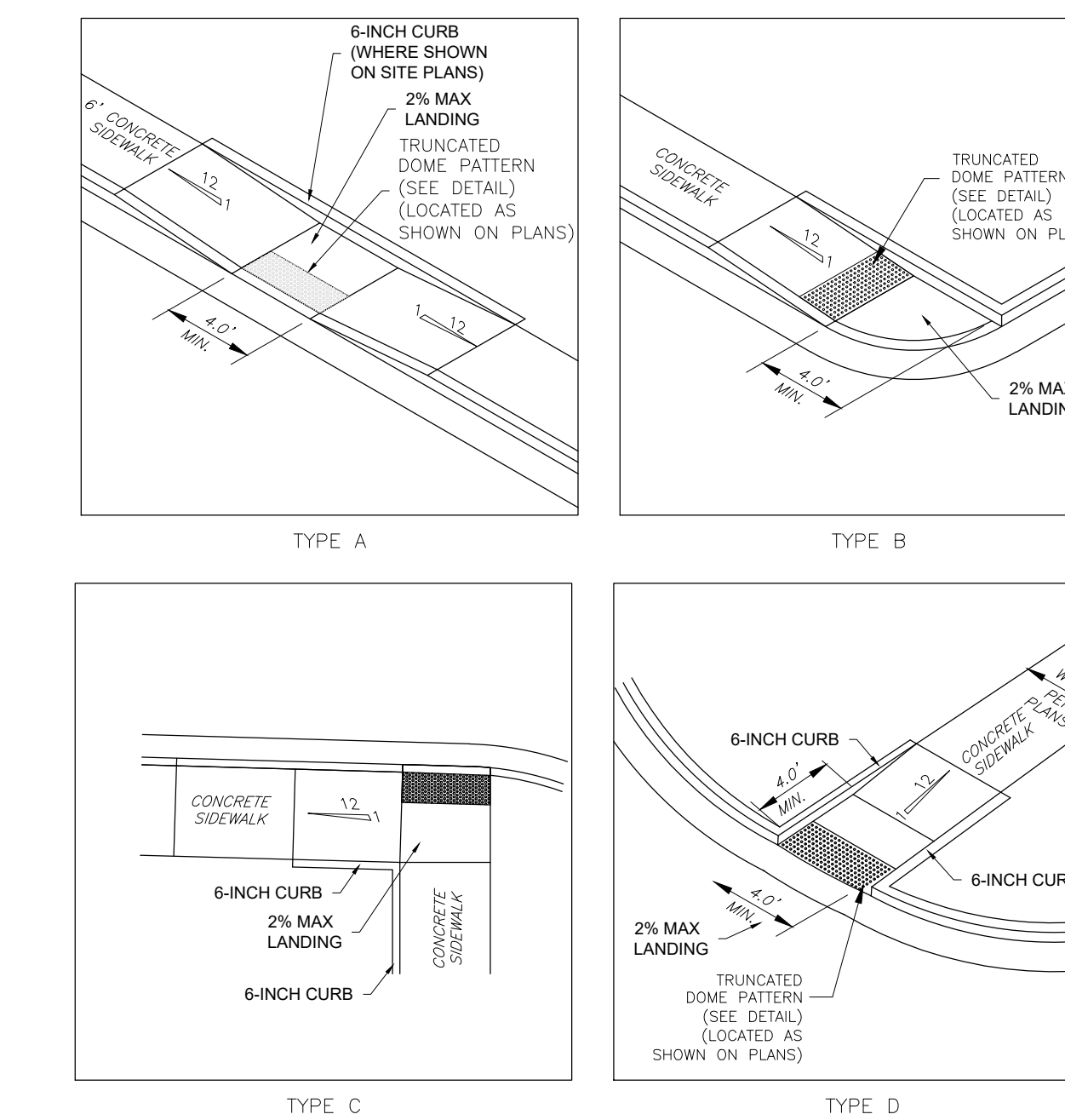
- THE ABOVE SIDEWALK DETAIL IS FOR ON-SITE (PRIVATE) USE ONLY. REFER TO PROVIDED CITY DETAIL FOR WORK WITHIN RIGHT OF WAY ON SHEET CE5-10.

7 TYPICAL CONCRETE SIDEWALK DETAIL (PRIVATE)

Scale: (NOT TO SCALE)

8 ADA RAMP DETAIL (PRIVATE)

Scale: (NOT TO SCALE)



CURB RAMP TO MEET CITY STANDARDS

NOTES:

- SEE APWA PLAN NO. 236 FOR ADA RAMP REQUIREMENTS AND APWA PLAN NO. 238 FOR TRUNCATED DOME REQUIREMENTS.
- CURB SHOULD HAVE A TEXTURED NON-SLIP SURFACE AS BROOM FINISH CONCRETE.

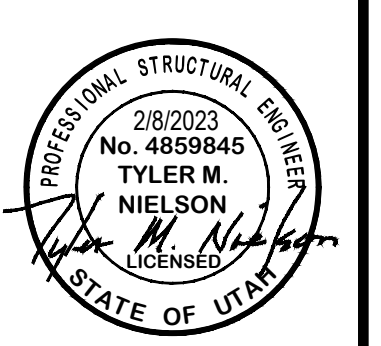
8 ADA RAMP DETAIL (PRIVATE)

Scale: (NOT TO SCALE)

ADA RAMP NOTE:

- THE ABOVE ADA RAMP DETAIL IS FOR ON-SITE (PRIVATE) USE ONLY. REFER TO PROVIDED CITY DETAIL ON SHEET CE5-10 FOR TRUNCATED DOMES AND FOR ADA RAMPS WITHIN CITY RIGHT OF WAY.

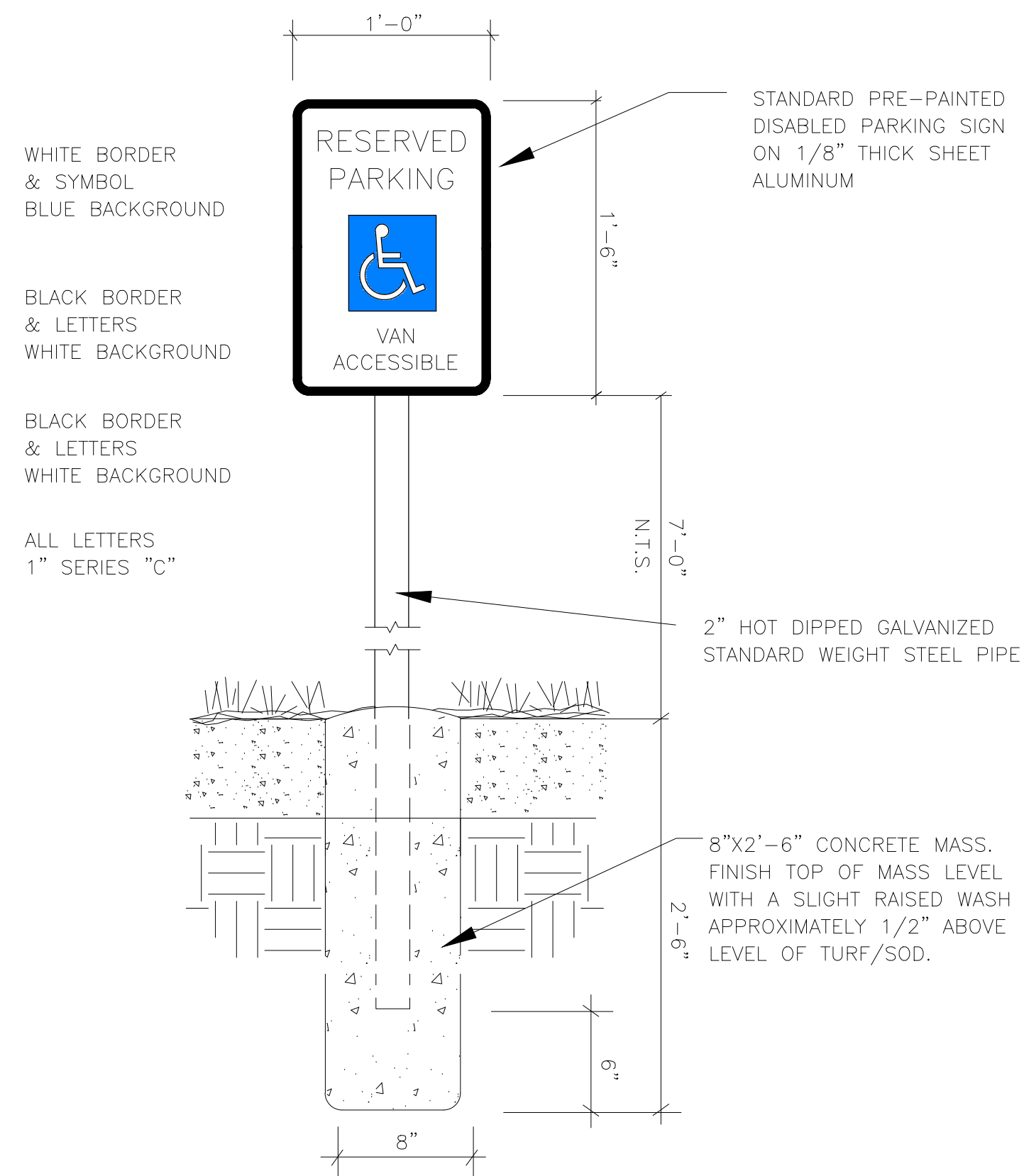
SCALE: 1"=50'	DATE: 2/8/2023	DESIGN: WJS	DRAWN: WJS	CHECKED: TMN
REVISIONS	DESCRIPTION	DATE		



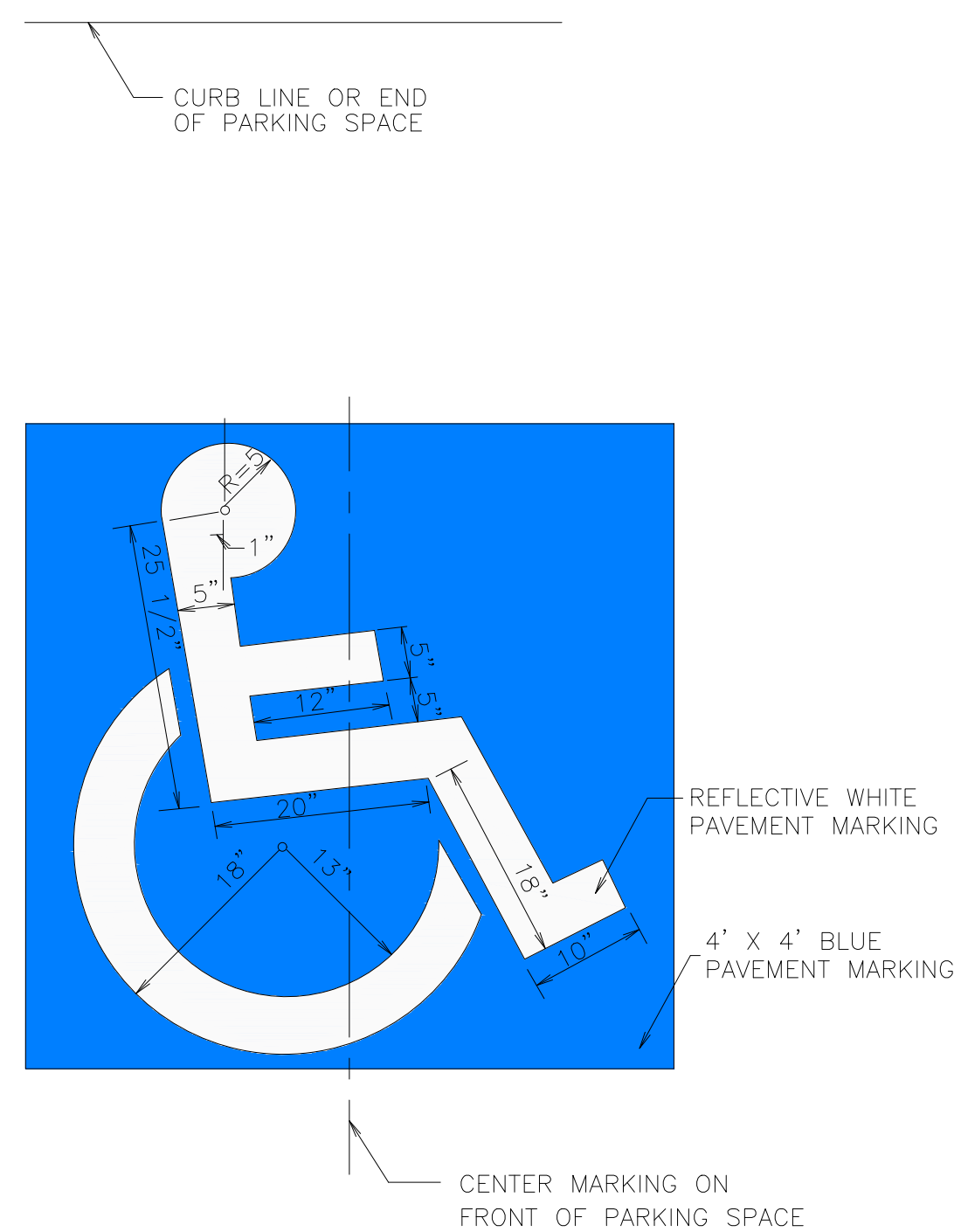
CIVIL SITE DETAILS
 GENERAL RV
 546 EAST OLD FORT ROAD
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH



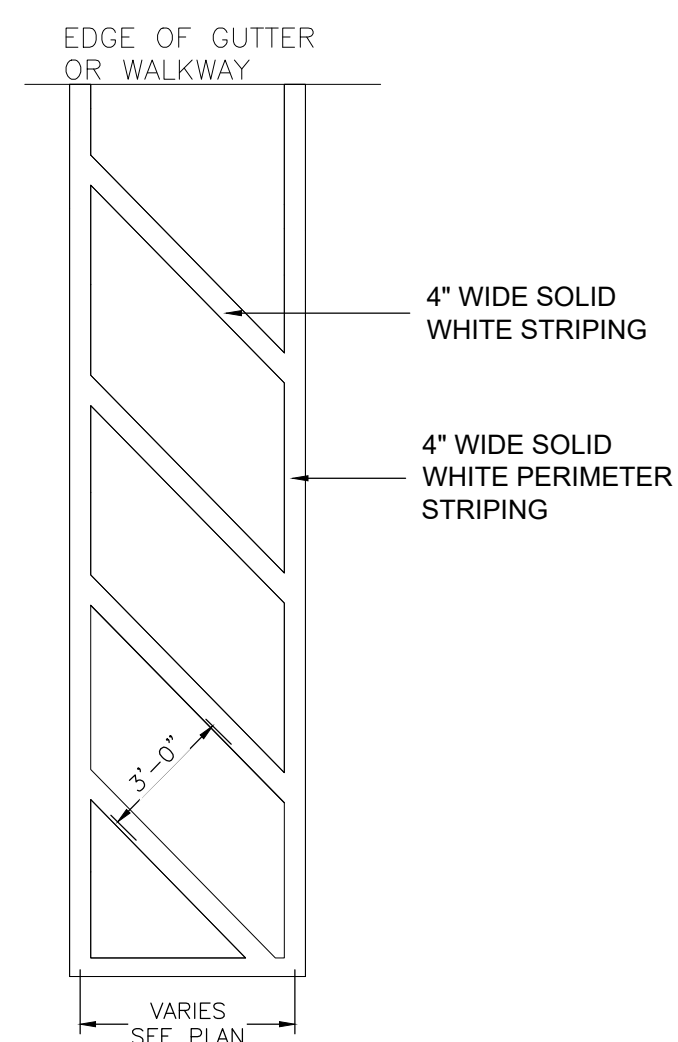
CE5-01



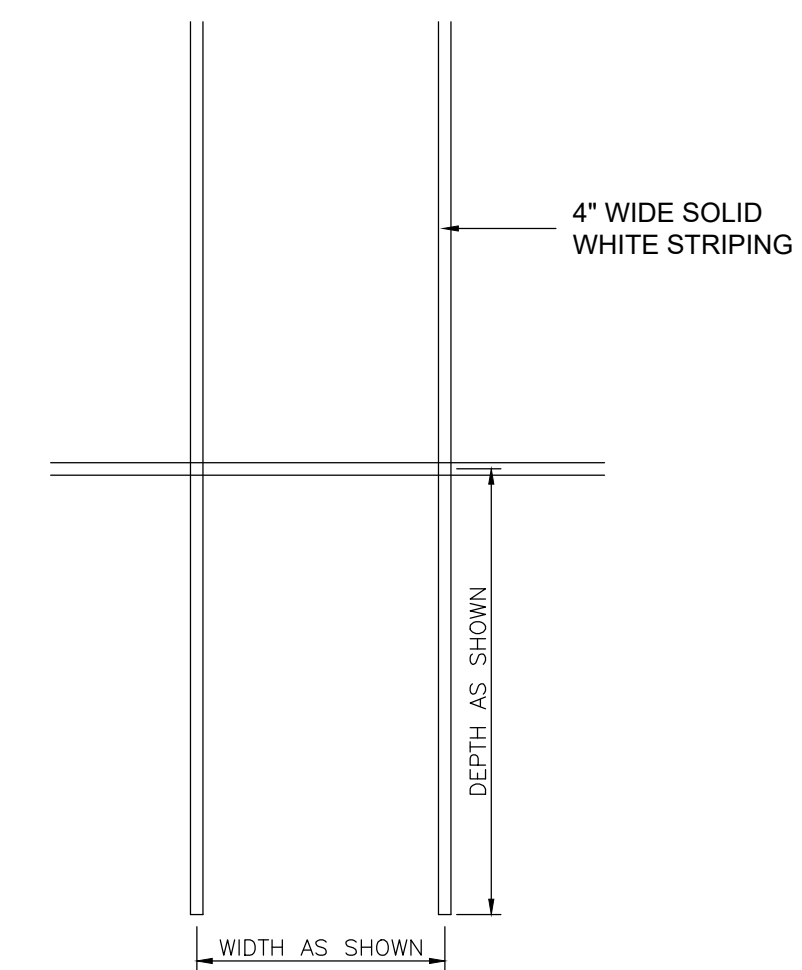
9 VAN ACCESSIBLE ADA PARKING SIGN DETAIL
Scale: (NOT TO SCALE)



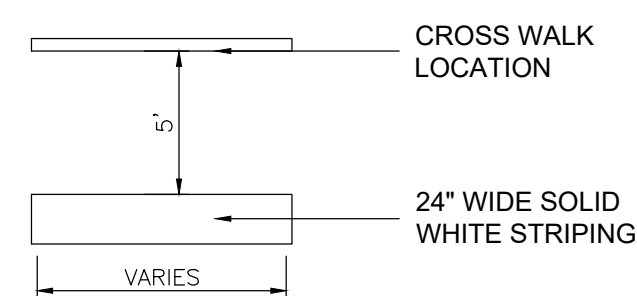
10 ADA PARKING SYMBOL
Scale: (NOT TO SCALE)



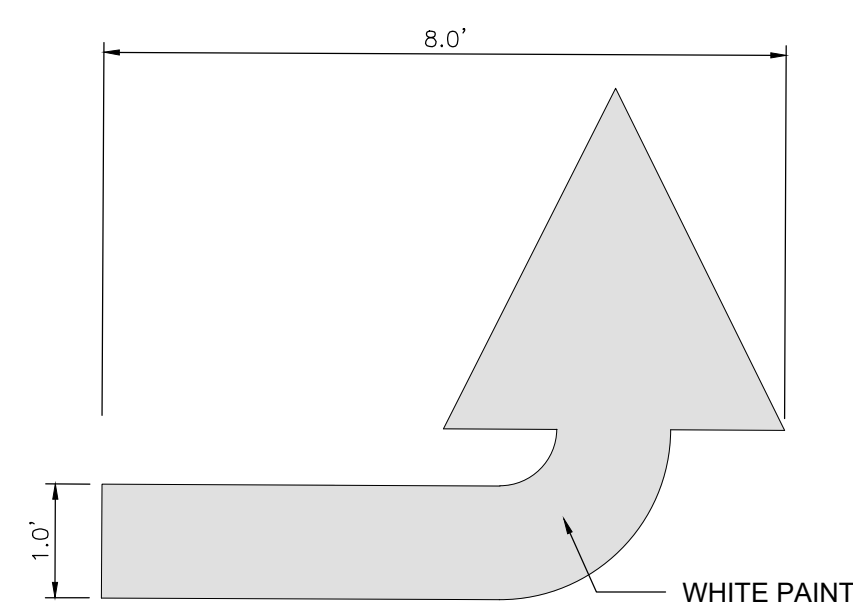
11 NO PARKING STRIPING
Scale: (NOT TO SCALE)



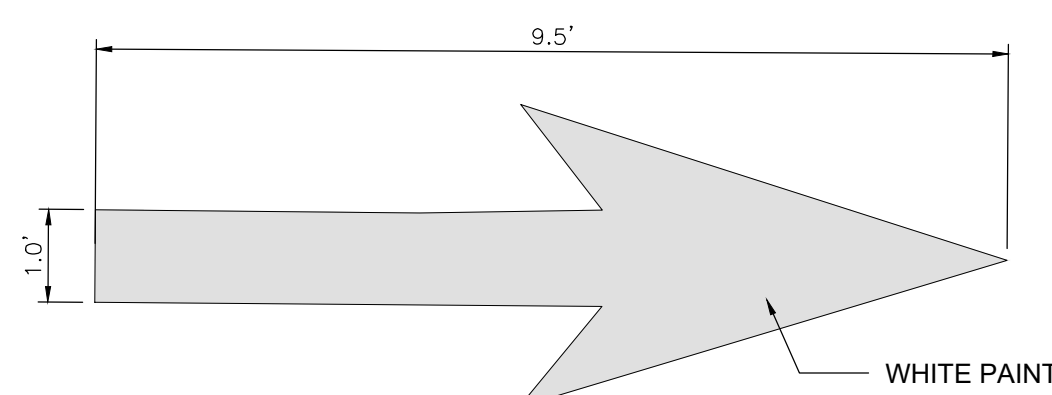
12 PARKING STRIPING DETAIL
Scale: (NOT TO SCALE)



13 STOP BAR STRIPING
Scale: (NOT TO SCALE)



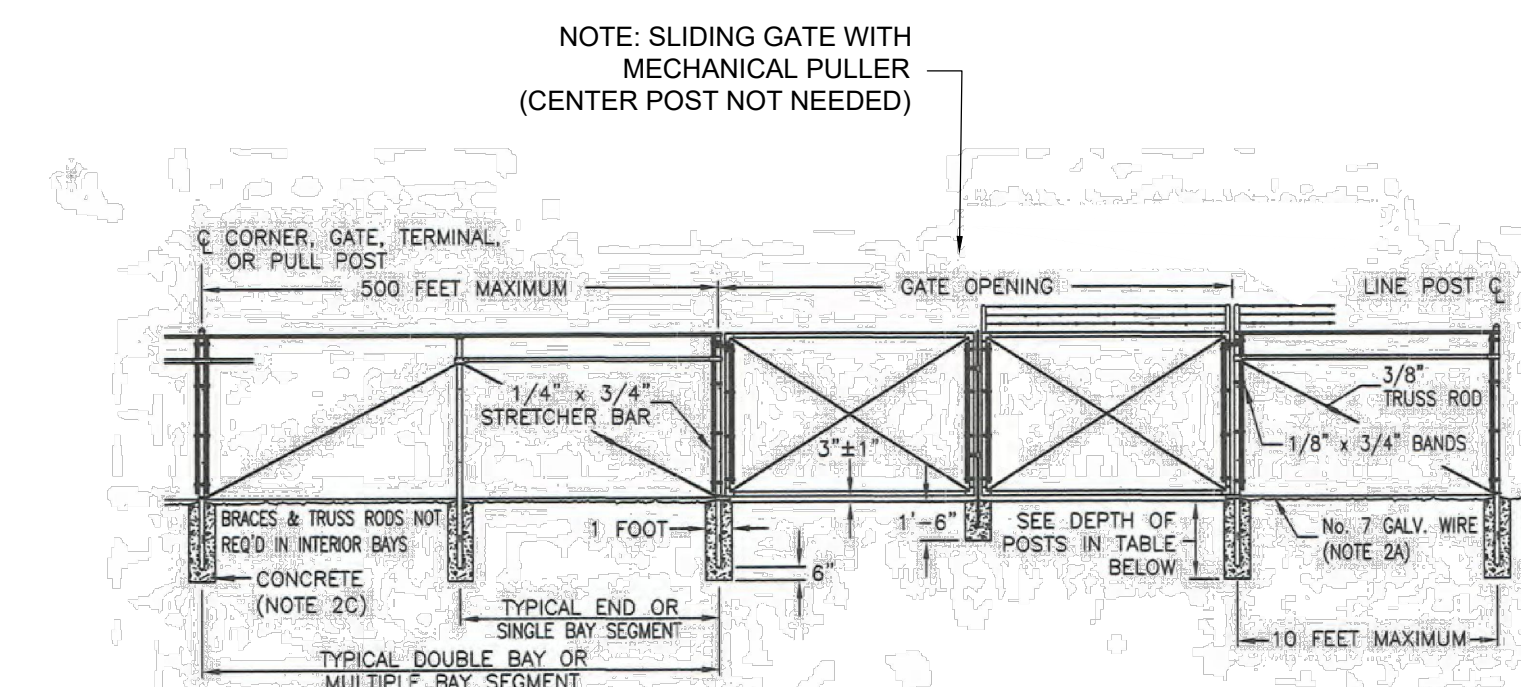
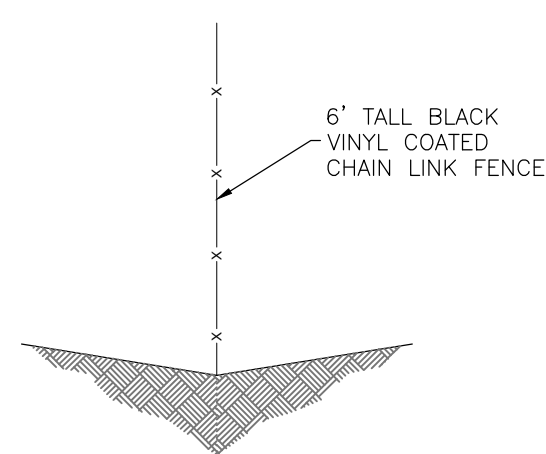
14 TURN ARROW MARKING
Scale: (NOT TO SCALE)



15 THROUGH LANE ARROW MARKING
Scale: (NOT TO SCALE)

CHAIN LINK FENCE NOTES:

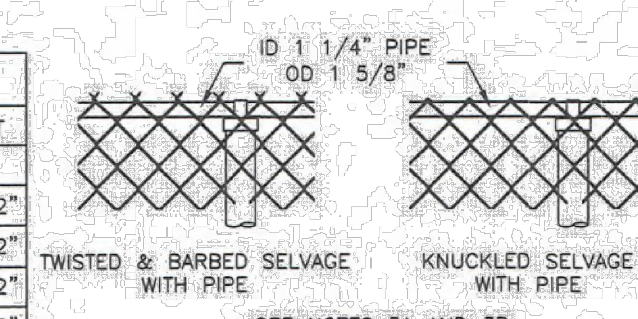
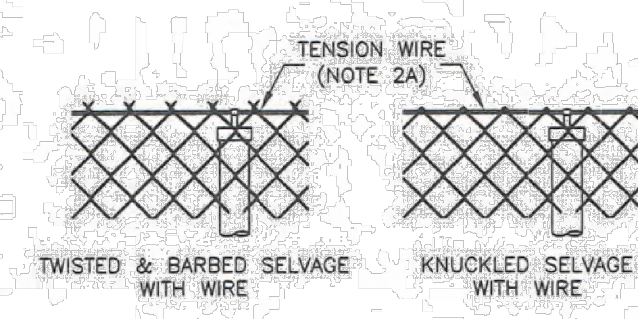
- GENERAL
 - ADDITIONAL CHAIN LINK FENCE REQUIREMENTS ARE SPECIFIED IN APWA SECTION 32.31.13.
- PRODUCTS
 - TENSION WIRE: ZINC COATED, GALVANIZED, NO. 7 GAGE SPRING COIL STEEL.
 - POSTS: SCHEDULE 40 HOT DIPPED ZINC COATED STEEL PIPE, ASTM A120.
 - CONCRETE: CLASS 4000, APWA SECTION 03.30.04.
- EXECUTION
 - FENCE FABRIC: 6 FEET HIGH BLACK VINYL COATED CHAINLINK.
 - TENSION WIRE: SET WIRE AT 1-INCH OVER NATURAL GROUND OR 6-INCHES OVER CONCRETE STRUCTURES.
 - POST SPACING: LOCATE POSTS AT EQUAL SPACING FOR EACH SEGMENT WITH MAXIMUM SPACING SPECIFIED IN STANDARD SPECIFICATIONS.
 - BARB WIRE ARM: FACE ARM TOWARDS EXTERIOR OF FENCED AREA.
 - CONCRETE PLACEMENT: APWA SECTION 03.30.10. PROVIDE 1/2-INCH RADIUS EDGES. APPLY A BROOM FINISH. APPLY A CURING AGENT.



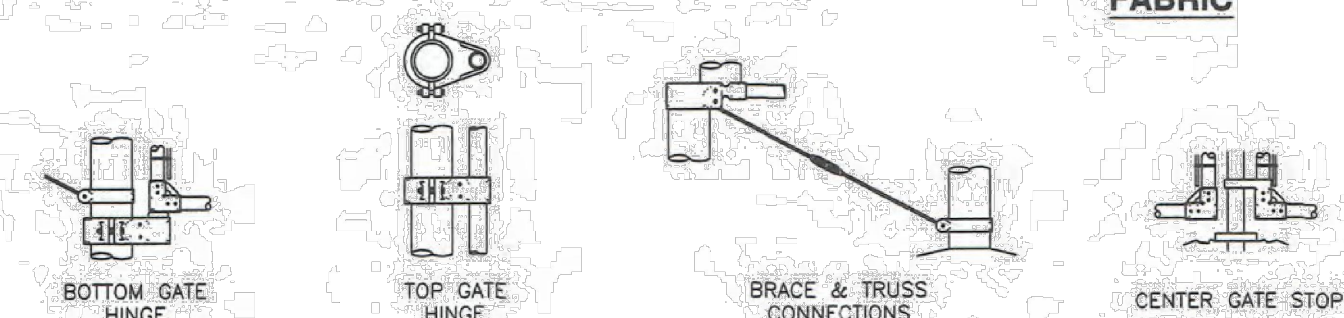
FENCE

FENCE POSTS					
HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END OF CORNER OR PULL POST	LENGTH OF LINE POST	END OF CORNER PULL POST	MINIMUM DIAMETER LINE POST
7'	3"	10'	9'-8"	2 1/2"	2"
6'	3"	9'	8'-8"	2 1/2"	2"
5'	3"	8'	7'-8"	2"	1 1/2"
4'	2"	6'	5'-8"	2"	1 1/2"

GATE POSTS AND GATE FRAMES			
HEIGHT	FRAME	GATE OPENING	POST
UNDER	1 1/2'	SINGLE TO 6" OR DOUBLE TO 12"	2"
6 FEET	1 1/2'	SINGLE OVER 6" TO 8" OR DOUBLE OVER 12" TO 16"	2 1/2"
6 FEET	1 1/2'	SINGLE OVER 8" TO 12" OR DOUBLE OVER 16" TO 24"	3 1/2"
6 FEET	1 1/2'	SINGLE TO 6" OR DOUBLE TO 12"	2 1/2"
6 FEET	1 1/2'	SINGLE OVER 6" TO 13" OR DOUBLE OVER 12" TO 26"	3 1/2"
AND OVER	1 1/2'	SINGLE OVER 13" TO 18" OR DOUBLE OVER 26" TO 36"	6"
	1 1/2'	SINGLE OVER 18" OR DOUBLE OVER 36"	8"



FABRIC



DETAILS

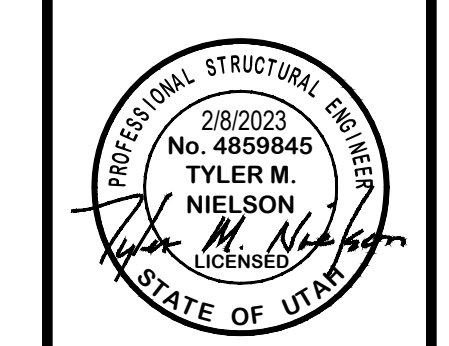


Chain link fence

Plan 831 April 1997

16 CHAIN LINK SECURITY FENCE
Scale: (NOT TO SCALE)

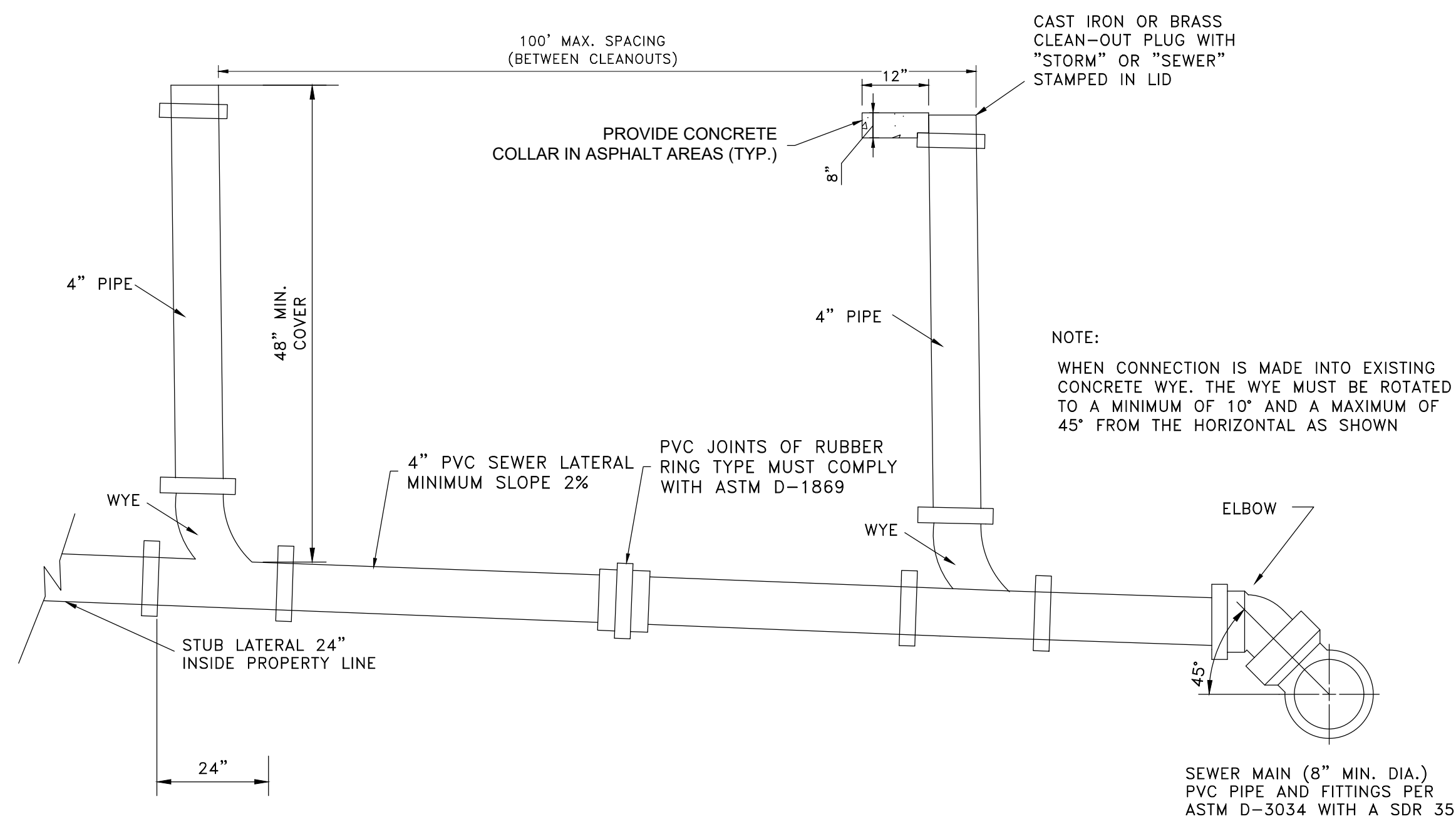
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REVISIONS	DESCRIPTION	DATE		



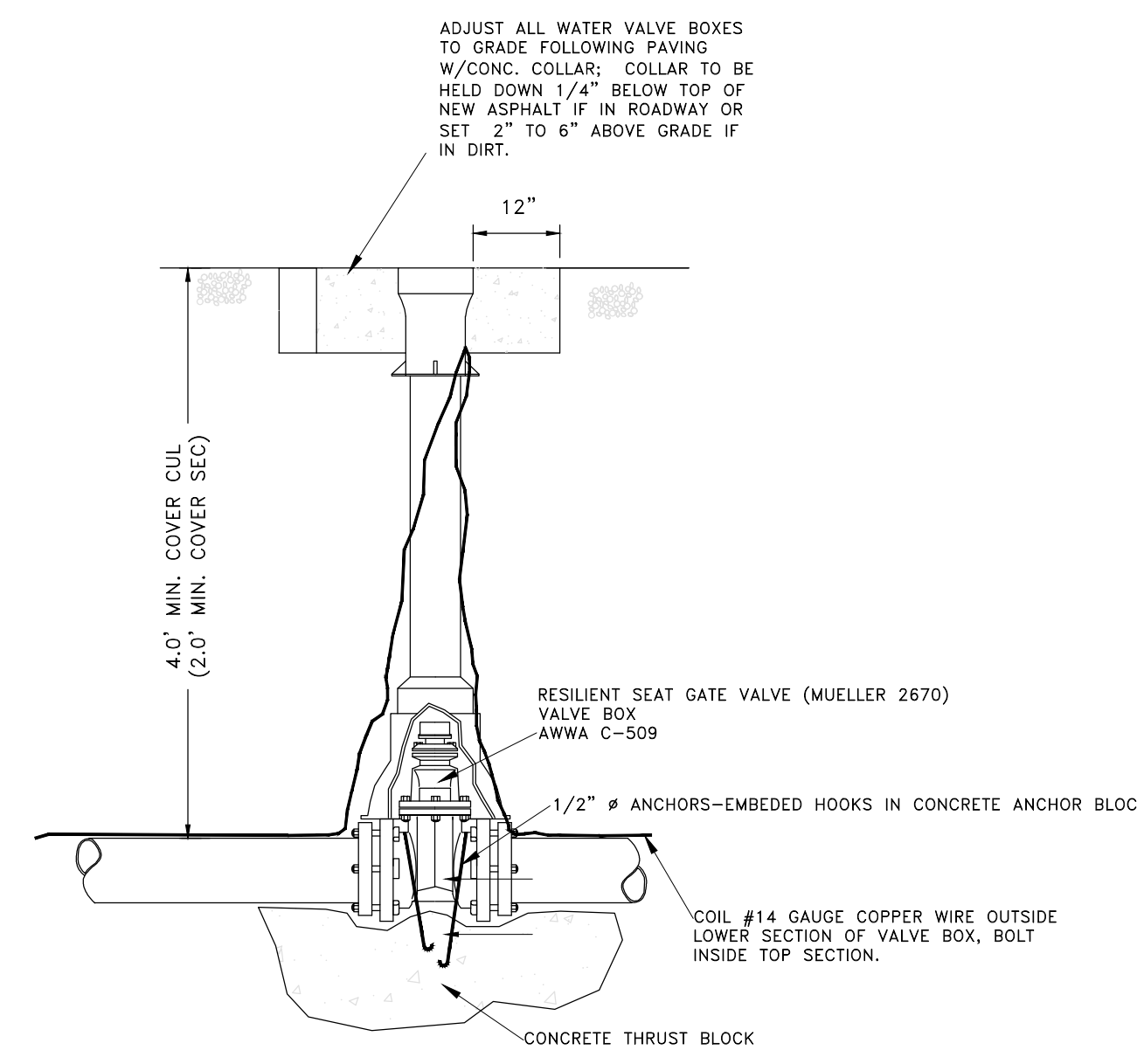
CIVIL SITE DETAILS
GENERAL RV
546 EAST OLD FORT ROAD
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

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

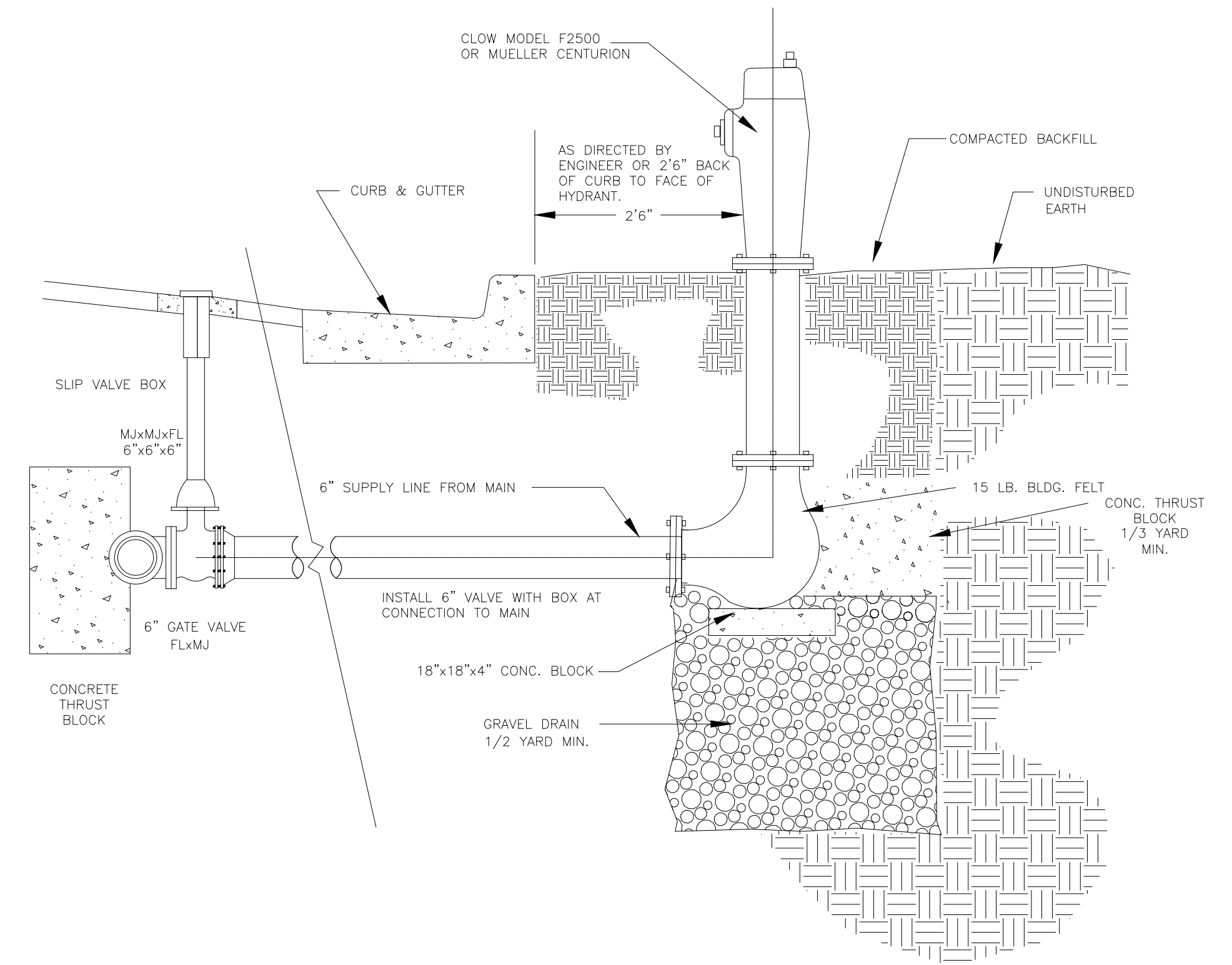
CE5-02



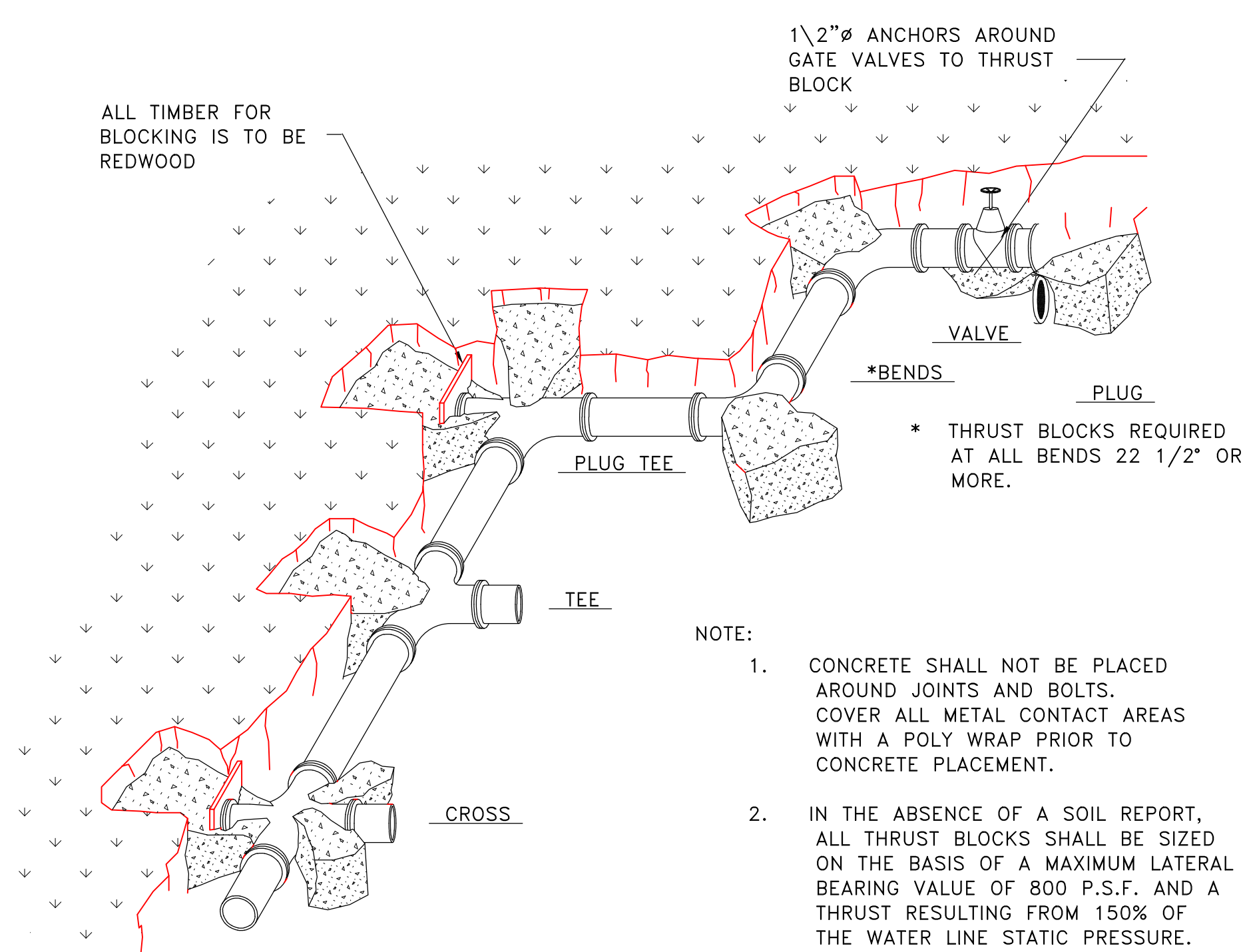
1 TYPICAL SANITARY SEWER OR STORM DRAIN LATERAL CLEANOUT CONNECTION
Scale: (NOT TO SCALE)



2 TYPICAL VALVE DETAIL
Scale: (NOT TO SCALE)
(CULINARY OR SECONDARY SEE INDIVIDUAL WATER COMPANY OR DISTRICT STANDARDS)



3 TYPICAL WATER HYDRANT DETAIL
Scale: (NOT TO SCALE)



THRUST BLOCKING

IMPORTANT:
THIS DETAIL SHEET IS A MINIMUM REQUIREMENT STANDARD FOR CULINARY WATER SUPPLY UTILITIES AND IMPROVEMENTS. IN DEVELOPMENT AREAS WHERE NO STANDARDS EXIST, ALL CULINARY WATER FACILITIES AND IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY STANDARD.

NOTE
TRENCH BACK FILL, INSTALLATION, TESTING AND DISINFECTING REQUIREMENTS:
ALL IMPORT MATERIAL AND BACKFILL TO BE COMPACTED TO 97% ASTM D-1557 IN ROADWAYS OR ANY LOAD BEARING SURFACE AND 90% IN LANDSCAPED AREAS OR NON LOAD BEARING SURFACES.
ALL BACKFILL AND COMPACTION SHALL TAKE PLACE IN 24" MAXIMUM DEPTH LIFTS WITH COMPACTION TESTING ON EACH LIFT. ALL COMPACTION TESTING SHALL BE PROVIDED AT THE EXPENSE OF THE CONTRACTOR PERFORMING THE WORK. THE CITY SHALL REVIEW AND INSPECT COMPACTION PROCEDURES AND TEST RESULTS FOR COMPLIANCE WITH CITY REQUIREMENTS.
ALL PRESSURE PIPE SYSTEMS TO BE FLUSHED AND PRESSURE TESTED AT A MINIMUM OF 1.5 TIMES THE MAXIMUM STATIC PRESSURE FOR 2 HOURS OR AS REQUIRED BY THE CONTROLLING WATER COMPANY OR DISTRICT.
CULINARY PIPE SYSTEMS TO BE DISINFECTED AND TESTED TO THE CONTROLLING COMPANY OR DISTRICT STANDARDS. IF THE SYSTEM IS TO BE OWNED OR OPERATED BY WEST HAVEN CITY THEN THE SYSTEM SHALL BE TESTED USING CURRENT STATE STANDARDS

TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS			TEES*	GATE VALVES	DEAD ENDS	CROSSW/ BRANCH PLUGGED	CROSSW/ 2 BRAN. PLUGGED
	45°	22 1/2°	11 1/2°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6	12.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0	14.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4	17.6	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4	21.0	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6	23.0	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0	25.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0	30.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0	50.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0	70.0	102.0	102.0

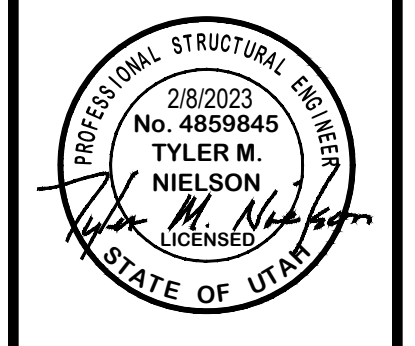
ALL VALVES, TEES, CROSSES AND BENDS GREATER THAN 22.5" SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.
F = ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.
EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 1500 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F = 1.5 / 3 = 0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1 = 3.56 ~ 4 SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

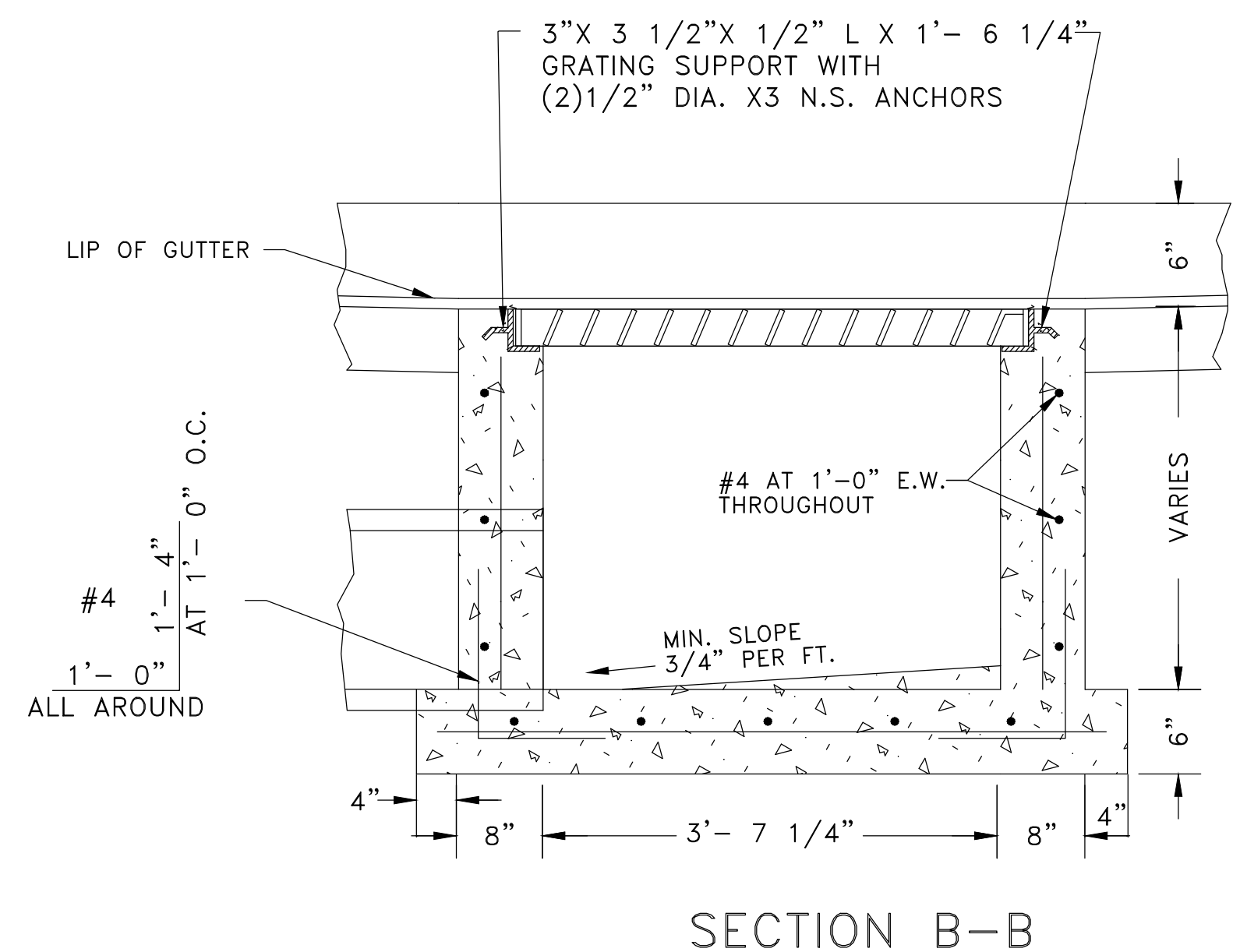
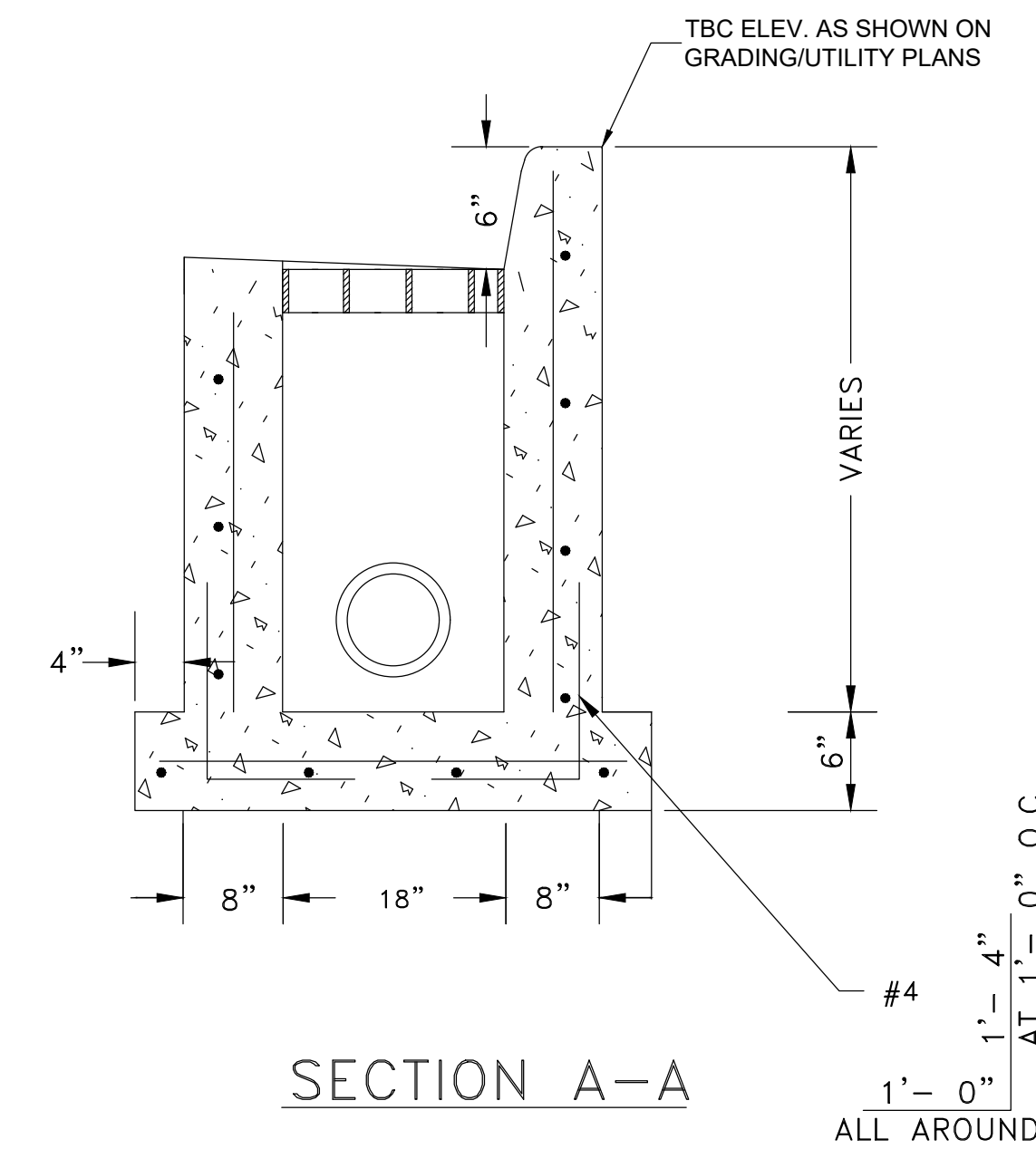
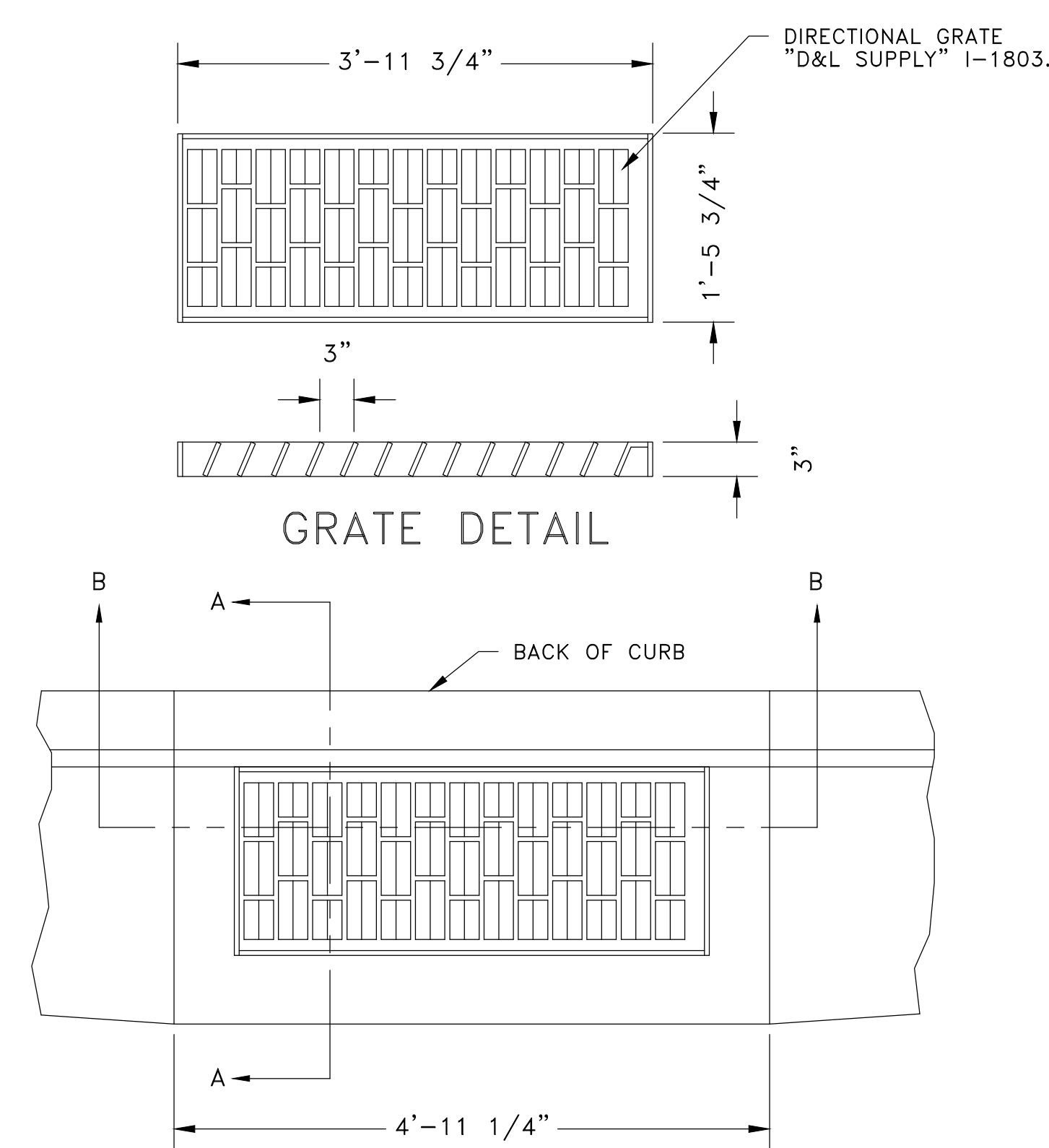
THRUST BLOCKING DETAIL
APPLIES TO ALL PRESSURE PIPE

SCALE	1"=50'
DATE	2/8/2023
DESIGN	WJS
DRAWN	WJS
CHECKED	TJM



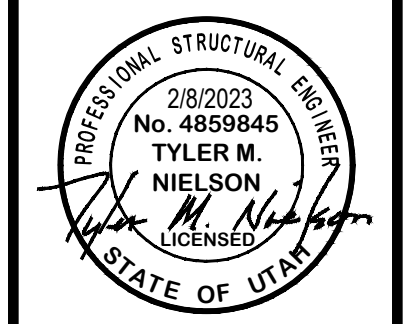
CIVIL UTILITY DETAILS
GENERAL RV
546 EAST OLD FORT ROAD
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



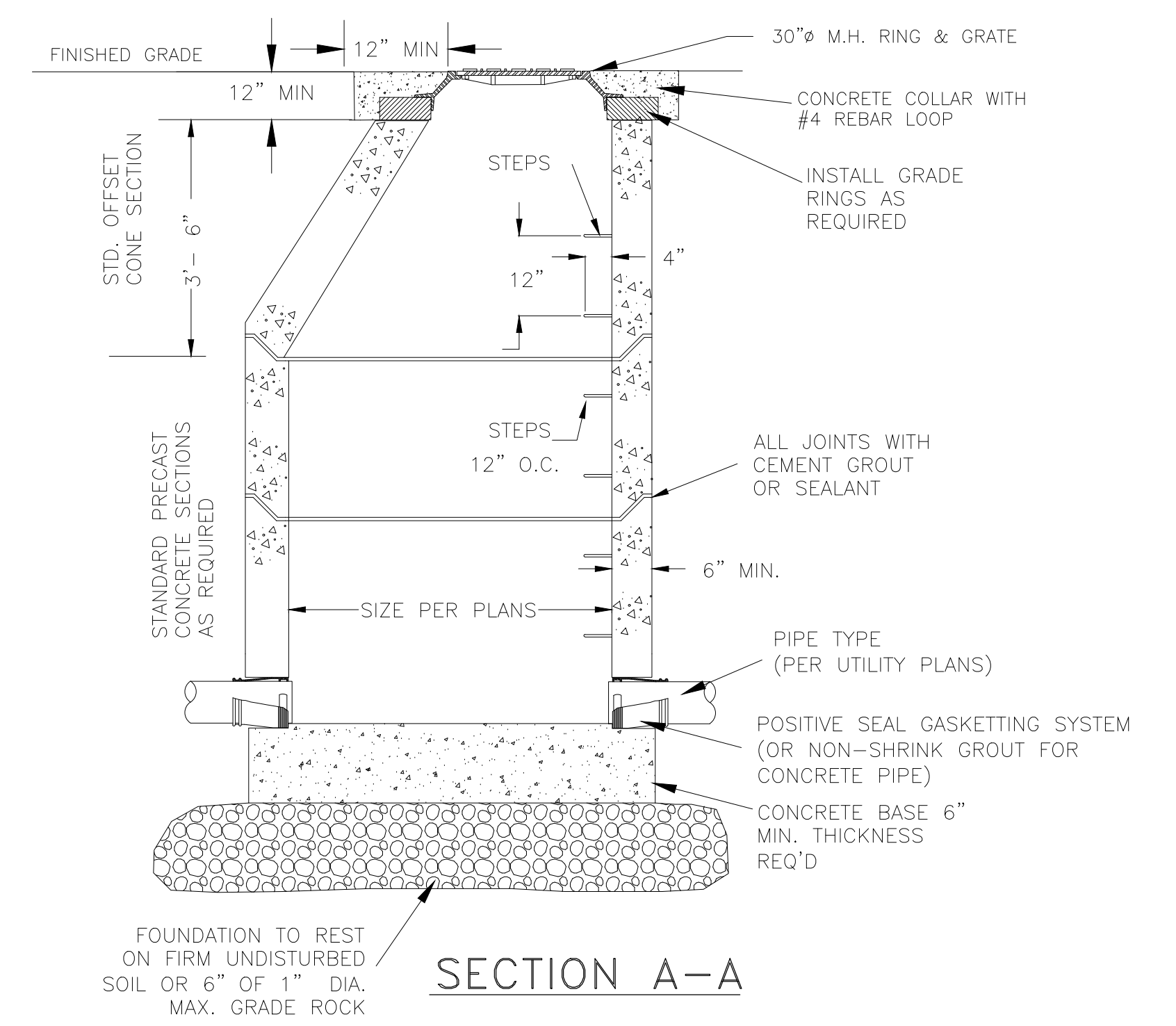
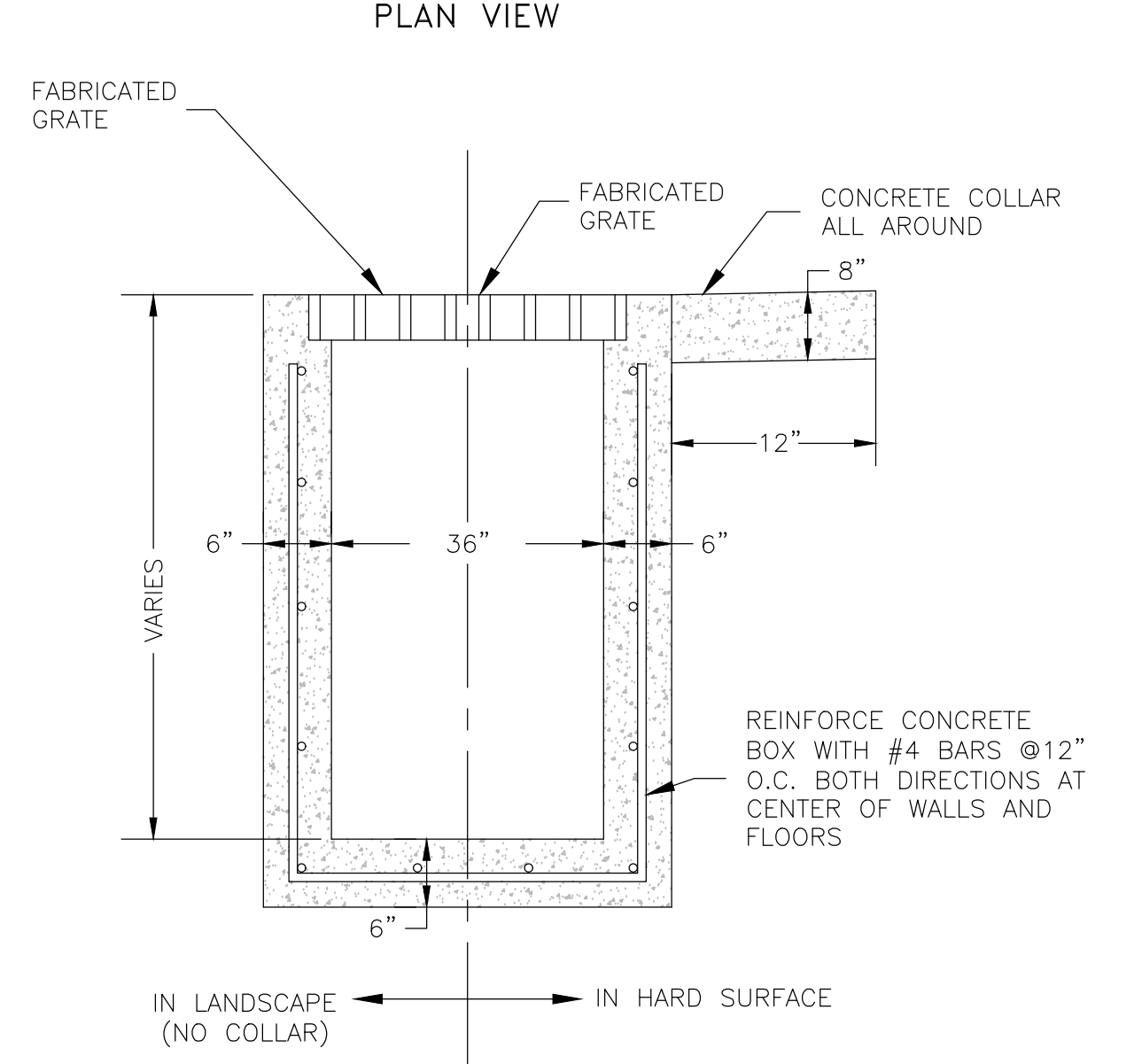
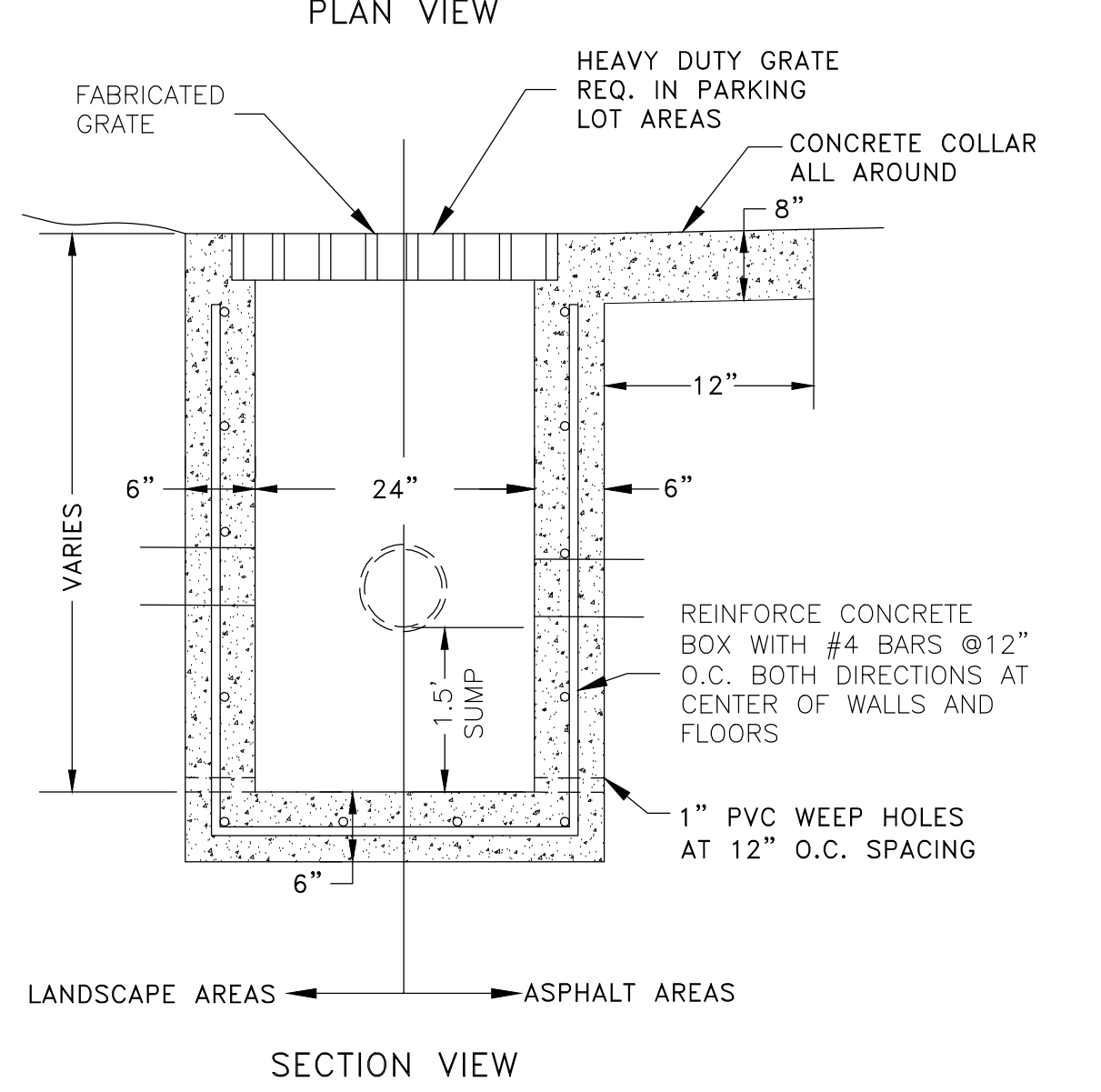
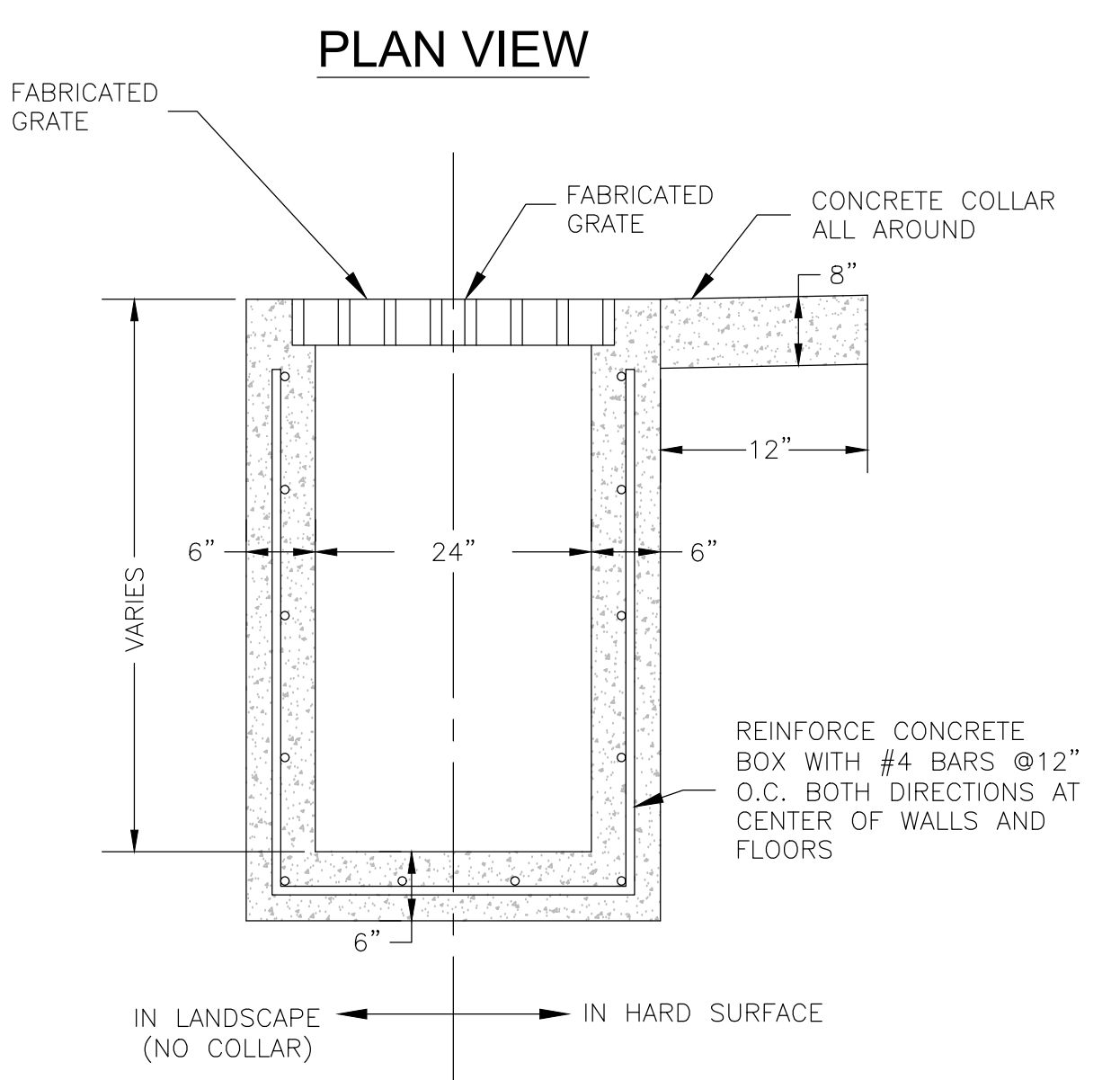
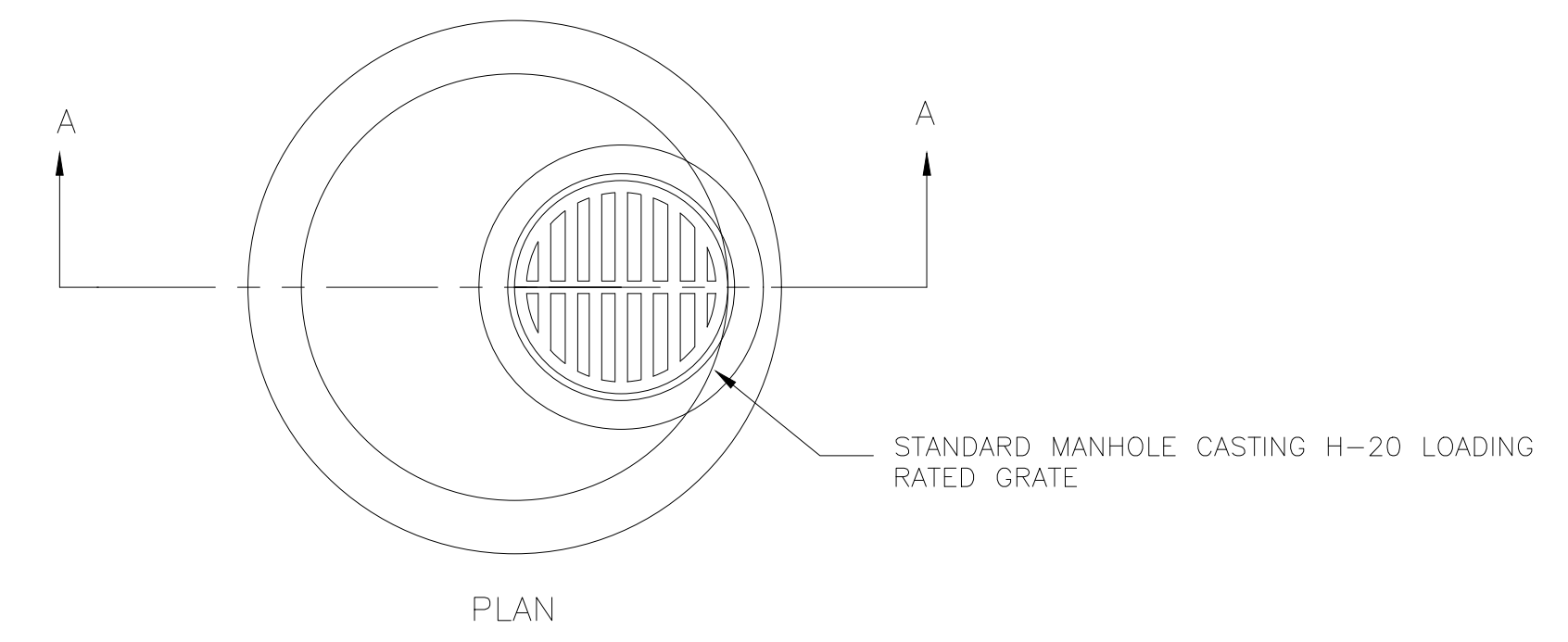
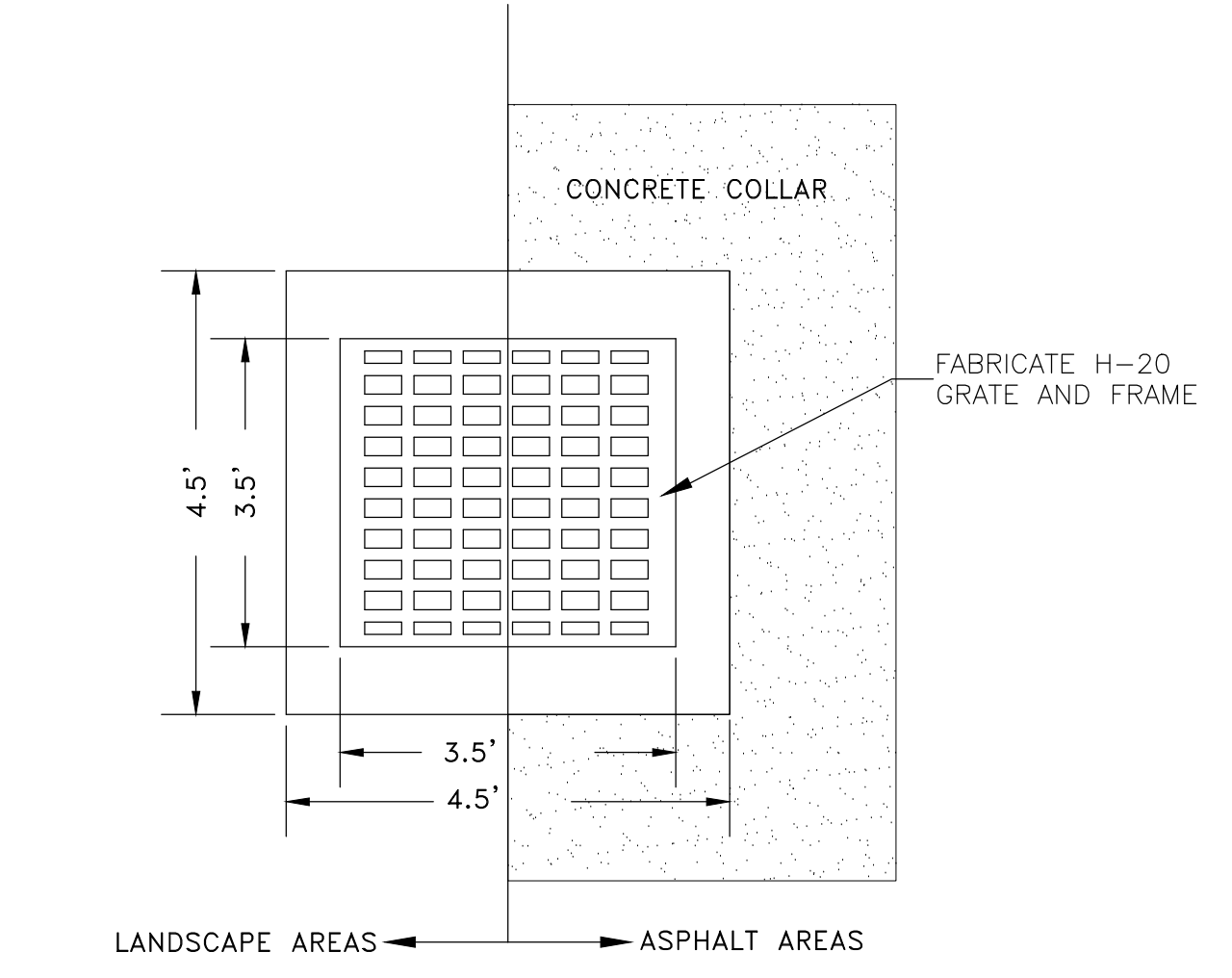
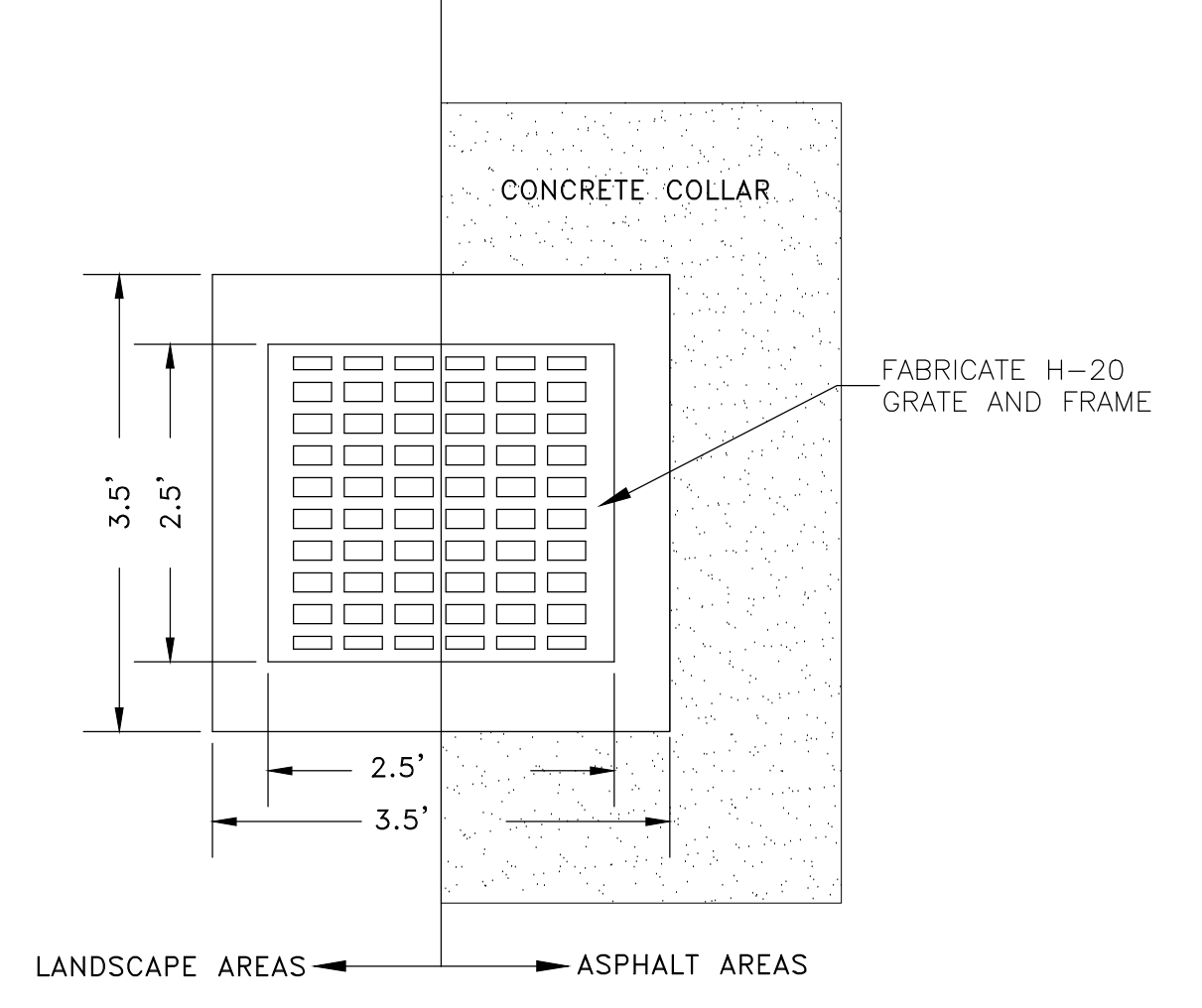
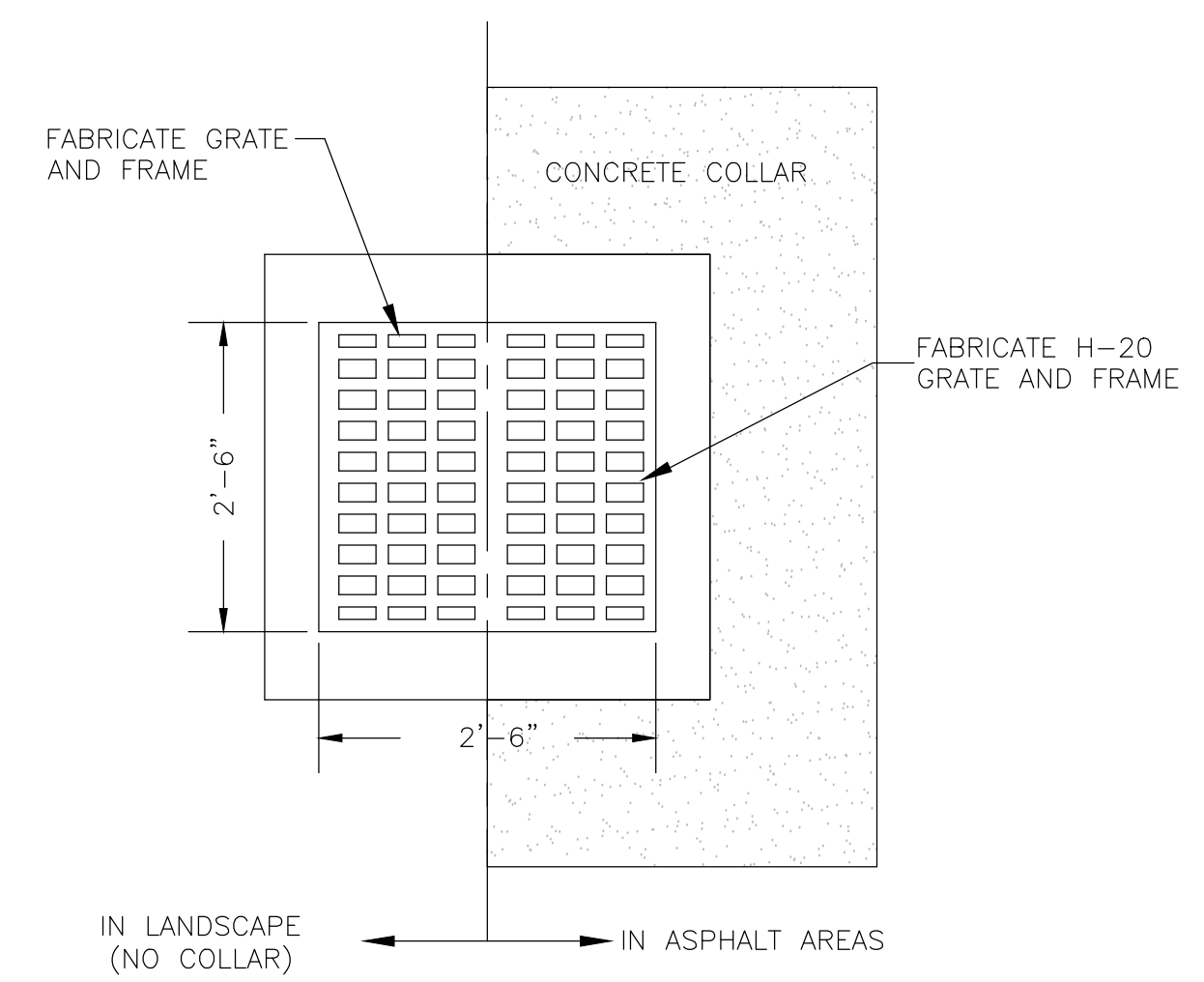


4 18-INCH CURB INLET BOX
Scale: (NOT TO SCALE)

SCALE: 1"=5'	DATE: 2/8/2023	DESIGN: WJS	DRAWN: WJS	CHECKED: TMN
REVISIONS	DESCRIPTION			
DATE				



CIVIL UTILITY DETAILS
GENERAL RV
546 EAST OLD FORT ROAD
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



5 24-INCH CATCH BASIN BOX (NO SUMP)
Scale: (NOT TO SCALE)

6 24-INCH CATCH BASIN W/ SUMP
Scale: (NOT TO SCALE)

7 36-INCH CATCH BASIN BOX (NO SUMP)
Scale: (NOT TO SCALE)

8 STORM DRAIN / CANAL IRRIGATION MANHOLE
Scale: (NOT TO SCALE)

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

CE5-04

EXHIBIT 4

[Code Modification Table]

City waives requirement for a CMU Wall pursuant to Section 11-4-13 and Section 11-2-3

EXHIBIT 5

[Tax Increment Financing Agreement]

EXHIBIT 6

[Reimbursement Agreement]



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

February 28, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

RDA Agenda & Packet

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Convene Redevelopment Agency Board Meeting

PURPOSE

Exit City Council open session for a period of time to hold a Redevelopment Agency Board (RDA) meeting

RECOMMENDATION

NA

BACKGROUND

Members of the City Council also act in the capacity of the City's RDA Board of Directors with the Mayor as the Chairman of the Board. From time to time the City Council meets in its capacity as the RDA Board.

A motion to exit the City Council meeting and convene as the RDA Board is required, followed by a motion to adjourn the RDA Board and reconvene as the City Council once the Board meeting is complete. Board meetings typically happen as part of a City Council meeting agenda or directly following a City Council meeting.

ANALYSIS

NA