

PLANNING MEMORANDUM

1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

To: Public Notice
From: Trevor Cahoon, Community Services Director

Re: Sophia's Haven

CODE REQUIREMENTS

PL-1: Zoning

- A) **COMPLETED:** Current zoning is Commercial. The property will need to be rezoned to Residential Moderate Density for project to comply. This zoning would be consistent with the General Plan

PL-2: Project Size

- A) **COMPLETED:** Total project area 2.02. No issues.

PL-3: Lot Area/Density

- A) **COMPLETED:** Each lot is above the 9,000 sq ft this meets the requirements. Project is including an existing ROW in the acreage which should not be considered as part of the density. With a density calculation of 2.8 units an acre the project would only qualify for 3.95 units. This would mean that the project would need to decrease the lots from 4 to 3. 4/1

1) **Developer has reduced lots to 3 which brings the density into compliance with the code.**

PL-4: Lot Width

- A) **COMPLETED:** Lot 3 needs to have some clarification on the width. The minimum width for the R-M zone is 80 feet. The rear indicates 76.41 feet. Can we get some clarification on the width.

1) **Developer has modified the number of lots which makes the widths comply.**

PL-5: Setbacks

- A) **COMPLETE:** Setbacks indicated on the Lot Notes state that the Side yard non-garage setback is 8 feet and the garage setback is 12 feet. Setbacks need to be set at 10 feet minimum.

1) **The drawings reflect the correct setbacks.**

PL-6: Access

- A) **COMPLETE:** Drawings indicate a shared drive access to lot 3 and 4 off South Weber Drive. With one access point an access easement for each lot would be needed to ensure each owner has the access to their property.

1) **Developer removed lot 4.**

- B) **COMPLETE:** On the rear existing drive access, is lot 3 intending to use this for access as well? Is this roadway going to be improved?

1) **Drawings indicate the access points.**

PL-7: Roads

- A) **COMPLETE:** The only inclusion of roads is an existing private drive isle.

PL-8: Landscaping

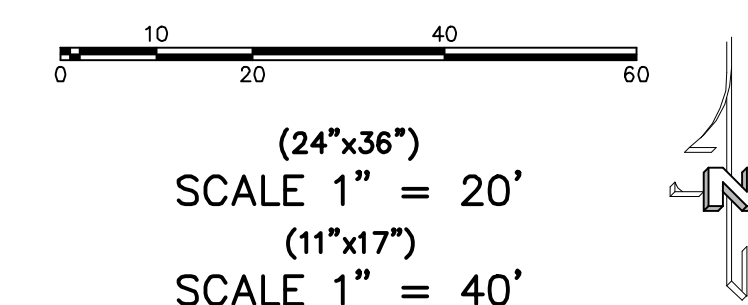
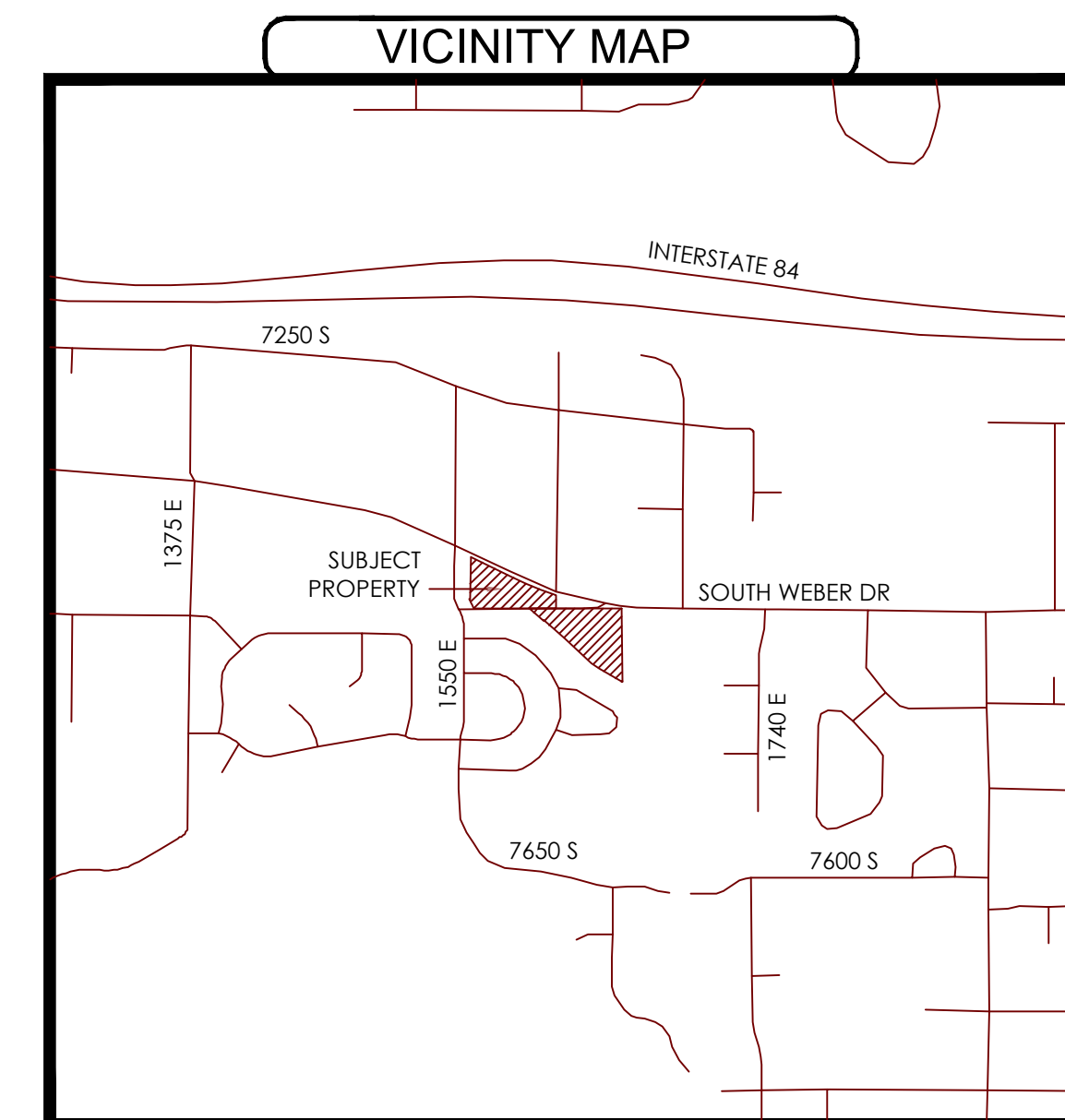
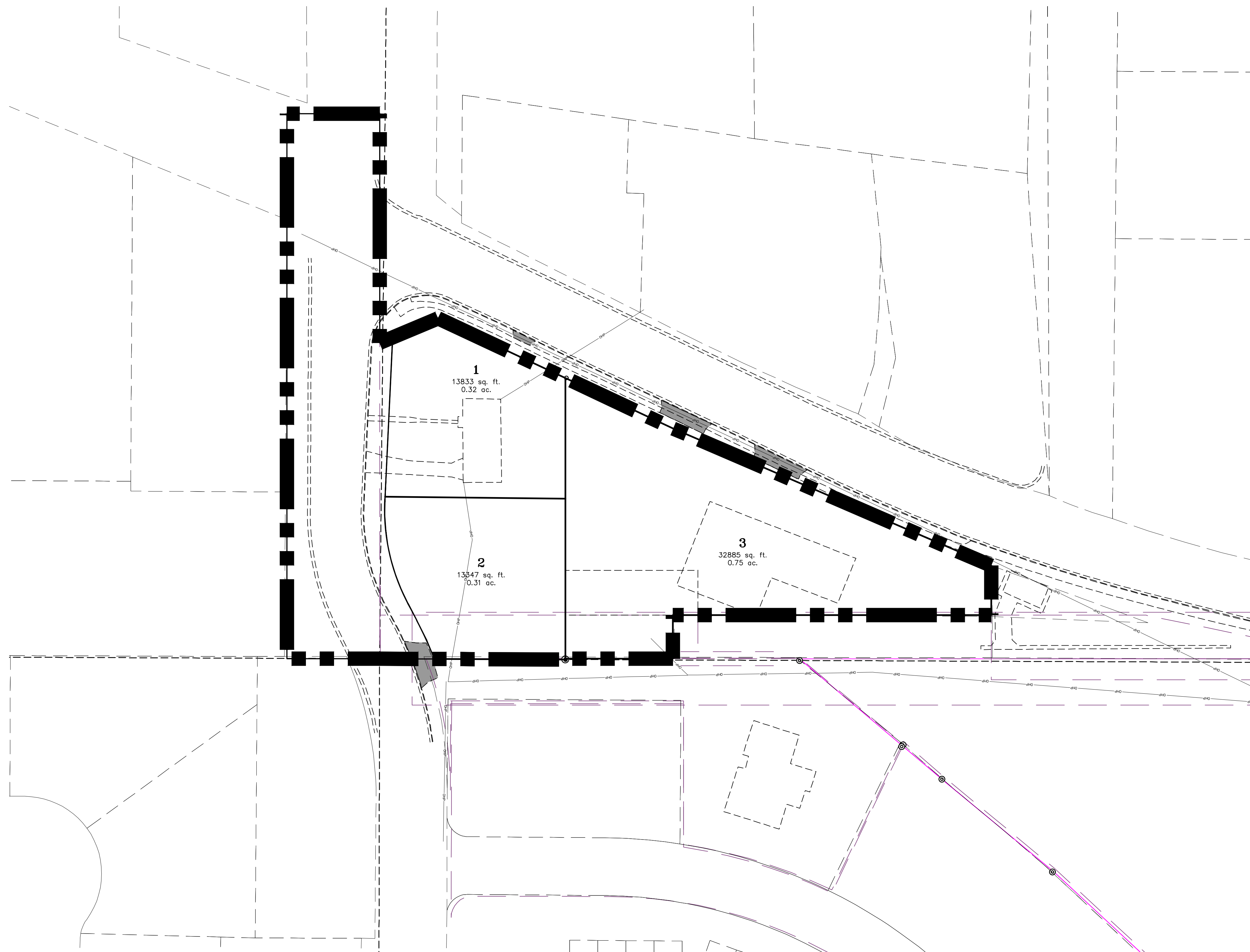
- A) No landscaping requirements.
-

PL-9: Open Space

- A) No open space requirements.

SOPHIA'S HAVEN PLAT 'A' RESIDENTIAL DEVELOPMENT

Location: NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, SLB&M



SITE NARRATIVE - SINGLE FAMILY RESIDENTIAL

LOCATED IN: SOUTH WEBER, DAVIS COUNTY

ORIGINAL PROPERTY: ± 1.41 ACRES TOTAL

UNIT COUNT: 3
DENSITY: ± 2.13 UNITS/ACRE (EXCLUDING CITY PROPERTY)

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO SOUTH WEBER CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

PHASE STATISTICS	
PHASE AREA =	88180 sq ft 2.02 ac
TOTAL LOTS =	3 LOTS
ROW AREA =	28115 sq ft. 0.65 ac
LOT AREA =	60,065 sq ft. 1.37 ac
AVG LOT AREA =	20,021 sq. ft.

PROJECT DEVELOPER
ROB EDWARDS
robwardw@gmail.com
801-558-4740

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
ALTA	ALTA SURVEY
PLAT SHEET	PLAT
UP-01	UTILITY PLAN
UP-02	UTILITY / PRELIMINARY PLAN
DT-01	TYPICAL DETAILS

region
Engineering & Surveying
1776 N. State St. #110
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regiondesignllc.com



SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT

Location
NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, SLB&M

DATE: 12.6.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
COVER SHEET & NOTES

SHEET:
CS-01

Title Information

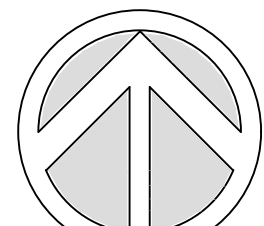
US TITLE INSURANCE COMPANY, File Number 044092, With an effective date of July 21, 2021 at 8:00 a.m.

Land Area

166,746 SQ FT OR
3.83 ACRES OF LAND

Basis of Bearings

THE BASIS OF BEARING IS BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MONUMENTS WERE FOUND



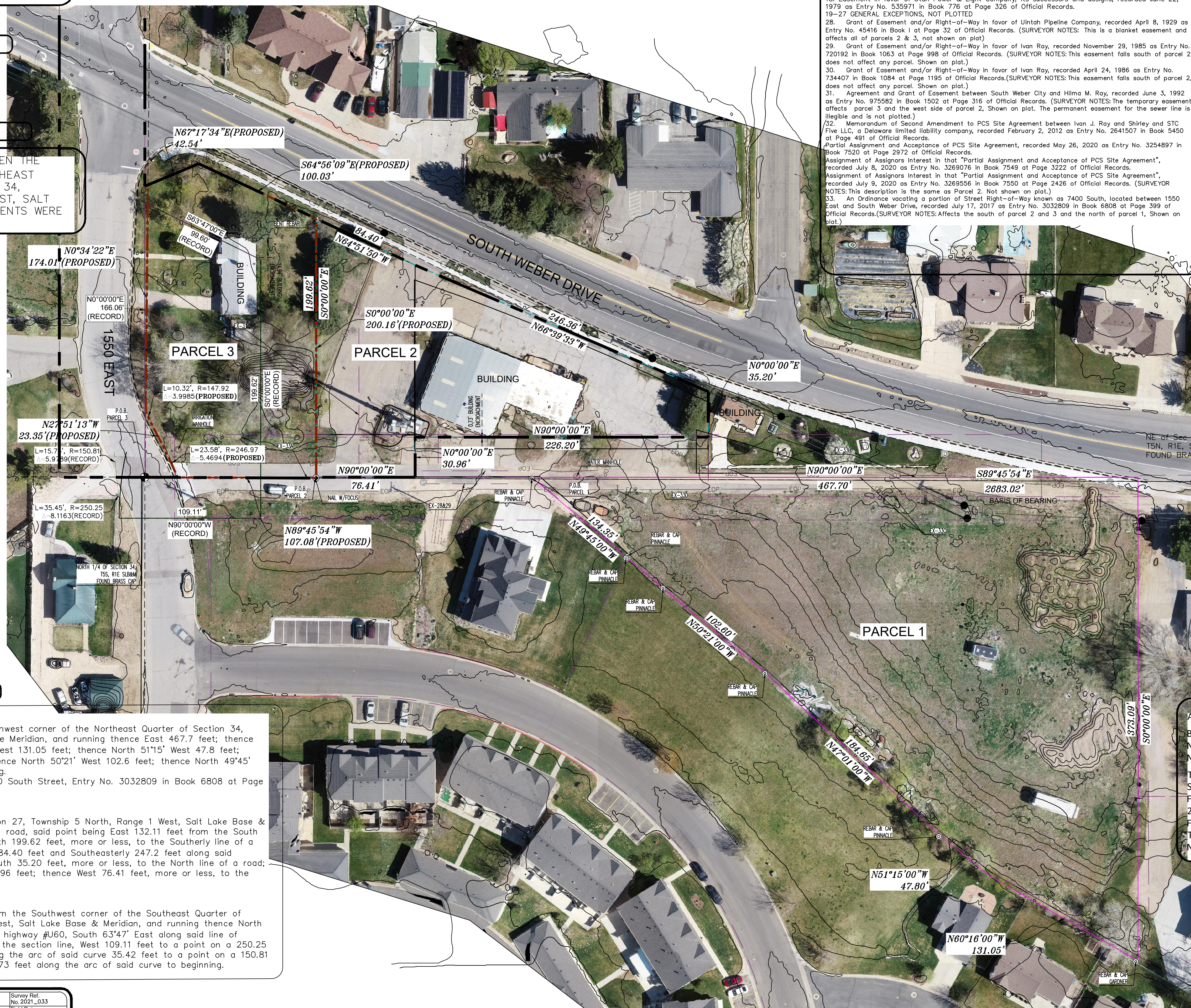
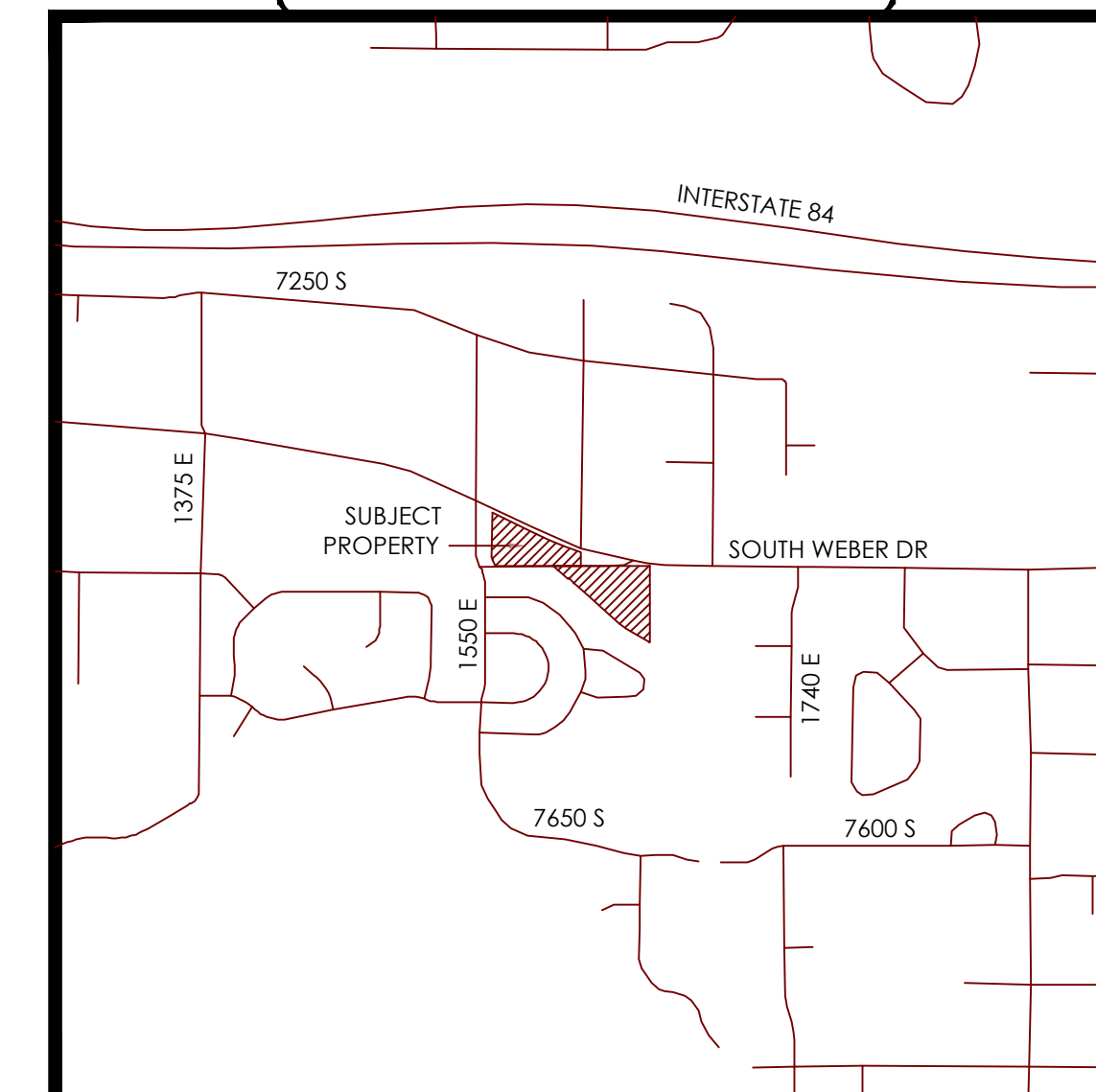
NORTH
Scale

0 40 80
SCALE: 1"=40'

Schedule "B" Items

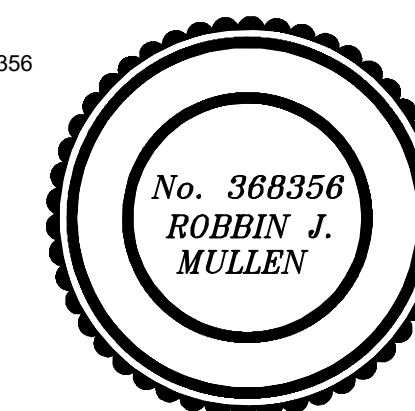
5. 1-17 GENERAL EXCEPTIONS, NOT PLOTTED
18. Easement in favor of Utah Power & Light Company, its successors and assigns, recorded June 22, 1979 as Entry No. 635971 in Book 776 at Page 326 of Official Records.
- 19-27 GENERAL EXCEPTIONS, NOT PLOTTED
28. Grant of Easement and/or Right-of-Way in favor of Utah Pipeline Company, recorded April 8, 1929 as Entry No. 45416 in Book 1 at Page 32 of Official Records. (SURVEYOR NOTES: This is a blanket easement and affects all of parcels 2 & 3, not shown on plat.)
29. Grant of Easement and/or Right-of-Way in favor of Ivan Ray, recorded November 29, 1985 as Entry No. 720192 in Book 1063 at Page 998 of Official Records. (SURVEYOR NOTES: This easement falls south of parcel 2, does not affect any parcel. Shown on plat.)
30. Grant of Easement and/or Right-of-Way in favor of Ivan Ray, recorded April 24, 1986 as Entry No. 734407 in Book 1084 at Page 1195 of Official Records. (SURVEYOR NOTES: This easement falls south of parcel 2, does not affect any parcel. Shown on plat.)
31. Agreement and Grant of Easement between South Weber City and Hilma M. Ray, recorded June 3, 1992 as Entry No. 975582 in Book 1502 at Page 316 of Official Records. (SURVEYOR NOTES: The temporary easement affects parcel 3 and the west side of parcel 2, shown on plat. The permanent easement for the sewer line is illegible and is not plotted.)
32. Memorandum of Second Amendment to PCS Site Agreement between Ivan J. Ray and Shirley and STC Five LLC, a Delaware limited liability company, recorded February 2, 2012 as Entry No. 2641507 in Book 5450 at Page 491 of Official Records.
- Partial Assignment and Acceptance of PCS Site Agreement, recorded May 26, 2020 as Entry No. 3254897 in Book 7520 at Page 2972 of Official Records.
- Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 8, 2020 as Entry No. 3269076 in Book 7549 at Page 3222 of Official Records.
- Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 9, 2020 as Entry No. 3269556 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plat.)
33. An Ordinance vacating a portion of Street Right-of-Way known as 7400 South, located between 1550 East and South Weber Drive, recorded July 17, 2017 as Entry No. 3032809 in Book 6808 at Page 399 of Official Records. (SURVEYOR NOTES: Affects the south of parcel 2 and 3 and the north of parcel 1, Shown on plat.)

VICINITY MAP



Surveyor's Certification

To Cottonwood Title Insurance Company:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on February 8, 2021.
Date of Plat or Map: February 15, 2021
Robbin J. Mullen, PLS
(Name of Surveyor)
Registration No. 368356



Title Description

Parcel 1: 13-030-0003
Beginning 298.55 feet East from the Northwest corner of the Northeast Quarter of Section 34, Township 5 North, Range 1 West, Salt Lake Meridian, and running thence East 467.7 feet; thence South 373.09 feet; thence North 60°16' West 131.05 feet; thence North 51°15' West 47.8 feet; thence North 47°01' West 184.65 feet; thence North 50°21' West 102.6 feet; thence North 49°45' West 134.35 feet to the point of beginning. Together with the vacated portion of 7400 South Street, Entry No. 3032809 in Book 6808 at Page 399 of Official Records.

Parcel 2: 13-012-0057
A part of the Southeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base & Meridian: Beginning on the North line of a road, said point being East 132.11 feet from the South Quarter corner of Section 27; thence North 199.62 feet, more or less, to the Southerly line of a state road; thence South 64°51'50" East 84.40 feet and Southeasterly 247.2 feet along said Southerly line of a state road; thence South 35.20 feet, more or less, to the North line of a road; thence West 226.2 feet, thence South 30.96 feet; thence West 76.41 feet, more or less, to the point of beginning.

Parcel 3: 13-012-0061
Beginning at a point North 45.94 feet from the Southwest corner of the Southeast Quarter of Section 27, Township 5 North, Range 1 West, Salt Lake Base & Meridian, and running thence North 166.06 feet to the Southerly line of state highway #U60, South 63°47' East along said line of highway 99.60 feet, South 199.62 feet to the section line, West 109.11 feet to a point on a 250.25 foot radius curve to the left; thence along the arc of said curve 35.42 feet to a point on a 150.81 foot radius curve to the right, thence 15.73 feet along the arc of said curve to beginning.

AS SURVEYED DESCRIPTION - PARCEL 3
BEGINNING AT A POINT THAT IS EAST 0.52 FEET ALONG THE SECTION LINE AND NORTH 51.57 FEET FROM THE NORTH 1/4 CORNER OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;
THENCE N.0°34'22"E. 174.01 FEET; THENCE N.67°17'34"E. 42.54 FEET; THENCE S.64°56'09"E. 100.03 FEET; THENCE SOUTH 200.16 FEET; THENCE WEST 107.08 FEET TO A 246.97-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT; THENCE 23.58 FEET ALONG SAID CURVE, HAVING A CHORD BEARING N.23°59'22"W. 23.58 FEET; THENCE N.27°51'12"W. 23.35 FEET TO A 147.92-FOOT RADIUS CURVE TO THE RIGHT; THENCE 10.32 FEET ALONG SAID CURVE, HAVING A CHORD BEARING N.22°56'53"W. 10.32 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS Land Title Survey

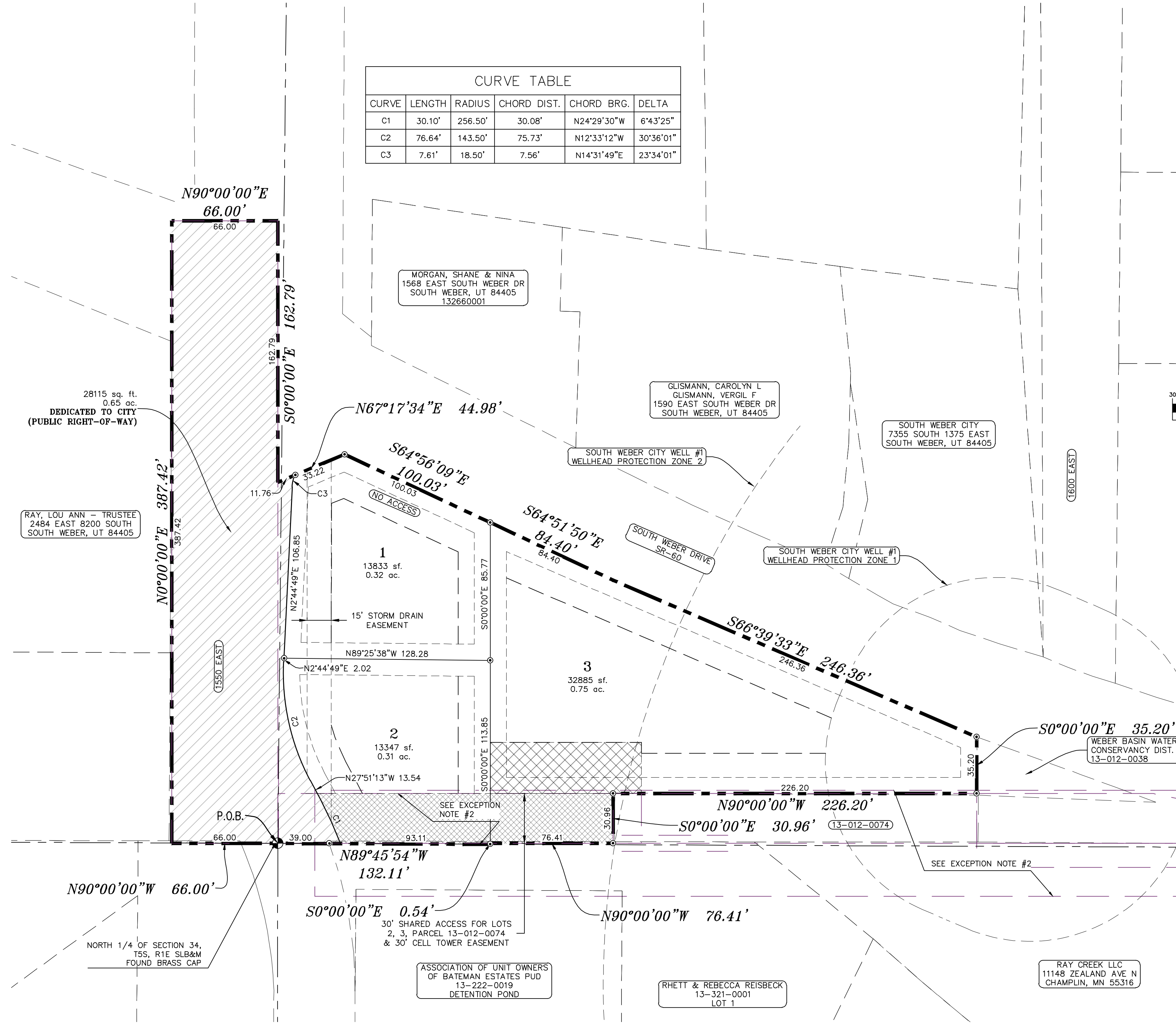
Project Address: 1550 EAST SOUTH WEBER DRIVE	Project Name: SOUTH WEBER ALTA
Project Location: SOUTH WEBER, UTAH	Job Number: #2021_033

Surveyor Title Block	Drawn by: RJM	Survey Ref. No. 2021_033
Surveyors Name: Region Engineering & Surveying	Approved by:	Field Date: 2/08/2021
Address: 1776 N. State Street, Orem, UT 84057	Date:	Revision Box
Telephone Number: 801-367-5274	Revision:	

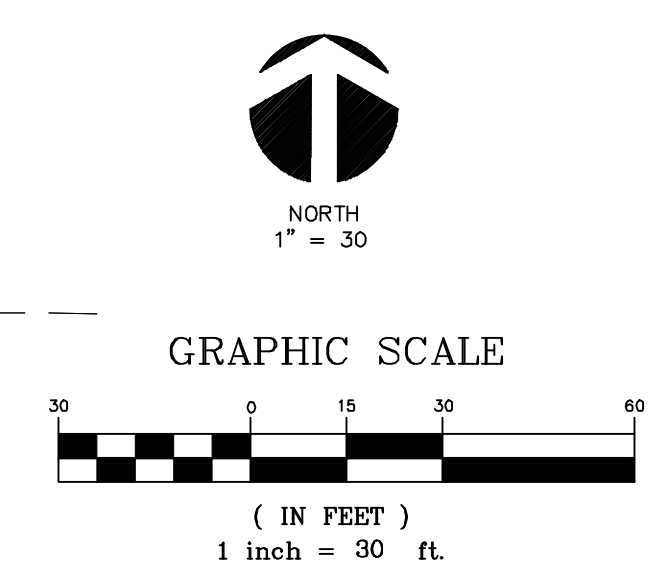
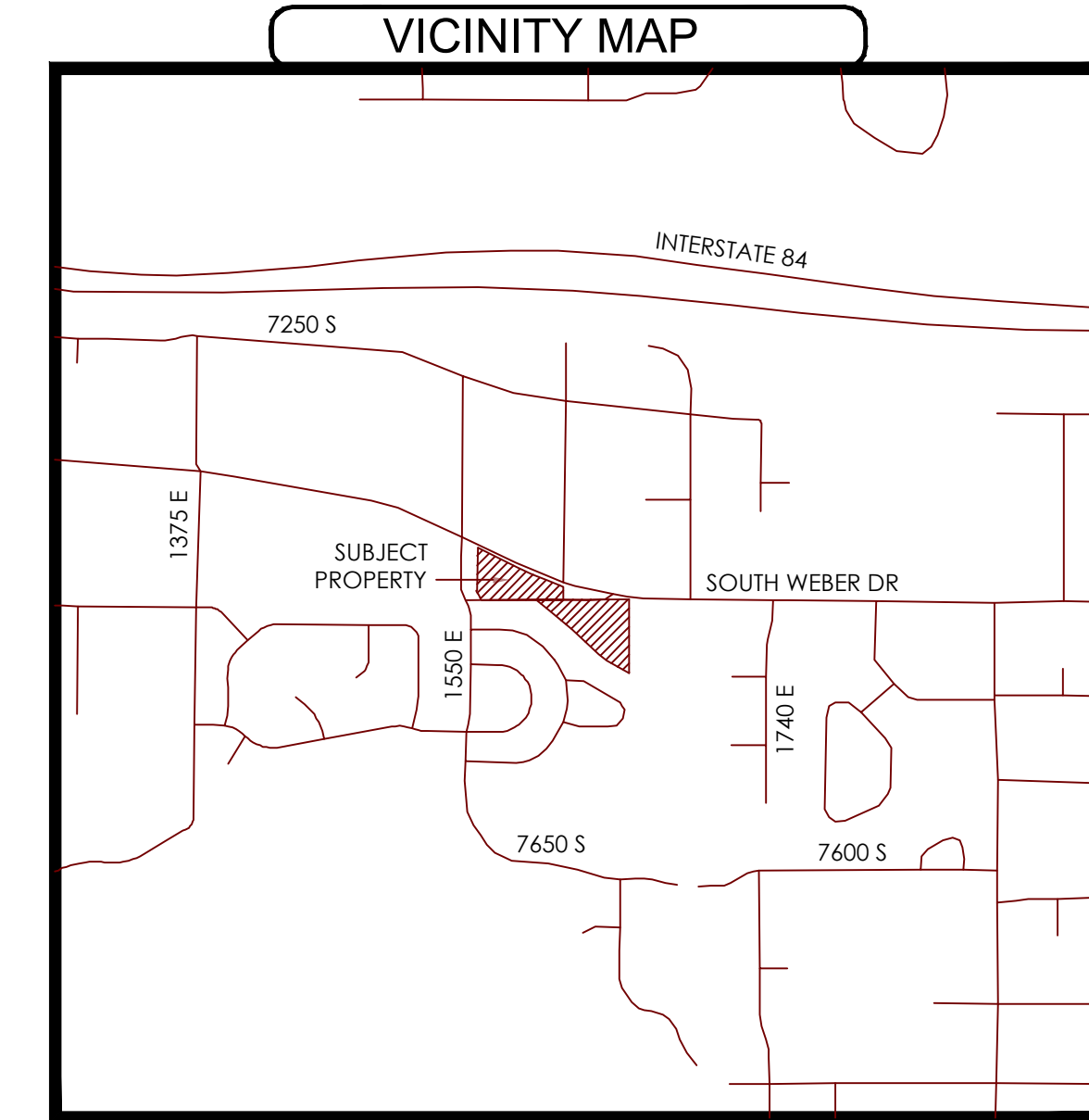
Copy Sent Date:

SOPHIA'S HAVEN A SINGLE FAMILY RESIDENTIAL DEVELOPMENT

SOUTH WEBER CITY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.10'	256.50'	30.08'	N24°29'30"W	6°43'25"
C2	76.64'	143.50'	75.73'	N12°33'12"W	30°36'01"
C3	7.61'	18.50'	7.56'	N14°31'49"E	23°34'01"



LEGEND	
	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
	FOUND CLASS I STREET MONUMENT
	SET STREET MONUMENT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	SECTION LINE
	CALCULATED POINT (NOT SET)
	GENERAL UTILITY EASEMENT (NO FENCING ALLOWED)
	30' SHARED ACCESS FOR LOTS 2, 3, PARCEL 13-012-0074 & 30' CELL TOWER EASEMENT
	CELL TOWER ACCESS/MAINTENANCE/EXPANSION AREA
	PUBLIC RIGHT-OF-WAY DEDICATED TO SOUTH WEBER CITY

- LOT NOTES:**
- SIDE SETBACKS:
 - NON-GARAGE - 10 FEET
 - GARAGE SIDEYARD - 10 FEET
 - ROAD SIDE - 20 FEET
 - FRONT/REAR SETBACKS:
 - FRONT - 25 FEET FROM RIGHT-OF-WAY
 - REAR - 25 FEET
 - PROJECT SUBJECT TO A DEVELOPMENT AGREEMENT
 - THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8" x 24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE
 - PUBLIC UTILITY EASEMENTS:
 - 10' FRONT/SIDE/CORNER

DRINKING WATER SOURCE PROTECTION ZONE RESTRICTIONS:

ZONE 1 - NO BUILDINGS ALLOWED (INCLUDING SHEDS). THE USE OF FERTILIZERS, HERBICIDES, INSECTICIDES, ETC. SHOULD BE KEPT TO A MINIMUM. ALL CONTAINERS WHICH CONTAIN CHEMICALS OR ANY SUBSTANCE THAT MAY BE CONSIDERED A POTENTIAL CONTAMINATION SOURCE SHOULD BE STORED INDOORS ON AN IMPERVIOUS SURFACE.

ZONE 2 - SAME AS ZONE 1, w/ BUILDINGS BEING ALLOWED.

PHASE STATISTICS	
PHASE AREA	= 88180 sq ft 2.02 ac
TOTAL LOTS	= 3 LOTS
ROW AREA	= 28115 sq ft. 0.65 ac
LOT AREA	= 60,065 sq ft. 1.37 ac
AVG LOT AREA	= 20,021 sq. ft.

- SURVEY EXCEPTION NOTES**
- Memorandum of Second Amendment to PCS Site Agreement between Ivan J. Ray and Shirley and STC Five LLC, a Delaware limited liability company, recorded February 2, 2012 as Entry No. 2641507 in Book 5450 at Page 491 of Official Records. Partial Assignment and Acceptance of PCS Site Agreement, recorded May 26, 2020 as Entry No. 3254897 in Book 7520 at Page 2972 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 8, 2020 as Entry No. 3269076 in Book 7549 at Page 3222 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 9, 2020 as Entry No. 3269556 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plat.)
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Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

AS SURVEYED PARCEL BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.
 THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.
 THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.
 THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.
 THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.
 THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.
 THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.
 THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.
 THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.
 THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.
 THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.

DATE _____ SURVEYOR _____

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract _____ and do hereby dedicate, grant and convey to South Weber City, Davis County, Utah, all parts of said tract of land designated as streets, the same to be used as public thoroughfares forever; and also dedicate to South Weber City 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 South Weber City, with no buildings or structures being erected within such easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH _____
 COUNTY OF UTAH _____ S.S.

ON THIS _____ DAY OF _____, A.D. 20____
 PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/APPROVED, DID SAY THAT HE/SHE IS THE _____ OF _____ A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SPRINGSIDE MEADOWS PLAT 'P' SUBDIVISION PLAT.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH _____
 COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, PUBLIC UTILITY EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

 MAYOR ATTEST: _____
 CITY ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)
 CITY ATTORNEY (As to Form)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION

 DEVELOPMENT SERVICES DIRECTOR _____ PLANNING COMMISSION CHAIR

**SOPHIA'S HAVEN
 A SINGLE FAMILY RESIDENTIAL
 DEVELOPMENT**

SOUTH WEBER _____ DAVIS, UTAH

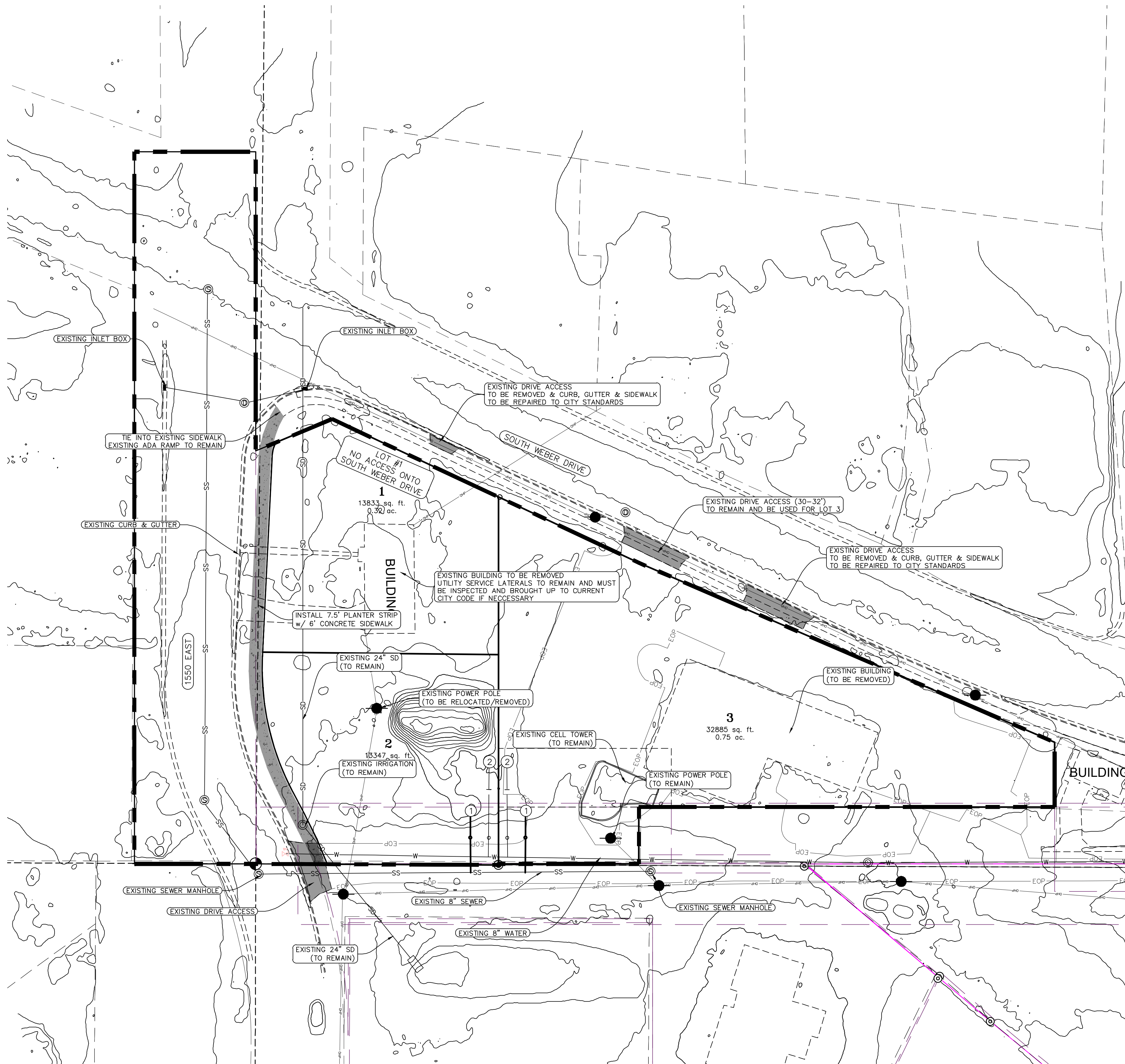
SCALE: 1" = 40 FEET

CITY RECORDER SEAL CITY ENGINEER SEAL DAVIS COUNTY RECORDER SEAL

PROJECT DEVELOPER
 ROB EDWARDS
 robwedwards@gmail.com
 801-558-4740

PROJECT ENGINEER & SURVEYOR
 REGION ENGINEERING & SURVEYING
 1776 NORTH STATE STREET #110
 OREM, UTAH 84057
 PH - 801.376.2245

This form approved by Utah County and the municipalities therein.



- ① 4" PVC SANITARY SEWER SERVICE LATERAL
● 2% SLOPE MINIMUM (TIE INTO EXISTING MAIN)
(PER CITY STANDARDS)
- ② 1" PVC - CULINARY WATER SERVICE LATERAL
(TIE INTO EXISTING MAIN)

ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH PAYSON CITY STANDARDS

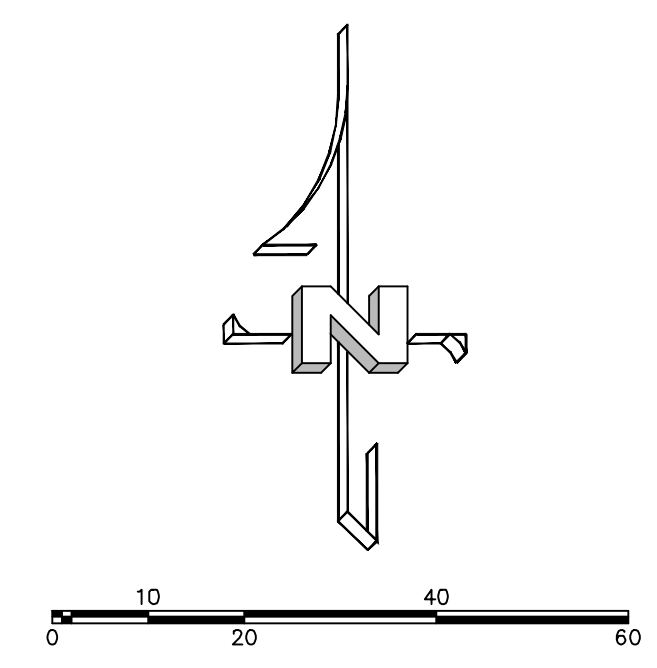


NOTES

1. ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
2. RETAINING WALLS TO BE USED AS NECESSARY TO OFFSET THE DIFFERENCE IN FINISHED FLOOR ELEVATIONS BETWEEN BUILDINGS AS SHOWN ON THE PLANS OR AS DETERMINED BY THE DEVELOPER.
3. ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
4. ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE.
5. CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.

LEGEND

- EXISTING POWER POLE
- ★ PROPOSED STREET LIGHT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED STOP/STREET SIGN
- ⊙ PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EOP
- OHP
- X
- PROPOSED STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region
Engineering & Surveying
1776 N. State St. #110
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P: 801.376.2245
regiondesignllc.com



**SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT**

Location
N&S of Sec. 34,
T5N, R1W, S1&2&M

DATE: 12.6.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLAN

SHEET:
UP-01

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	30.10'	256.50'	30.08'	N24°29'30"W	6°43'25"
C2	76.64'	143.50'	75.73'	N12°33'12"W	30°36'01"
C3	7.61'	18.50'	7.56'	N14°31'49"E	23°34'01"

- ① 4" PVC SANITARY SEWER SERVICE LATERAL
● 2% SLOPE MINIMUM (TIE INTO EXISTING MAIN)
(PER CITY STANDARDS)
- ② 1" PVC - CULINARY WATER SERVICE LATERAL
(TIE INTO EXISTING MAIN)

AS SURVEYED PARCEL
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN:
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.
THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.
THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.
THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.
THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.
THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.
THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.
THENCE, N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

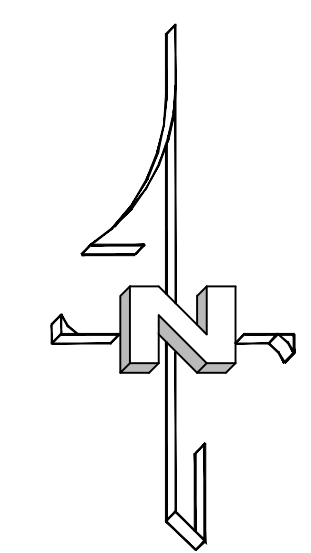
CONTAINING 88,180 SQ FT OR 2.02 ACRES OF LAND.

PHASE STATISTICS	
PHASE AREA =	88180 sq ft 2.02 ac
TOTAL LOTS =	3 LOTS
ROW AREA =	28115 sq ft 0.65 ac
LOT AREA =	60,065 sq ft 1.37 ac
AVG LOT AREA =	20,021 sq. ft.

ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH PAYSON CITY STANDARDS

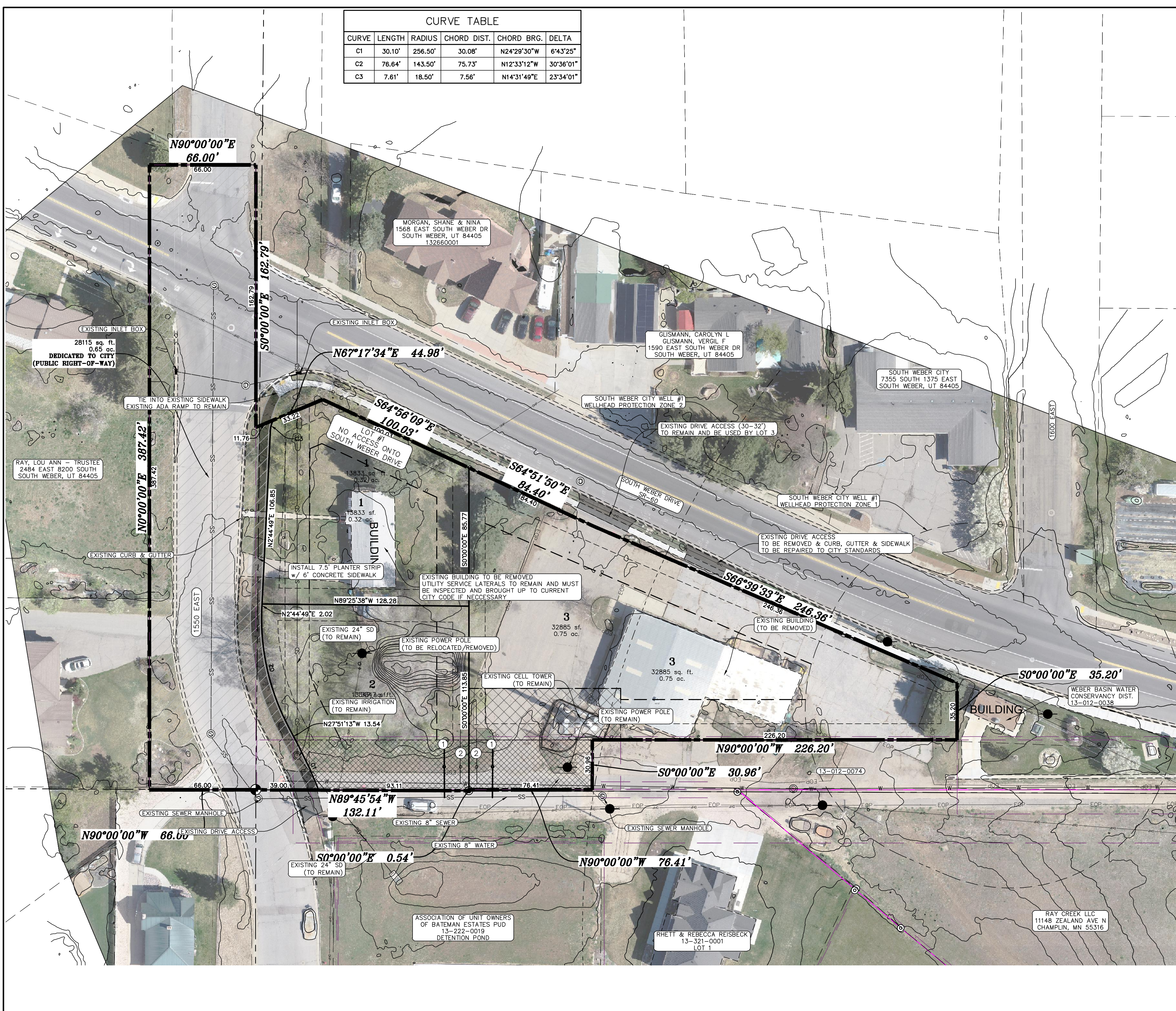
NOTES

- ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
- RETAINING WALLS TO BE USED AS NECESSARY TO OFFSET THE DIFFERENCE IN FINISHED FLOOR ELEVATIONS BETWEEN BUILDINGS AS SHOWN ON THE PLANS OR AS DETERMINED BY THE DEVELOPER.
- ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
- ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE. CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.



SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
(24"x36")

NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



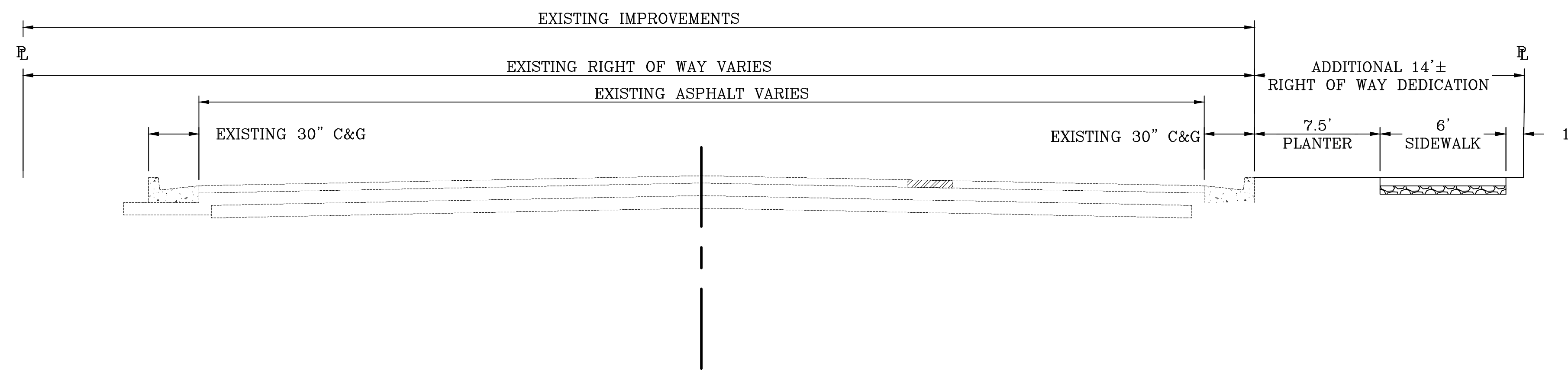
region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

**SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT**

Location
NE1/4 of Sec. 34,
T5N, R1W, S1E&M

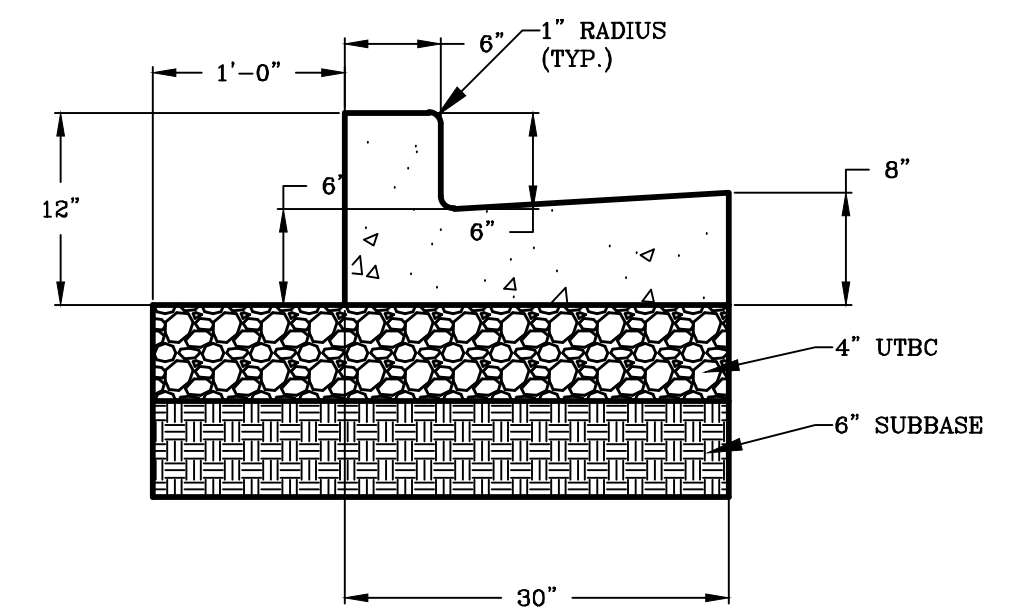
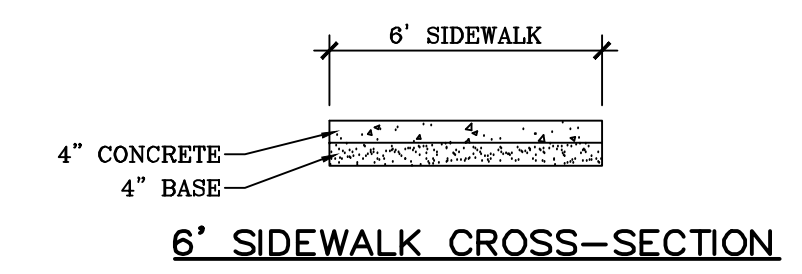
DATE: 12.6.2021
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
PRELIM PLAN - IMAGE
SHEET:
UP-02



**RIGHT-OF-WAY
(MODIFIED TO FIT EXISTING CONDITIONS)**



ALL DETAILS PER SOUTH
WEBER CITY STANDARDS



Engineering
& Surveying

region

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Orem, UT 84057
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regiondesignllc.com

**SOPHIA'S HAVEN
RESIDENTIAL DEVELOPMENT**

Location
NE $\frac{1}{4}$ of Sec. 34,
T5N, R1W, S1E&M

DATE: 12.6.2021

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01