

**RESOLUTION 21-28**

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL AMENDING AND RESTATING THE DEVELOPMENT AGREEMENT FOR THE LOFTS AT DEER RUN IN SOUTH WEBER CITY**

**WHEREAS**, Deer Run Investments, LLC and South Weber City entered into a development agreement on 27 June 2019 which was subsequently recorded; and

**WHEREAS**, the need for greater clarification in the agreement was realized as the development process ensued, and

**WHEREAS**, a public hearing was held on December 17, 2020 at a Planning Commission meeting; and

**WHEREAS**, the Planning Commission recommended approval of the Amended and Restated Development Agreement; and

**WHEREAS**, Council has now reviewed the Amended and Restated Development Agreement and approves the changes;

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

**Section 1. Approval:** The Amended and Restated the Development Agreement for the Lofts at Deer Run in South Weber City is hereby approved as attached in Exhibit 1.

**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2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.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 25<sup>th</sup> day of May 2021.

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

\_\_\_\_\_  
**Jo Sjoblom, Mayor**

\_\_\_\_\_  
**Attest: Lisa Smith, Recorder**

# **EXHIBIT 1**

## **AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE LOFTS AT DEER RUN IN SOUTH WEBER CITY**

When recorded return to:  
South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405

**AMENDED AND RESTATED  
DEVELOPMENT AGREEMENT  
FOR THE LOFTS AT DEER RUN  
IN SOUTH WEBER CITY**

This **AMENDED AND RESTATED DEVELOPMENT AGREEMENT** (THIS Amended and Restated “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between **DEER RUN INVESTMENTS, LLC** OF 782 Parkway Drive, North Salt Lake, Utah 84054 (hereinafter referred to as “Developer”), and **DEER RUN PLAZA, LLC** of 10883 South Martingale Lane, South Jordan, Utah 84095 (hereinafter referred to as “Owner”), and **SOUTH WEBER CITY**, a municipal corporation of the State of Utah (hereinafter referred to as “City”), of 1600 East South Weber Drive, South Weber, Utah 84405. Developer, Owner, and City are heretofore referred to as the “**Parties**.”

**RECITALS:**

- A. Owner acknowledges that Developer is its authorized agent to represent its interest in development of its fee simple title property, approximately 3.175 acres, as more particularly described in **Exhibit A** attached hereto (the “Property”). A Concept Plan of the site is attached hereto as **Exhibit B**.
- B. Developer proposes a mixed-use development which includes residential and commercial buildings, the associated streets, and other required improvements collectively known as “The Lofts at Deer Run” (the “Development”), on the Property.
- C. On June 27, 2019, the Parties entered into a Development Agreement (the “Original Agreement”) for the purpose of establishing the approved criteria required for the Development prior to approval through the City’s required subdivision process.
- D. The Parties, in accordance with section 14.1 of the Original Agreement, desire to enter into this Amended and Restated Agreement amending and restating the Original Agreement to provide for the terms and conditions upon which the Property can be developed.

- E. City, acting pursuant to its authority under Utah Code Ann. § 10-9-101, *et seq.*, and its land use policies, ordinances and regulations, has made certain determinations with respect to the Subdivision and, in the exercise of its legislative discretion, has elected to approve this Agreement for the purpose of specifying the obligations of the parties with respect to the installation of required infrastructure improvements and such other matters as the Parties agree herein.

**AGREEMENT:**

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals.** The foregoing Recitals and all Exhibits referenced herein are hereby incorporated by this reference and made part of this Agreement.
2. **City Laws and Purpose.** City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including the City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance as a legislative act and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.
3. **Subdivision Approval.** This Agreement does not remove the Developer from their obligation to adhere to the City's established Subdivision approval process. The Developer shall comply with all applicable time frames as specified in City Code. Approval will be based on substantial compliance with Exhibit B.
4. **Geotechnical.** The Development is located within the area identified in the General Plan as Sensitive Lands. As such, the Developer must comply with all provision of City Code, Title 10 Zoning Regulations, Chapter 14 Sensitive Lands Development Regulations.
5. **Sewer Capacity.** The Sewer Capital Facilities Plan, dated August 2017, identifies the Property as requiring 4.0 Equivalent Residential Units (ERU's) based on an assumed commercial-only land use. The City acknowledges that the Development exceeds the anticipated demand and the needed capacity will be addressed through future Capital Facilities Plans and future capital improvement projects. The Development's proportional share of the future capital improvement projects which will provide the desired capacity will be paid through the impact fees assessed when the Building Permits are issued. Building permit approval and occupancy will not be contingent upon sewer capacity.
6. **Density.** The Development will be limited to not more than sixty (60) new residential units. The Development shall include a ground floor commercial component fronting 2700 East Street. However, only that portion of the Development fronting 2700 East

Street, not one-hundred percent (100%) of the floor area on the first level of that structure, must be commercial.

7. **Parking.** In order to accommodate the parking needs of both the residential and commercial users within the Development, the provisions of Title 10, Chapter 8 of South Weber City Code shall apply and shall be in full force and effect.
8. **Detention Basin.** A detention basin is required in order to control the flow of storm water leaving the site. The basin is the sole responsibility of the Development and will be privately owned and maintained. However, the sizing, design, location and construction of the basin must comply with City Code and City Standards.
9. **Successors and Assigns.**

10.1 **Binding Effect.** This Agreement shall be binding upon the successors and assigns of the Parties. Owners acknowledge and agree that if the City is not paid in full in a timely fashion by Developer of all monies as stated in this Agreement, no future development will be permitted by City on the Property until full payment is made.

10.2 **Assignment.** Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to South Weber City, and the prior written consent of City may also be evidenced by letter from City to Developer.

10. **Default.** In the event either Party fails to perform its obligations hereunder or to comply with the terms and commitments hereof, within thirty (30) days after having been given written notice of default from the other Party, the non-defaulting Party may, at its election, have the following remedies, which shall be cumulative:

11.1 all rights and remedies available at law and in equity, including but not limited to injunctive relief, specific performance, and/or damages;

11.2 to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and

11.3 the right to withhold all further approvals, licenses, permits, or other rights associated with any activity or development described in this Agreement until such default is cured.

11. **Court Costs and Attorneys' Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement or any of the documents provided for herein, the prevailing Party or Parties shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

**12. Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such Party at:

Developer: Deer Run Investments, LLC  
784 Parkway Drive  
PO BOX 540395  
North Salt Lake, UT 84054

City: South Weber City  
Attention: City Manager  
1600 East South Weber Drive  
South Weber, UT 84405

Owner: Deer Run Plaza LLC  
10883 South Martingale Lane  
South Jordan, UT 84095

Any Party may change its address or notice by giving written notice to the other Parties in accordance with the provisions of this section.

**13. General Terms and Conditions.**

14.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with any applicable notice and hearing provisions of MLUDMA and applicable provisions of the City Laws.

14.2 Captions and Construction. This Agreement shall be construed according to its fair meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed to effectuate the public purposes, objectives and benefits set forth herein while protecting any compelling countervailing public interest and providing to Developer vested development rights as described herein. As used in this Agreement, the words "include" and "including" shall mean "including, but not limited to" and shall not be interpreted to limit the generality of the terms preceding such word.

14.3 Term of Agreement. The term of this Agreement shall be for a period of seven (7) years following the date of its adoption.

14.4 Agreement to Run with the Land. This Agreement shall be recorded in the office of the Davis County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and inure to the benefit of the Parties hereto

and their respective successors and assigns. This Agreement shall be construed in accordance with the City Laws. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Davis County, Utah.

14.5 Legal Representation. Each of the Parties hereto acknowledge that they each have been represented by legal counsel in negotiating this Agreement and that no Party shall have been deemed to have been the drafter of this Agreement.

14.6 Non-Liability of City Officials. No officer, representative, agent or employee of the City shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, its successors or assigns, or for any obligation arising under the terms of this Agreement.

14.7 Entire Agreement. This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

14.8 No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Parties named herein. The Parties alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

14.9 Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore, acts of nature, government restrictions, regulations or controls, judicial orders, enemy or hostile government actions, war, civil commotions, fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder, shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have noticed the other parties in writing of a force majeure event within thirty (30) days following the occurrence of the claimed force majeure event.

14.10 Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

14.11 Waiver. No waiver of any of the provisions of this Agreement shall operate as waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

14.12 Governing Law. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

14.13 Exhibits. Any exhibit to this Agreement is incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first written above.

“Developer”  
**DEER RUN INVESTMENTS, LLC**

By: \_\_\_\_\_ Title: \_\_\_\_\_

Witness the hand of said grantors, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Deer Run Investments, LLC

State of Utah                    )  
                                          ) ss  
County of Davis                )

On this \_\_ day of \_\_\_\_\_, 2021, personally appeared before me, \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged that he/she is the \_\_\_\_\_ of Deer Run Investments, a Limited Liability Company and signed said document in behalf of said Deer Run Investments, LLC, by authority of its Bylaws or Resolution of its Board of Directors, and said, \_\_\_\_\_ acknowledged to me said limited liability company executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires:



“Owner”  
**DEER RUN PLAZA, LLC**

By: \_\_\_\_\_ Title: \_\_\_\_\_

Witness the hand of said grantors, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Deer Run Plaza, LLC

State of Utah )  
 ) ss  
County of Davis )

On this \_\_ day of \_\_\_\_\_, 2021, personally appeared before me, \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged that he/she is the \_\_\_\_\_ of Deer Run Plaza, a Limited Liability Company and signed said document in behalf of said Deer Run Plaza, LLC, by authority of its Bylaws or Resolution of its Board of Directors, and said, \_\_\_\_\_ acknowledged to me said limited liability company executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires:

“City”  
**SOUTH WEBER CITY**

By: \_\_\_\_\_ Attest: Lisa Smith, City Recorder  
David Larson, City Manager

State of Utah )  
 ) ss  
County of Davis )

Subscribed and sworn to before me on this \_\_\_ day of \_\_\_\_\_, 2021, by David Larson.

WITNESS my hand and official seal the day and year in this certificate first above written.

\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires:

**EXHIBIT "A"**  
**THE LOFTS AT DEER RUN**  
**BOUNDARY DESCRIPTION**

**A part of Lot 2, Deer Run Estates Unit No. 5. And A part of the Southwest Quarter of Section 36, T5N Range 1 West Salt Lake Base and Meridian**

**Beginning at the intersection of the Southeasterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 555.59 feet South 89°58'06" East along the Section line; and 296.80 feet South 00°02'01" West from the West Quarter Corner of said Section, and running thence two (2) courses along said West right of way line as follows: (1) Southerly along the Arc of a 626.80 foot radius curve to the right a distance of 45.54 foot radius point bears South 89°38'52" West, (Central Angle equals 04°09'47", and Center Bears South 89°38'52" West); and (2) South 04°12'50" West 541.15 feet to the North right of way line of 7950 South Street, being a point of curvature; thence two (2) courses along said North right of way line as follows: (1) Southwesterly along the arc of a 20.67 foot radius curve to the right a distance of 29.83 feet (Central Angle equals 82°40'37", and Long Chord bears South 45°33'08" West 27.31 feet) to a point of non-tangent curvature of which the radius point lies South 03°06'39" East; and (2) Westerly along the arc of a 197.04 foot radius curve to the left a distance of 50.55 feet (Central angle equals 14°42'01", and Long Chord bears South 79°32'20" West 50.42 feet) to the West line of said Lot 2; thence North 28°31'06" West 234.73 feet along said West line to the Northwest corner of said lot marked by a rebar with no cap; thence North 87°57'40" West 116.31 feet along the North line of said Deer Run Estates Unit No. 5 to said Southeasterly right of way line of said Canal; thence six (6) courses along said Southeasterly right of way line as follows: (1) North 17°15'00" East 118.53 feet; (2) North 07°55'00" East 144.20 feet; (3) North 33°15'00" East 44.30 feet; (4) North 53°01'00" East 35.40 feet; (5) North 67°01'00" East 219.00 feet; and (6) North 83°46'00" East 29.50 feet to the POINT OF BEGINNING.**

**Containing 2.9140 acres, more or less.**

**TOGETHER WITH**

**A part of the Southwest Quarter of Section 36, T5N Range 1 West Salt Lake Base and Meridian**

**Beginning at the intersection of the Northwesterly right of way line of the Davis and Weber Canal, and the West right of way line of the Frontage Road said point being 535.54 feet South 89°58'06" East along the Section line; and 143.69 feet South 00°02'01" West from the West Quarter Corner of said Section, and running; thence two (2) course along said Northwesterly right of way line as follows: (1) South 89°46'00" West 45.57 feet; and (2) South 67°01'00" West 60.99 feet; thence North 00°11'51" East 51.08 feet; thence East 6.00 feet; thence North 52.00 feet; thence West 6.00 feet; thence North 64.67 feet; thence South 89°58'06" East 44.68 feet to said Westerly right of way line of Frontage Road, being a point of non-tangent curvature of which the radius point lies South 61°19'57" West; thence Southerly along the arc of a 626.80 foot radius curve to the right a distance of 154.95 feet (Central Angle equals 14°09'52", and Long Chord bears South 21°35'07" East 154.56 feet) along said Westerly right of way line to the POINT OF BEGINNING.**

**Containing 11,372 square feet more or less.**

**EXHIBIT "B"**  
**THE LOFTS AT DEER RUN**  
**CONCEPT PLAN**

**BLDG CODE INFO**

S BUILDING A  
OCCUPANCIES, B, M, R-2  
TYPE V-B  
NFPA 13

N BUILDING B  
OCCUPANCY: R-2  
V-B  
NFPA 13

W BUILDING C  
OCCUPANCY: R-2  
V-B  
NFPA 13

**PROJECT SUMMARY**

SBUILDING A	COMMERCIAL	RESIDENTIAL	TOTAL
1ST FLOOR	0 SF	4685 SF	4685 SF
2ND FLOOR	3985 SF	4607 SF	8592 SF
3RD FLOOR	0 SF	8592 SF	8592 SF
TOTAL	3985 SF	17884 SF	21869 SF
N BUILDING B	COMMERCIAL	RESIDENTIAL	TOTAL
1ST FLOOR	0 SF	4685 SF	4685 SF
2ND FLOOR	0 SF	8592 SF	8592 SF
3RD FLOOR	0 SF	8592 SF	8592 SF
TOTAL	0 SF	21869 SF	21869 SF
W BUILDING C	COMMERCIAL	RESIDENTIAL	TOTAL
1ST FLOOR	0 SF	5627 SF	5627 SF
2ND FLOOR	0 SF	10320 SF	10320 SF
3RD FLOOR	0 SF	10320 SF	10320 SF
TOTAL	0 SF	26267 SF	26267 SF
<b>GRAND TOTAL</b>	<b>3985 SF</b>	<b>66020 SF</b>	<b>70005 SF</b>

**Fred C. Cox,  
Architect**

4466 Early Duke St.  
West Valley City,  
Utah 84120-5723

Phone: 801-968-3733

Email: fcc@fredccox.com

THIS DOCUMENT IS FOR CITY APPROVAL OF THE PROJECT NOTED AND IS ALSO FOR CONSTRUCTION. ACTUAL SITE DIMENSIONS COULD VARY. USE OF THIS DOCUMENT FOR ANY OTHER PROJECT IS NOT PERMITTED.

**PROJECT SUMMARY**

GROSS LAND AREA (3.18 ACRES TOTAL)	126,934 SF 2.914 ACRES
COMMERCIAL	3985 SF
RESIDENTIAL	66020 SF
TOTAL	70005 SF
TOTAL PARKING SPACES	164
RESIDENTIAL (2) PER UNIT 60 UNITS MAX 60x2+GUESTS	120 20 GUESTS
OFFICES/SERVICES 2/1000 3985 SF 8+EMPLOYEES	24 MAX.
LANDSCAPE AREA INSIDE PROPERTY	32,217 SF 25.8%



DEER RUN INVESTMENTS, LLC

LOFTS AT DEER RUN

7870 SOUTH 2700 EAST  
SOUTH WEBER, UTAH

SITE PLAN

SCALE: 1" = 40'-0"

OCTOBER 16, 2020  
194001-A01-K016

DRAWINGS ARE BASED ON SURVEYS  
BY GREAT BASIN ENG. AND CIVIL BY ENTELLUS.

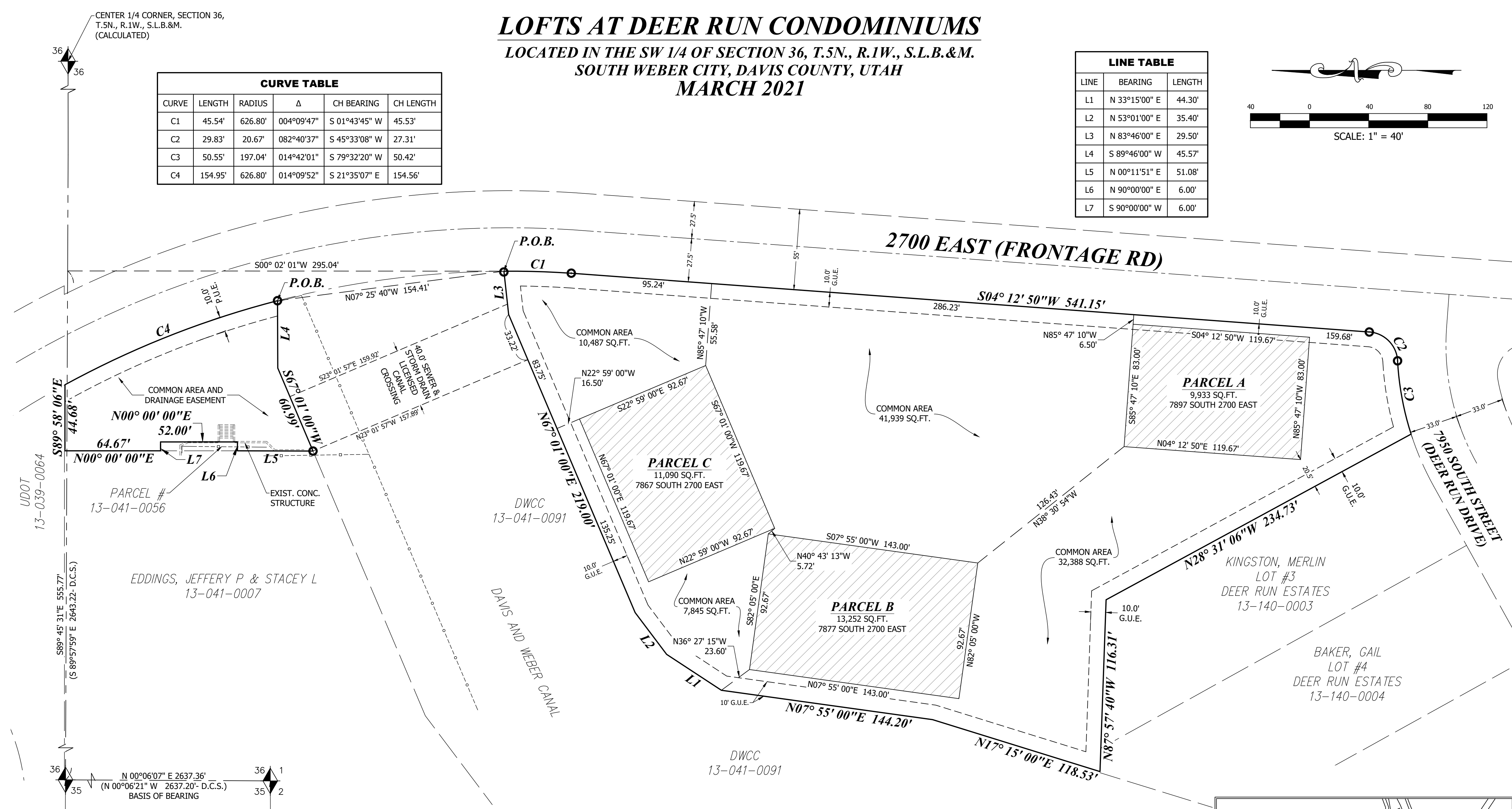
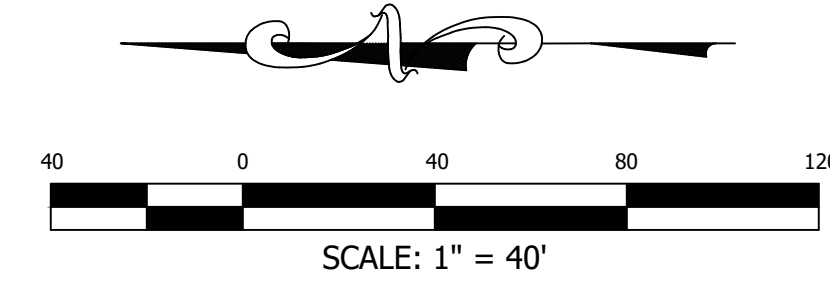
**A0.1**

# LOFTS AT DEER RUN CONDOMINIUMS

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
MARCH 2021

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	45.54'	626.80'	004°09'47"	S 01°43'45" W	45.53'
C2	29.83'	20.67'	082°40'37"	S 45°33'08" W	27.31'
C3	50.55'	197.04'	014°42'01"	S 79°32'20" W	50.42'
C4	154.95'	626.80'	014°09'52"	S 21°35'07" E	154.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 33°15'00" E	44.30'
L2	N 53°01'00" E	35.40'
L3	N 83°46'00" E	29.50'
L4	S 89°46'00" W	45.57'
L5	N 00°11'51" E	51.08'
L6	N 90°00'00" E	6.00'
L7	S 90°00'00" W	6.00'



### SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWIT AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

JEREMIAH R. CUNNINGHAM      UT#9182497

### BOUNDARY DESCRIPTION

A PART OF LOT 2, DEER RUN ESTATES UNIT NO. 5 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE DAVIS AND WEBER CANAL, AND THE WEST RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD, SAID POINT BEING SOUTH 89°45'31" EAST 555.77 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°02'01" WEST 295.04 FEET FROM THE WEST QUARTER-CORNER OF SAID SECTION 36, AND RUNNING THENCE TWO (2) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE AS FOLLOWS:

(1) SOUTHERLY ALONG THE ARC OF A 626.80 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 45.54 FEET, (CENTRAL ANGLE EQUALS 04°09'47", CHORD BEARS SOUTH 01°43'45" WEST 45.53 FEET); AND

(2) SOUTH 04°12'50" WEST 541.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 7950 SOUTH STREET, BEING A POINT OF CURVATURE;

THENCE TWO (2) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE AS FOLLOWS:

(1) SOUTHWESTERLY ALONG THE ARC OF A 20.67 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.83 FEET (CENTRAL ANGLE EQUALS 82°40'37", AND CHORD BEARS SOUTH 45°33'08" WEST 27.31 FEET), TO A POINT OF NON-TANGENT CURVATURE; AND

(2) WESTERLY ALONG THE ARC OF A 197.04 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 50.55 FEET (CENTRAL ANGLE EQUALS 14°42'01", AND CHORD BEARS SOUTH 79°32'20" WEST 50.42 FEET) TO THE WEST LINE OF SAID LOT 2;

THENCE NORTH 28°31'06" WEST 234.73 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT MARKED BY A REBAR WITH NO CAP;

THENCE NORTH 87°57'40" WEST 116.31 FEET ALONG THE NORTH LINE OF SAID DEER RUN ESTATES UNIT NO. 5 TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CANAL;

THENCE SIX (6) COURSES ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AS FOLLOWS:

(1) NORTH 17°15'00" EAST 118.53 FEET; (2) NORTH 07°55'00" EAST 144.20 FEET; (3) NORTH 33°15'00" EAST 44.30 FEET; (4) NORTH 53°01'00" EAST 35.40 FEET; (5) NORTH 67°01'00" EAST 219.00 FEET; (6) NORTH 83°46'00" EAST 29.50 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE DAVIS AND WEBER CANAL AND THE WEST RIGHT OF WAY LINE OF THE FRONTAGE ROAD, SAID POINT BEING SOUTH 89°45'31" EAST 555.77 FEET ALONG THE SECTION LINE AND SOUTH 00°02'01" WEST 295.04 FEET AND NORTH 07°25'40" WEST 154.41 FEET FROM SAID WEST QUARTER CORNER OF SECTION 36 AND RUNNING THENCE SOUTH 89°46'00" WEST 45.57 FEET; THENCE SOUTH 67°01'00" WEST 60.99 FEET; THENCE NORTH 00°11'51" EAST 51.08 FEET; THENCE NORTH 90°00'00" EAST 6.00 FEET; THENCE NORTH 00°00'00" EAST 52.00 FEET; THENCE SOUTH 90°00'00" WEST 6.00 FEET; THENCE NORTH 00°00'00" EAST 64.67 FEET; THENCE SOUTH 89°58'06" EAST 44.68 FEET TO SAID WEST R.O.W. LINE; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT, 626.80-FOOT-RADIUS CURVE TO THE RIGHT AND ALONG SAID WEST ROAD LINE A DISTANCE OF 154.95 FEET (CENTRAL ANGLE EQUALS 14°09'52" AND CHORD BEARS SOUTH 21°35'07" EAST 154.56 FEET) TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 3.175 ACRES.

(BASIS OF BEARINGS IS NORTH 00°06'07" EAST 2637.36 FEET FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 36, DAVIS COUNTY SURVEYOR'S BEARING IS NORTH 00°06'21" WEST 2637.20 FEET.)

### OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE CONSOLIDATED INTO A SINGLE LOT, HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS, DO HEREBY DEDICATE FOR PUBLIC ACCESS ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC ACCESS, AND DO DEDICATE ALL OTHER EASEMENTS SHOWN HEREON AS GENERAL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY SOUTH WEBER CITY.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOSEPH M. COOK - MANAGER  
DEER RUN INVESTMENTS, LLC

### L.L.C. ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, JOSEPH M. COOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF THE DEER RUN INVESTMENTS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_

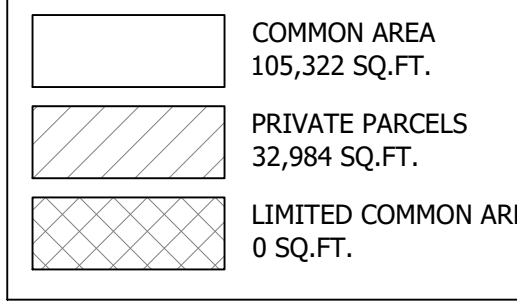
RESIDENCE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PROPERTIES AND TO SUBDIVIDE THE WHOLE PARCEL INTO PRIVATE PADS AND COMMON AREA. THE BASIS OF BEARING IS SET ALONG THE SECTION LINE MONUMENTS, AS SHOWN. BEARINGS ALONG THE SECTION LINE WERE ROTATED FROM THE D.C.S. BASIS TO MATCH CORNER MARKERS THAT WERE SET PREVIOUSLY FOR THIS PARCEL BY GREAT BASIN ENGINEERING.

#### OWNERSHIP LEGEND



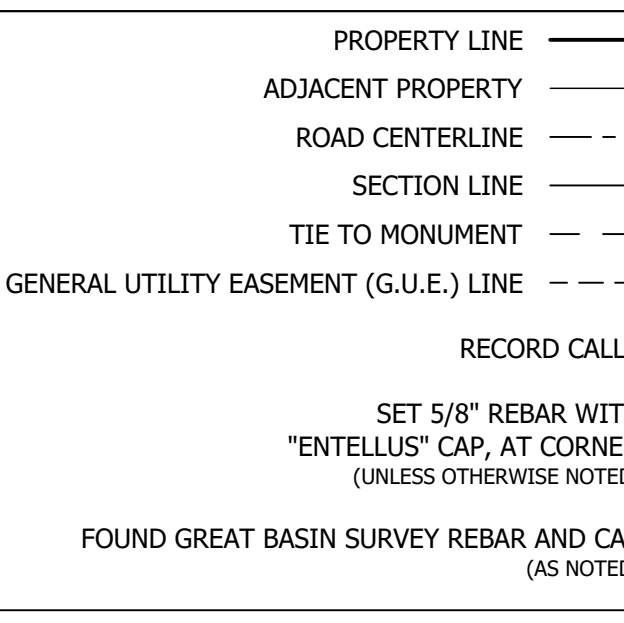
#### NORTH AREA TABULATION

PRIVATE	0 SQ.FT.
COMMON AREA	11,372 SQ.FT.
TOTAL AREA	11,372 SQ.FT.

#### SOUTH AREA TABULATION

PRIVATE	32,984 SQ.FT.
COMMON AREA	93,950 SQ.FT.
TOTAL AREA	126,934 SQ.FT.

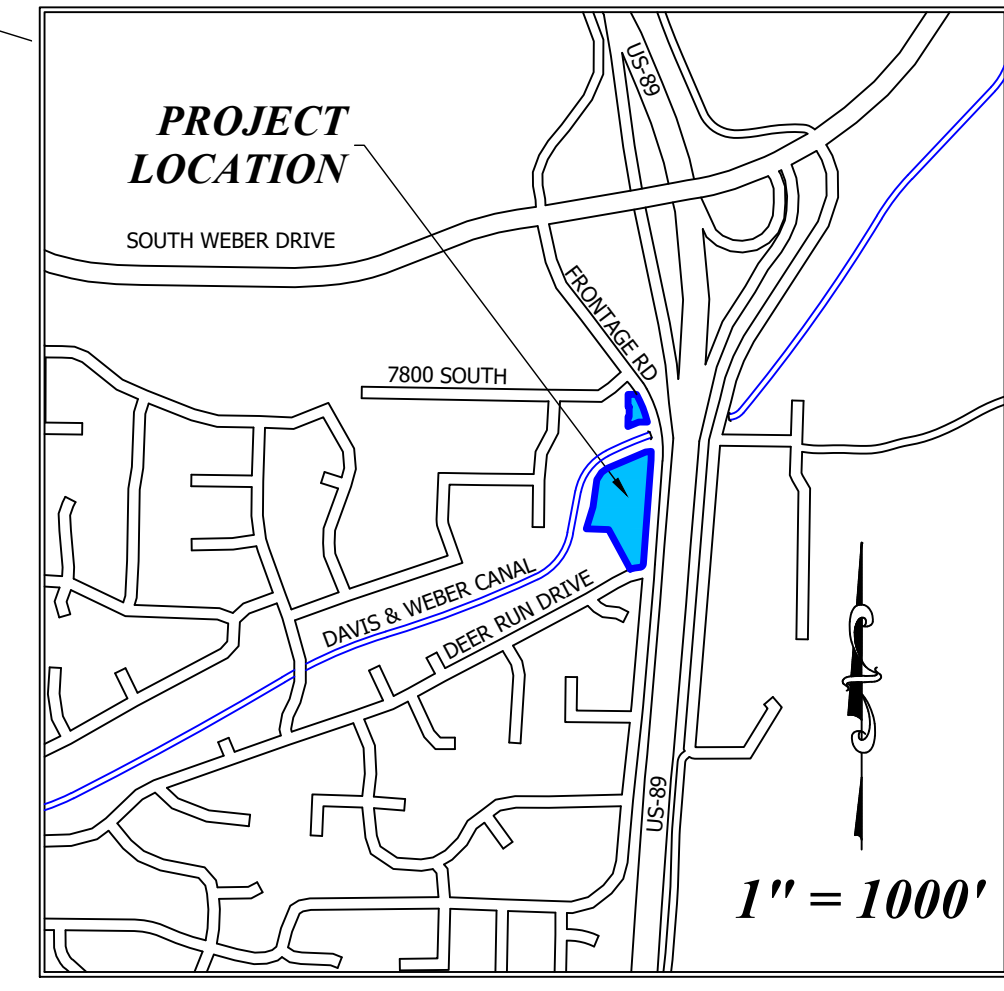
#### LEGEND



**DEVELOPER**  
**DEER RUN INVESTMENTS, LLC**  
**JOSEPH COOK**  
**P.O. BOX 1451**  
**BOUNTIFUL, UTAH 84011**  
**801-330-7713**  
**[sunsetbuilders11@gmail.com](mailto:sunsetbuilders11@gmail.com)**

**NOTES**

- COMMON AREA IS A RESTRICTED GENERAL UTILITY EASEMENT FOR MAINS AND SERVICES SERVING THIS PROPERTY ONLY. INCLUDES ALL AREA NOT IN PARCELS OR IN UNRESTRICTED GENERAL UTILITY EASEMENT (G.U.E.)
- COMMON AREA IS A CROSS-ACCESS EASEMENT BETWEEN PARCELS AND TO PUBLIC RIGHTS OF WAY.



#### UTILITY APPROVAL

DOMINION ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_

ROCKY MOUNTAIN POWER: \_\_\_\_\_ DATE: \_\_\_\_\_

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
[www.Entellus.com](http://www.Entellus.com)

PROJECT 1025006 | MARCH 2021

**SOUTH WEBER CITY COUNCIL**

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
SOUTH WEBER CITY MAYOR

\_\_\_\_\_  
CITY RECORDER

**SOUTH WEBER CITY PLANNING COMMISSION**

APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

**SOUTH WEBER CITY ENGINEER**

I CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT, AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

\_\_\_\_\_  
SOUTH WEBER CITY ENGINEER

**SOUTH WEBER CITY ATTORNEY'S OFFICE**

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

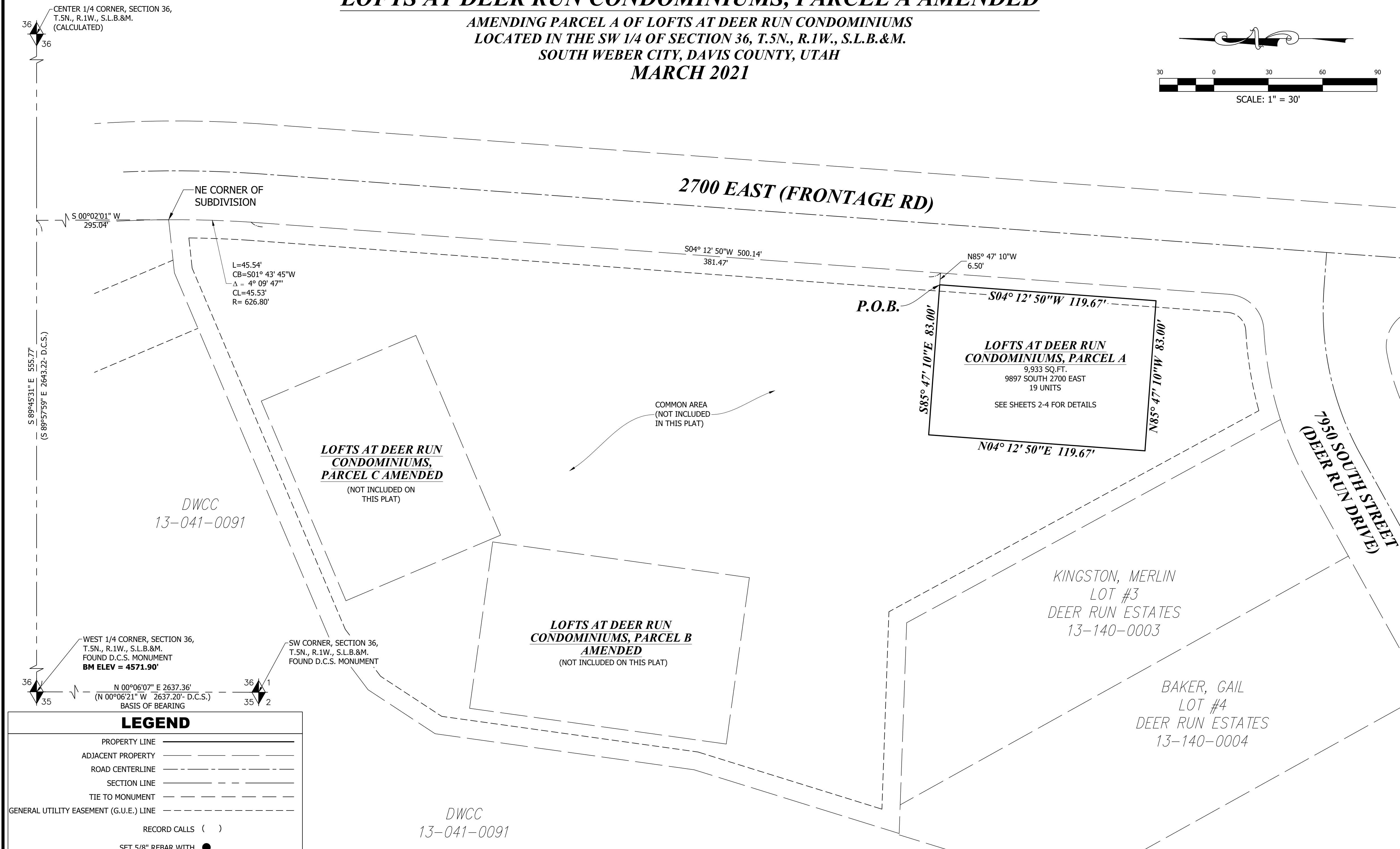
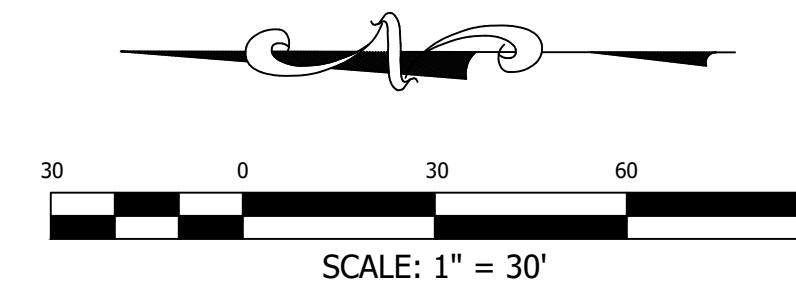
\_\_\_\_\_  
SOUTH WEBER CITY ATTORNEY

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK  
PAGE \_\_\_\_\_, COUNTY RECORDER \_\_\_\_\_  
BY \_\_\_\_\_  
DEPUTY

# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL A AMENDED

AMENDING PARCEL A OF LOFTS AT DEER RUN CONDOMINIUMS  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 MARCH 2021



### SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS PARCEL A AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

JEREMIAH R. CUNNINGHAM UT#9182497

### BOUNDARY DESCRIPTION

ALL OF PARCEL A AND ALL OF THE LIMITED COMMON AREA PERTAINING TO PARCEL A, OF LOFTS AT DEER RUN CONDOMINIUMS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT THAT IS SOUTH 89°45'31" EAST 555.77 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°02'01" WEST 295.04 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND TO THE WEST RIGHT-OF-WAY LINE OF A FRONTAGE ROAD, AND SOUTHERLY ALONG THE ARC OF A 626.80-FOOT-RADIUS CURVE TO THE RIGHT A DISTANCE OF 45.54 FEET ALONG THE WEST LINE OF A FRONTAGE ROAD, (CENTRAL ANGLE EQUALS 04°09'47" AND CHORD BEARS SOUTH 01°43'45" WEST 45.53 FEET) AND SOUTH 04°12'50" WEST 381.47 FEET ALONG SAID WEST RIGHT OF WAY LINE AND NORTH 85°47'10" WEST 6.50 FEET FROM THE WEST QUARTER-CORNER OF SAID SECTION 36 AND RUNNING THENCE SOUTH 04°12'50" WEST 119.67 FEET; THENCE NORTH 85°47'10" WEST 83.00 FEET; THENCE SOUTH 85°47'10" EAST 83.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.228 ACRES.  
 (BASIS OF BEARINGS IS NORTH 00°06'07" EAST 2637.36 FEET FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 36. DAVIS COUNTY SURVEYOR'S BEARING IS NORTH 00°06'21" WEST 2637.20 FEET.)

### OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE DIVIDED INTO COMMON AREA, LIMITED COMMON AREA, AND PRIVATE AREA, HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS, PARCEL A AMENDED, DO HEREBY DEDICATE FOR PUBLIC ACCESS ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC ACCESS; AND DO DEDICATE ALL OTHER EASEMENTS SHOWN HEREON AS GENERAL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY SOUTH WEBER CITY. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOSEPH M. COOK - MANAGER  
 DEER RUN INVESTMENTS, LLC

### L.L.C. ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, JOSEPH M. COOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF THE DEER RUN INVESTMENTS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND PARCEL A OF LOFTS AT DEER RUN CONDOMINIUMS TO CREATE A CONDOMINIUM OVER IT.

#### LEGEND

PROPERTY LINE \_\_\_\_\_  
 ADJACENT PROPERTY \_\_\_\_\_  
 ROAD CENTERLINE \_\_\_\_\_  
 SECTION LINE \_\_\_\_\_  
 TIE TO MONUMENT \_\_\_\_\_  
 GENERAL UTILITY EASEMENT (G.U.E.) LINE \_\_\_\_\_

RECORD CALLS ( )

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●  
 FOUND PROPERTY MARKER (AS NOTED) ○

#### DEVELOPER

**DEER RUN INVESTMENTS, LLC**  
**JOSEPH COOK**  
**P.O. BOX 1451**  
**BOUNTIFUL, UTAH 84011**  
**801-330-7713**  
**sunsetbuilders11@gmail.com**

#### OWNERSHIP LEGEND

COMMON AREA  
 11,829 SQ.FT.

PRIVATE PARCELS  
 16,929 SQ.FT.

LIMITED COMMON AREA  
 1,041 SQ.FT.

NOTES:  
 1. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF LOFTS AT DEER RUN OWNERS ASSOCIATION. PERMITTED USES FOR THE PRIVATE AND LIMITED COMMON AREA WITHIN THIS AMENDED PLAT ARE DEFINED BY SAID COVENANTS.

#### UTILITY APPROVAL

DOMINION ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_  
 ROCKY MOUNTAIN POWER: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET 1 OF 4

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

PROJECT 1025006 MARCH 2021 LKM

#### SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_  
 SOUTH WEBER CITY MAYOR CITY RECORDER

#### SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
 CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

#### SOUTH WEBER CITY ENGINEER

I CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT, AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

\_\_\_\_\_  
 SOUTH WEBER CITY ENGINEER

#### SOUTH WEBER CITY ATTORNEY'S OFFICE

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

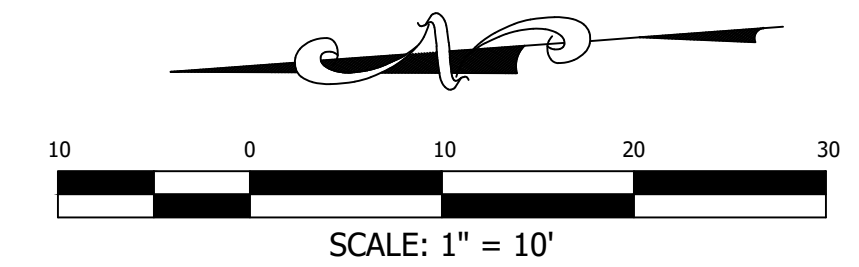
\_\_\_\_\_  
 SOUTH WEBER CITY ATTORNEY

#### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
 RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK  
 PAGE \_\_\_\_\_, COUNTY RECORDER \_\_\_\_\_  
 BY \_\_\_\_\_  
 DEPUTY

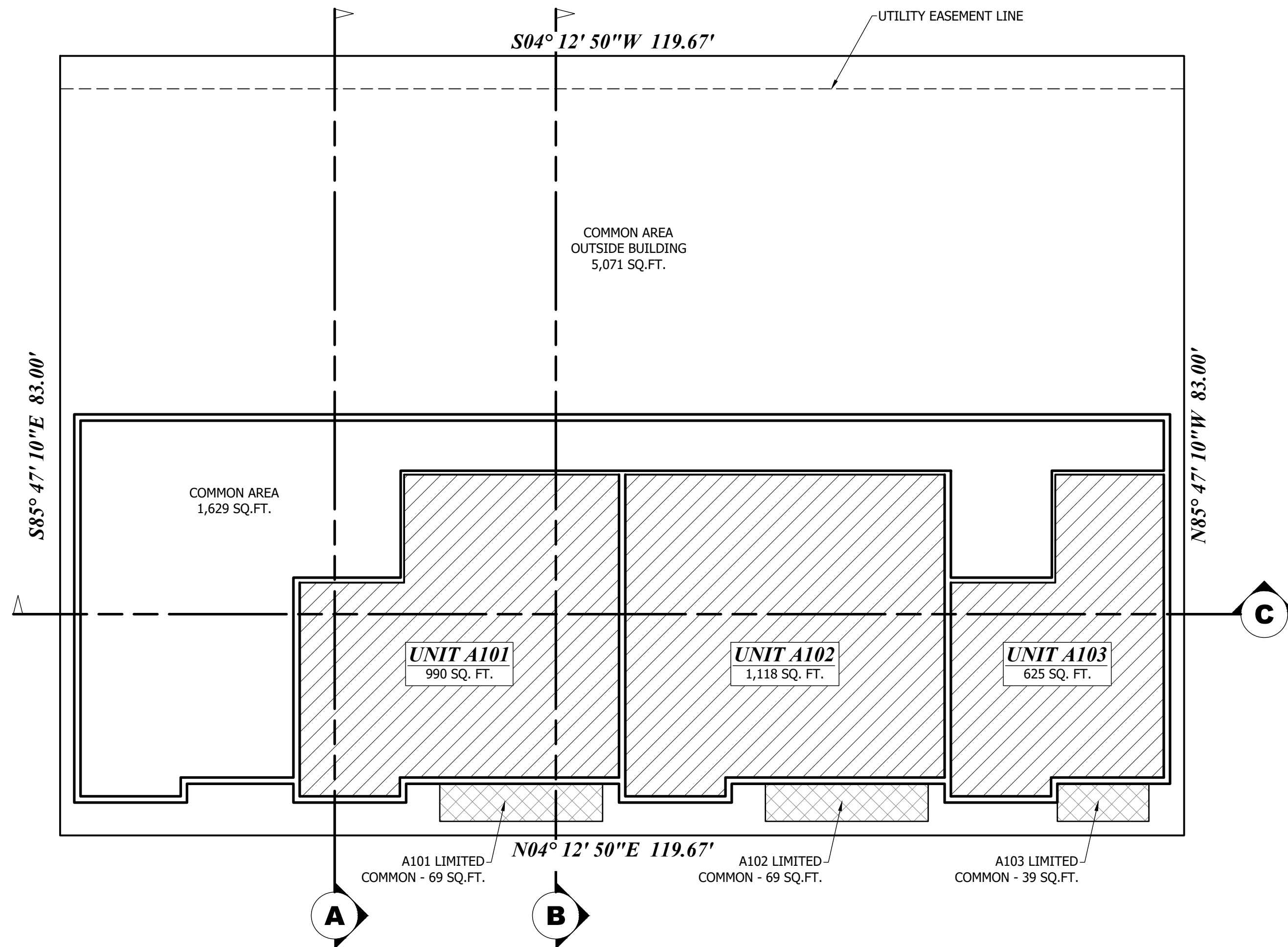
# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL A AMENDED

AMENDING PARCEL A OF LOFTS AT DEER RUN CONDOMINIUMS  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 MARCH 2021



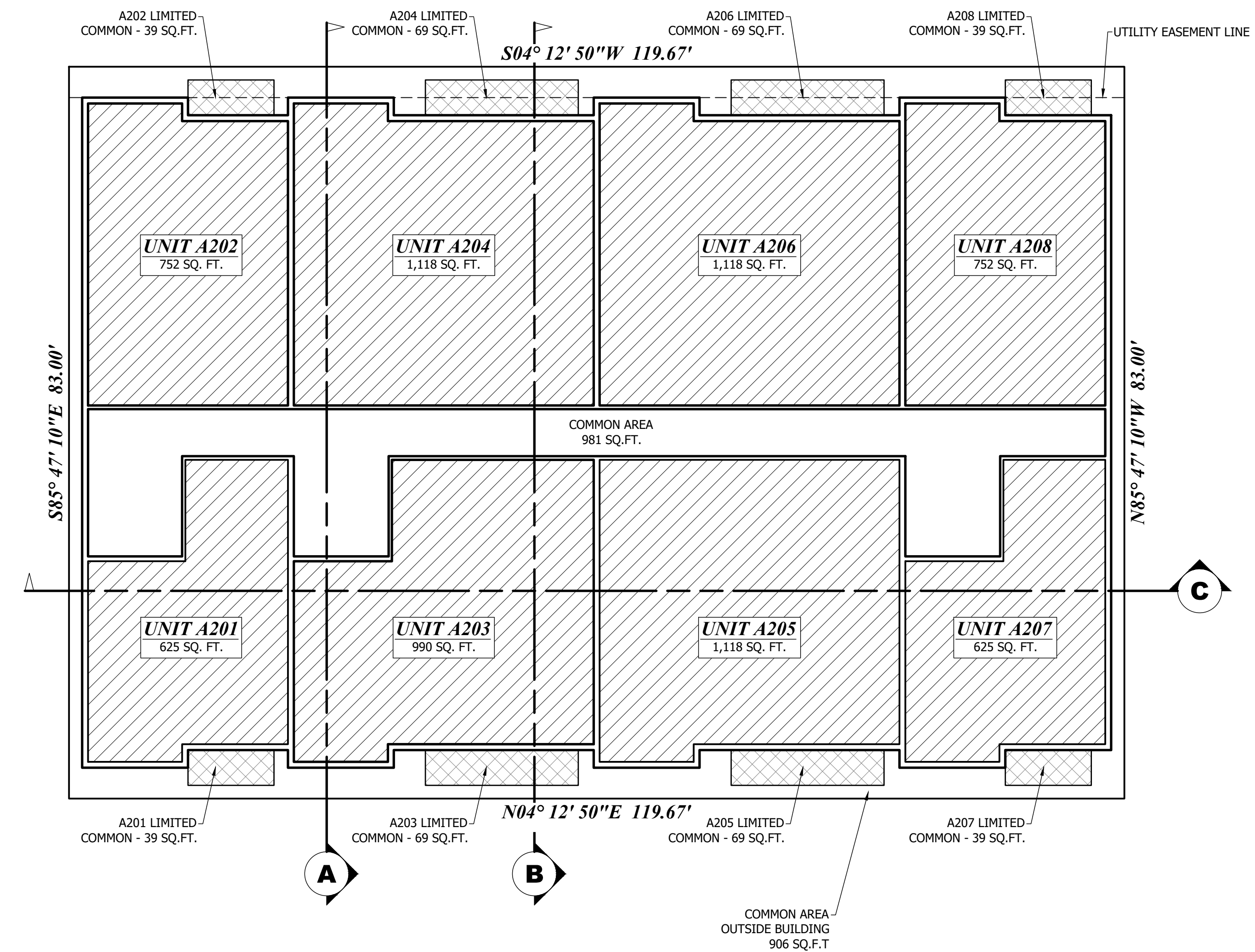
## FIRST FLOOR

COMMON AREA	7,023 SQ.FT.
PRIVATE	2,733 SQ.FT.
LIMITED COMMON AREA	177 SQ.FT.
TOTAL AREA	9,933 SQ.FT.



## SECOND FLOOR

COMMON AREA	2,403 SQ.FT.
PRIVATE	7,098 SQ.FT.
LIMITED COMMON AREA	432 SQ.FT.
TOTAL AREA	9,933 SQ.FT.



7897 SOUTH 2700 EAST

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

PROJECT 1025006 MARCH 2021 LKM

**OWNERSHIP LEGEND**

	COMMON AREA 11,829 SQ.FT.
	PRIVATE PARCELS 16,929 SQ.FT.
	LIMITED COMMON AREA 1,041 SQ.FT.

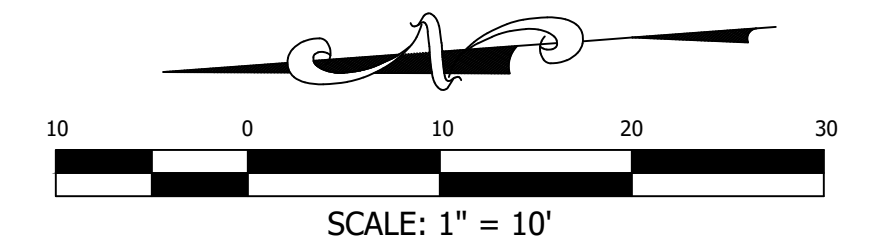
SHEET 2 OF 4

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
 RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ IN BOOK  
 PAGE \_\_\_\_\_, COUNTY RECORDER \_\_\_\_\_  
 BY \_\_\_\_\_  
 DEPUTY

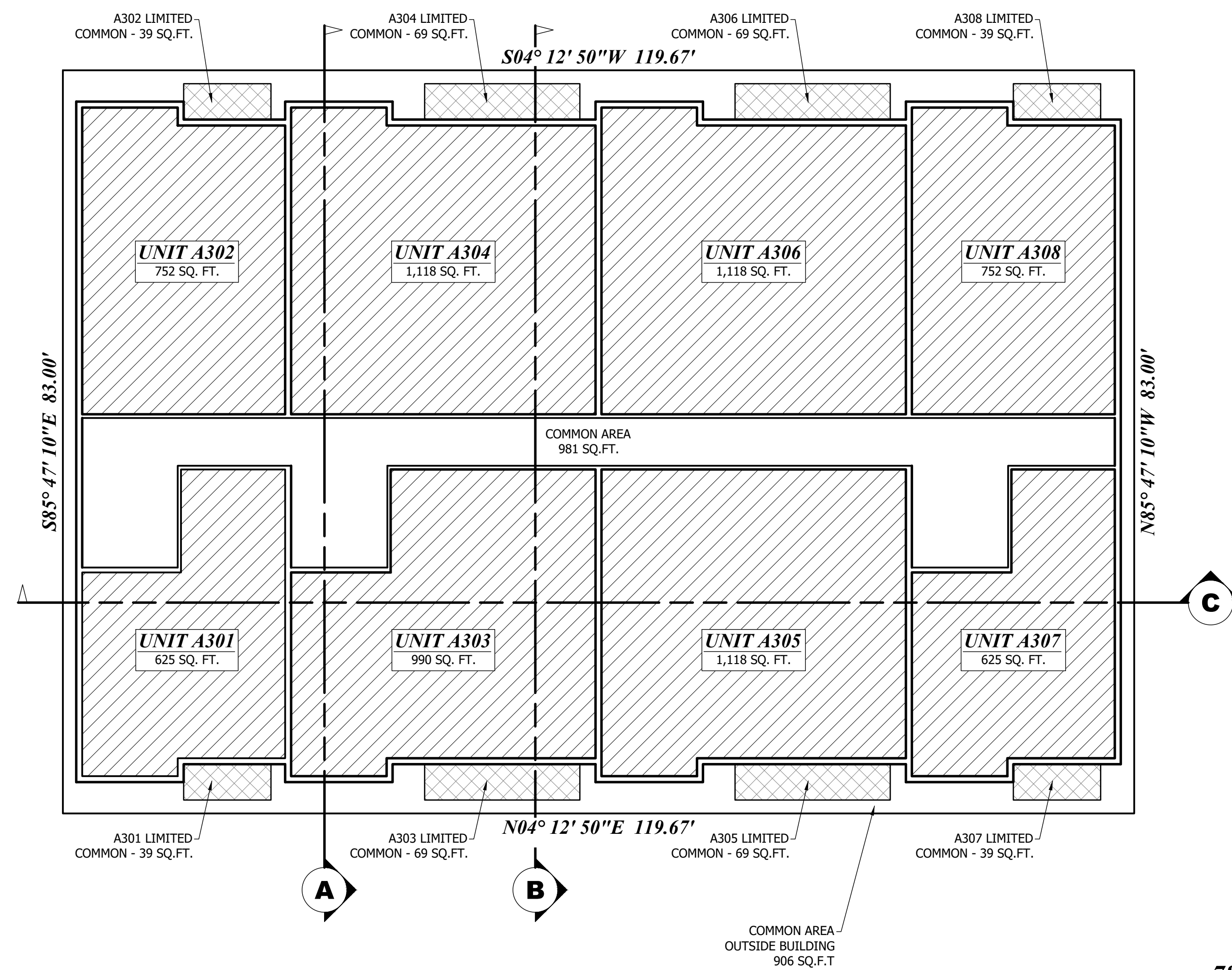
# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL A AMENDED

AMENDING PARCEL A OF LOFTS AT DEER RUN CONDOMINIUMS  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 MARCH 2021



## THIRD FLOOR

COMMON AREA	2,403 SQ.FT.
PRIVATE	7,098 SQ.FT.
LIMITED COMMON AREA	432 SQ.FT.
TOTAL AREA	9,933 SQ.FT.




1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

**OWNERSHIP LEGEND**

	COMMON AREA 11,829 SQ.FT.
	PRIVATE PARCELS 16,929 SQ.FT.
	LIMITED COMMON AREA 1,041 SQ.FT.

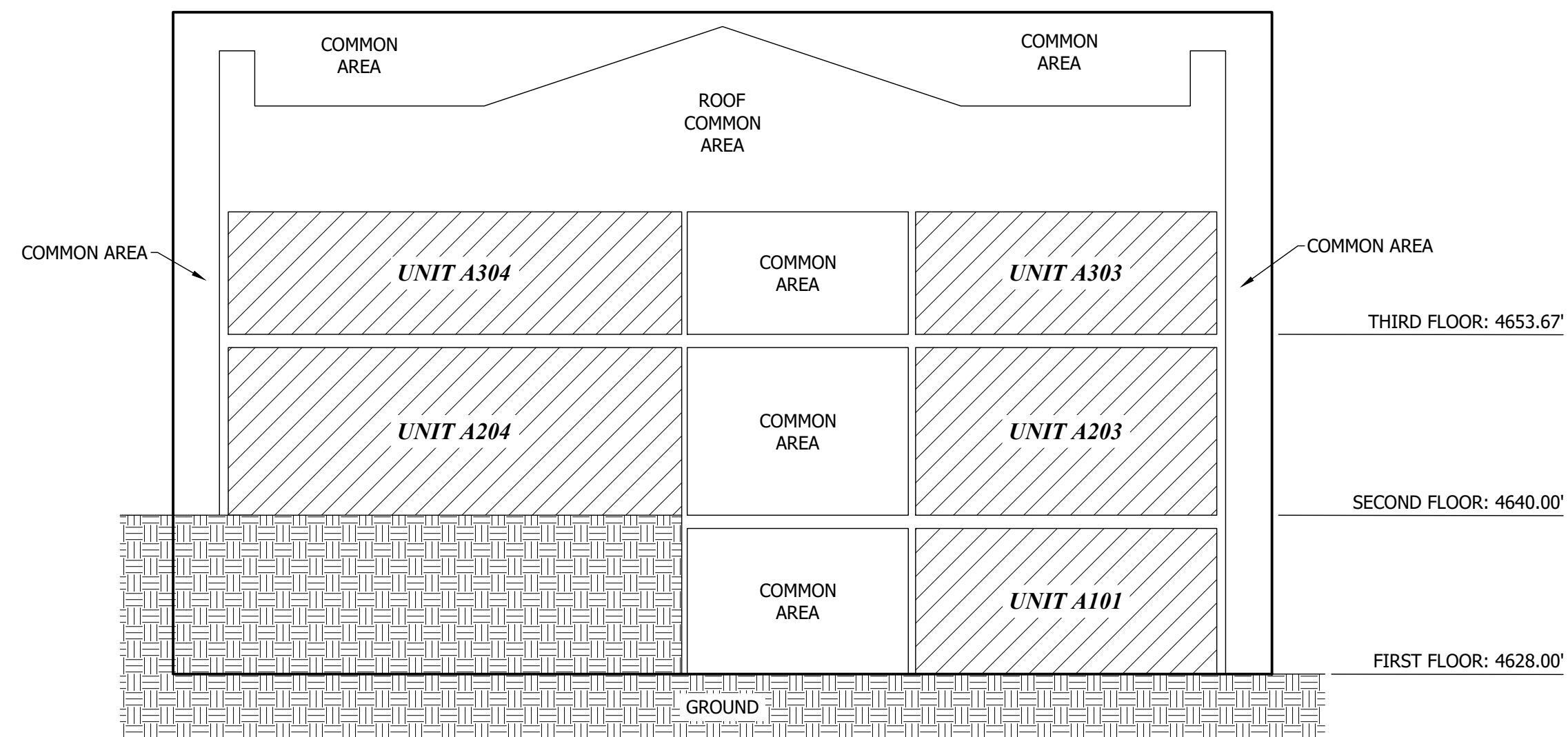
**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
 RECORD AND RECORDED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_ AT \_\_\_\_\_ IN BOOK  
 PAGE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_  
 BY \_\_\_\_\_  
 DEPUTY \_\_\_\_\_



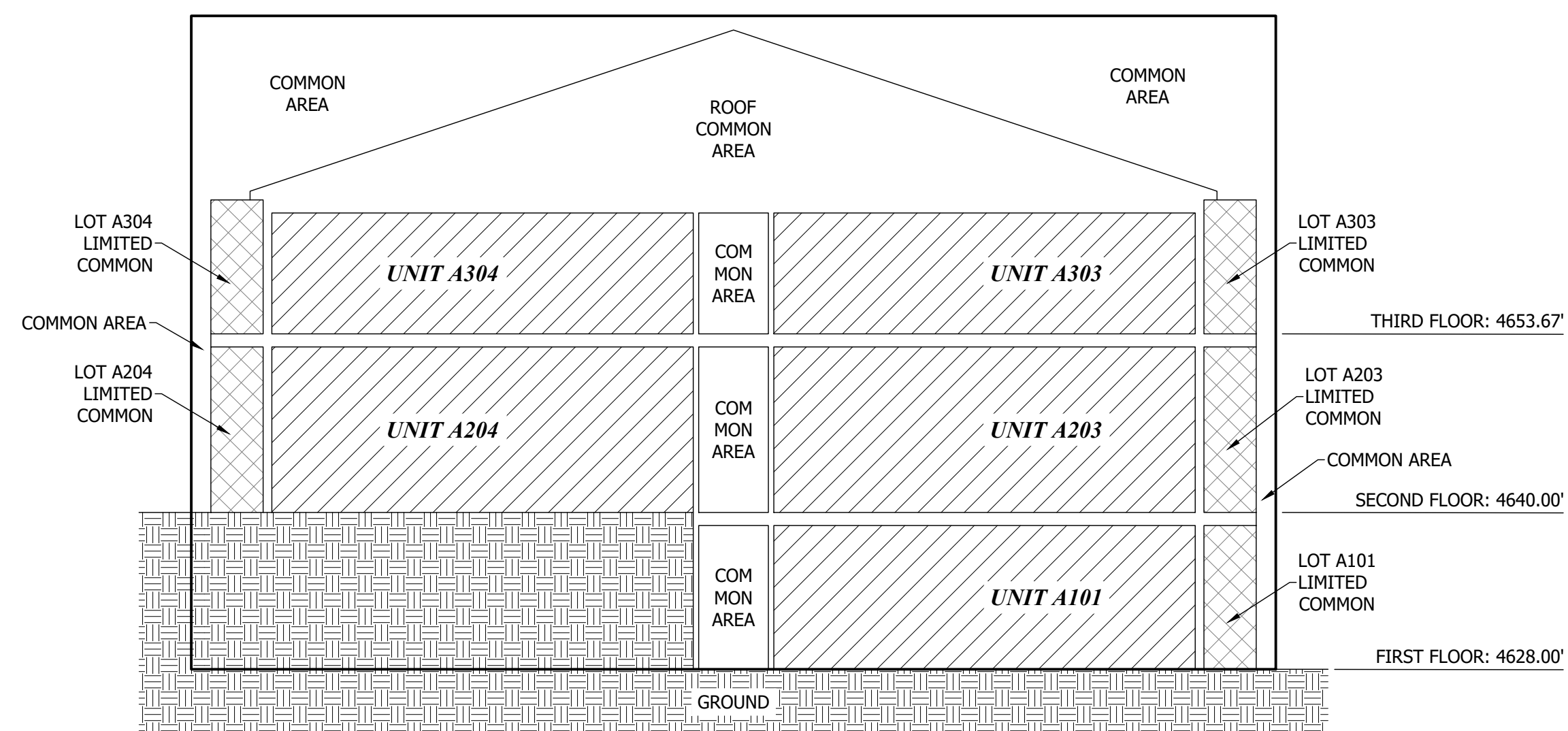
# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL A AMENDED

AMENDING PARCEL A OF LOFTS AT DEER RUN CONDOMINIUMS  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 MARCH 2021



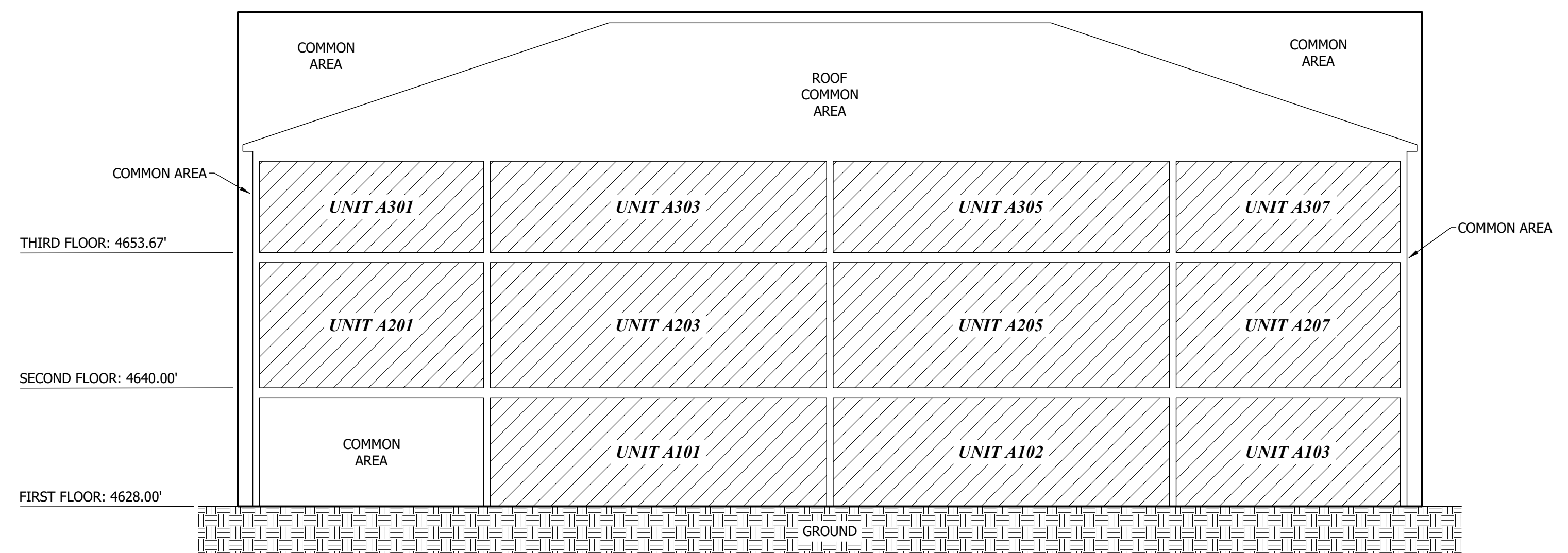
**CROSS SECTION A**

SCALE: 1" = 10'



**CROSS SECTION B**

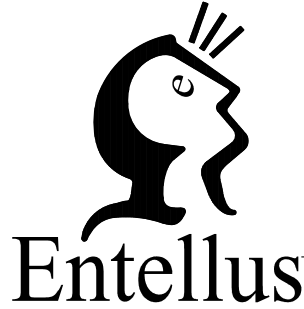
SCALE: 1" = 10'



**CROSS SECTION C**

SCALE: 1" = 10'

7897 SOUTH 2700 EAST



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

**OWNERSHIP LEGEND**

	COMMON AREA 11,829 SQ.FT.
	PRIVATE PARCELS 16,929 SQ.FT.
	LIMITED COMMON AREA 1,041 SQ.FT.

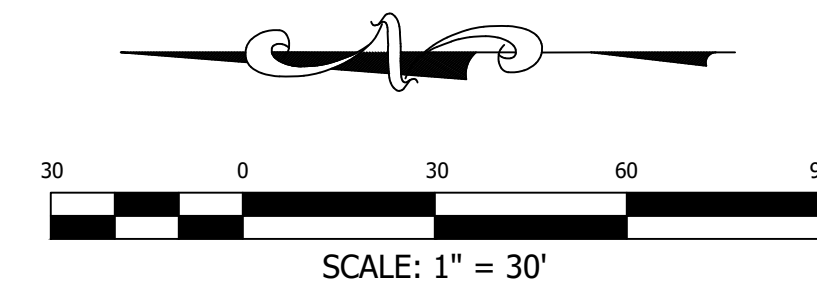
SHEET 4 OF 4

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
 RECORD AND RECORDED THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_ AT \_\_\_\_\_ IN BOOK  
 PAGE \_\_\_\_\_ COUNTY RECORDER \_\_\_\_\_  
 BY \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL B AMENDED

AMENDING PARCEL B OF LOFTS AT DEER RUN CONDOMINIUMS  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
MARCH 2021



### SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS PARCEL B AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

JEREMIAH R. CUNNINGHAM UT#9182497

### BOUNDARY DESCRIPTION

ALL OF PARCEL B, LOFTS AT DEER RUN CONDOMINIUMS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89°45'31" EAST 555.77 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°02'01" WEST 295.04 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION AND SOUTH 83°46'00" WEST 29.50 FEET, AND SOUTH 67°01'00" WEST 219.00 FEET, AND SOUTH 53°01'00" WEST 35.40 FEET, AND SOUTH 33°15'00" WEST 44.30 FEET AND SOUTH 36°27'15" EAST 23.60 FEET FROM THE WEST QUARTER-CORNER OF SAID SECTION 36 AND RUNNING THENCE SOUTH 82°05'00" EAST 92.67 FEET; THENCE SOUTH 07°55'00" WEST 143.00 FEET; THENCE NORTH 82°05'00" WEST 92.67 FEET; THENCE NORTH 07°55'00" EAST 143.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.304 ACRES.

(BASIS OF BEARINGS IS NORTH 00°06'07" EAST 2637.36 FEET FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 36. DAVIS COUNTY SURVEYOR'S BEARING IS NORTH 00°06'21" WEST 2637.20 FEET.)

### OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE DIVIDED INTO COMMON AREA, LIMITED COMMON AREA, AND PRIVATE AREA, HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS, PARCEL B AMENDED, DO HEREBY DEDICATE FOR PUBLIC ACCESS ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC ACCESS; AND DO DEDICATE ALL OTHER EASEMENTS SHOWN HEREON AS GENERAL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY SOUTH WEBER CITY. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOSEPH M. COOK - MANAGER  
DEER RUN INVESTMENTS, LLC

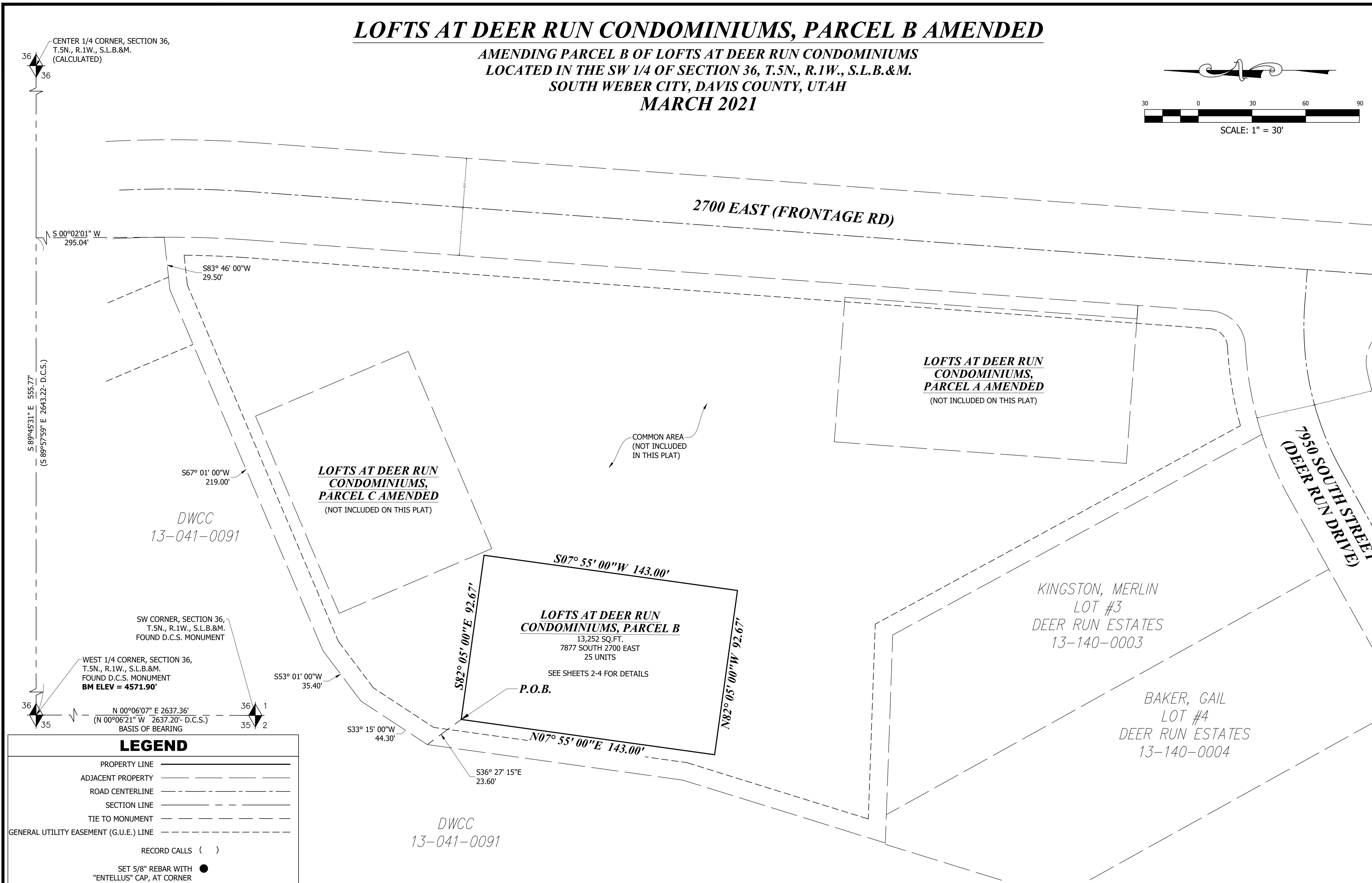
### L.L.C. ACKNOWLEDGMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, JOSEPH M. COOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF THE DEER RUN INVESTMENTS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND PARCEL B OF LOFTS AT DEER RUN CONDOMINIUMS TO CREATE A CONDOMINIUM OVER IT.



### LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
GENERAL UTILITY EASEMENT (G.U.E.) LINE	_____

RECORD CALLS ( )

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

### DEVELOPER

DEER RUN INVESTMENTS, LLC  
JOSEPH COOK  
P.O. BOX 1451  
BOUNTIFUL, UTAH 84011  
801-330-7713  
sunsetbuilders11@gmail.com

### OWNERSHIP LEGEND

	COMMON AREA 16,786 SQ.FT.
	PRIVATE PARCELS 21,695 SQ.FT.
	LIMITED COMMON AREA 1,275 SQ.FT.

### UTILITY APPROVAL

DOMINION ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_  
ROCKY MOUNTAIN POWER: \_\_\_\_\_ DATE: \_\_\_\_\_

### NOTES:

1. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF LOFTS AT DEER RUN CONDOMINIUMS OWNERS ASSOCIATION. PERMITTED USES FOR THE PRIVATE AND LIMITED COMMON AREA WITHIN THIS AMENDED PLAT ARE DEFINED BY SAID COVENANTS.

SHEET 1 OF 4

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

PROJECT 1025006 MARCH 2021 LKM

### SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_  
SOUTH WEBER CITY MAYOR CITY RECORDER

### SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

### SOUTH WEBER CITY ENGINEER

I CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT, AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

\_\_\_\_\_  
SOUTH WEBER CITY ENGINEER

### SOUTH WEBER CITY ATTORNEY'S OFFICE

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

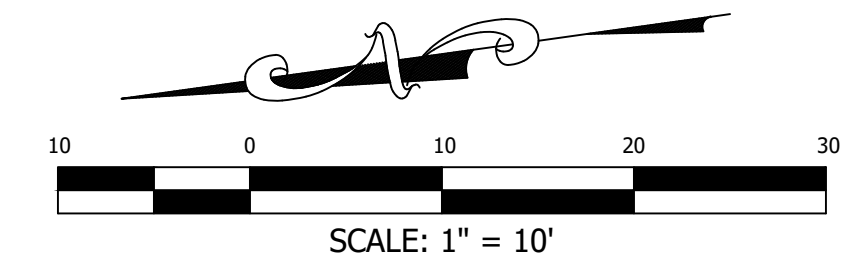
\_\_\_\_\_  
SOUTH WEBER CITY ATTORNEY

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK  
PAGE \_\_\_\_\_, COUNTY RECORDER \_\_\_\_\_  
BY \_\_\_\_\_  
DEPUTY

# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL B AMENDED

AMENDING PARCEL B OF LOFTS AT DEER RUN CONDOMINIUMS  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 MARCH 2021

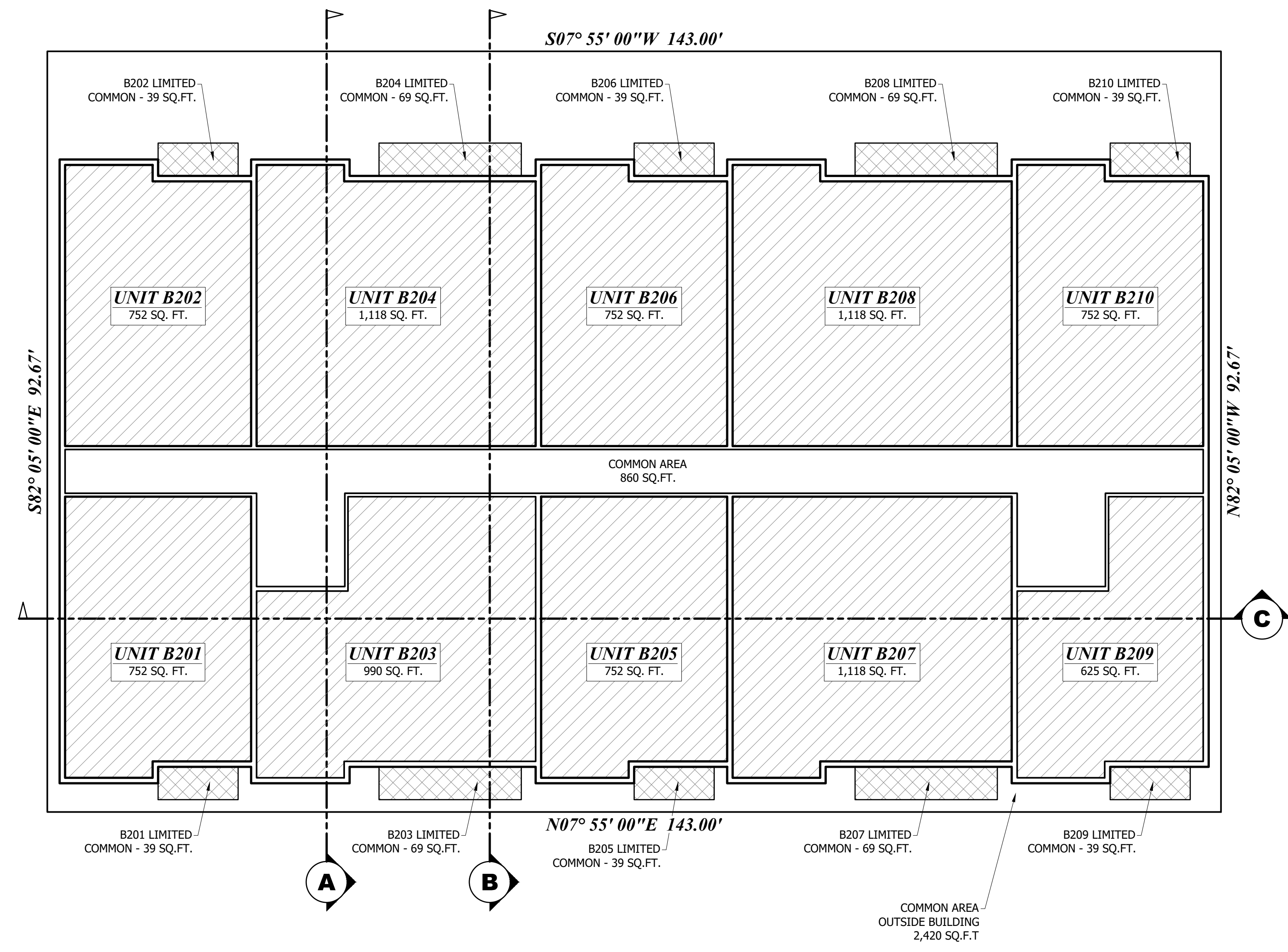
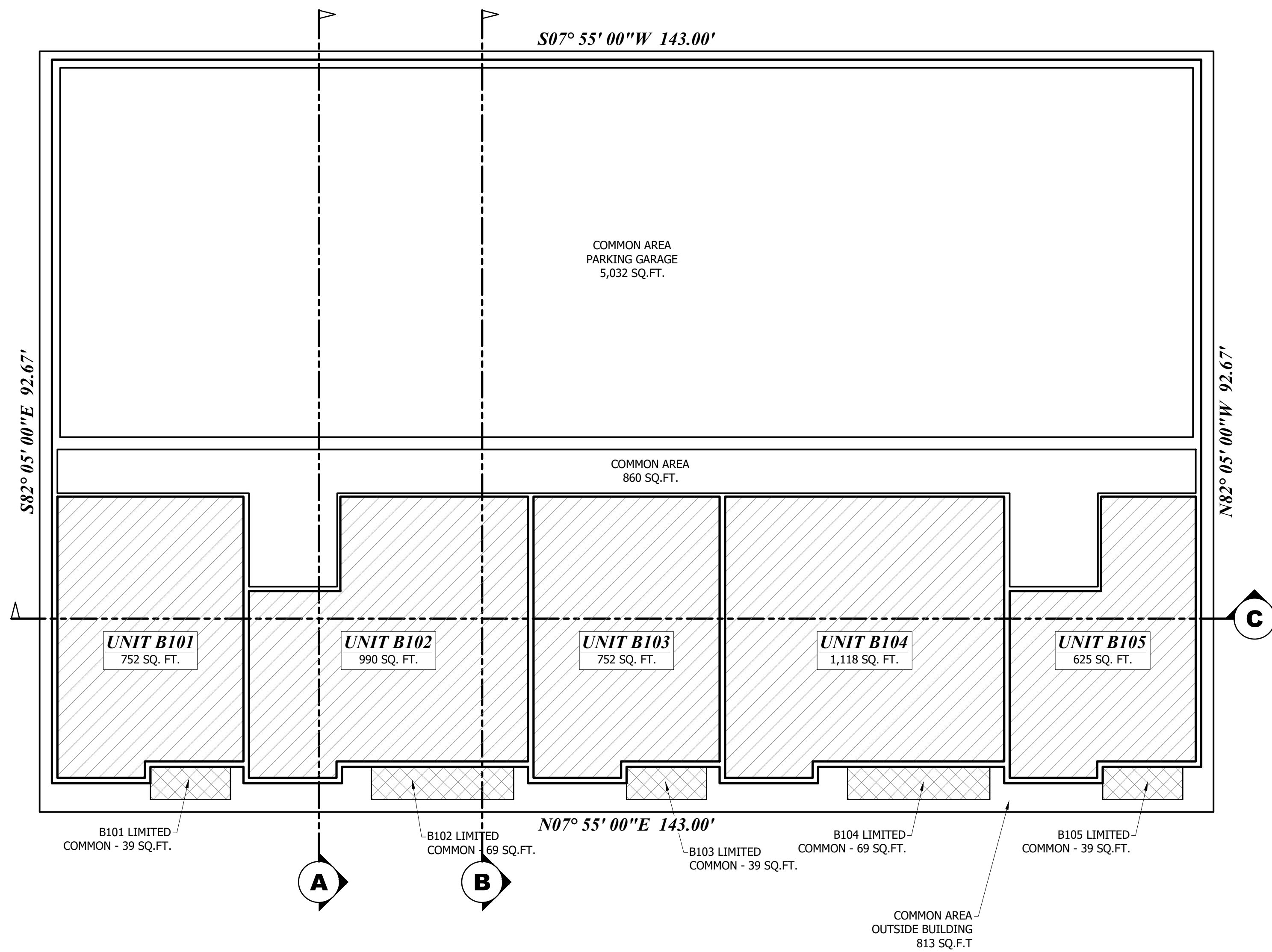


## FIRST FLOOR

COMMON AREA	8,760 SQ.FT.
PRIVATE	4,237 SQ.FT.
LIMITED COMMON AREA	255 SQ.FT.
TOTAL AREA	13,252 SQ.FT.

## SECOND FLOOR

COMMON AREA	4,013 SQ.FT.
PRIVATE	8,729 SQ.FT.
LIMITED COMMON AREA	510 SQ.FT.
TOTAL AREA	13,252 SQ.FT.



7877 SOUTH 2700 EAST

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

**OWNERSHIP LEGEND**

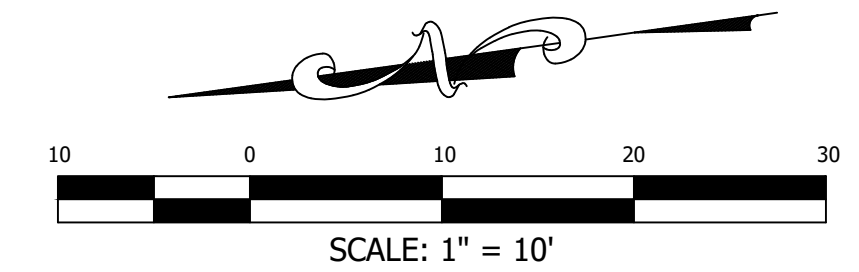
	COMMON AREA 16,786 SQ.FT.
	PRIVATE PARCELS 21,695 SQ.FT.
	LIMITED COMMON AREA 1,275 SQ.FT.

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR  
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 BY \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

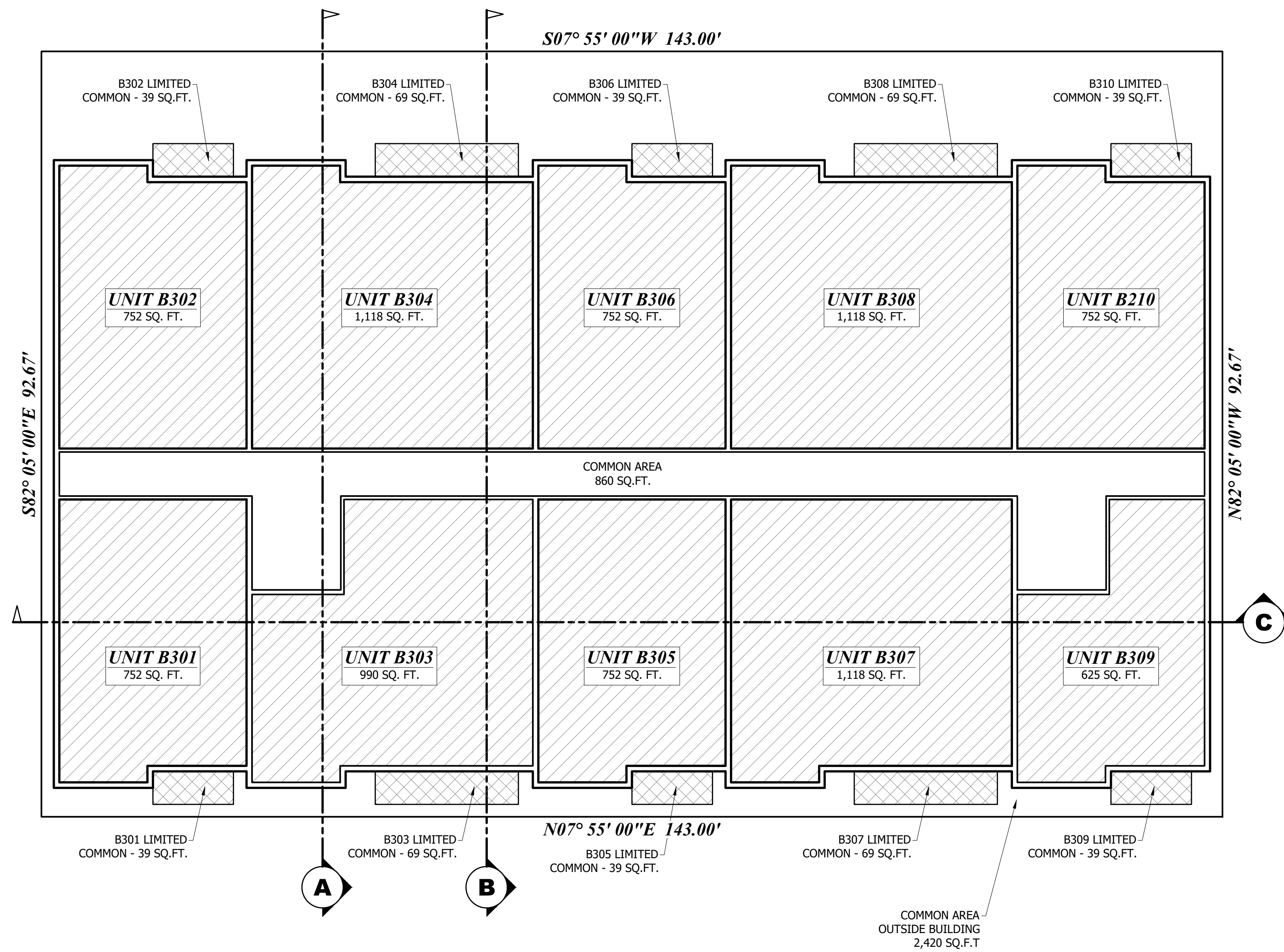
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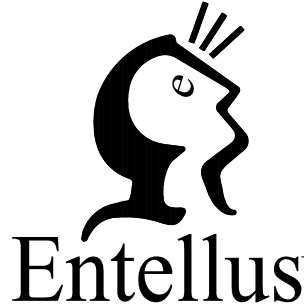


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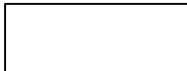




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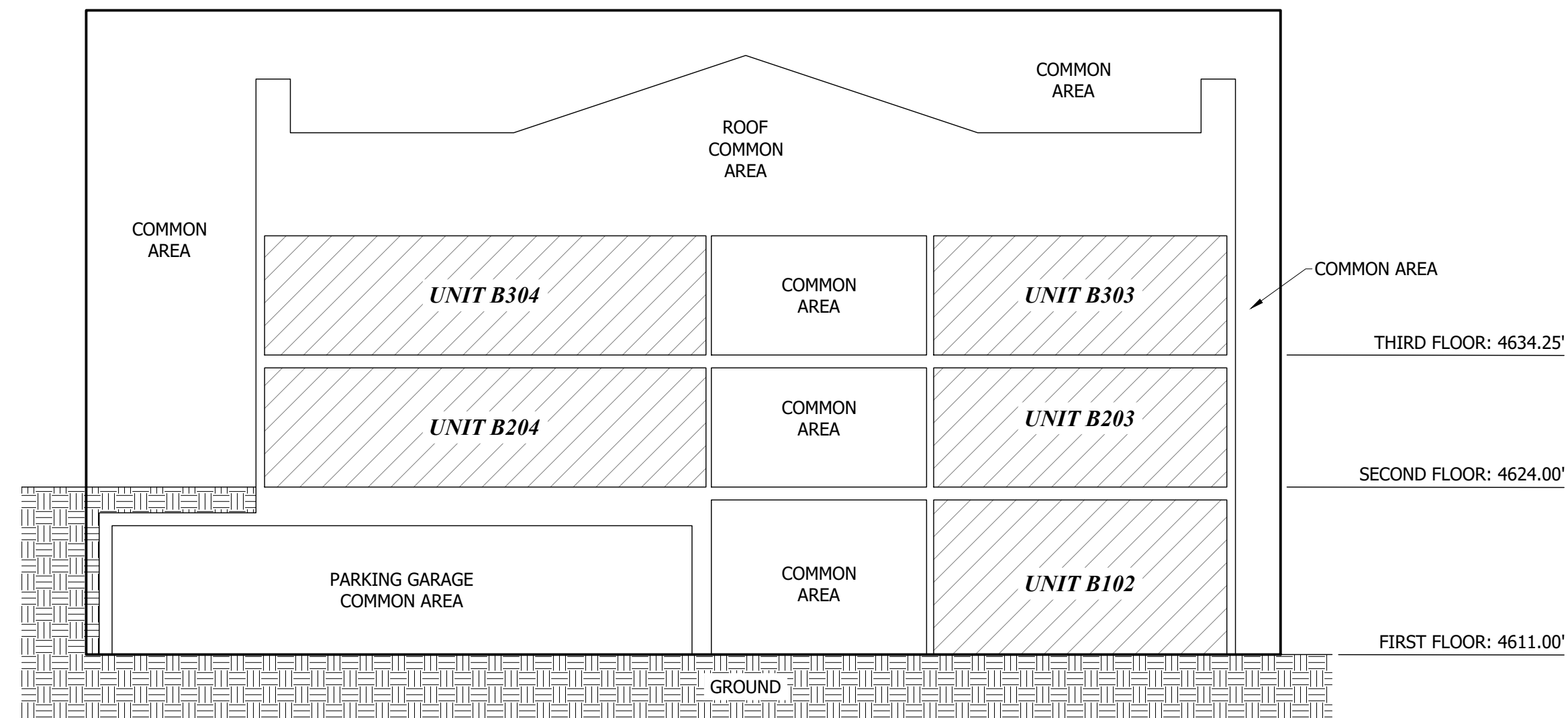
SHEET 3 OF 4

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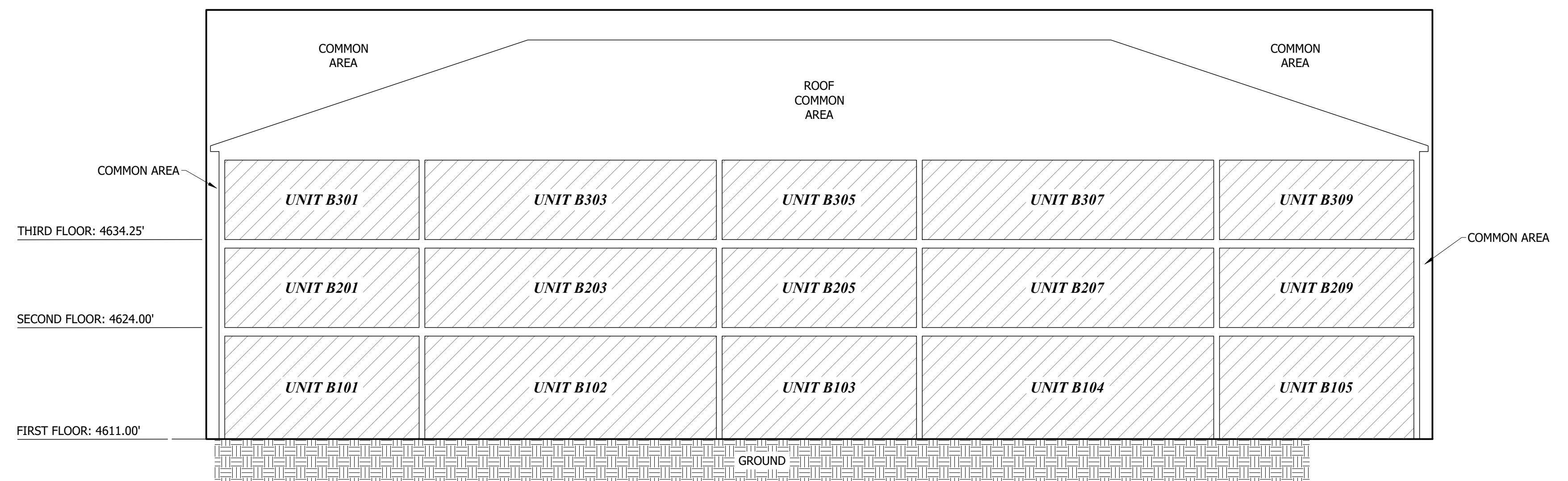
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 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
 MARCH 2021



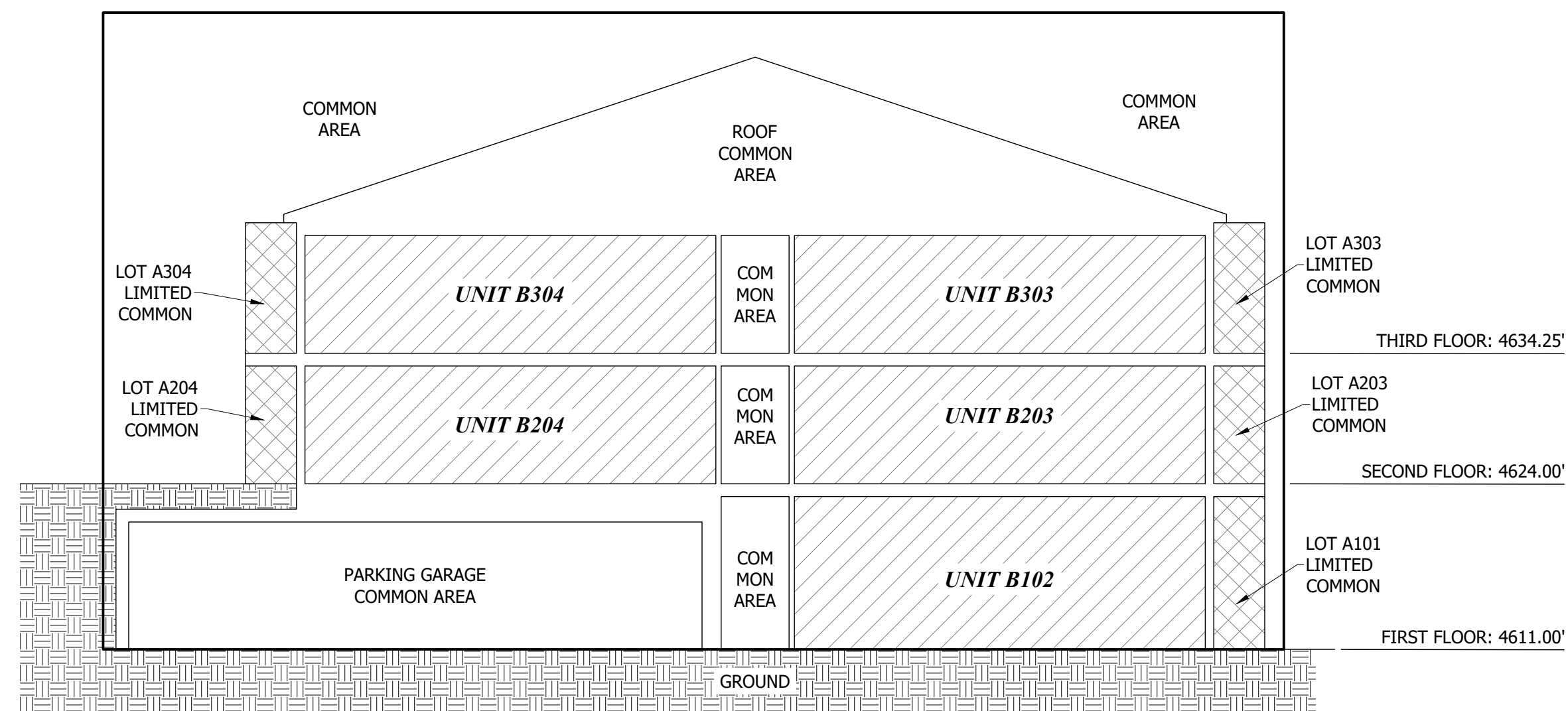
**CROSS SECTION A**

SCALE: 1" = 10'



**CROSS SECTION C**

SCALE: 1" = 10'



**CROSS SECTION B**

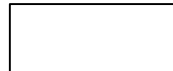


SCALE: 1" = 10'

7877 SOUTH 2700 EAST



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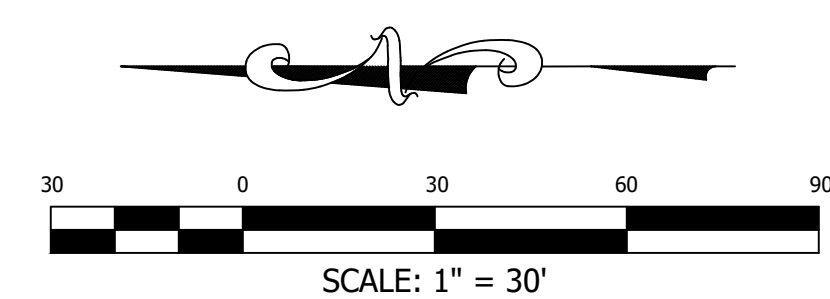
SHEET 4 OF 4

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 BY \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL C AMENDED

AMENDING PARCEL C OF LOFTS AT DEER RUN CONDOMINIUMS  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
MARCH 2021



**SURVEYOR'S CERTIFICATE**

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS PARCEL C AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

JEREMIAH R. CUNNINGHAM UT#9182497

**BOUNDARY DESCRIPTION**

ALL OF PARCEL C, LOFTS AT DEER RUN SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89°45'31" EAST 555.77 FEET ALONG THE SECTION LINE AND SOUTH 00°02'01" WEST 295.04 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, AND SOUTH 83°46'00" WEST 29.50 FEET, AND SOUTH 67°01'00" WEST 83.75 FEET AND SOUTH 22°59'00" EAST 16.50 FEET AND RUNNING THENCE SOUTH 22°59'00" EAST 92.67 FEET; THENCE SOUTH 67°01'00" WEST 119.67 FEET; THENCE NORTH 22°59'00" WEST 92.67 FEET; THENCE NORTH 67°01'00" EAST 119.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.255 ACRES

(BASIS OF BEARINGS IS NORTH 00°06'07" EAST 2637.36 FEET FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 36, DAVIS COUNTY SURVEYOR'S BEARING IS NORTH 00°06'21" WEST 2637.20 FEET.)

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE DIVIDED INTO COMMON AREA, LIMITED COMMON AREA, AND PRIVATE AREA, HEREAFTER TO BE KNOWN AS LOFTS AT DEER RUN CONDOMINIUMS, PARCEL C AMENDED, DO HEREBY DEDICATE FOR PUBLIC ACCESS ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC ACCESS; AND DO DEDICATE ALL OTHER EASEMENTS SHOWN HEREON AS GENERAL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY SOUTH WEBER CITY. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

JOSEPH M. COOK - MANAGER  
DEER RUN INVESTMENTS, LLC

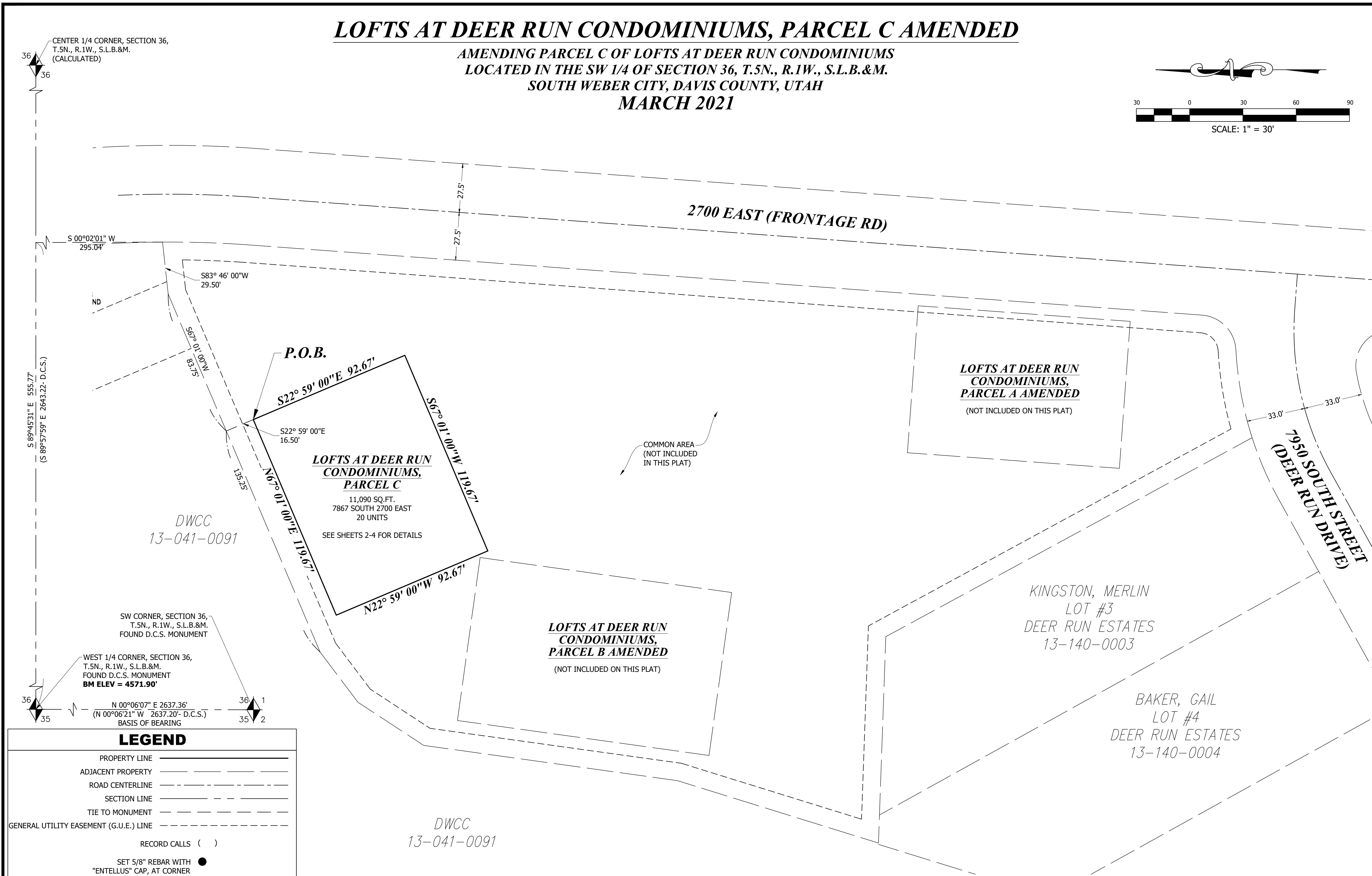
**L.L.C. ACKNOWLEDGMENT**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, JOSEPH M. COOK, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF THE DEER RUN INVESTMENTS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO AMEND PARCEL C OF LOFTS AT DEER RUN CONDOMINIUMS TO CREATE A CONDOMINIUM OVER IT.



**LEGEND**

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
GENERAL UTILITY EASEMENT (G.U.E.) LINE	_____

RECORD CALLS ( )

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●

FOUND PROPERTY MARKER (AS NOTED) ○

**DEVELOPER**  
DEER RUN INVESTMENTS, LLC  
JOSEPH COOK  
P.O. BOX 1451  
BOUNTIFUL, UTAH 84011  
801-330-7713  
sunsetbuilders11@gmail.com

**OWNERSHIP LEGEND**

	COMMON AREA 14,255 SQ.FT.
	PRIVATE PARCELS 17,935 SQ.FT.
	LIMITED COMMON AREA 1,080 SQ.FT.

**NOTES:**

1. THIS PLAT IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF LOFTS AT DEER RUN CONDOMINIUM OWNERS ASSOCIATION. PERMITTED USES FOR THE PRIVATE AND LIMITED COMMON AREA WITHIN THIS AMENDED PLAT ARE DEFINED BY SAID COVENANTS.

**UTILITY APPROVAL**

DOMINION ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_

ROCKY MOUNTAIN POWER: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET 1 OF 4

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

PROJECT 1025006 MARCH 2021 LKM

**SOUTH WEBER CITY COUNCIL**

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_  
SOUTH WEBER CITY MAYOR CITY RECORDER

**SOUTH WEBER CITY PLANNING COMMISSION**

APPROVED BY THE SOUTH WEBER CITY PLANNING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

**SOUTH WEBER CITY ENGINEER**

I CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT, AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

\_\_\_\_\_  
SOUTH WEBER CITY ENGINEER

**SOUTH WEBER CITY ATTORNEY'S OFFICE**

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

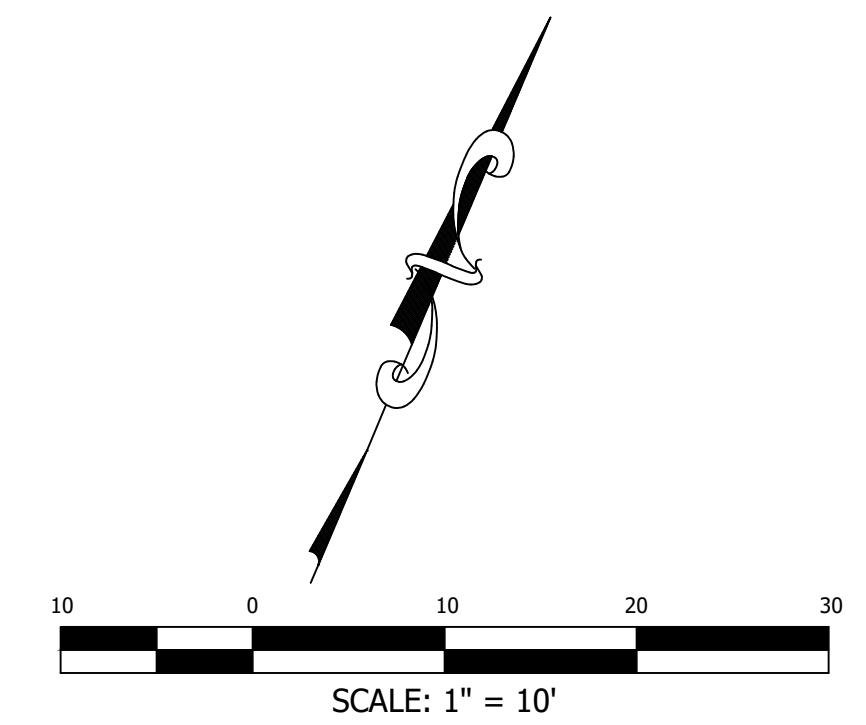
\_\_\_\_\_  
SOUTH WEBER CITY ATTORNEY

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DEPUTY

# LOFTS AT DEER RUN CONDOMINIUMS, PARCEL C AMENDED

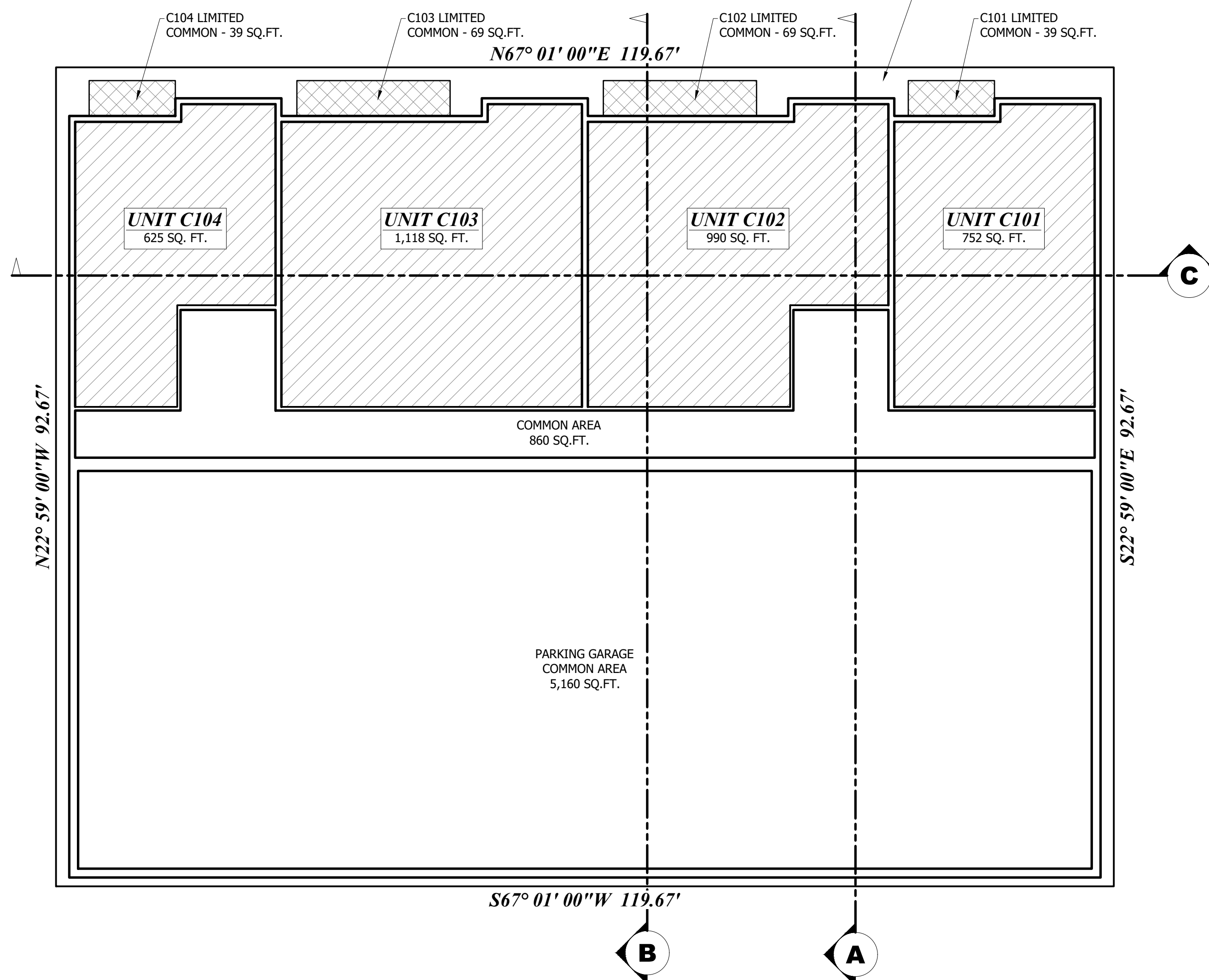
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 MARCH 2021



## FIRST FLOOR

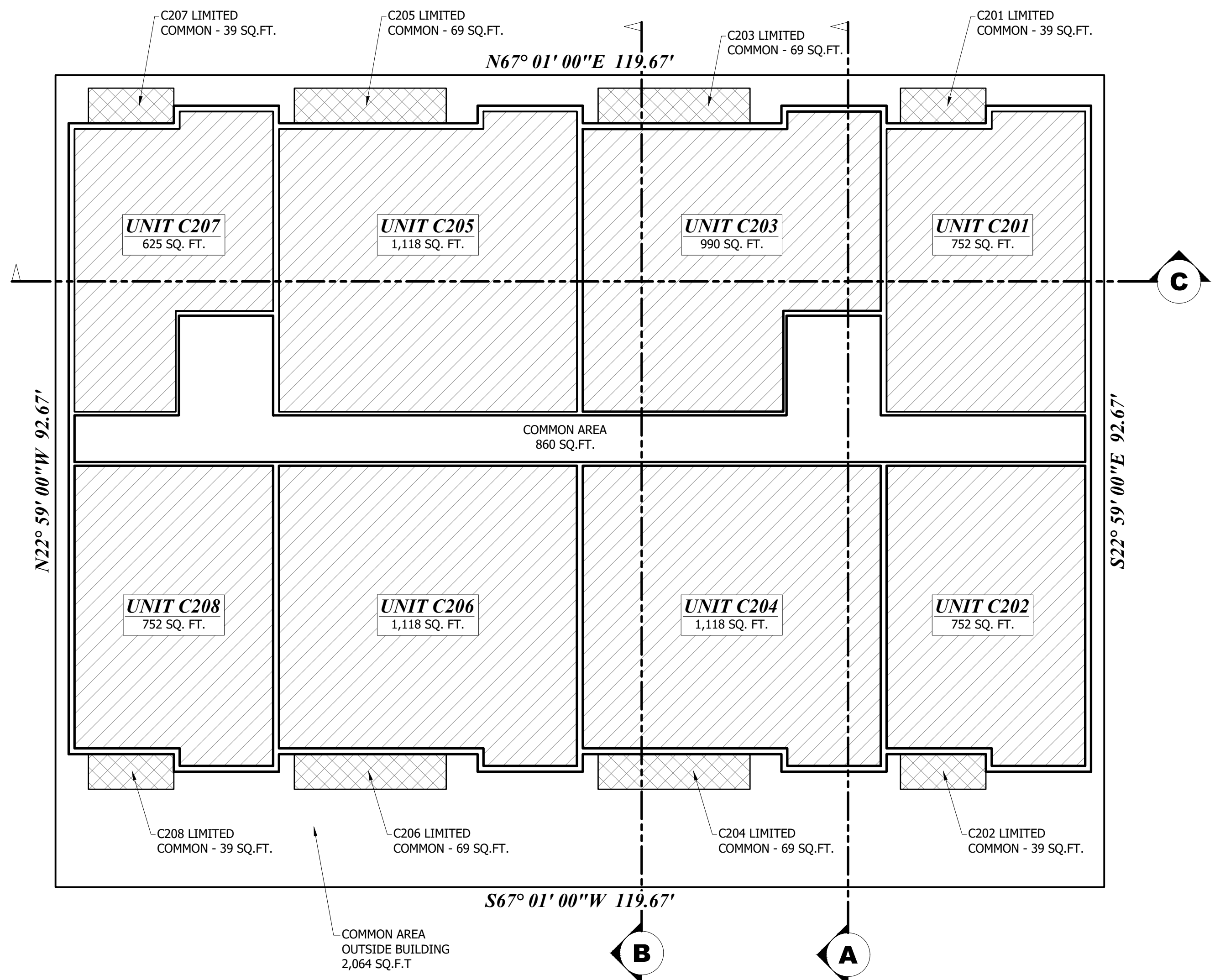
COMMON AREA	7,389 SQ.FT.
PRIVATE	3,485 SQ.FT.
LIMITED COMMON AREA	216 SQ.FT.
TOTAL AREA	11,090 SQ.FT.

COMMON AREA  
OUTSIDE BUILDING  
724 SQ.F.T



## SECOND FLOOR

COMMON AREA	3,433 SQ.FT.
PRIVATE	7,225 SQ.FT.
LIMITED COMMON AREA	432 SQ.FT.
TOTAL AREA	11,090 SQ.FT.



7867 SOUTH 2700 EAST

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

**OWNERSHIP LEGEND**

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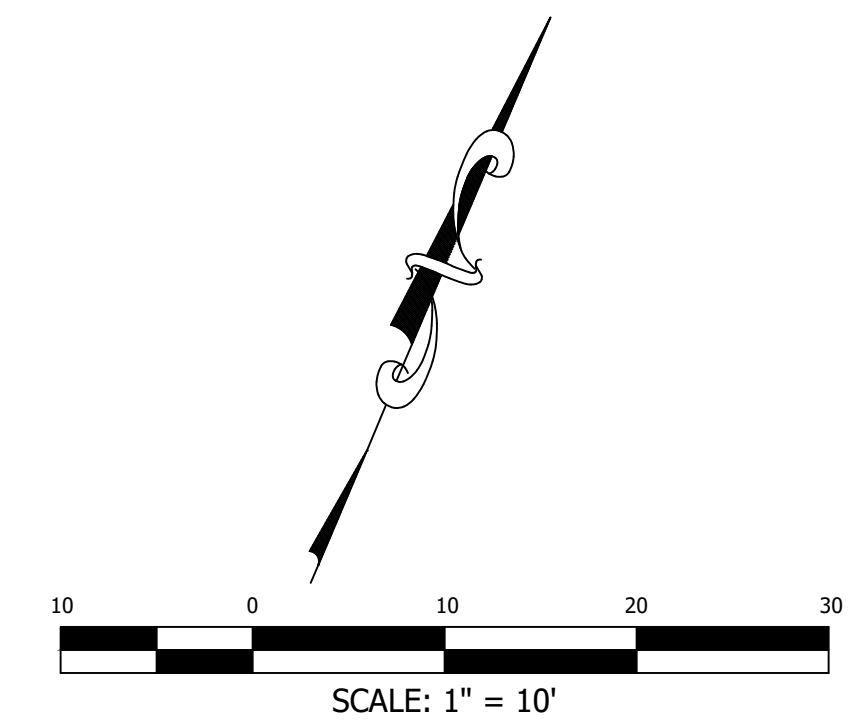
SHEET 2 OF 4

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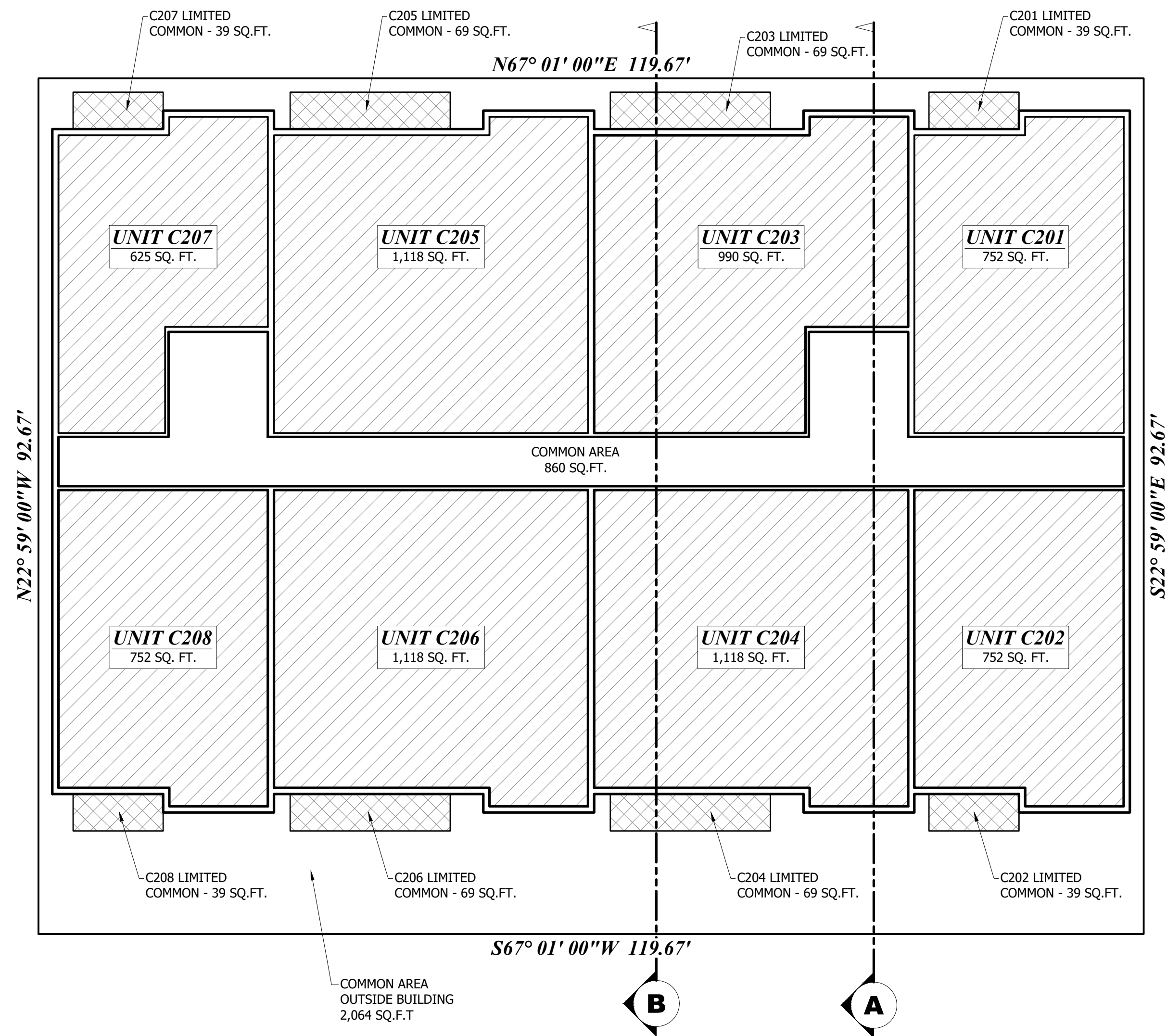
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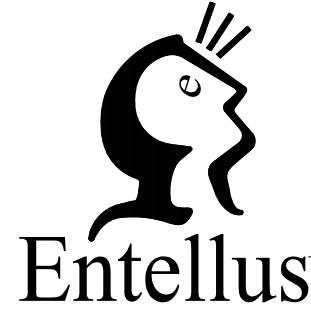


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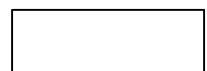




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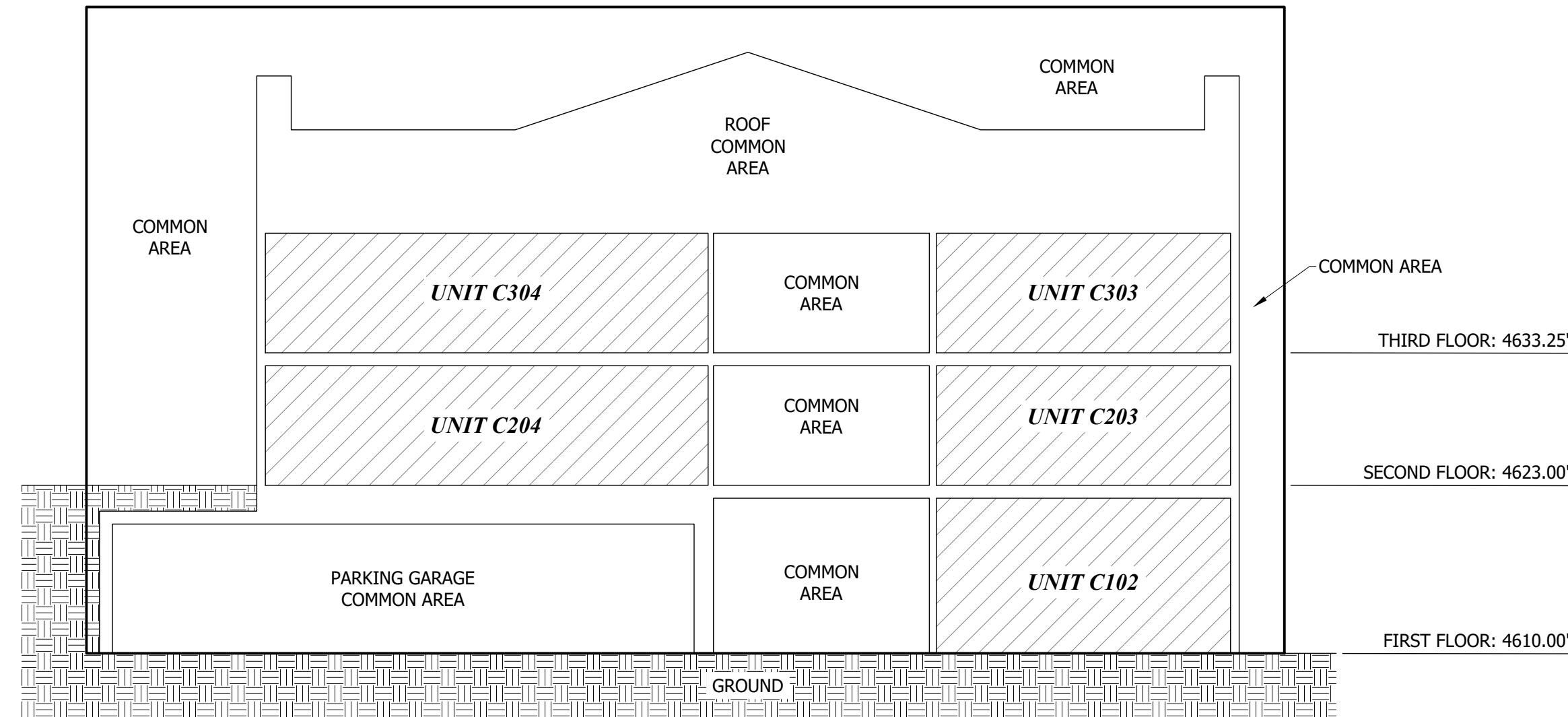
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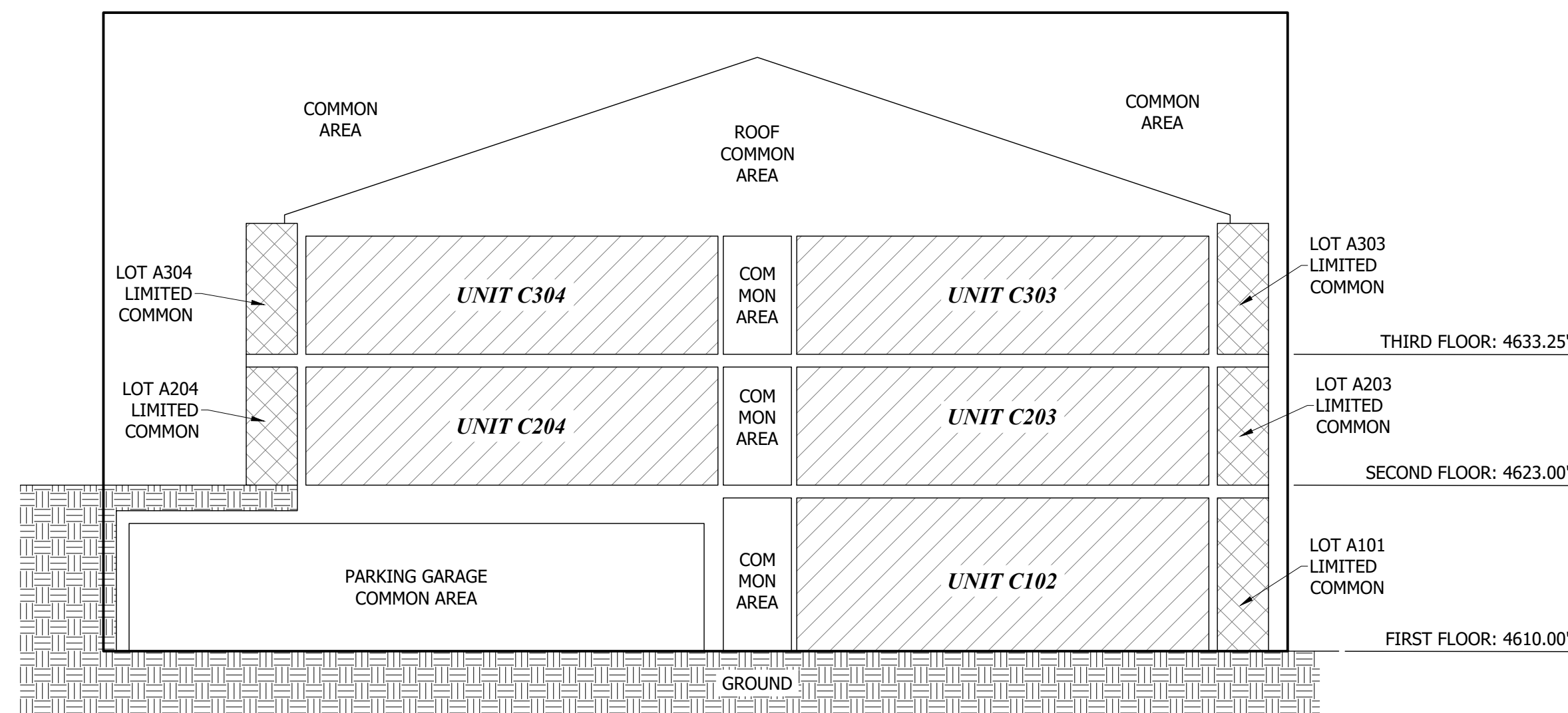
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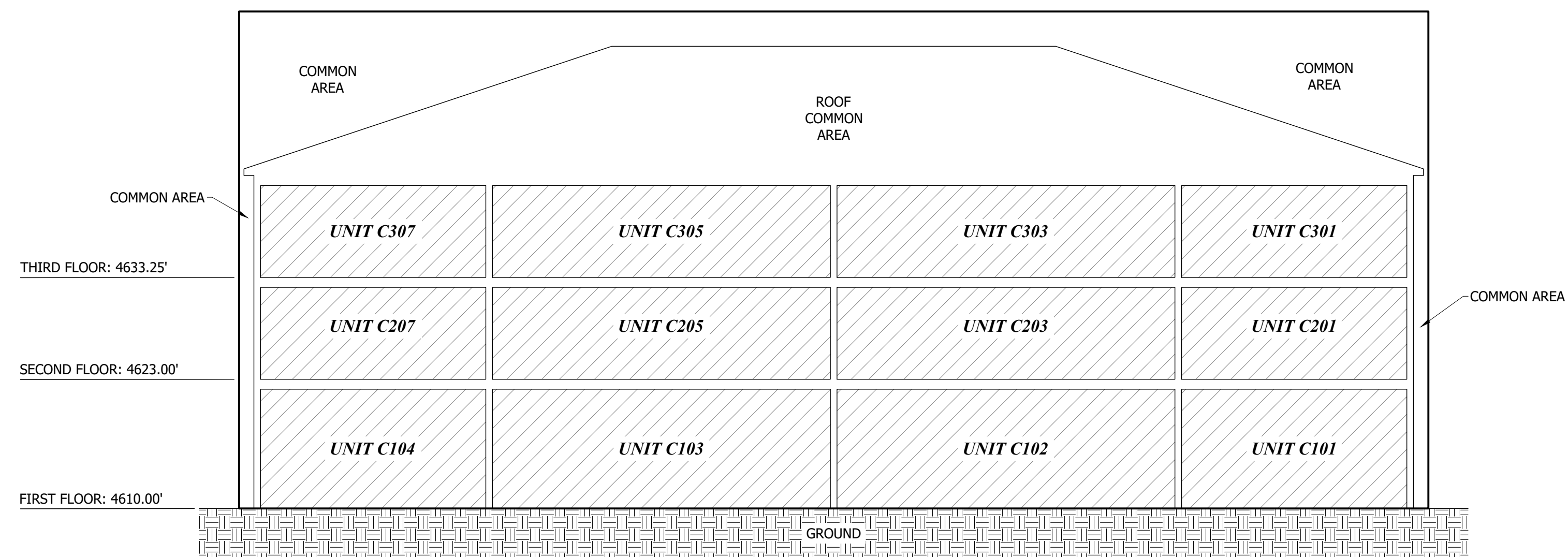
**CROSS SECTION A**

SCALE: 1" = 10'



**CROSS SECTION B**

SCALE: 1" = 10'



**CROSS SECTION C**

SCALE: 1" = 10'

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PROJECT 1025006 MARCH 2021 LKM

SHEET 4 OF 4

**DAVIS COUNTY RECORDER**

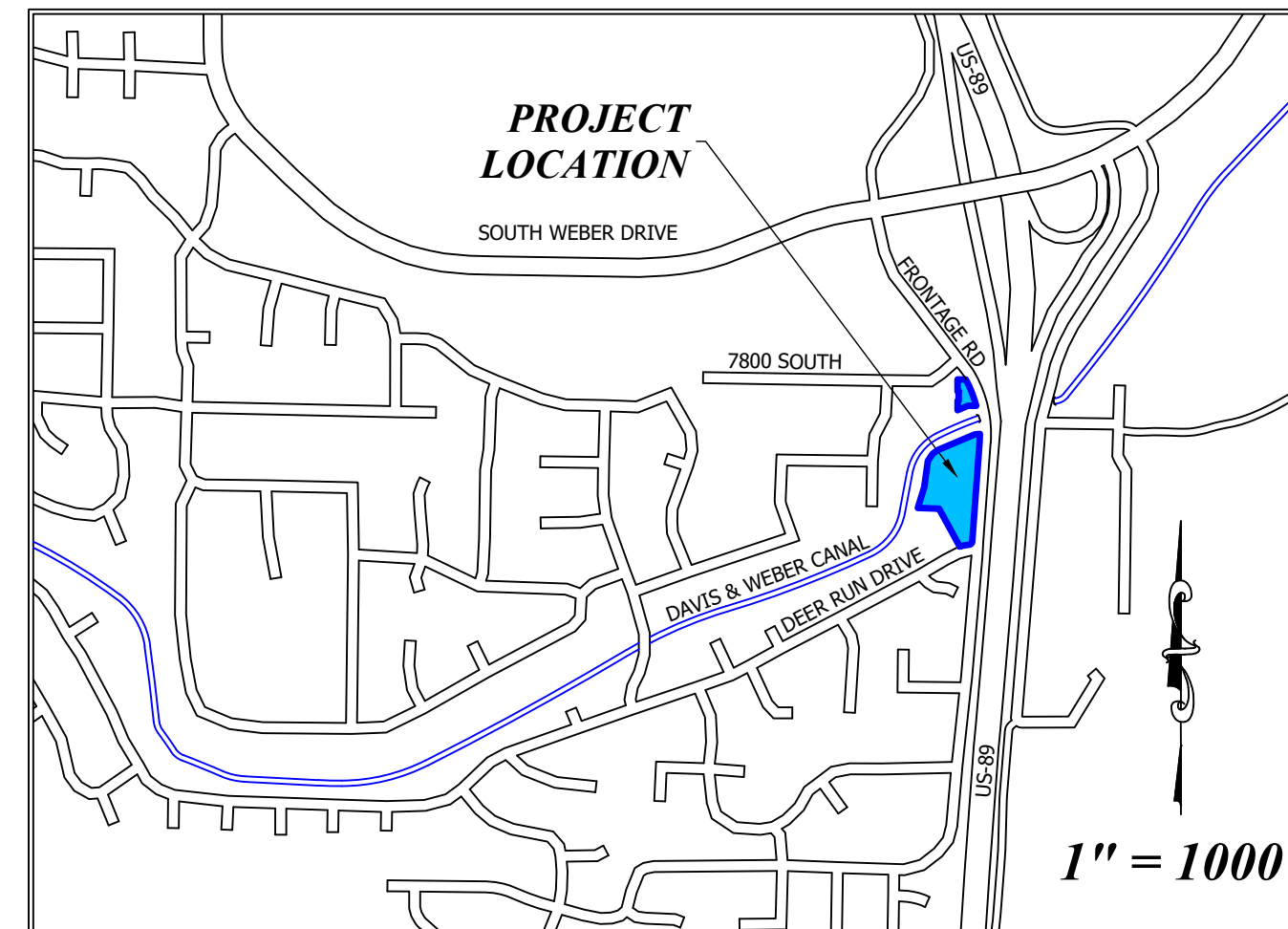
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 BY \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

# LOFTS AT DEER RUN

7870 SOUTH 2100 EAST  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

CURRENT ZONE: C-H

## VICINITY MAP



## CIVIL DRAWING INDEX

SHEET	TITLE
C100	COVER & INDEX
C110	NOTES & LEGEND
C400	SITE PLAN - OVERALL
C401	SITE PLAN - PHASE 1
C402	SITE PLAN - PHASE 2
C403	SITE PLAN - PHASE 3
C410	OFFSITE DETENTION - PHASE 1
C420	INTERSECTION SIGHT DISTANCE PLAN
C500	GRADING PLAN - OVERALL
C501	GRADING PLAN - PHASE 1
C502	GRADING PLAN - PHASE 2
C503	GRADING PLAN - PHASE 3
C510	POND GRADING
C511	CANAL BANK GRADING
C550	RETAINING WALLS
C551	WALL 1
C552	WALLS 2 AND 3
C553	WALLS 4 AND 5
C554	STAIR 1 WITH WALLS
C555	WALLS 10 AND 11
C556	STAIR 2 WITH WALLS
C600	OVERALL UTILITY PLAN
C601	PHASE 1 UTILITY PLAN
C602	PHASE 2 UTILITY PLAN
C603	PHASE 3 UTILITY PLAN
C610	OVERALL UTILITY PLAN - OFFSITE
C611	PHASE 1 UTILITY PLAN-OFFSITE
C700	CANAL CROSSING PLAN & PROFILE
C701	CANAL UTILITY CROSSING - PLAN VIEW
C702	DWCC CONSTRUCTION DETAILS
C703	DWCC CONSTRUCTION DETAILS
C710	OFFSITE STORM DRAIN PLAN & PROFILE
C900	SITE DETAILS
C901	RETAINING WALL SECTIONS
C902	BUILDING SECTIONS
C910	UTILITY DETAILS
C911	UTILITY DETAILS
C915	WEBER BASIN WATER DETAILS
C920	CITY DRIVE APPROACH DETAILS
C921	CITY ASPHALT PATCH DETAILS
C922	CITY SITE WORK DETAILS
C923	CITY AIR-VAC AND HYDRANT DETAILS
C924	CITY TRACER WIRE DETAILS
C925	CITY WATER METER DETAILS
C926	CITY THRUST BLOCK & LOOP DETAILS
C927	CITY SEWER LATERAL DETAILS
C928	CITY SEWER MANHOLE DETAILS

### GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

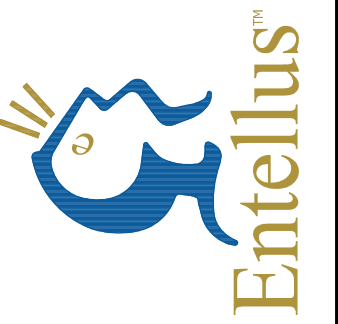
S1	RETAINING WALL STRUCTURAL DESIGN
S2	RETAINING WALL STRUCTURAL DESIGN

Know what's below.  
 Call 811 before you dig.

Blue Stakes of UTAH  
 UTILITY NOTIFICATION CENTER, INC.  
 www.bluestakes.org  
 1-800-662-4111

BENCHMARK: NONE  
 ELEVATION: 0000.00

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client:  
 Contact:  
 Phone & Email:  
 Address:

THE LOFTS AT DEER RUN

7870 SOUTH 2700 EAST

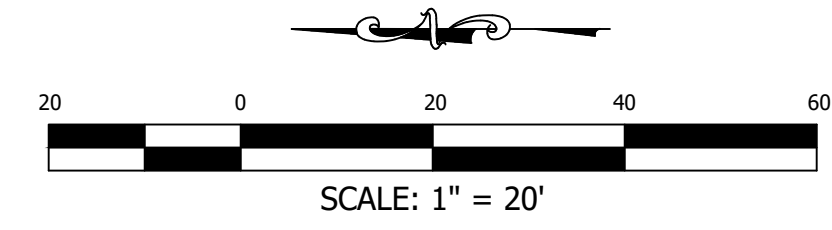
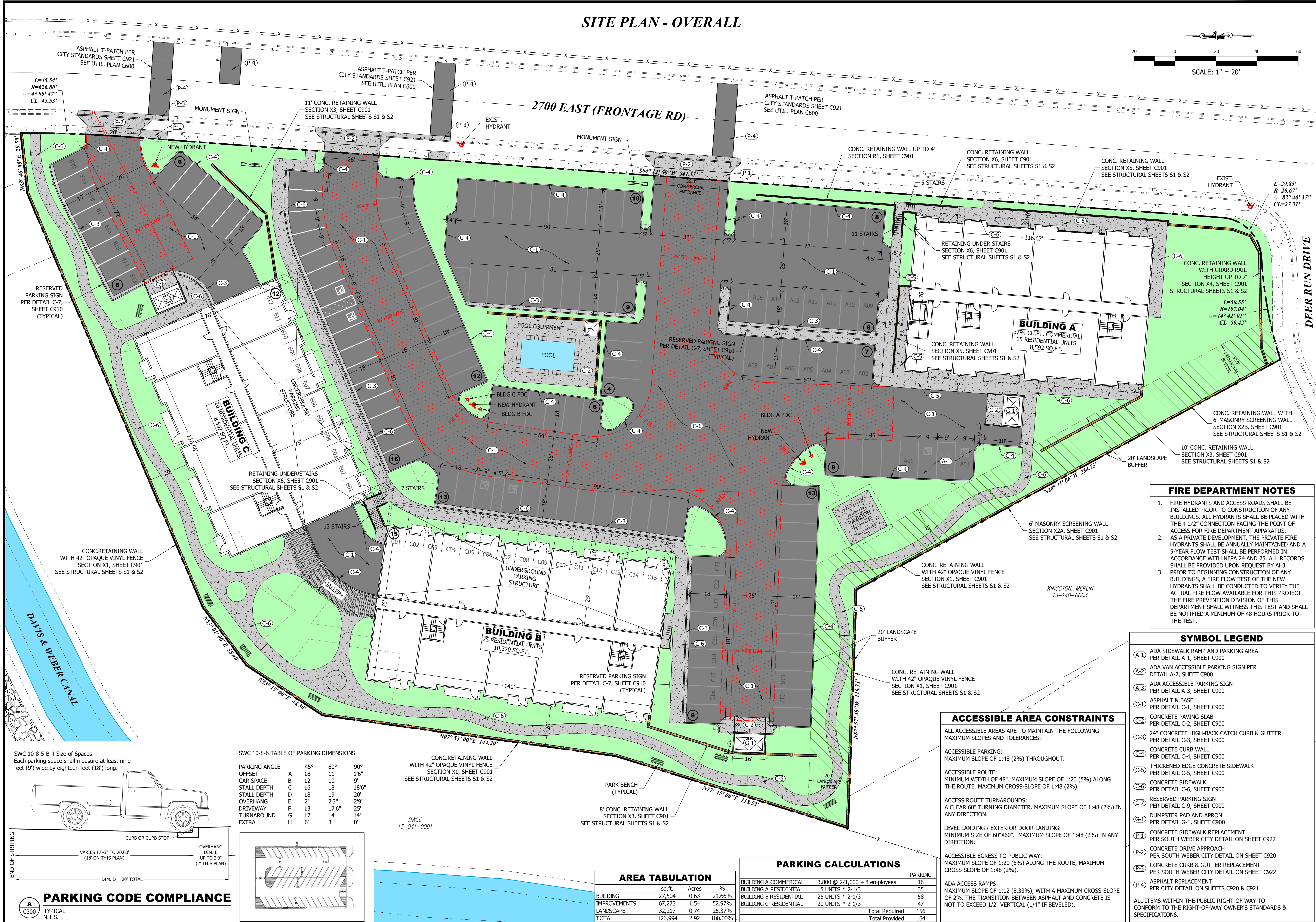
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 SHEETS.dwg

C100  
 COVER & INDEX



SITE PLAN - OVERALL



**FIRE DEPARTMENT NOTES**

1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS SHALL BE PLACED WITH THE 4 1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
2. AS A PRIVATE DEVELOPMENT, THE PRIVATE FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED UPON REQUEST BY AHJ.
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**SYMBOL LEGEND**

- (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL A-1, SHEET C900
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL A-2, SHEET C900
- (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL A-3, SHEET C900
- (C-1) ASPHALT & BASE PER DETAIL C-1, SHEET C900
- (C-2) CONCRETE PAVING SLAB PER DETAIL C-2, SHEET C900
- (C-3) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL C-3, SHEET C900
- (C-4) CONCRETE CURB WALL PER DETAIL C-4, SHEET C900
- (C-5) THICKENED EDGE CONCRETE SIDEWALK PER DETAIL C-5, SHEET C900
- (C-6) CONCRETE SIDEWALK PER DETAIL C-6, SHEET C900
- (C-7) RESERVED PARKING SIGN PER DETAIL C-9, SHEET C900
- (G-1) DUMPSTER PAD AND APRON PER DETAIL G-1, SHEET C900
- (P-1) CONCRETE SIDEWALK REPLACEMENT PER SOUTH WEBER CITY DETAIL ON SHEET C922
- (P-2) CONCRETE DRIVE APPROACH PER SOUTH WEBER CITY DETAIL ON SHEET C920
- (P-3) CONCRETE CURB & GUTTER REPLACEMENT PER SOUTH WEBER CITY DETAIL ON SHEET C922
- (P-4) ASPHALT REPLACEMENT PER CITY DETAIL ON SHEETS C920 & C921

**ACCESSIBLE AREA CONSTRAINTS**

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:  
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:  
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:  
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

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**AREA TABULATION**

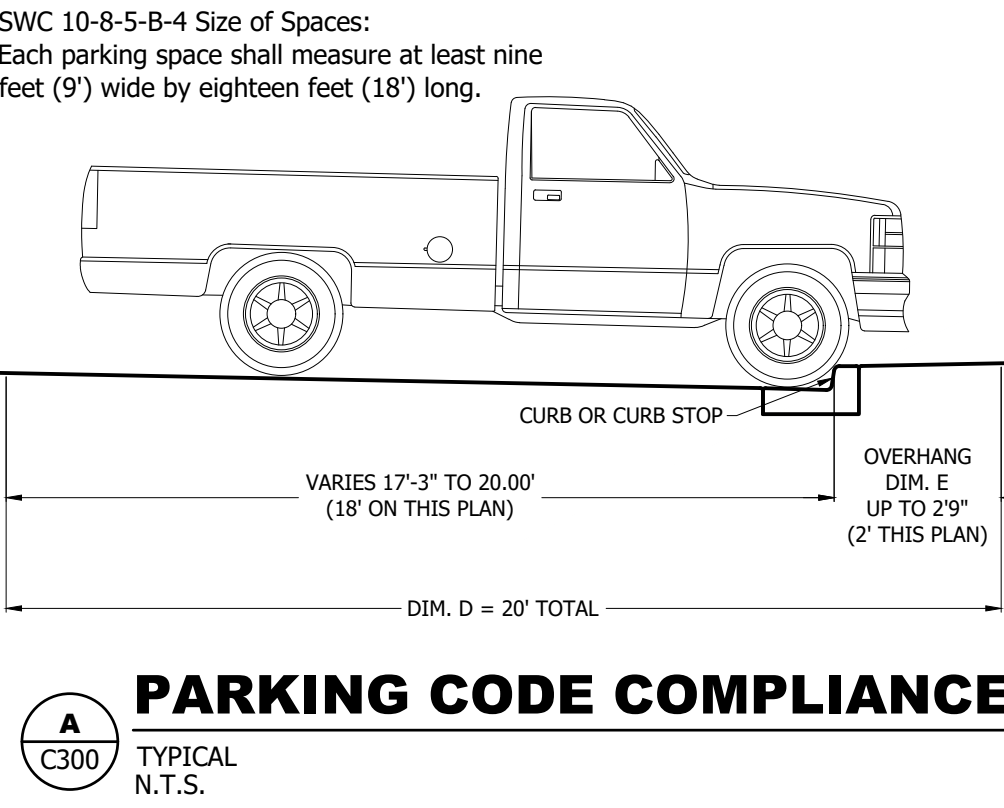
	sq.ft.	Acres	%
BUILDING	27,504	0.63	21.66%
IMPROVEMENTS	67,273	1.54	52.97%
LANDSCAPE	32,217	0.74	25.37%
TOTAL	126,994	2.92	100.00%

**PARKING CALCULATIONS**

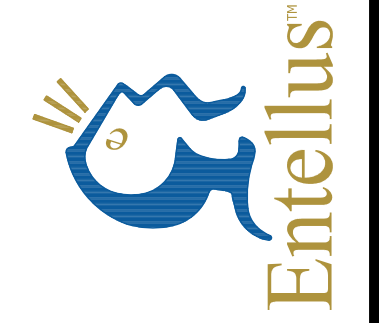
	PER UNIT	TOTAL
BUILDING A COMMERCIAL	3,800 @ 2/1,000 + 8 employees	16
BUILDING B RESIDENTIAL	15 UNITS * 2-1/3	35
BUILDING C RESIDENTIAL	25 UNITS * 2-1/3	58
LANDSCAPE	20 UNITS * 2-1/3	47
<b>Total Required</b>		<b>156</b>
<b>Total Provided</b>		<b>164</b>

**SWC 10-8-5-B-4 Size of Spaces:**  
Each parking space shall measure at least nine feet (9') wide by eighteen feet (18') long.

PARKING ANGLE	45°	60°	90°
OFFSET	A 18'	11'	1'6"
CAR SPACE	B 12'	10'	9'
STALL DEPTH	C 16'	18'	18'6"
STALL WIDTH	D 18'	19'	20'
OVERHANG	E 2'	2'3"	2'9"
DRIVEWAY	F 13'	17'6"	25'
TURNAROUND	G 17'	14'	14'
EXTRA	H 6'	3'	0'



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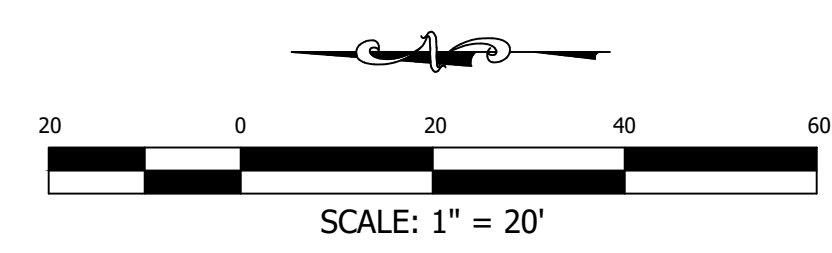
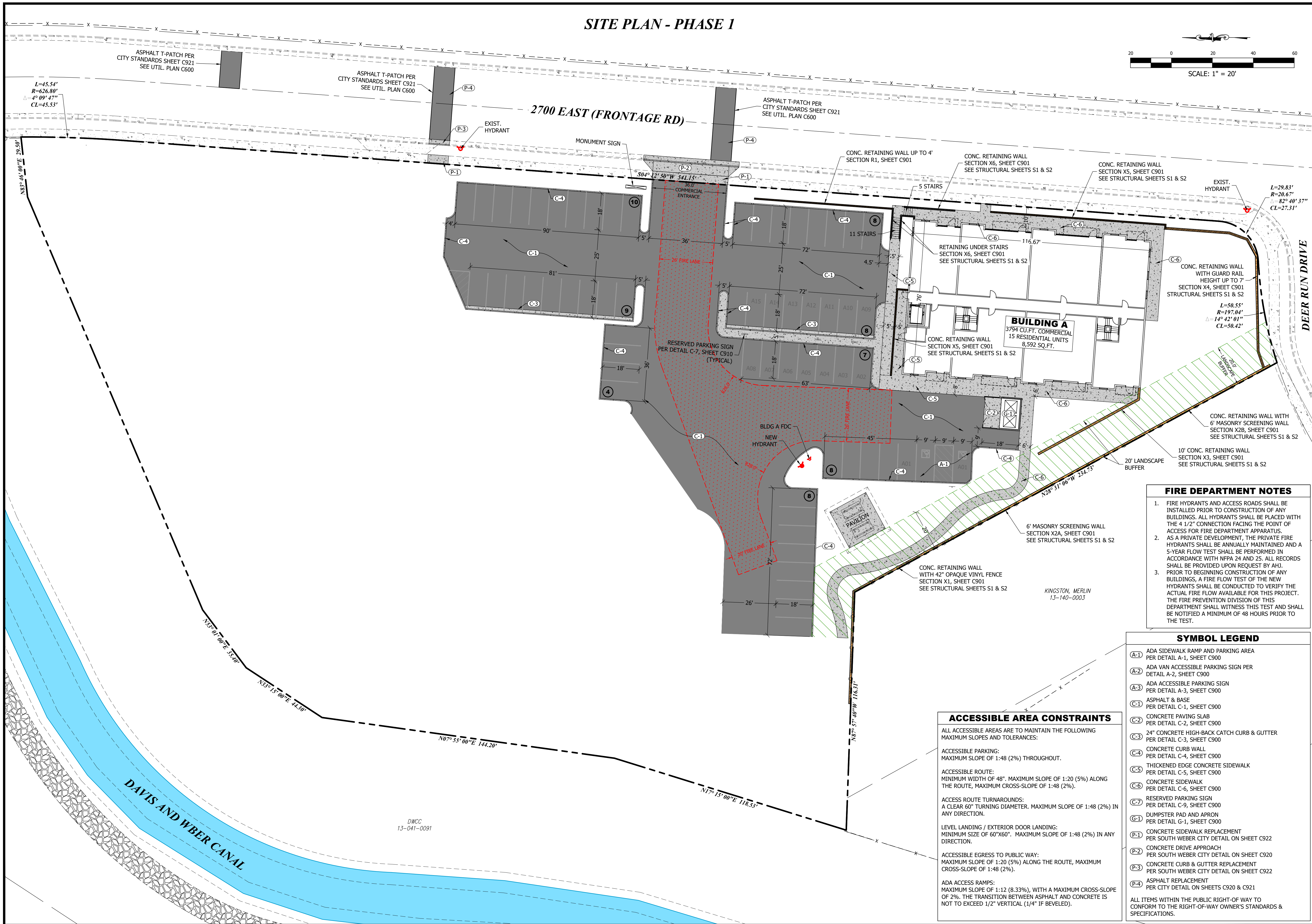
**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1&2.&M., SOUTH WEBER CITY, DAVIS COUNTY, UTAH

REV#	DATE	DESCRIPTION

1025006 SHEETS.dwg

**C400**  
SITE PLAN - OVERALL

**SITE PLAN - PHASE 1**



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ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

REGISTERED PROFESSIONAL ENGINEER  
No. 375153  
Leland K. Martineau  
4-22-21  
STATE OF UTAH

Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

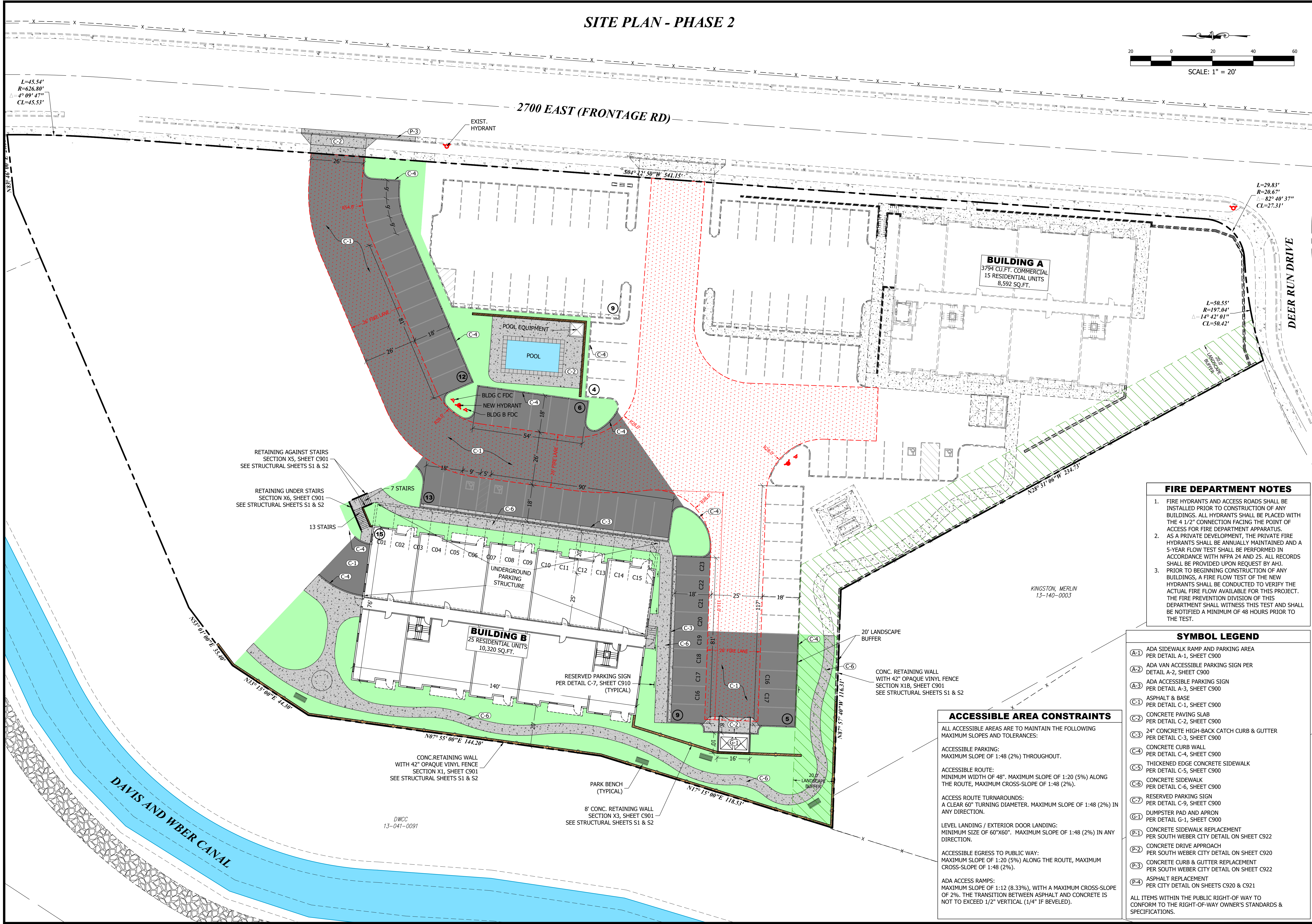
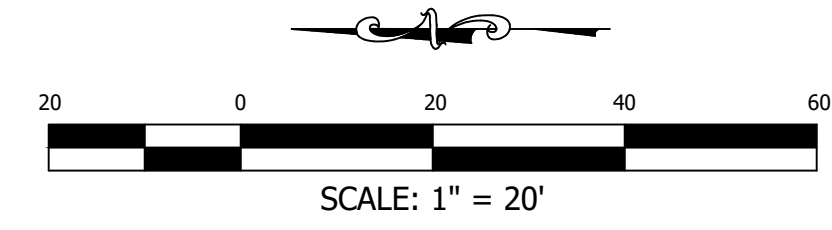
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ORIGINAL APPROVAL DATE: 4/22/21  
REVISION DATE: 4/22/21

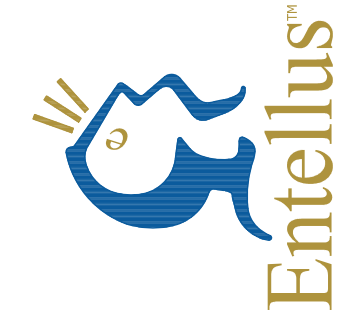
DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 SHEETS.dwg

**C401**  
SITE PLAN - PHASE 1

SITE PLAN - PHASE 2



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Client:  
Contact:  
Phone & Email:  
Address:

THE LOFTS AT DEER RUN

7870 SOUTH 2700 EAST

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RETAINING AGAINST STAIRS  
SECTION X5, SHEET C901  
SEE STRUCTURAL SHEETS S1 & S2

RETAINING UNDER STAIRS  
SECTION X6, SHEET C901  
SEE STRUCTURAL SHEETS S1 & S2

CONC. RETAINING WALL  
WITH 42" OPAQUE VINYL FENCE  
SECTION X1, SHEET C901  
SEE STRUCTURAL SHEETS S1 & S2

8" CONC. RETAINING WALL  
SECTION X3, SHEET C901  
SEE STRUCTURAL SHEETS S1 & S2

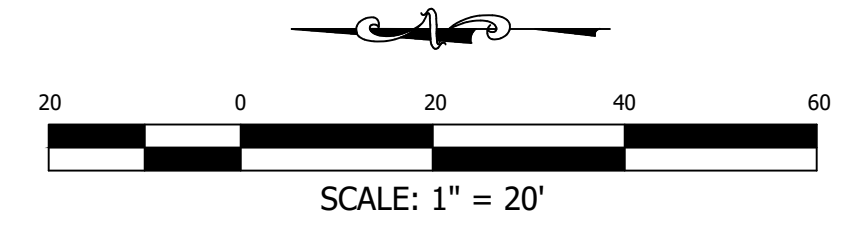
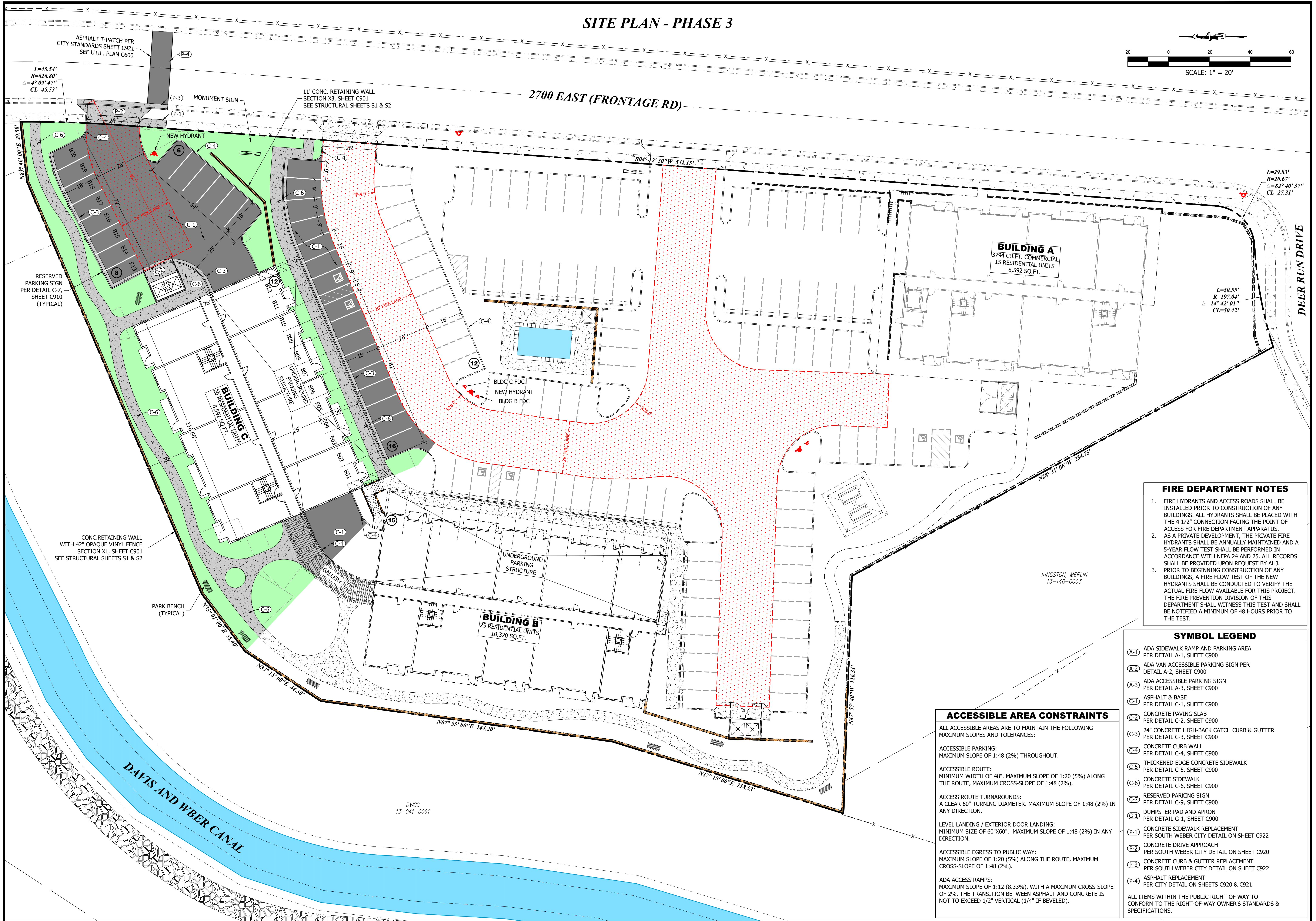
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REV #	DATE	DESCRIPTION

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
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1025006 SHEETS.dwg

**C402**  
SITE PLAN - PHASE 2

### SITE PLAN - PHASE 3



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REGISTERED PROFESSIONAL ENGINEER  
Leland K. Martineau  
No. 375153  
4-22-21  
STATE OF UTAH

Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
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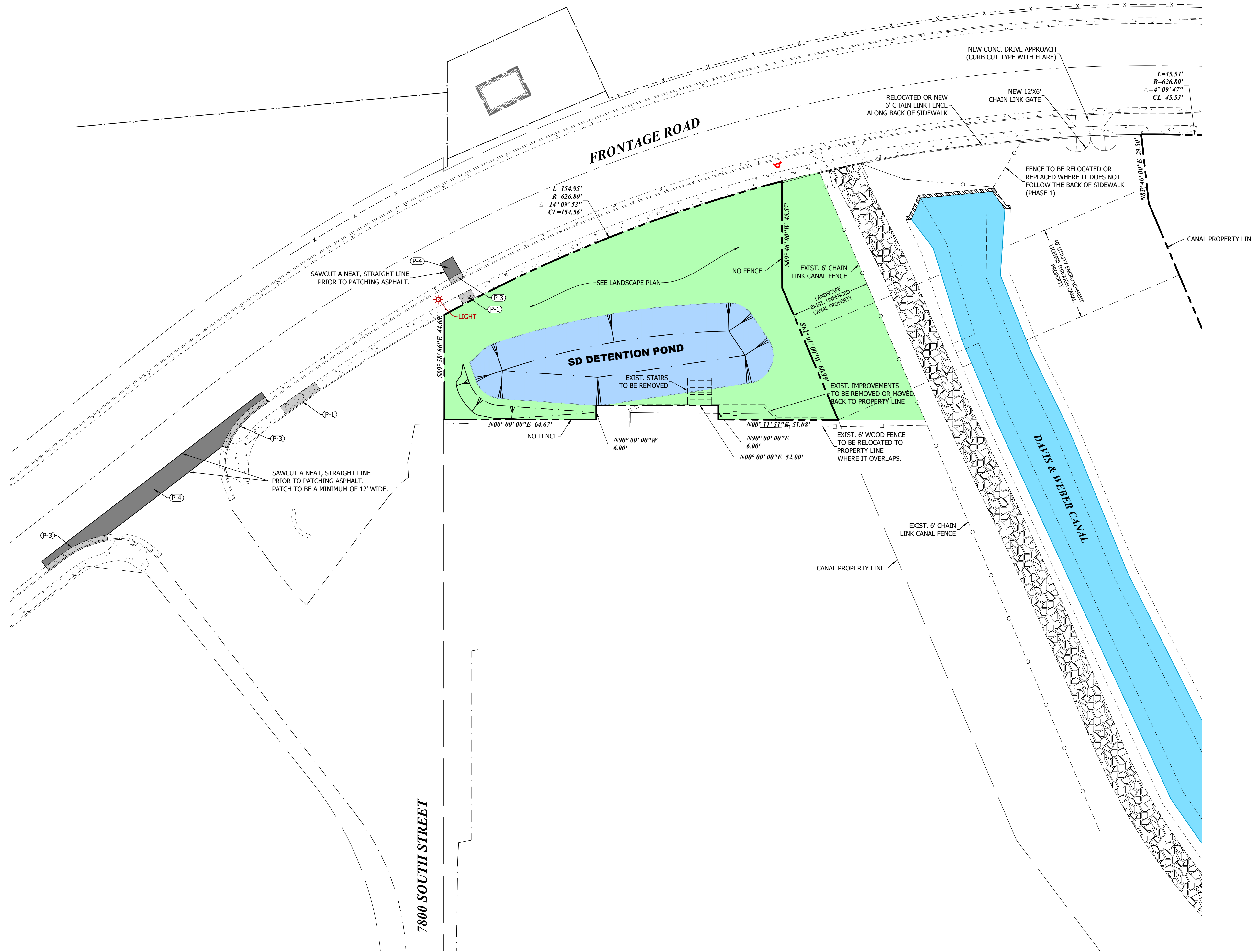
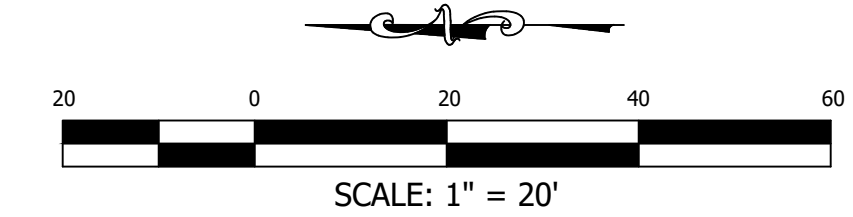
ORIGINAL APPROVAL DATE: 11/21/21  
REVISION DATE:  

COMMENT:  

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 SHEETS.dwg

**C403**  
SITE PLAN - PHASE 3

### OFFSITE DETENTION - PHASE 1



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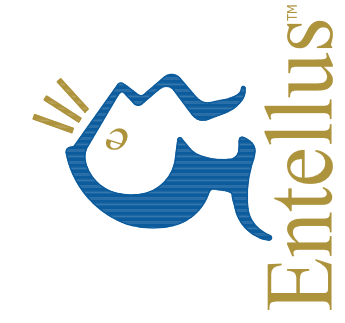
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Phone & Email:  
Address:

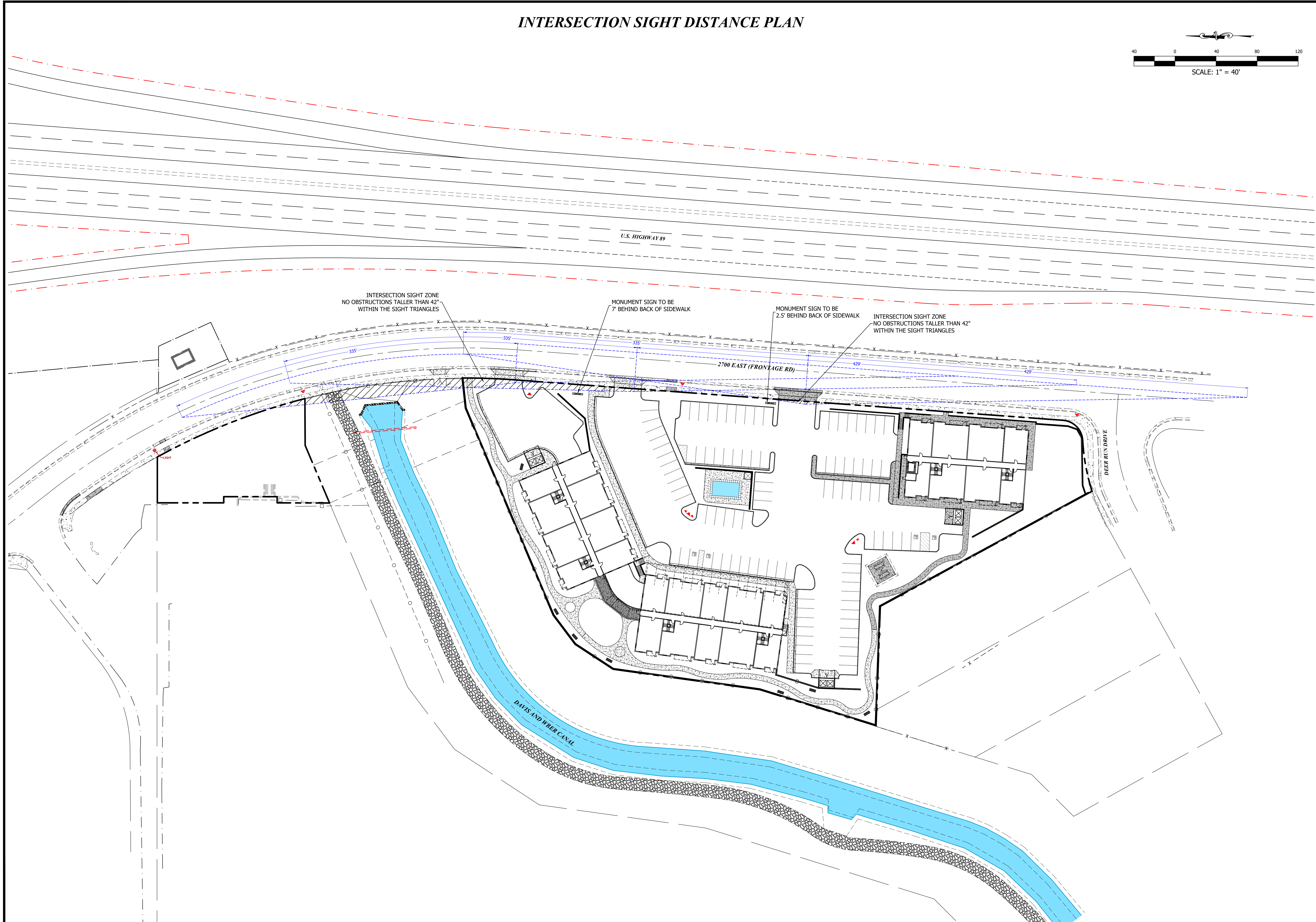
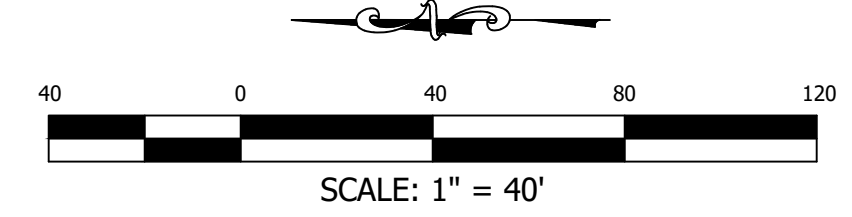
**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.E. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 SHEETS.dwg

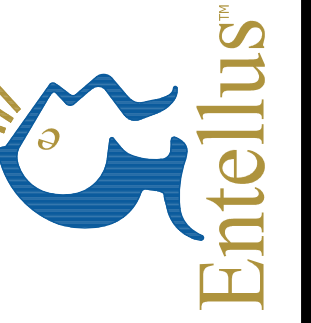
**C410**  
OFFSITE DETENTION - PHASE 1



# INTERSECTION SIGHT DISTANCE PLAN



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client:  
 Contact:  
 Phone & Email:  
 Address:

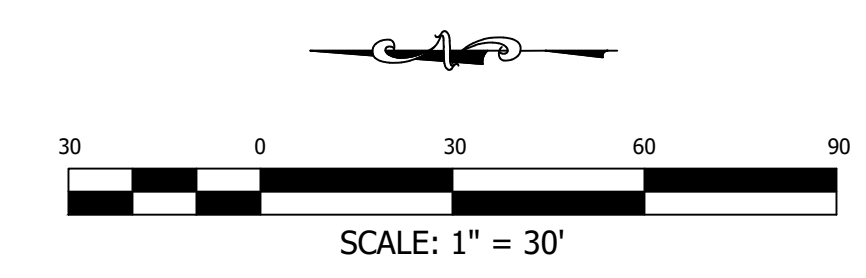
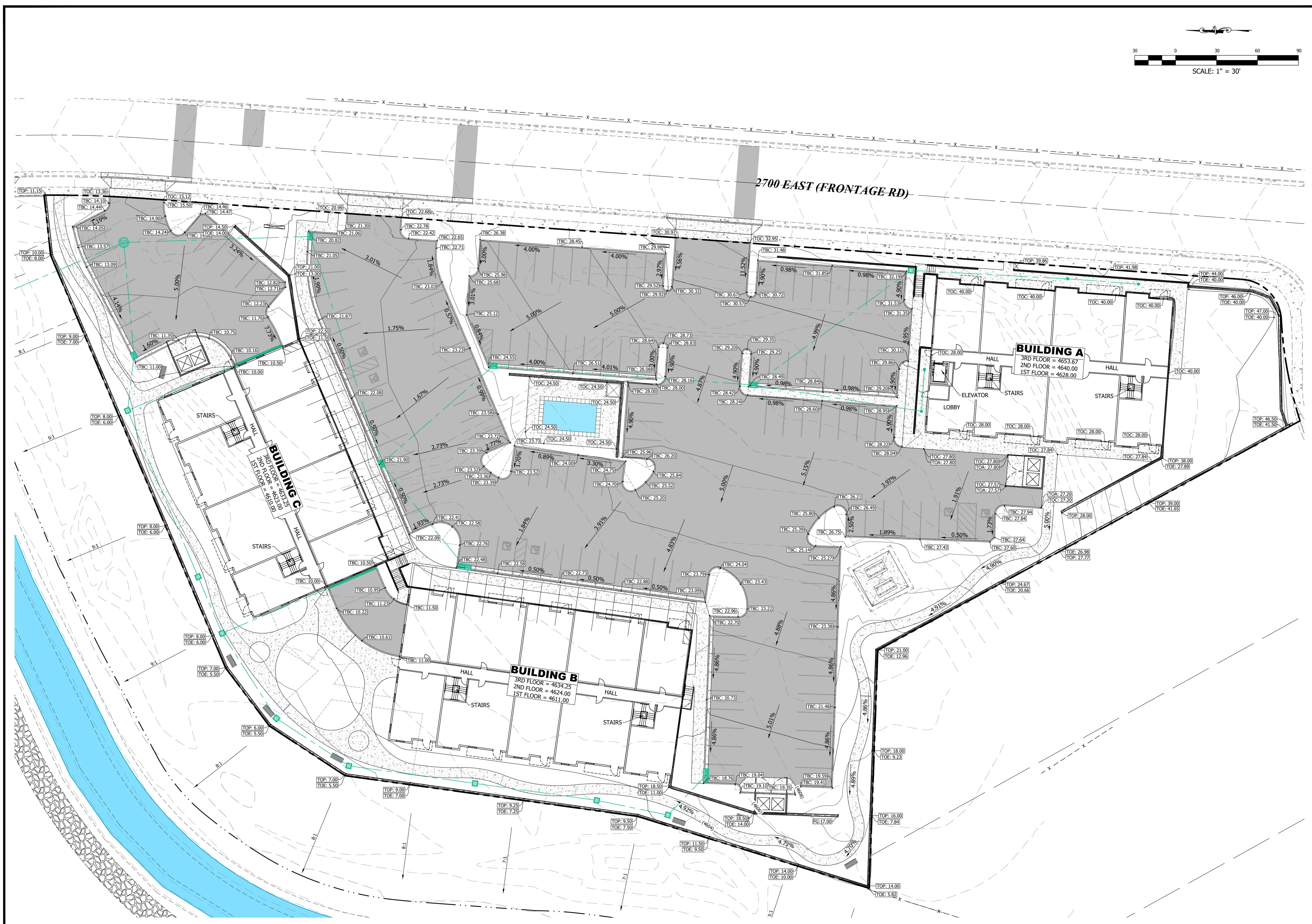
**THE LOFTS AT DEER RUN**

7870 SOUTH 2700 EAST

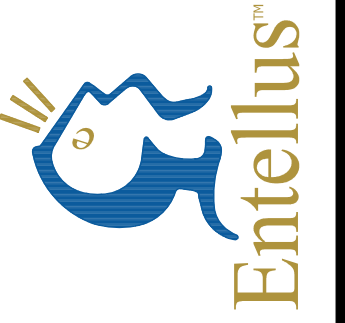
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 SHEETS.dwg

**C420**  
 INTERSECTION SIGHT  
 DISTANCE PLAN



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



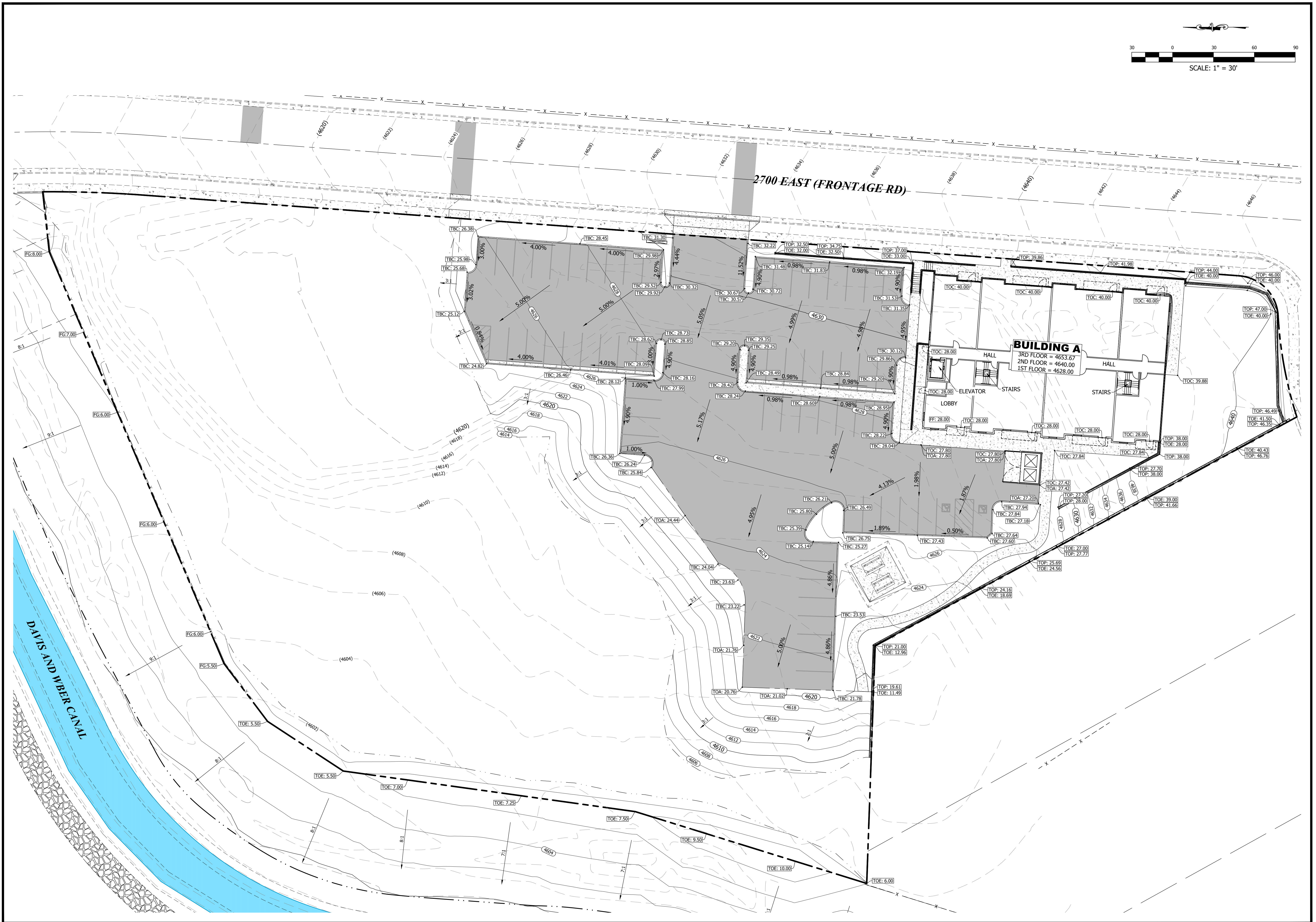
Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

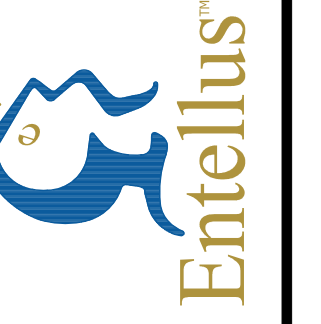
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1&2.E.M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 FG 1025006.dwg

**C500**  
 GRADING PLAN -  
 OVERALL



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



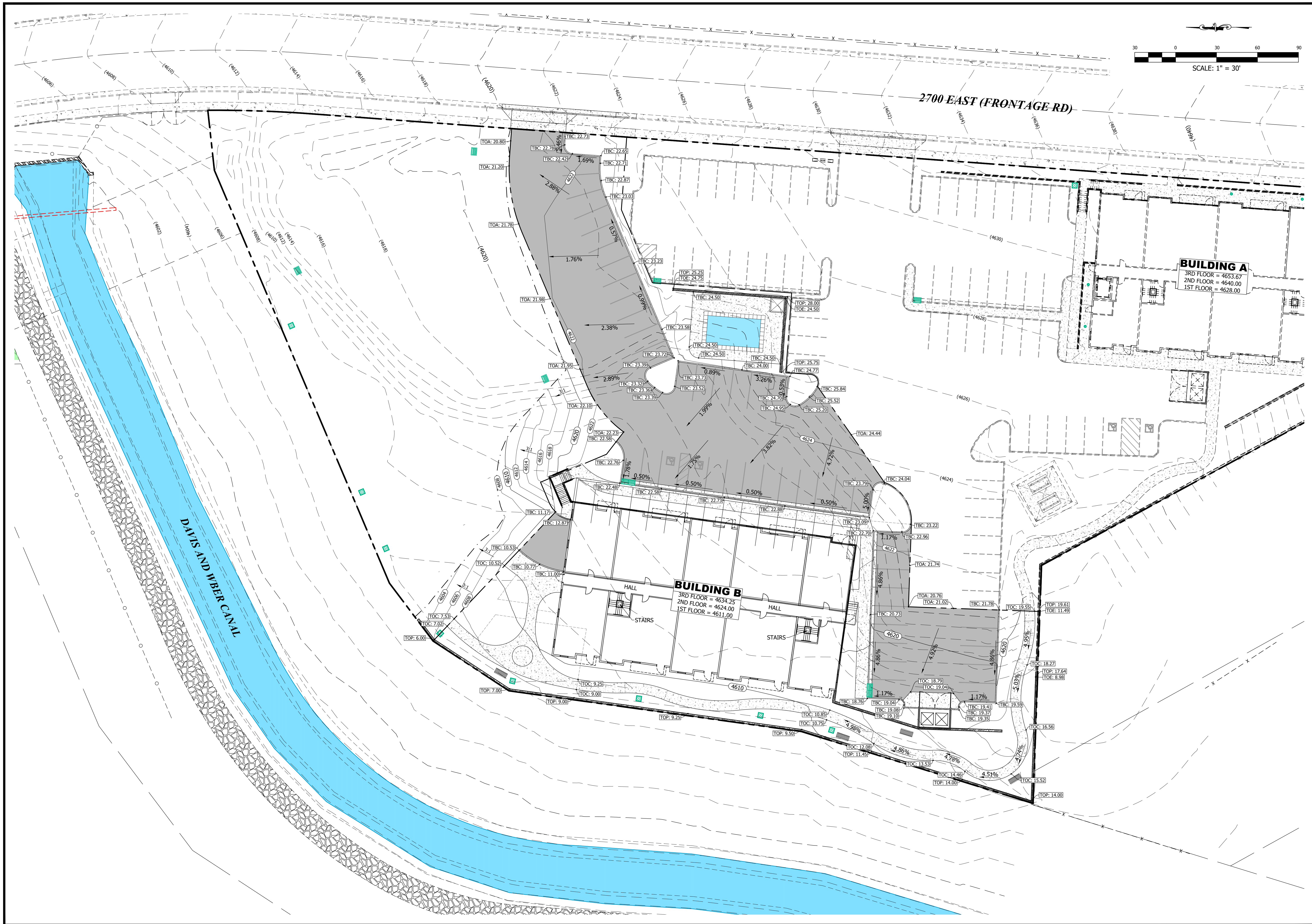
Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

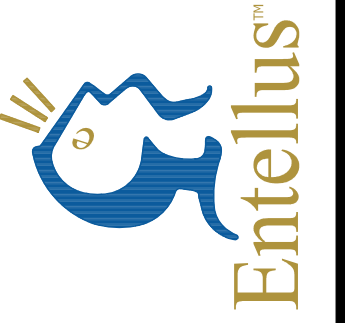
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 FG 1025006.dwg

**C501**  
 GRADING PLAN - PHASE I



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



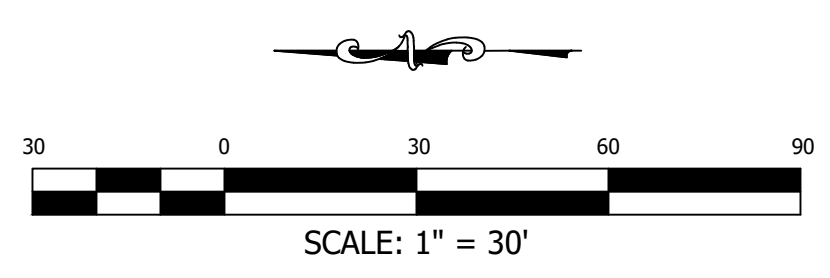
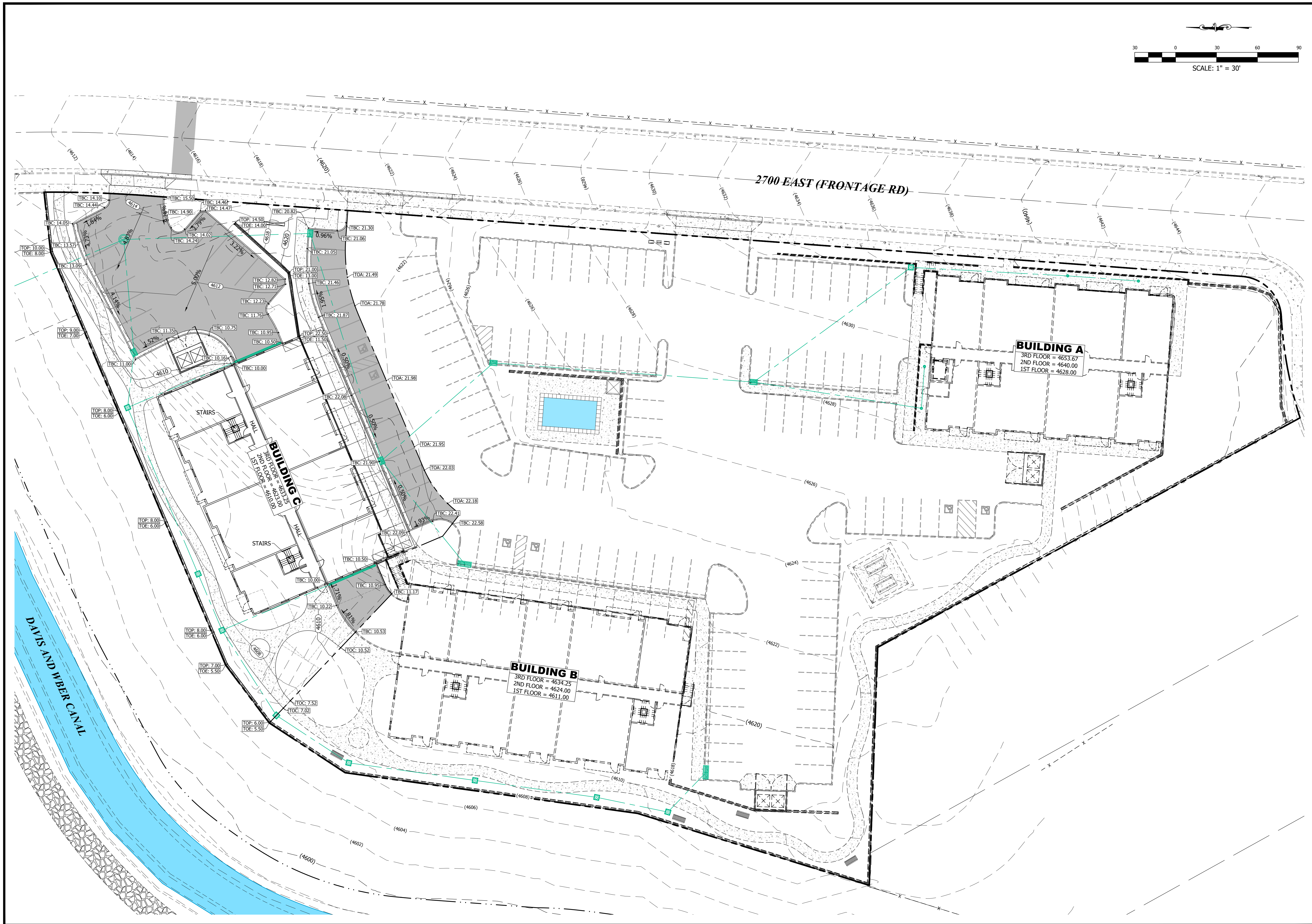
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 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

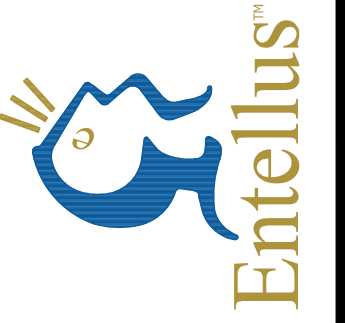
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 FG 1025006.dwg

**C502**  
 GRADING PLAN - PHASE 2



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



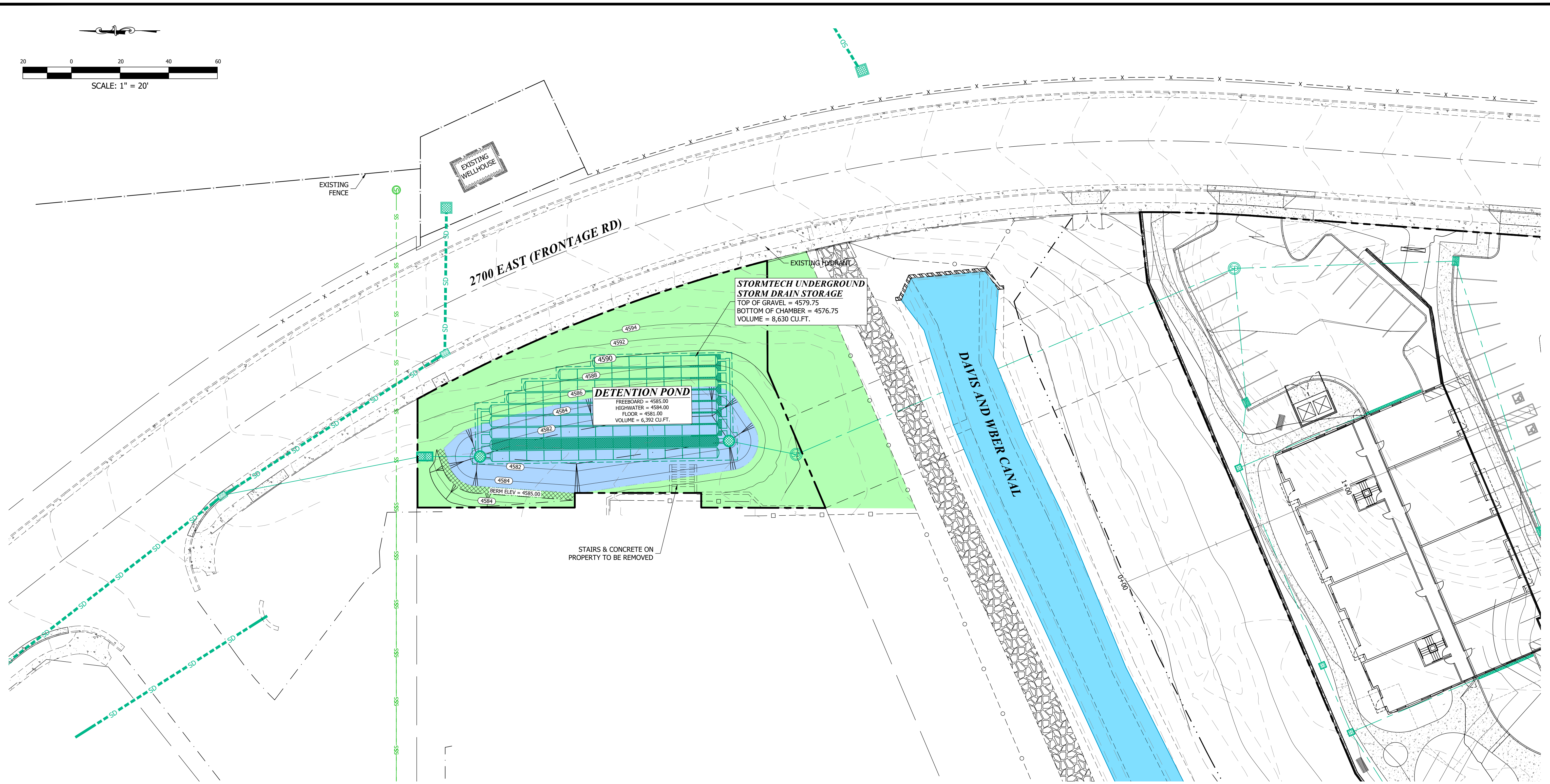
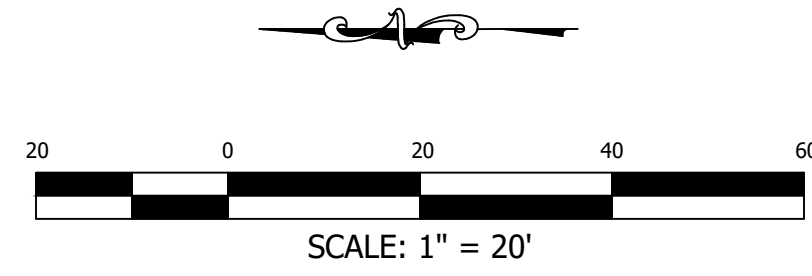
Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

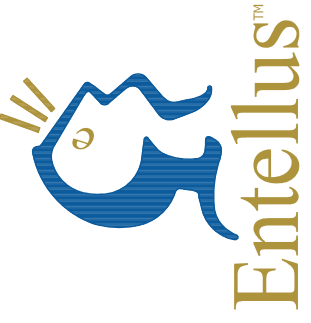
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 FG 1025006.dwg

**C503**  
 GRADING PLAN - PHASE 3



1470 South 600 West  
Woods Cross, UT 84010  
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Client:  
Contact:  
Phone & Email:  
Address:

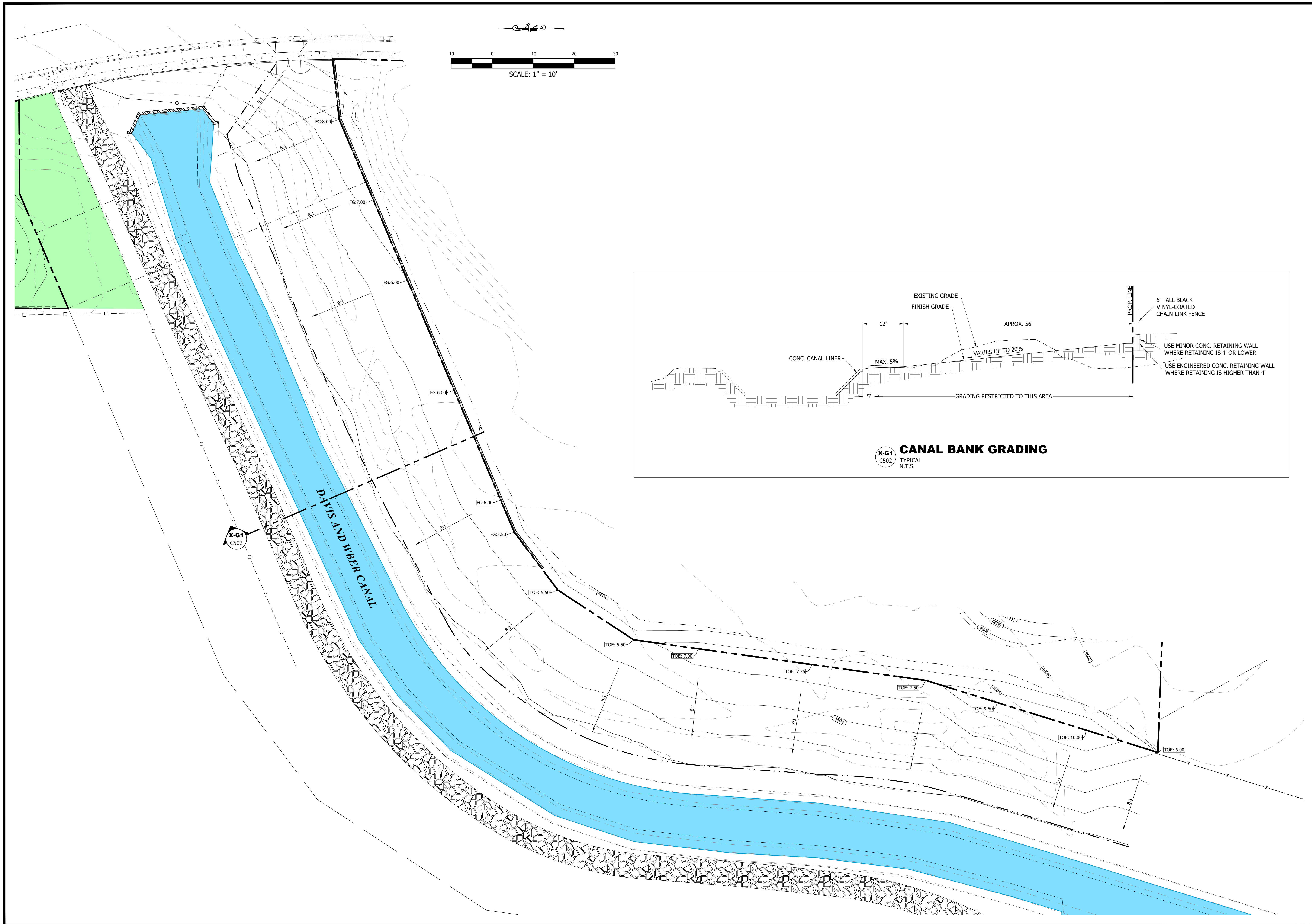
**THE LOFTS AT DEER RUN**

7870 SOUTH 2700 EAST

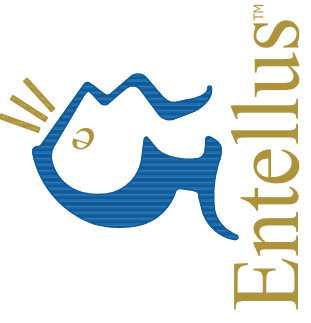
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.B.&M.,  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C510**  
POND GRADING



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client:  
 Contact:  
 Phone & Email:  
 Address:

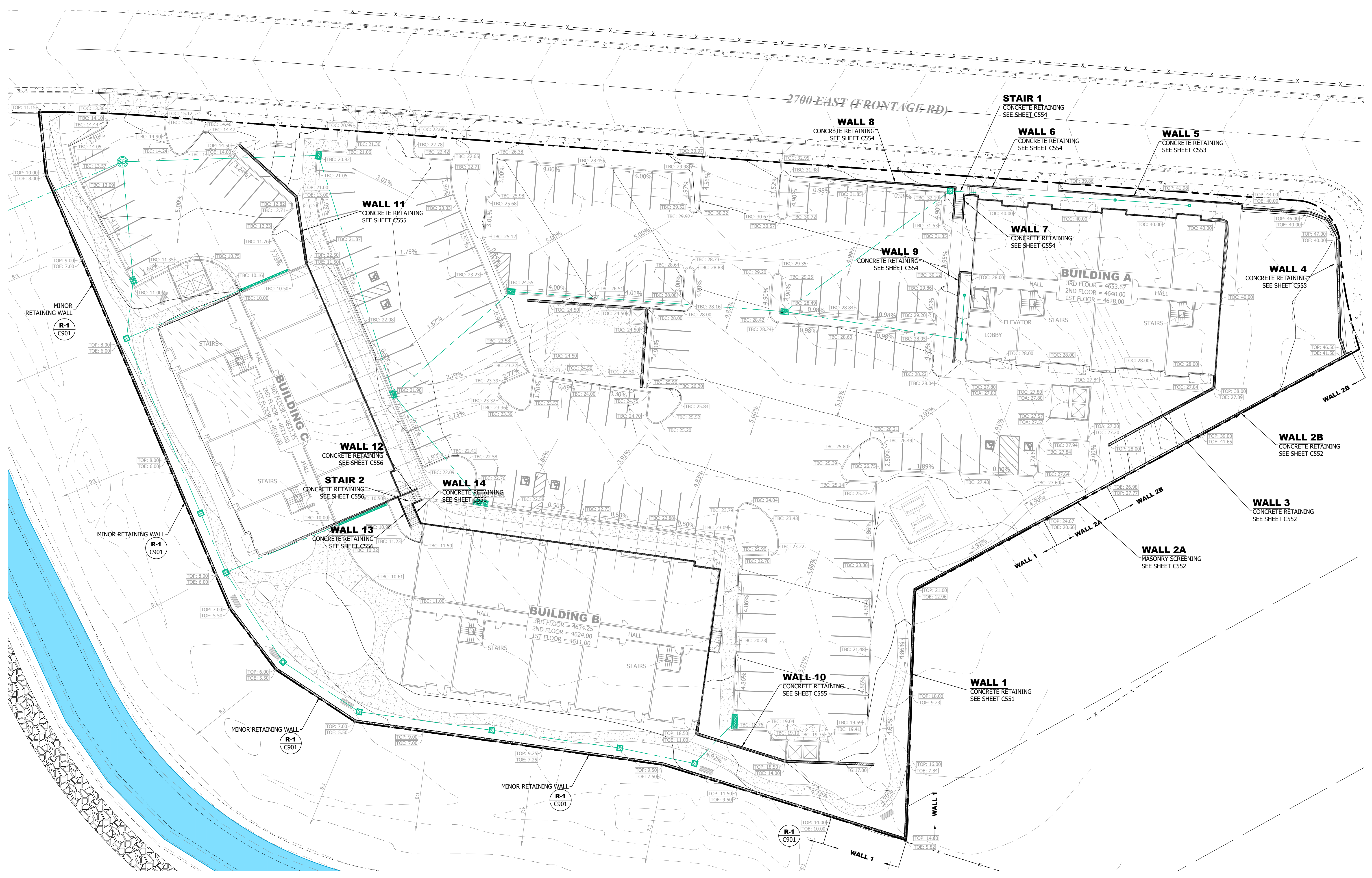
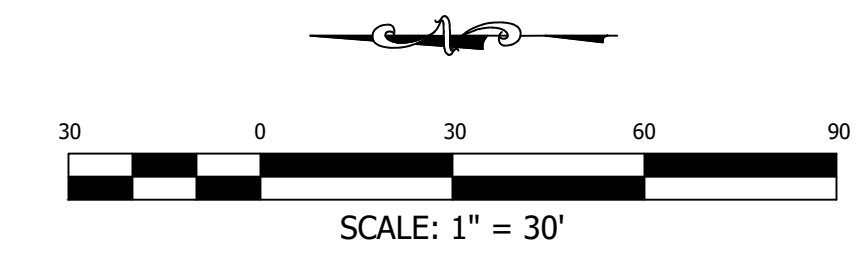
**THE LOFTS AT DEER RUN**

7870 SOUTH 2700 EAST

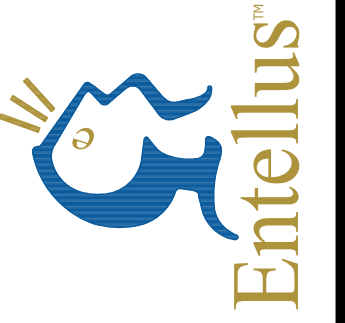
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
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**C511**  
 CANAL BANK GRADING



1470 South 600 West  
Woods Cross, UT 84010  
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www.Entellus.com



Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST

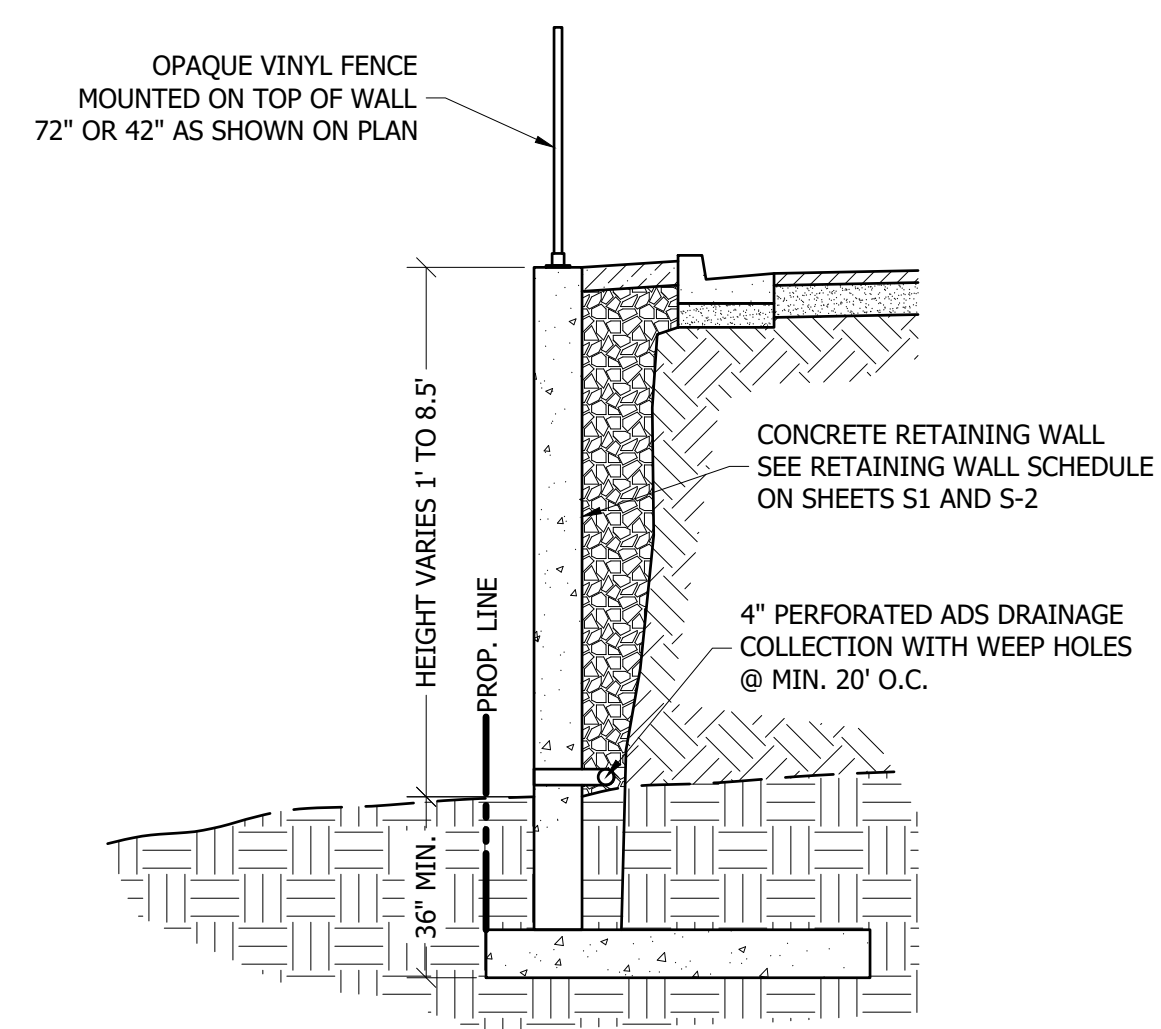
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C550**  
RETAINING WALLS



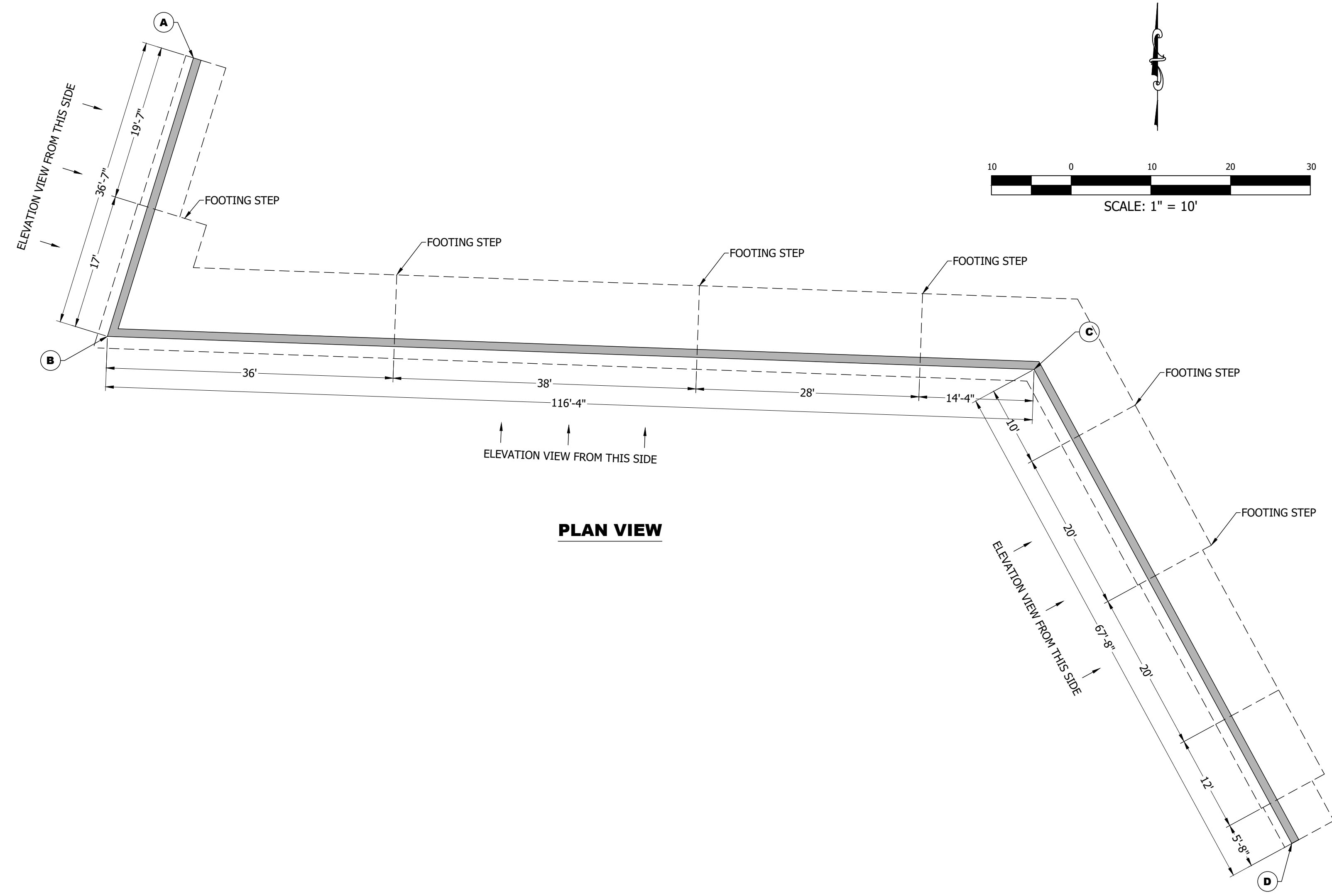
# WALL 1 DESIGN



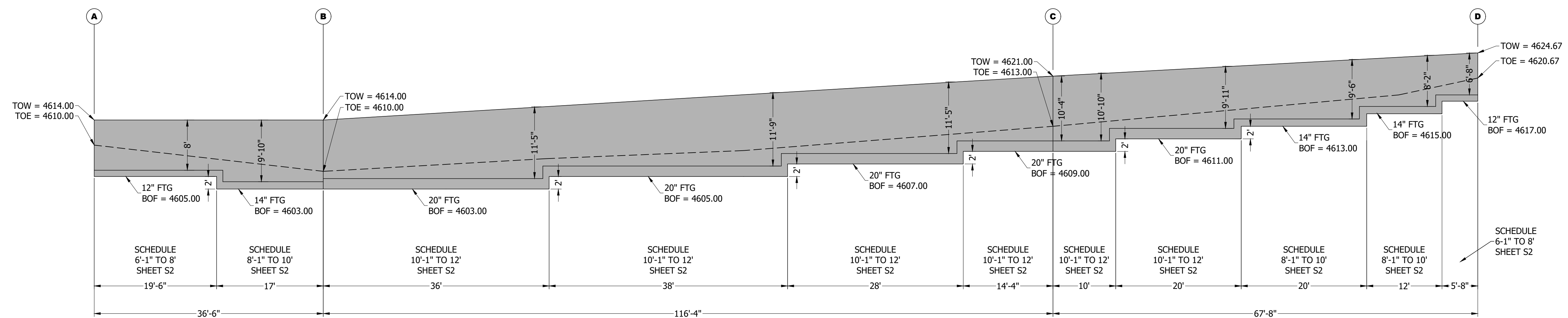
## PERIMETER CONCRETE RETAINING WALL SECTION

**X1**  
C400

RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

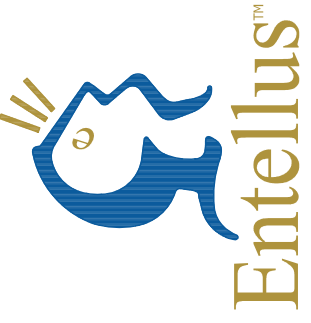


PLAN VIEW



ELEVATION VIEW

1470 South 600 West  
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Phone 801.298.2236  
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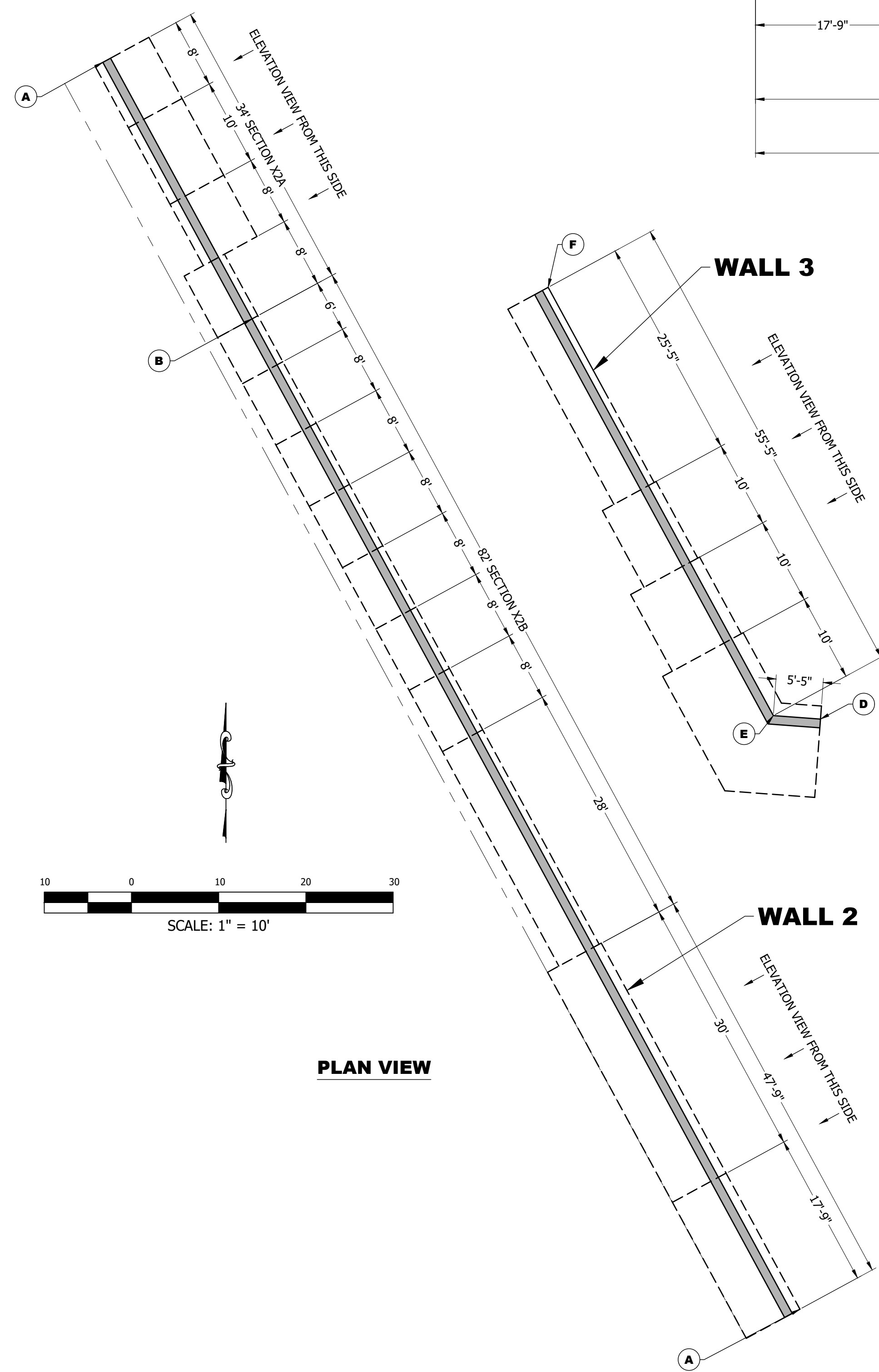
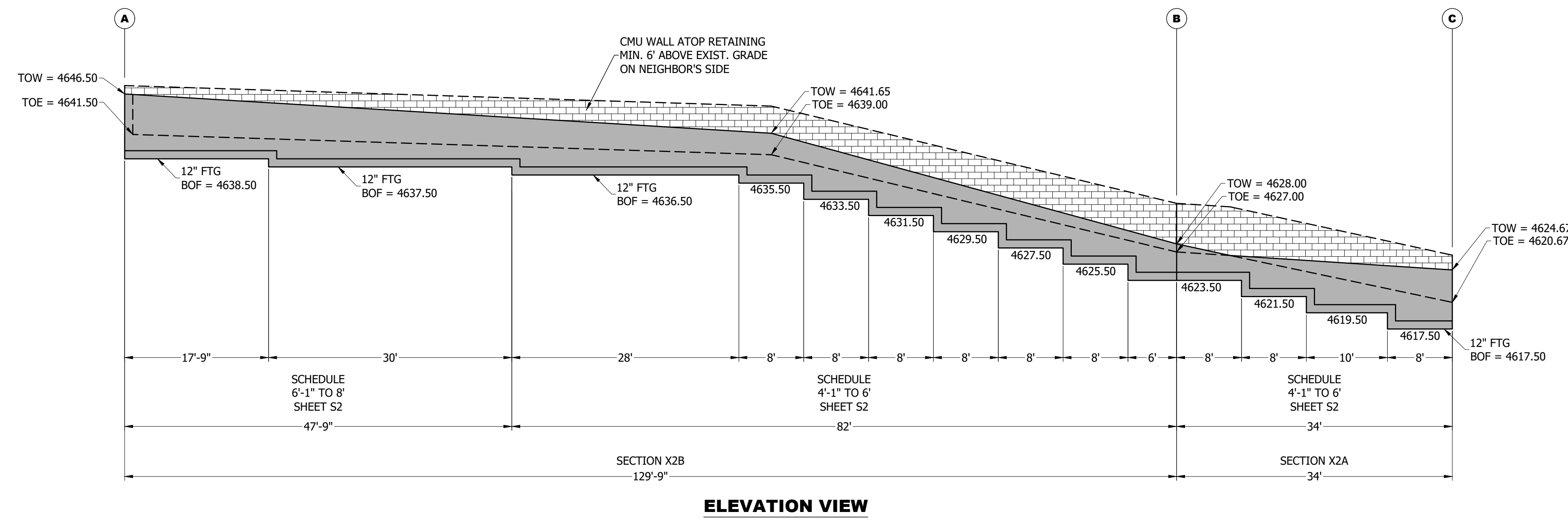
Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

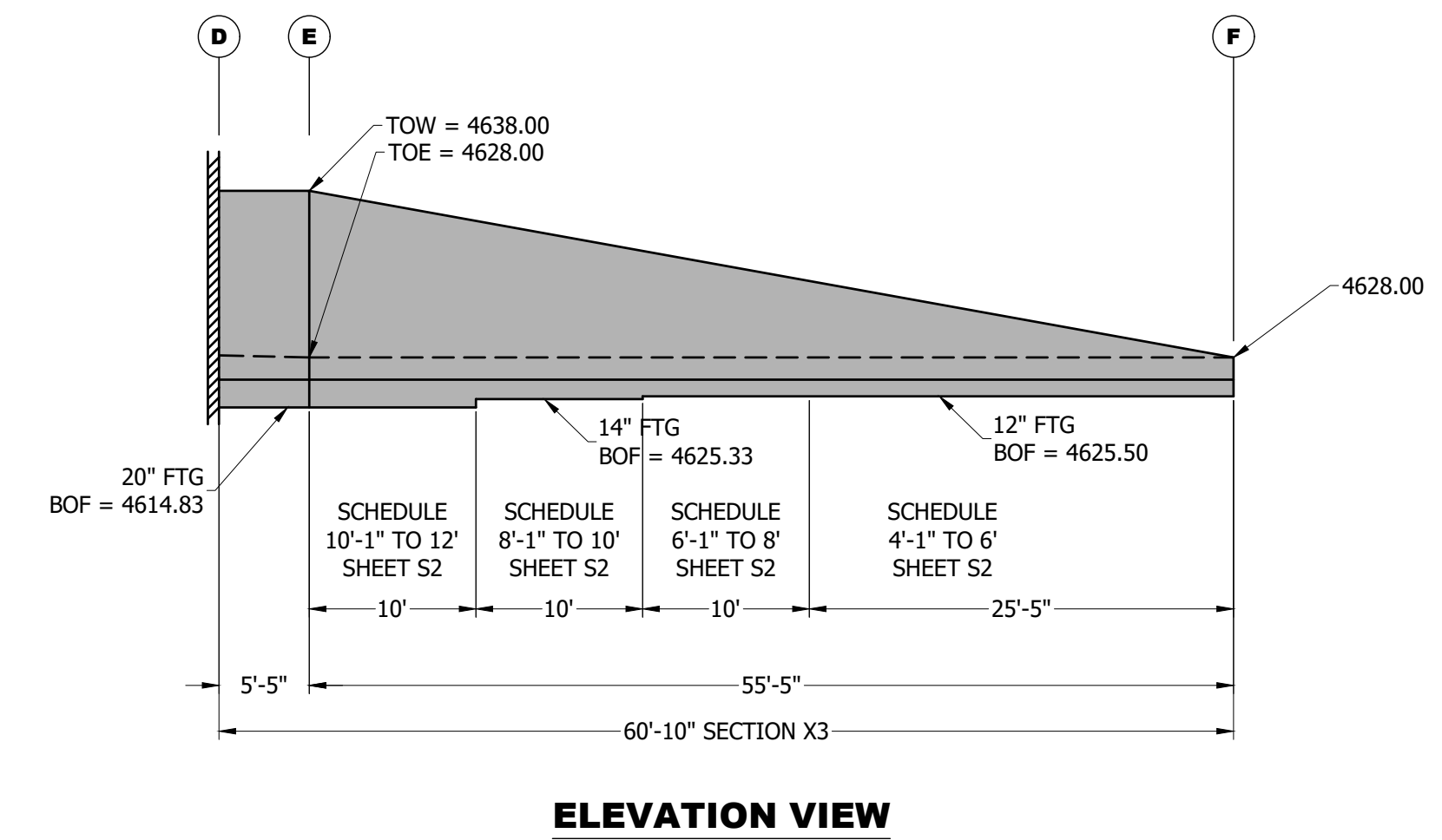
DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C551**  
WALL 1

# WALL 2 DESIGN



# WALL 3 DESIGN



**SOUTH BOUNDARY MASONRY SCREENING WALL**

RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

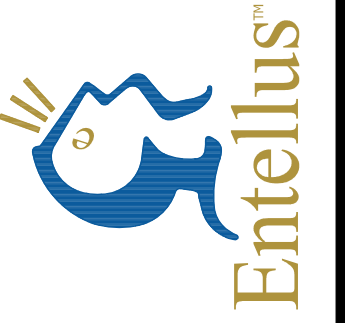
**SOUTH BOUNDARY CONCRETE RETAINING WALL WITH MASONRY SCREENING**

RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

**CONCRETE RETAINING WALL SECTION**

RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

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Woods Cross, UT 84010  
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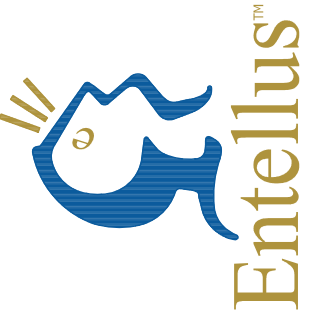
Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C552**  
WALLS 2 AND 3

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

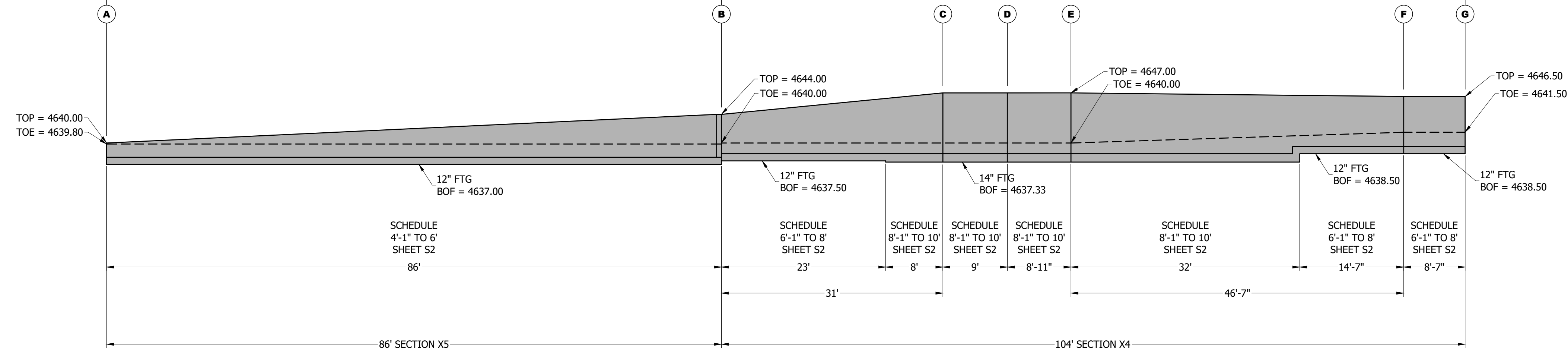


Client:  
 Contact:  
 Phone & Email:  
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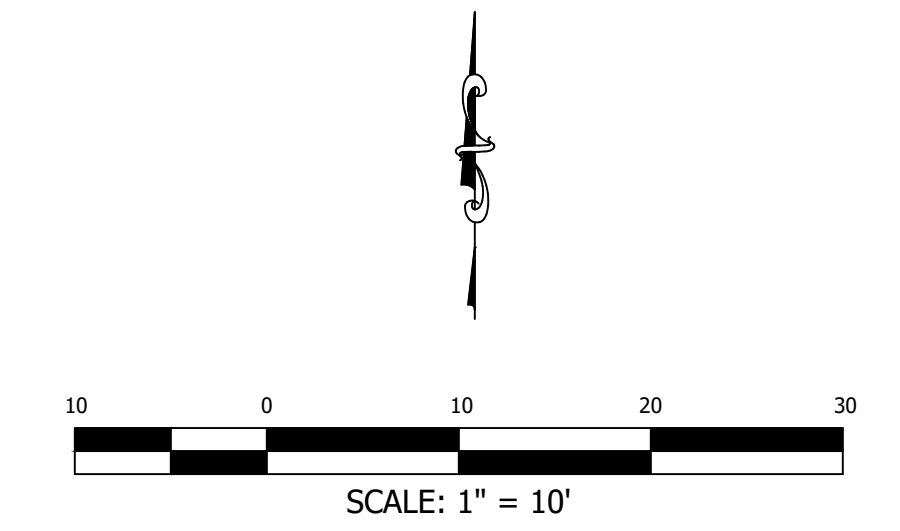
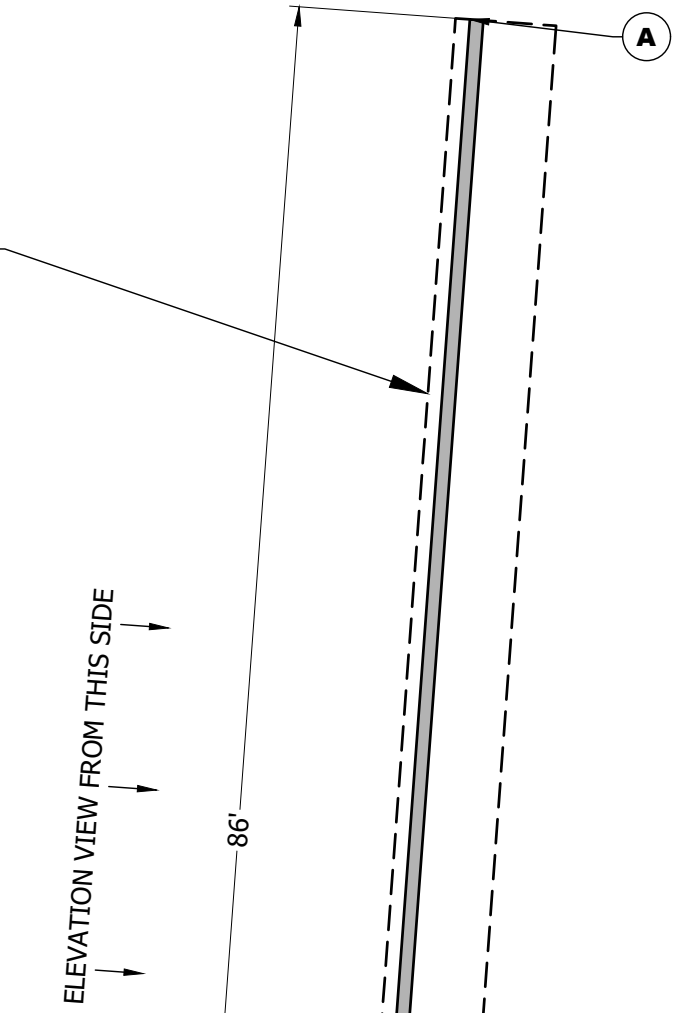
**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

# WALL 5 DESIGN

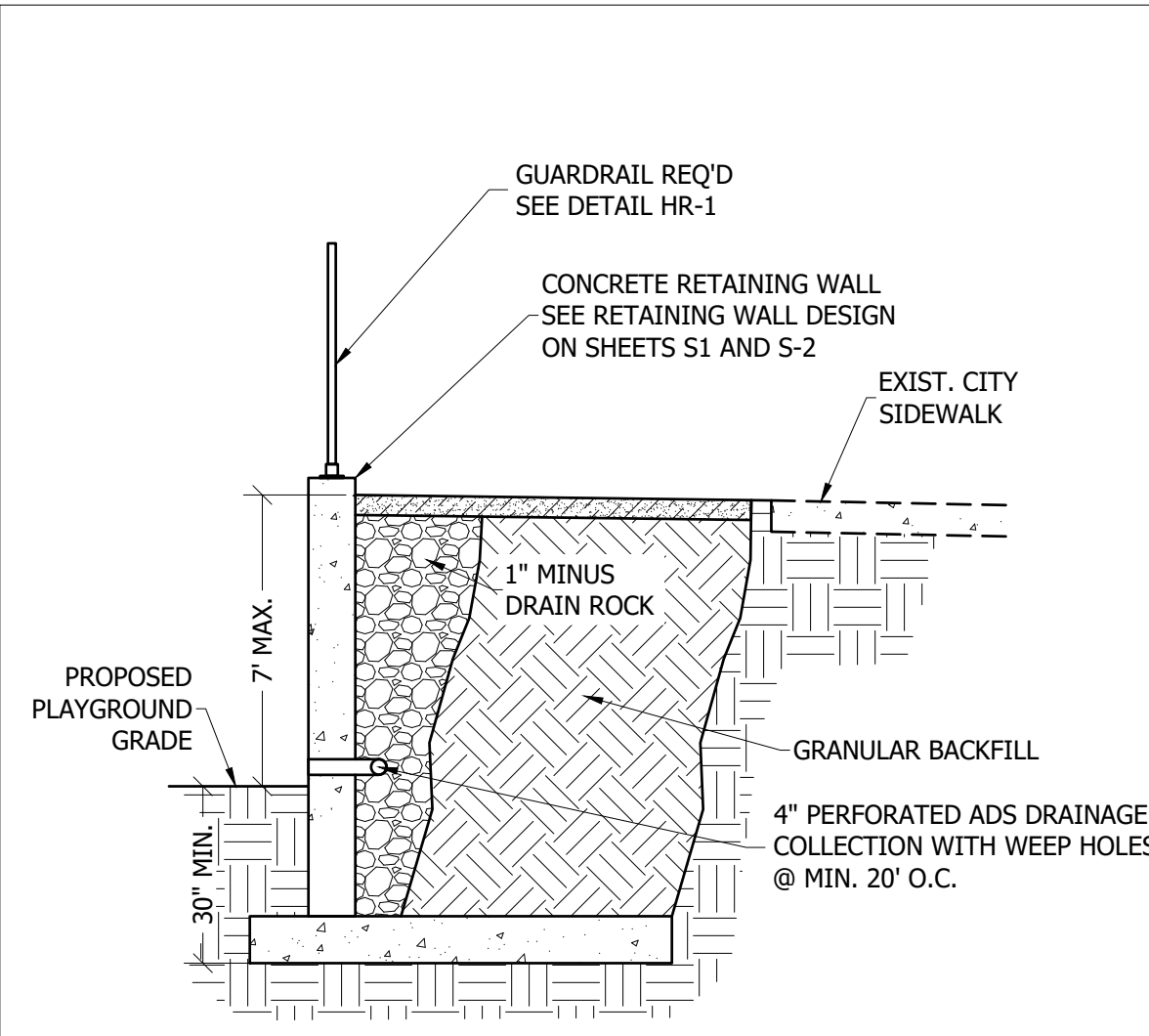
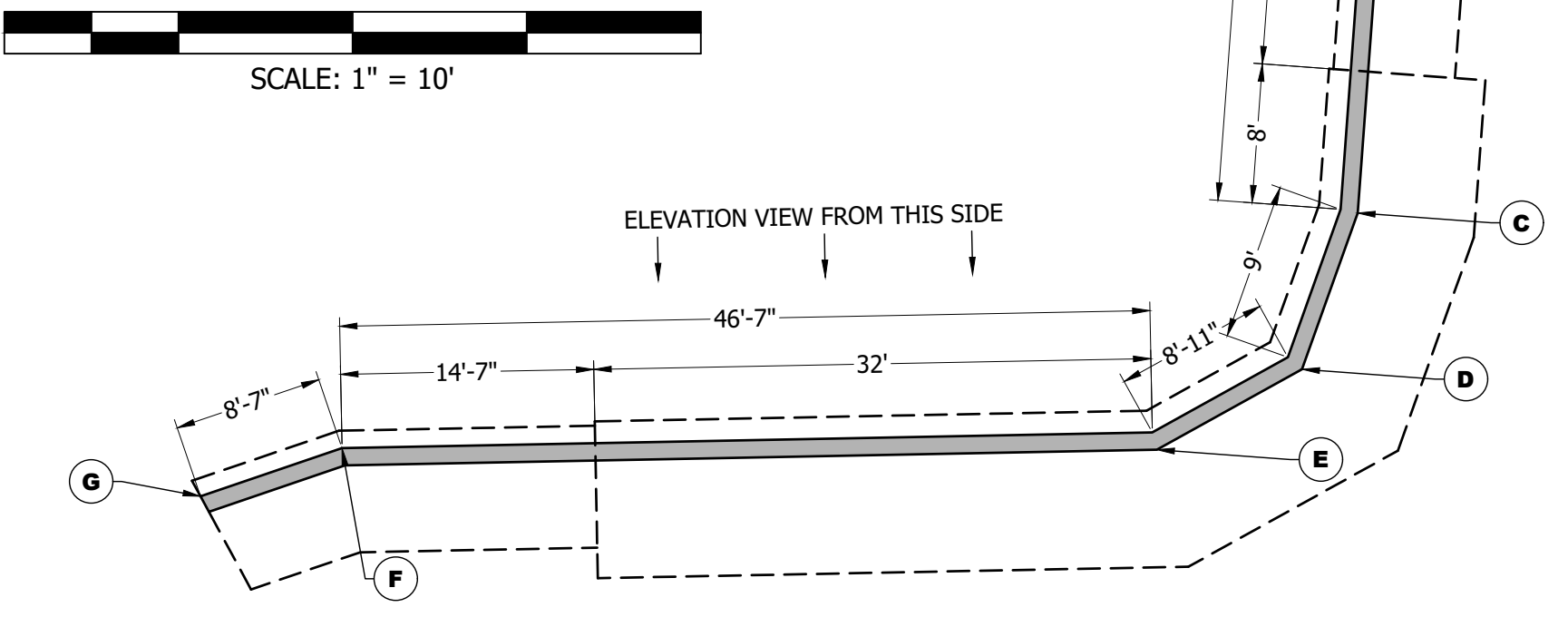
# WALL 4 DESIGN



# WALL 5

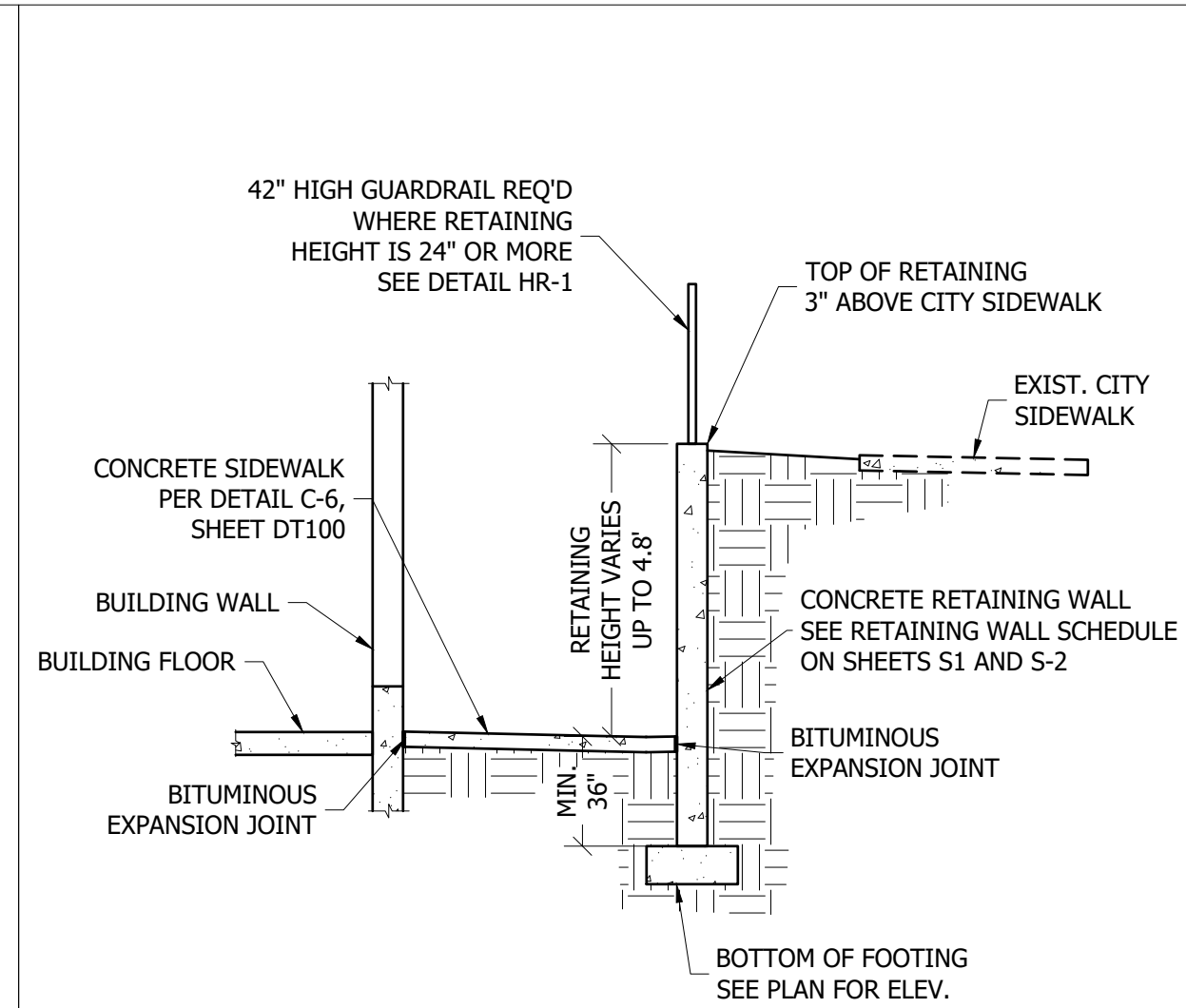


# WALL 4



## UPPER AREA CONCRETE RETAINING WALL

**X4**  
**C400**  
 RETAINING WALL CONSTRUCTION TO CONFORM TO THE  
 REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN,  
 SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



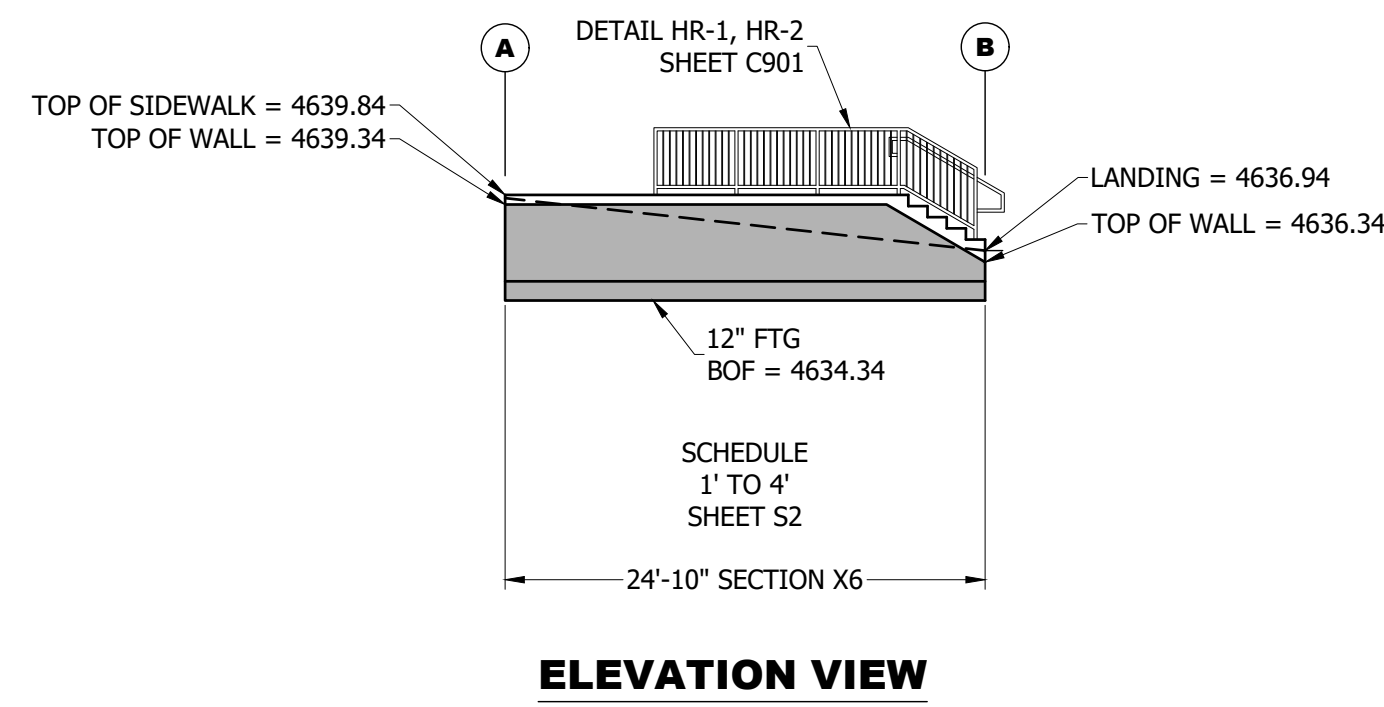
## CONCRETE RETAINING WALL SECTION

**X5**  
**C400**  
 RETAINING WALL CONSTRUCTION TO CONFORM TO THE  
 REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN,  
 SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

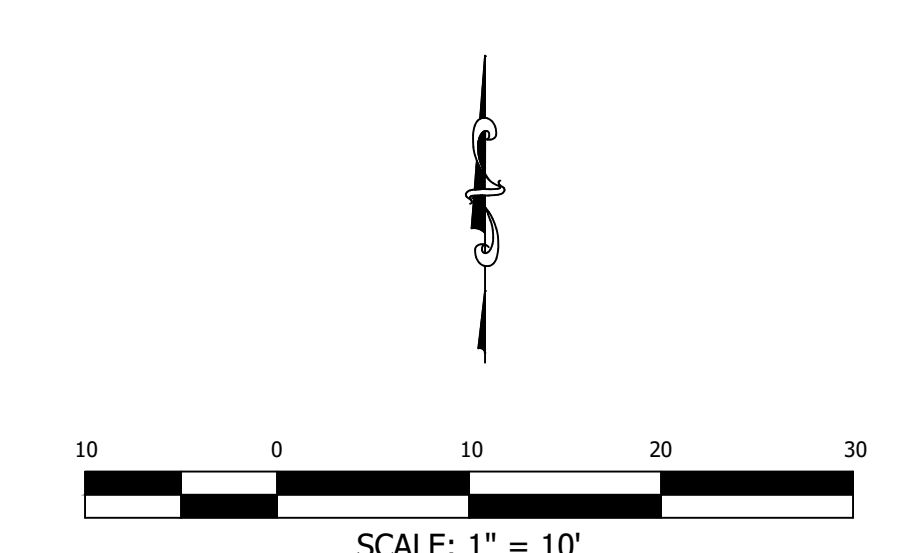
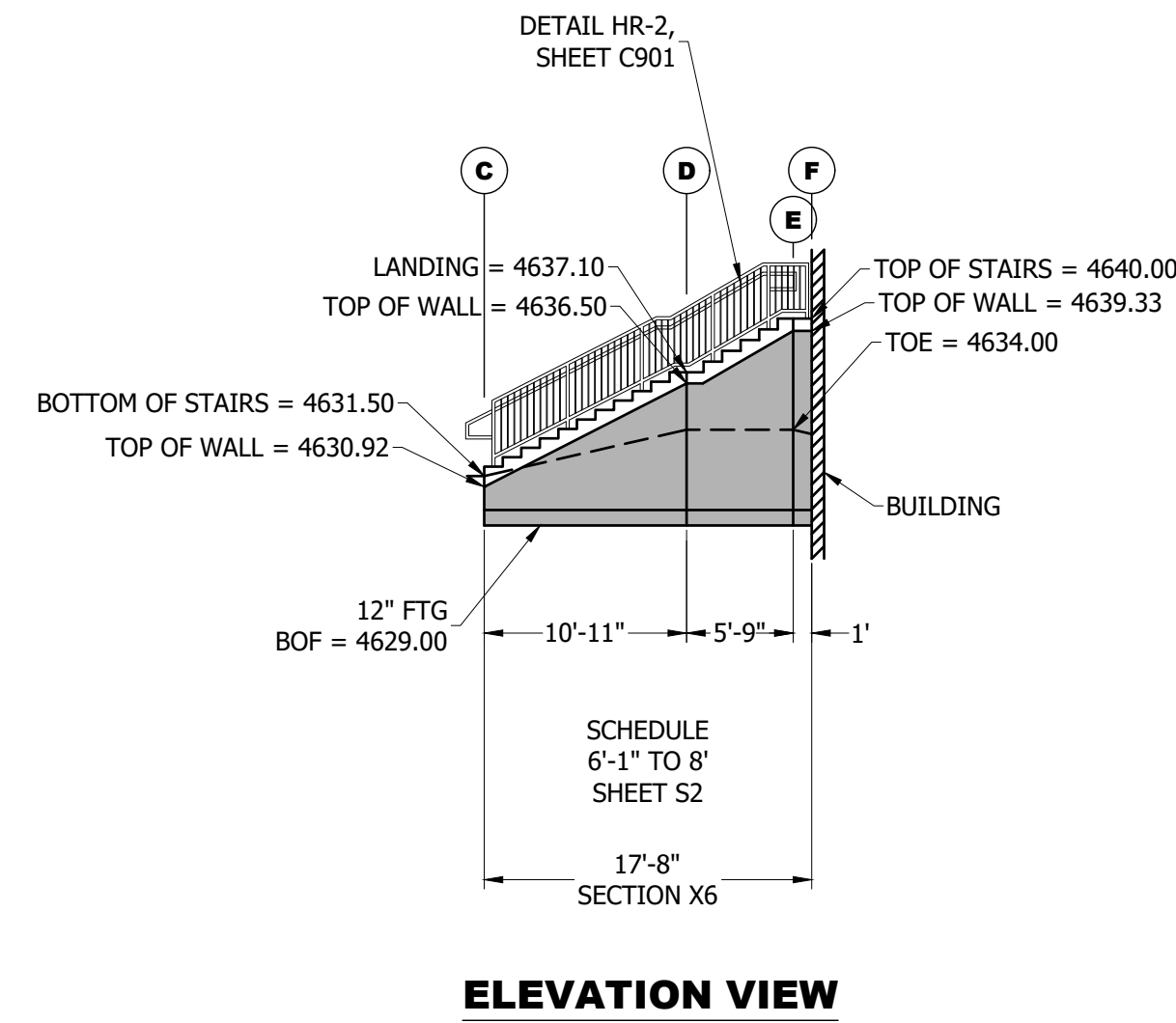
DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 FG 1025006.dwg

**C553**  
 WALLS 4 AND 5

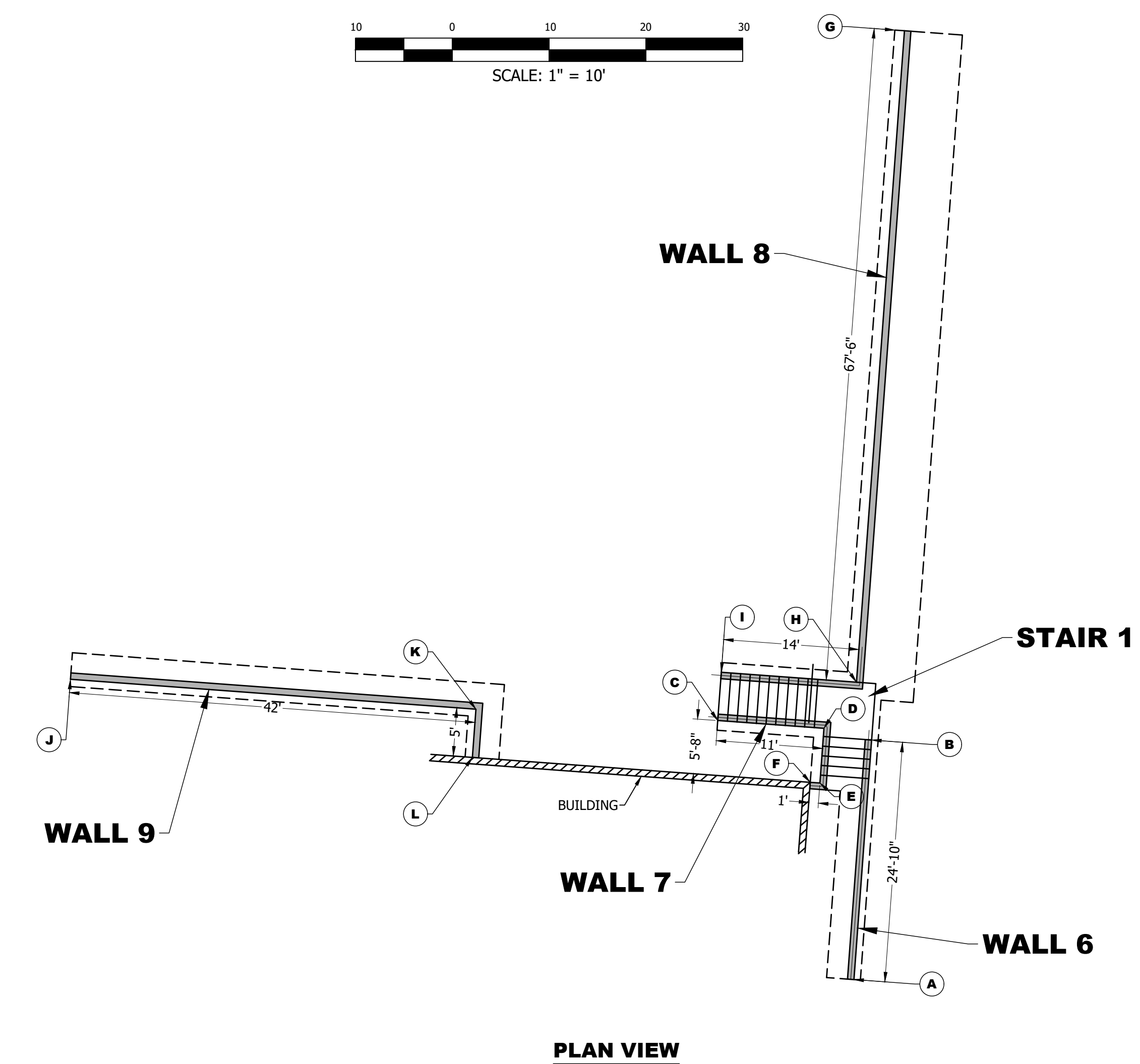
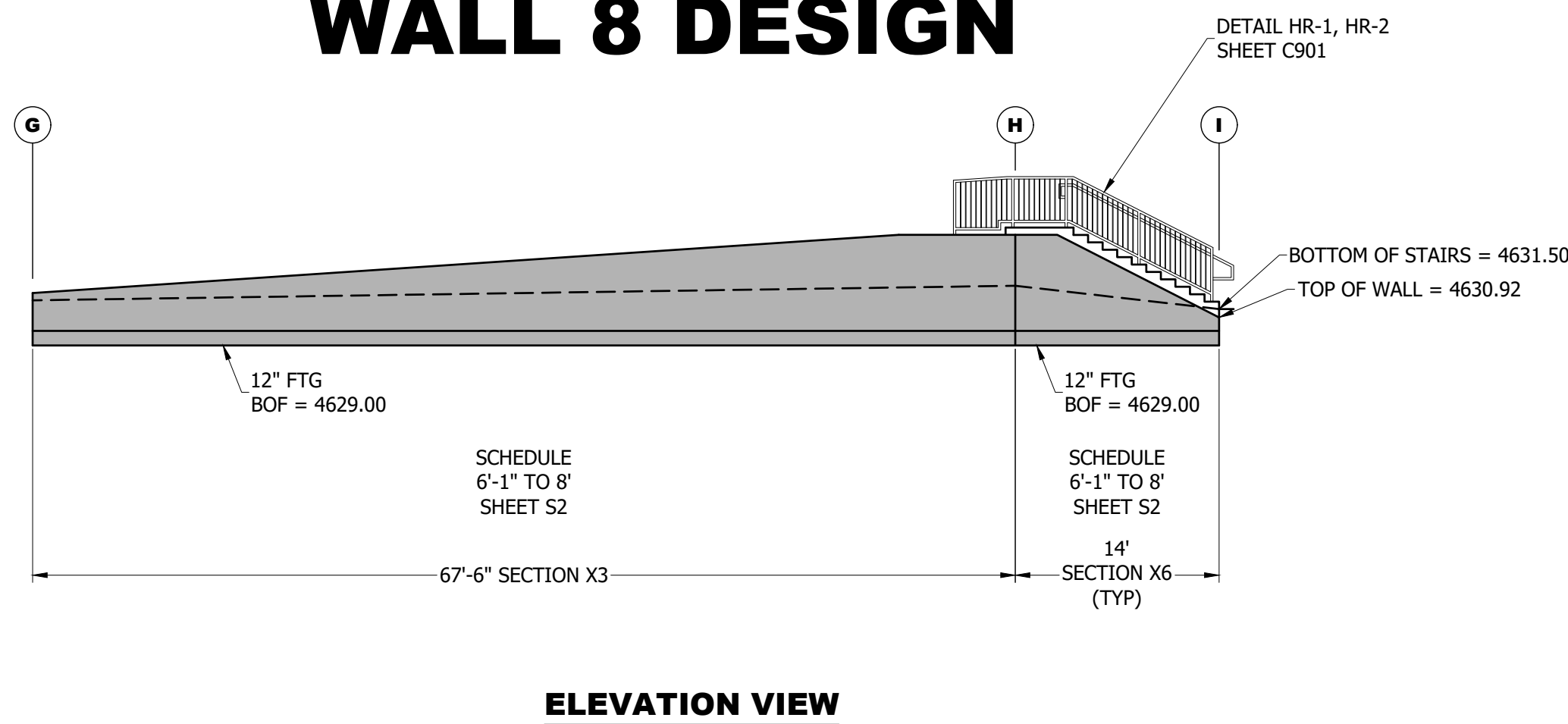
# WALL 6 DESIGN



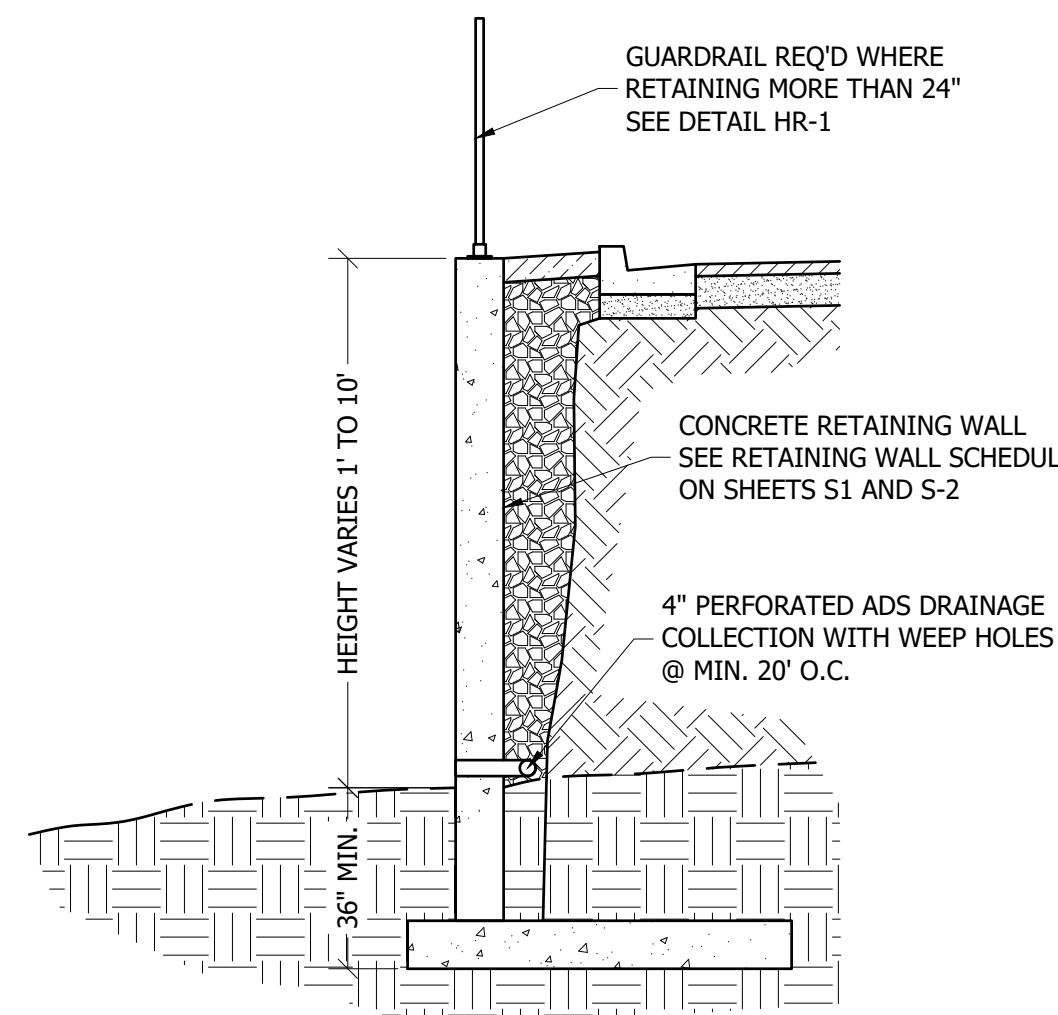
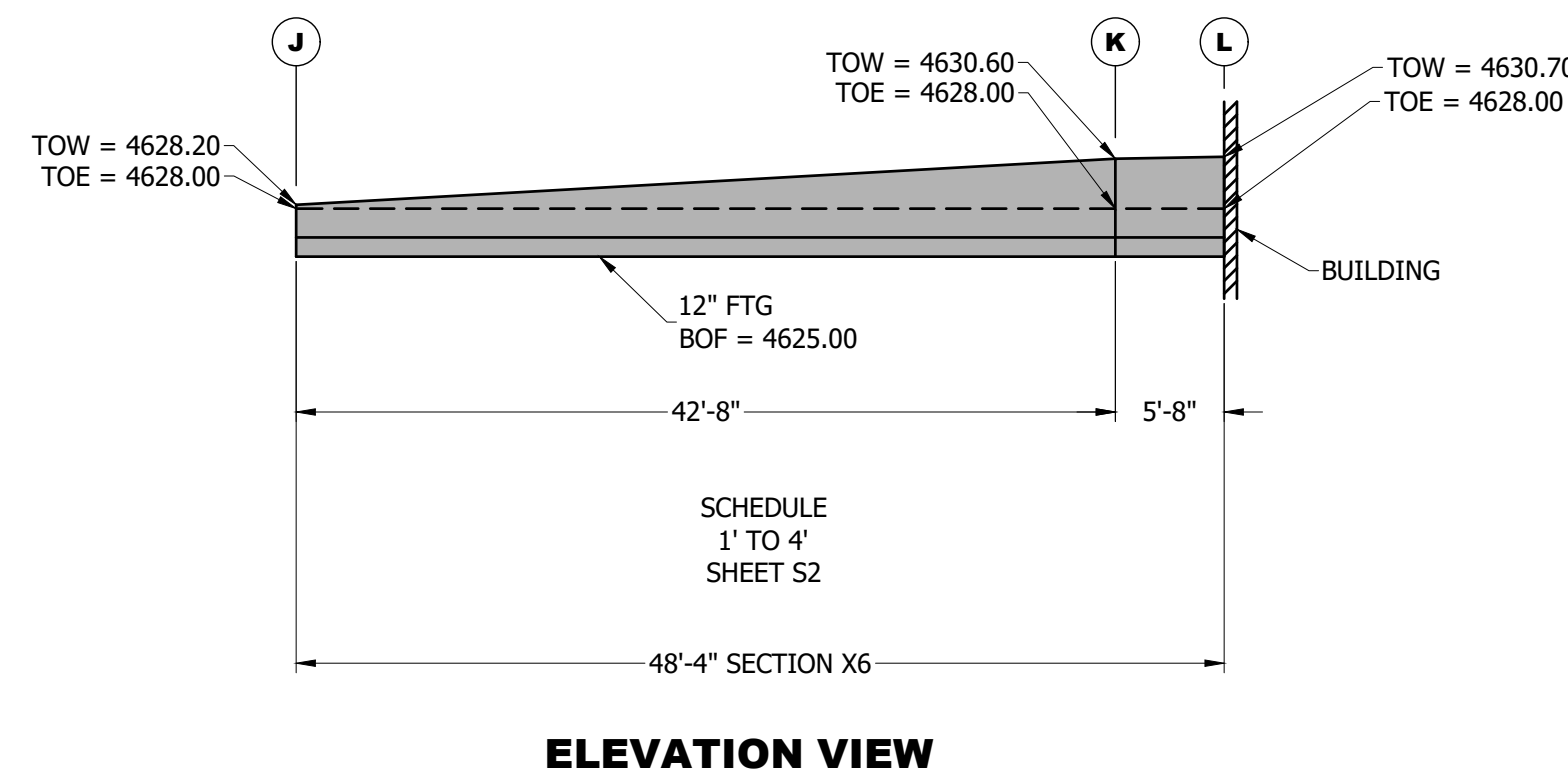
# WALL 7 DESIGN



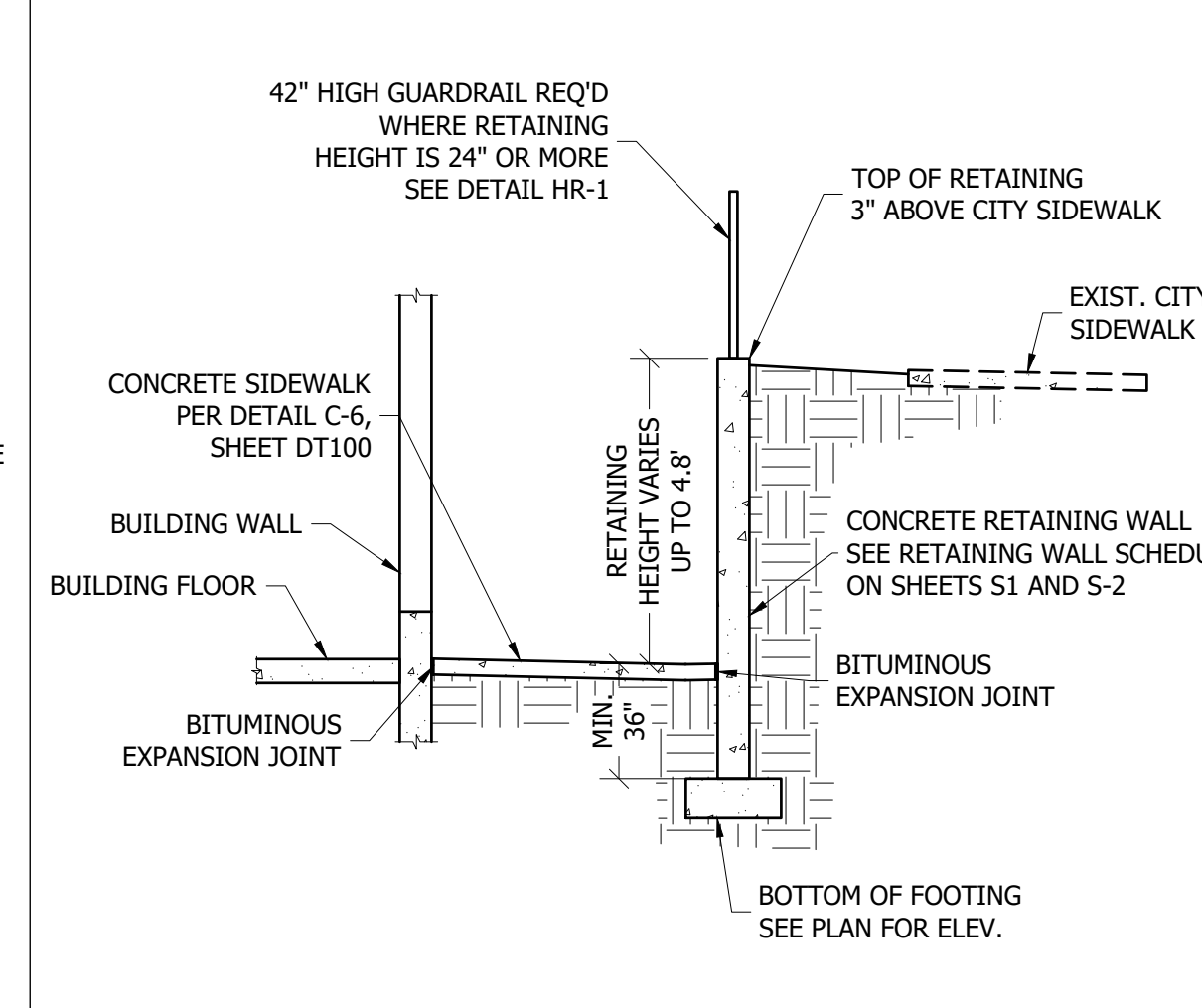
# WALL 8 DESIGN



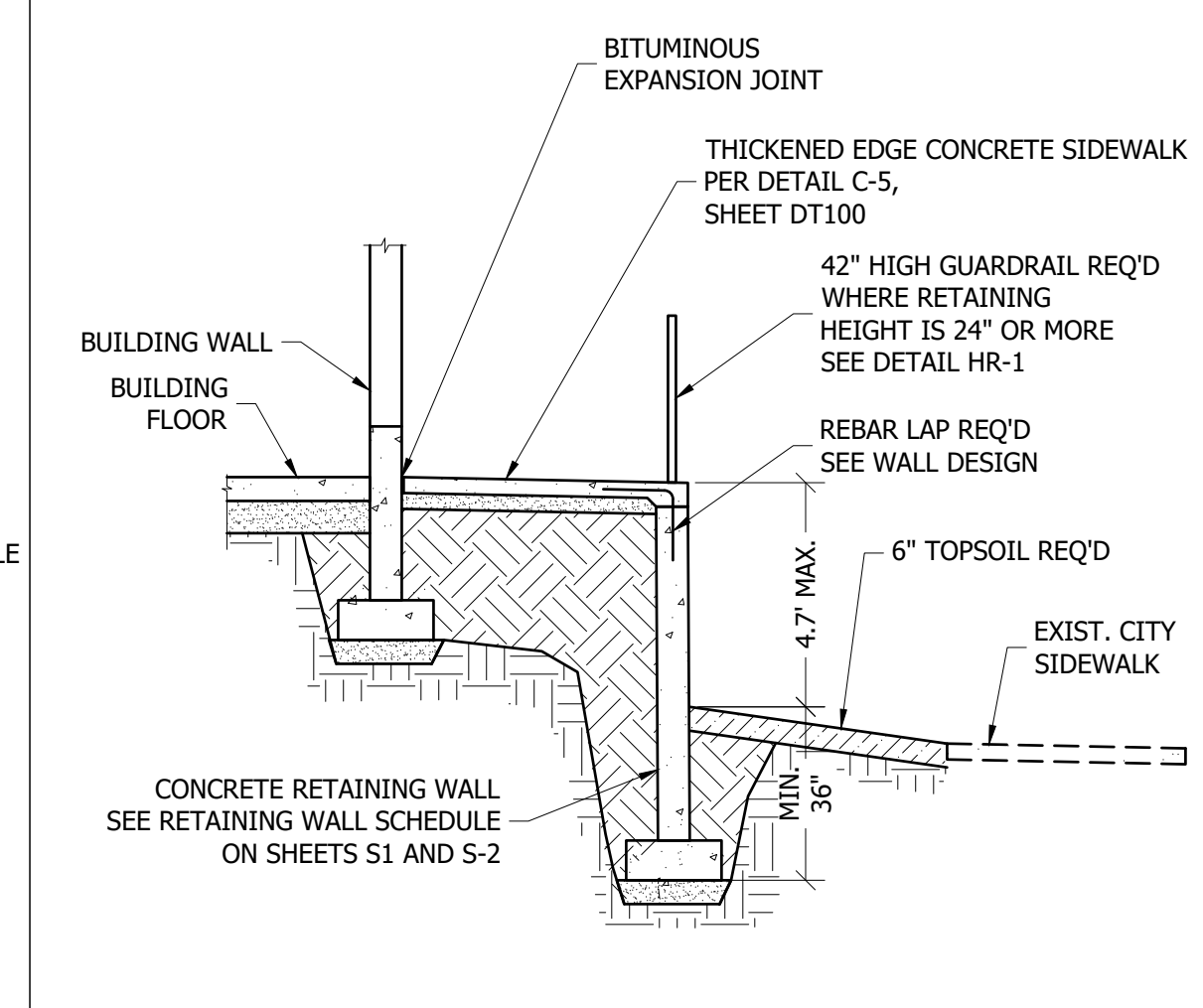
# WALL 9 DESIGN



**X3**  
C400 RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

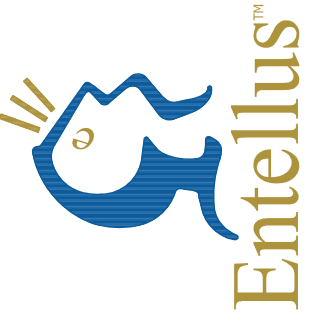


**X5**  
C400 RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**X6**  
C400 RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

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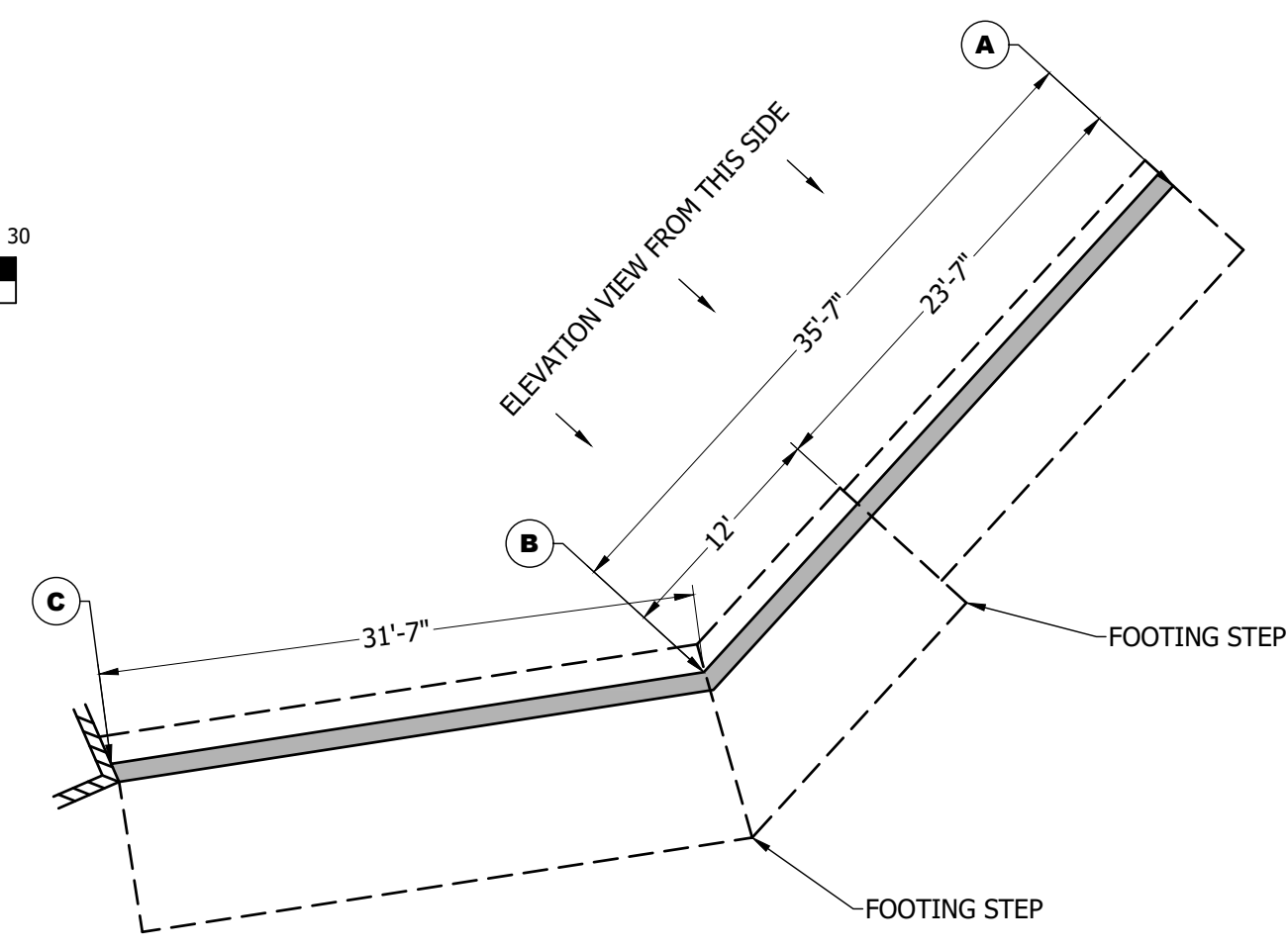
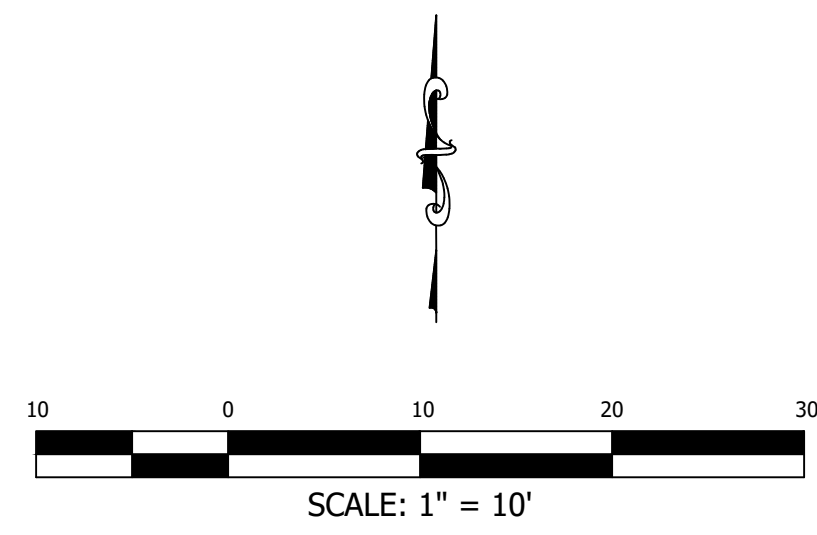
Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

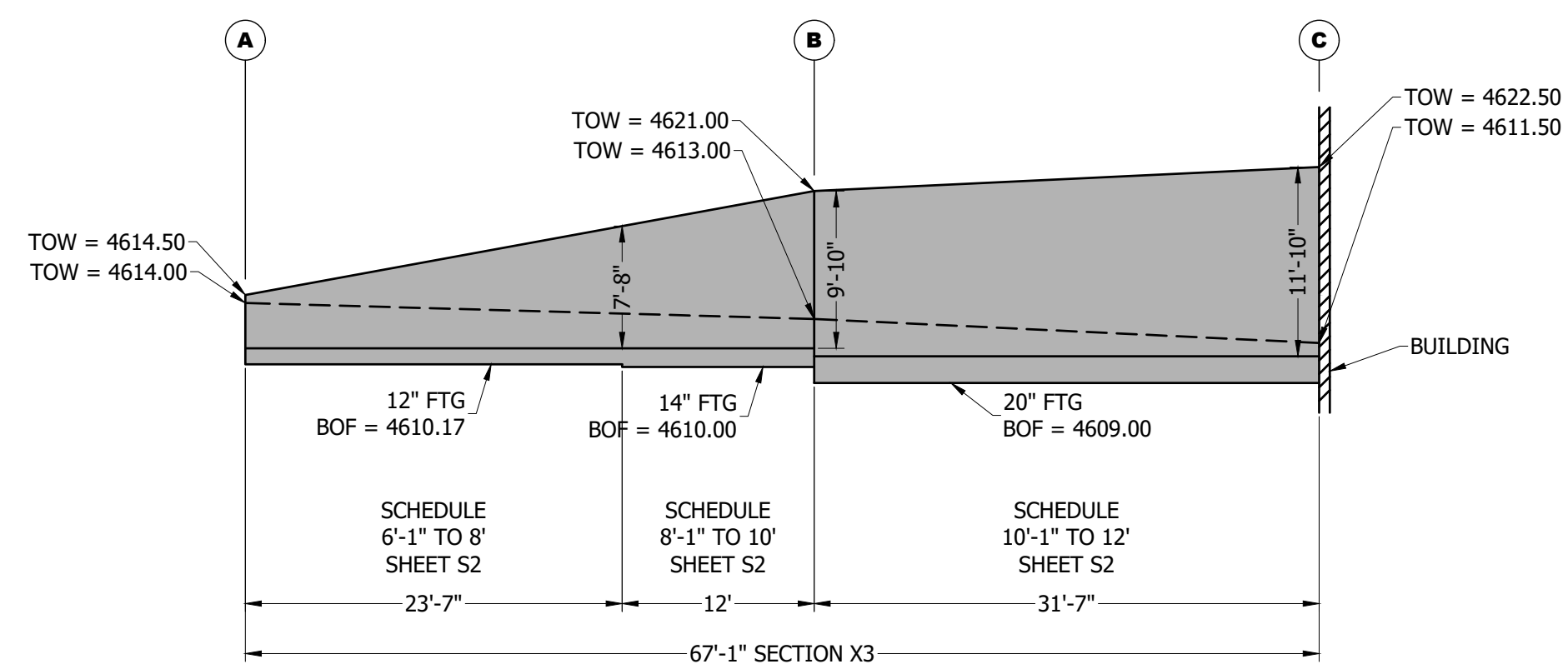
DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C554**  
STAIR 1 WITH WALLS

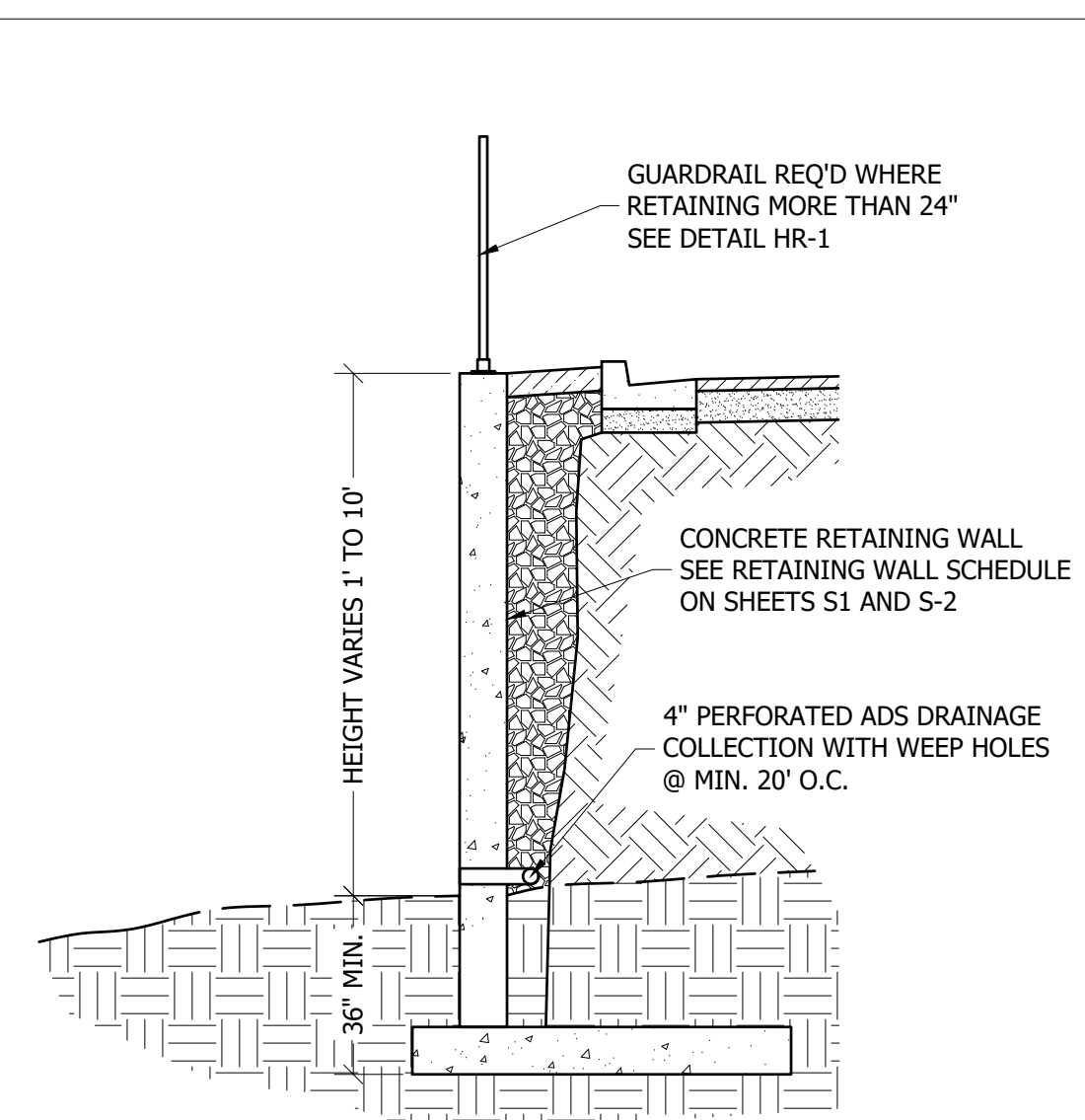
# WALL 10 DESIGN



PLAN VIEW



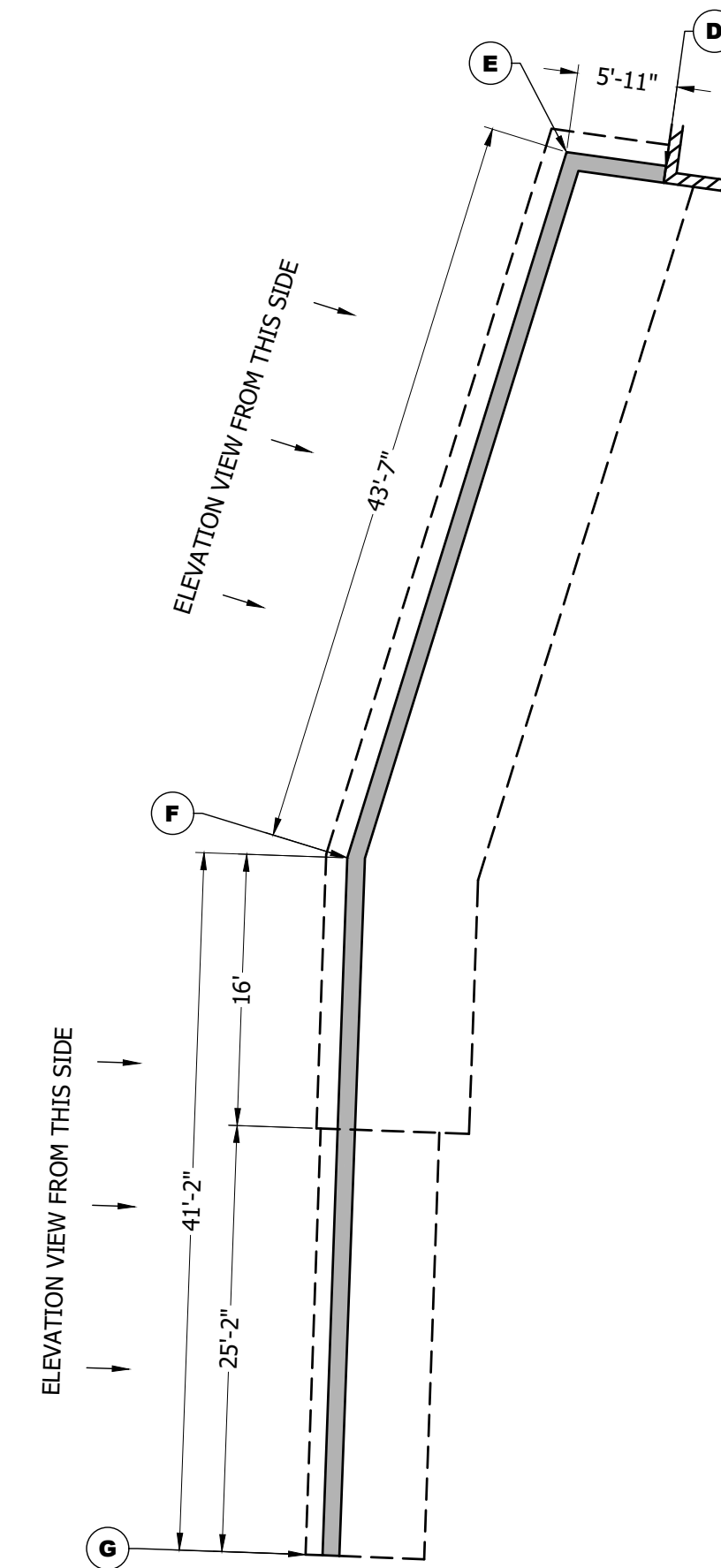
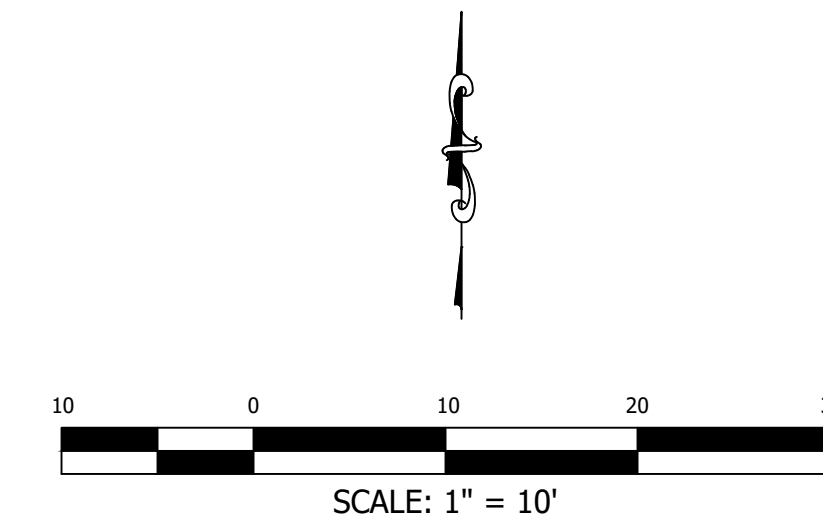
ELEVATION VIEW



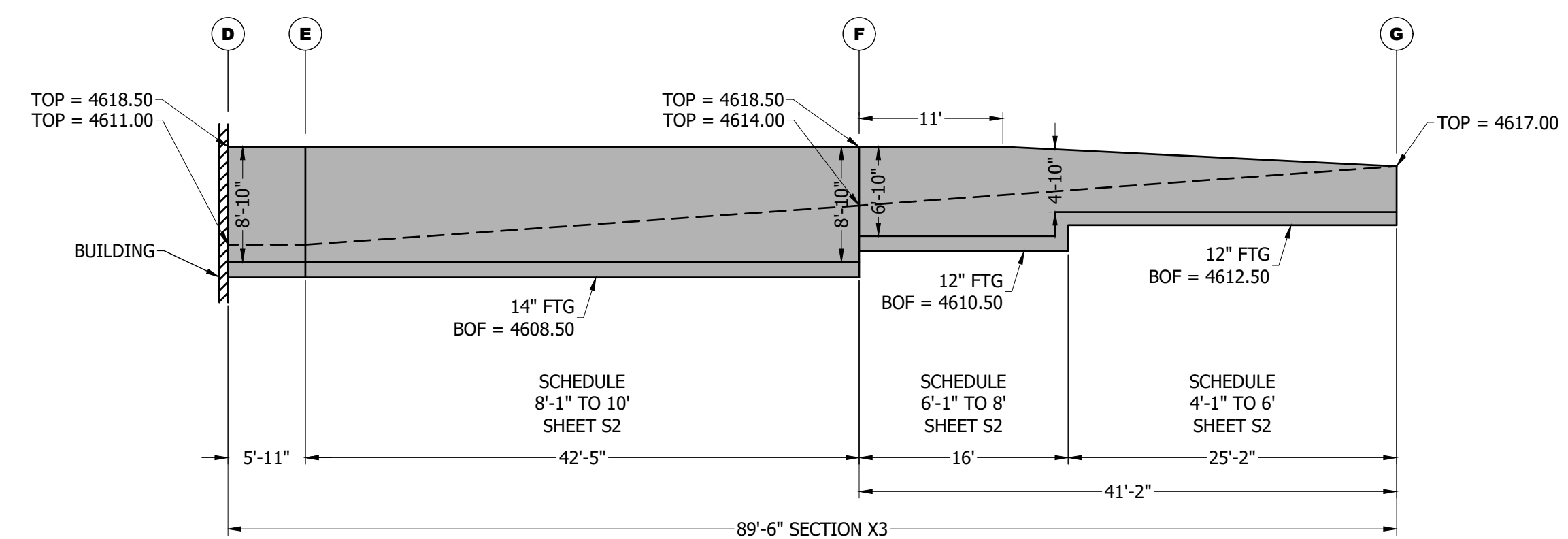
## CONCRETE RETAINING WALL SECTION

**X3**  
C400  
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

# WALL 11 DESIGN

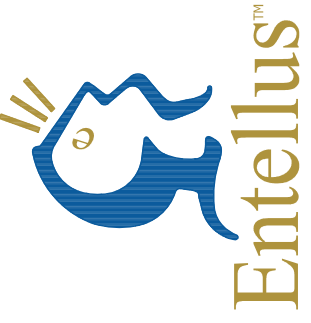


PLAN VIEW



ELEVATION VIEW

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com



Client:  
Contact:  
Phone & Email:  
Address:

THE LOFTS AT DEER RUN

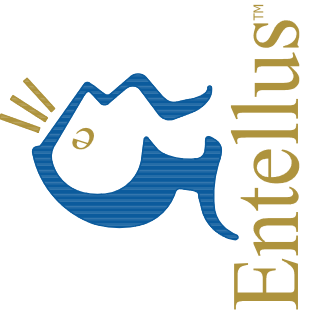
7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C555**  
WALLS 10 AND 11

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



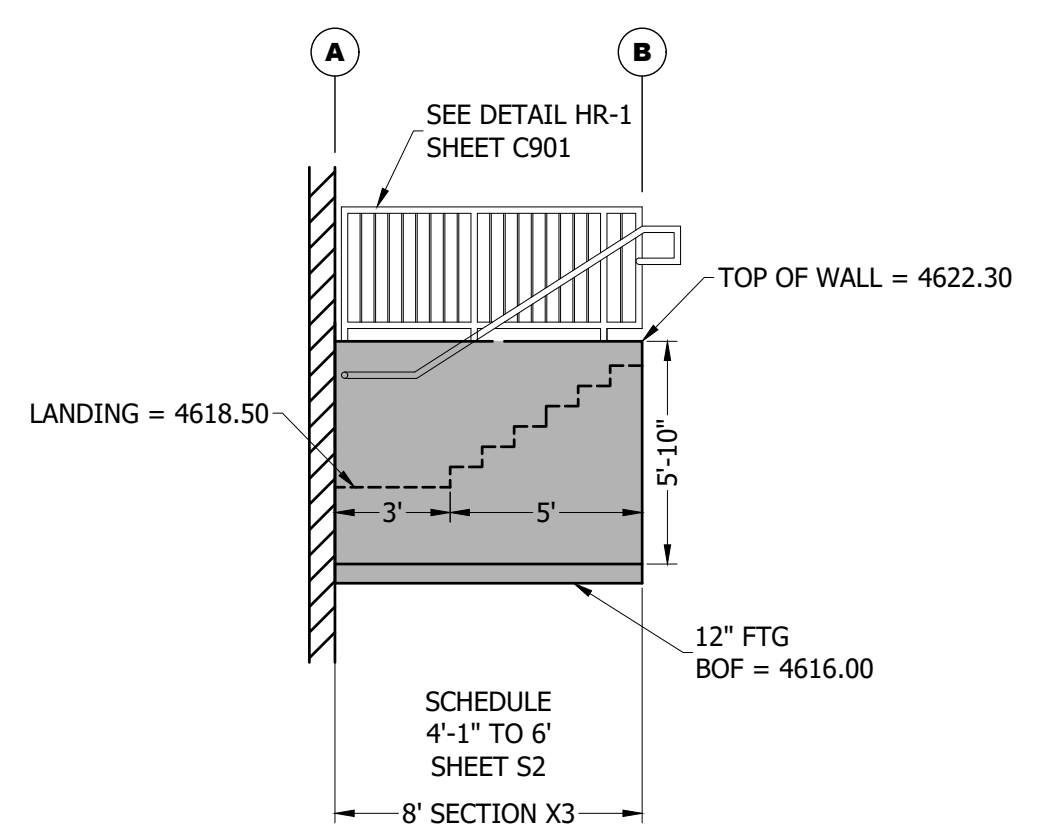
Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 FG 1025006.dwg

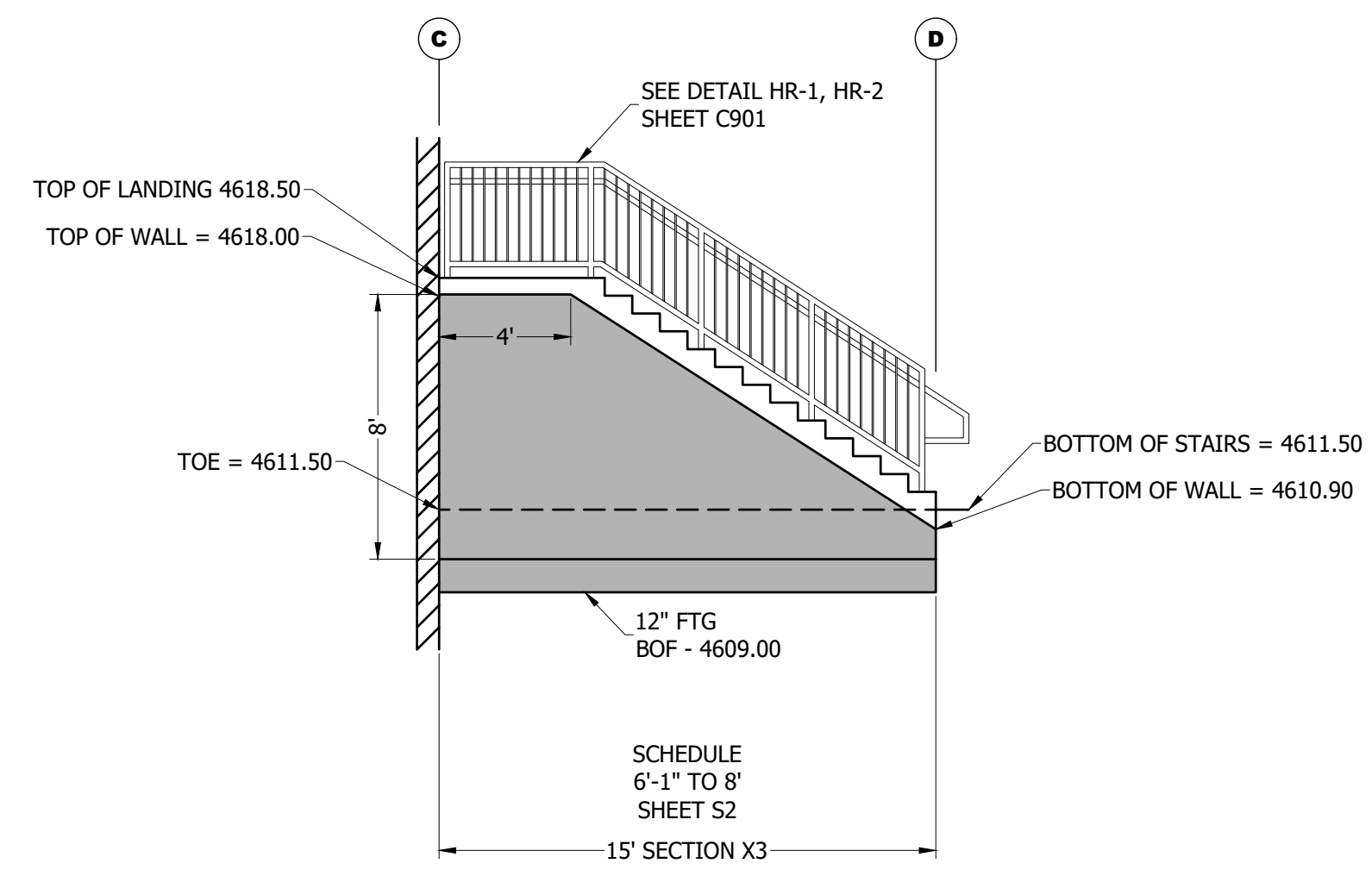
**C556**  
 STAIR 2 WITH WALLS

# WALL 12 DESIGN



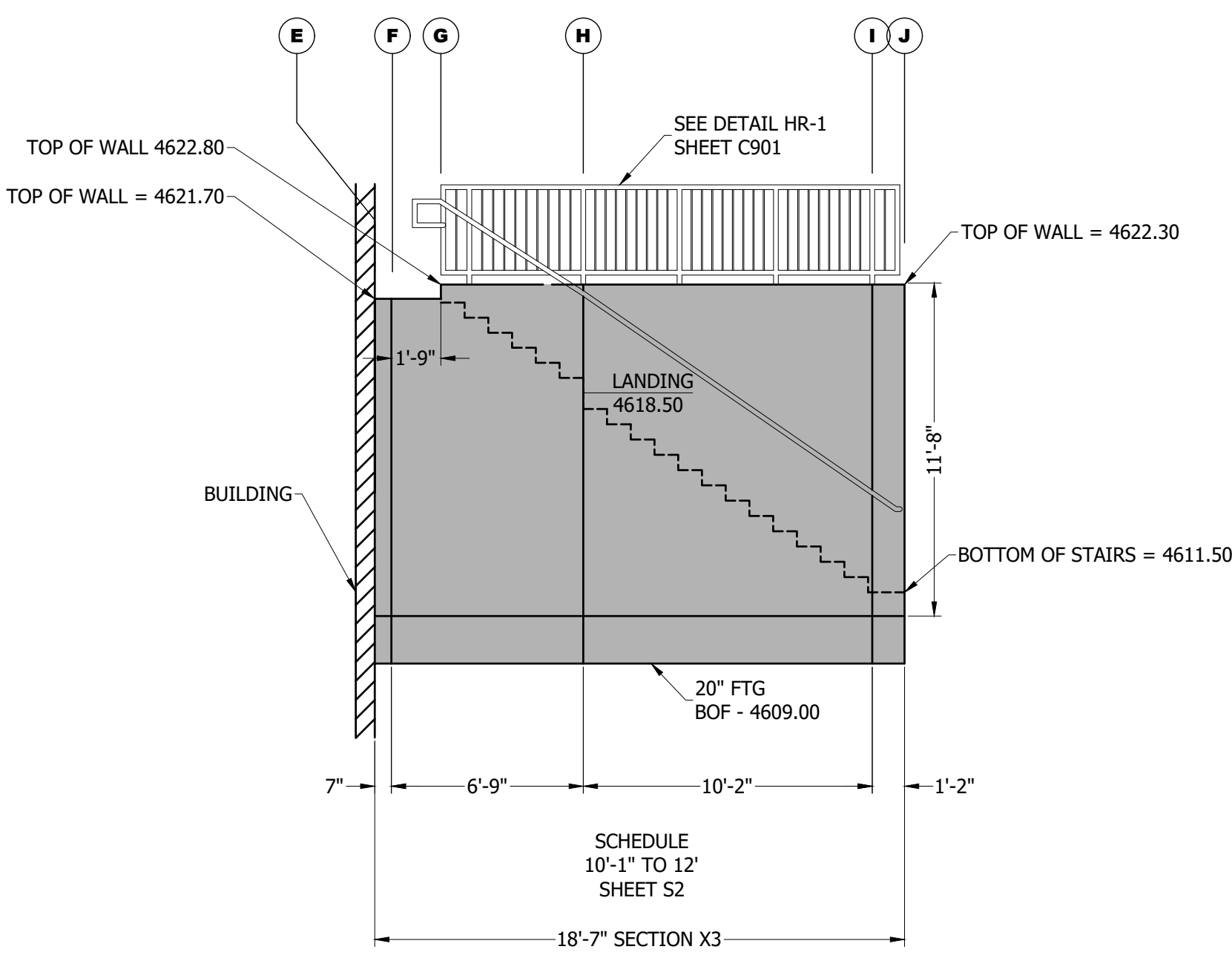
**ELEVATION VIEW**

# WALL 13 DESIGN

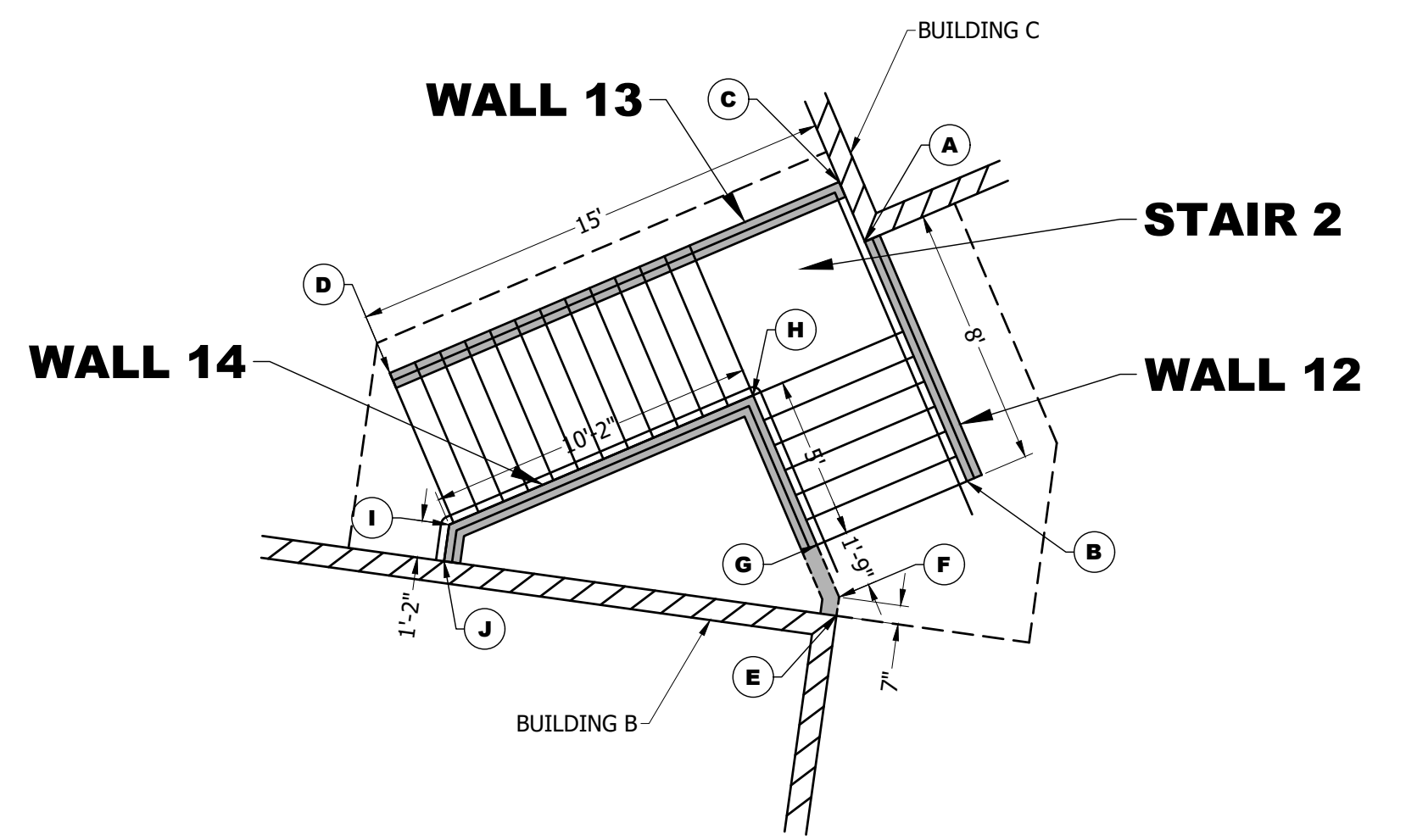
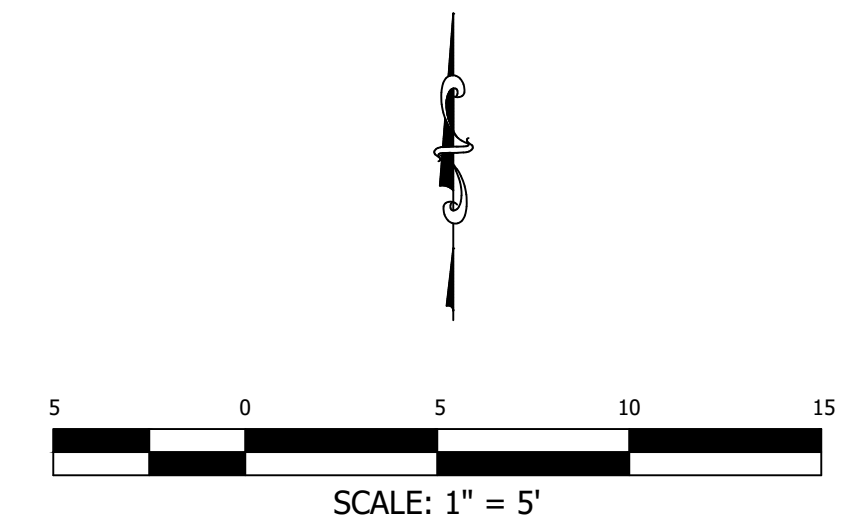


**ELEVATION VIEW**

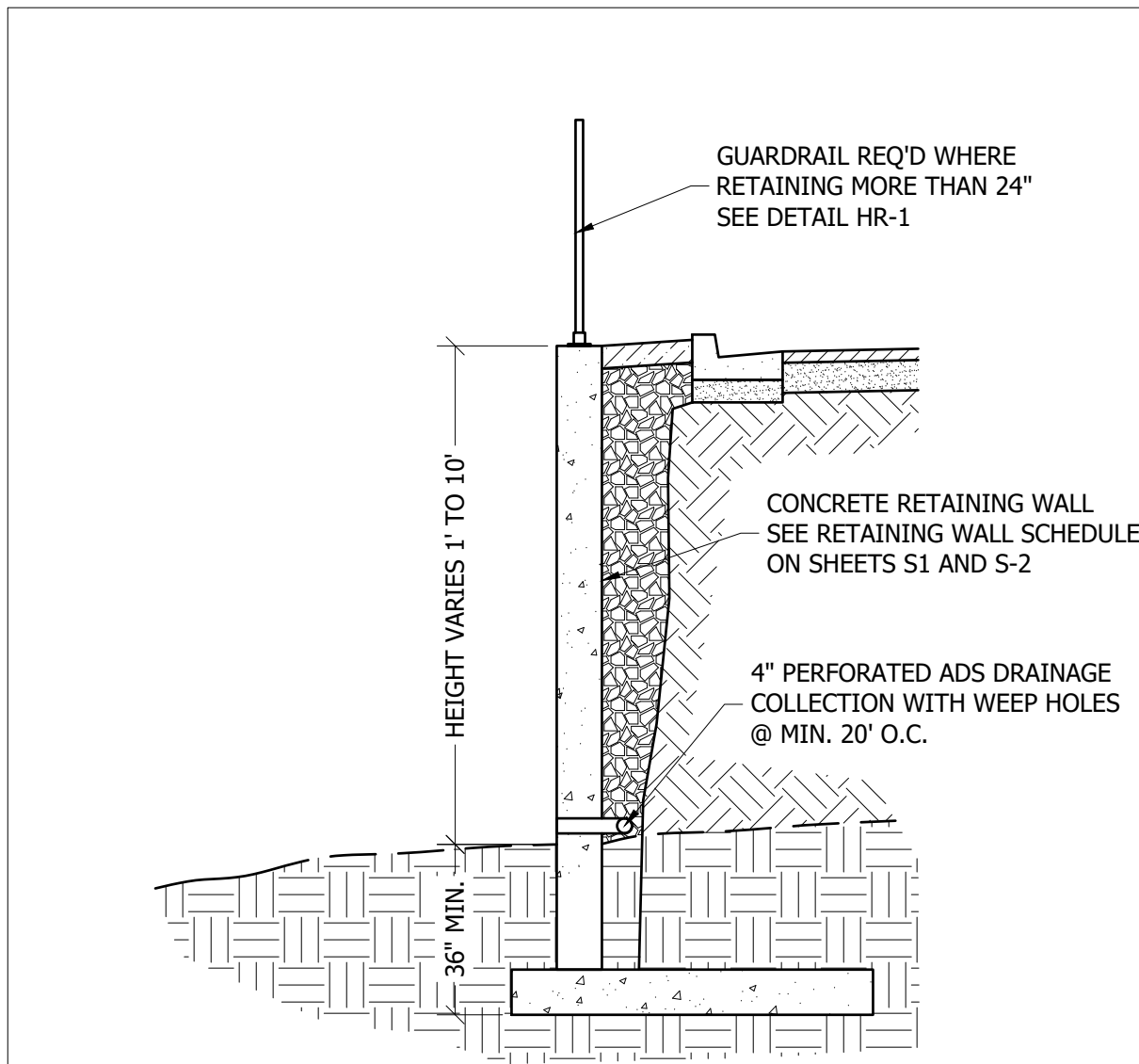
# WALL 14 DESIGN



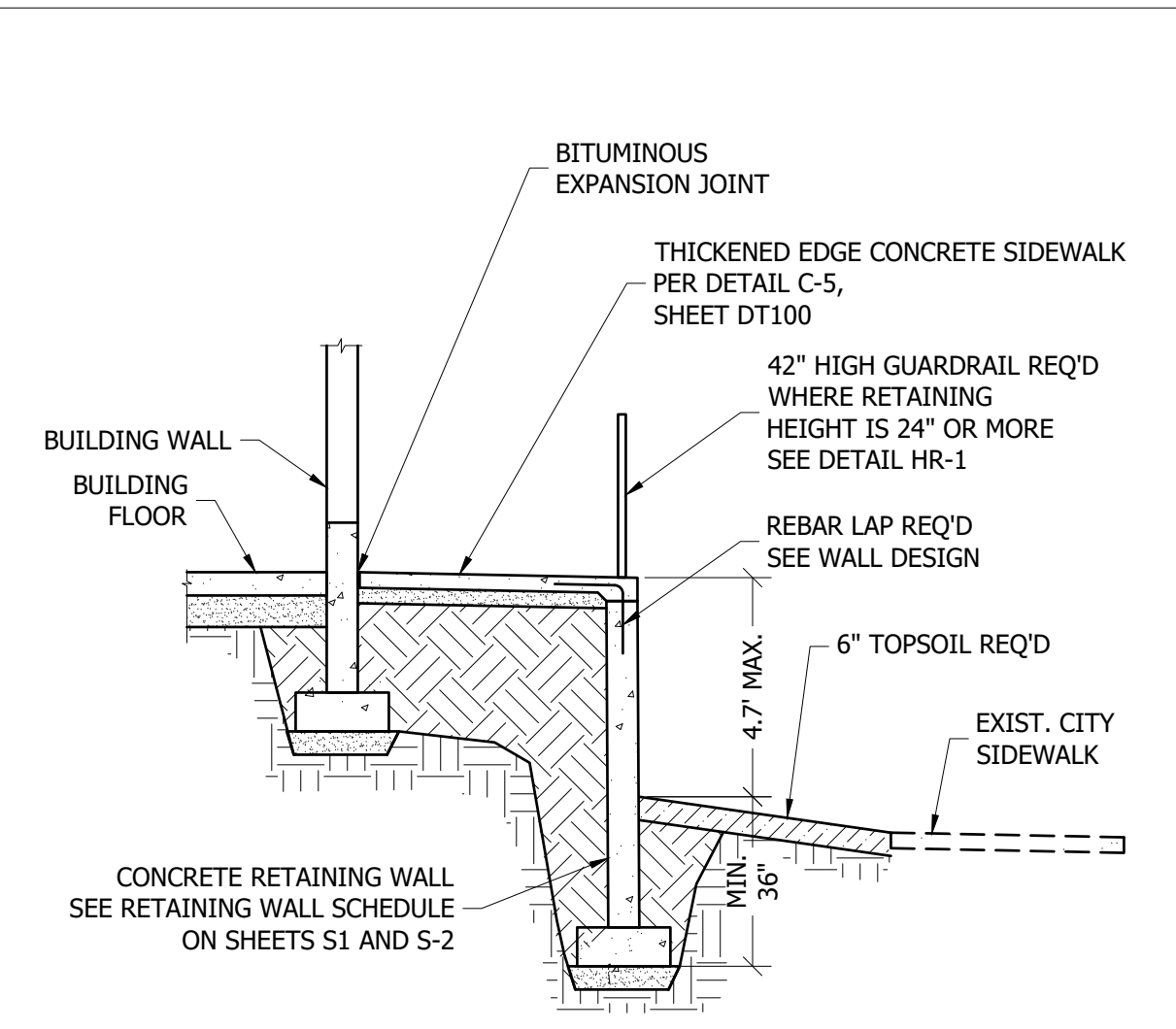
**ELEVATION VIEW**



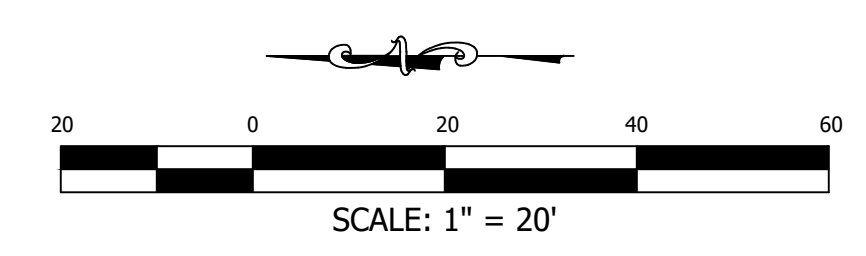
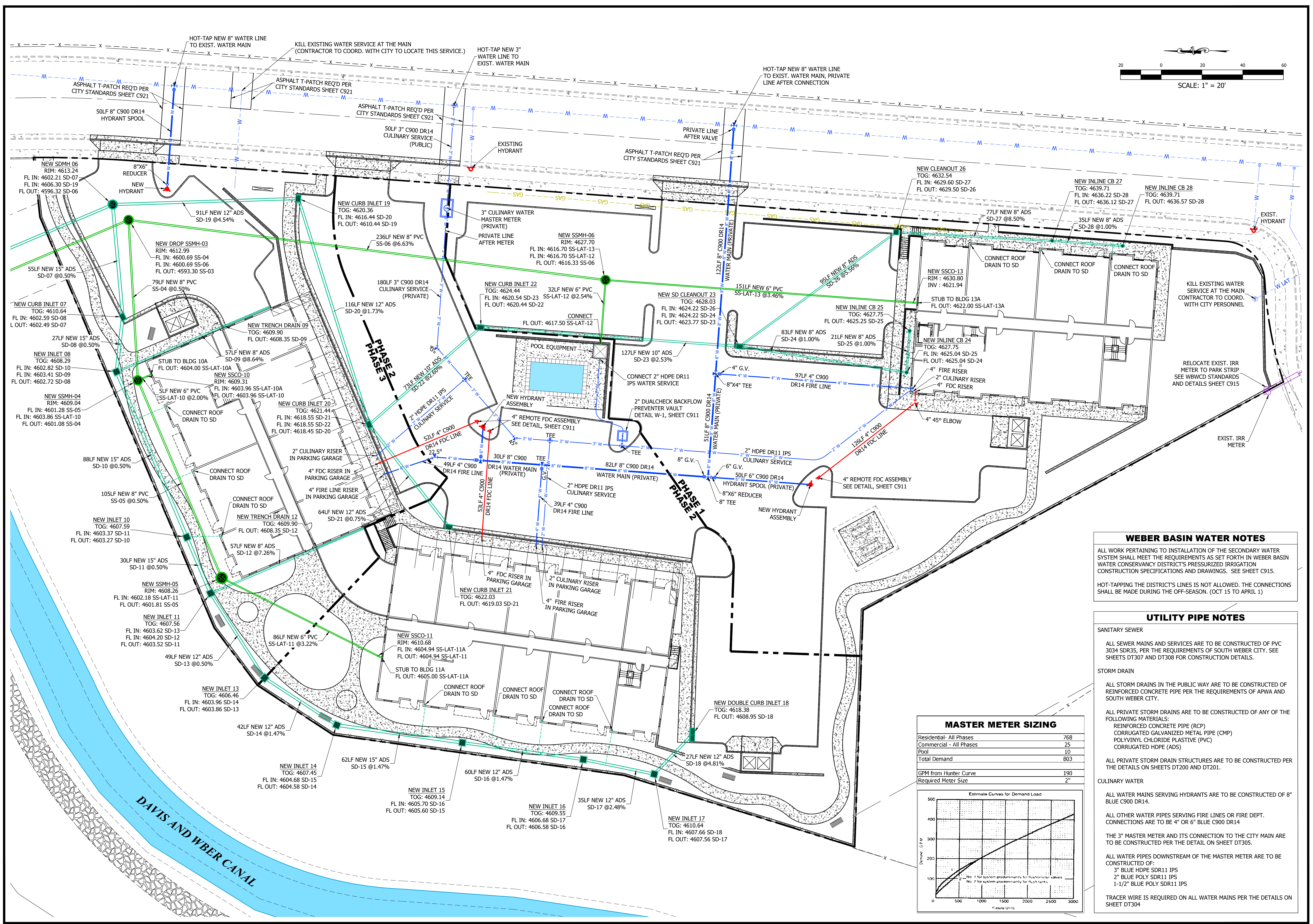
**PLAN VIEW**



**CONCRETE RETAINING WALL SECTION**  
 X3  
 C400 RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**UNDER SIDEWALK CONCRETE RETAINING WALL SECTION**  
 X6  
 C400 RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**WEBER BASIN WATER NOTES**

ALL WORK PERTAINING TO INSTALLATION OF THE SECONDARY WATER SYSTEM SHALL MEET THE REQUIREMENTS AS SET FORTH IN WEBER BASIN WATER CONSERVANCY DISTRICT'S PRESSURIZED IRRIGATION CONSTRUCTION SPECIFICATIONS AND DRAWINGS. SEE SHEET C915.

HOT-TAPPING THE DISTRICT'S LINES IS NOT ALLOWED. THE CONNECTIONS SHALL BE MADE DURING THE OFF-SEASON. (OCT 15 TO APRIL 1)

**UTILITY PIPE NOTES**

**SANITARY SEWER**

ALL SEWER MAINS AND SERVICES ARE TO BE CONSTRUCTED OF PVC 3034 SDR35, PER THE REQUIREMENTS OF SOUTH WEBER CITY. SEE SHEETS DT307 AND DT308 FOR CONSTRUCTION DETAILS.

**STORM DRAIN**

ALL STORM DRAINS IN THE PUBLIC WAY ARE TO BE CONSTRUCTED OF REINFORCED CONCRETE PIPE PER THE REQUIREMENTS OF APWA AND SOUTH WEBER CITY.

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- CORRUGATED GALVANIZED METAL PIPE (CMP)
- POLYVINYL CHLORIDE PLASTIC (PVC)
- CORRUGATED HDPE (ADS)

ALL PRIVATE STORM DRAIN STRUCTURES ARE TO BE CONSTRUCTED PER THE DETAILS ON SHEETS DT200 AND DT201.

**CULINARY WATER**

ALL WATER MAINS SERVING HYDRANTS ARE TO BE CONSTRUCTED OF 8" BLUE C900 DR14.

ALL OTHER WATER PIPES SERVING FIRE LINES OR FIRE DEPT. CONNECTIONS ARE TO BE 4" OR 6" BLUE C900 DR14

THE 3" MASTER METER AND ITS CONNECTION TO THE CITY MAIN ARE TO BE CONSTRUCTED PER THE DETAIL ON SHEET DT305.

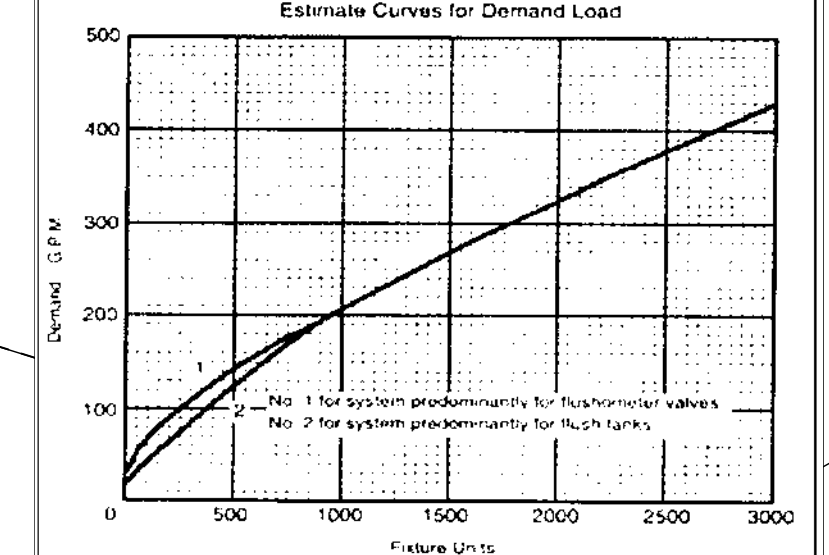
ALL WATER PIPES DOWNSTREAM OF THE MASTER METER ARE TO BE CONSTRUCTED OF:

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- 2" BLUE POLY SDR11 IPS
- 1-1/2" BLUE POLY SDR11 IPS

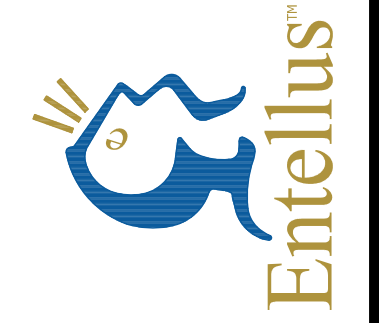
TRACER WIRE IS REQUIRED ON ALL WATER MAINS PER THE DETAILS ON SHEET DT304

**MASTER METER SIZING**

Residential - All Phases	768
Commercial - All Phases	25
Pool	10
Total Demand	803
GPM from Hunter Curve	190
Required Meter Size	2"



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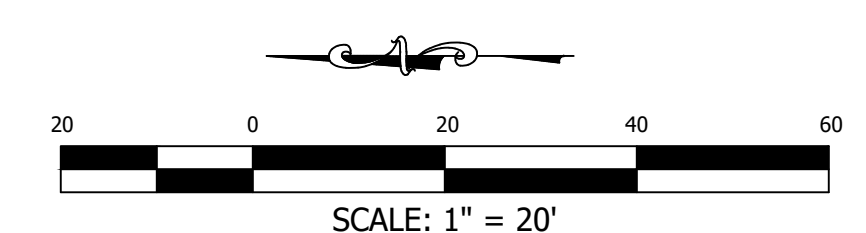
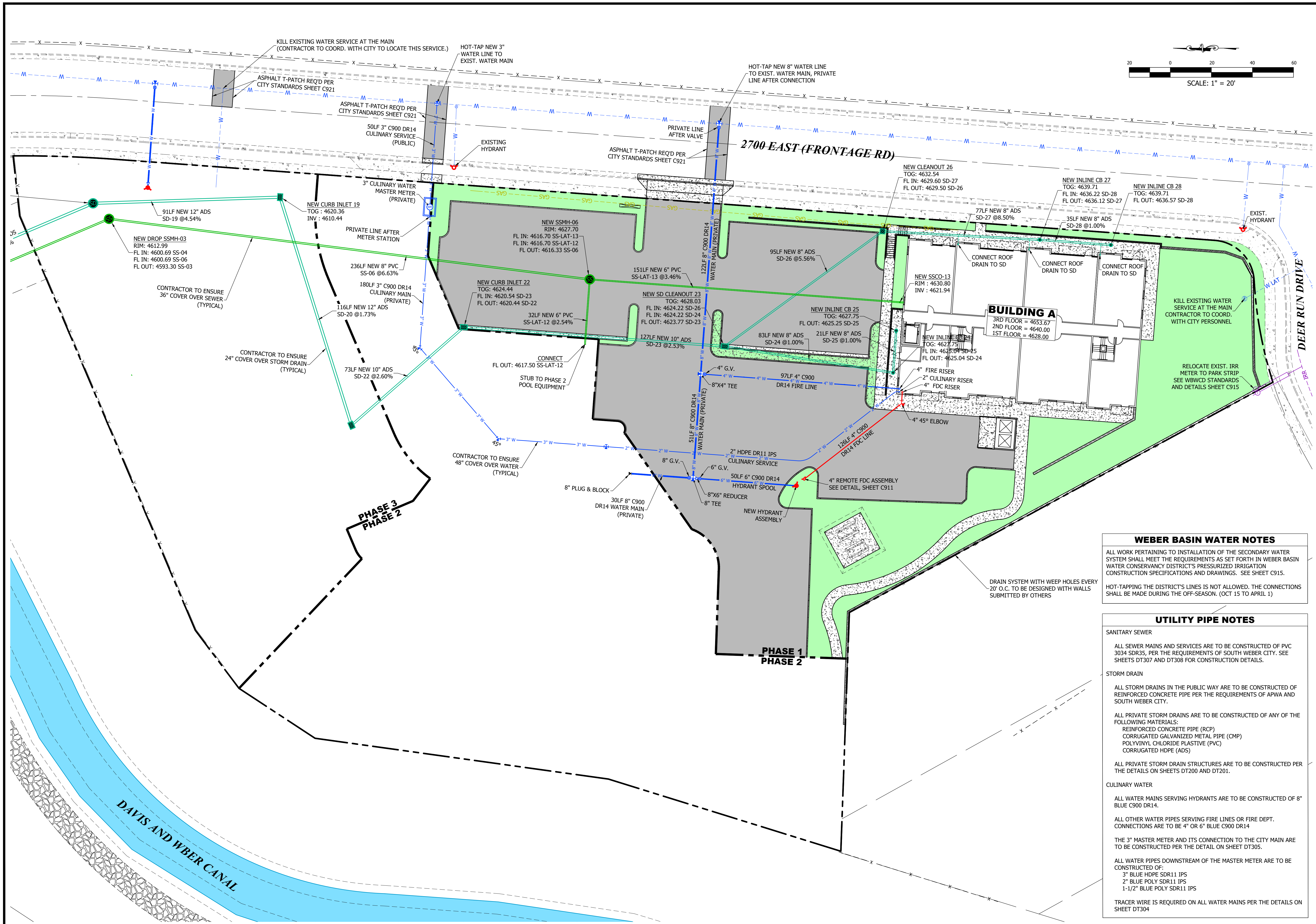


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**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.12.E. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 UTIL SHEETS.dwg

**C600**  
OVERALL UTILITY PLAN



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**UTILITY PIPE NOTES**

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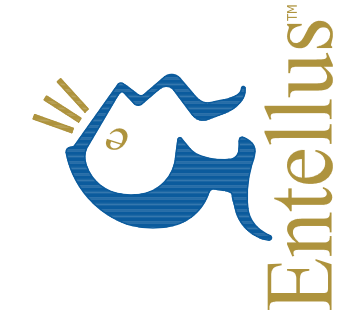
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- 1-1/2" BLUE POLY SDR11 IPS

TRACER WIRE IS REQUIRED ON ALL WATER MAINS PER THE DETAILS ON SHEET DT304

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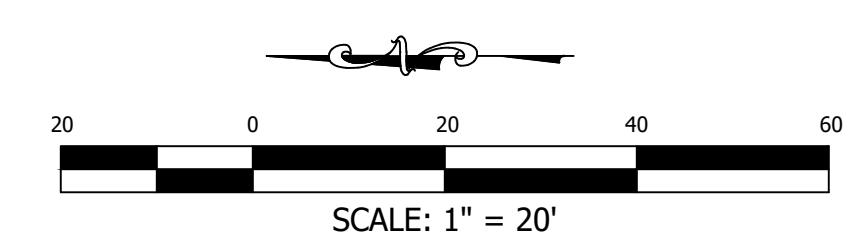
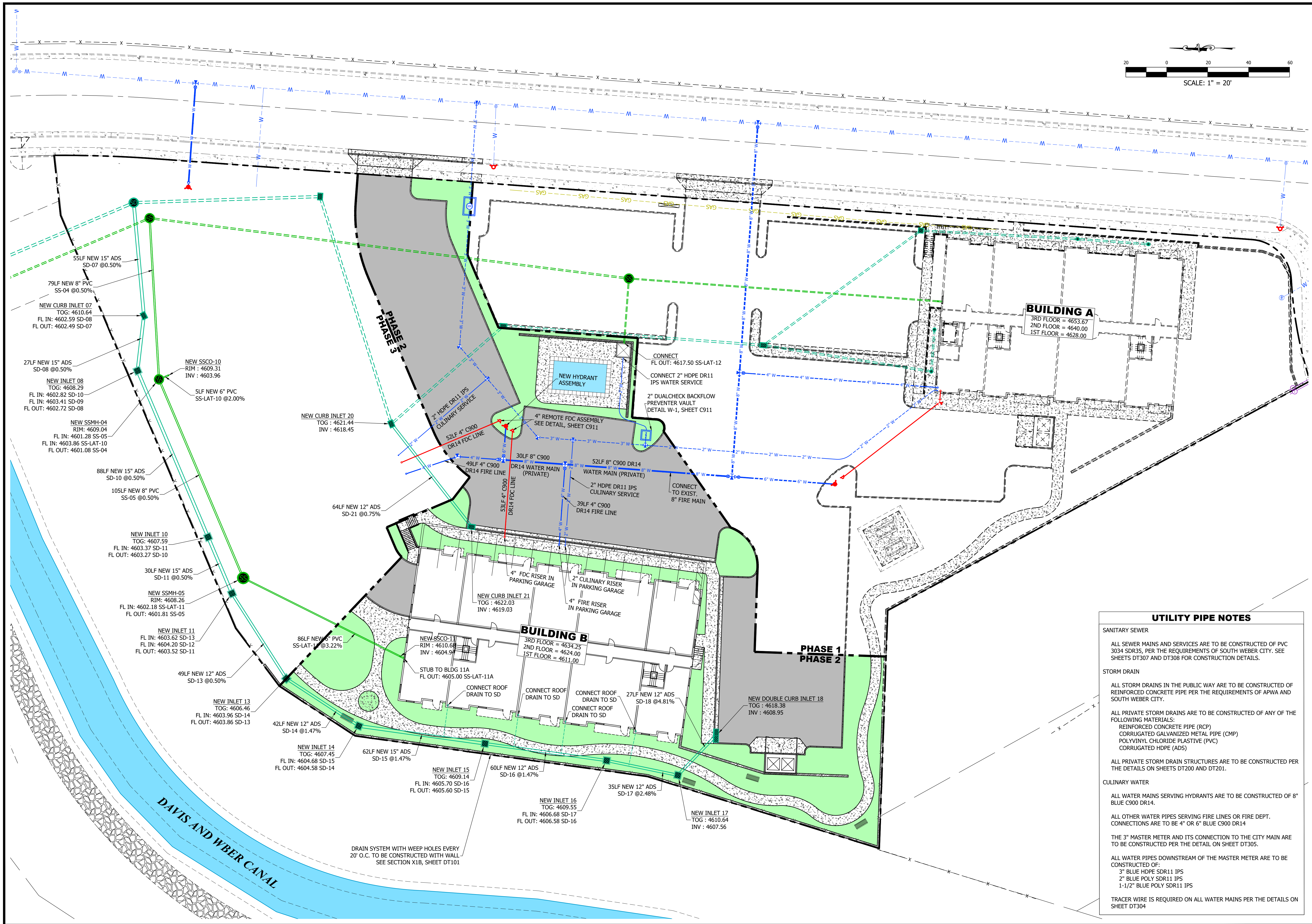
Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

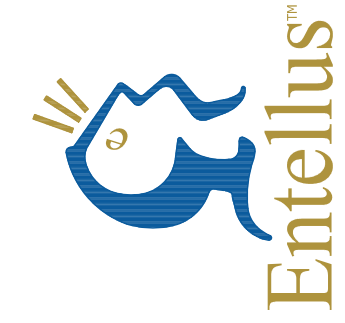
DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 UTIL SHEETS.dwg

**C601**  
PHASE 1 UTILITY PLAN





1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**UTILITY PIPE NOTES**

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 CORRUGATED GALVANIZED METAL PIPE (CMP)  
 POLYVINYL CHLORIDE PLASTIC (PVC)  
 CORRUGATED HDPE (ADS)

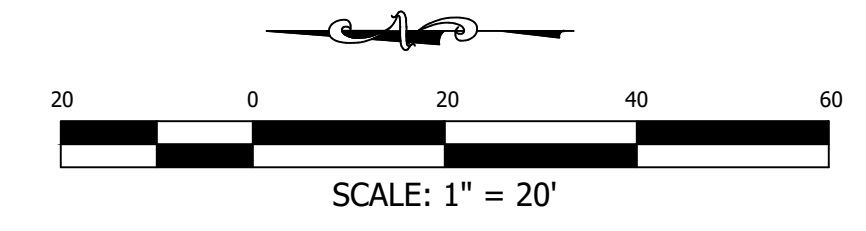
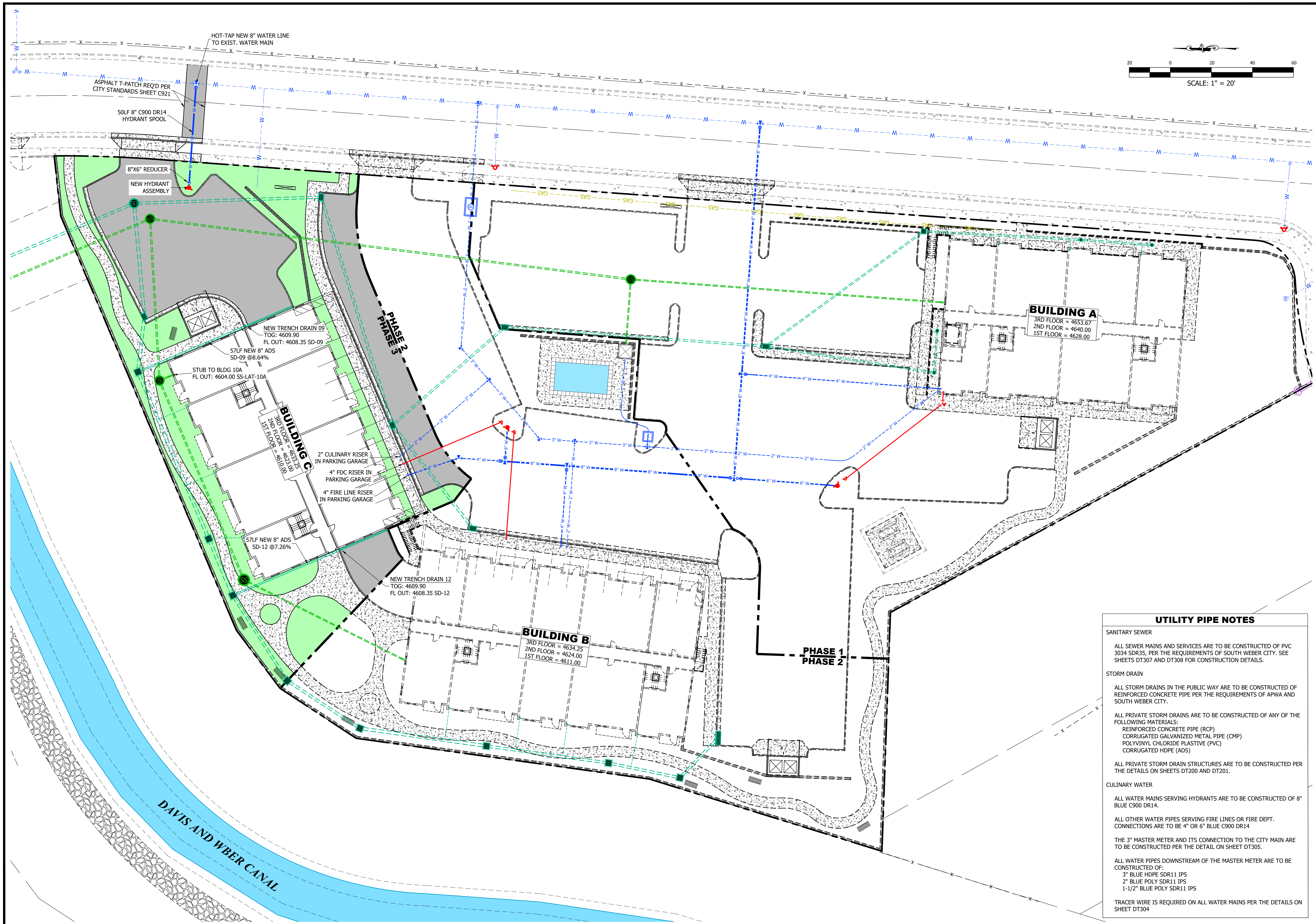
ALL PRIVATE STORM DRAIN STRUCTURES ARE TO BE CONSTRUCTED PER THE DETAILS ON SHEETS DT200 AND DT201.

**CULINARY WATER**  
 ALL WATER MAINS SERVING HYDRANTS ARE TO BE CONSTRUCTED OF 8" BLUE C900 DR14.  
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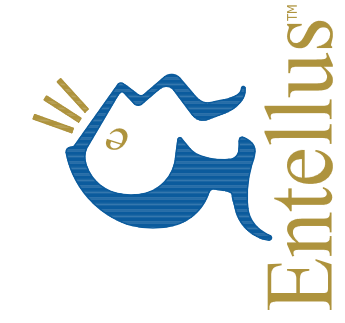
TRACER WIRE IS REQUIRED ON ALL WATER MAINS PER THE DETAILS ON SHEET DT304

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 UTIL SHEETS.dwg

**C602**  
 PHASE 2 UTILITY PLAN



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

UTILITY PIPE NOTES	
<b>SANITARY SEWER</b>	ALL SEWER MAINS AND SERVICES ARE TO BE CONSTRUCTED OF PVC 3034 SDR35, PER THE REQUIREMENTS OF SOUTH WEBER CITY. SEE SHEETS DT307 AND DT308 FOR CONSTRUCTION DETAILS.
<b>STORM DRAIN</b>	ALL STORM DRAINS IN THE PUBLIC WAY ARE TO BE CONSTRUCTED OF REINFORCED CONCRETE PIPE PER THE REQUIREMENTS OF APWA AND SOUTH WEBER CITY. ALL PRIVATE STORM DRAINS ARE TO BE CONSTRUCTED OF ANY OF THE FOLLOWING MATERIALS: REINFORCED CONCRETE PIPE (RCP) CORRUGATED GALVANIZED METAL PIPE (CMP) POLYVINYL CHLORIDE PLASTIC (PVC) CORRUGATED HDPE (ADS) ALL PRIVATE STORM DRAIN STRUCTURES ARE TO BE CONSTRUCTED PER THE DETAILS ON SHEETS DT200 AND DT201.
<b>CULINARY WATER</b>	ALL WATER MAINS SERVING HYDRANTS ARE TO BE CONSTRUCTED OF 8" BLUE C900 DR14. ALL OTHER WATER PIPES SERVING FIRE LINES OR FIRE DEPT. CONNECTIONS ARE TO BE 4" OR 6" BLUE C900 DR14. THE 3" MASTER METER AND ITS CONNECTION TO THE CITY MAIN ARE TO BE CONSTRUCTED PER THE DETAIL ON SHEET DT305. ALL WATER PIPES DOWNSTREAM OF THE MASTER METER ARE TO BE CONSTRUCTED OF: 3" BLUE HDPE SDR11 IPS 2" BLUE POLY SDR11 IPS 1-1/2" BLUE POLY SDR11 IPS TRACER WIRE IS REQUIRED ON ALL WATER MAINS PER THE DETAILS ON SHEET DT304

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 UTIL SHEETS.dwg

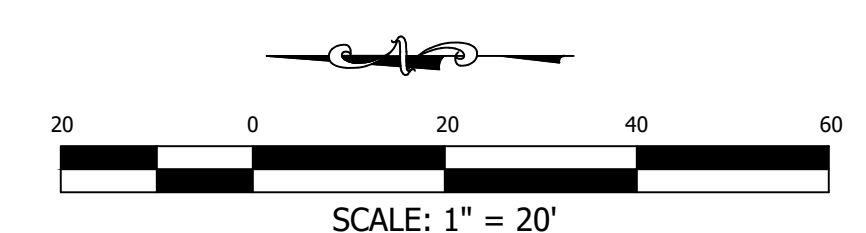
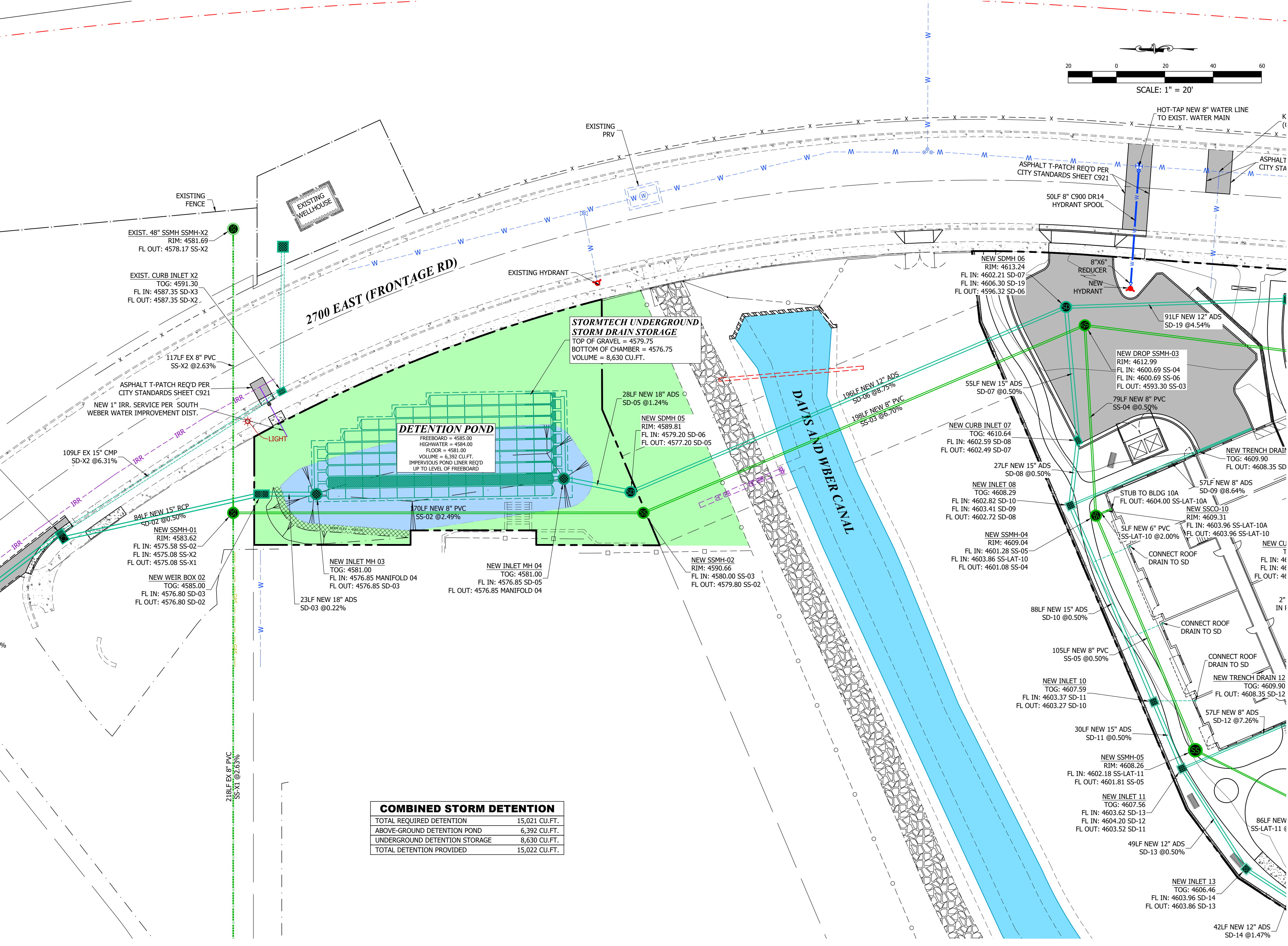
**C603**  
 PHASE 3 UTILITY PLAN

### UTILITY PIPE NOTES

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1-1/2" BLUE POLY SDR11 IPS  
TRACER WIRE IS REQUIRED ON ALL WATER MAINS PER THE DETAILS ON SHEET DT304



### DRAINAGE CALCULATIONS

22-Nov-19

**Area Analysis**

Area	sq.ft.	Acres	C
Building	22,845	0.52	0.85
Improvements	72,418	1.66	0.90
Landscape	43,043	0.99	0.15
<b>Total</b>	<b>138,306</b>	<b>3.18</b>	<b>0.66</b>

**100 Year Detention Calculations**  
NOAA Precipitation Frequency Data Server  
Latitude: 41.1234° Longitude: -111.9093°  
Allowable Runoff: 0.10 cfs/acre

Time (min.)	I in./hr	Runoff ft <sup>2</sup>	Allowable Runoff ft <sup>2</sup>	Storage ft <sup>3</sup>
5	7.520	4,716	95	4,620
10	5.730	7,186	191	6,996
15	4.740	8,917	286	8,631
30	3.190	12,002	572	11,431
60	1.970	14,824	1,143	13,681
120	1.150	17,307	2,286	15,021
180	0.791	17,857	3,429	14,427
360	0.441	19,911	6,858	13,053
720	0.275	24,832	13,716	11,116
1440	0.160	28,895	27,433	1,463

Required Detention: **15,021**

**Orifice Sizing**

Highwater Elevation	4,585.00 ft
Orifice Elevation	4,576.80 ft
Flow	0.32 cfs
C <sub>d</sub>	0.62 square-edge
Orifice Size	<b>2.02 in.</b>

### COMBINED STORM DETENTION

TOTAL REQUIRED DETENTION	15,021 CU.FT.
ABOVE-GROUND DETENTION POND	6,392 CU.FT.
UNDERGROUND DETENTION STORAGE	8,630 CU.FT.
<b>TOTAL DETENTION PROVIDED</b>	<b>15,022 CU.FT.</b>

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

REGISTERED PROFESSIONAL ENGINEER  
No. 375153  
Leland K. Martineau  
4-22-21  
STATE OF UTAH

Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
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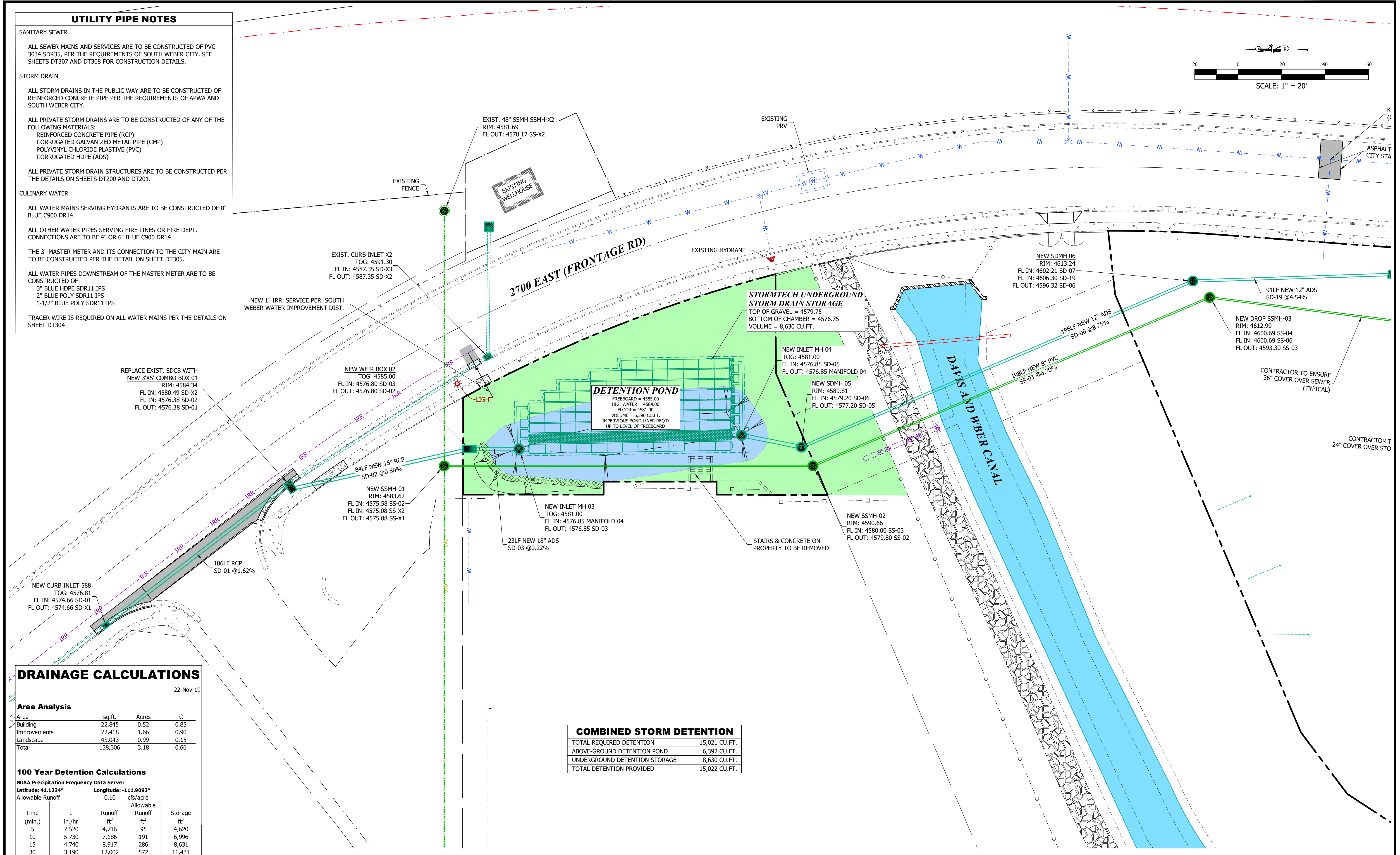
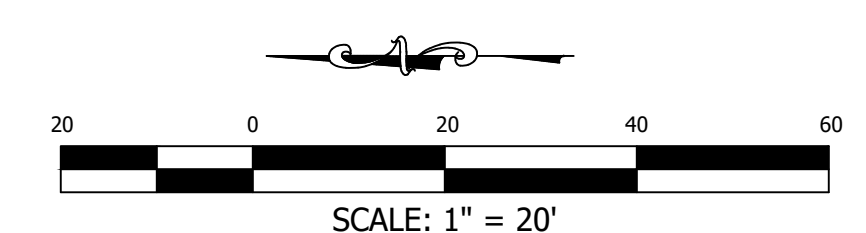
**C610**  
OVERALL UTILITY PLAN - OFFSITE

**UTILITY PIPE NOTES**

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22-Nov-19

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		ft³	ft³	
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720	0.275	24,832	13,716	11,116
1440	0.160	28,895	27,433	1,463
Required Detention				<b>15,021</b>

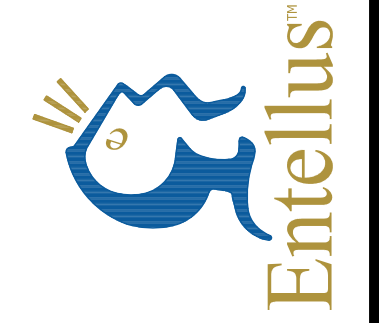
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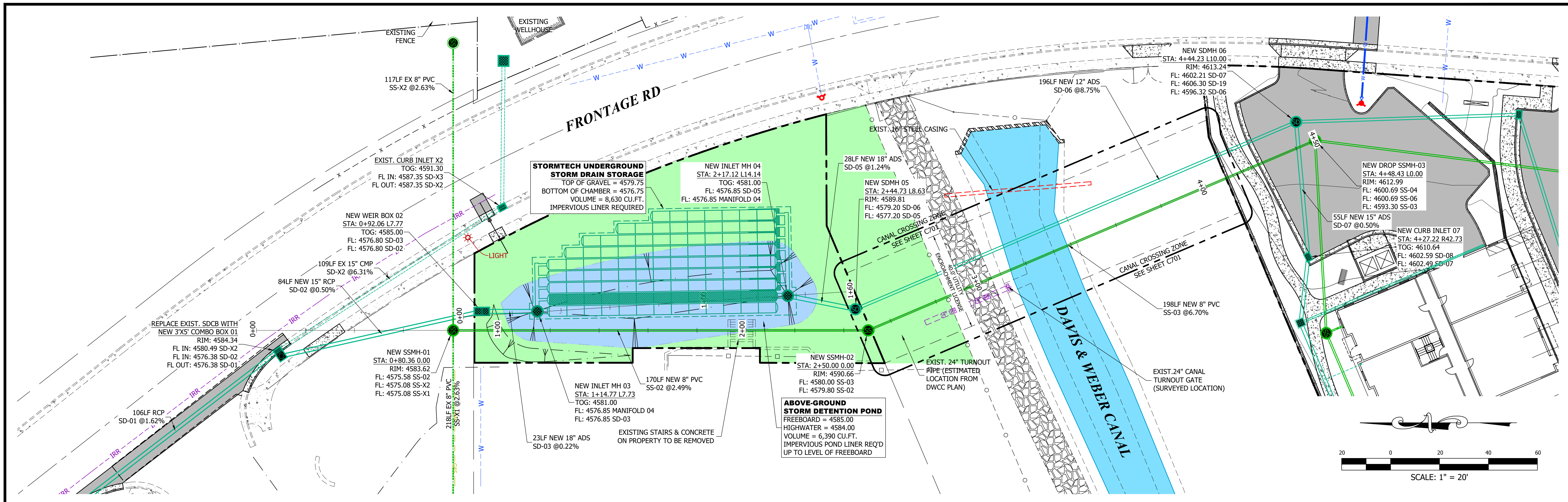


Client:  
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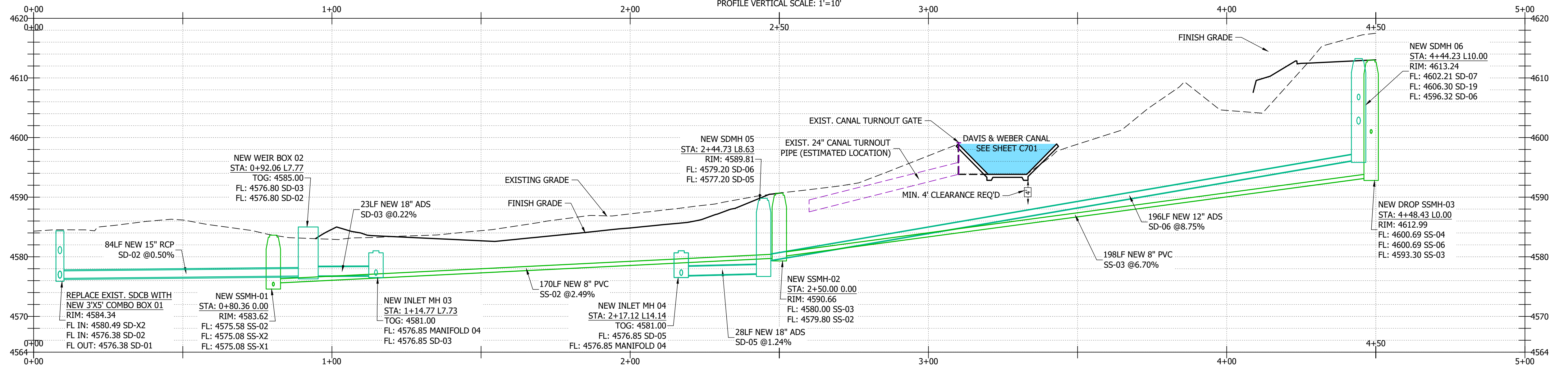
**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.B.&M., SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 UTIL SHEETS.dwg

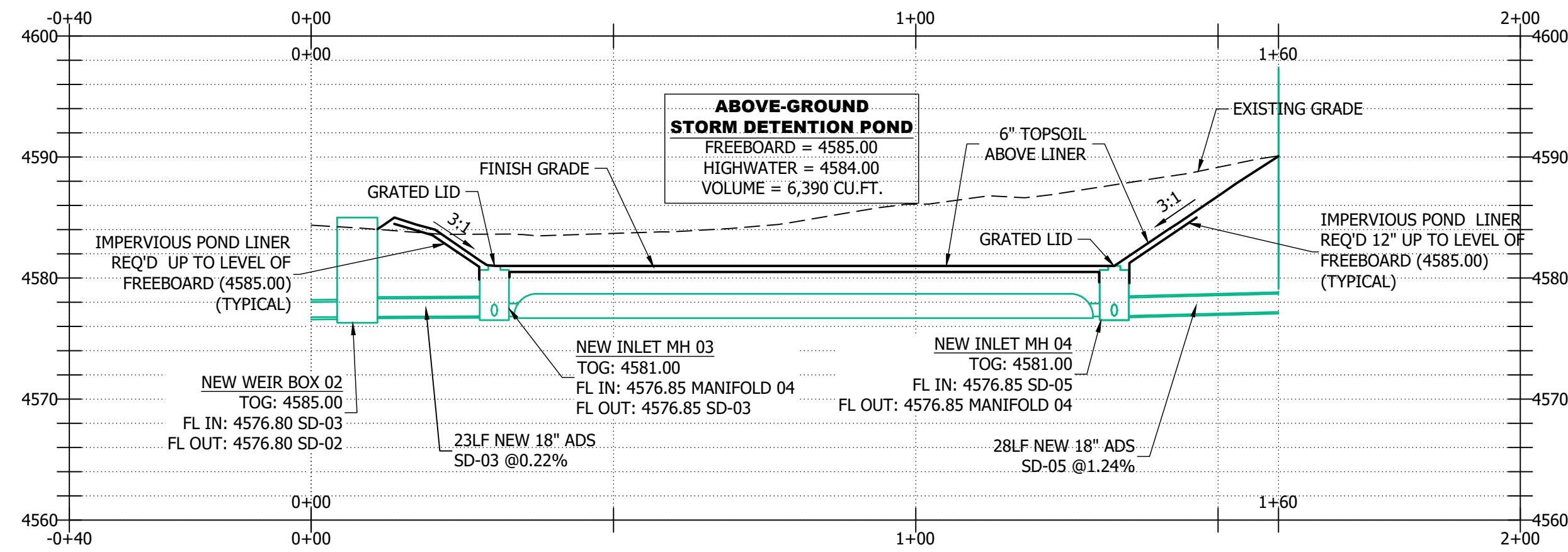
**C611**  
PHASE 1 UTILITY  
PLAN-OFFSITE



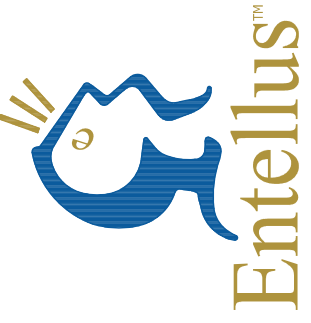
### CANAL CROSSING - STA: 0+00 to 5+00



### POND SECTION - STA: -0+40 to 2+00



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



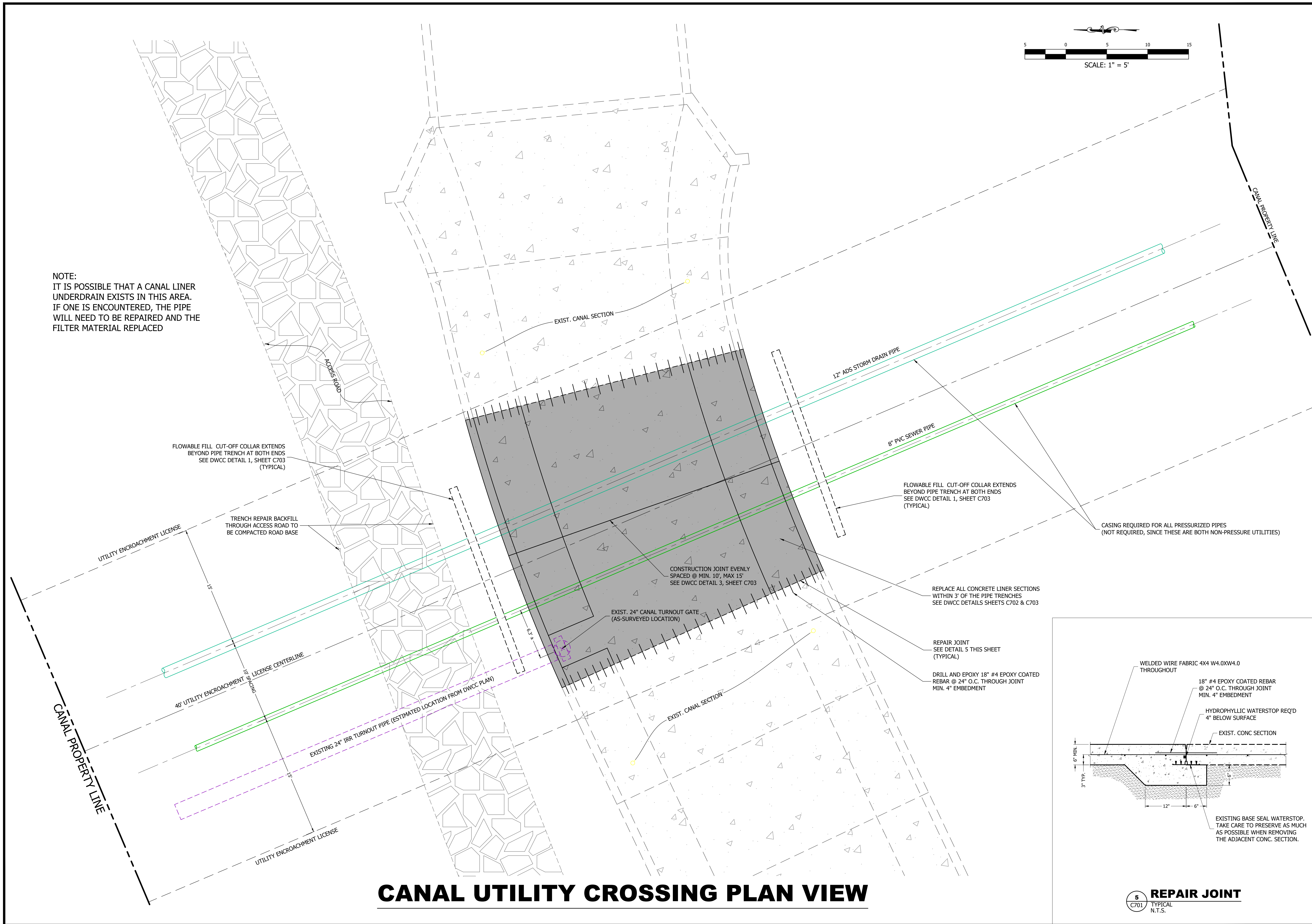
Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

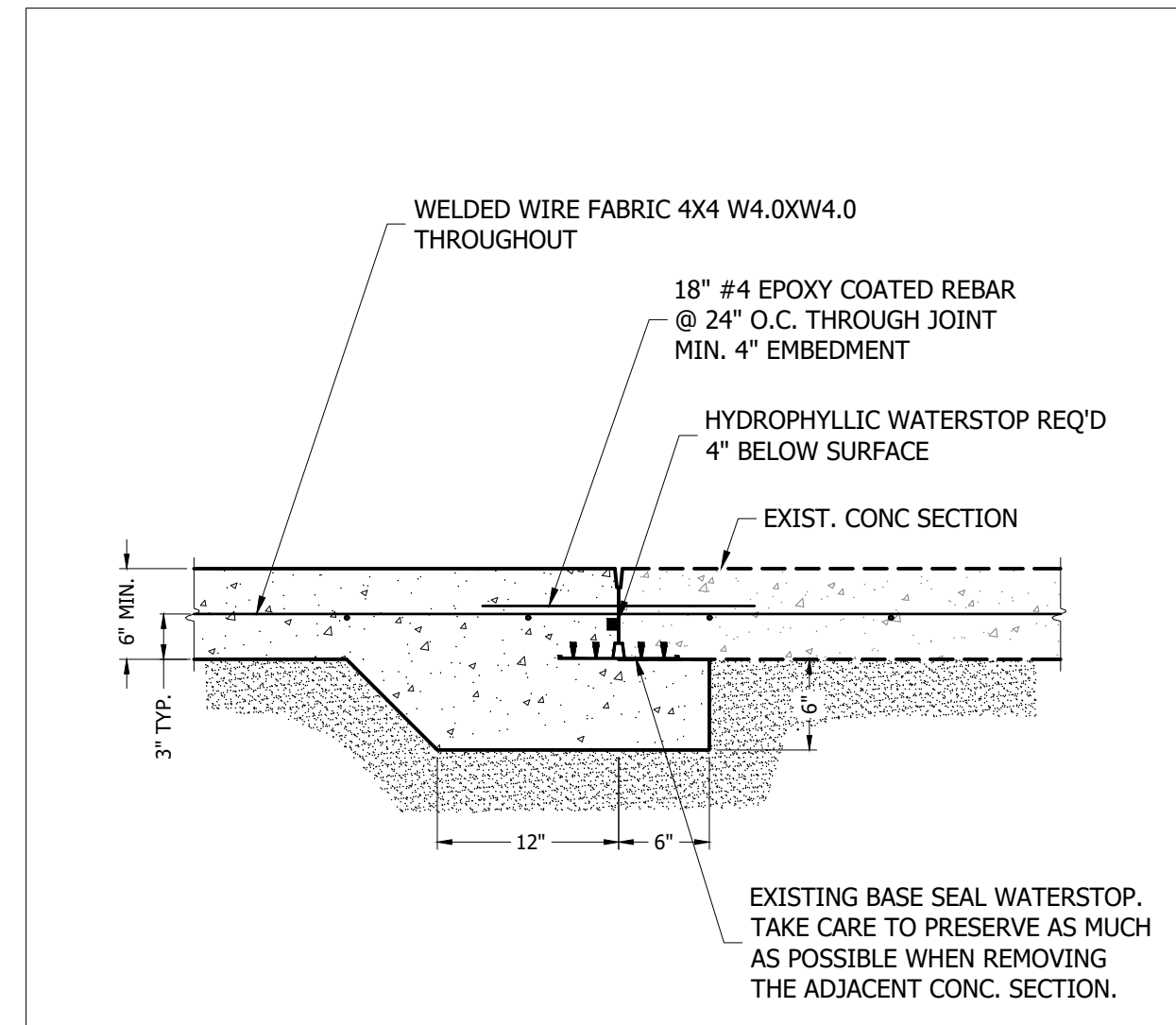
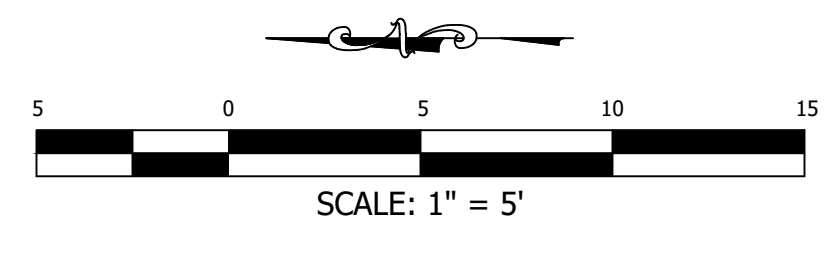
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 UTIL SHEETS.dwg

**C700**  
 CANAL CROSSING  
 PLAN & PROFILE



NOTE:  
IT IS POSSIBLE THAT A CANAL LINER UNDERDRAIN EXISTS IN THIS AREA. IF ONE IS ENCOUNTERED, THE PIPE WILL NEED TO BE REPAIRED AND THE FILTER MATERIAL REPLACED



**5 REPAIR JOINT**  
C701  
TYPICAL  
N.T.S.

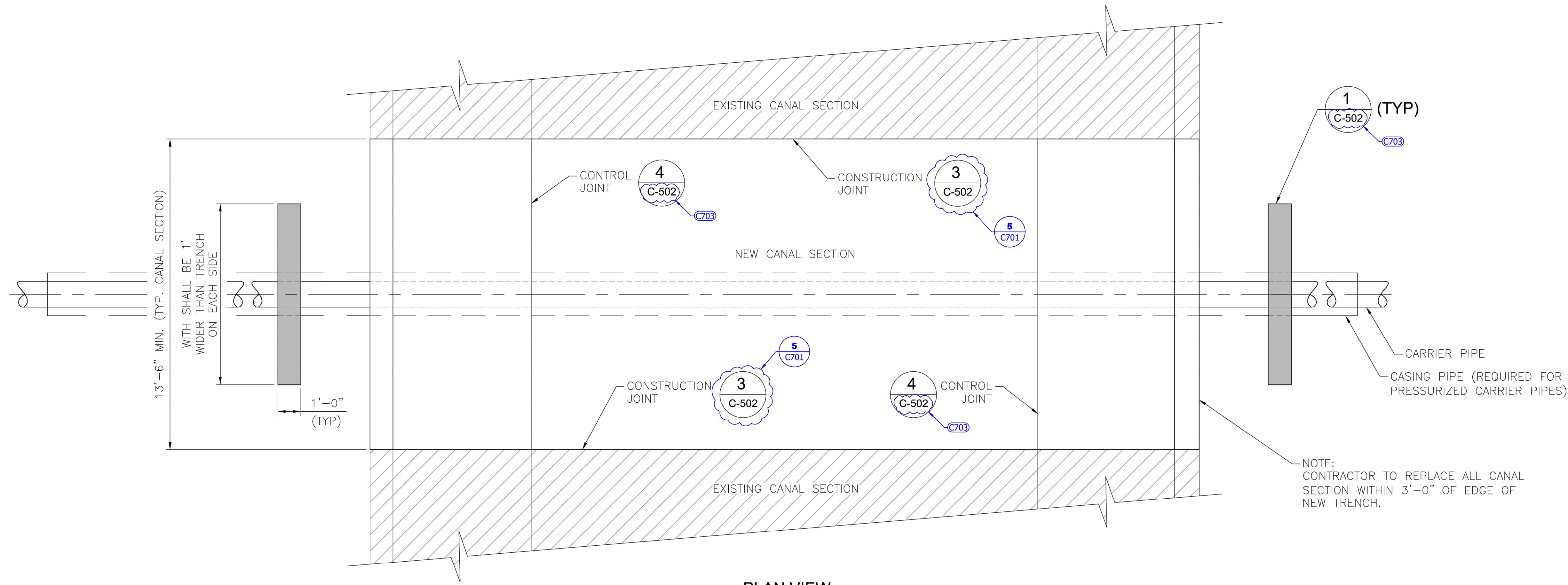
1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com



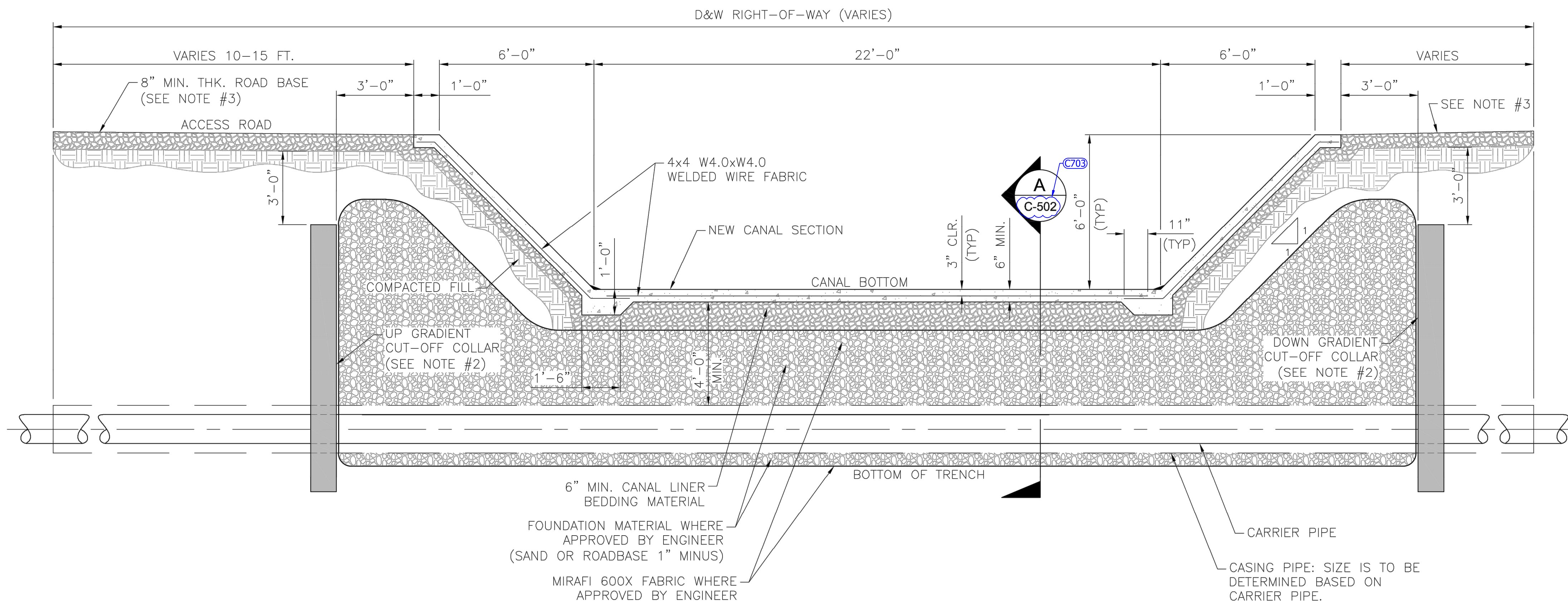
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Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 UTIL SHEETS.dwg  
**C701**  
CANAL UTILITY  
CROSSING - PLAN VIEW



PLAN VIEW



ELEVATION VIEW

NOTES:

- BEFORE INSTALLING, THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM DAVIS & WEBER COUNTIES CANAL COMPANY. THE CONTRACTOR MUST DEMONSTRATE TO DAVIS & WEBER COUNTIES CANAL COMPANY THAT ALL OF THE MATERIALS ARE ON HAND THAT MAY BE NEEDED BEFORE STARTING CONSTRUCTION ON CANAL COMPANY PROPERTY OR EASEMENTS.
- PIPE TRENCH SECTION ONLY USED WHEN AN OPEN CUT CROSSING OCCURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TOTAL RESTORATION OF THE CONSTRUCTION AREA, INCLUDING REVEGETATION AND RESTORATION OF ROADWAY.
- ALL CANAL ACCESS GATES SHALL BE A MINIMUM OF 14 FEET CLEAR OPENING.
- IF CROSSING IS AT EXISTING DRAIN, REPLACE DRAIN AND FILTER MATERIAL.

1 TYPICAL CANAL CROSSING DETAIL  
SCALE: 3/16"=1'-0"



J-U-B ENGINEERS, Inc.  
466 North 900 West  
Kaysville, Utah 84037  
Phone: 801.547.0393  
Fax: 801.547.0397  
www.jub.com

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NO.	REVISION	DESCRIPTION	BY	DATE

DAVIS AND WEBER COUNTIES  
CANAL COMPANY  
CANAL CROSSING DETAILS

CAD FILE: CANAL CROSSING  
PROJ #: 551013-009  
DRAWN BY: JDM  
DESIGN BY: RDS  
CHECKED BY: RDS  
SCALE OF SHEET  
HOR SCALE: AS SHOWN  
VER SCALE: AS SHOWN  
LAST UPDATED: 2/16/2010  
SHEET  
C-501

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

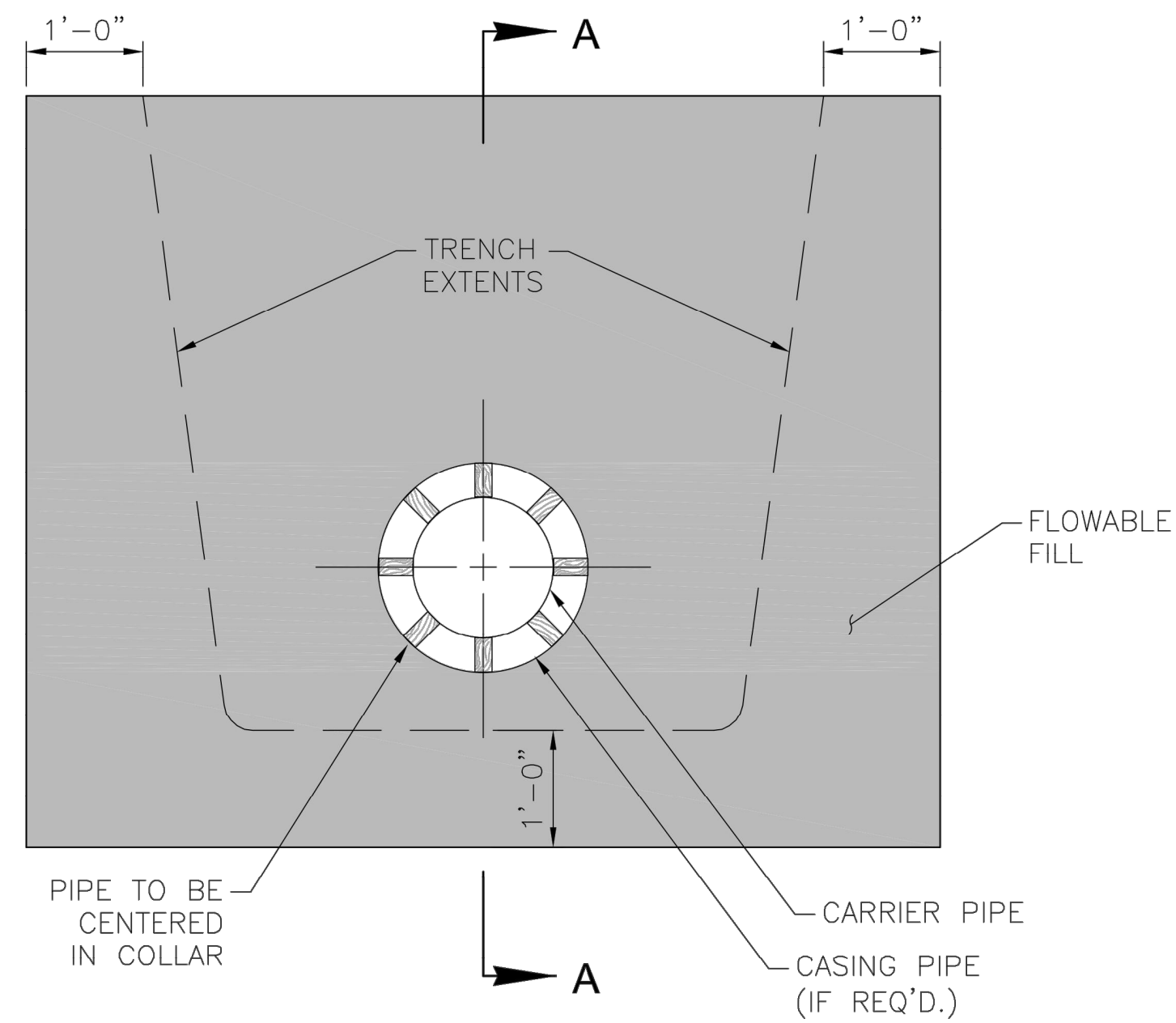
Client:  
Contact:  
Phone & Email:  
Address:

THE LOFTS AT DEER RUN  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.12B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 UTIL SHEETS.dwg

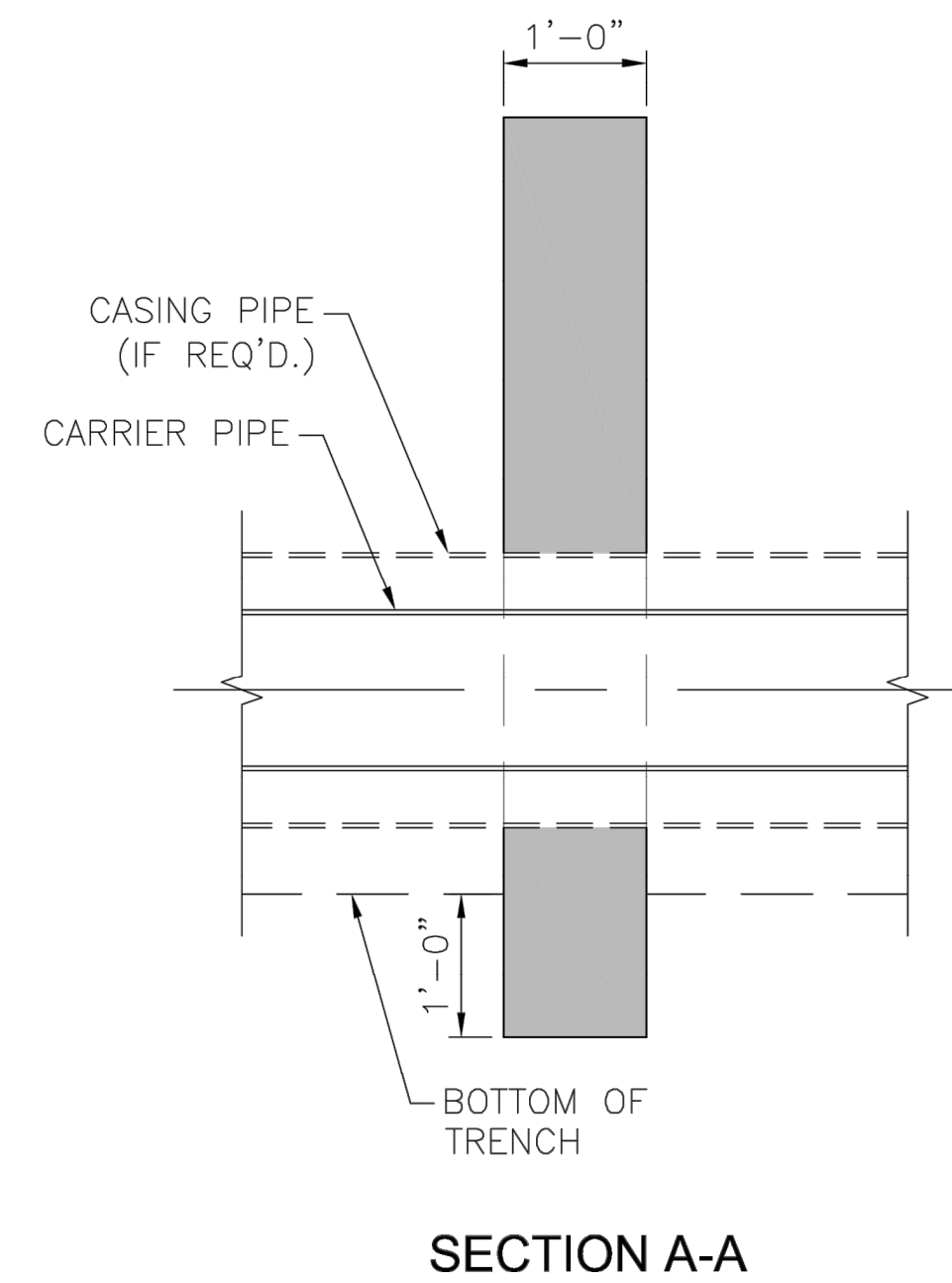
C702  
DWCC CONSTRUCTION  
DETAILS

DWCC CONSTRUCTION DETAILS PROVIDED COURTESY OF J.U.B. ENGINEERS

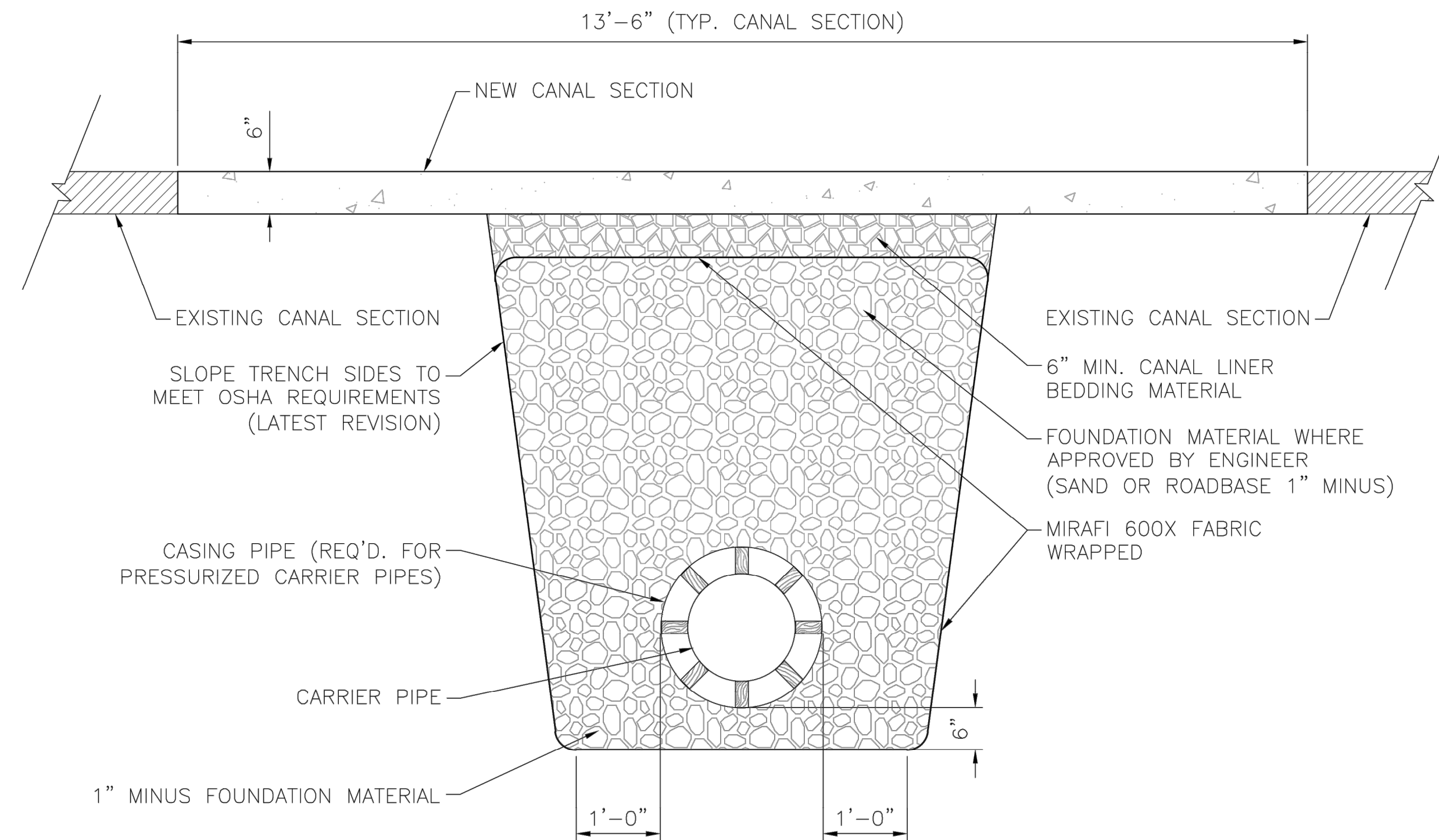


NOTE:  
 1. DOWN GRADIENT CUT-OFF WALL SHALL EXTEND TO AN ELEVATION AT LEAST 4'-0" ABOVE CANAL BOTTOM. UP-GRADIENT CUT-OFF WALL SHALL EXTEND 2'-0" ABOVE THE TOP OF PIPE.  
 2. 3' MIN. CUT-OFF WALL. CUT-OFF WALL TO EXTEND BEYOND PIPE TRENCH.

**1 CUT-OFF COLLAR DETAIL**  
 SCALE: 3/8"=1'-0"

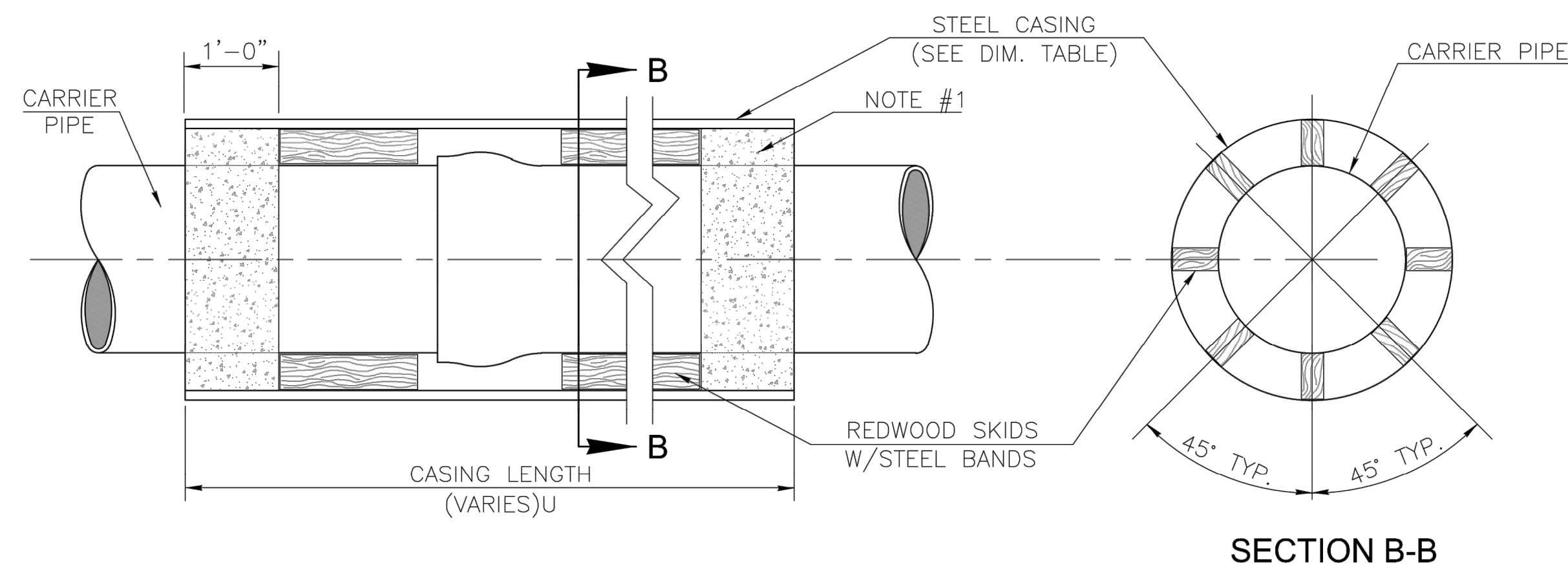


**SECTION A-A**



NOTE:  
 CONTRACTOR TO REPLACE ALL CANAL SECTIONS WITHIN 3'-0" OF EDGE OF NEW TRENCH.

**A PIPE TRENCH SECTION**  
 SCALE: 3/8"=1'-0"



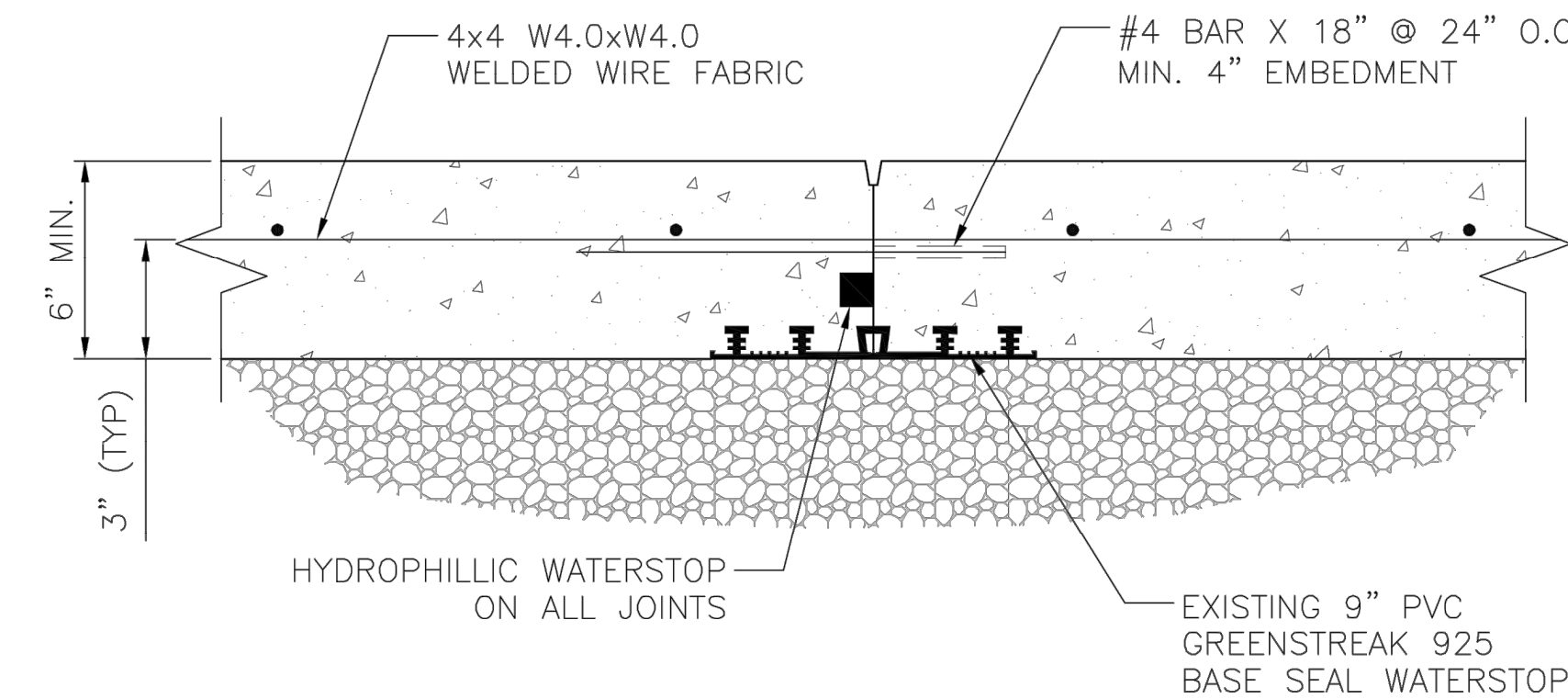
**SECTION B-B**

**DIMENSION TABLE**

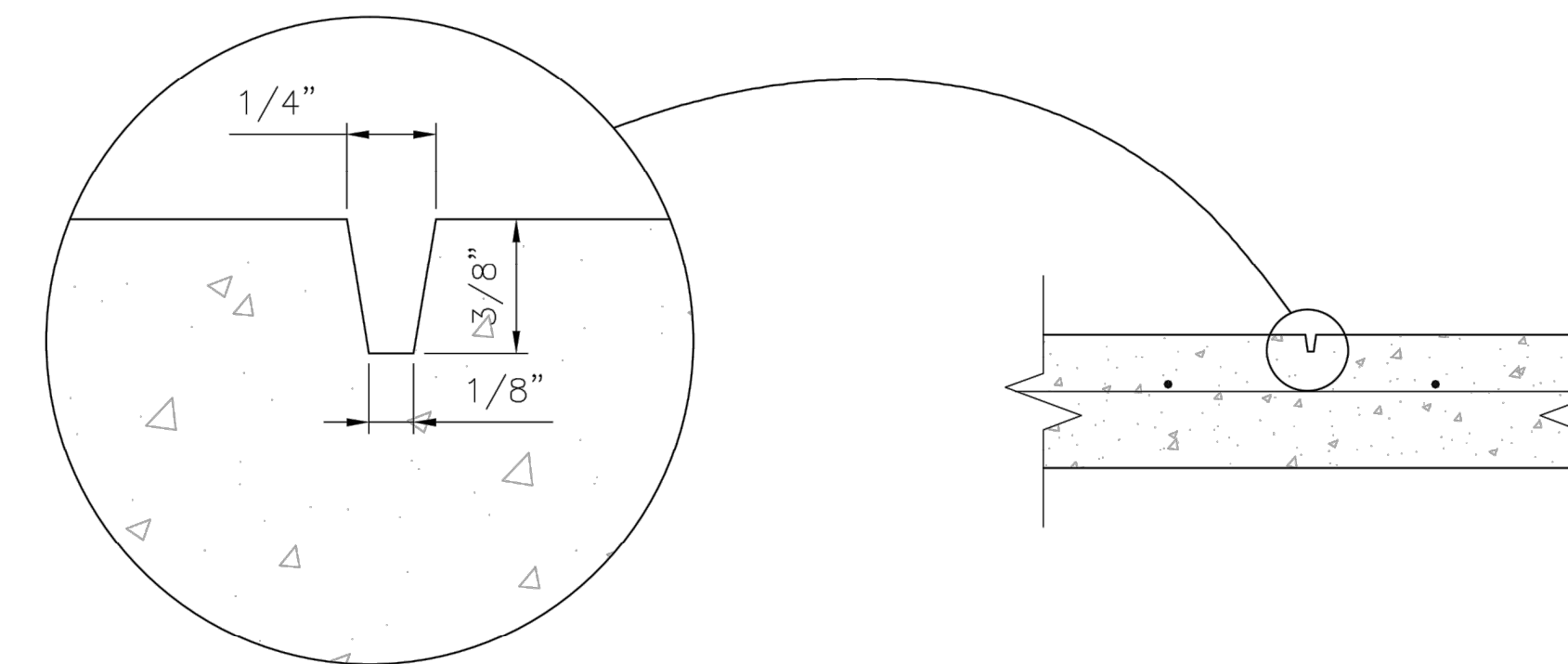
CARRIER PIPE DIAMETER (INCHES)	CASING STEEL PIPE	
	DIAMETER (INCHES)	MIN. WALL THK. W/PROTECTIVE COATING
4" & UNDER	12" & UNDER	0.188"
6" & 8"	14" & 16"	0.219"
10"	18"	0.250"
12"	20"	0.281"
14"	22"	0.312"
16"	24"	0.344"
18"	26"	0.375"
20" & 21"	28" & 30"	0.406"
24"	32"	0.438"
27"	34" & 36"	0.469"
30"	38", 40", 42"	0.500"

NOTES:  
 1. ANNULAR SPACE AT ENDS OF STEEL CASING SHALL BE CONCRETE GROUTED.  
 2. STEEL PIPE TO HAVE A MINIMUM YIELD STRENGTH OF 42,000 PSI.

**2 PIPE CASING DETAIL**  
 SCALE: N.T.S.



**3 CONSTRUCTION JOINT DETAIL**  
 SCALE: N.T.S.



**4 CONTROL JOINT DETAIL**  
 SCALE: N.T.S.



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 Kaysville, Utah 84037

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NO.	REVISION	DESCRIPTION	BY	DATE

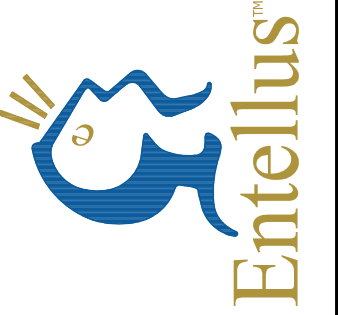
DAVIS AND WEBER COUNTIES  
 CANAL COMPANY

CANAL CROSSING DETAIL

CAD FILE: CANAL CROSSING  
 PROJ #: 551013-009  
 DRAWN BY: JDM  
 DESIGN BY: RDS  
 CHECKED BY: RDS  
 SCALE OF SHEET  
 HOR SCALE: AS SHOWN  
 VER SCALE: AS SHOWN  
 LAST UPDATED: 2/16/2010

SHEET  
**C-502**

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com



Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST

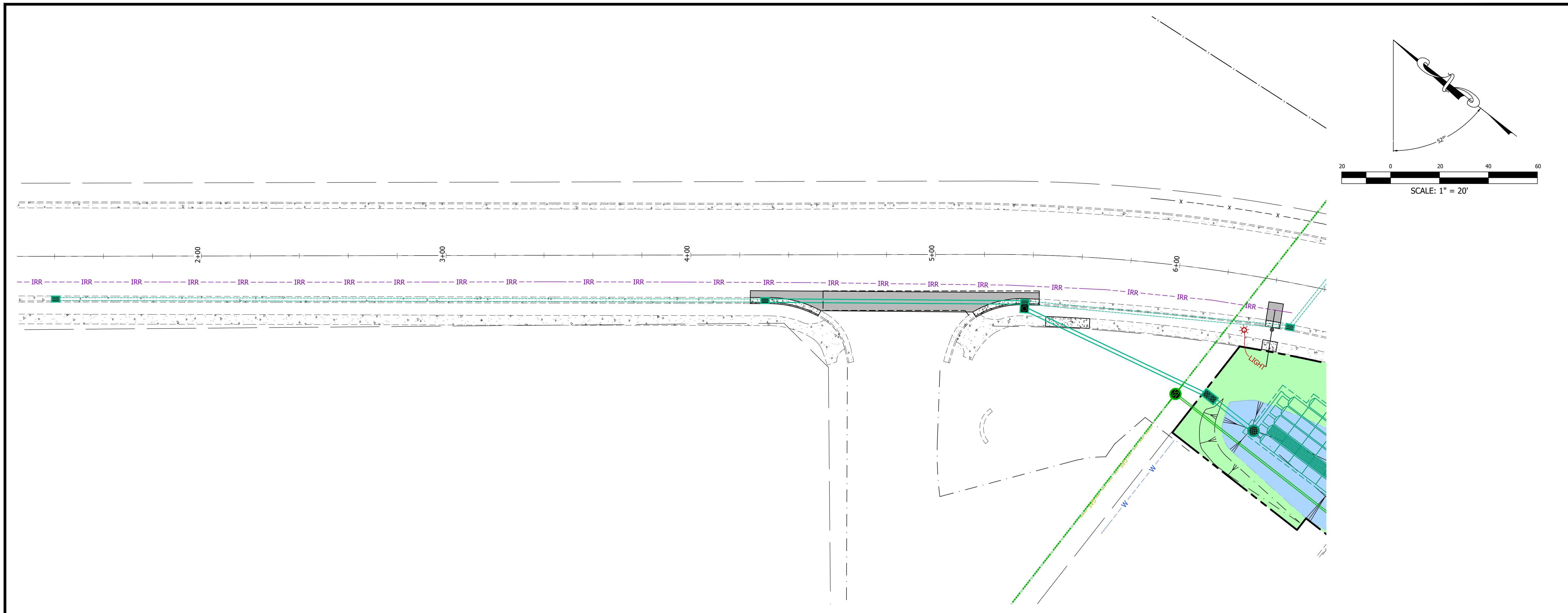
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 UTIL SHEETS.dwg

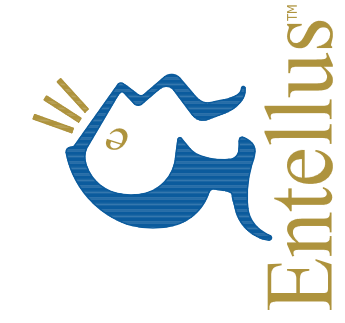
**C703**  
 DWCC CONSTRUCTION  
 DETAILS

DWCC CONSTRUCTION DETAILS PROVIDED COURTESY OF J.U.B. ENGINEERS





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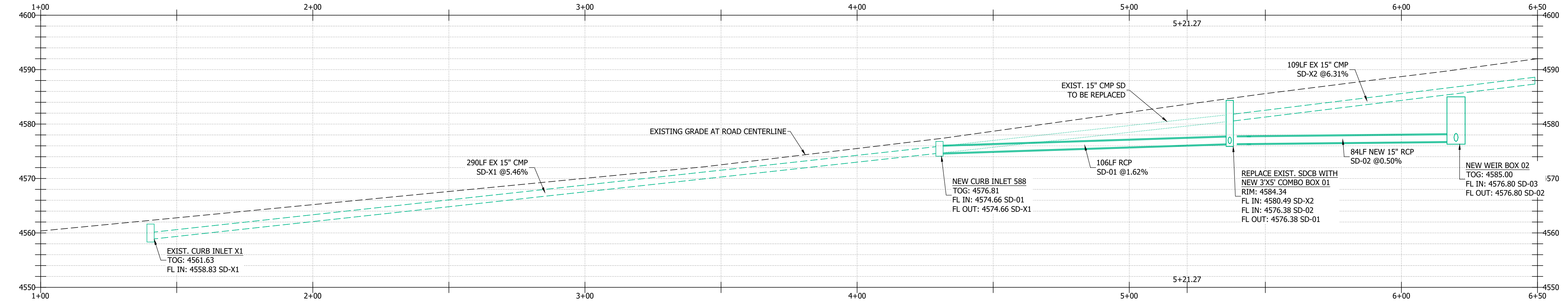
Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**

7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

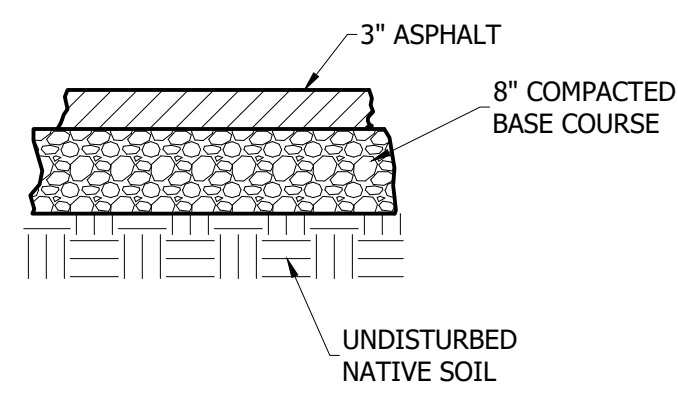
**FRONTAGE RD - STA: 1+00 to 6+50**



DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 UTIL SHEETS.dwg

**C710**  
 OFFSITE STORM DRAIN  
 PLAN & PROFILE

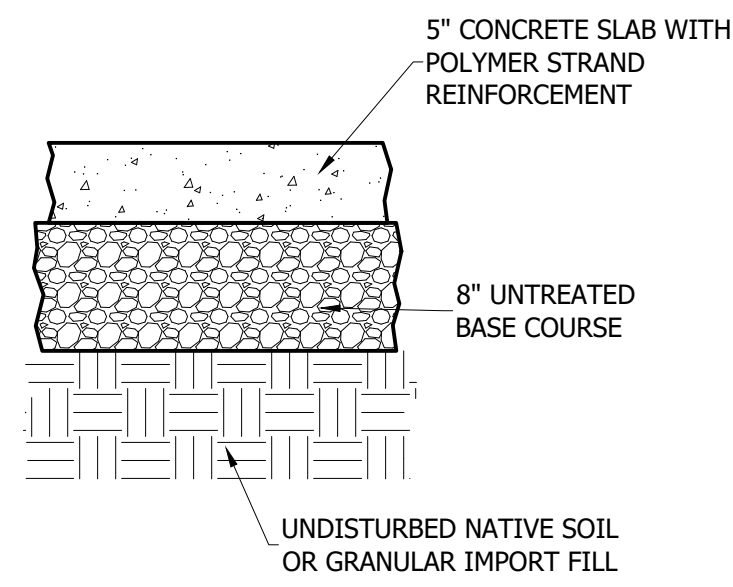
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
  - PLACE MATERIAL PER APWA SECTION 32 05 10.



**PRIVATE ASPHALT SECTION**

C-1  
C300  
TYPICAL  
N.T.S.

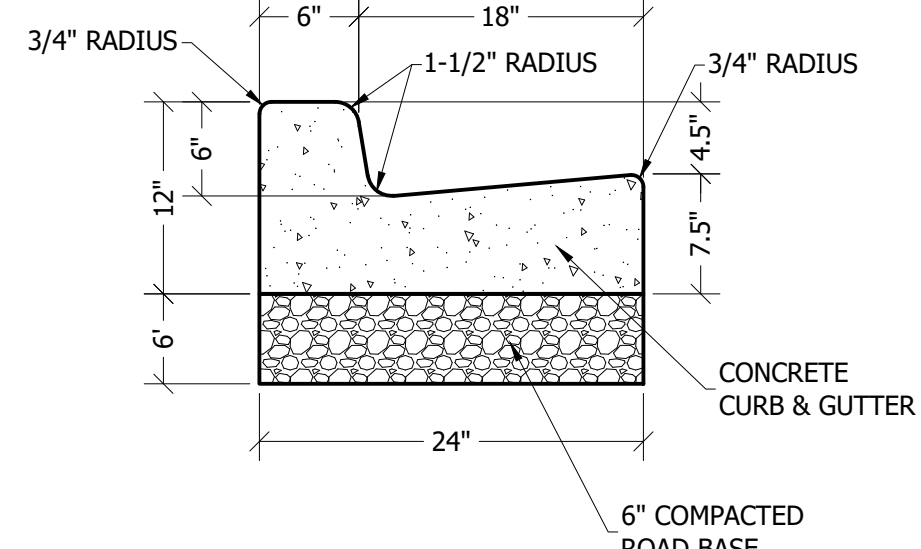
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
  - CONCRETE IS TO BE 4,000 PSI TEST.
  - CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
  - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE CONCRETE PAVING SLAB SECTION**

C-2  
C300  
TYPICAL  
N.T.S.

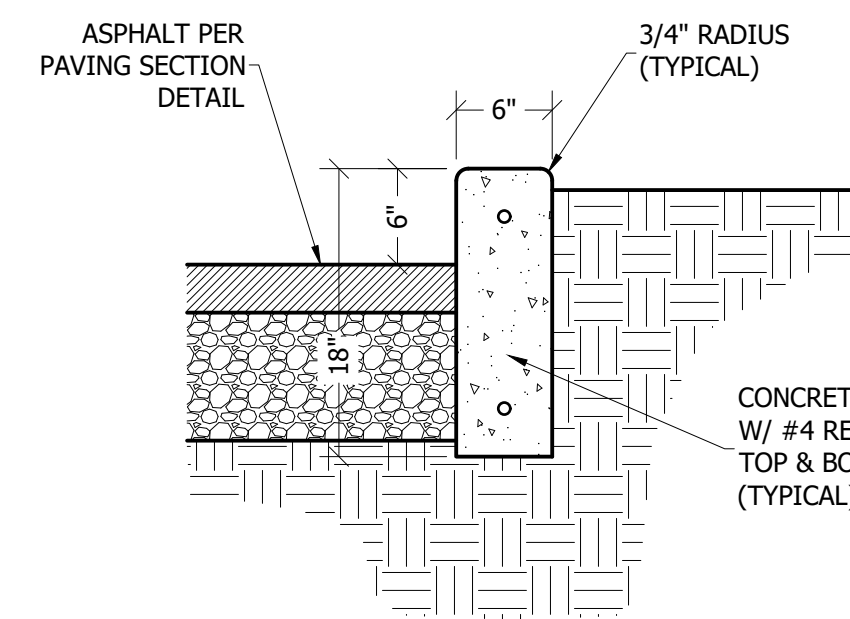
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
  - CONCRETE IS TO BE 4,000 PSI TEST.
  - CONTROL JOINTS AT 10' INTERVALS.
  - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE 24" CATCH CURB & GUTTER**

C-3  
C300  
TYPICAL  
N.T.S.

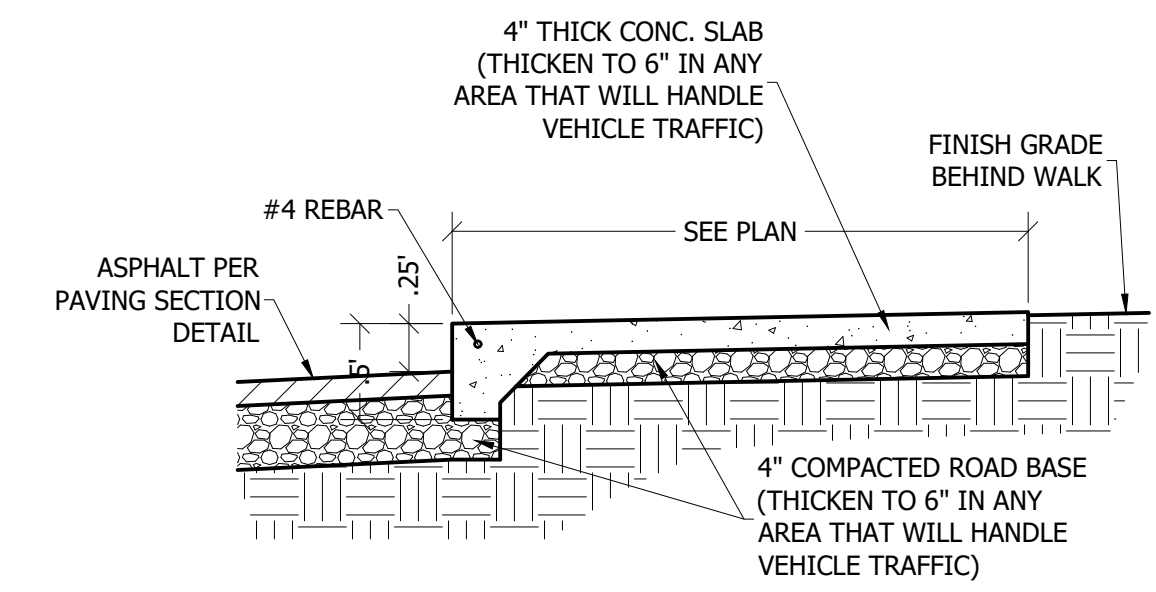
- NOTES
- CONCRETE IS TO BE 4,000 PSI TEST.
  - CONTROL JOINTS AT 10' INTERVALS.
  - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
  - STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



**PRIVATE CONCRETE 6"X18" CURB WALL**

C-4  
C300  
TYPICAL  
N.T.S.

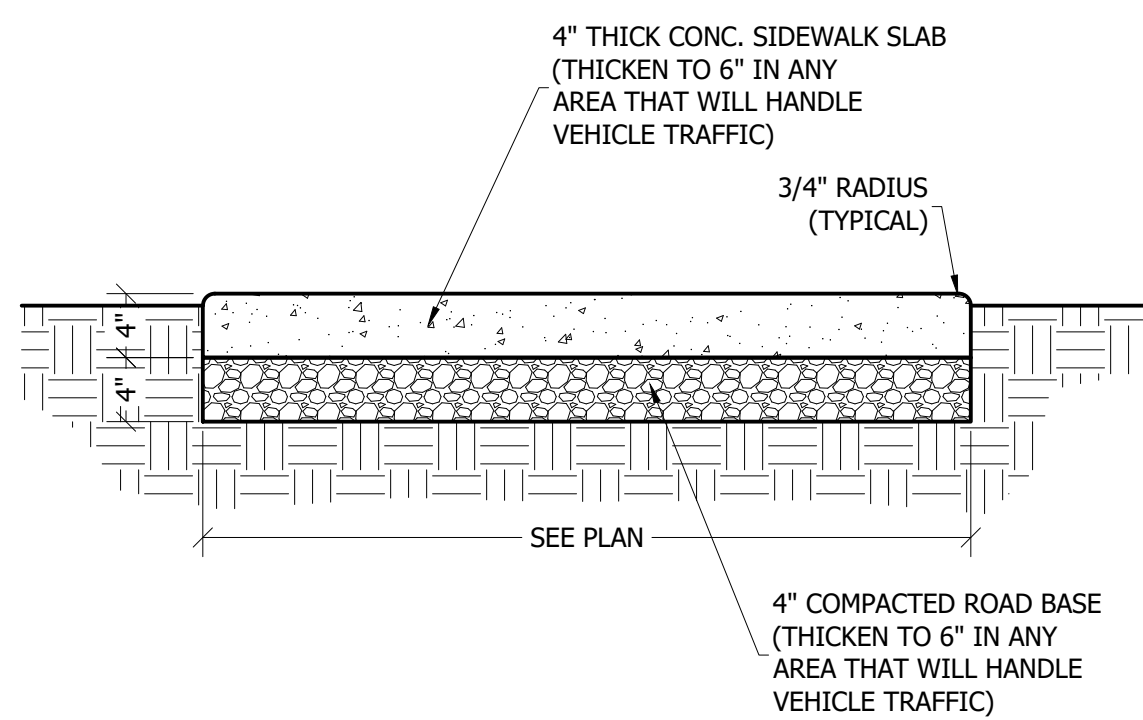
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
  - CONCRETE IS TO BE 4,000 PSI TEST.
  - CONTROL JOINTS AT 5' INTERVALS.
  - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
  - STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



**PRIVATE THICKENED EDGE SIDEWALK**

C-5  
C300  
TYPICAL  
N.T.S.

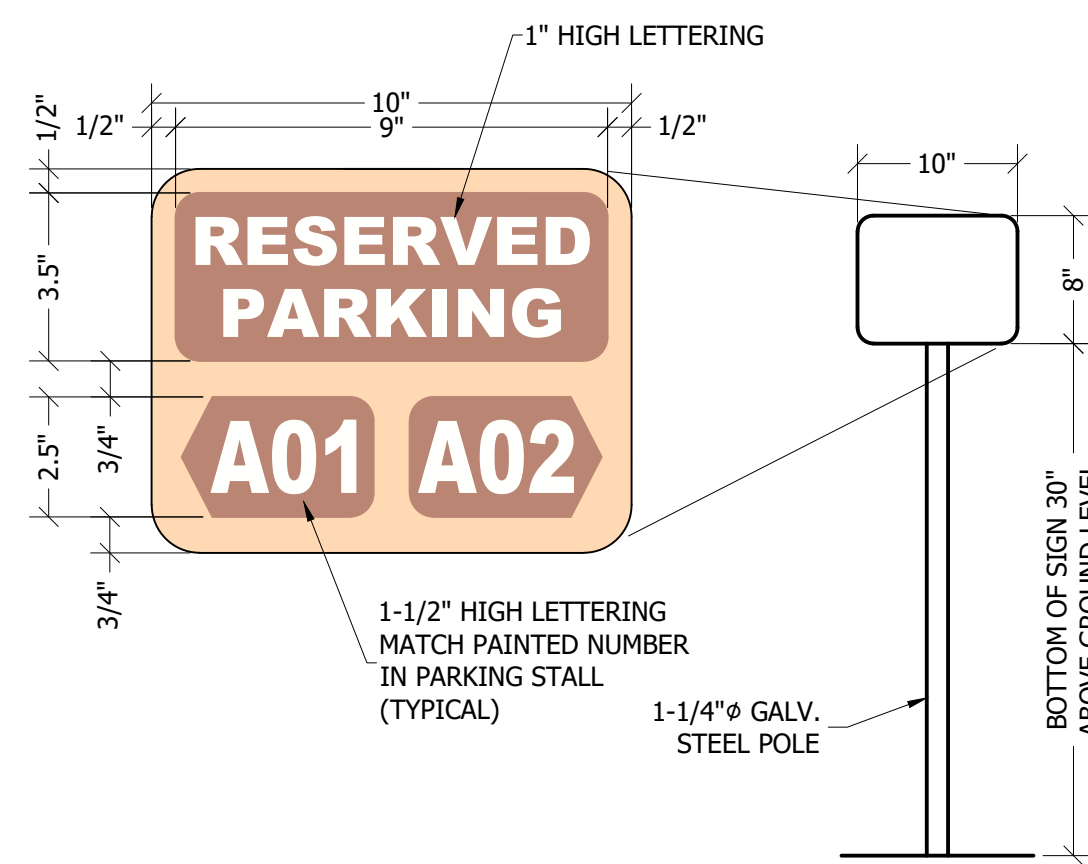
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
  - CONCRETE IS TO BE 4,000 PSI TEST.
  - CONTROL JOINTS AT 5' INTERVALS.
  - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE CONCRETE SIDEWALK**

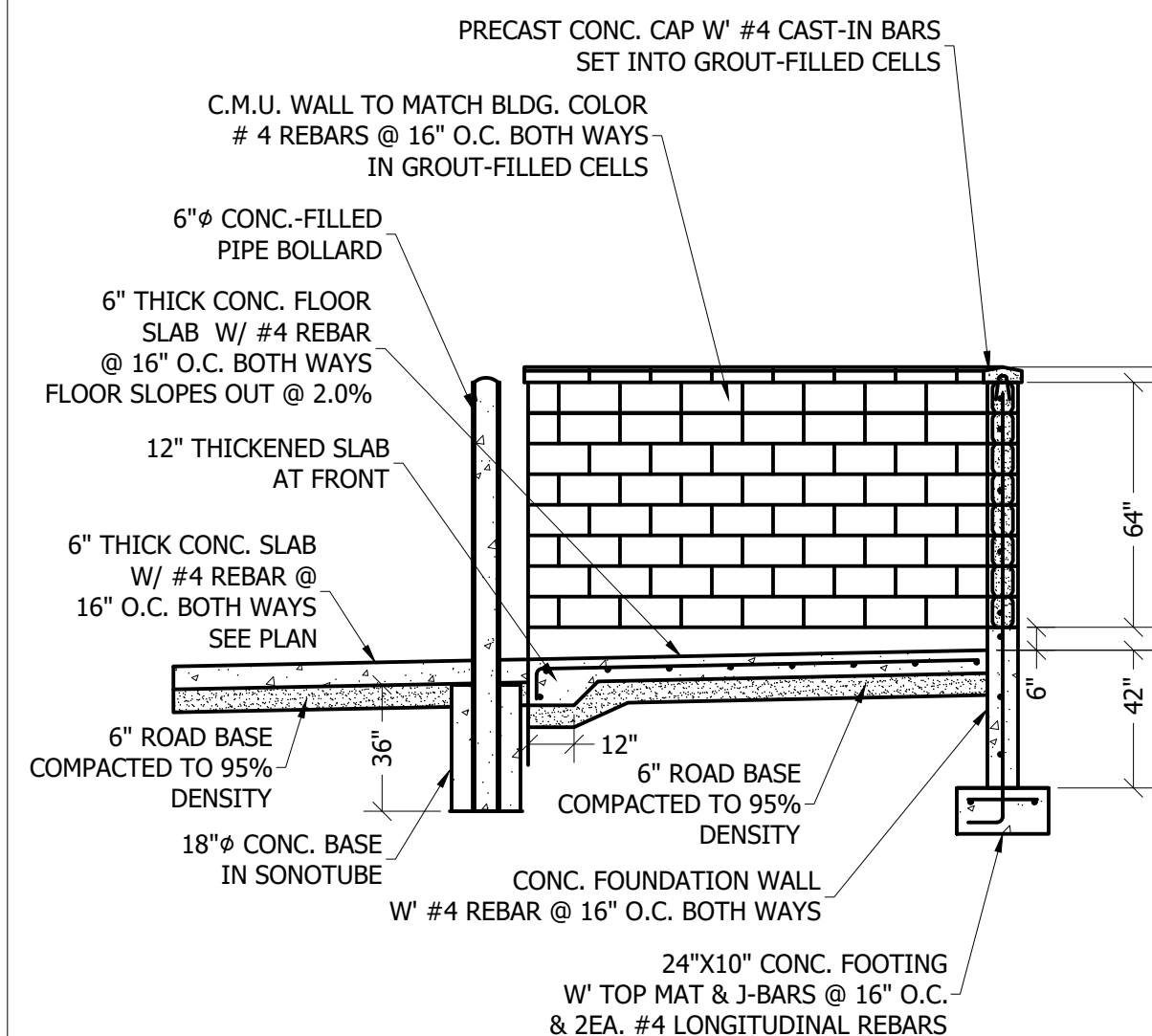
C-6  
C300  
TYPICAL  
N.T.S.

- NOTES
- SIGN IS TO BE WEATHER-RESISTANT COLOR MATERIAL ON AN ALUMINUM BACKING PLATE.
  - WHITE LETTERING ON BACKGROUND COLOR.
  - COLORS TO MATCH BUILDING COLOR SCHEME.

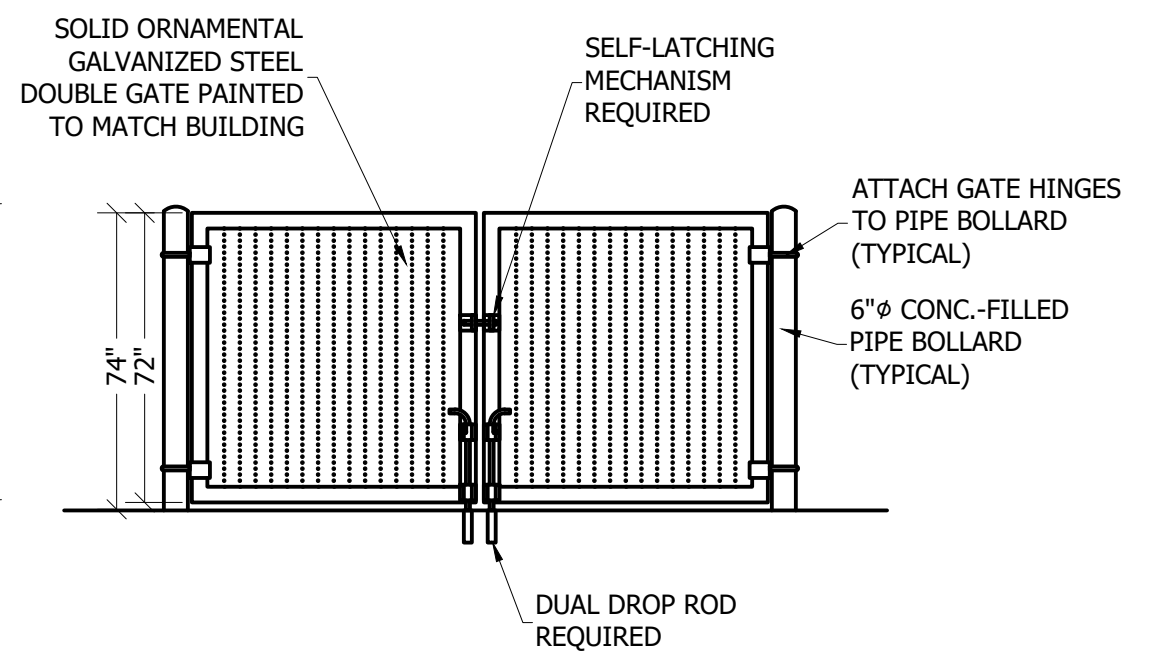


**POLE-MOUNTED RESERVED PARKING SIGN**

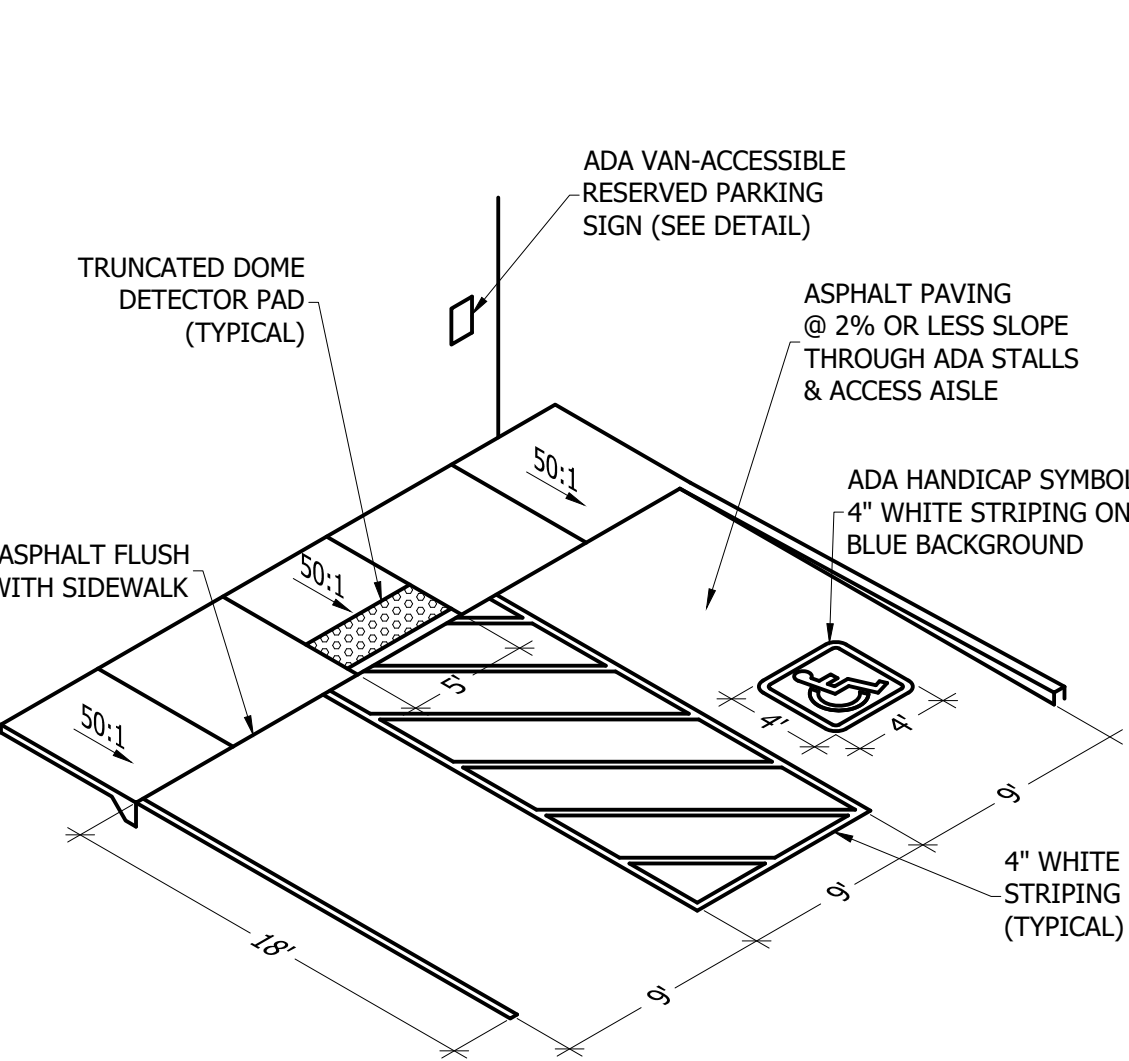
C-7  
C400  
TYPICAL  
N.T.S.



**SECTION VIEW**



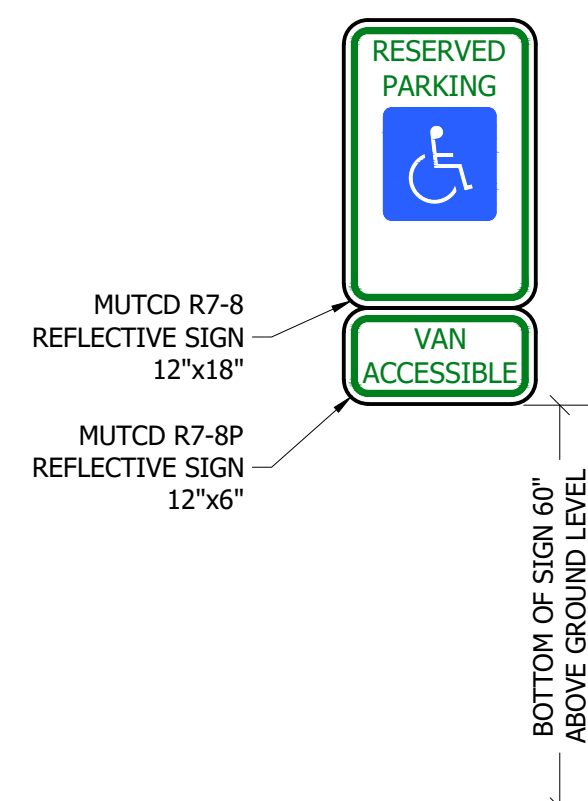
**FRONT VIEW**



**ADA ACCESSIBLE PARKING & RAMPS**

A-1  
C300  
TYPICAL  
N.T.S.

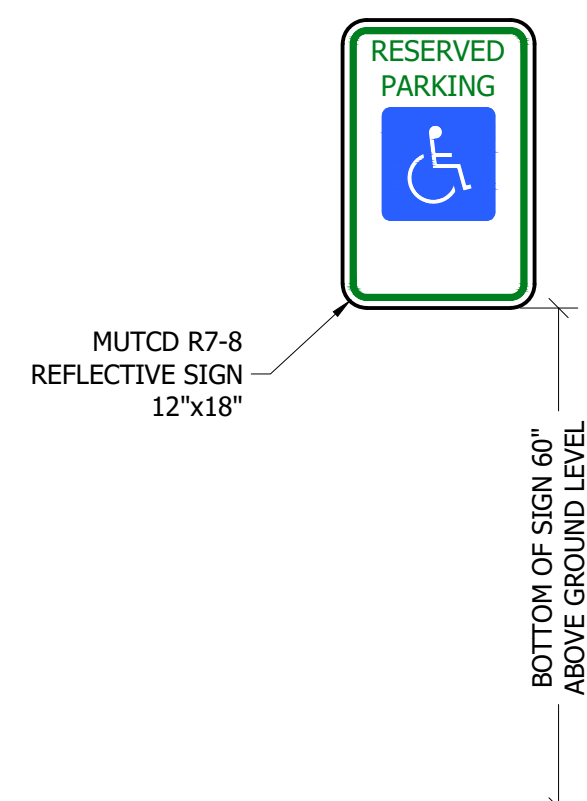
- NOTES
- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
  - WHITE ADA SYMBOL ON A BLUE SQUARE.
  - WHITE BACKGROUND.
  - LETTERING IS TO BE BLUE OR GREEN.



**ADA WALL-MOUNTED VAN ACCESSIBLE PARKING SIGN**

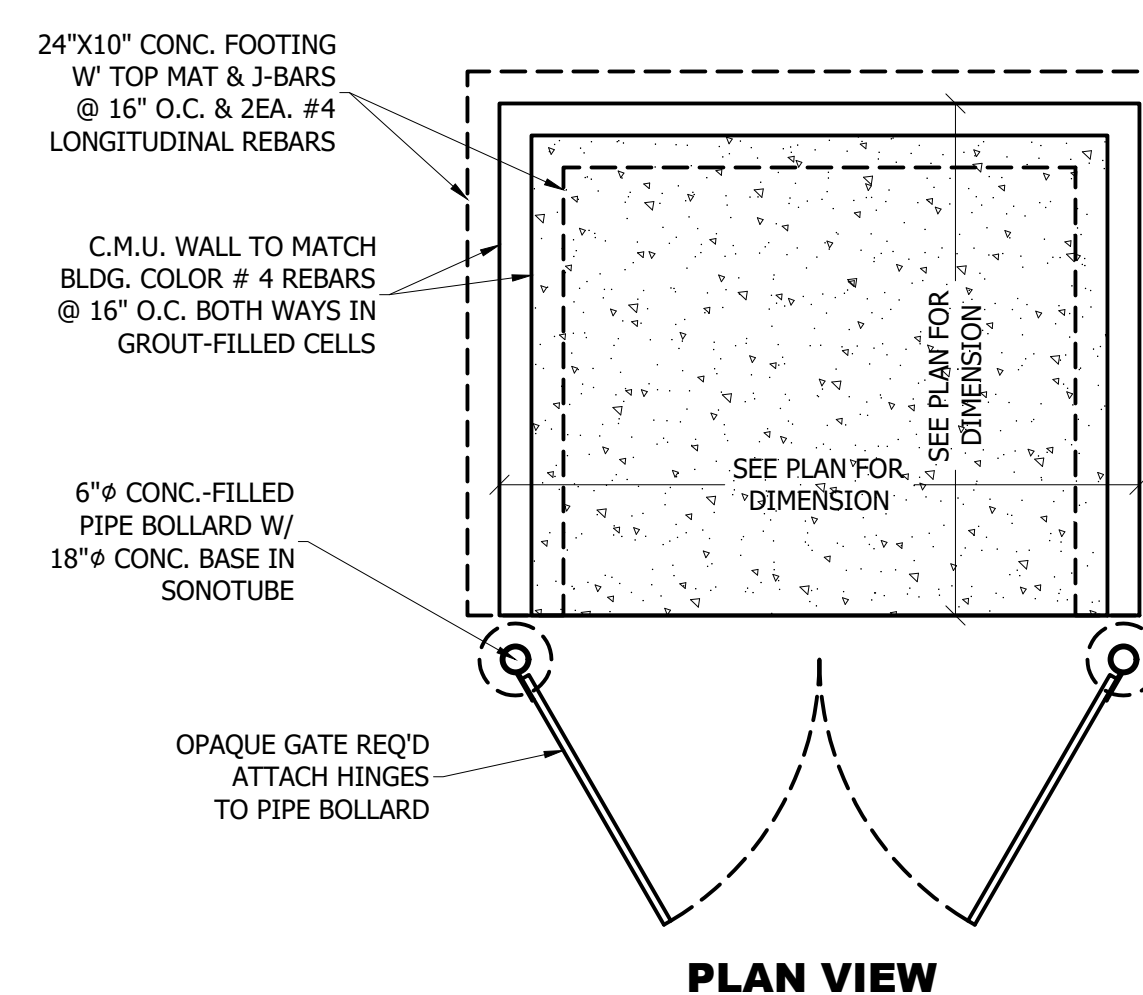
A-3  
C300  
TYPICAL  
N.T.S.

- NOTES
- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
  - WHITE ADA SYMBOL ON A BLUE SQUARE.
  - WHITE BACKGROUND.
  - LETTERING IS TO BE BLUE OR GREEN.



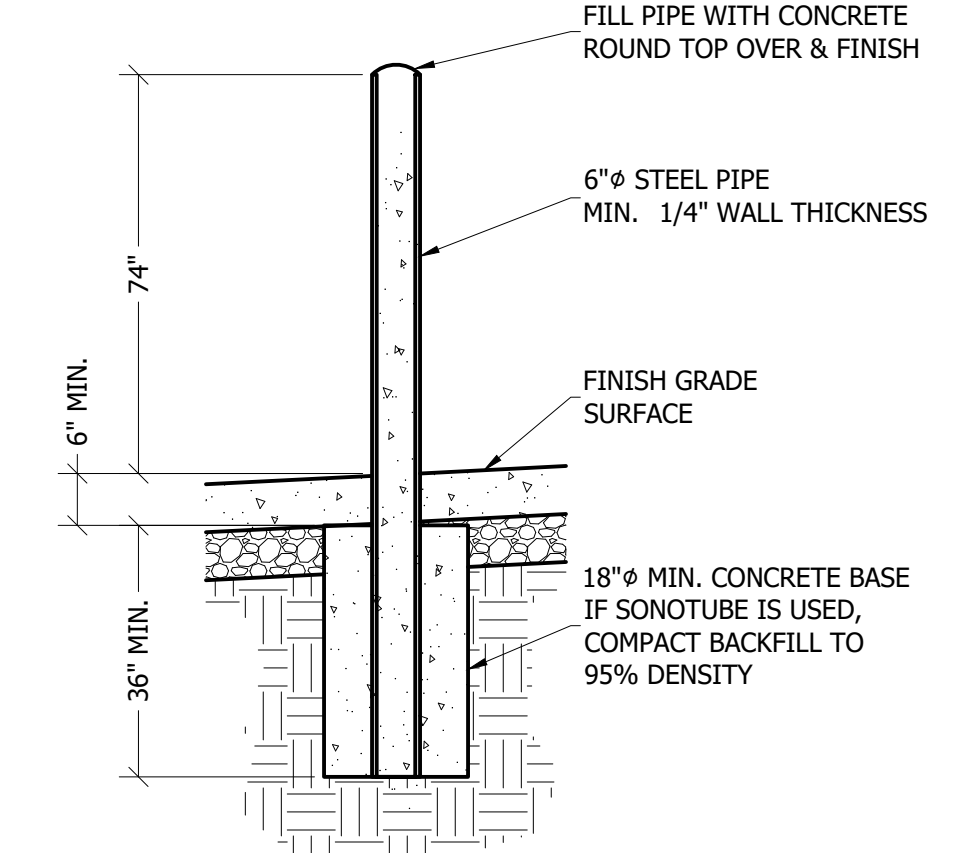
**WALL-MOUNTED ADA RESERVED PARKING SIGN**

A-2  
C300  
TYPICAL  
N.T.S.



**PLAN VIEW**

- NOTES
- BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
  - CONCRETE IS TO BE 4,000 PSI TEST.

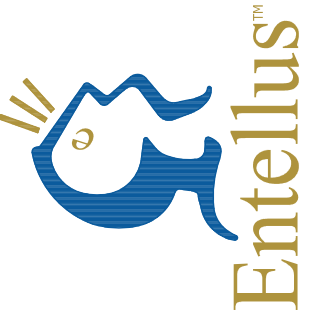


**PIPE BOLLARD**

**CMU DUMPSTER ENCLOSURE**

G-1  
C300  
TYPICAL  
N.T.S.

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com



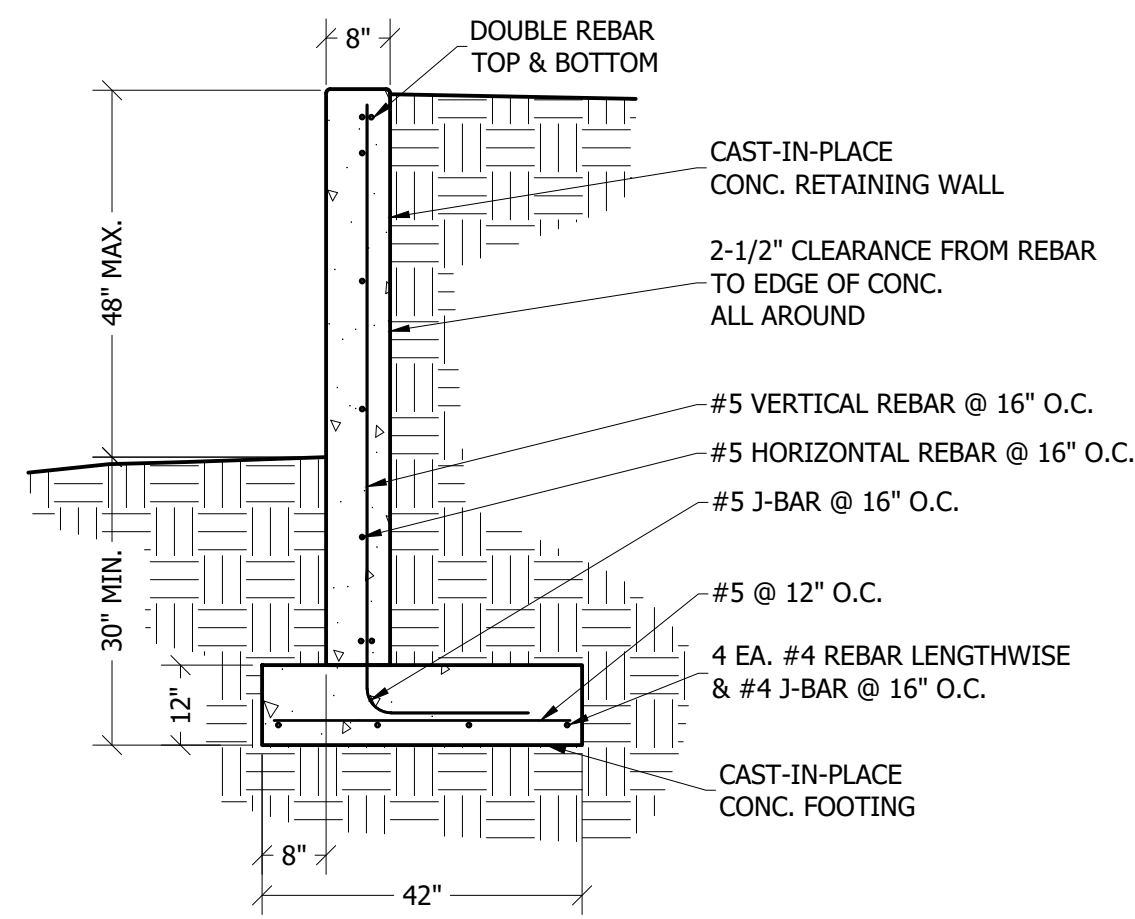
Client:  
Contact:  
Phone & Email:  
Address:

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7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
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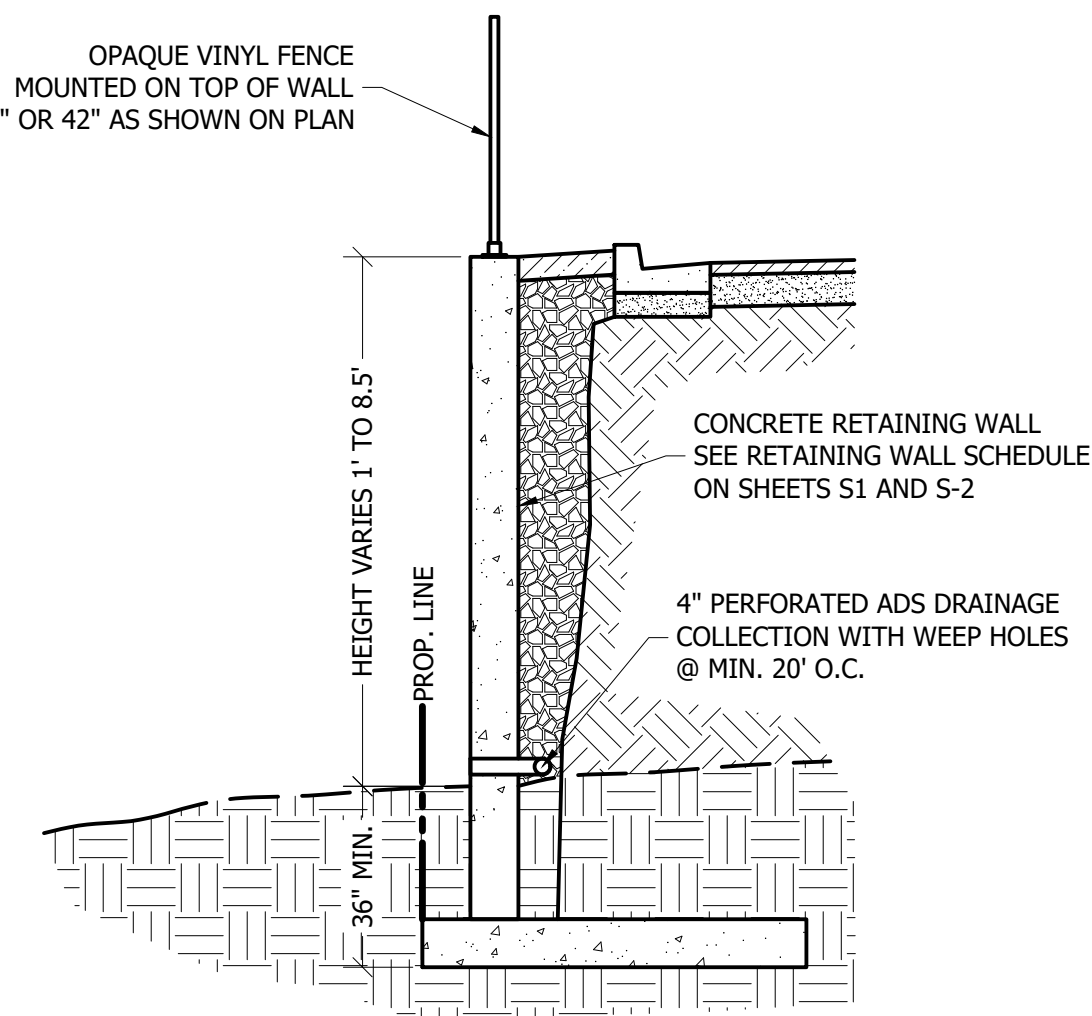
DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 DETAIL  
SHEETS.dwg  
**C900**  
SITE DETAILS

- NOTES  
 1. ALL CONCRETE IS TO BE 3,000 PSI 28-DAY STRENGTH.  
 2. ALL CONCRETE IS TO BE PLACED AT A MAXIMUM 5" SLUMP.  
 3. ALL REBAR IS TO BE ASTM 615 GRADE 60



**MINOR CONCRETE RETAINING WALL**

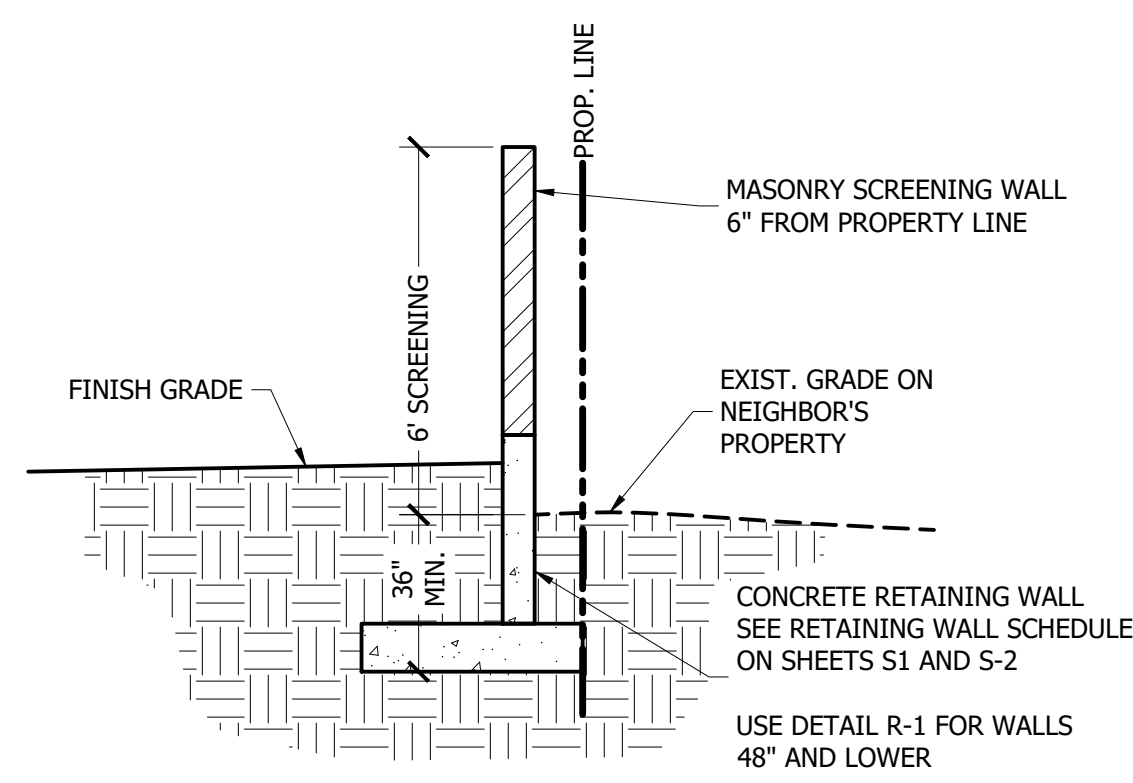
R-1  
 DT101  
 TYPICAL  
 N.T.S.



**PERIMETER CONCRETE RETAINING WALL SECTION**

X1  
 C400

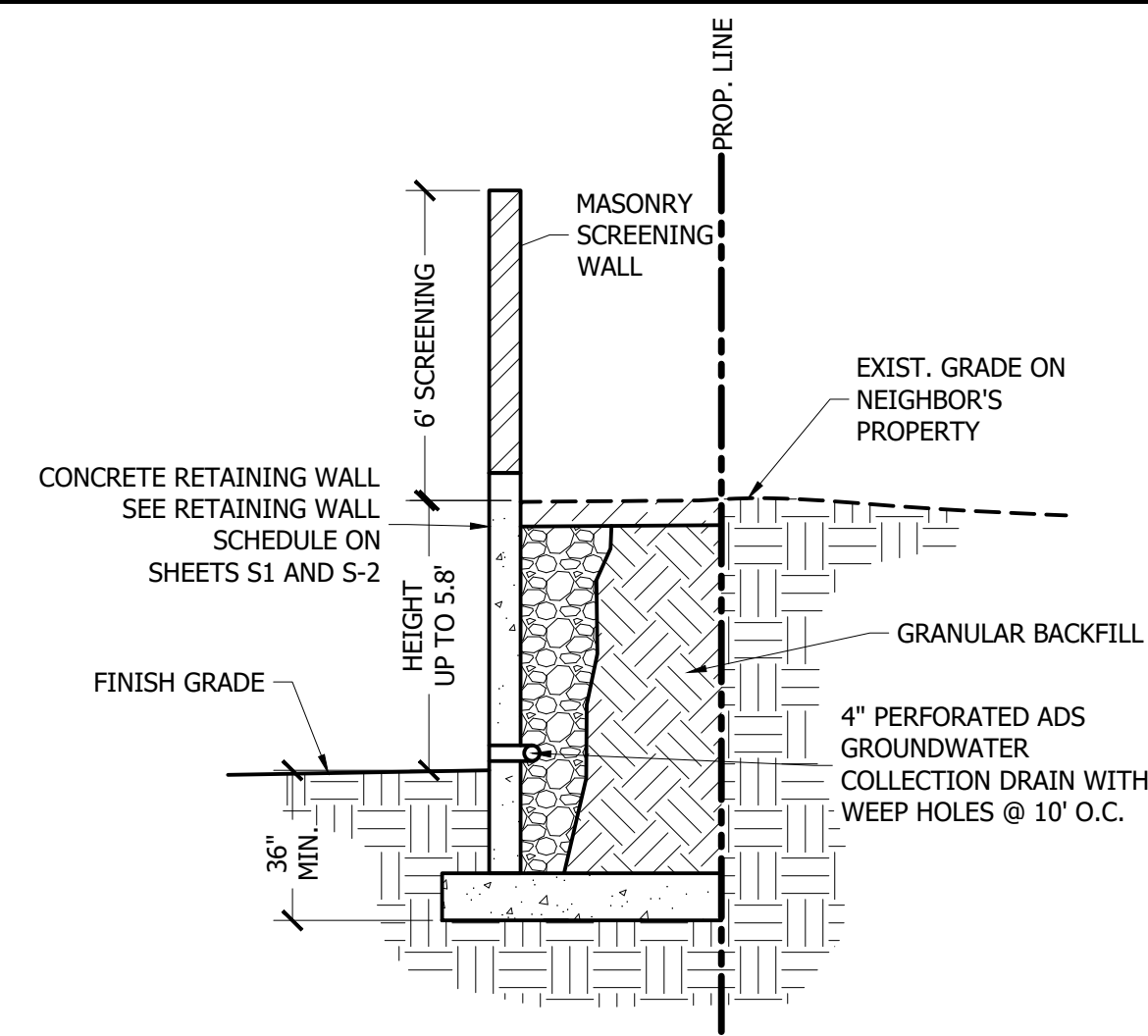
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**SOUTH BOUNDARY MASONRY SCREENING WALL**

X2A  
 C400

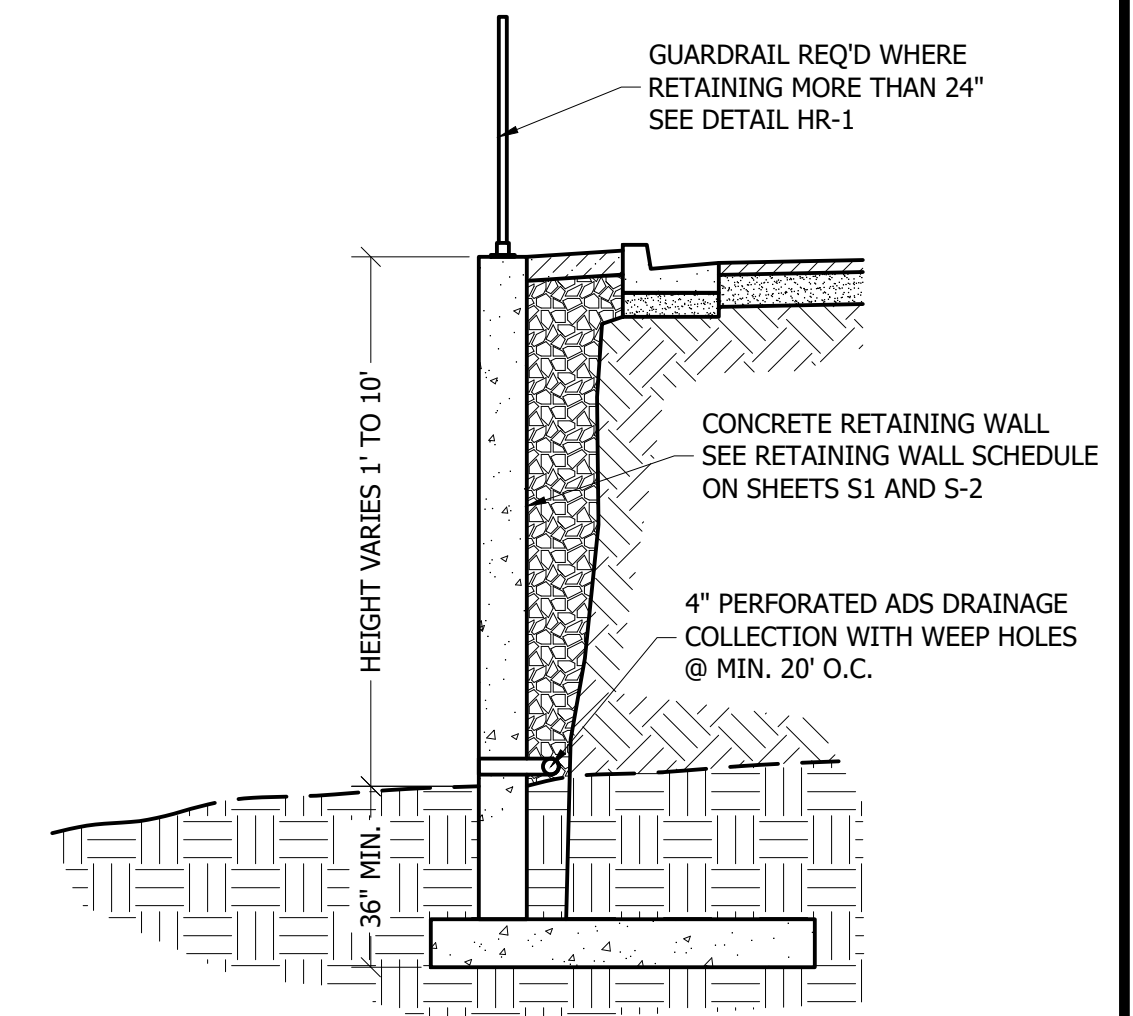
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**SOUTH BOUNDARY CONCRETE RETAINING WALL WITH MASONRY SCREENING**

X2B  
 C400

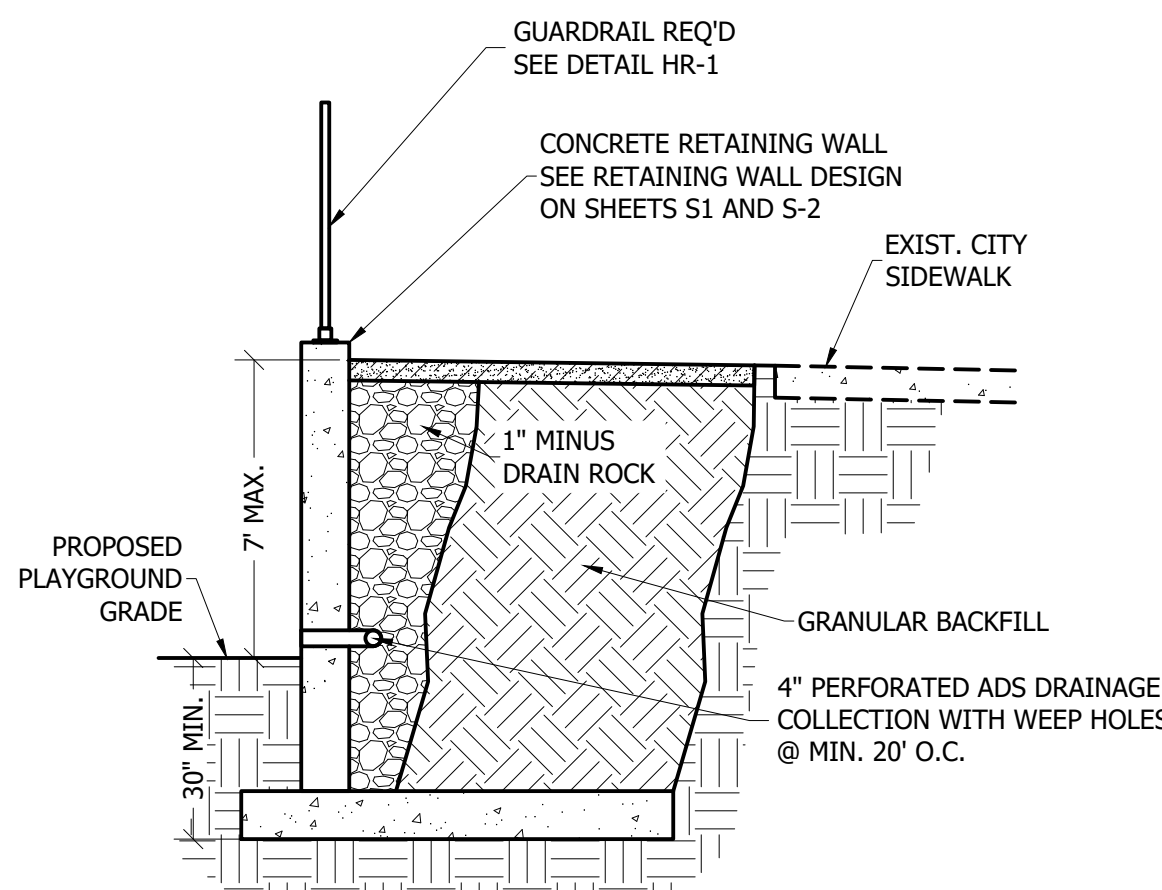
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**CONCRETE RETAINING WALL SECTION**

X3  
 C400

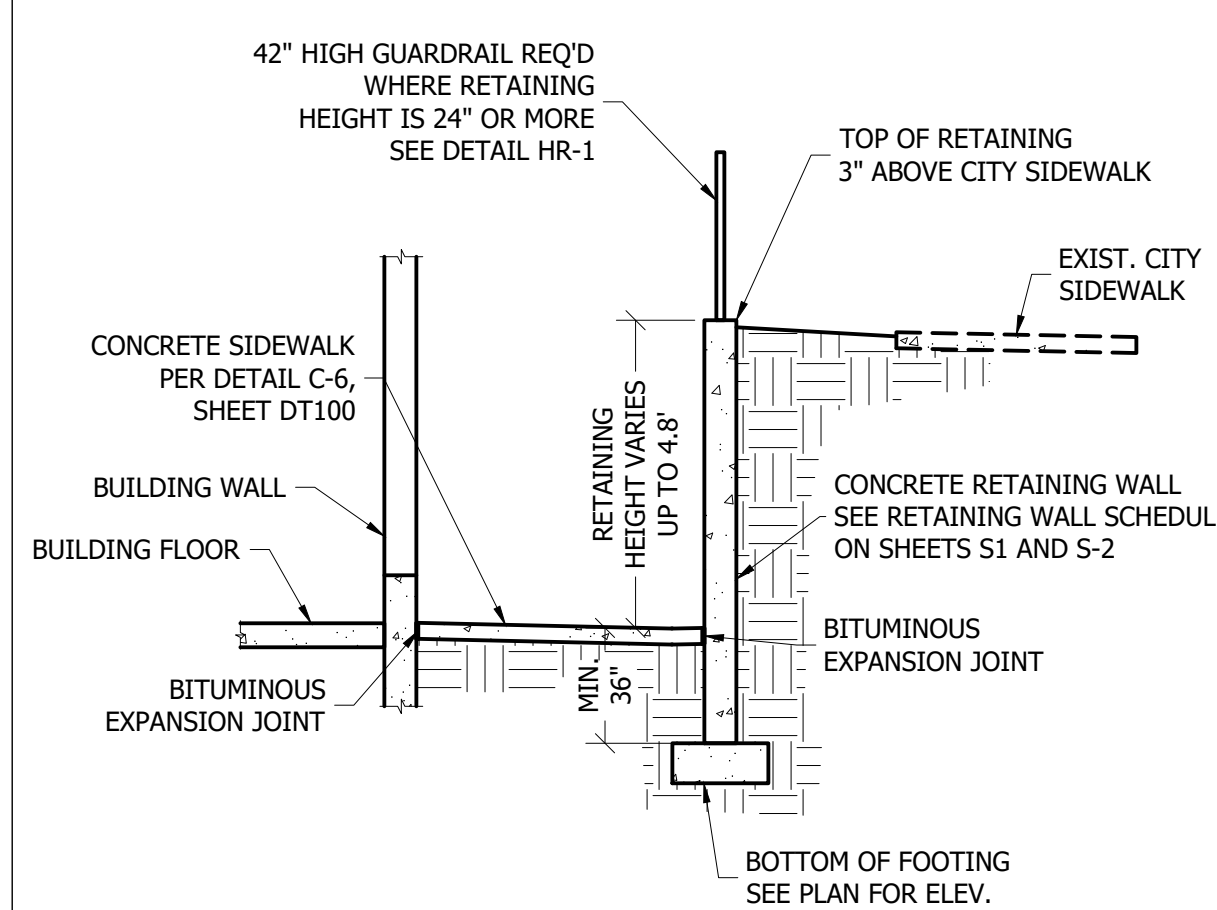
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**UPPER AREA CONCRETE RETAINING WALL**

X4  
 C400

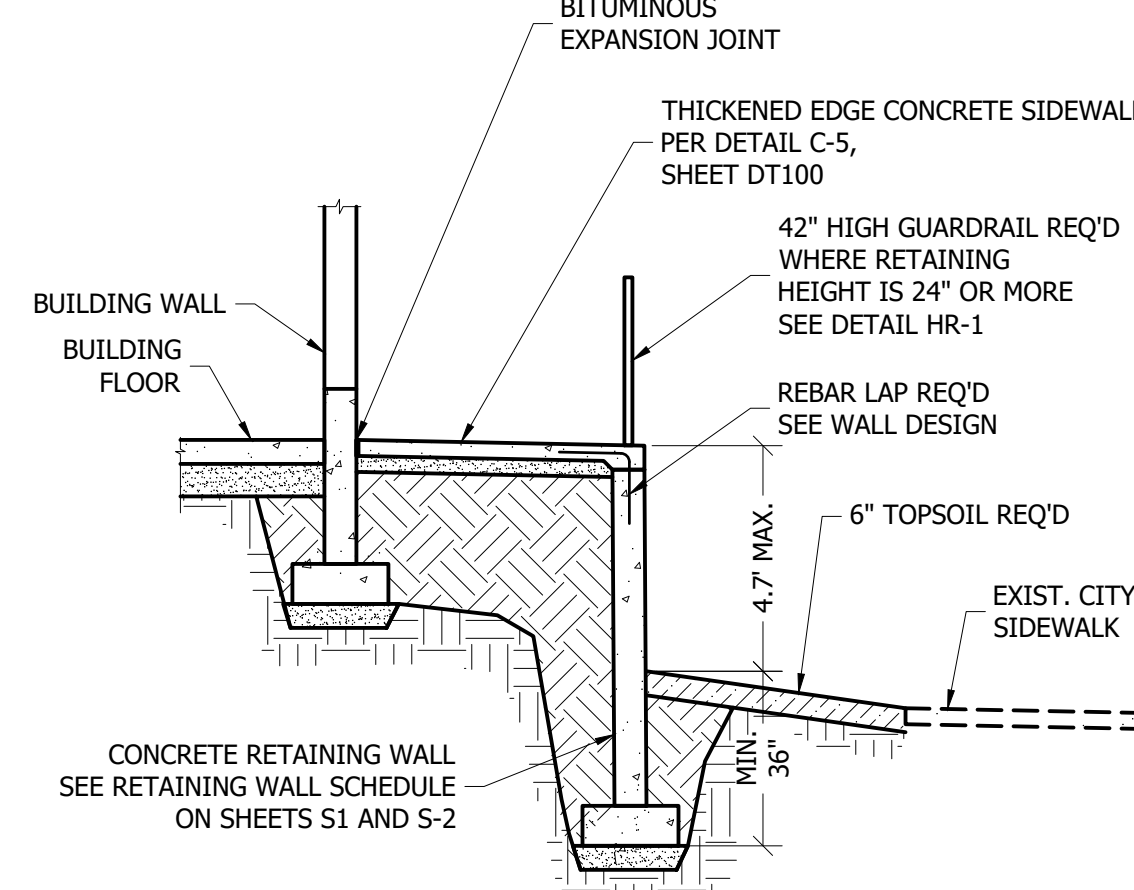
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**CONCRETE RETAINING WALL SECTION**

X5  
 C400

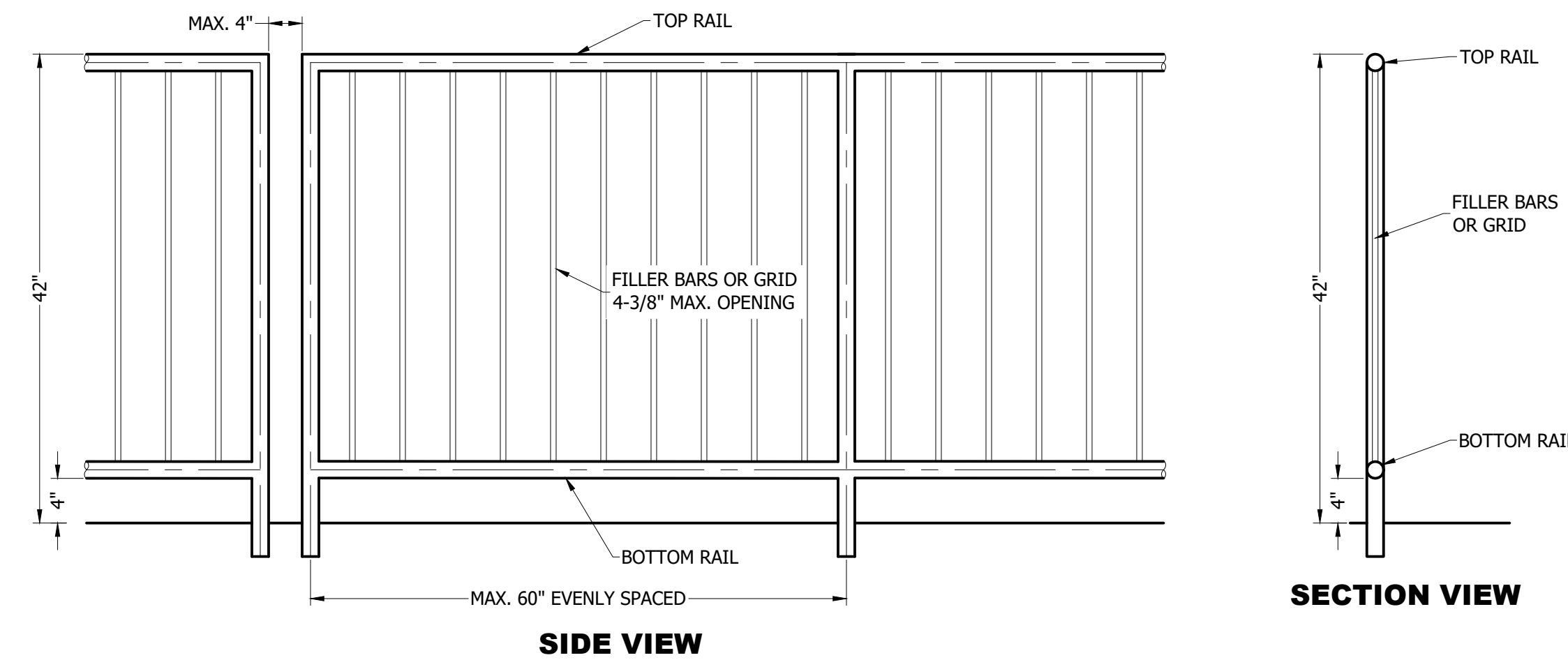
RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2



**UNDER SIDEWALK CONCRETE RETAINING WALL SECTION**

X6  
 C400

RETAINING WALL CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE STRUCTURAL ENGINEER'S DESIGN, SPECIFICATIONS AND SCHEDULE ON SHEETS S1 & S2

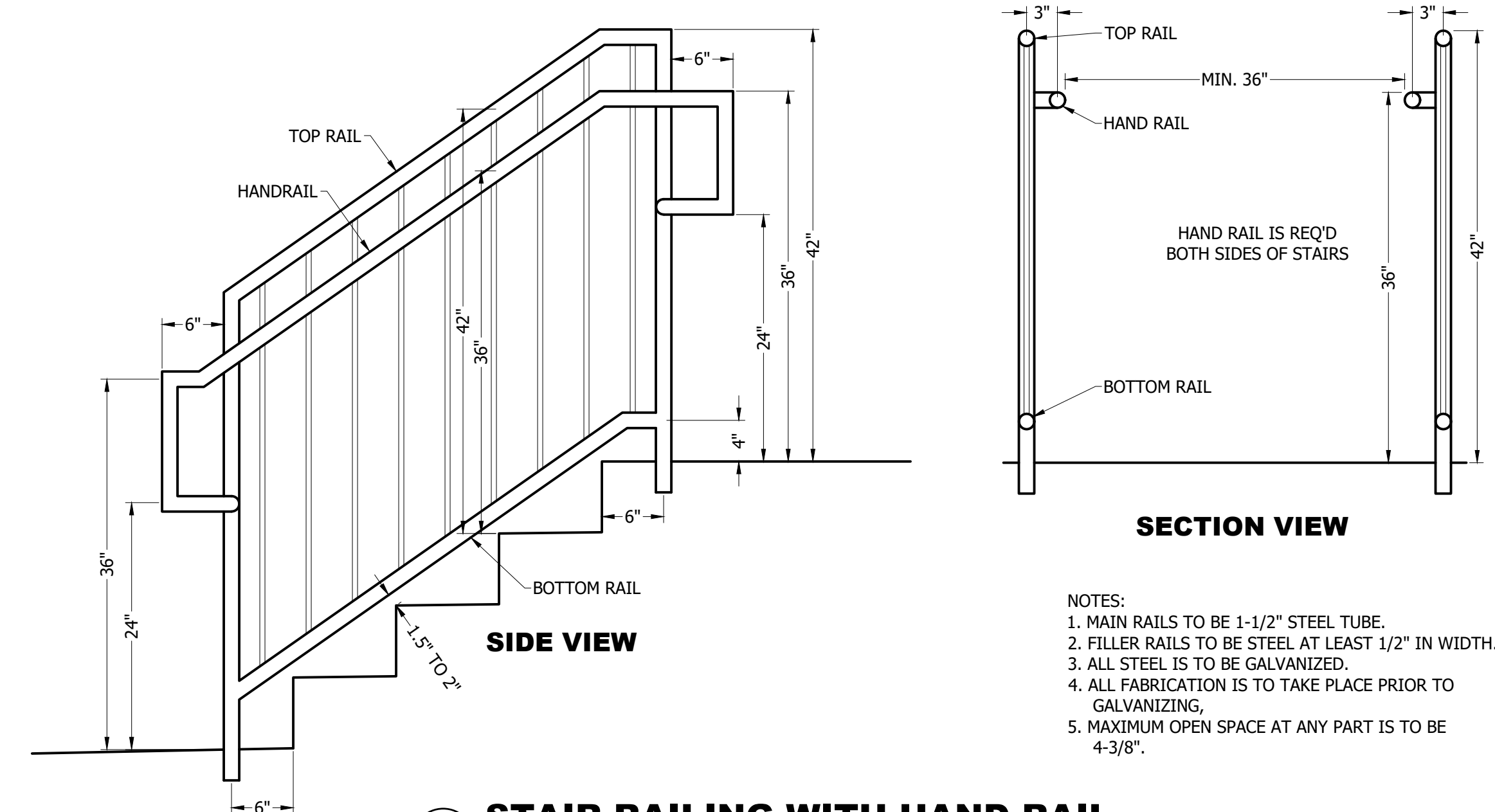


**PROTECTIVE RAILING**

HR-1  
 C400

TYPICAL  
 SCALE 1" = 1'

- NOTES:  
 1. MAIN RAILS TO BE 1-1/2" STEEL TUBE.  
 2. FILLER RAILS TO BE STEEL AT LEAST 1/2" IN WIDTH.  
 3. ALL STEEL IS TO BE GALVANIZED.  
 4. ALL FABRICATION IS TO TAKE PLACE PRIOR TO GALVANIZING.  
 5. MAXIMUM OPEN SPACE AT ANY PART IS TO BE 4-3/8".



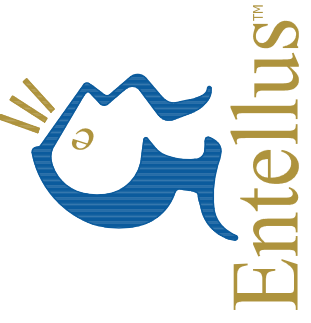
**STAIR RAILING WITH HAND RAIL**

HR-2  
 C400

TYPICAL  
 SCALE 1" = 1'

- NOTES:  
 1. MAIN RAILS TO BE 1-1/2" STEEL TUBE.  
 2. FILLER RAILS TO BE STEEL AT LEAST 1/2" IN WIDTH.  
 3. ALL STEEL IS TO BE GALVANIZED.  
 4. ALL FABRICATION IS TO TAKE PLACE PRIOR TO GALVANIZING.  
 5. MAXIMUM OPEN SPACE AT ANY PART IS TO BE 4-3/8".

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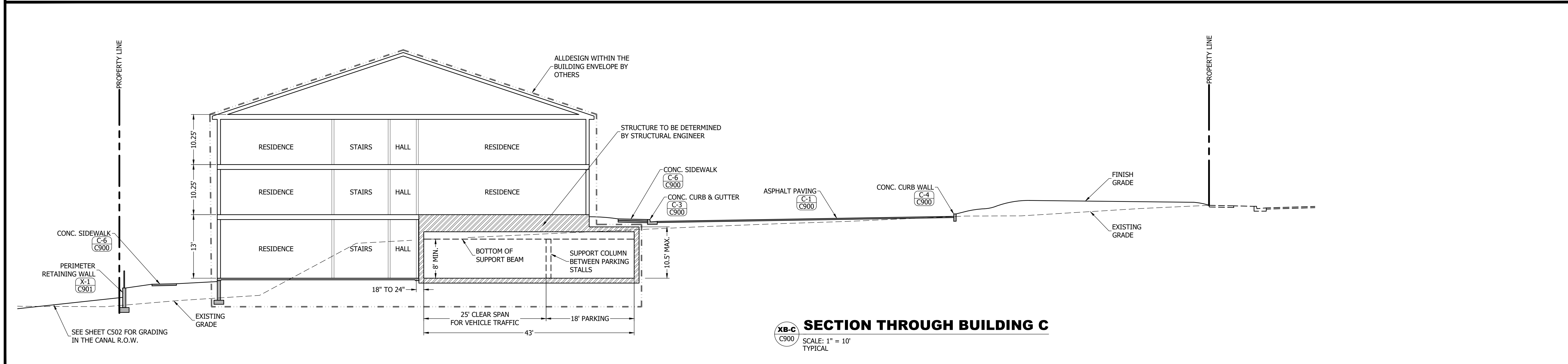
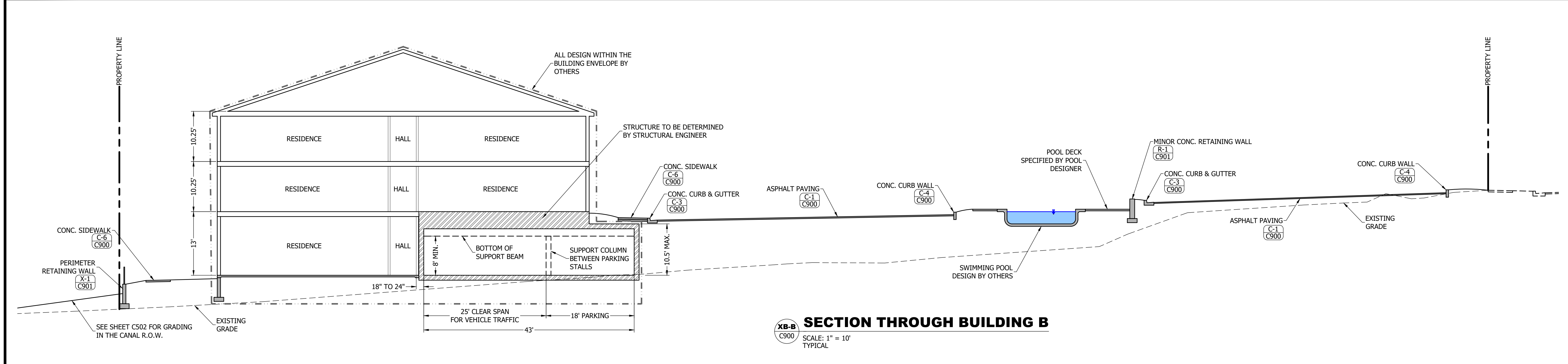
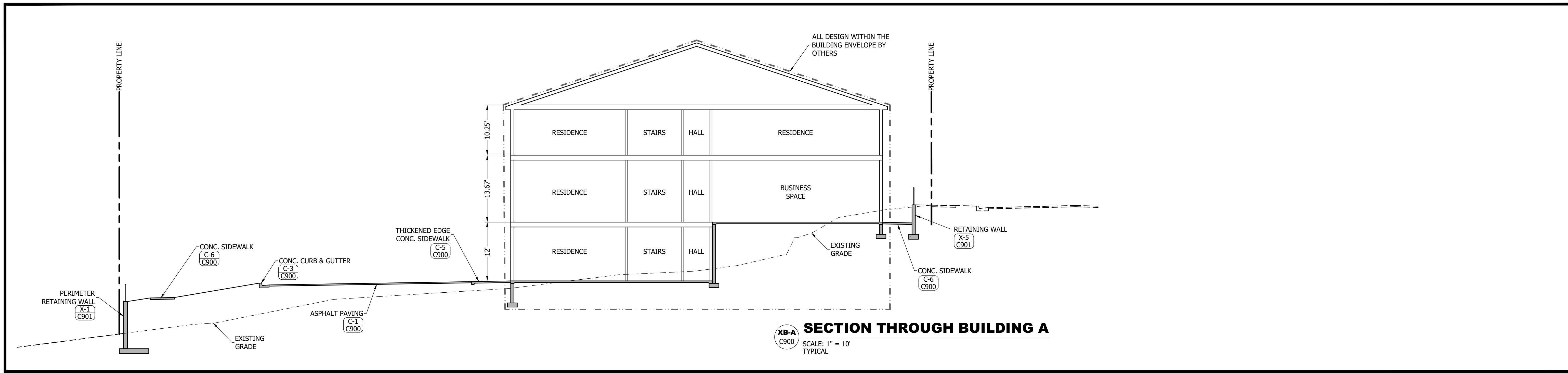


Client:  
 Contact:  
 Phone & Email:  
 Address:

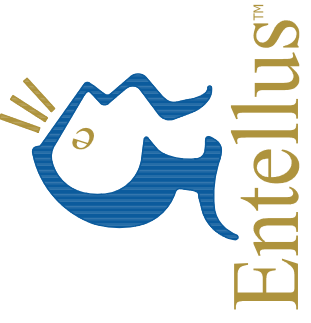
THE LOFTS AT DEER RUN  
 7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 SHEETS.dwg  
**C901**  
 RETAINING WALL SECTIONS



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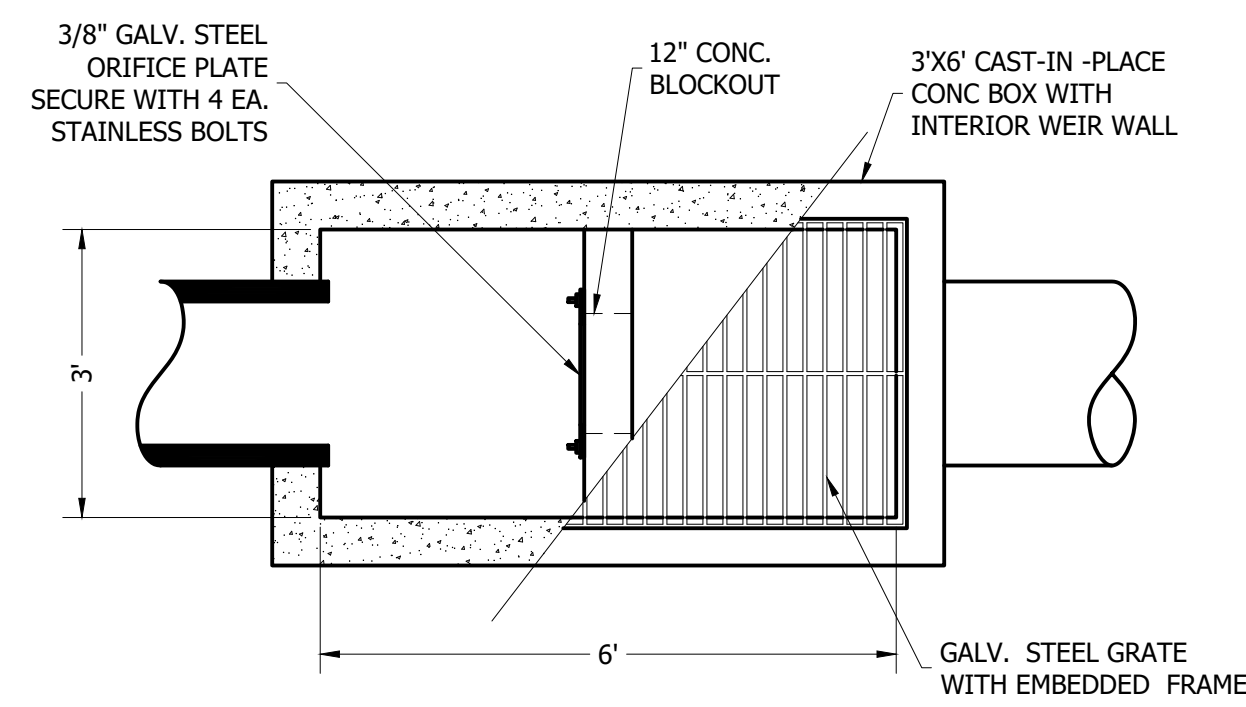


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Address:

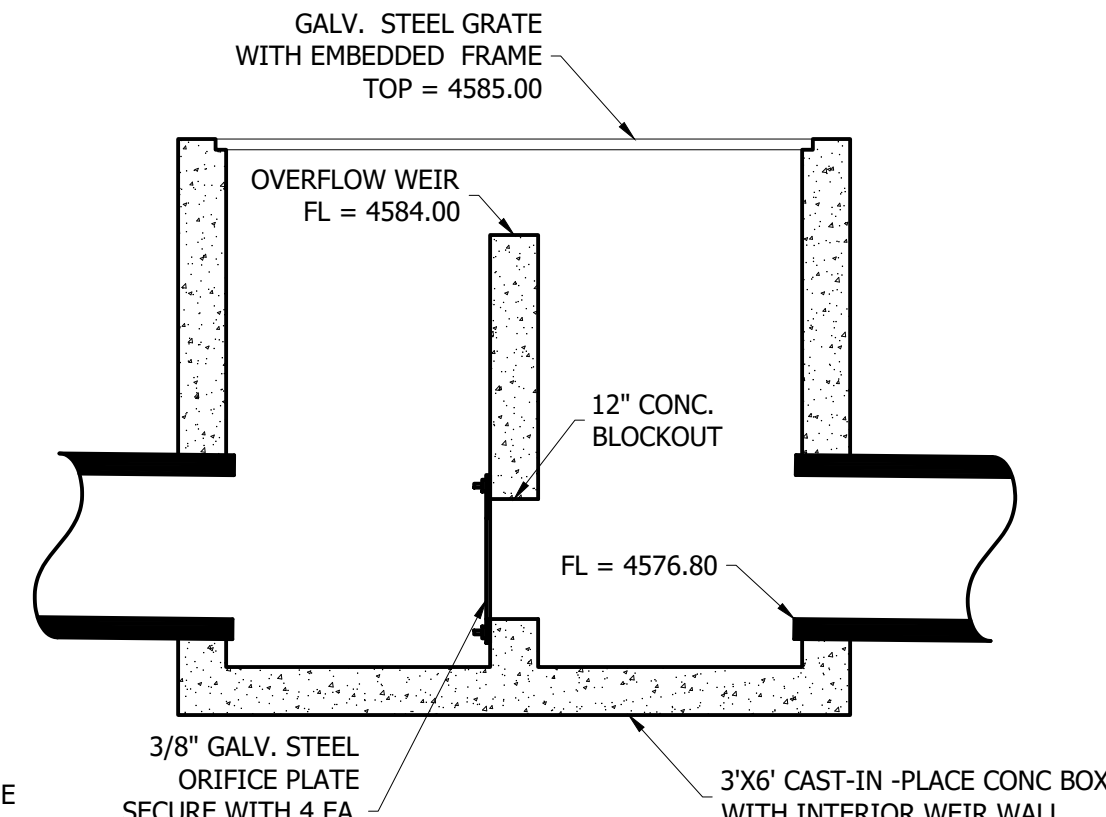
**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.E. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
FG 1025006.dwg

**C902**  
BUILDING SECTIONS



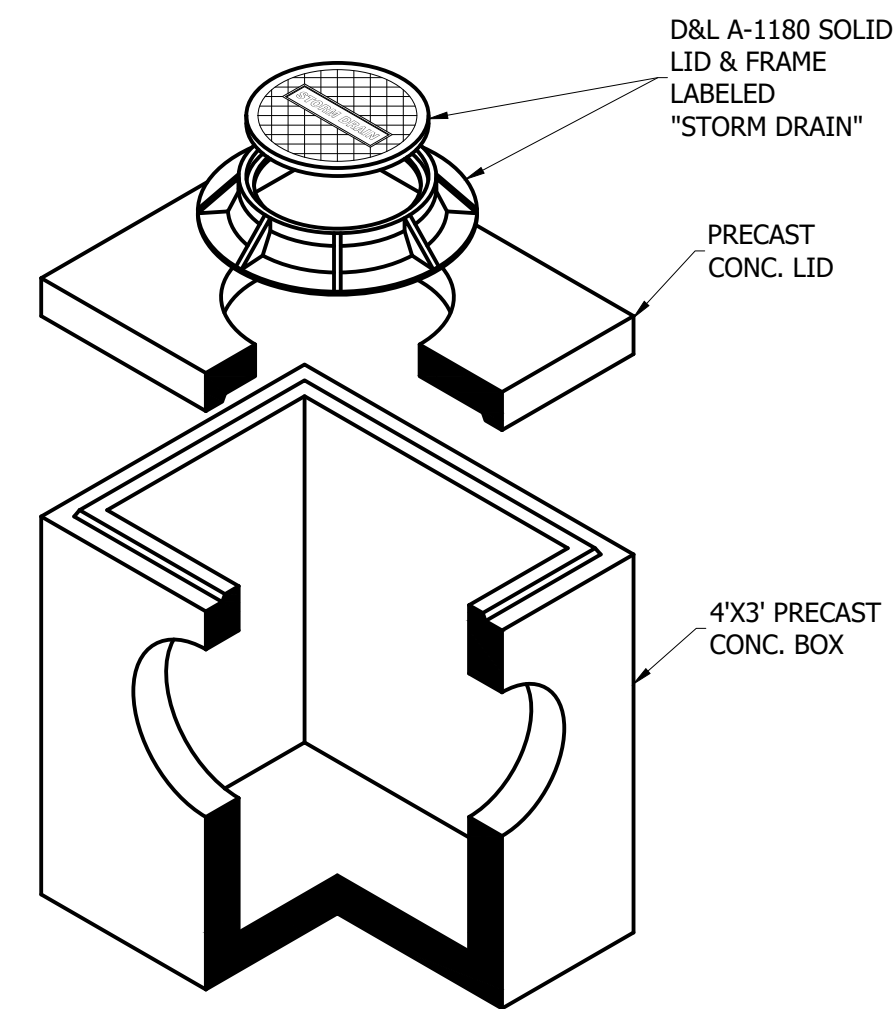
PLAN VIEW



SECTION VIEW

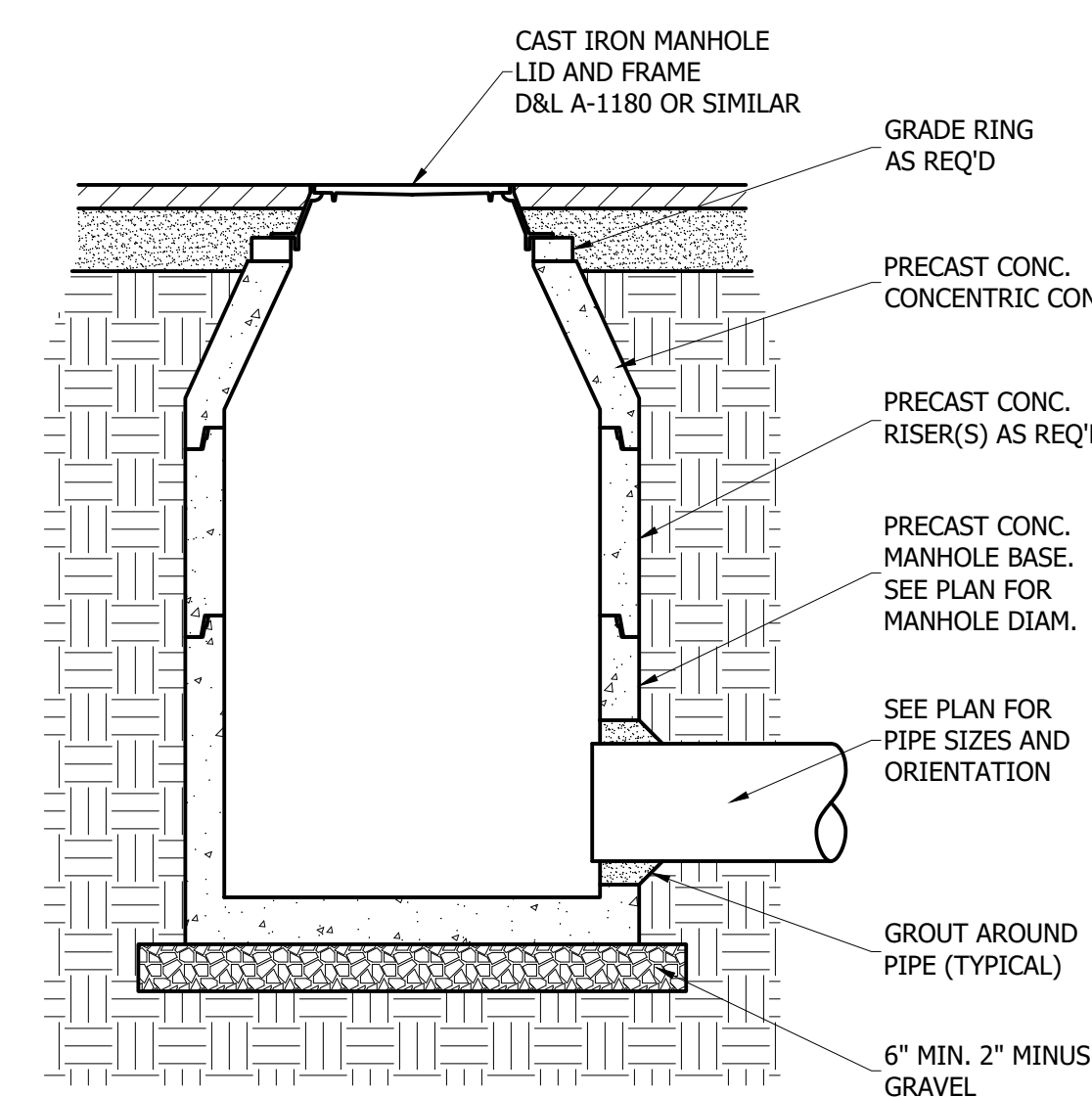
**PRIVATE STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR**

SD-1  
C600  
TYPICAL  
N.T.S.



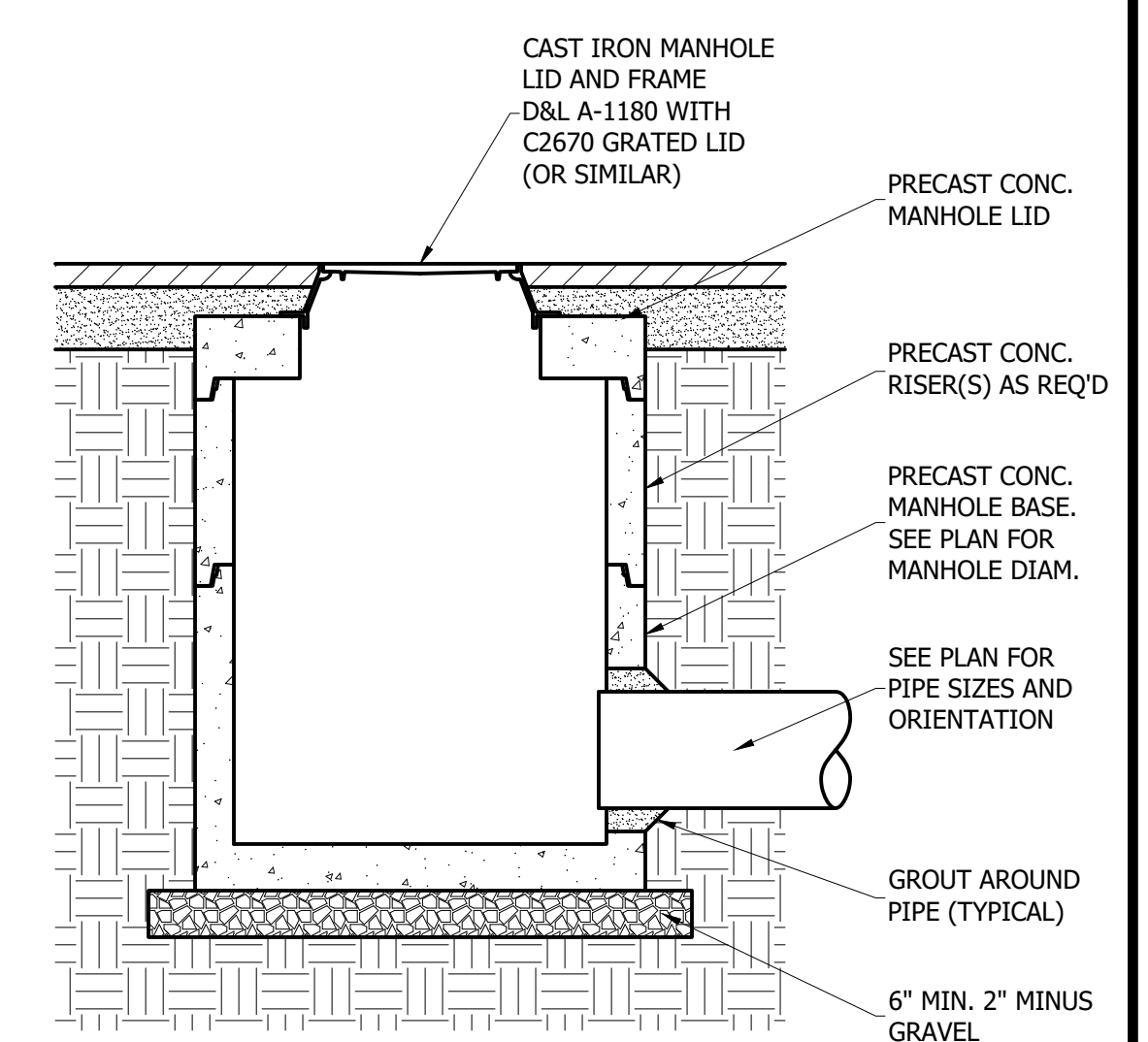
**PRIVATE STORM DRAIN 4'X3' CATCH BASIN**

SD-2  
C600  
TYPICAL  
N.T.S.



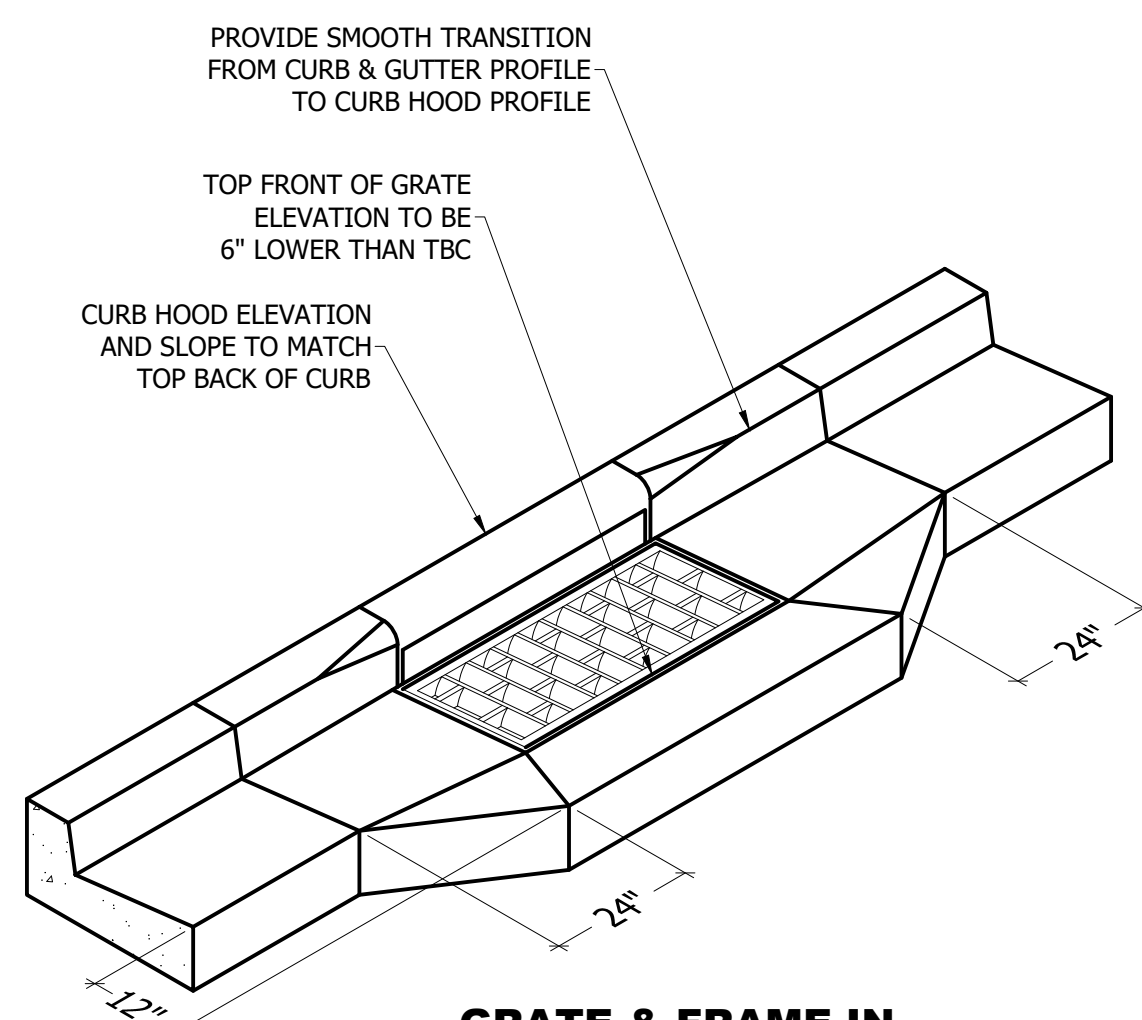
**PRIVATE CONCENTRIC CONE STORM DRAIN MANHOLE**

SD-3  
C600  
TYPICAL  
N.T.S.



**PRIVATE INLET/OUTLET STORM DRAIN MANHOLE**

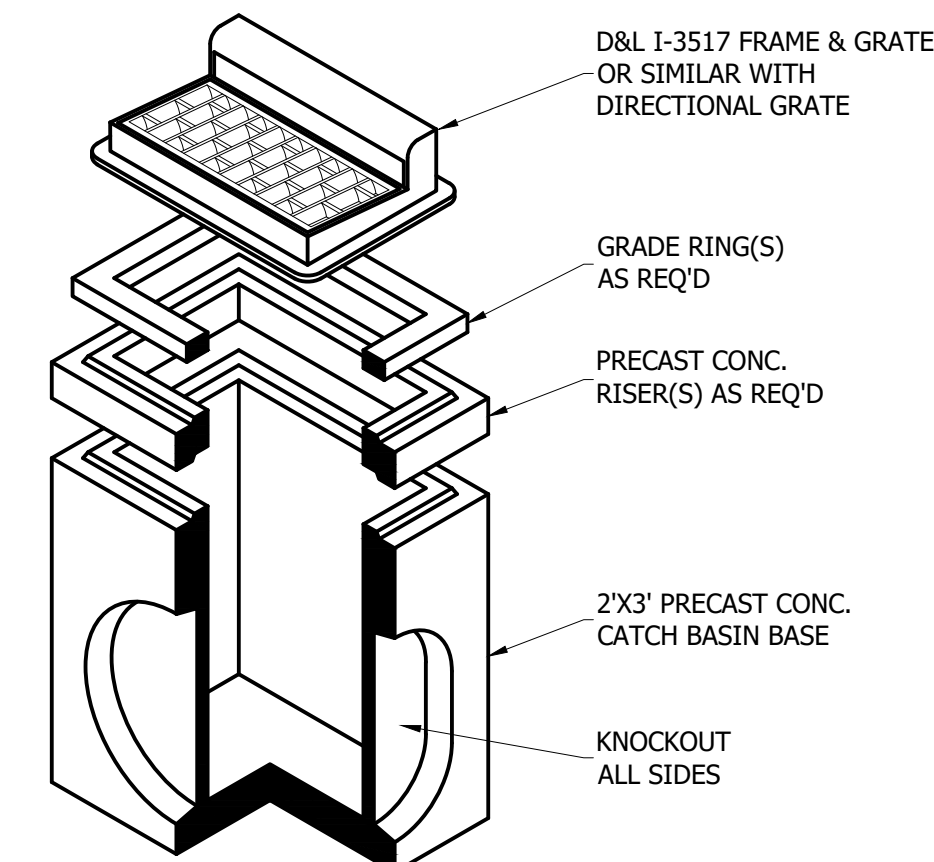
SD-4  
C600  
TYPICAL  
N.T.S.



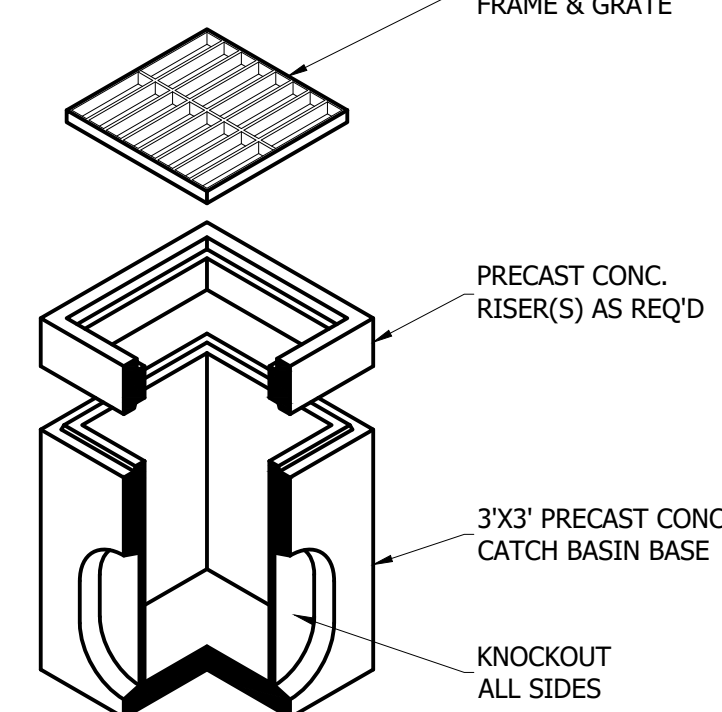
GRATE & FRAME IN CONCRETE CURB & GUTTER

**PRIVATE STORM DRAIN CURB INLET BOX**

SD-4  
C600  
TYPICAL  
N.T.S.

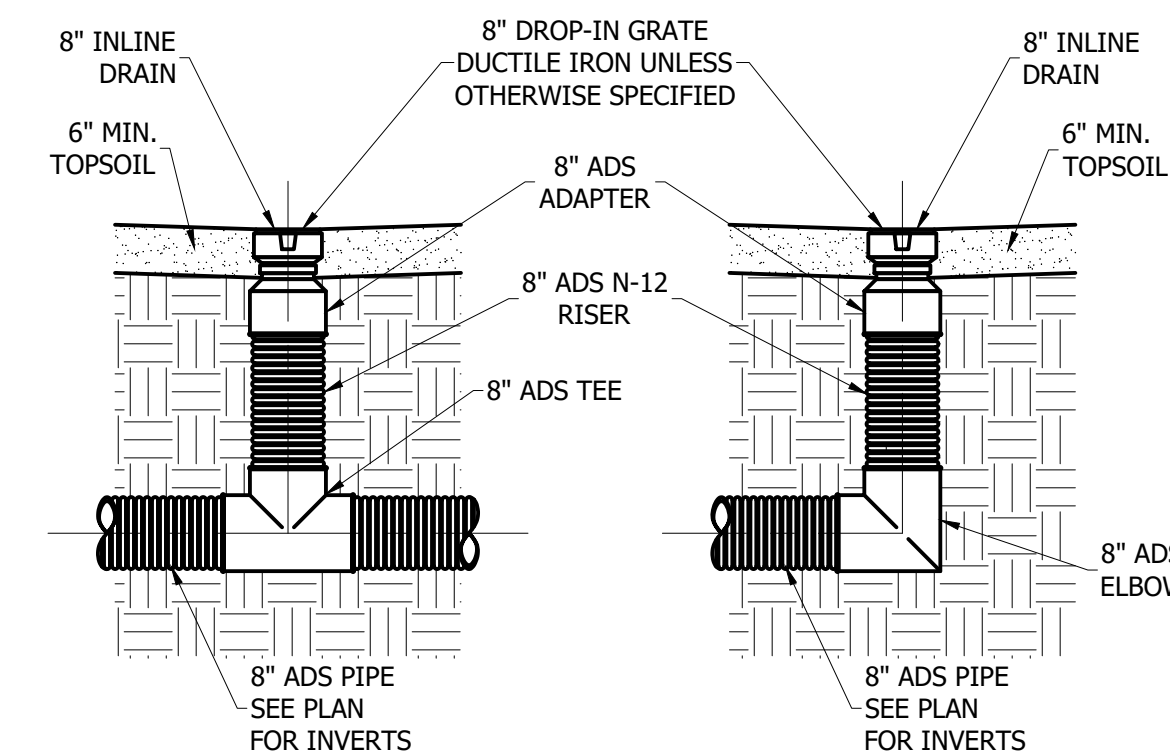


GRATE & FRAME WITH PRECAST CONCRETE BOX



**PRIVATE STORM DRAIN 3'X3' CATCH BASIN**

SD-5  
C600  
TYPICAL  
N.T.S.

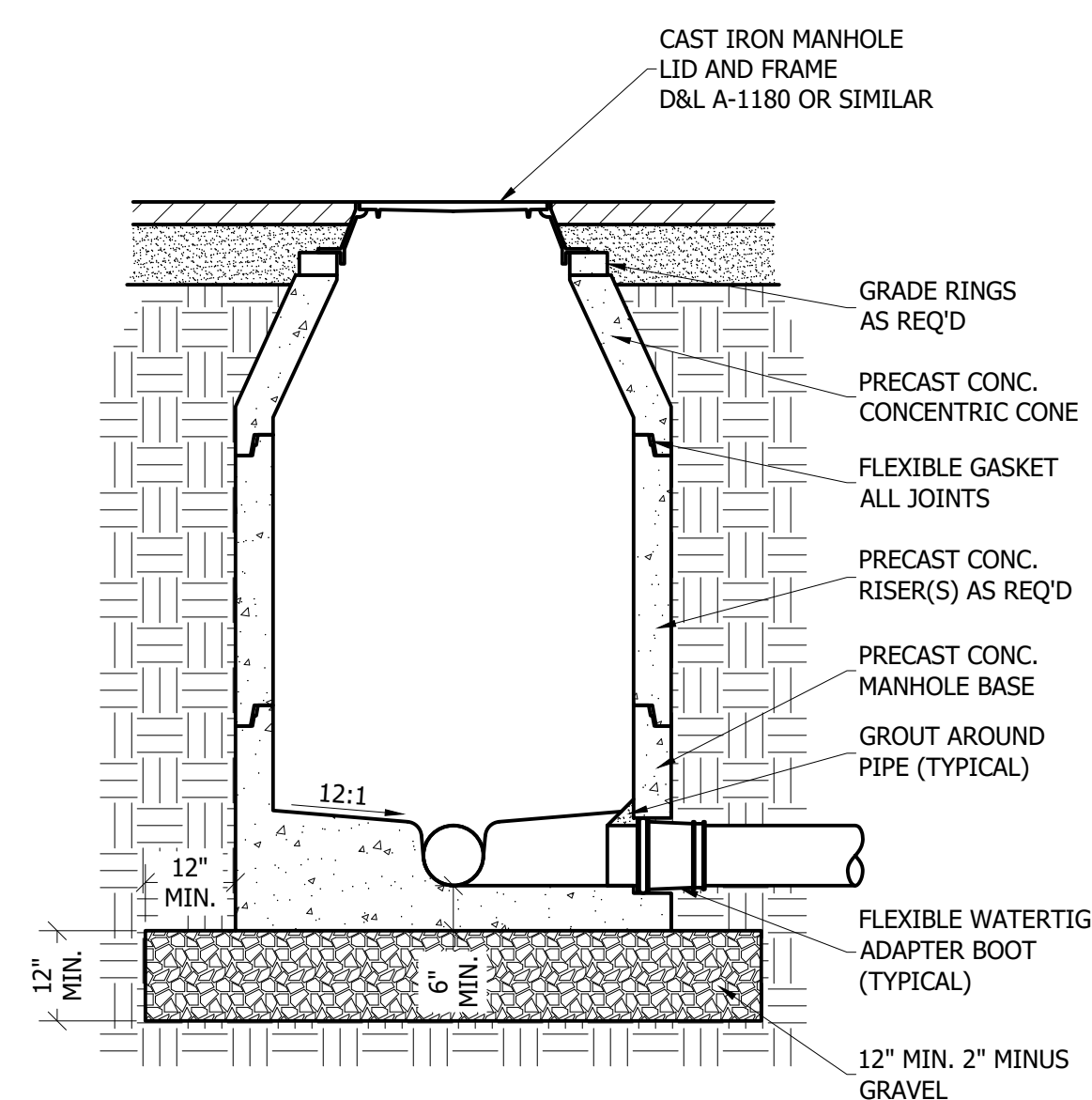


INLINE TEE

INLINE ELBOW

**8" INLINE ADS YARD DRAIN**

SD-6  
C600  
TYPICAL  
N.T.S.

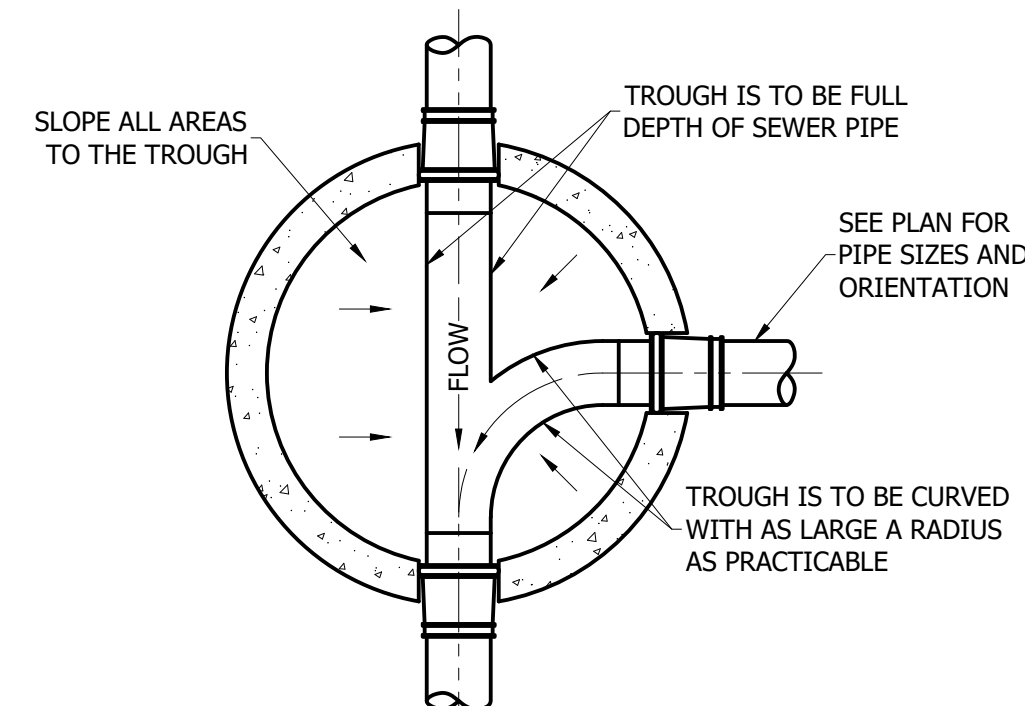


SECTION VIEW

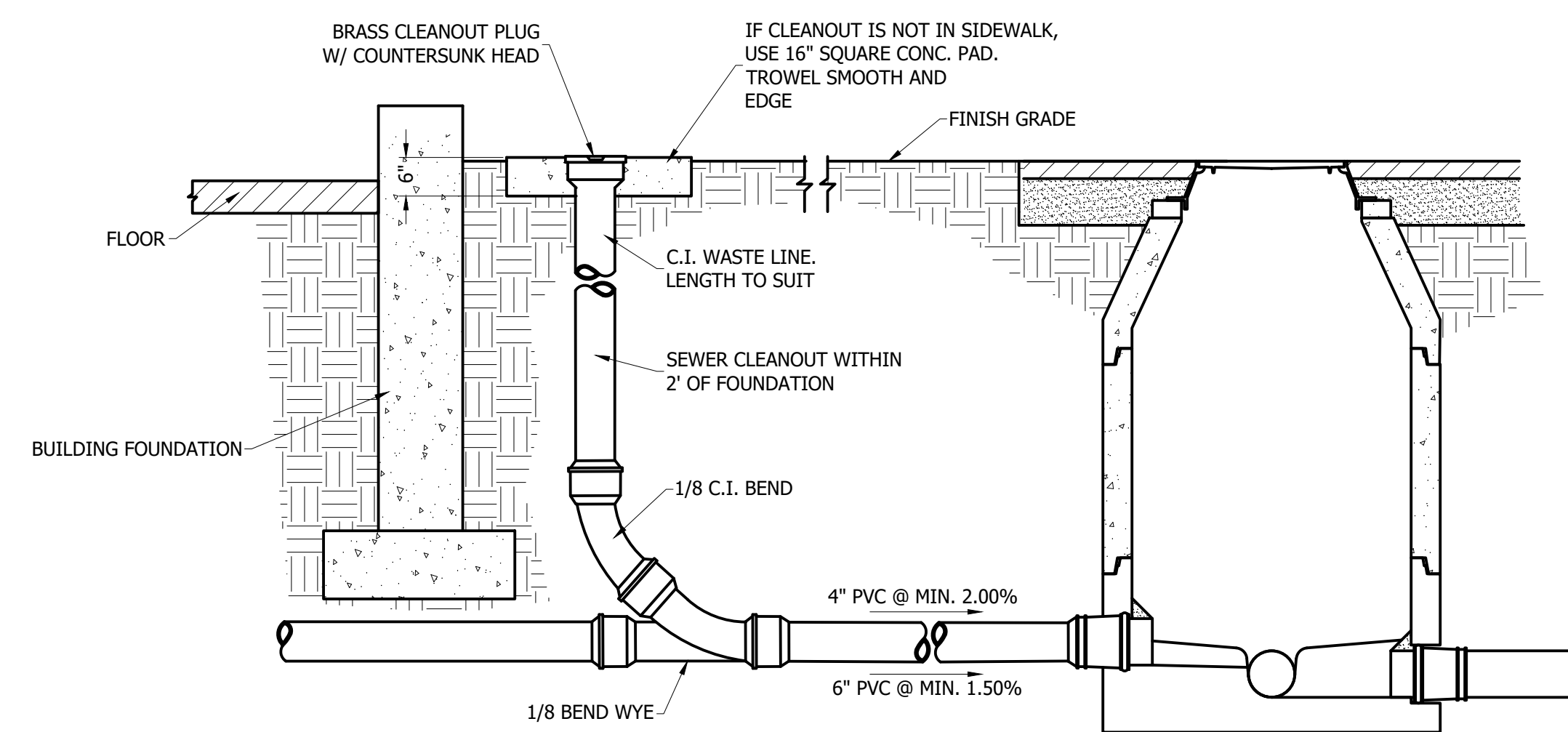
**PRIVATE CONCENTRIC CONE SANITARY SEWER MANHOLE**

SS-1  
C600  
TYPICAL  
N.T.S.

- NOTES
1. PRECAST CONCRETE MANHOLE IS TO MEET AASHTO HS-20 LOADING SPECIFICATION.
  2. MINIMUM MANHOLE SIZE IS 48 INCHES IN DIAMETER.
  3. MANHOLES WITH THREE OR MORE CONNECTIONS ARE TO BE 60 INCHES IN DIAMETER.
  4. CONCRETE IS TO BE 4,000 PSI TEST.
  5. ALL JOINTS BETWEEN PRECAST SECTIONS ARE TO BE SEALED WITH A FLEXIBLE GASKET.
  6. ALL PIPE CONNECTIONS ARE TO BE SEALED WITH A FLEXIBLE ADAPTER BOOT, AND GROUTED IN PLACE INSIDE THE MANHOLE BASE.



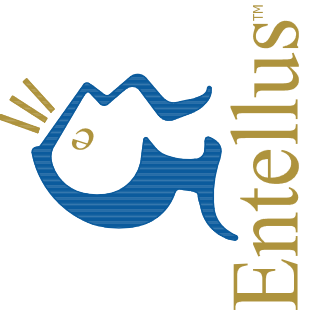
PLAN VIEW



**SEWER LATERAL TO MANHOLE**

SS-2  
C600  
TYPICAL  
N.T.S.

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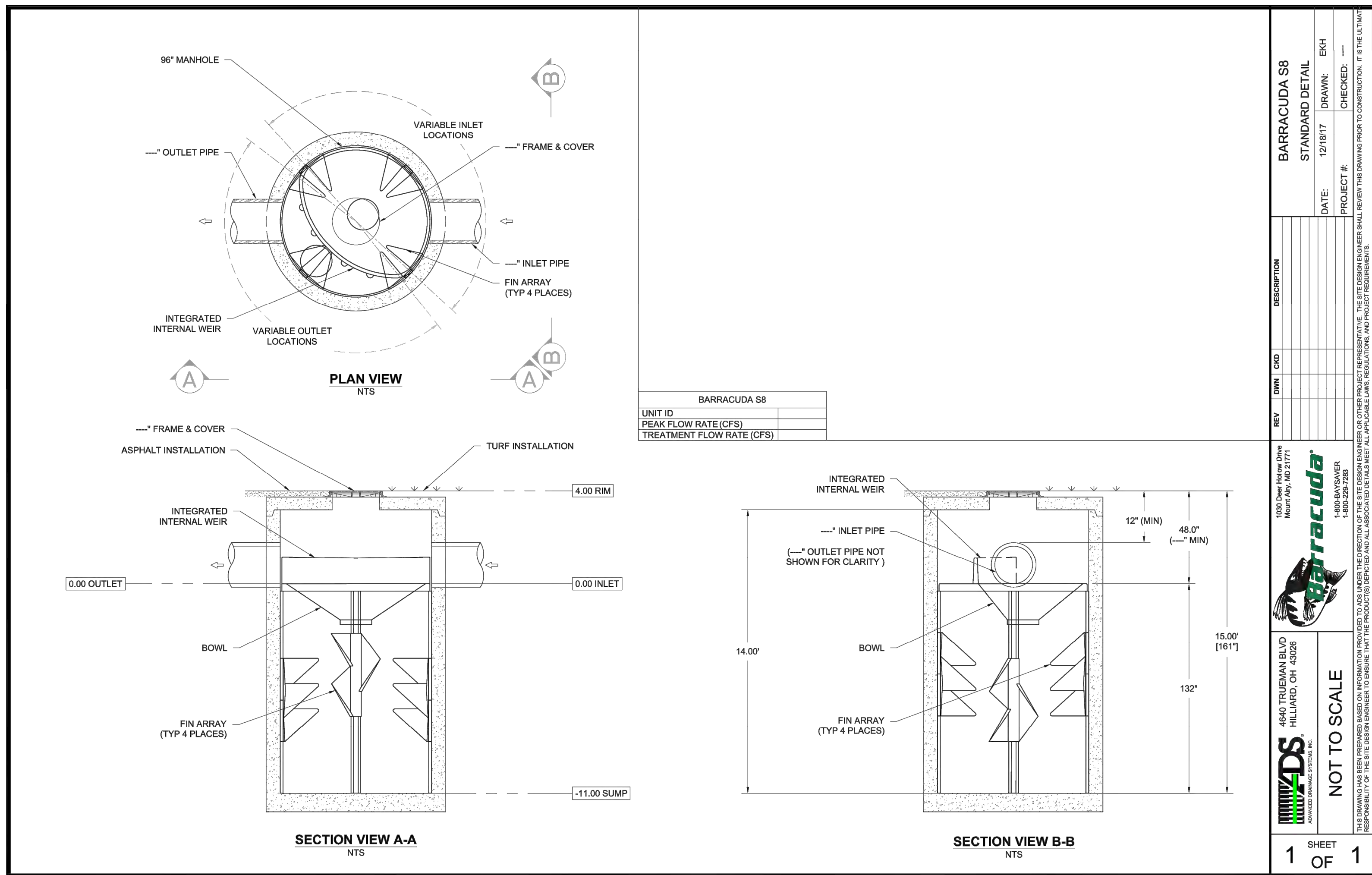
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Contact:  
Phone & Email:  
Address:

THE LOFTS AT DEER RUN

7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.E. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 DETAIL  
SHEETS.dwg  
**C910**  
UTILITY DETAILS



**BARRACUDA S8**  
STANDARD DETAIL

DATE: 12/18/17 DRAWN: BRY  
PROJECT #: CHECKED: ---

DESCRIPTION

REV

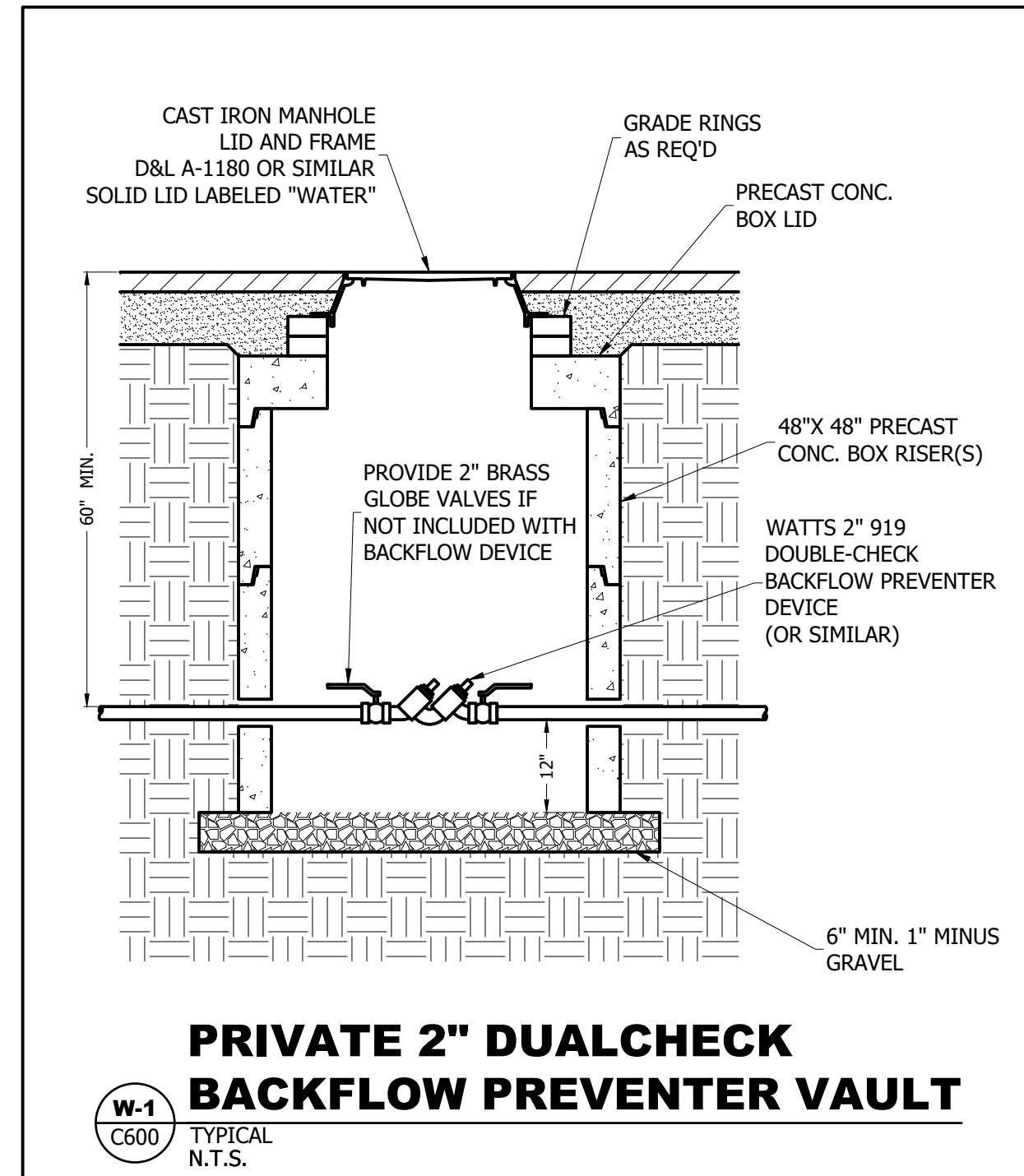
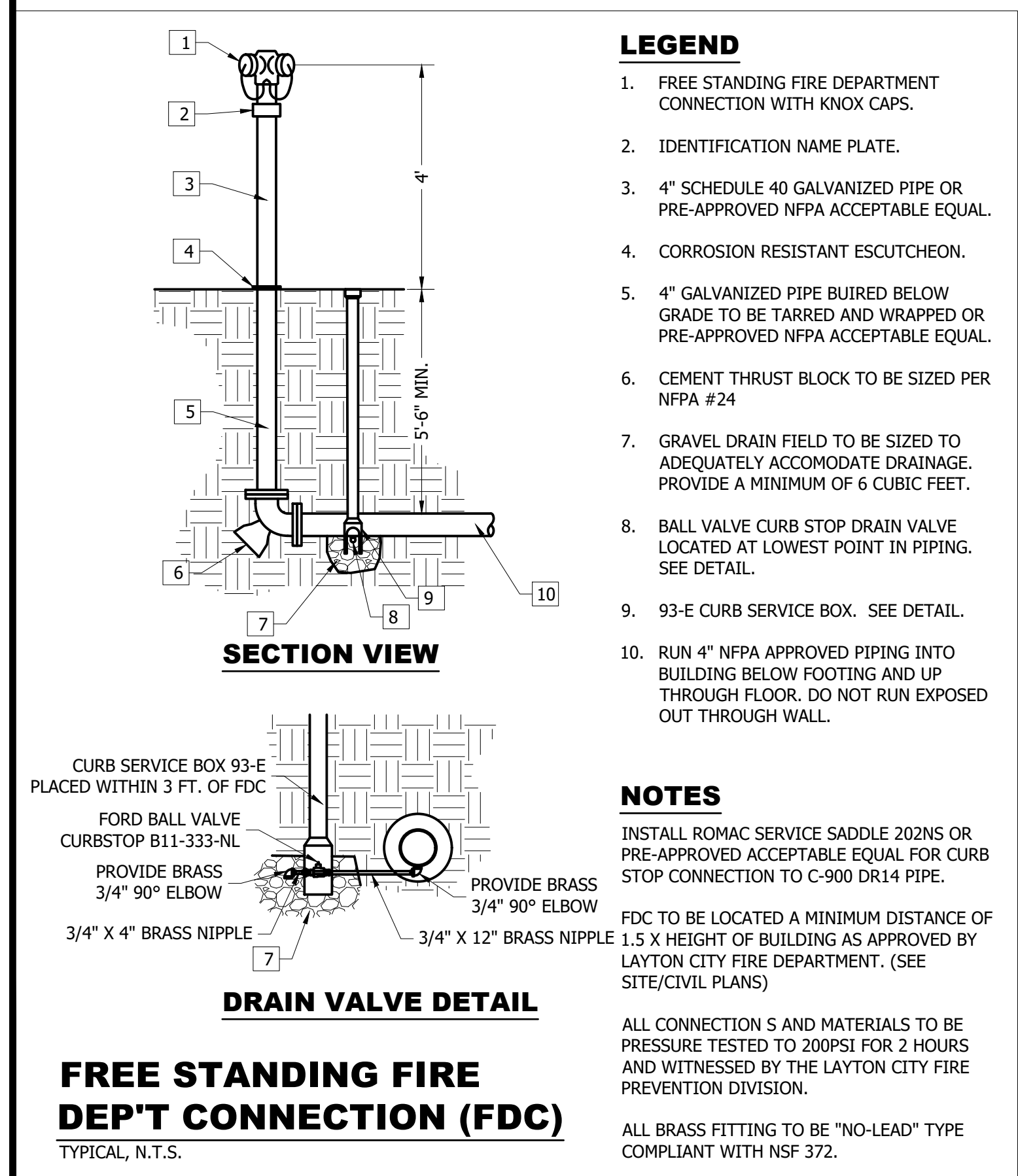
DATE

DESCRIPTION

4640 TRUBMAN BLVD  
HILLIARD, OH 43068  
4400 BARRACUDA  
1-800-226-7282

**NOT TO SCALE**

1 SHEET  
OF 1



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Woods Cross, UT 84010  
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**Entellus**

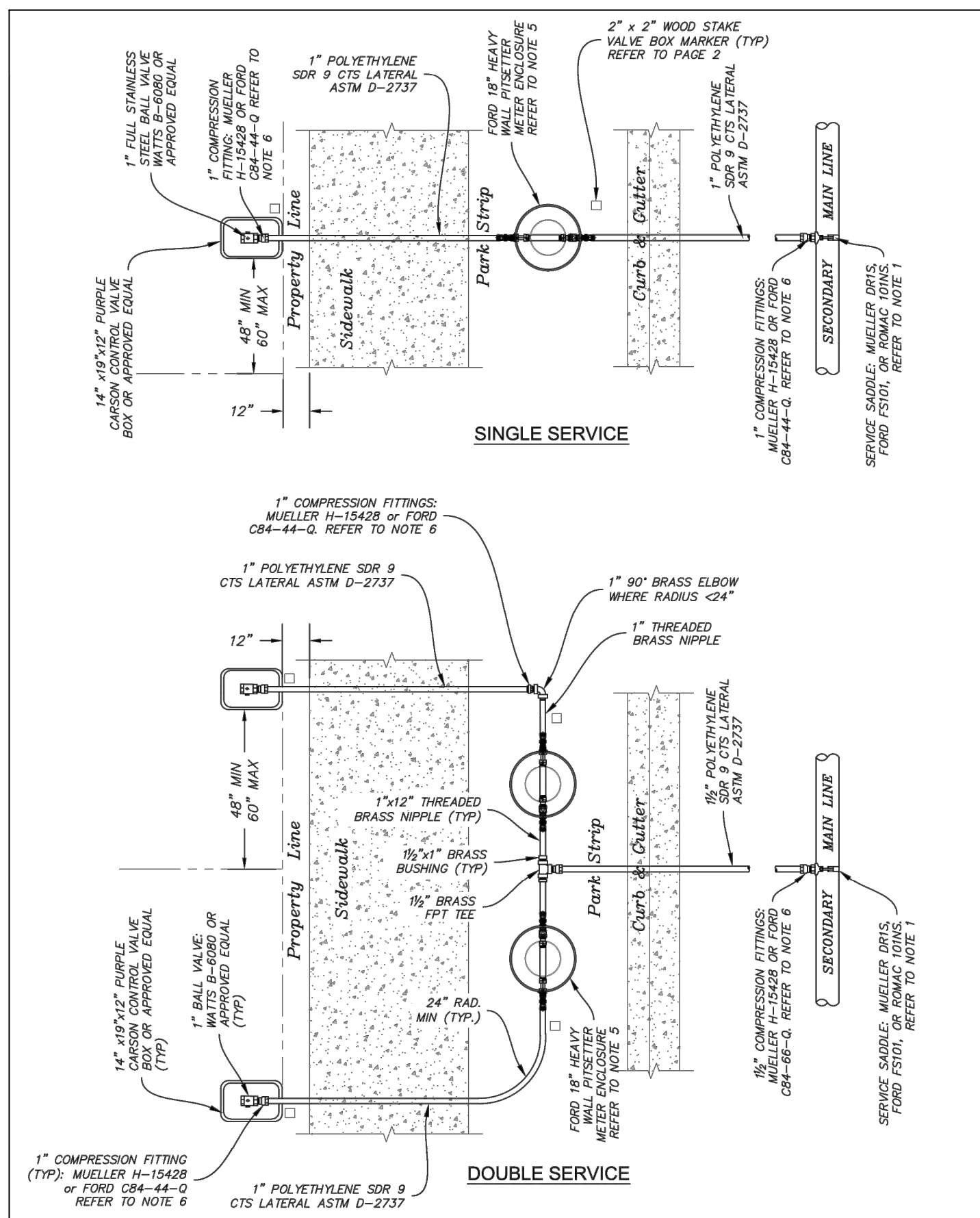
REGISTERED PROFESSIONAL ENGINEER  
No. 375153  
Leland K. Martineau  
4-22-21  
STATE OF UTAH

Client:  
Contact:  
Phone & Email:  
Address:

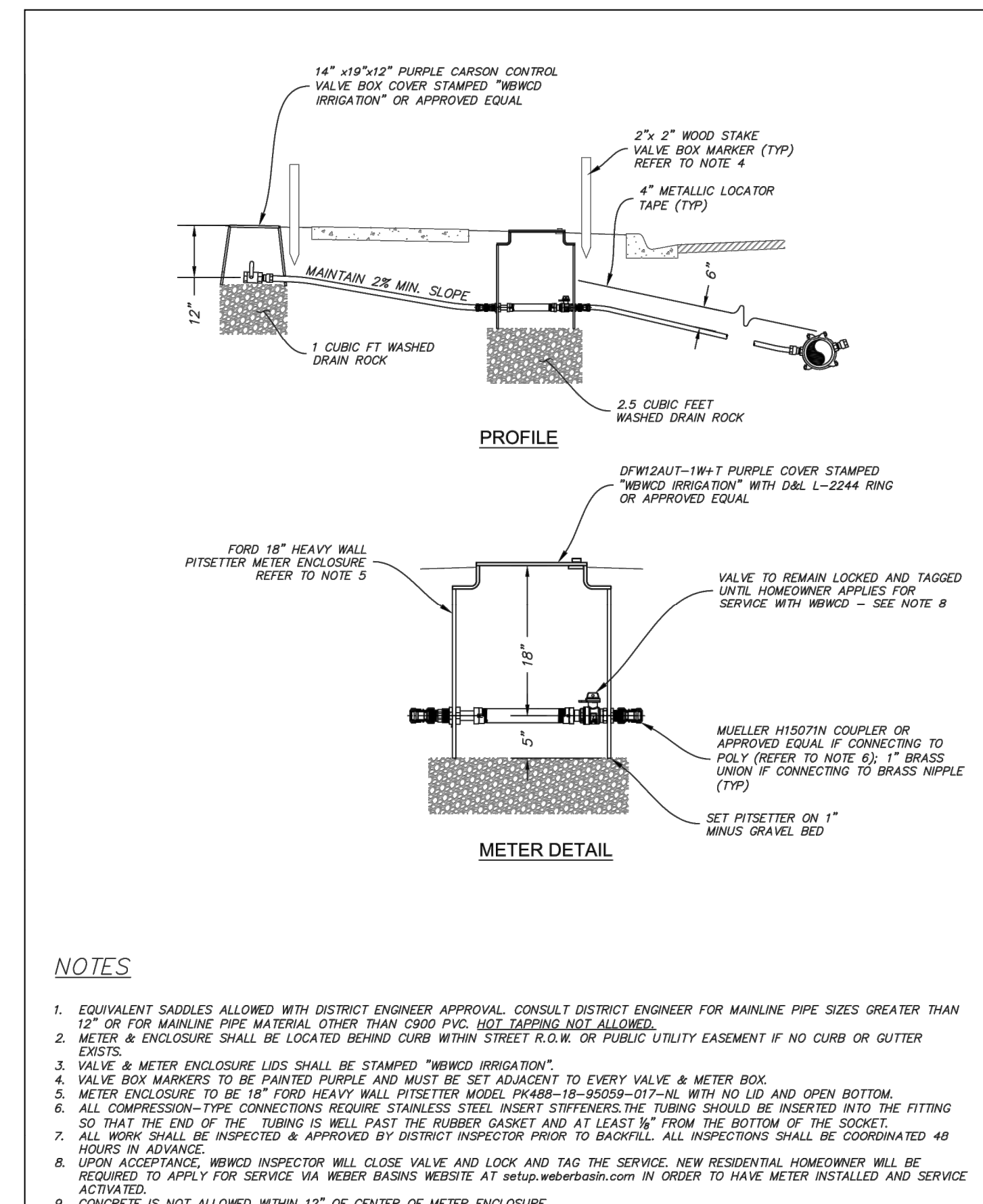
**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
1025006 DETAIL  
SHEETS.dwg  
**C911**  
UTILITY DETAILS



<p>WEBER BASIN WATER CONSERVANCY DISTRICT 2837 East Highway 193 Layton, Utah 84040 (801) 771-1677</p>	<p>SECONDARY WATER</p> <p>1" METERED SERVICE CONNECTION</p>	STANDARD DRAWING SW-01.1	
		APPROVED BY: D.A.J.	ISSUE DATE 04/2020
PAGE 01 OF 02			



<p>WEBER BASIN WATER CONSERVANCY DISTRICT 2837 East Highway 193 Layton, Utah 84040 (801) 771-1677</p>	<p>SECONDARY WATER</p> <p>1" METERED SERVICE CONNECTION</p>	STANDARD DRAWING SW-01.2	
		APPROVED BY: D.A.J.	ISSUE DATE 04/2020
PAGE 02 OF 02			

- NOTES**
- EQUIVALENT SADDLES ALLOWED WITH DISTRICT ENGINEER APPROVAL. CONSULT DISTRICT ENGINEER FOR MAINLINE PIPE SIZES GREATER THAN 12" OR FOR MAINLINE PIPE MATERIAL OTHER THAN C900 PVC. HOT TAPPING NOT ALLOWED.
  - METER & ENCLOSURE SHALL BE LOCATED BEHIND CURB WITHIN STREET R.O.W. OR PUBLIC UTILITY EASEMENT IF NO CURB OR GUTTER EXISTS.
  - VALVE & METER ENCLOSURE LIDS SHALL BE STAMPED "WBWCD IRRIGATION".
  - VALVE BOX MARKERS TO BE PAINTED PURPLE AND MUST BE SET ADJACENT TO EVERY VALVE & METER BOX.
  - METER ENCLOSURE TO BE 14" FORD HEAVY WALL PITSETTER MODEL PK48B-18-05059-01-1/2" IN. WITH NO LID AND OPEN BOTTOM.
  - ALL COMPRESSION-TYPE CONNECTIONS REQUIRE STAINLESS STEEL INSERT STIFFENERS. THE TUBING SHOULD BE INSERTED INTO THE FITTING SO THAT THE END OF THE TUBING IS WELL PAST THE RUBBER GASKET AND AT LEAST 1/4" FROM THE BOTTOM OF THE SOCKET.
  - ALL WORK SHALL BE INSPECTED & APPROVED BY DISTRICT INSPECTOR PRIOR TO BACKFILL. ALL INSPECTIONS SHALL BE COORDINATED 48 HOURS IN ADVANCE.
  - UPON ACCEPTANCE, WBWCD INSPECTOR WILL CLOSE VALVE AND LOCK AND TAG THE SERVICE. NEW RESIDENTIAL HOMEOWNER WILL BE REQUIRED TO APPLY FOR SERVICE VIA WEBER BASIN'S WEBSITE AT [setup.weberbasin.com](http://setup.weberbasin.com) IN ORDER TO HAVE METER INSTALLED AND SERVICE ACTIVATED.
  - CONCRETE IS NOT ALLOWED WITHIN 12" OF CENTER OF METER ENCLOSURE.

**SECTION 4  
SERVICE CONNECTION**

**4.1 GENERAL:** This specification consists of the requirements for the service line connections, materials, installation, and inspection.

**4.2 SERVICE SADDLES:** Service saddles shall meet all applicable parts of ANSI/AWWA C800, and shall be rated for a minimum 250 psi operating pressure. Body shall be ASTM A536 ductile iron with 10 to 12 mil nylon or FBEC coating. Strap shall be Type 304 heavy gauge stainless steel with a minimum 2" width. Nuts, bolts and washers shall be 304 stainless steel; nuts shall be coated to prevent galling. Service saddles shall be manufactured by Ford, Mueller Co., or Romac Industries, Inc.

**4.3 SERVICE LATERALS:** Pipe for service laterals shall be flexible polyethylene plastic pipe (PE) PE 3408, CTS ASTM D-2737, SDR-9. The pipe shall be marked to show the pressure rating, pipe size and type. All connections on PE pipe shall be made with compression style couplings with stainless steel inserts. COMPRESSION COUPLINGS SHALL BE MUELLER H-15428, FORD C84-66-Q, OR EQUAL AS PRE-APPROVED BY THE DISTRICT IN WRITING.

**4.4 METERS:** Meters shall be as specified by the DISTRICT for the particular installation and shall report instantaneous flow in gallons per minute (gpm) and totalized flow in gallons via encoded register output. The meter shall be installed within a corrugated plastic meter enclosure. The meter enclosure shall be set so that the elevation of the top of the box is equal to that of the top back of the curb or sidewalk. ONE (1) INCH METERS SHALL BE SENSUS IPERL, ONE AND ONE HALF (1 1/2") INCH AND LARGER METERS SHALL BE ELSTER EVOQ4. NO "OR EQUAL" PRODUCTS WILL BE ALLOWED.

**4.5 AMR TRANSMITTERS:** Each meter shall be fitted with an AMR transmitter with integral connector. The transmitter shall be mounted through the meter enclosure lid in a 1.75" diameter hole. When connecting to a Sensus iPerl type meter the transmitter shall be a Sensus 520M pit set single port radio with TR/PL touch coupler connection. When connecting to an Elster EvoQ4 type meter the transmitter shall be a Sensus 520M pit set single port radio wired unit. NO "OR EQUAL" PRODUCTS WILL BE ALLOWED.

**4.6 END USER VALVE BOXES:** The control valve box shall be 14" x 18" x 12" and shall be marked "Sprinkler" or "Irrigation" and be purple in color. The control box shall be set so that the elevation of the top of the box is equal to that of the top back of the curb or sidewalk. Control boxes shall be as manufactured by CARSON or equal as pre-approved by the DISTRICT in writing.

**4.7 METER ENCLOSURE LIDS:** Corrugated polymer enclosures shall have a ring, as detailed in the appropriate meter size detail, and purple polymer cover stamped "WBWCD IRRIGATION" DFW800X.5W+T or approved Equal.

**SECTION 5 VALVES**

**5.1 GENERAL:** This specification consists of the requirements for valves.

**5.2 GATE VALVES:** Valve sizes 4" through 12" shall be gate valves of the iron body, non-rising bronze stem, resilient seated type, manufactured to equal or exceed all applicable AWWA standards of C-509 latest revision and all specific requirements outlined in these specifications. Gate valves shall open left and be provided with 2" square operating wrench nuts unless otherwise specified. The valves are to be Mechanical Joint or Flanged type as directed by the DISTRICT and shall be furnished with all necessary glands, followers, bolts and nuts to complete installation. The disc shall have integrally cast ASTM B-62 bronze stem nut to prevent twisting, binding or angling-of the stem. Designs with loose stem nuts are not acceptable. Provide fusion bonded epoxy lining and coating in compliance with AWWA C550. It shall protect all seating and adjacent surfaces from corrosion and prevent build-up of scale or tuberculation. Valve design shall incorporate a positive metal to metal stop to prevent over-compression of the sealing element. GATE VALVES SHALL BE MUELLER 2361. NO "OR EQUAL" PRODUCTS WILL BE ALLOWED.

**5.3 BUTTERFLY VALVES:** Valve sizes 14" and greater shall be butterfly valves of the short body type, cast iron body, cast or ductile iron disc, Type 304 stainless steel shafts, Buna-N or EPDM rubber seat bonded or molded in body only, and stainless steel seating surface. Provide fusion bonded epoxy lining and coating in compliance with AWWA C550. Valve manufacturers shall be approved by the District prior to installation.

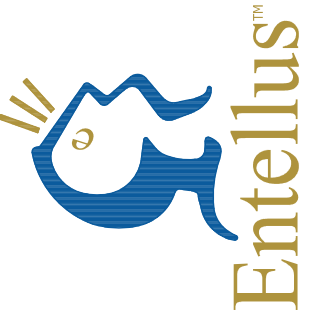
**5.3 BALL VALVES:** At the end of each service, the DEVELOPER shall install a hand operated ball valve. The manufacturer shall be WATTS, MODEL #B-6080 OR EQUAL AS PRE-APPROVED BY THE DISTRICT IN WRITING.

**5.4 METER VALVES:** The meter valves shall be manufactured and tested to ANSI/AWWA C800 and shall be quarter-turn ball type constructed of solid ASTM B62 brass with blow-out proof stem, double O-rings, and minimum 300 psi working pressure. Connections shall be as required for the District-specified meter. METER VALVES SHALL BE AS DIRECTED IN THE DRAWINGS FOR THE SIZE OF METER INSTALLED. NO "OR EQUAL" PRODUCTS WILL BE ALLOWED

**5.5 AIR VACUUM RELIEF AND DRAIN VALVES:** Air vacuum relief valves, permanent drain valves and temporary drain valves shall be constructed at locations determined by the Engineer who designed the system and pre-approved by the DISTRICT in writing, in accordance with the attached drawings. All lids shall be marked "IRRIGATION".

**5.6 VALVE BOX LIDS:** All valve box lids within the street right of way shall be stamped "IRRIGATION".

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Contact:  
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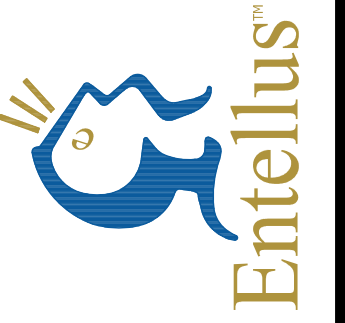
THE LOFTS AT DEER RUN

7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN:	4/22/21
APPROVED: LKM	4/22/21
PROJECT #:	1025006
1025006 DETAIL	
SHEETS.dwg	
<b>C915</b>	
WEBER BASIN WATER DETAILS	

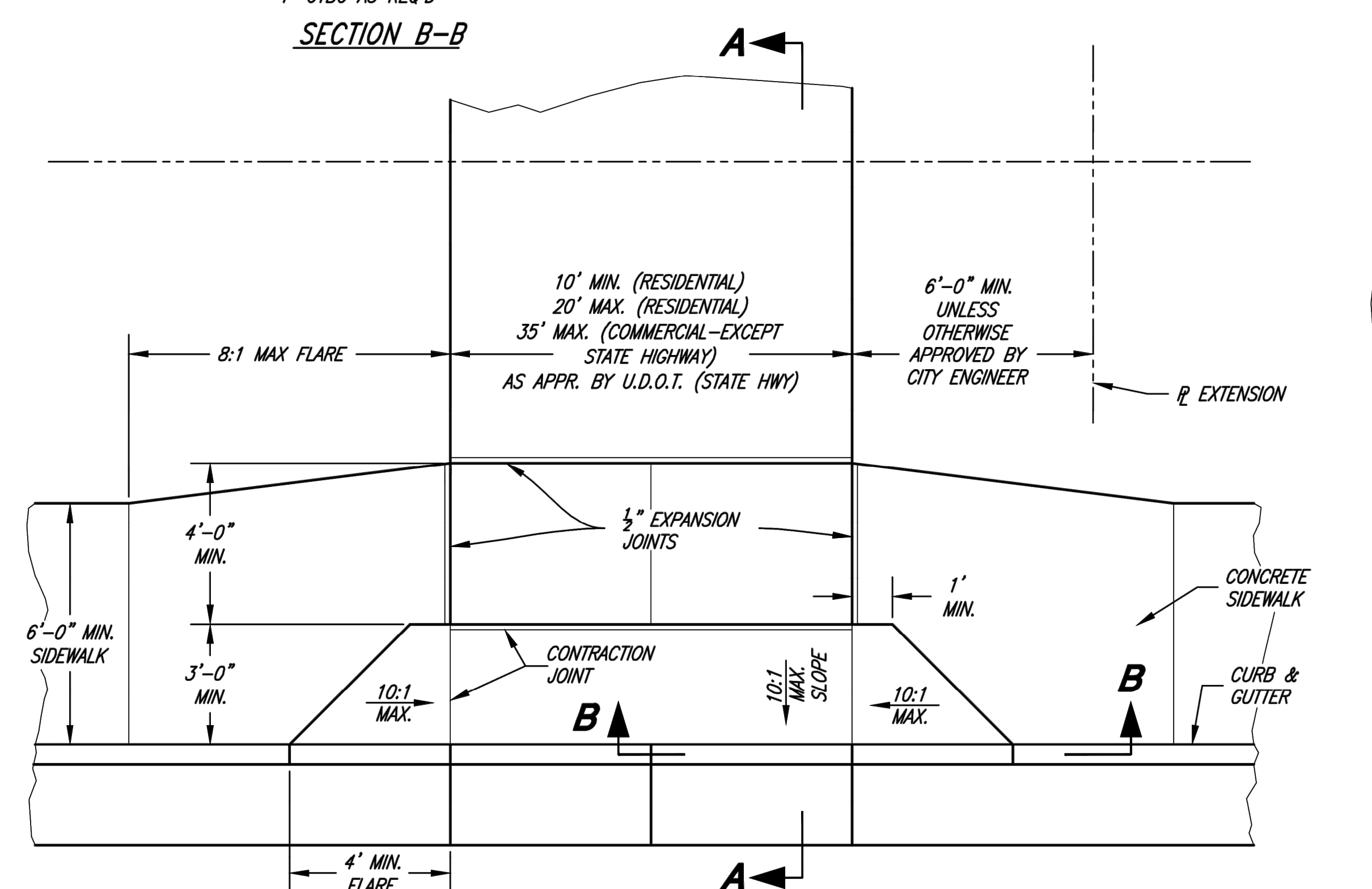
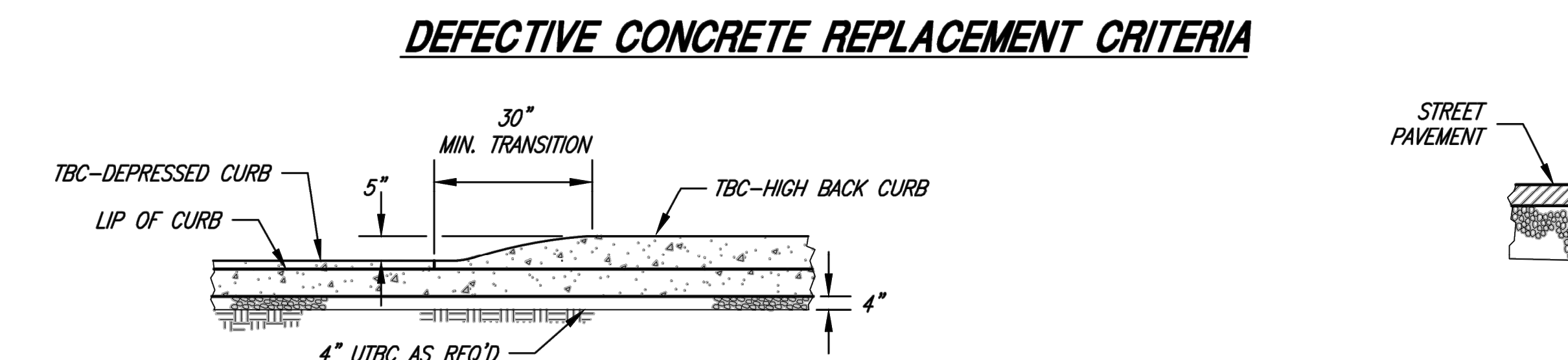
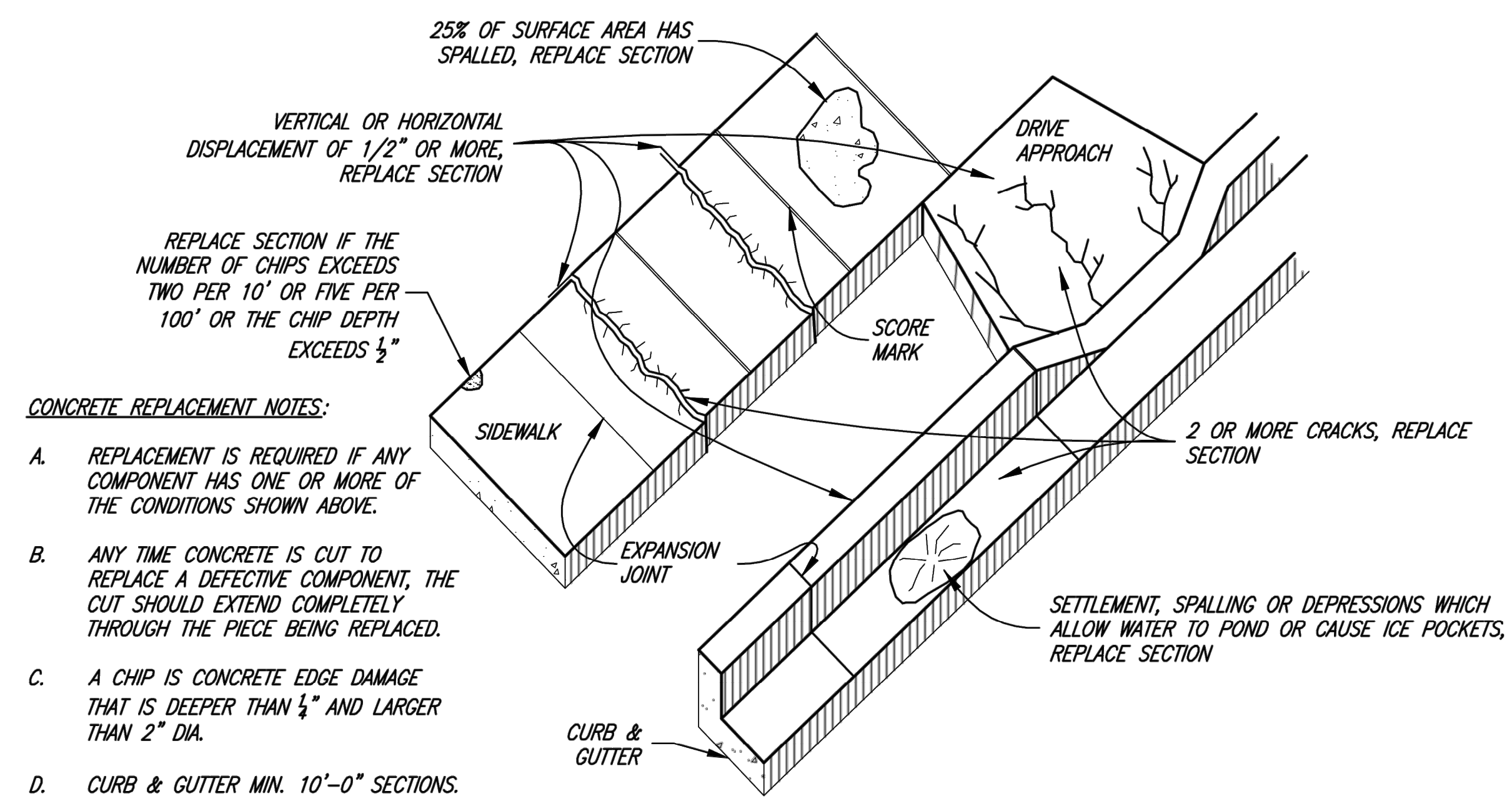
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Woods Cross, UT 84010  
Phone 801.298.2236  
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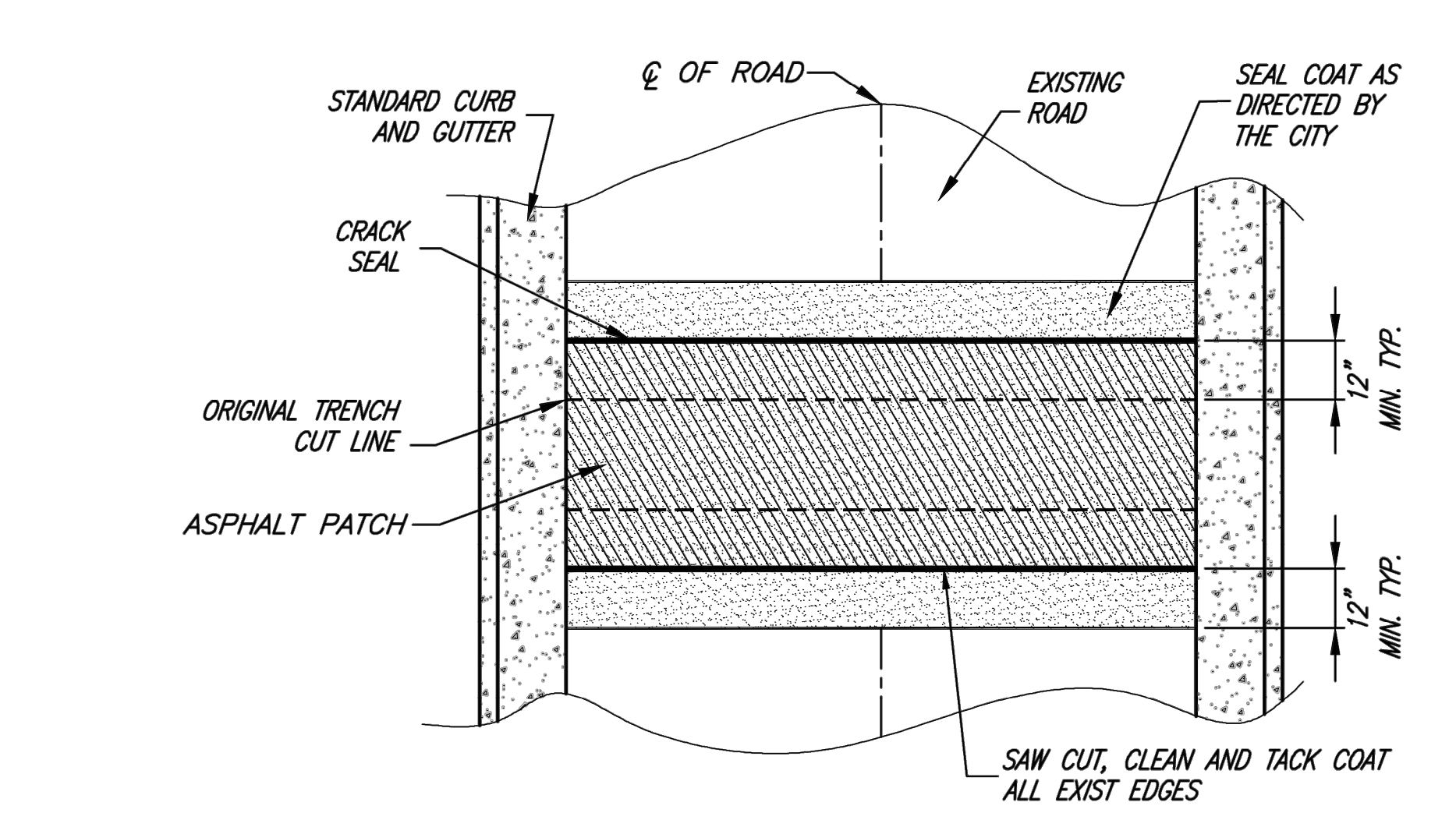
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Address:

THE LOFTS AT DEER RUN  
7870 SOUTH 2700 EAST

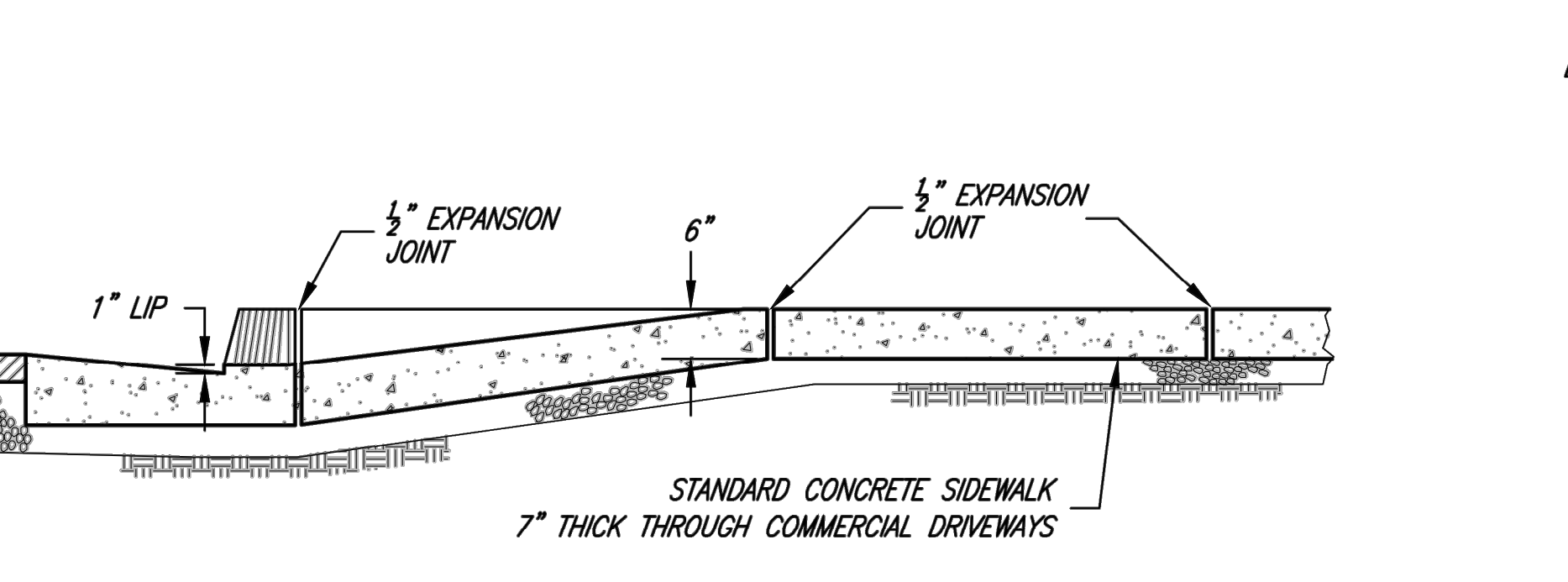
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



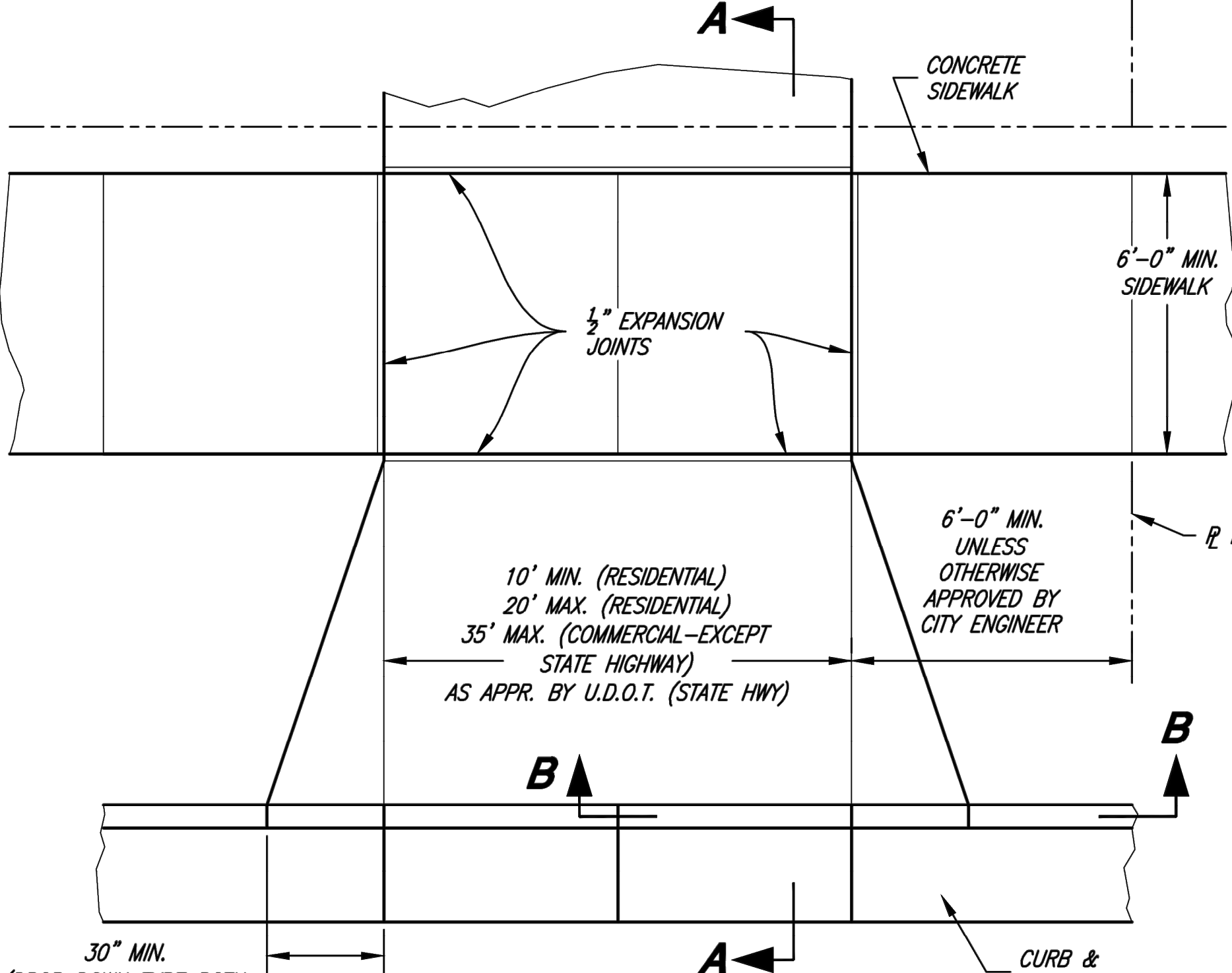
**DRIVEWAY APPROACH W/ ADJACENT SIDEWALK**



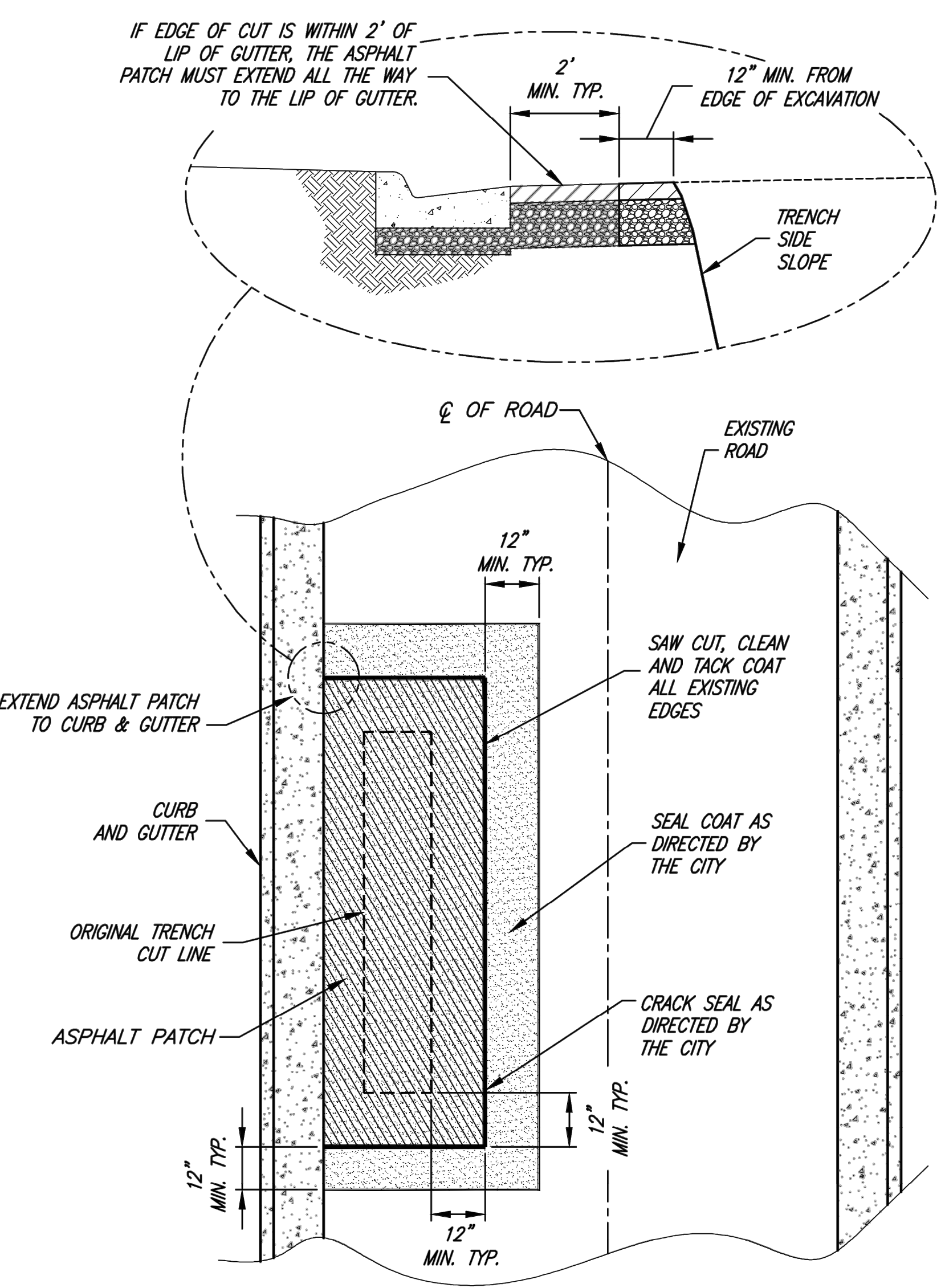
**TYPICAL HORIZONTAL ASPHALT PATCH PLAN**



**SECTION A-A**



**DRIVEWAY APPROACH W/ PARKSTRIP**  
DROP DOWN STYLE (CITY STANDARD)



**TYPICAL PARALLEL ASPHALT PATCH PLAN**

**ASPHALT PATCH NOTE:**

A1. ON ANY ROAD PAVED OR OVERLAYED WITHIN THE LAST 10 YEARS, THE PATCH MUST BE COMPLETED PER APWA PLAN 255 BITUMINOUS PAVEMENT T-PATCH. (SEE SHEET CS-05A)

**DRIVEWAY APPROACH NOTES:**

- IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
- SCORE SIDEWALK 1/4" OF SIDEWALK THICKNESS AT EACH 6'-0" SECTION. EXPANSION JOINTS AT EACH 48'-0"; PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZED DRIVEWAYS AT 5'-0" MAX. SPACING

REGISTERED PROFESSIONAL ENGINEER  
BRANDON KENT JONES  
No. 5148758  
State of Utah  
PROJECT ENGINEER  
2-12-2019  
DATE

REV.	DATE	APPR.	ADDED NOTE
1	JAN '19	BKJ	ADDED NOTE

SCALE:  
N. T.S.

DESIGNED: BKJ  
DRAWN: BEB  
CHECKED: BKJ

**JA JONES & ASSOCIATES**  
CONSULTING ENGINEERS  
6080 Fashion Point Drive  
South Ogden, Utah 84403 (801) 476-9767  
www.jonescivil.com

**SOUTH WEBER CITY CORPORATION**  
PUBLIC WORKS STANDARDS  
PUBLIC ROADS - TYPICAL DRIVE APPROACH, ASPHALT PATCH & DEFECTIVE CONCRETE REPLACEMENT DETAILS

SHEET:  
**CS-05**  
OF 24 SHEETS  
0

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS.dwg  
**C920**  
CITY DRIVE APPROACH DETAILS



**BITUMINOUS PAVEMENT T-PATCH NOTES:**

**1. GENERAL:**

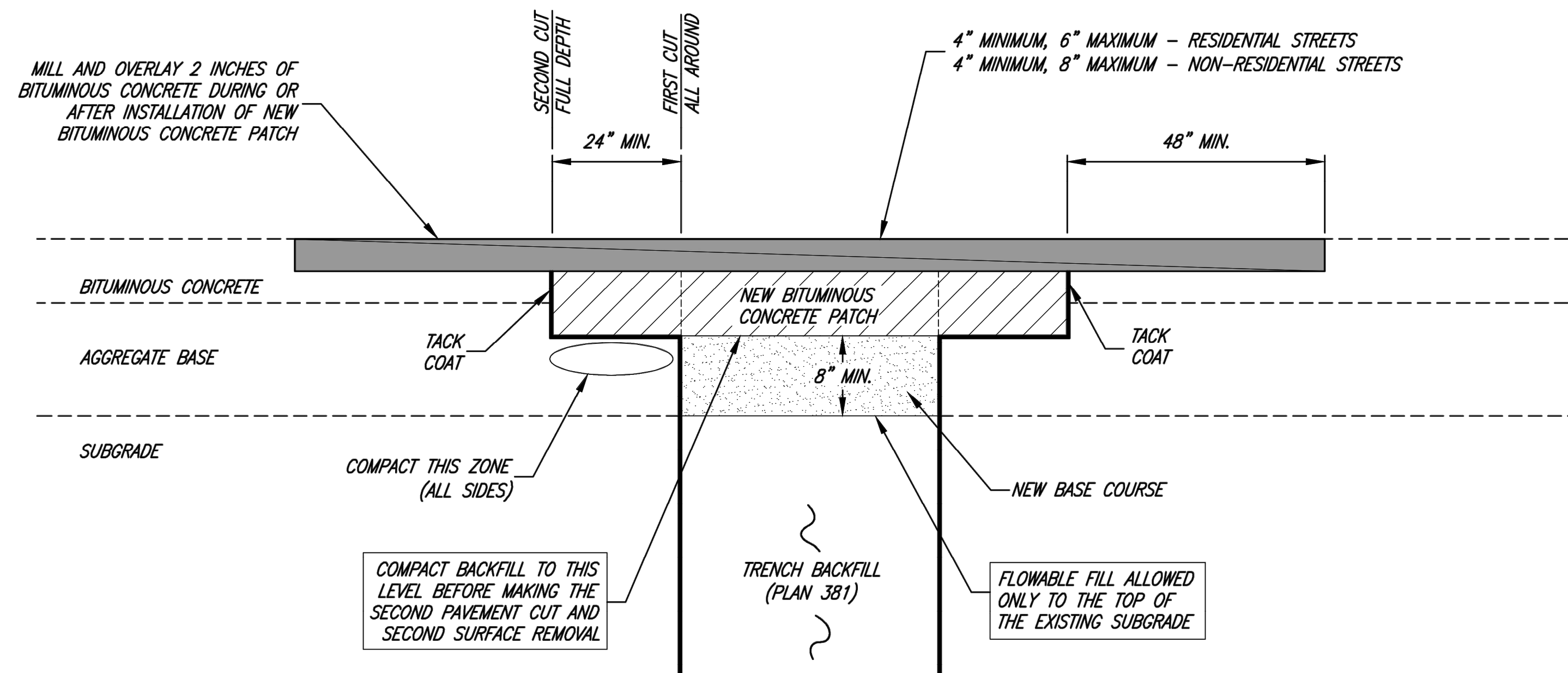
- A. VERTICAL CUTS IN BITUMINOUS PAVEMENT MAY BE DONE BY SAW OR PAVEMENT ZIPPING. IF CUTS GREATER THAN 6 INCHES ARE NECESSARY TO PREVENT PAVEMENT "BREAK OFF" CONSULT CITY ENGINEER FOR DIRECTION ON HANDLING ADDITIONAL COSTS.
- B. REPAIR A T-PATCH RESTORATION IF ANY OF THE FOLLOWING CONDITIONS OCCUR PRIOR TO FINAL PAYMENT OR AT THE END OF THE ONE YEAR CORRECTION PERIOD:
  - 1) PAVEMENT SURFACE DISTORTION EXCEEDS 1/4-INCH DEVIATION IN 10 FEET.  
REPAIR OPTION - PLANE OFF SURFACE DISTORTIONS. COAT PLANED SURFACE WITH A CATIONIC OR ANIONIC MULSION THAT COMPLIES WITH APWA SECTION 32 12 03.
  - 2) SEPARATION APPEARS AT A CONNECTION TO AN EXISTING PAVEMENT OR ANY STREET FIXTURE.  
REPAIR OPTION - BLOW SEPARATION CLEAN AND APPLY JOINT SEALANT, PLAN 265.
  - 3) CRACKS AT LEAST 1-FOOT LONG AND 1/4-INCH WIDE OCCUR MORE OFTEN THAN 1 IN 10 SQUARE FEET.  
REPAIR OPTION - BLOW CLEAN AND APPLY CRACK SEAL, PLAN 265.
  - 4) PAVEMENT RAVELING IS GREATER THAN 1 SQUARE FOOT PER 100 SQUARE FEET.  
REPAIR OPTION - MILL AND INLAY, APWA SECTIONS 32 01 16.71 AND 32 12 05.

**2. PRODUCTS:**

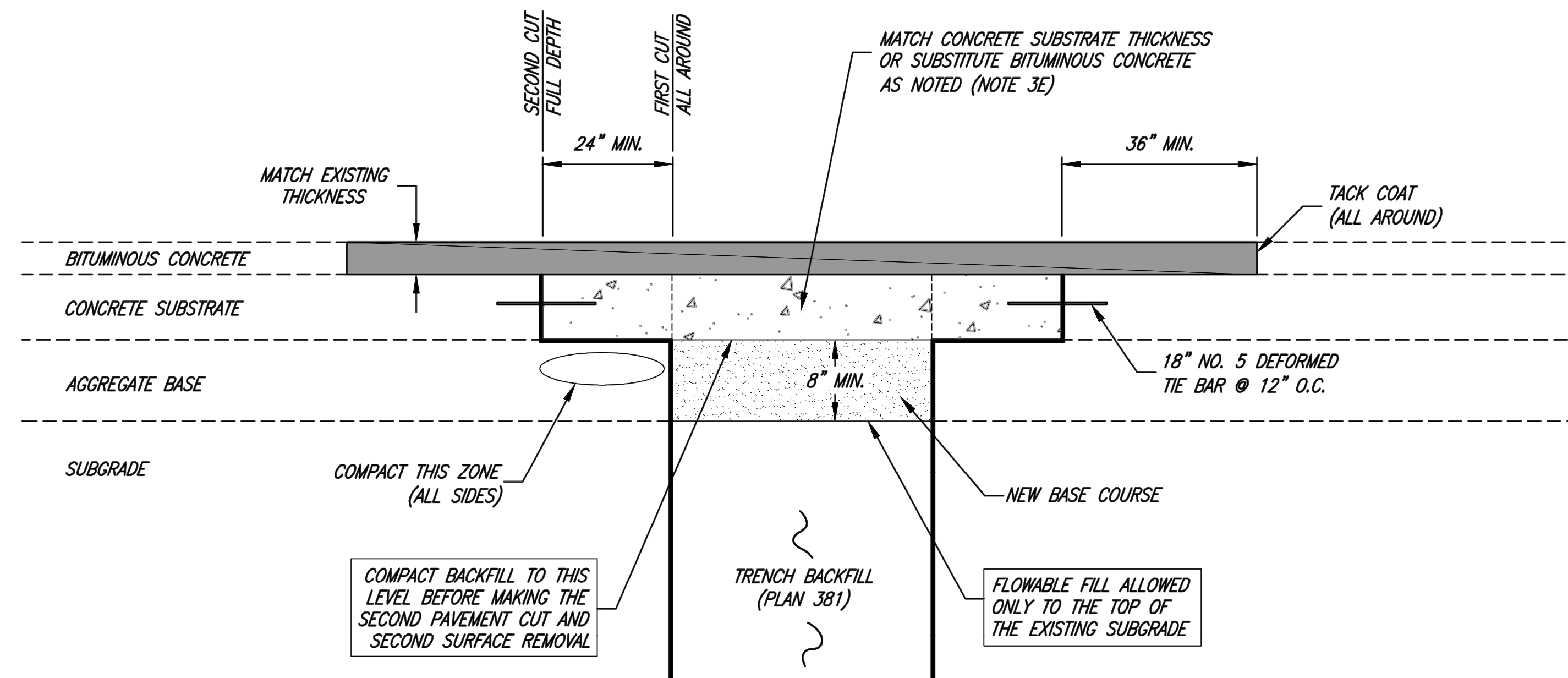
- A. BASE COURSE: UNTREATED BASE COURSE, APWA SECTION 32 11 23. DO NOT USE GRAVEL AS A BASE COURSE WITHOUT ENGINEER'S PERMISSION.
- B. FLOWABLE FILL: TARGET IS 60 PSI IN 28 DAYS WITH 90 PSI MAXIMUM IN 28 DAYS, APWA SECTION 31 05 15. IT MUST FLOW EASILY REQUIRING NO VIBRATION FOR CONSOLIDATION.
- C. REINFORCEMENT: NO. 5 GALVANIZED OR EPOXY COATED, DEFORMED, 60 KSI YIELD GRADE STEEL, ASTM A615.
- D. CONCRETE: CLASS 4000, APWA SECTION 03 30 04.
- E. TACK COAT: APWA SECTION 32 12 05.
- F. BITUMINOUS CONCRETE: APWA SECTION 32 12 05.
  - 1) WARM WEATHER PATCH: PG64-22-DM-1/2, UNLESS INDICATED OTHERWISE.
  - 2) COLD WEATHER PATCH: MODIFIED MC-250-FM-1 AS INDICATED IN APWA SECTION 33 05 25.

**3. EXECUTION:**


- A. BASE COURSE PLACEMENT: APWA SECTION 32 05 10. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8-INCHES WHEN USING RIDING EQUIPMENT OR 6-INCHES WHEN USING HAND HELD EQUIPMENT. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A MODIFIED PROCTOR DENSITY, APWA SECTION 31 23 26.
- B. FLOWABLE FILL: CURE TO INITIAL SET BEFORE PLACING AGGREGATE BASE OR BITUMINOUS PAVEMENT. USE IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
- C. TACK COAT: CLEAN ALL HORIZONTAL AND VERTICAL SURFACES. APPLY FULL COVERAGE ALL SURFACES.
- D. PAVEMENT PLACEMENT: FOLLOW APWA SECTION 32 12 16.13. UNLESS INDICATED OTHERWISE, LIFT THICKNESS IS 3-INCHES MINIMUM AFTER COMPACTION. COMPACT TO 94 PERCENT OF ASTM D2041 (RICE DENSITY) PLUS OR MINUS 2 PERCENT.
- E. BITUMINOUS CONCRETE SUBSTITUTION: IF BITUMINOUS CONCRETE IS SUBSTITUTED FOR PORTLAND CEMENT CONCRETE SUBSTRATE, OMIT REBAR AND PROVIDE 1.25 INCHES OF BITUMINOUS CONCRETE FOR EACH 1 INCH OF PORTLAND CEMENT CONCRETE. FOLLOW PARAGRAPH E REQUIREMENTS.
- F. REINFORCEMENT: REQUIRED IF THICKNESS OF EXISTING PORTLAND-CEMENT CONCRETE SUBSTRATE IS 6-INCHES OR GREATER. NOT REQUIRED IF:
  - 1) LESS THAN 6-INCHES THICK,
  - 2) IF EXISTING CONCRETE IS DETERIORATING,
  - 3) IF EXCAVATION IS LESS THAN 3 FEET SQUARE, OR
  - 4) IF BITUMINOUS PAVEMENT IS SUBSTITUTED FOR PORTLAND-CEMENT CONCRETE SUBSTRATE.
- G. CONCRETE SUBSTRATE: CURE TO INITIAL SET BEFORE PLACING NEW BITUMINOUS CONCRETE PATCH.




**BITUMINOUS CONCRETE RESTORATION**



**COMPOSITE RESTORATION**


Plan 255  
 November 2015

  
**Brandon K. Jones**  
 PROJECT ENGINEER  
 2-12-2019  
 DATE

REV.	DATE	APPR.
1	JULY '19	BKJ
ADDED APWA REFERENCE NOTES & DETAILS TO STANDARDS		

SCALE: N. T. S.  
 DESIGNED: BKJ  
 DRAWN: BEB  
 CHECKED: BKJ


**CONSULTING ENGINEERS**  
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 www.jonescivil.com

**SOUTH WEBER CITY CORPORATION**  
**PUBLIC WORKS STANDARDS**  
**PUBLIC ROADS - APWA PLAN 255 BITUMINOUS PAVEMENT T-PATCH**

SHEET: **CS-05A**  
 OF 24 SHEETS  
 0

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com  

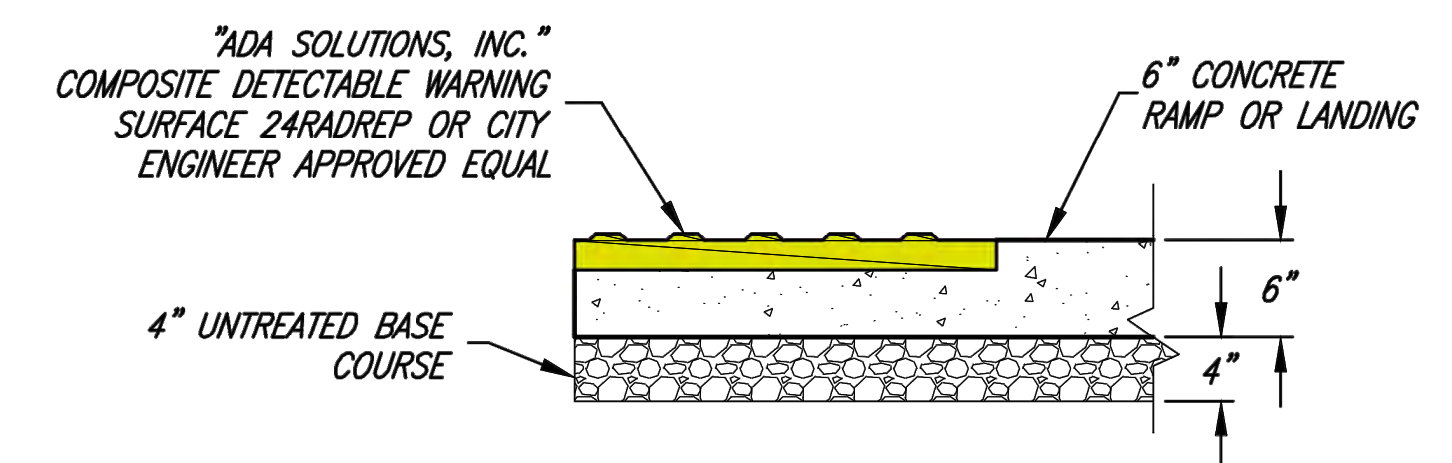

Client:  
 Contact:  
 Phone & Email:  
 Address:

**THE LOFTS AT DEER RUN**  
 7870 SOUTH 2700 EAST  
 LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
 APPROVED: LKM 4/22/21  
 PROJECT #: 1025006  
 1025006 DETAIL  
 SHEETS.dwg  
**C921**  
 CITY ASPHALT PATCH  
 DETAILS

**DETECTABLE WARNING SURFACE NOTES:**

1. LOCATE THE DETECTABLE WARNING SURFACE SO THE OUTSIDE CORNER NEAREST THE STREET IS WITHIN 1 INCH OF THE BACK OF CURB (TBC). PROVIDE 2-FOOT MINIMUM DEPTH.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. THE DETECTABLE WARNING SURFACE DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE RAMP ON THE OPPOSITE SIDE OF THE STREET.
4. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW, OR PRE-APPROVED CONTRASTING COLOR. WHEN THE EXISTING SIDEWALK COLOR IS NOT STANDARD CONCRETE, THE COLOR OF THE DETECTABLE WARNING SURFACE SHALL BE DETERMINED BY THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE.
5. WHEN A DETECTABLE WARNING SURFACE DOME IS CUT, THE REMAINING PORTION OF THE DOME SHALL BE BEVELED TO A MAXIMUM SLOPE OF 1:2.



**DETECTABLE WARNING SURFACE DETAIL**

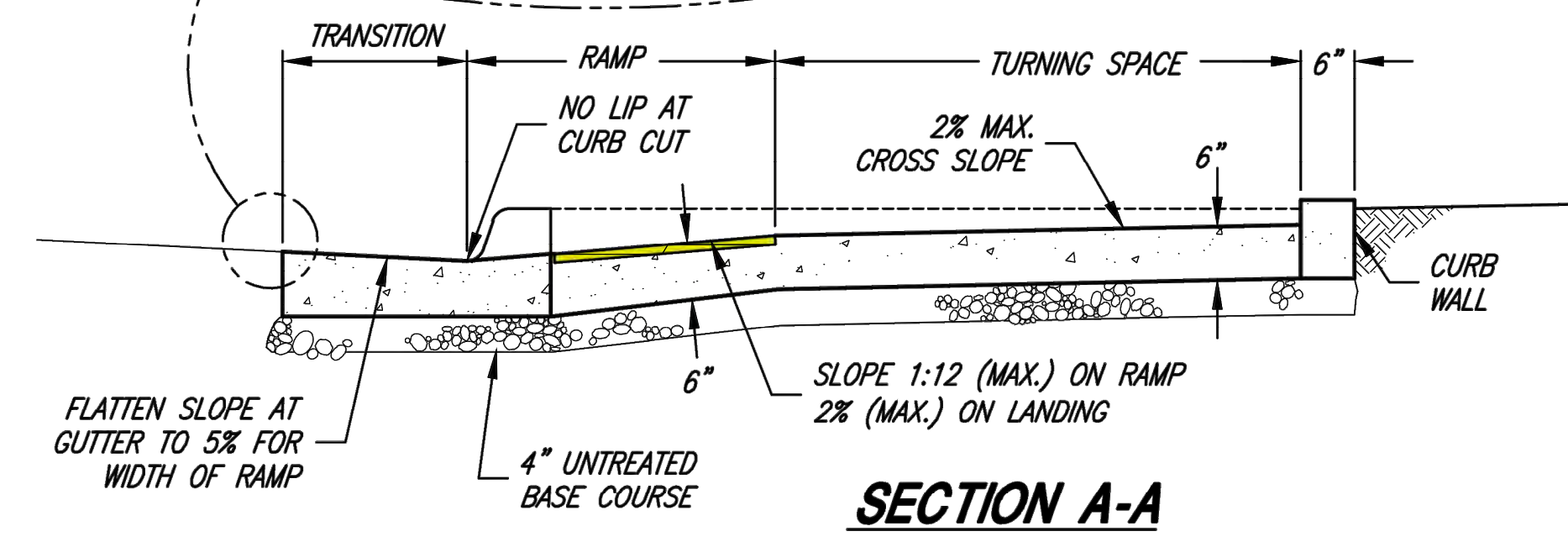
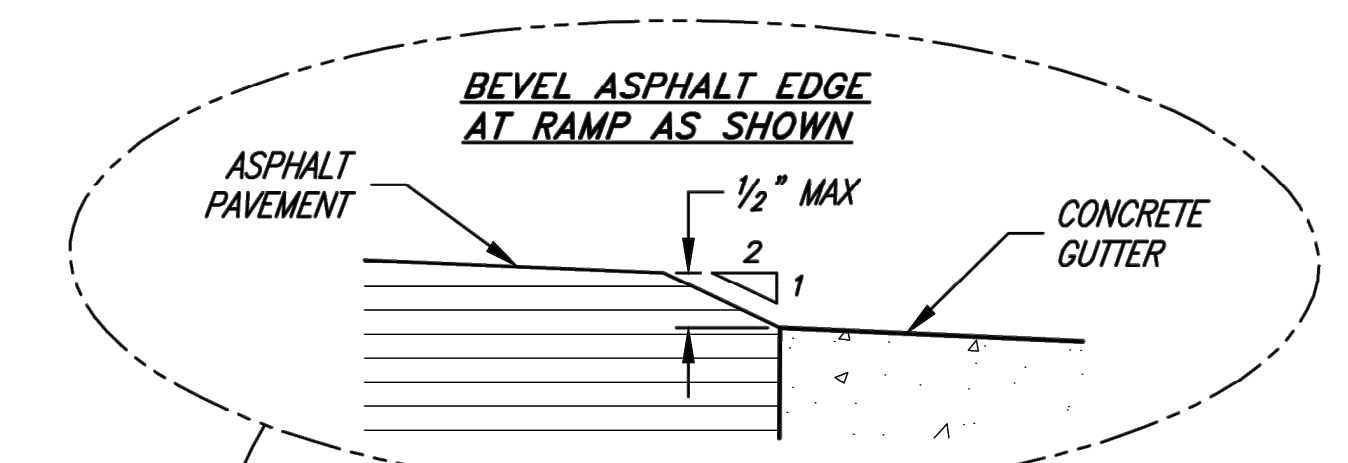
**ADA RAMP NOTES:**

- A. WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY PUBLIC WORKS DEPARTMENT. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES AS SHOWN IN THE MOST RECENT EDITION OF THE U.D.O.T. STANDARDS & SPECIFICATIONS (SHEETS PA1 THROUGH PA5). THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
- C. LOCATE CURB CUT WITHIN CROSSWALK.
- D. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.

SLOPE TABLE			
ITEM	MAX RUNNING SLOPE*	MAX. CROSS SLOPE*	
(T)	TURNING SPACE <sup>2</sup>	2% (1V:48H)	2% (1V:48H)
(R)	RAMP	8.3% (1V:12H)	2% (1V:48H)
(S)	SIDEWALK	5% (1:20) <sup>1</sup>	2% (1V:48H)
(F1)	TRAVERSABLE SURFACE	10% (1V:10H)	---
(F2)	NON-TRAVERSABLE SURFACE	25% (1V:4H)	---
(B)	BLENDED TRANSITION	5% (1V:20H) 2% MIN.	2% (1V:48H)

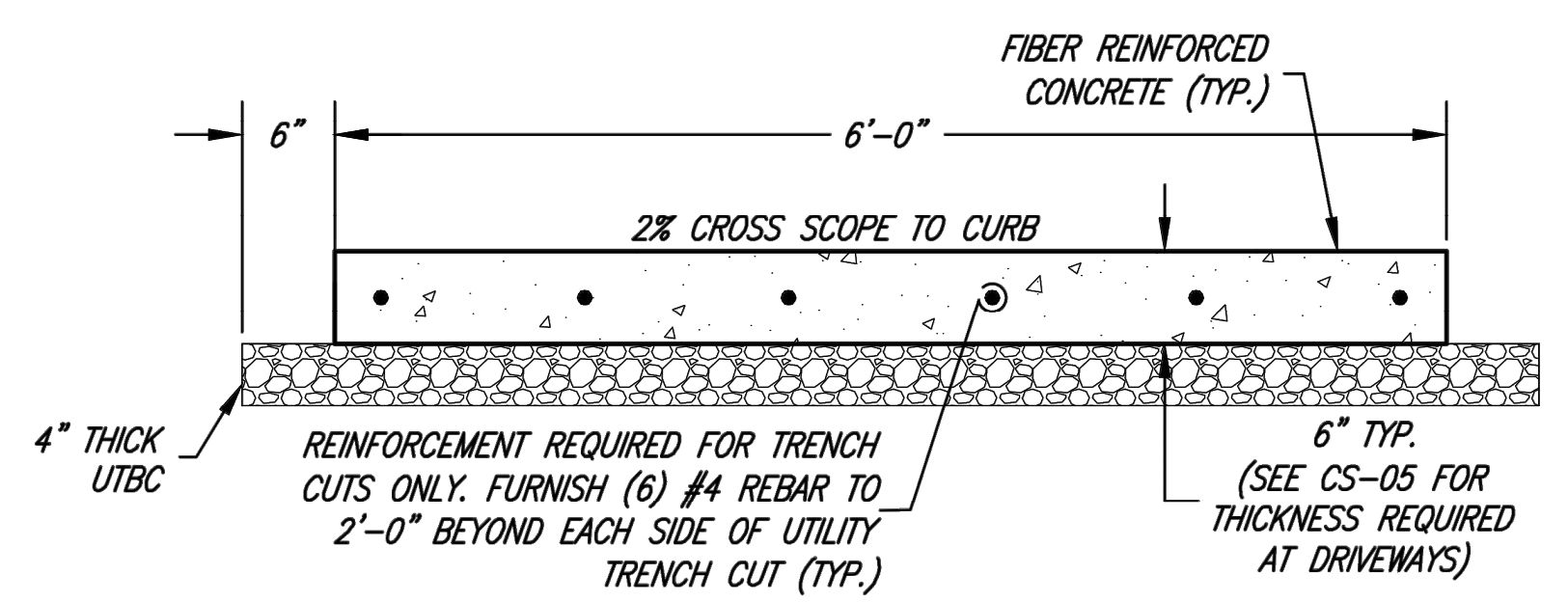
\* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

<sup>1</sup> 5% MAX OR NATURAL SLOPE OF LAND  
<sup>2</sup> NOT TO EXCEED 2% IN ANY DIRECTION



**SECTION A-A**

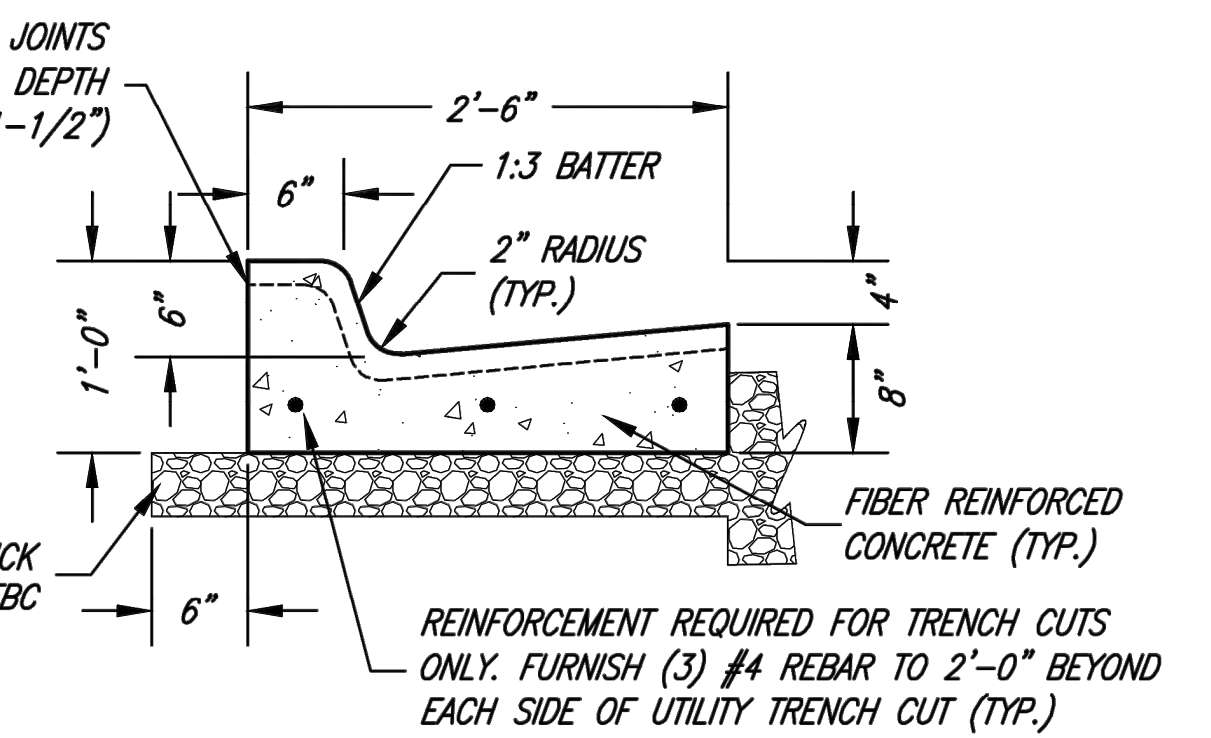
- GENERAL NOTES:**
- A2. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 1.3, 3.7.
  - B2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
  - C2. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.



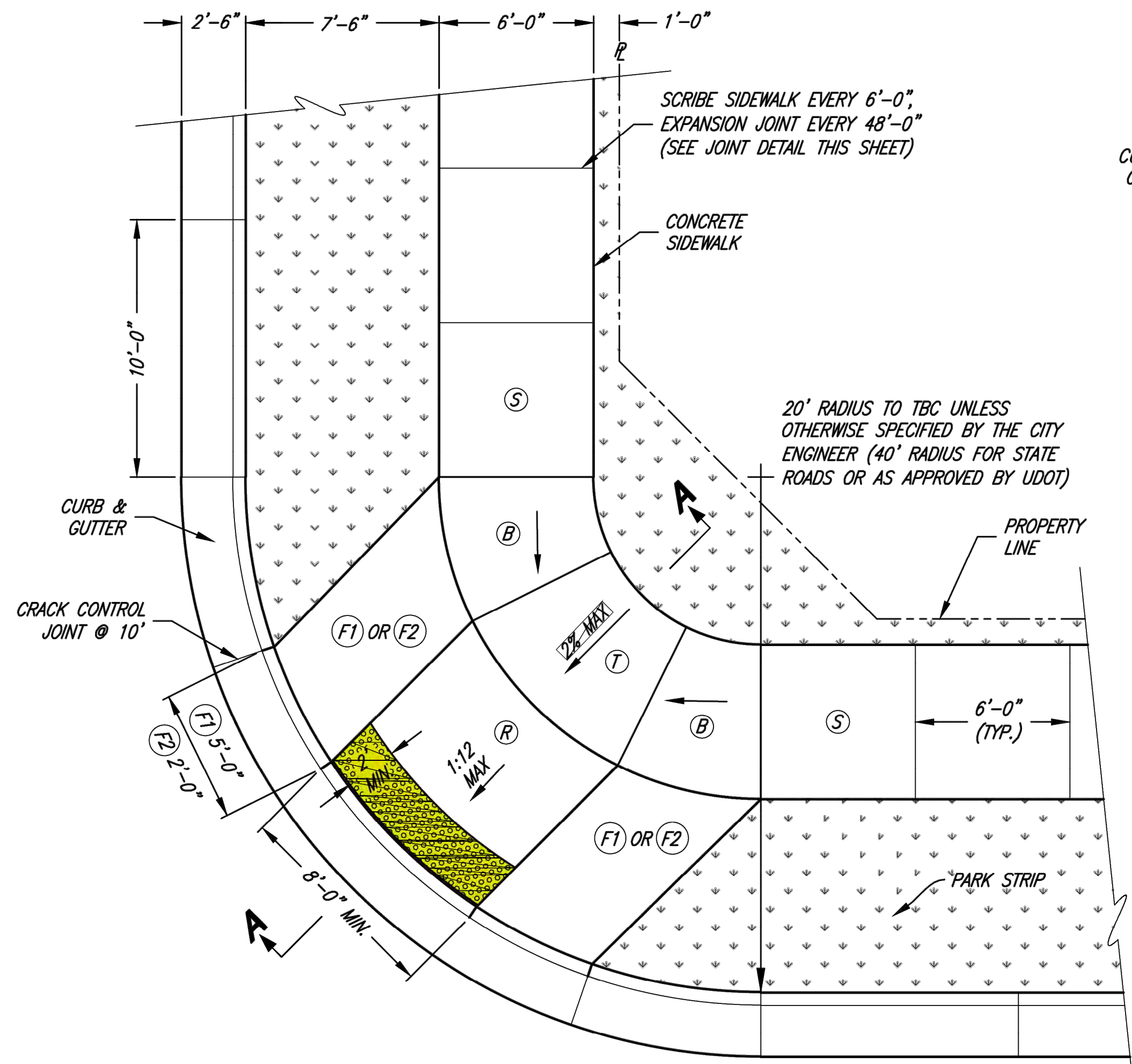
**SIDEWALK SECTION (CITY STANDARD)**

**CURB & GUTTER NOTES:**

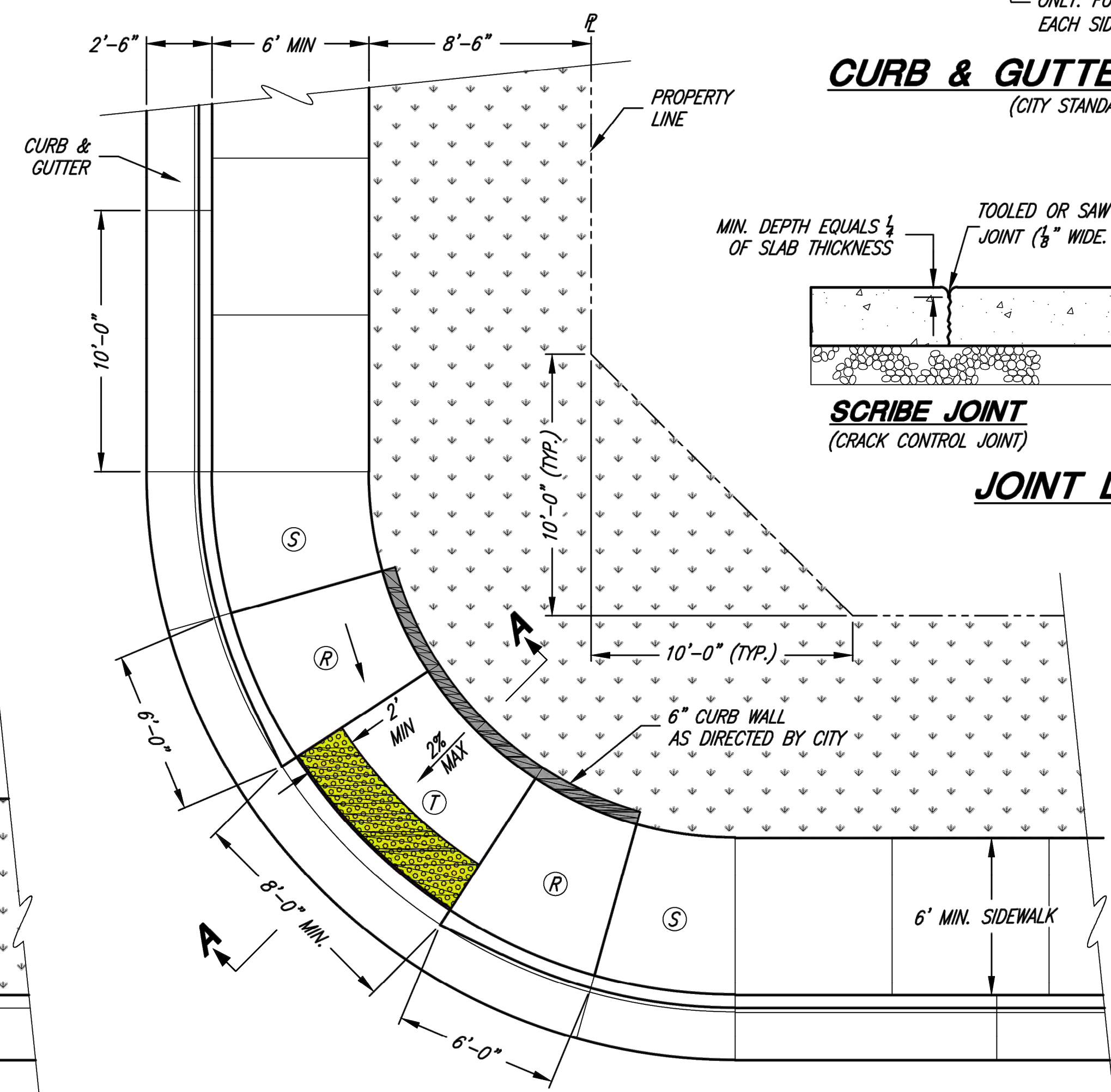
- A1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE.
- B1. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS, HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.
- C1. THE SLOPE FOR CURB & GUTTER MUST BE A MINIMUM OF 0.5%.



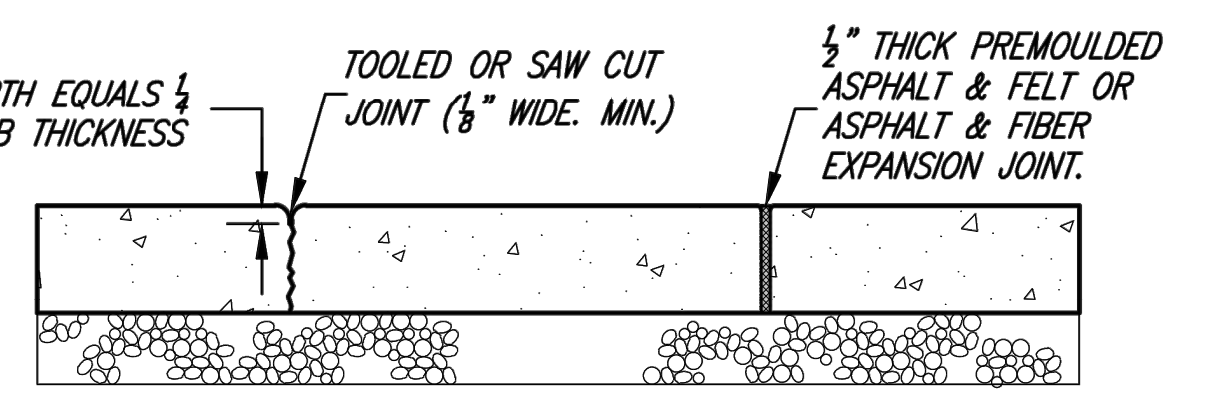
**CURB & GUTTER SECTION (CITY STANDARD)**



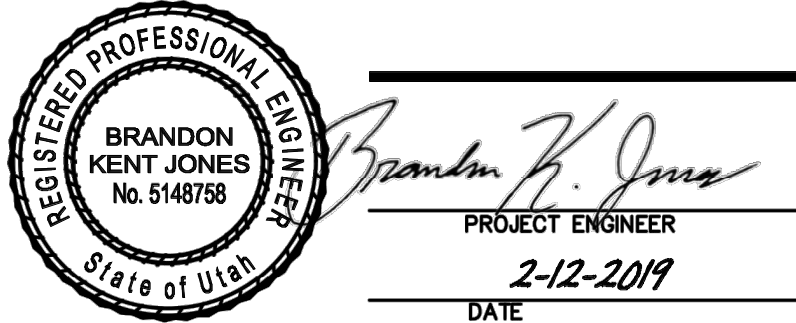
**TYPICAL ADA RAMP (WITH PARK STRIP)**



**ADA RAMP-DETAIL "B" (WITHOUT PARK STRIP)**



**JOINT DETAIL**



REV.	DATE	APPR.	ADDED NOTES
1	JAN '19	BKJ	

SCALE: N. T. S.  
DESIGNED: BKJ  
DRAWN: BEB  
CHECKED: BKJ

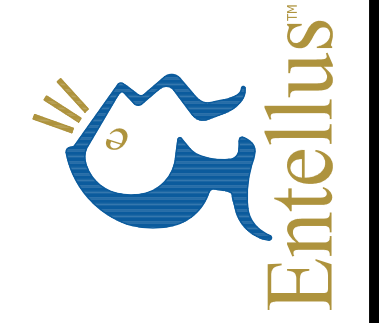


**CONSULTING ENGINEERS**  
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**PUBLIC ROADS - TYPICAL ADA RAMP, SIDEWALK, CURB & GUTTER, AND CONCRETE JOINT DETAILS**

SHEET: **CS-06**  
OF 24 SHEETS  
0

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
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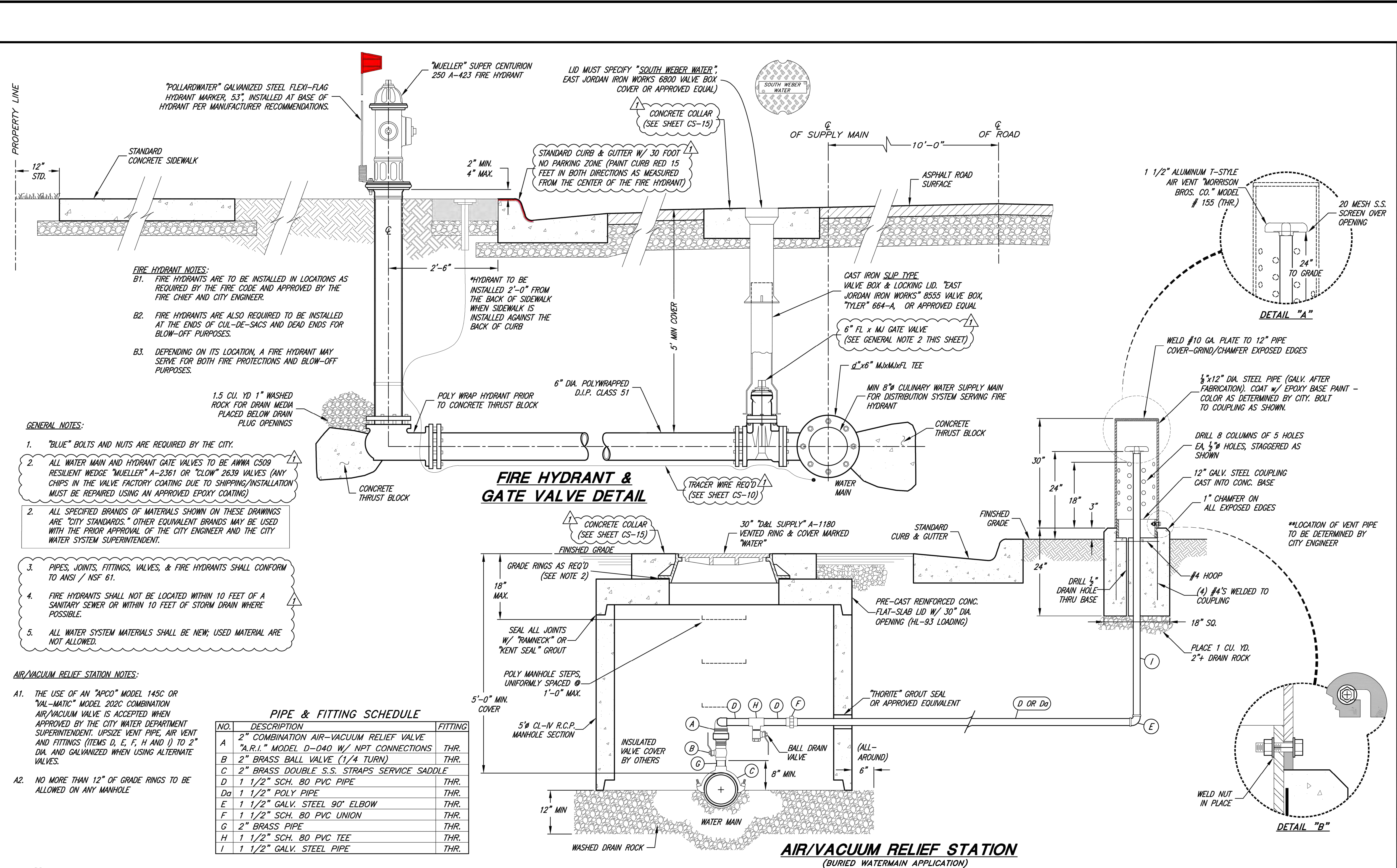


Client:  
Contact:  
Phone & Email:  
Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS.dwg  
**C922**  
CITY SITE WORK  
DETAILS

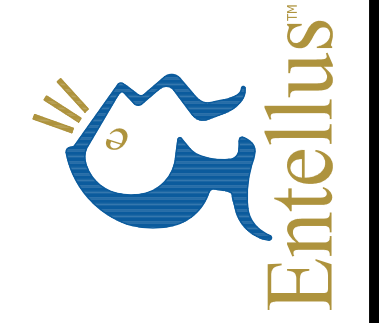


- FIRE HYDRANT NOTES:**
- B1. FIRE HYDRANTS ARE TO BE INSTALLED IN LOCATIONS AS REQUIRED BY THE FIRE CODE AND APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
  - B2. FIRE HYDRANTS ARE ALSO REQUIRED TO BE INSTALLED AT THE ENDS OF CUL-DE-SACS AND DEAD ENDS FOR BLOW-OFF PURPOSES.
  - B3. DEPENDING ON ITS LOCATION, A FIRE HYDRANT MAY SERVE FOR BOTH FIRE PROTECTIONS AND BLOW-OFF PURPOSES.

- GENERAL NOTES:**
1. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
  2. ALL WATER MAIN AND HYDRANT GATE VALVES TO BE AWWA C509 RESILIENT WEDGE "MUELLER" A-2361 OR "CLOW" 2639 VALVES (ANY CHIPS IN THE VALVE FACTORY COATING DUE TO SHIPPING/INSTALLATION MUST BE REPAIRED USING AN APPROVED EPOXY COATING).
  2. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
  3. PIPES, JOINTS, FITTINGS, VALVES, & FIRE HYDRANTS SHALL CONFORM TO ANSI / NSF 61.
  4. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN 10 FEET OF A SANITARY SEWER OR WITHIN 10 FEET OF STORM DRAIN WHERE POSSIBLE.
  5. ALL WATER SYSTEM MATERIALS SHALL BE NEW; USED MATERIAL ARE NOT ALLOWED.

- AIR/VACUUM RELIEF STATION NOTES:**
- A1. THE USE OF AN "APCO" MODEL 145C OR "VAL-MATIC" MODEL 202C COMBINATION AIR/VACUUM VALVE IS ACCEPTED WHEN APPROVED BY THE CITY WATER DEPARTMENT SUPERINTENDENT. UPSIZE VENT PIPE, AIR VENT AND FITTINGS (ITEMS D, E, F, H AND I) TO 2" DIA. AND GALVANIZED WHEN USING ALTERNATE VALVES.
  - A2. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
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Client:  
Contact:  
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Address:

**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.12.B.&M., SOUTH WEBER CITY, DAVIS COUNTY, UTAH

REGISTERED PROFESSIONAL ENGINEER  
BRANDON KENT JONES  
No. 5148758  
State of Utah  
Project Engineer  
2-12-2019

REV.	DATE	APPR.
1	12/20/2017	BKJ
1	JAN '19	BKJ

UPDATED FIRE HYDRANT MARKER TO FLEXI-FLAG  
ADDED AND/OR MODIFIED NOTES

SCALE:  
N. T. S.

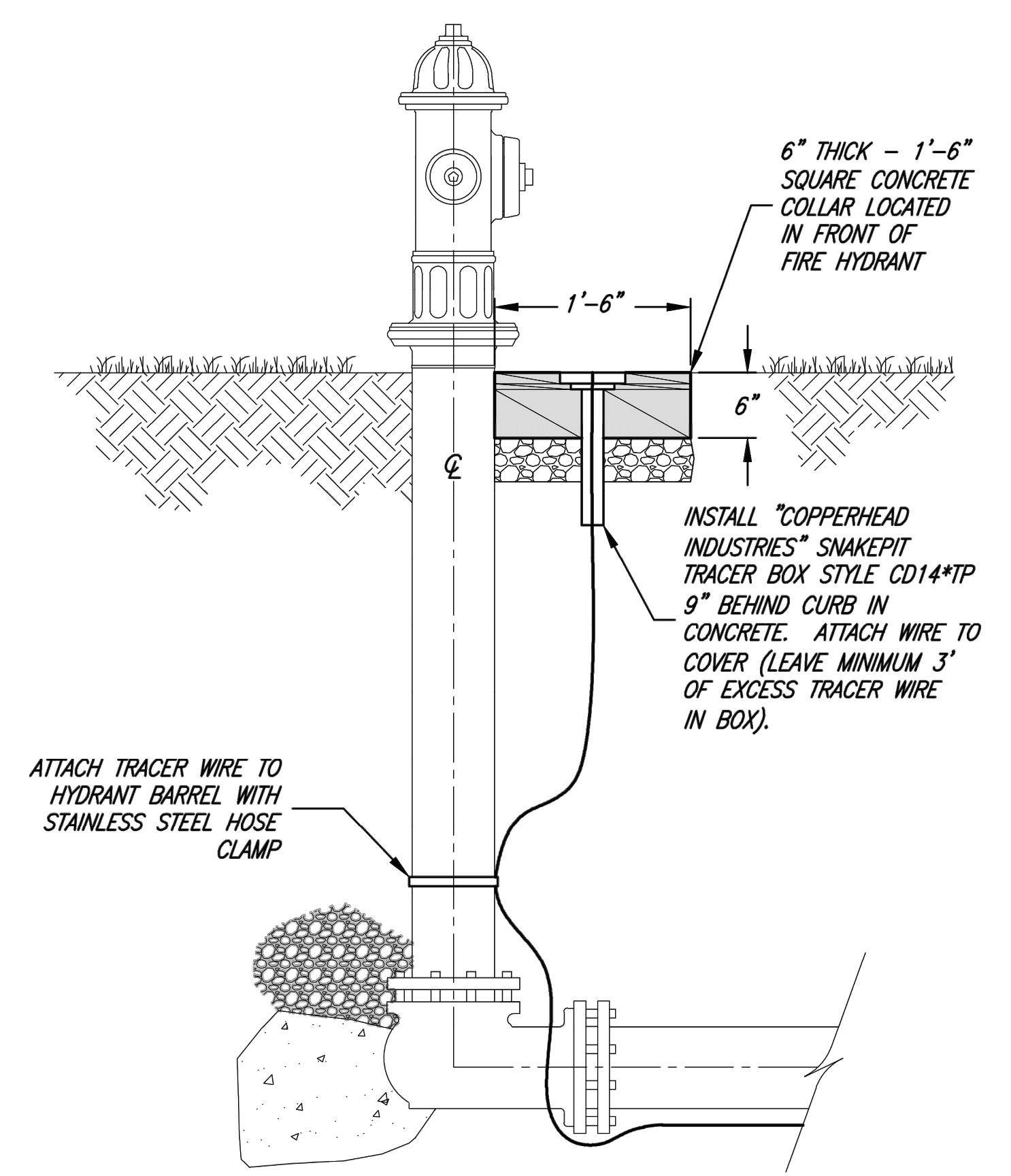
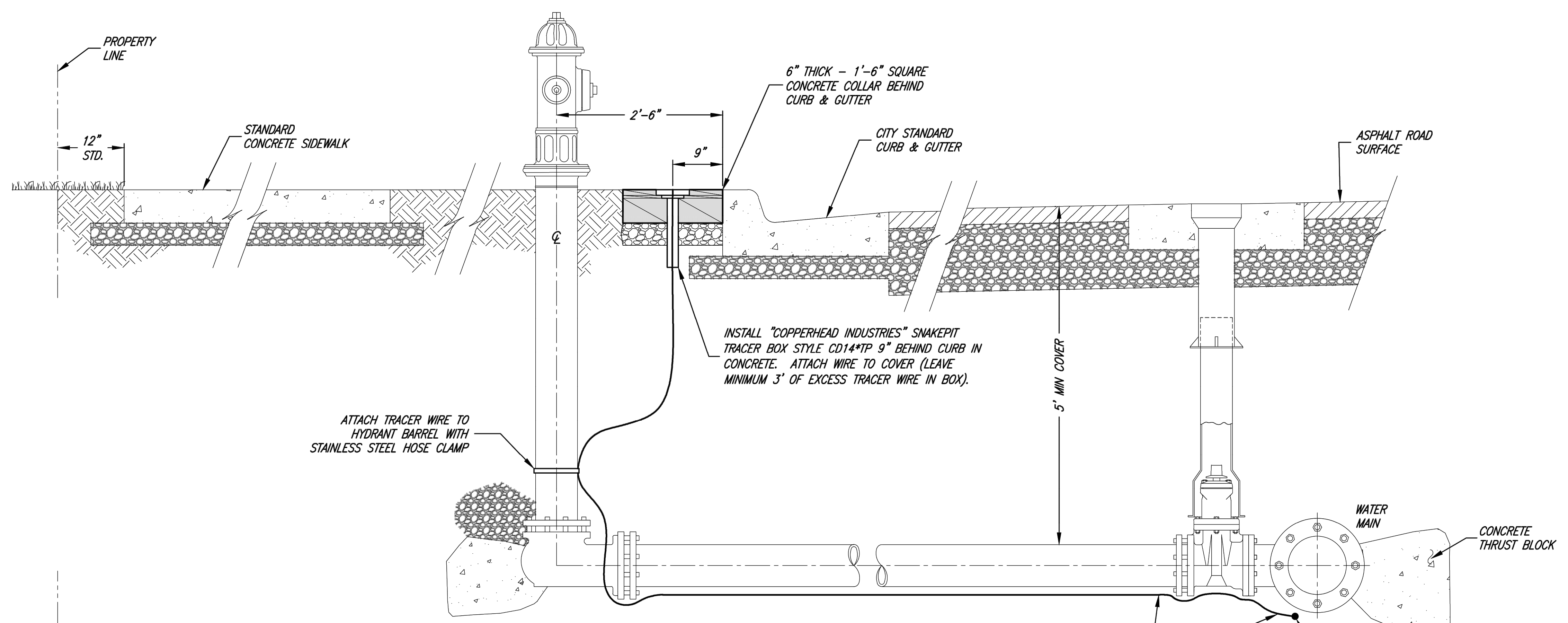
DESIGNED: BKJ  
DRAWN: BEB  
CHECKED: BKJ

**JA JONES & ASSOCIATES**  
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6080 Fashion Point Drive  
South Ogden, Utah 84403 (801) 476-9767  
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**SOUTH WEBER CITY CORPORATION**  
PUBLIC WORKS STANDARDS  
**CULINARY WATER - AIR/VACUUM RELIEF STATION & FIRE HYDRANT DETAILS**

SHEET:  
**CS-09**  
OF 24 SHEETS  
0

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS.dwg  
**C923**  
CITY AIR-VAC AND HYDRANT DETAILS

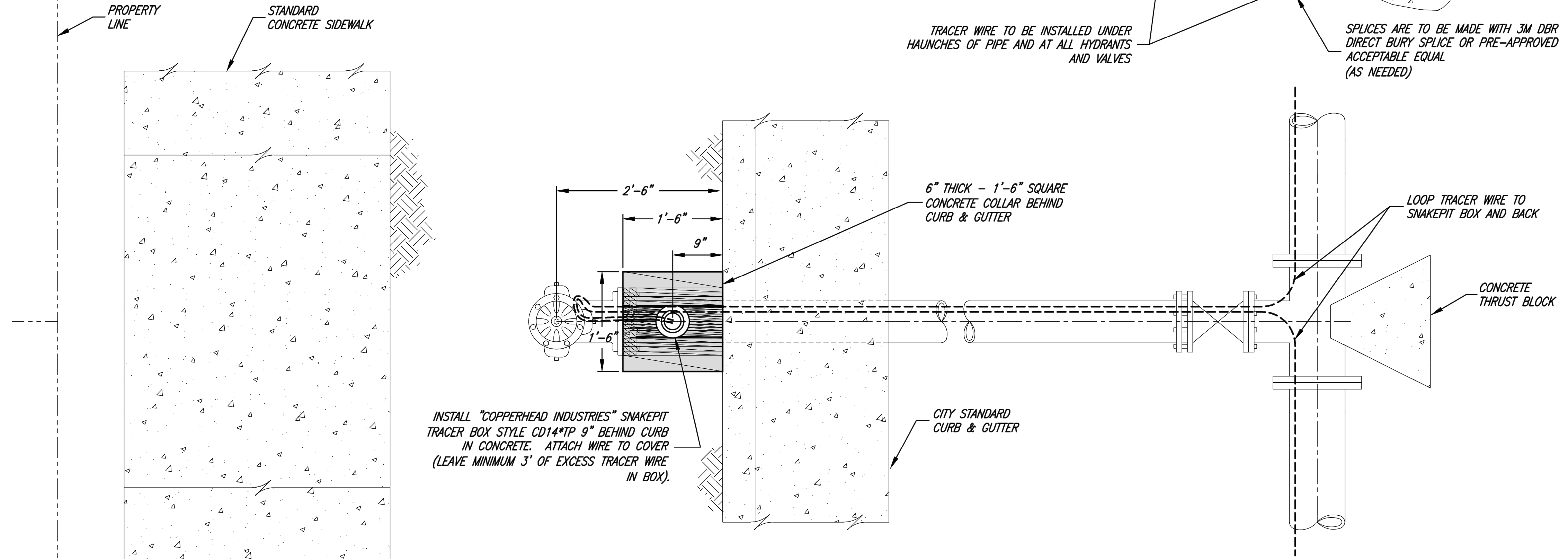


**ALTERNATE TRACER WIRE INSTALLATION**


WHERE APPROVED BY THE WATER SYSTEM SUPERINTENDENT ON STREET SECTIONS WITH NO CURB & GUTTER

**NOTES:**

1. ALL WATERLINES SHALL HAVE A MINIMUM 12 GA. INSULATED TRACER WIRE INSTALLED UNDER THE HAUNCHES OF THE PIPE PRIOR TO BACKFILLING.
2. TRACER WIRES SHALL TERMINATE AT ALL FIRE HYDRANTS. AT SERVICE SADDLES AND TAPPING SLEEVES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND THE PIPE. A GROUNDING ROD SHALL BE INSTALLED AT ALL TRACER SYSTEM TERMINAL POINTS.
3. TRACER WIRE SHALL BE COPPER WIRE WITH BLUE INSULATION RATED FOR DIRECT BURIAL. ALL WIRE CONNECTORS SHALL BE 3M DBR DIRECT BURY SPLICE OR PRE-APPROVED ACCEPTABLE EQUAL AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONTINUITY.
4. ALL TRACER WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR PRIOR TO ASPHALT PLACEMENT. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR PRIOR TO ASPHALT PLACEMENT.



**TRACER WIRE INSTALLATION**  
CITY STANDARD STREET SECTION (CURB & GUTTER)



BRANDON KENT JONES  
No. 9148788  
State of Utah

*Brandon K. Jones*  
PROJECT ENGINEER  
2-12-2019  
DATE

7	JAN '19	BKJ	CHANGED TRACING TO TRACER (TYP.)

SCALE:  
N. T.S.

DESIGNED *BKJ*  
DRAWN *BEB*  
CHECKED *BKJ*

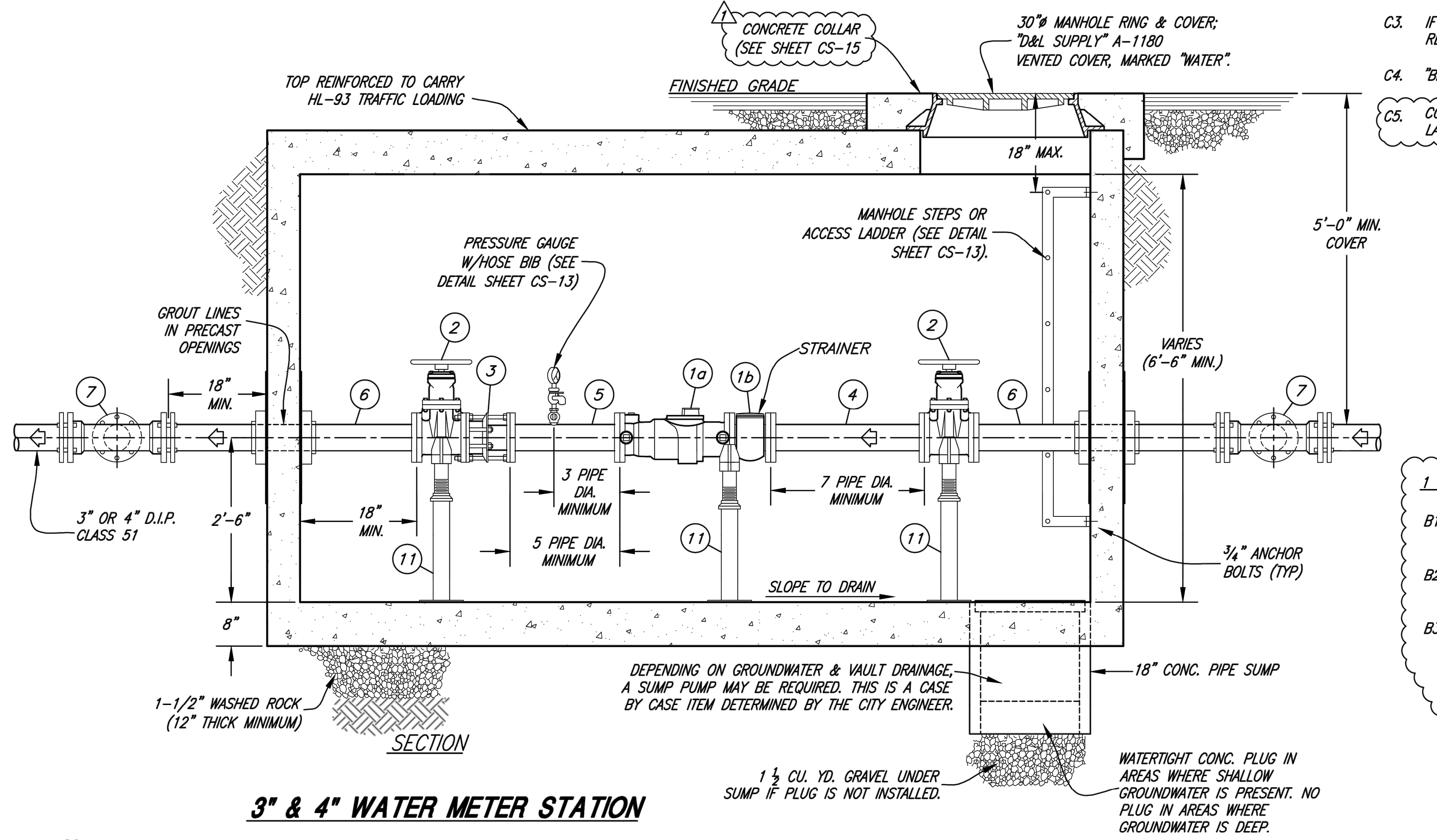
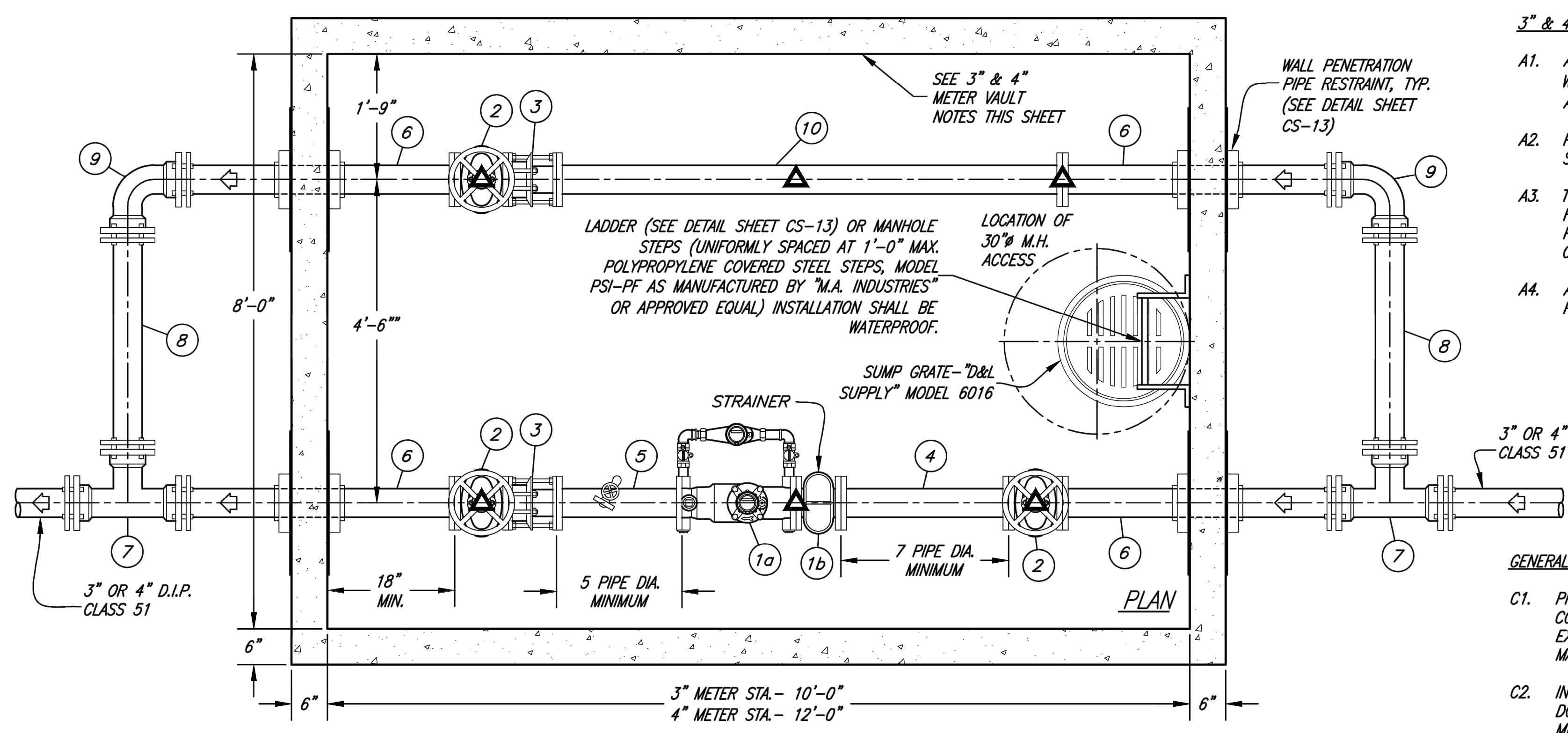


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**SOUTH WEBER CITY CORPORATION**  
**PUBLIC WORKS STANDARDS**  
**CULINARY WATER - TRACER WIRE**  
**INSTALLATION DETAILS**

SHEET:  
**CS-10**  
OF 24 SHEETS  
0

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS.dwg  
**C924**  
CITY TRACER WIRE  
DETAILS



**3" & 4" WATER METER STATION**

**3" & 4" METER VAULT NOTES:**

- A1. ALL FITTINGS OUTSIDE OF THE VAULT ARE TO BE DUCTILE IRON MJ WITH THRUST RESTRAINT RETAINER GLANDS ("ROMAC", MJRG, OR APPROVED EQUAL)
- A2. PENETRATION WALLS NEED TO BE ADEQUATELY DESIGNED STRUCTURALLY FOR ANTICIPATED THRUST.
- A3. THE PRECAST VAULT MANUFACTURER IS RESPONSIBLE FOR DESIGN RELATED TO TRAFFIC LOADING AND THRUST. VERIFICATION OF PROPER DESIGN MUST BE PROVIDED TO THE CITY BY THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER AS THE CASE MAY BE.
- A4. ALL FITTINGS SHALL BE AWWA C-110 WITH 125 LB. FLANGES. ALL PIPING SHALL BE DUCTILE IRON PIPE CLASS 350 P.S.I. MIN.

NOTE:  
ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.

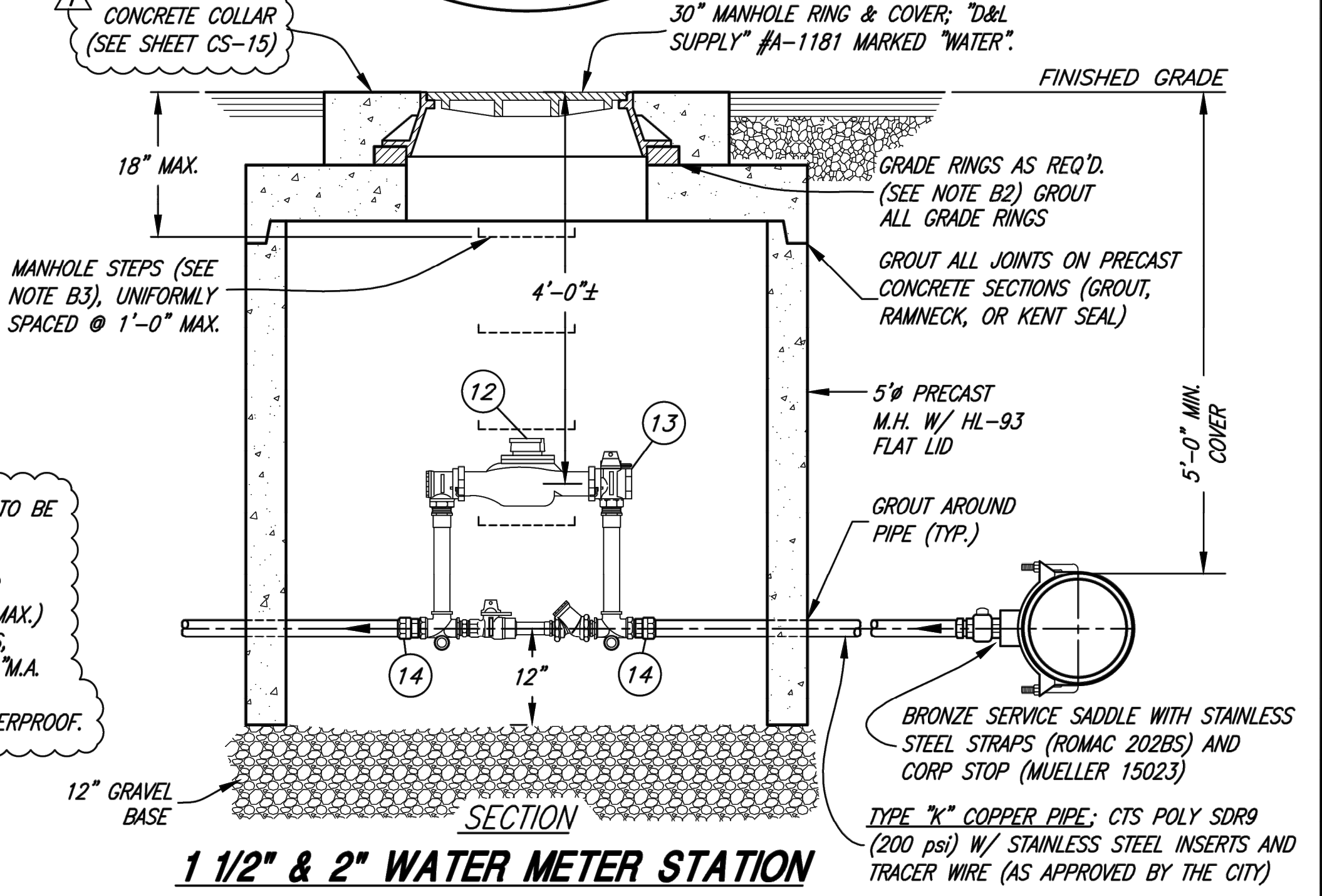
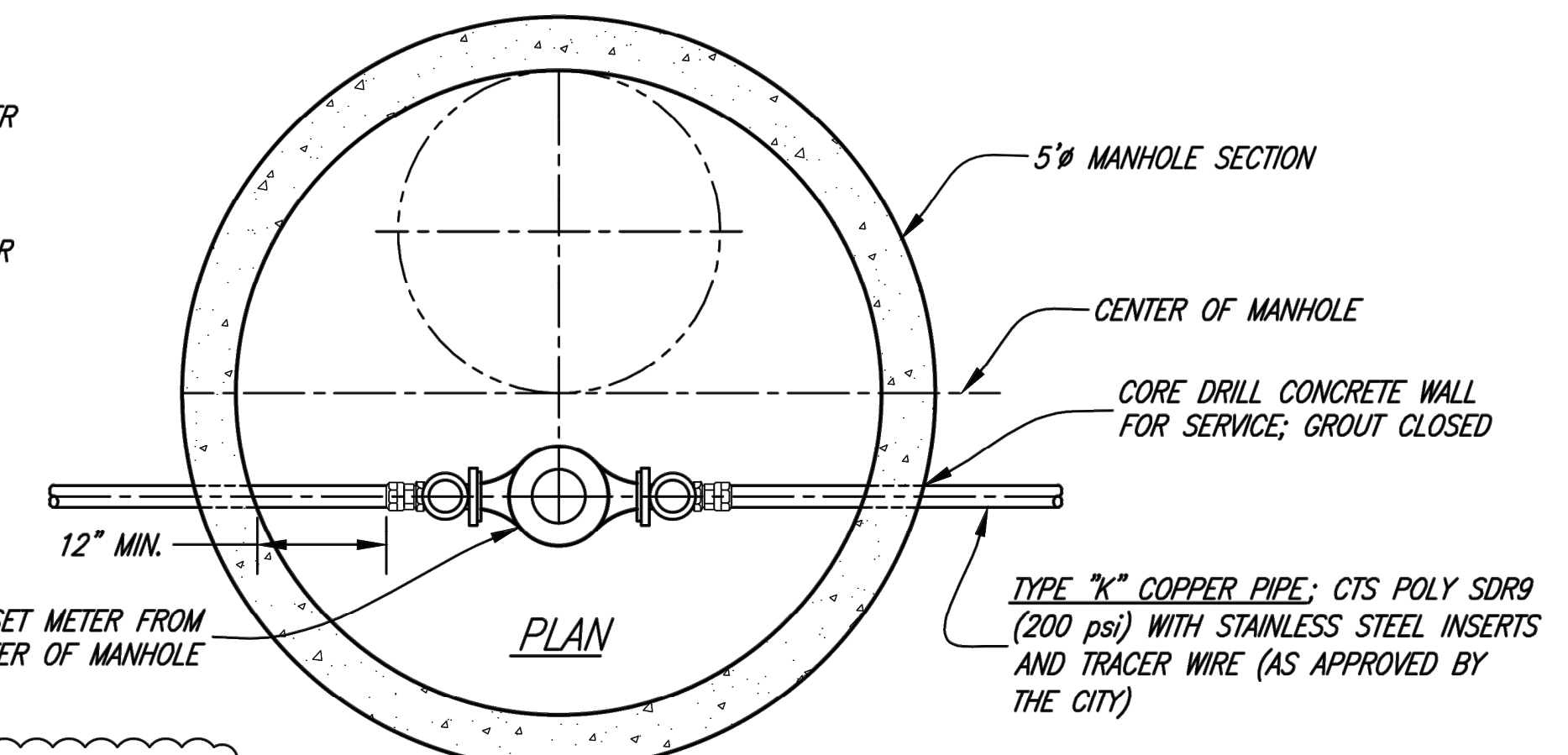
**GENERAL NOTES:**

- C1. PROPERTY OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, ALL EXCAVATION AND FILL, ASPHALT REPLACEMENT AND WATER MAIN CONNECTION.
- C2. INSPECTION OF ALL WATER LINE INSTALLATIONS WILL BE DONE BY THE CITY WATER DEPARTMENT, WITH A 48 HOUR MINIMUM NOTICE REQUIRED PRIOR TO START OF WORK.
- C3. IF APPLICABLE, A CITY EXCAVATION PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO START OF WORK.
- C4. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
- C5. CONTRACTOR TO SUPPLY ALL METERS 1 1/2" OR LARGER.

**PIPE & FITTING SCHEDULE**

NO.	DESCRIPTION (3" & 4" METER STA.)	JOINT TYPE	3" LINE	4" LINE
1a	MASTER METER DUAL BODY COMPOUND (DBC) METER W/ STRAINER & 3G INTEGRATED REGISTER	FL	3"	4"
1b	MUELLER RESILIENT WEDGE GATE VALVE W/ HANDWHEEL	FL	3"	4"
2	"ROMAC" DJ400 DISMANTLING JOINT	FL	3"	4"
3	SPOOL PIECE (7 PIPE DIA. MINIMUM)	FL	3"	4"
4	SPOOL PIECE (5 PIPE DIA. MINIMUM)	FL	3"	4"
5	NIPPLE	FLxPE	3"	4"
6	TEE	MJ	3"	4"
7	PIPE SECTION	PE	3"	4"
8	90° ELBOW	MJ	3"	4"
9	SPOOL PIECE	FL	3"	4"
10	"CLOW" F-1608 OR "ANVIL" #264 GALV. PIPE SUPPORT W/ COMPANION FLANGE & VARIABLE HEIGHT NIPPLE (6 EA REQ'D)	△ SYMBOL		


NO.	DESCRIPTION (1 1/2" & 2" METER STA.)	JOINT TYPE	1 1/2" LINE	2" LINE
12	MASTER METER INTERMEDIATE MULTI-JET METER W/3G INTEGRATED REGISTER	FL	1 1/2"	2"
13	"MUELLER" B-2423-2 METER YOKE (18" RISER)	-	1 1/2"	2"
14	"MUELLER" 110 COMPRESSION CONN. COUPLING	-	1 1/2"	2"



**1 1/2" & 2" WATER METER STATION**

**1 1/2" & 2" METER NOTES:**

- B1. 1 1/2" SERVICE LINE-13" METER  
2" SERVICE LINE-17" METER
- B2. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE
- B3. MANHOLE STEPS (FOR MANHOLES OVER 6' DEEP.) UNIFORMLY SPACED (1'-0" MAX.) POLYPROPYLENE COVERED STEEL STEPS, MODEL PSI-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - INSTALLATION OF STEPS SHALL BE WATERPROOF.



BRANDON KENT JONES  
No. 5148758  
PROJECT ENGINEER  
2-12-2019  
DATE

REV.	DATE	APPR.	MODIFIED NOTES
1	JAN '19	BKJ	

SCALE:  
N. T. S.

DESIGNED BKJ  
DRAWN BEB  
CHECKED BKJ



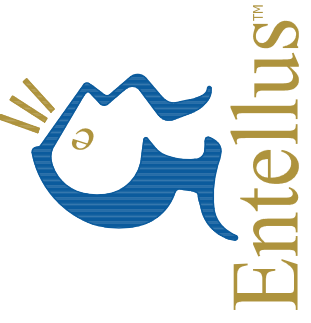
**JONES & ASSOCIATES**  
CONSULTING ENGINEERS  
6080 Fashion Point Drive  
South Ogden, Utah 84403 (801) 476-9767  
www.jonescivil.com

**SOUTH WEBER CITY CORPORATION**  
PUBLIC WORKS STANDARDS

**CULINARY WATER - STANDARD WATER METER STATIONS**

SHEET:  
**CS-11**  
OF 24 SHEETS  
0

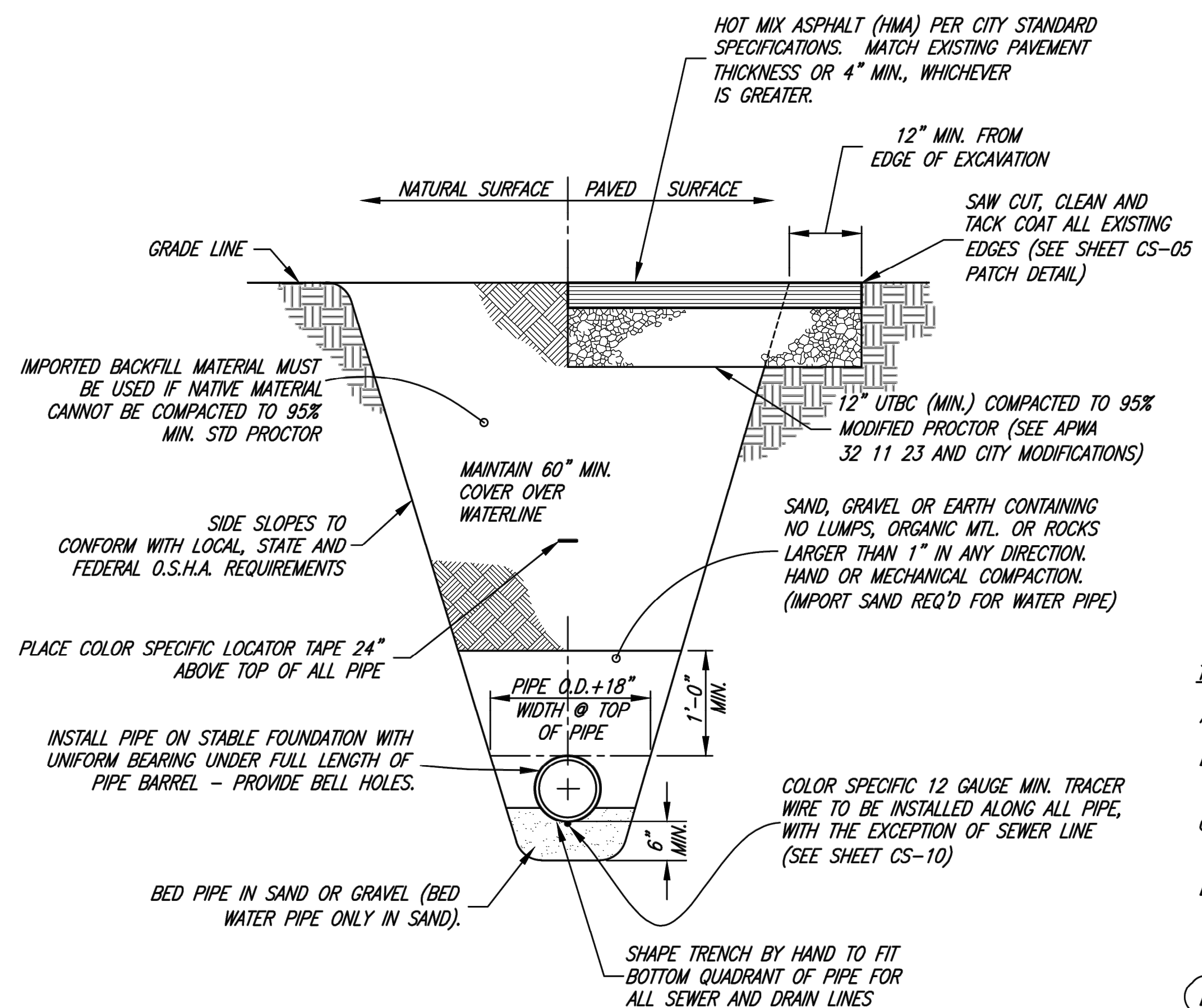
1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com



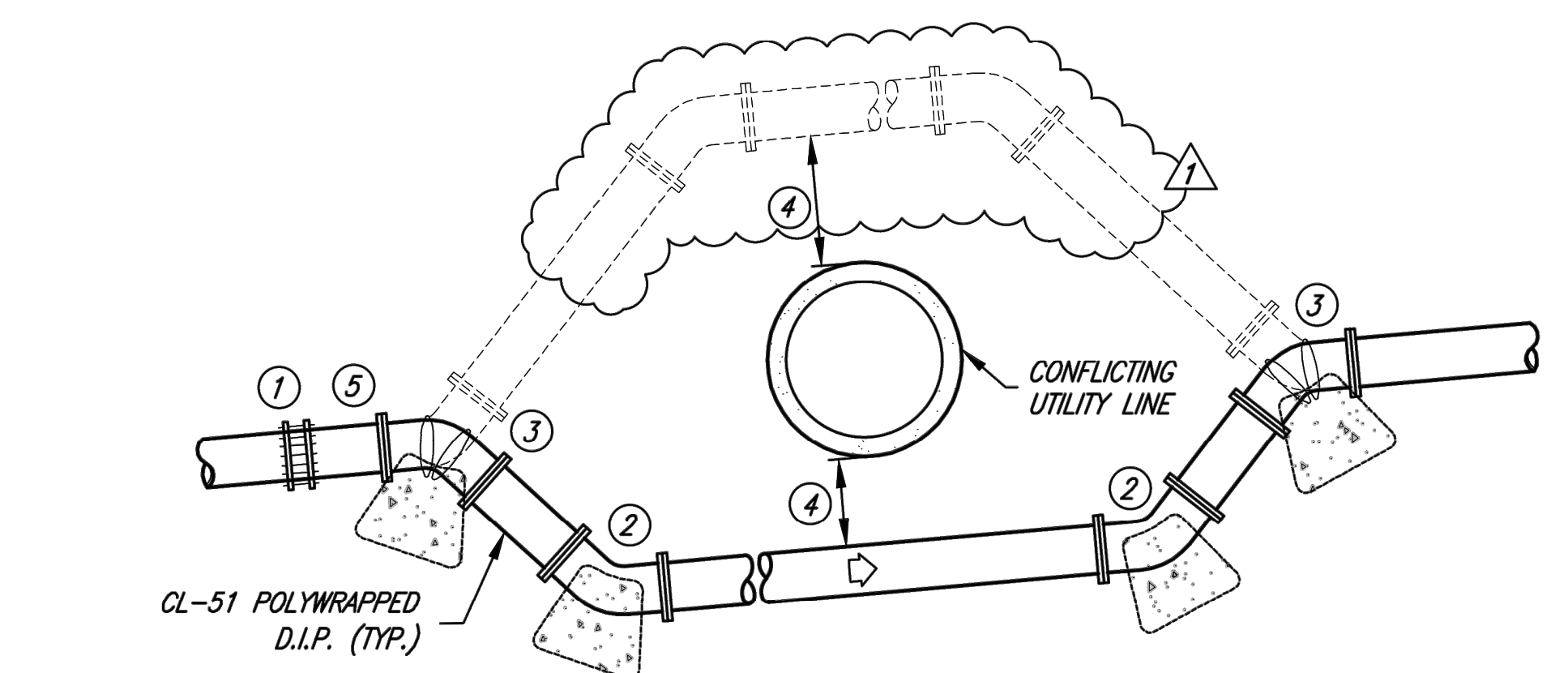
Client:  
Contact:  
Phone & Email:  
Address:

THE LOFTS AT DEER RUN  
7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.12.E. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

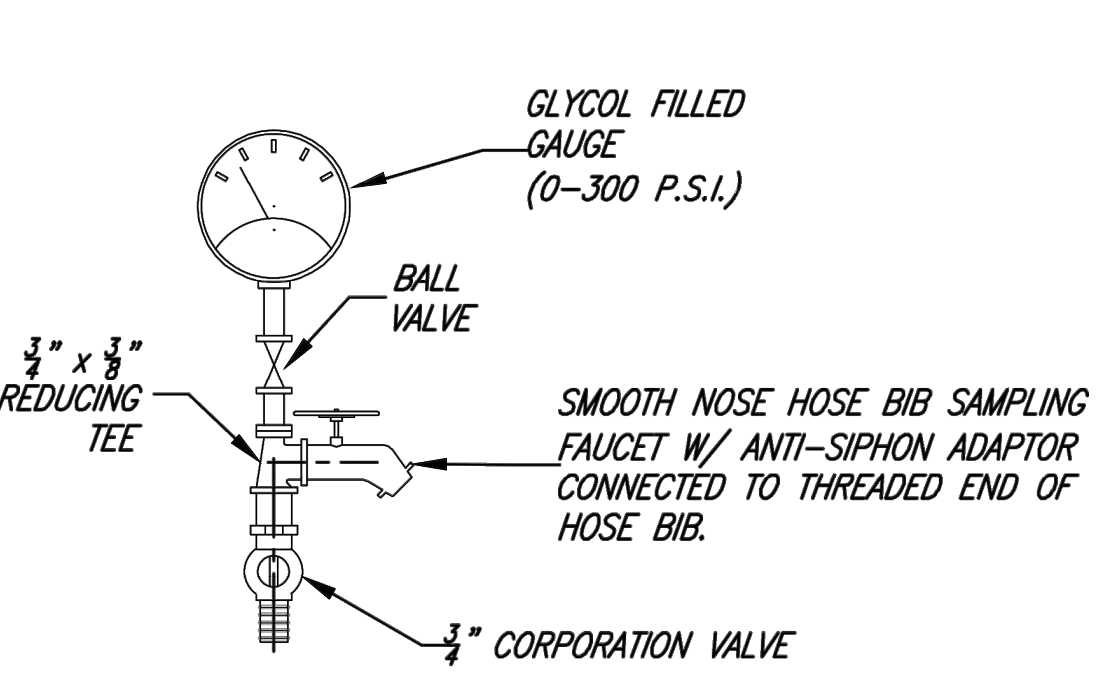


**TYPICAL TRENCH SECTION**  
(WATER, IRRIGATION, SEWER, STORM DRAIN, AND LAND DRAIN)



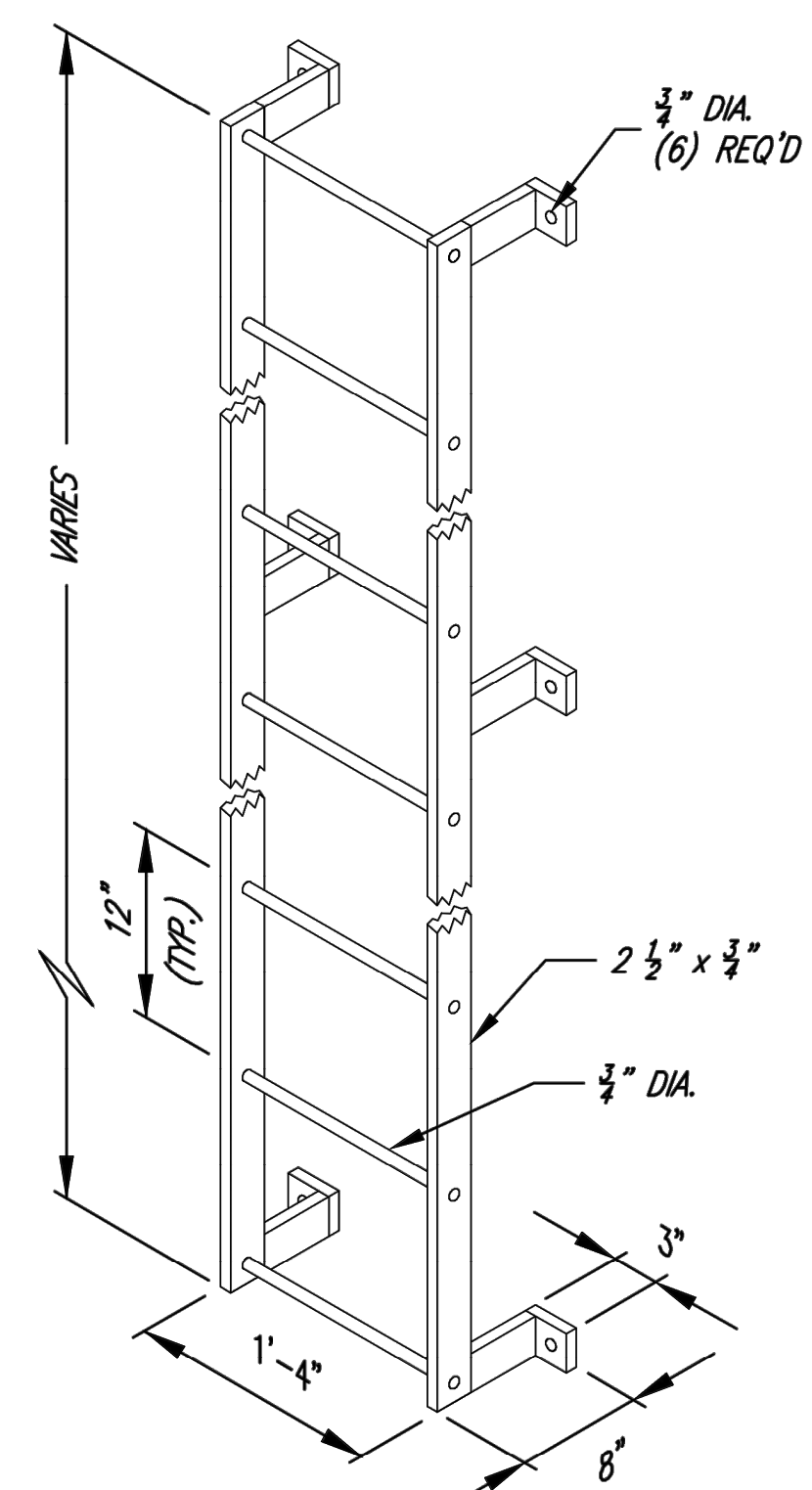
**TYPICAL WATERLINE LOOP**

- 1 TRANSITION COUPLING; "ROMAC" MODEL 501
- 2 MJ 45° BEND W/RETAINER GLANDS
- 3 CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBAR SECURING BLOCK TO FITTING (EPOXY COATING)
- 4 MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING UTILITY LINE TO BE CROSSED, EXCEPT LOOPS INVOLVING SEWER MAINS, WHERE A MINIMUM OF 18" VERTICAL COVER ABOVE THE SEWER MAIN IS REQUIRED. EXCEPTIONS MUST BE APPROVED BY THE UTAH DIVISION OF DRINKING WATER (DDW.)
- 5 AN AIR/VACUUM RELIEF VALVE MAY BE REQUIRED ON A CASE BY CASE BASIS AS DIRECTED BY THE CITY WATER SYSTEM SUPERINTENDENT.

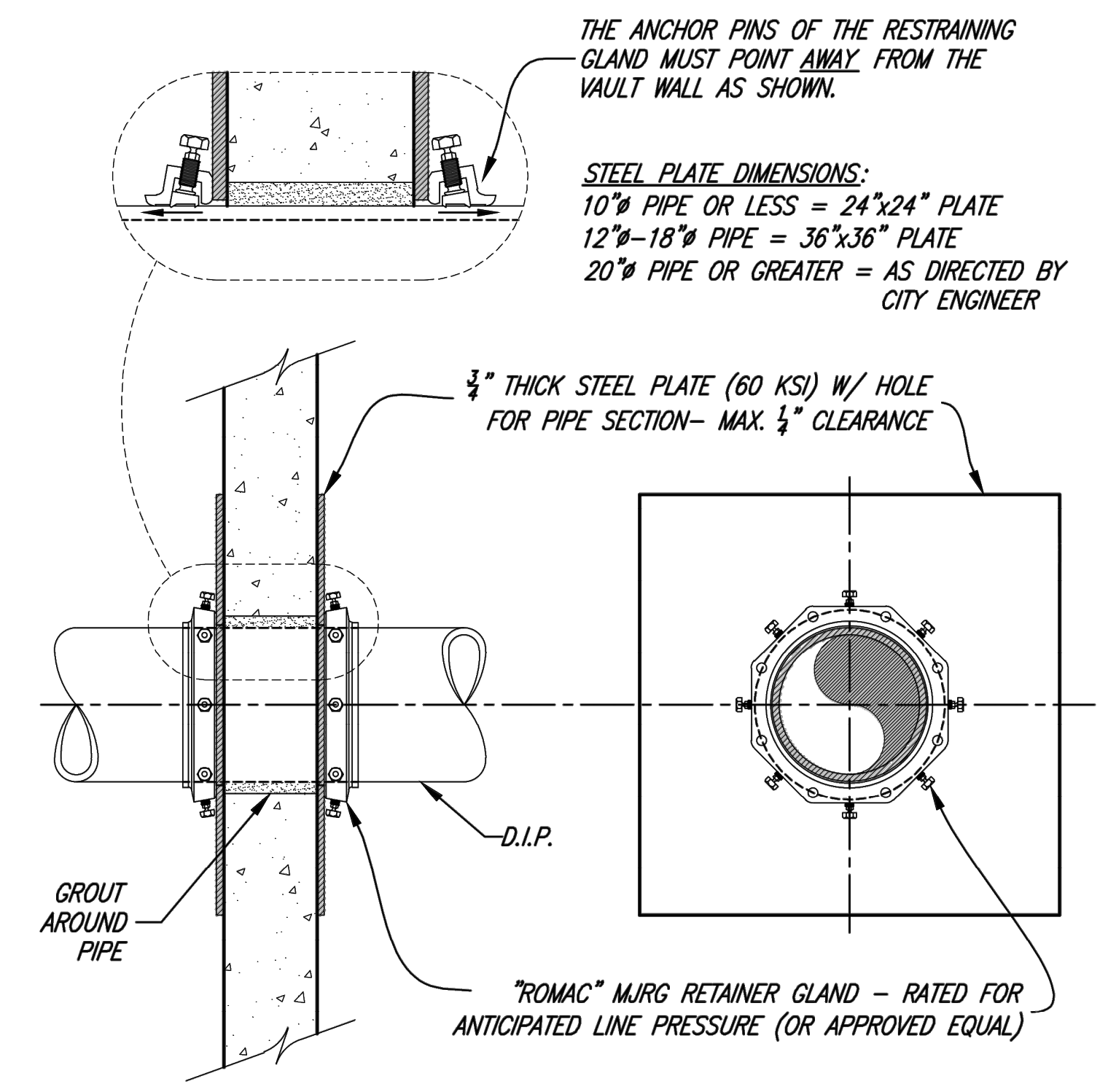


**PRESSURE GAUGE**  
W/SAMPLING FAUCET DETAIL

- TRENCH NOTES:**
- A. BACKFILL PER APWA 33 05 20 AND CITY MODIFICATIONS.
  - B. COMPACTION TEST REQUIRED AT SPRING-LINE FOR ALL P.V.C. OR H.D.P.E. PIPES.
  - C. PAVEMENT RESTORATION PER APWA 33 05 25 AND CITY MODIFICATIONS.
  - D. GRAVEL SURFACED AREAS, SUCH AS ROADS AND SHOULDERS, PARKING AREAS, AND UNPAVED DRIVEWAYS, SHALL BE REPAIRED WITH 6" THICK (MIN.) 1" UNTREATED BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR.
  - E. WATER & SEWER LINES, INCLUDING SERVICE LINES, SHALL NOT BE INSTALLED IN THE SAME TRENCH.



**LADDER DETAIL**  
HOT DIP GALVANIZE AFTER FABRICATION



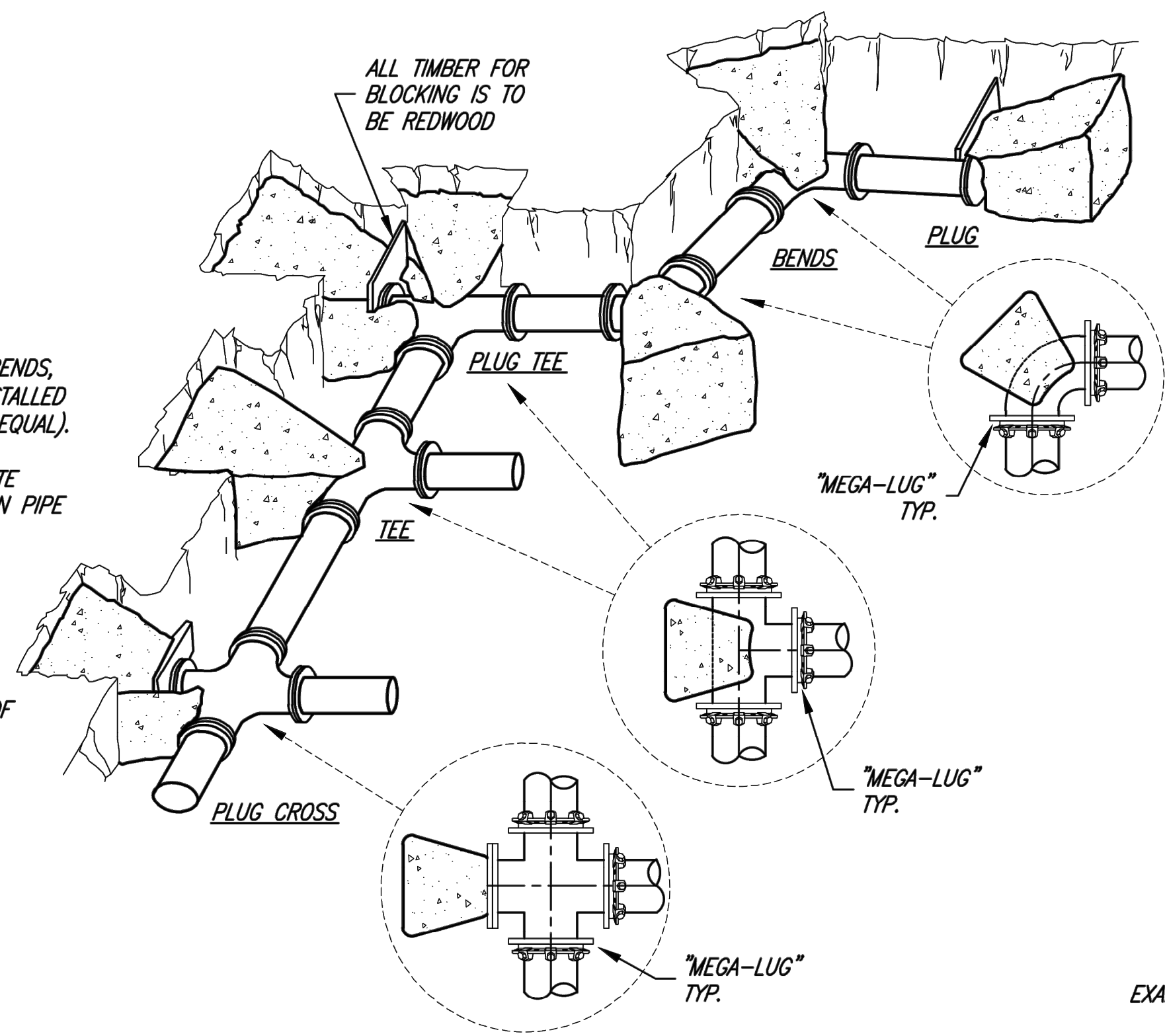
**WALL PENETRATION DETAIL**  
FOR PRECAST VAULT (TYP)

**PIPE RESTRAINT**

- A1. FOR NOMINAL PIPE DIAMETERS 8" AND GREATER, ALL BENDS, CROSSES, TEES, REDUCERS, AND VALVES SHALL BE INSTALLED WITH RESTRAINING JOINTS ("MEGA-LUG" OR APPROVED EQUAL).
- A2. DESIGN SHALL ALSO BE REQUIRED TO ENSURE ADEQUATE RESTRAINT FOR PIPING JOINTS NEAR FITTINGS BASED ON PIPE DIAMETER AND PIPE PRESSURE.

**THRUST BLOCKING NOTES:**

- B1. CONCRETE SHALL NOT BE PLACED WITHIN 1-1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
- B2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE FOR 2000 P.S.F. AND A THRUST RESULTING FROM 200% OF THE WATER LINE STATIC LINE TEST.
- B3. THRUST BLOCKS ARE REQUIRED AT ALL BENDS OF 22-1/2" OR MORE. 11-1/4" BENDS SHALL HAVE RETAINER GLANDS.
- B4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.



**TYPICAL RETAINER GLANDS & THRUST BLOCKING**

PIPE SIZE (IN.)	THRUST PER PSI OF WATER PRESSURE AT VARIOUS FITTINGS			
	DEAD END OR TEE (LB.)	90° ELBOW (LB.)	45° ELBOW (LB.)	22-1/2° ELBOW (LB.)
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	487	244
30	947	1,332	722	377
36	1,356	1,905	1,032	542

- NOTES:**
- C1. IN USING THE ABOVE TABLE, USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.).
  - C2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.

**EXAMPLE:**

8-INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN.  
FROM TABLE: THRUST = 94 X 200 = 18,800 LB.  
ASSUME BEARING STRENGTH = 2,000 LB./SQ. FT.

18,800 / 2,000 = 9.4 SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK



Brandon K. Jones  
PROJECT ENGINEER  
2-12-2019

REV.	DATE	APPR.	ADDED AND/OR MODIFIED NOTES & DETAIL
1	JAN '19	BKJ	ADDED AND/OR MODIFIED NOTES & DETAIL

SCALE:  
N. T.S.

DESIGNED BKJ  
DRAWN BEB  
CHECKED BKJ



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South Ogden, Utah 84403 (801) 476-9767  
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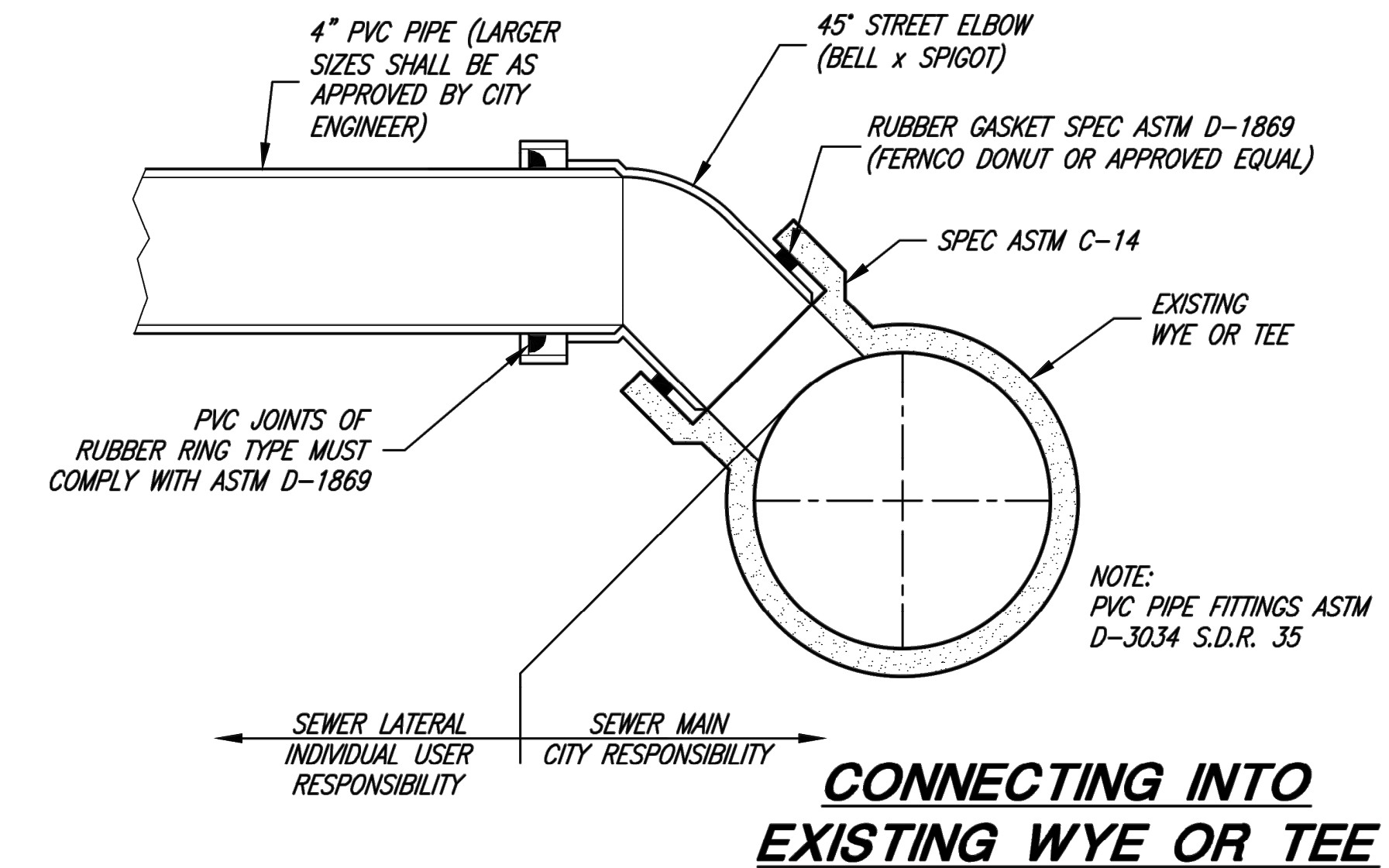
**SOUTH WEBER CITY CORPORATION**  
**PUBLIC WORKS STANDARDS**  
**CULINARY WATER - THRUST BLOCK, WATERLINE LOOP, PIPE TRENCH & MISC. VAULT DETAILS**

SHEET:  
**CS-13**  
OF 24 SHEETS  
0

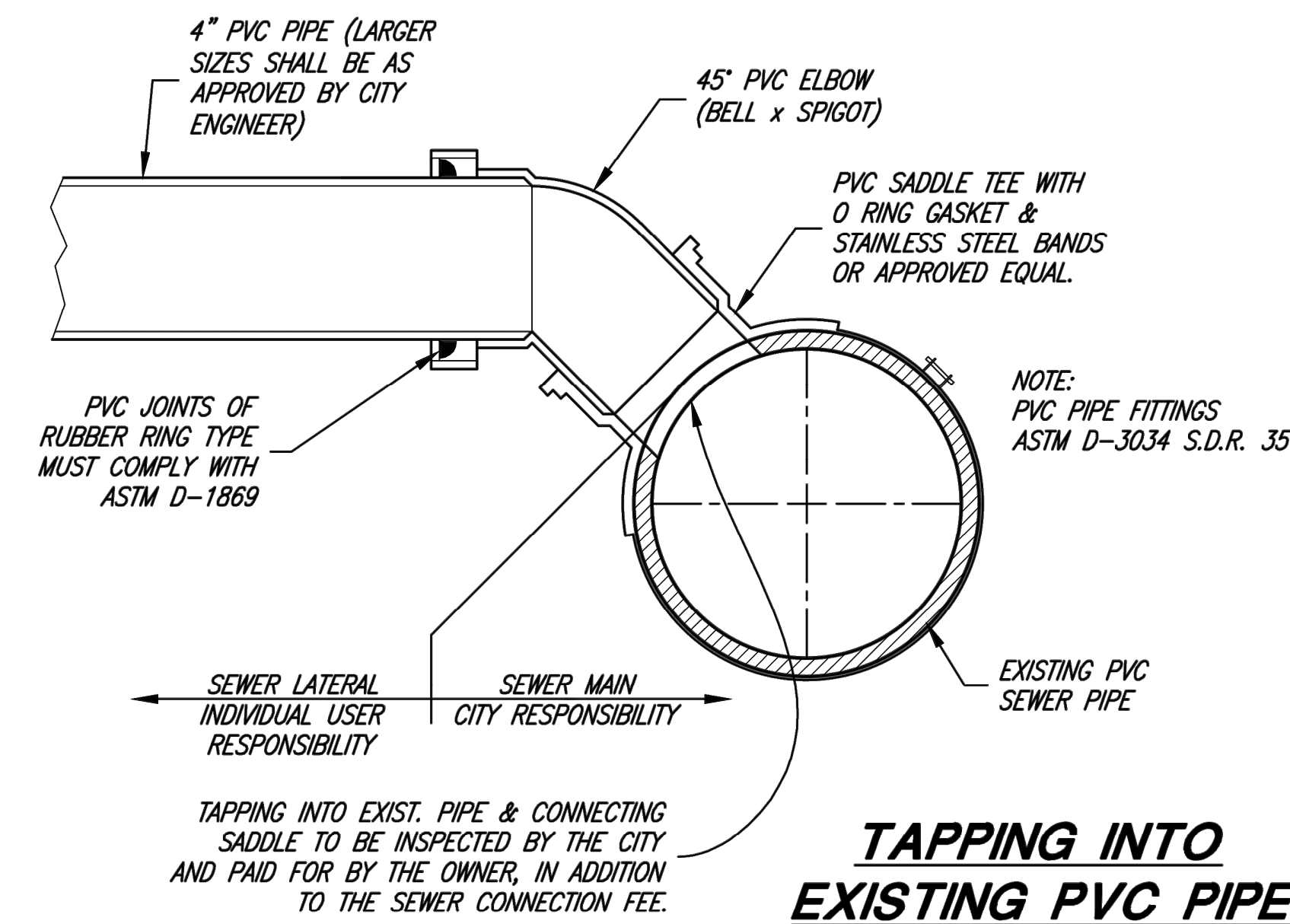
DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS.dwg  
**C926**  
CITY THRUST BLOCK & LOOP DETAILS

**GENERAL NOTES:**

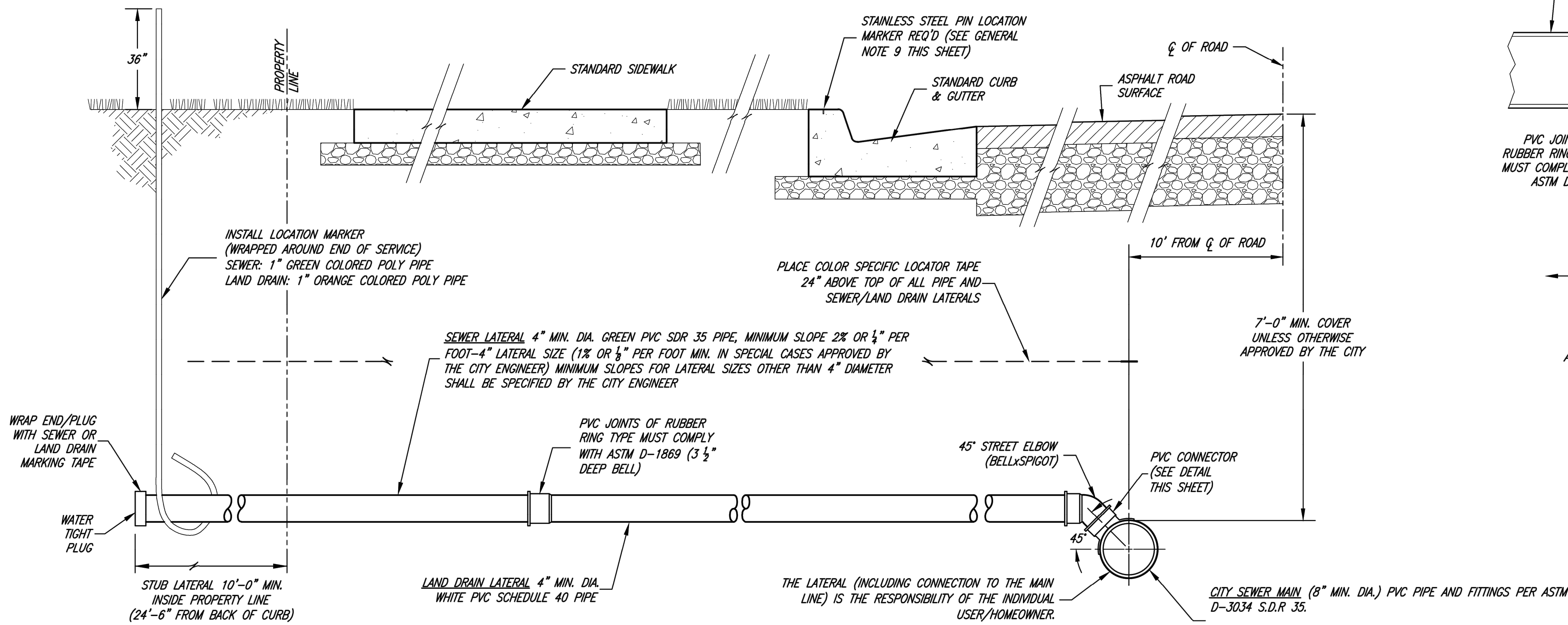
- ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH IN LINE PRE-FORMED WYES OR TEES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTING POINT (THE LATERAL TAP SHALL BE IN THE TOP QUARTER OF THE SEWER MAIN LINE PREFERABLY IN THE 10:00 OR 2:00 POSITION).
- SANITARY SEWER SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
- SANITARY SEWER MAINS AND LATERALS SHALL BE "GREEN" IN COLOR. LAND DRAIN MAIN LINES SHALL BE "GREEN" IN COLOR AND LAND DRAIN LATERAL LINES SHALL BE "WHITE" IN COLOR. IRRIGATION PIPES SHALL BE "PURPLE" IN COLOR. PREVIOUS YEARS PIPE COLORS VARY THROUGHOUT THE CITY. CONTRACTOR TO VERIFY EXISTING PIPE PRIOR TO MAKING ANY CONNECTION.
- INSERTA TEE PRODUCT IS NOT APPROVED BY THE CITY
- ALL CLEANOUTS SHALL BE MARKED AND FITTED WITH A METAL LID FOR LOCATION PURPOSES
- ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
- ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA WHEN CONSTRUCTED.
- STAMPED STAINLESS STEEL PINS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. BLANK S.S. PINS SHALL BE PROVIDED BY THE CITY AND INSTALLED AND STAMPED BY THE CONTRACTOR DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. S.S. PINS SHALL BE STAMPED "S" FOR SANITARY SEWER, "W" FOR CULINARY WATER, AND "L" FOR LAND DRAIN.
- DOWNSTREAM LAND DRAIN CONNECTION TO AN EXISTING STORM DRAIN SYSTEM IS REQUIRED.



**CONNECTING INTO EXISTING WYE OR TEE**

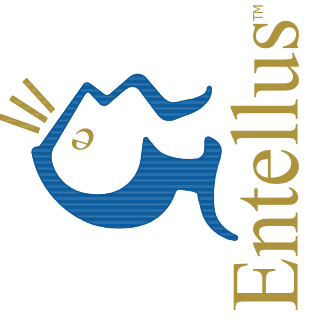


**TAPPING INTO EXISTING PVC PIPE**



**TYPICAL SEWER / LAND DRAIN LATERALS CONNECTION**

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com



Client:  
Contact:  
Phone & Email:  
Address:

THE LOFTS AT DEER RUN  
7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.B. & M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



*Brandon K. Jones*  
PROJECT ENGINEER  
2-12-2019

REV.	DATE	APPR.	DESCRIPTION
7	JAN '19	BKJ	DELETED EX. DETAIL; MODIFIED NOTES

SCALE:  
N. T.S.  
DESIGNED: BKJ  
DRAWN: BEB  
CHECKED: BKJ



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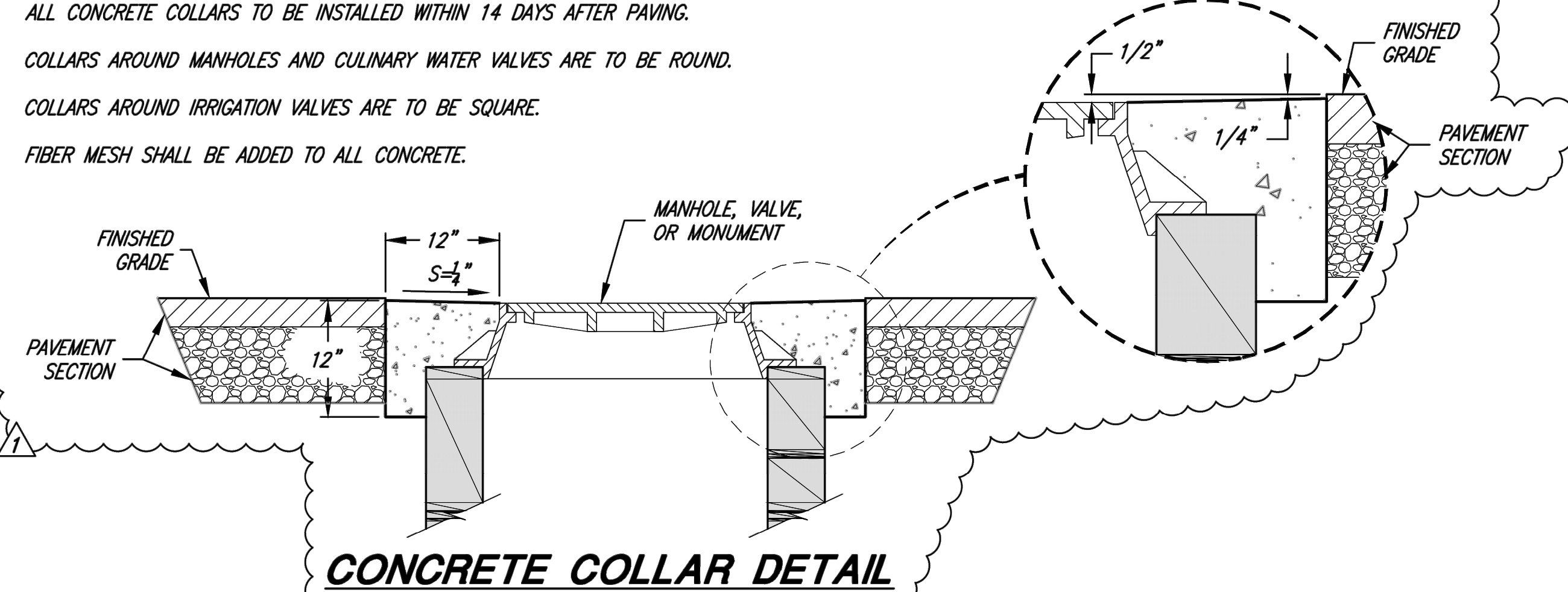
**SOUTH WEBER CITY CORPORATION**  
**PUBLIC WORKS STANDARDS**  
**SANITARY SEWER - LATERAL & CONNECTION DETAILS**

SHEET:  
**CS-14**  
OF 24 SHEETS  
0

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS.dwg  
**C927**  
CITY SEWER LATERAL  
DETAILS

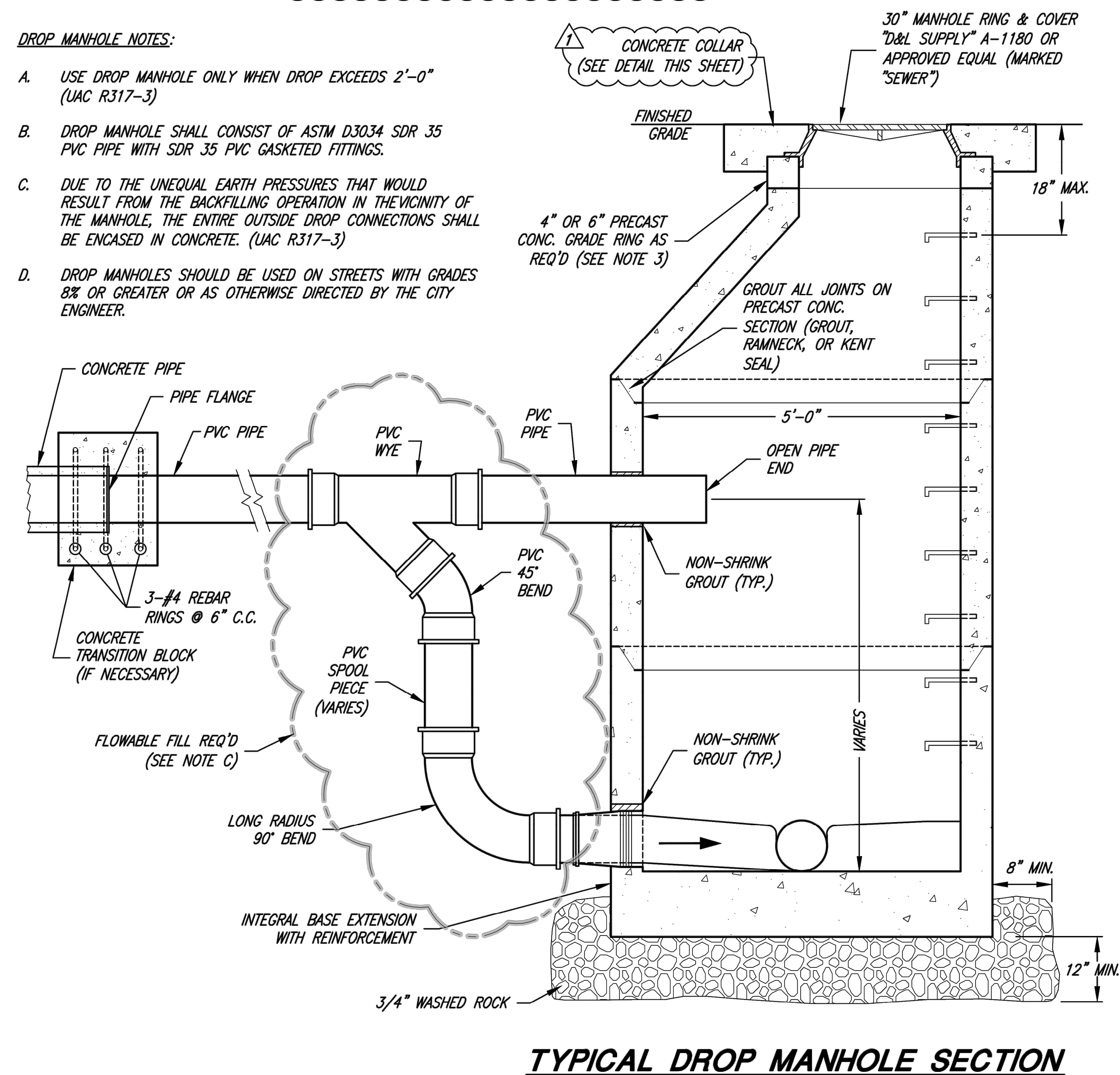
**CONCRETE COLLAR NOTES:**

- A1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.
- B1. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.
- C1. COLLARS AROUND IRRIGATION VALVES ARE TO BE SQUARE.
- D1. FIBER MESH SHALL BE ADDED TO ALL CONCRETE.

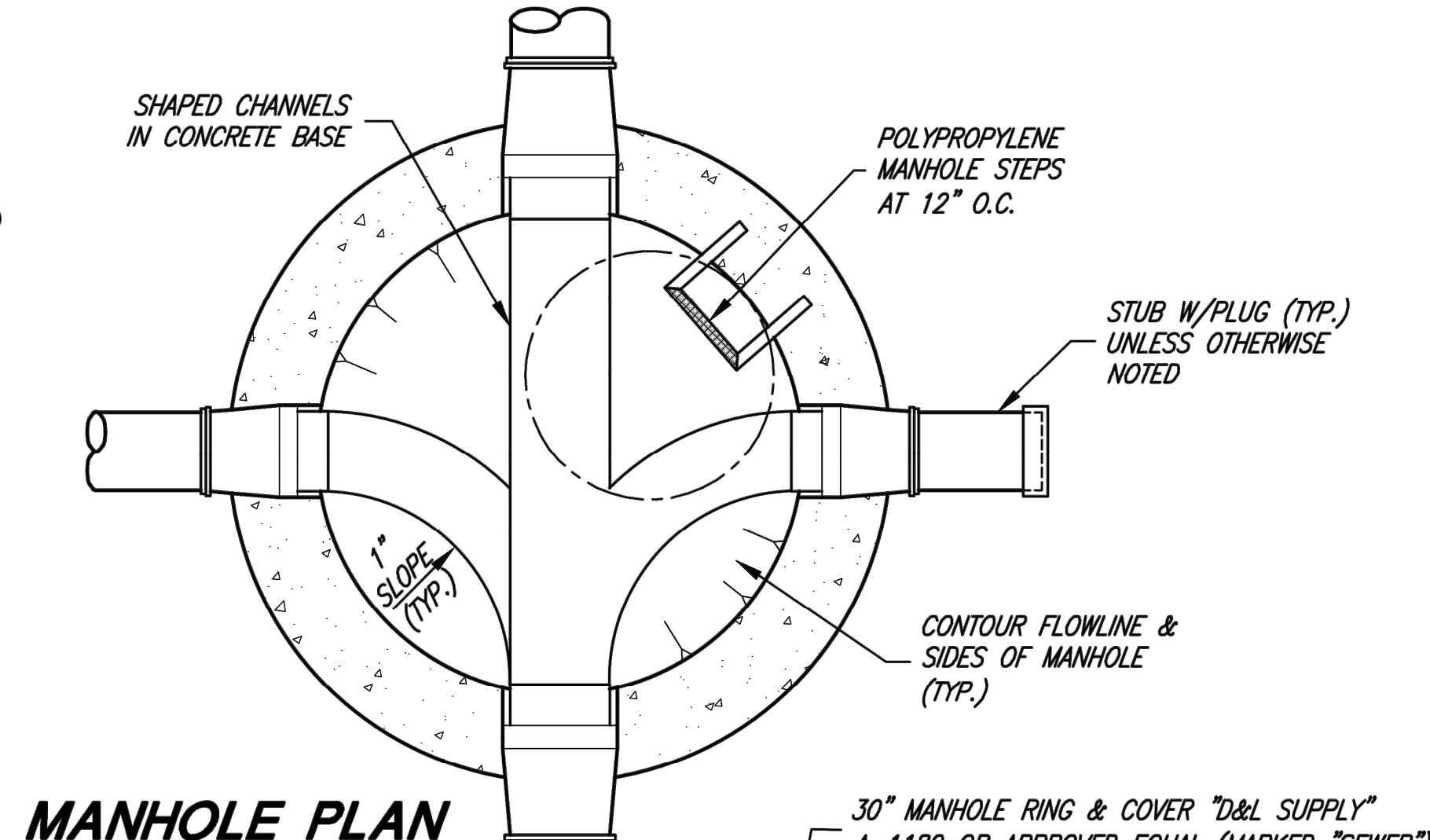


**DROP MANHOLE NOTES:**

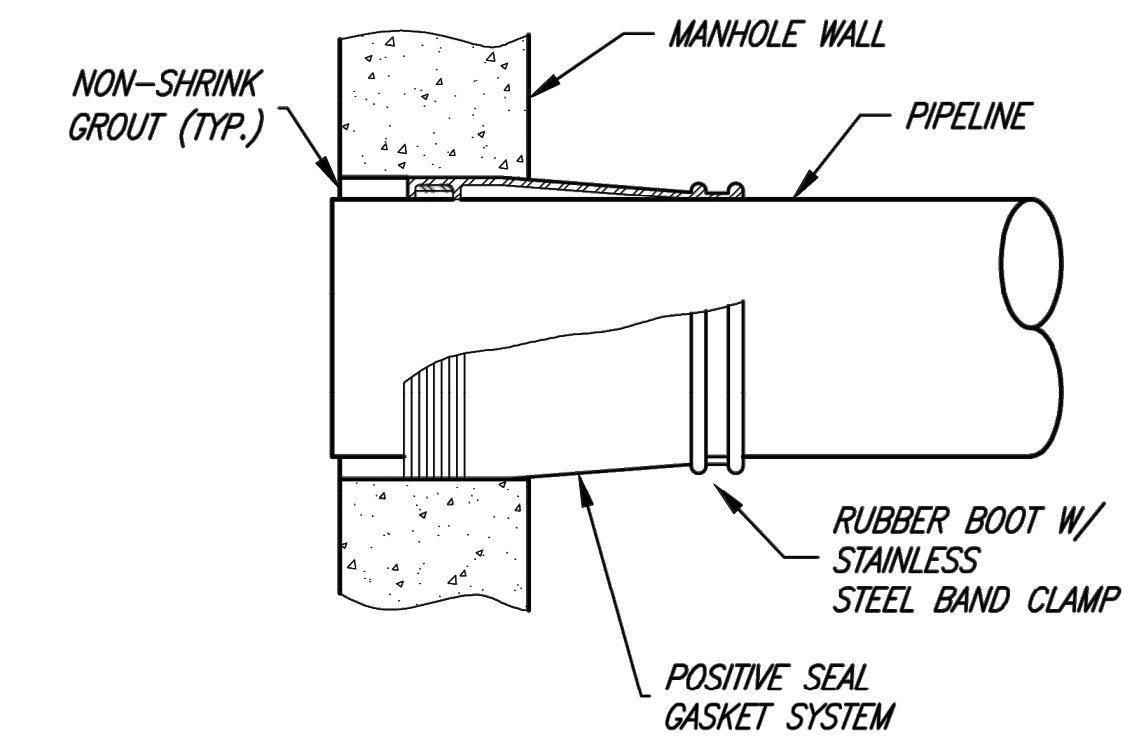
- A. USE DROP MANHOLE ONLY WHEN DROP EXCEEDS 2'-0" (UAC R317-3)
- B. DROP MANHOLE SHALL CONSIST OF ASTM D3034 SDR 35 PVC PIPE WITH SDR 35 PVC GASKETED FITTINGS.
- C. DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE BACKFILLING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE OUTSIDE DROP CONNECTIONS SHALL BE ENCASED IN CONCRETE. (UAC R317-3)
- D. DROP MANHOLES SHOULD BE USED ON STREETS WITH GRADES 8% OR GREATER OR AS OTHERWISE DIRECTED BY THE CITY ENGINEER.



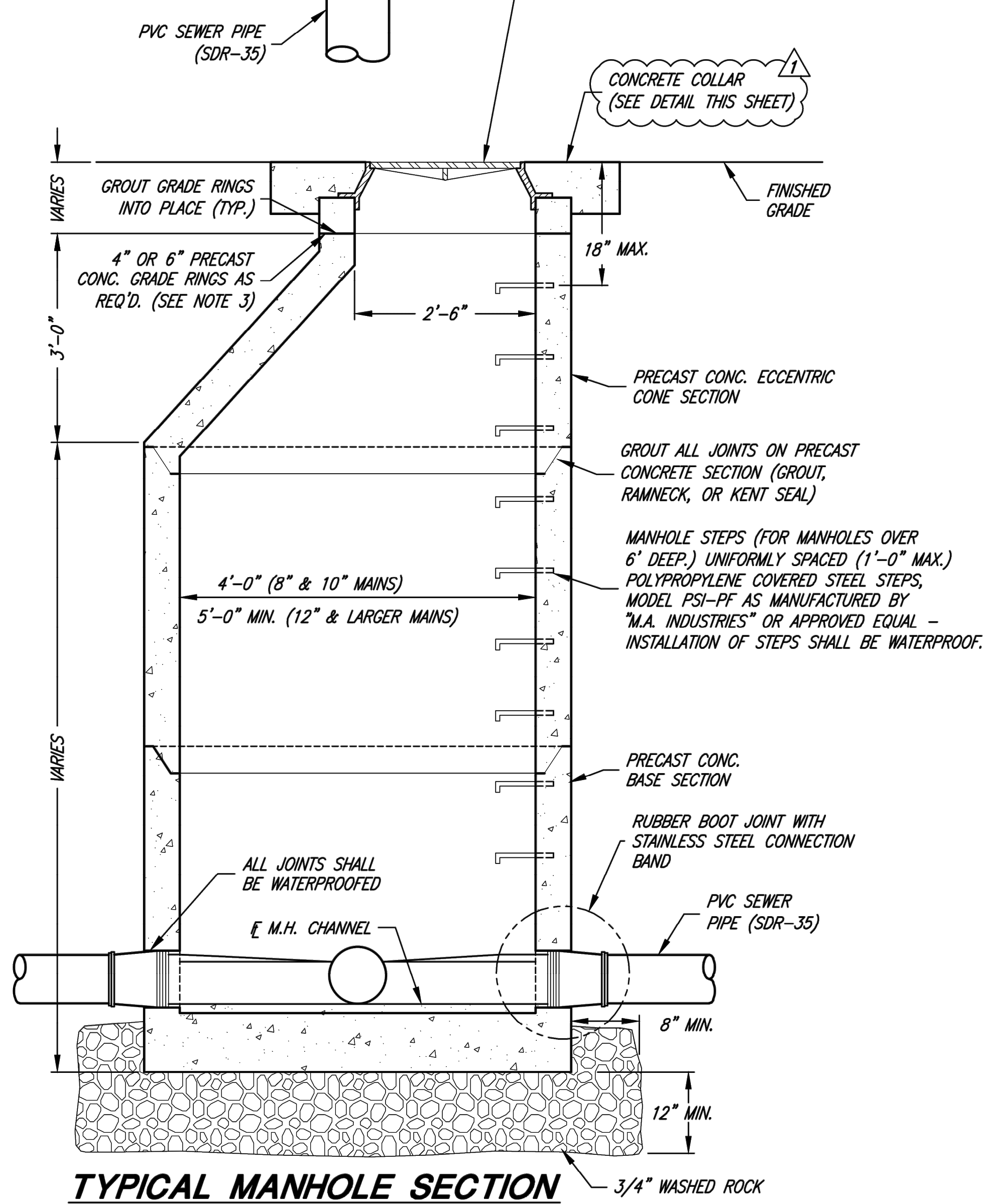
**TYPICAL DROP MANHOLE SECTION**



**MANHOLE PLAN**



**RUBBER BOOT DETAIL**



**TYPICAL MANHOLE SECTION**

**GENERAL NOTES:**

- 1. SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT GRAVEL AND OTHER DEBRIS FROM COLLECTING INSIDE.
- 2. A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE DESIGN ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
- 3. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
- 4. ALL TERMINATING SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
- 5. SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
- 6. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
- 7. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.
- 8. FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.



BRANDON KENT JONES  
No. 9148758  
PROJECT ENGINEER  
2-12-2019  
DATE

REV.	DATE	APPR.	NOTES
1	JAN '19	BKJ	ADDED DETAIL; ADDED AND/OR MODIFIED NOTES

SCALE: N.T.S.  
DESIGNED: BKJ  
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CHECKED: BKJ



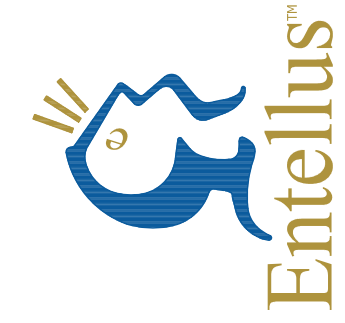
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**SOUTH WEBER CITY CORPORATION**  
**PUBLIC WORKS STANDARDS**

**SANITARY SEWER - TYPICAL MANHOLES & DETAILS**

SHEET: **CS-15**  
OF 24 SHEETS  
0

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
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**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST

LOCATED IN THE SW 1/4 OF SECTION 36, T.5N., R.1W., S.1.E.B.&M.  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN: 4/22/21  
APPROVED: LKM 4/22/21  
PROJECT #: 1025006  
SHEETS: 15  
**C928**  
CITY SEWER MANHOLE  
DETAILS



**GENERAL**

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
2. CONTRACTORS SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
3. CONTRACTORS SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES, DO NOT SCALE DRAWINGS.
4. TEMPORARY BRACING SHALL BE PROVIDED WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.
5. CONTRACTORS AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2018 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
6. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE 2012 IBC ARE THE RESPONSIBILITY OF THE OWNER.

**DESIGN CRITERIA**

GOVERNING CODE ..... 2018 IBC  
 SOIL BEARING PRESSURE..... 3000 PSF

**FOOTINGS, FOUNDATIONS**

1. ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE AS CALLED OUT ON THE DESIGN CRITERIA ABOVE. ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING. THE GEOTECHNICAL REPORT WAS PREPARED BY CMT ENGINEERS LABORATORIES REPORT # 12921, DATED: AUG 5, 2019 AND LETTER DATED APRIL 13, 2020.
2. CONTRACTOR SHALL COORDINATE WITH SOILS ENGINEER FOR THE PREPARATION OF ALL THE GRADE UNDER ALL THE FOOTINGS.
3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE HIGH GROUND WATER LEVEL ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
5. ALL FOOTING REINFORCEMENT AND WALL AND COLUMN DOWELS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
6. PROVIDE DOWELS IN FOOTING AND FOUNDATIONS TO MATCH ALL VERTICAL BARS IN WALLS AND COLUMNS ABOVE, UNLESS NOTED OTHERWISE.
7. STABILITY OF SLOPED SITES SHALL BE VERIFIED BY SOILS ENGINEER OR OTHER QUALIFIED PROFESSIONAL.

**CONCRETE**

1. CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318-14, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
2. ALL CONCRETE SHALL HAVE A DESIGN 28-DAY COMPRESSIVE STRENGTH AS FOLLOWS:

LOCATION	MIN. STRENGTH	MAX. W/C RATIO	AIR ENTRAINMENT	EXPOSURE CATEGORY	
				CATEGORY	CLASS
FOOTINGS	3,000 PSI	0.5	5%	F, S, W, C	F1, S1, W0, C1
FOUNDATION WALLS	3,000 PSI	0.5	5%	F, S, W, C	F1, S1, W0, C1

3. ALL CONCRETE SHALL HAVE A MAX. SLUMP OF 5". WATER SHALL NOT BE ADDED AT THE JOB SITE UNLESS APPROVED BY THE MIX SUPPLIER.
4. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEYPED WITH A KEY 1-1/2 IN. DEEP x LENGTH 2 IN. LESS THAN THE MEMBER AND WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
5. ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.
6. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC.
7. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.

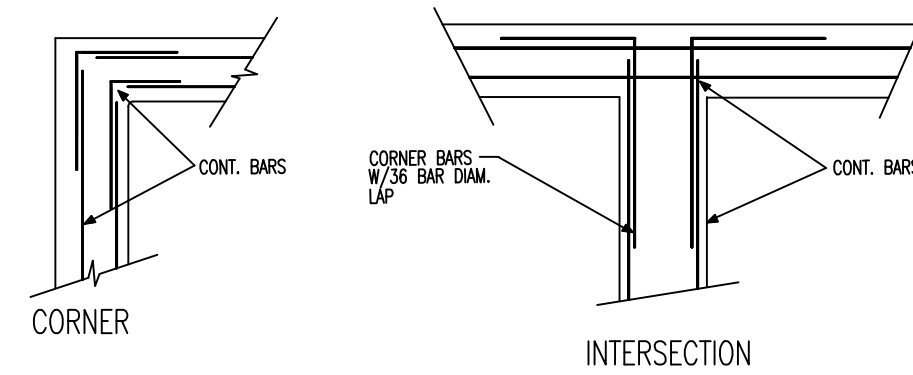
**CONCRETE REINFORCEMENT**

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL 315 AND ACI STANDARD 318-14.
2. ALL METAL REINFORCEMENT SHALL BE DEFORMED BY TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 60."
3. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 36 BAR DIA. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN. ALL CONTINUOUS REINFORCEMENT SHALL TERMINATE WITH A 90 DEG. TURN OR A SEPARATE CORNER BAR.
4. ALL REINFORCEMENT SHALL BE SECURELY ANCHORED AND HELD IN PLACE AND SHALL BE SPACED FROM ADJACENT SURFACES (UNLESS SHOWN OTHERWISE) AS FOLLOWS:
  - A. FORMED SURFACES IN CONTACT WITH THE GROUND OR EXPOSED TO WEATHER (GRADE BMS, WALLS, ETC.), AND SLABS ON GRADE.....1-1/2 IN.
  - B. UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (BOTTOM AND SIDES OF FOOTINGS).....3 IN.
 IN ALL CASES MINIMUM COVER SHALL NOT BE LESS THAN THE DIAMETER OF ADJACENT BARS.
5. REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

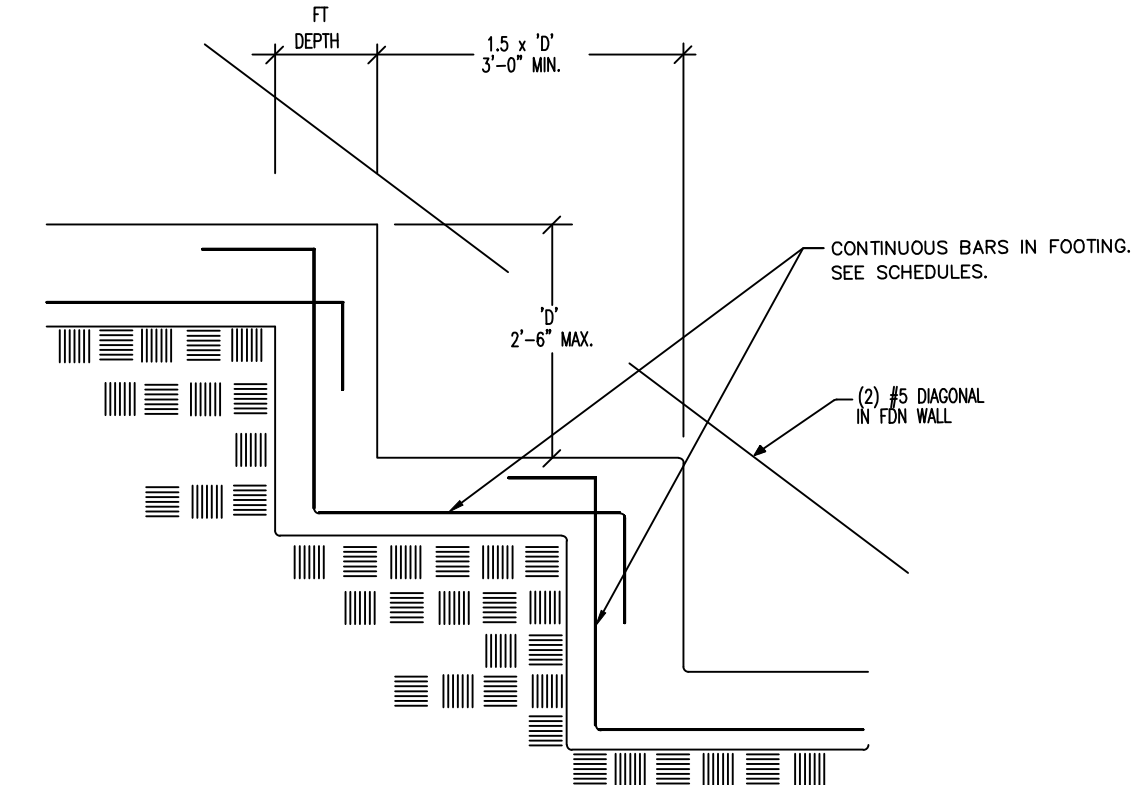
BAR SIZE	F'C = 3000 PSI				F'C 4000 PSI				F'C 5000 PSI			
	REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B
#3	17"	22"	22"	28"	14"	18"	18"	24"	13"	17"	17"	22"
#4	22"	28"	28"	37"	19"	25"	25"	37"	17"	22"	22"	28"
#5	28"	36"	36"	46"	24"	31"	31"	46"	22"	28"	28"	37"
#6	33"	43"	43"	56"	28"	37"	37"	56"	26"	33"	33"	43"
#7	48"	62"	62"	81"	42"	54"	54"	81"	37"	49"	49"	64"
#8	55"	72"	72"	94"	48"	62"	62"	94"	43"	55"	55"	72"
#9	62"	80"	80"	104"	54"	70"	70"	104"	48"	62"	62"	80"
#10	70"	91"	91"	118"	60"	78"	78"	122"	54"	70"	70"	91"
#11	77"	100"	100"	130"	67"	87"	87"	133"	60"	78"	78"	102"

1. THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
2. CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPLICE LENGTH.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE #2 ABOVE ARE MET.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. FOR EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.5
6. TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.

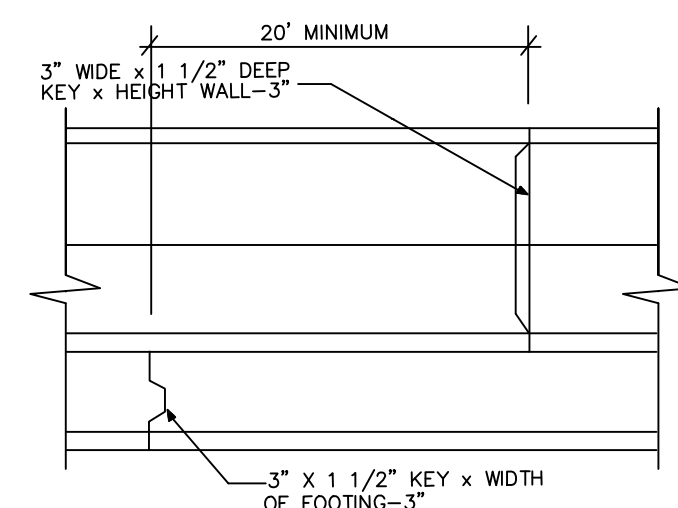
1 REINFORCING BAR LAP SPLICE SCHEDULE



2 CORNERS OF CONC. WALLS



3 STEP FOOTING DETAIL



4 FOUNDATION CONTROL JOINTS

**TYPICAL BAR BENDS**

BAR SIZE	#3	#4	#5	#6
D1/INCHES	2.14"	3"	3.34"	4.12"
BAR SIZE	#7	#8	#9	#10
D1/INCHES	5.14"	6"	9.12"	10.34"

BAR SIZE	#3	#4	#5
D2/INCHES	1 1/2"	2"	n

ALDAVE & ASSOCIATES L.C.

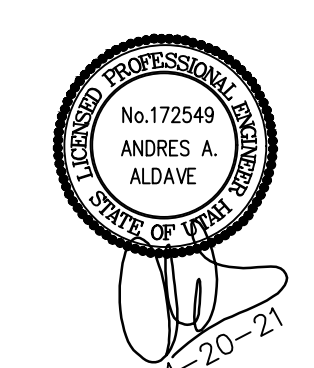
1486 E. BARTON CREEK LANE, BOUNTIFUL, UT TEF: 801-557-5524

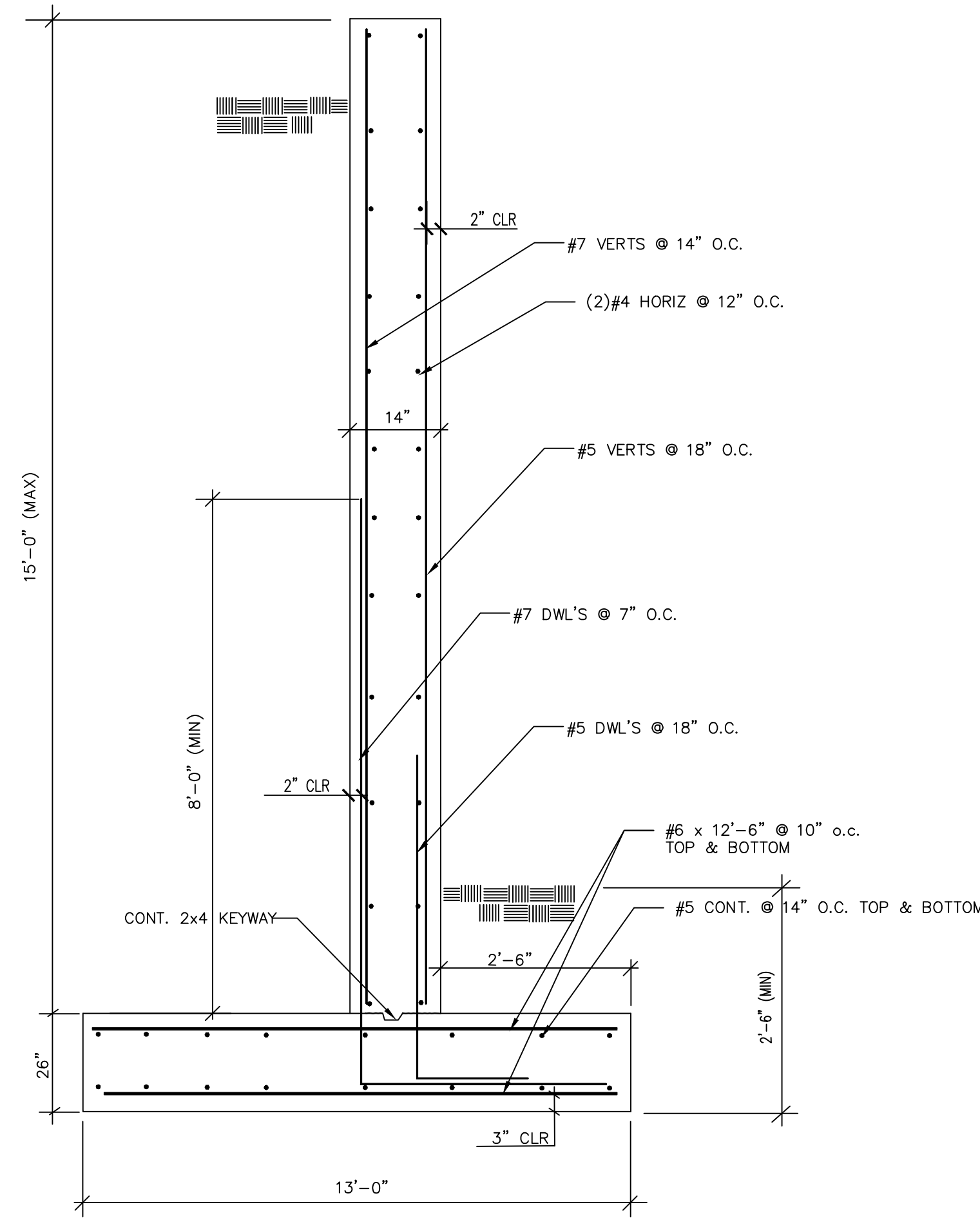
THE LOFTS AT DEER RUN  
 7870 SOUTH 2700 EAST  
 SOUTH WEBER, UTAH

STRUCTURAL GENERAL  
 NOTES & TYPICAL  
 DETAILS

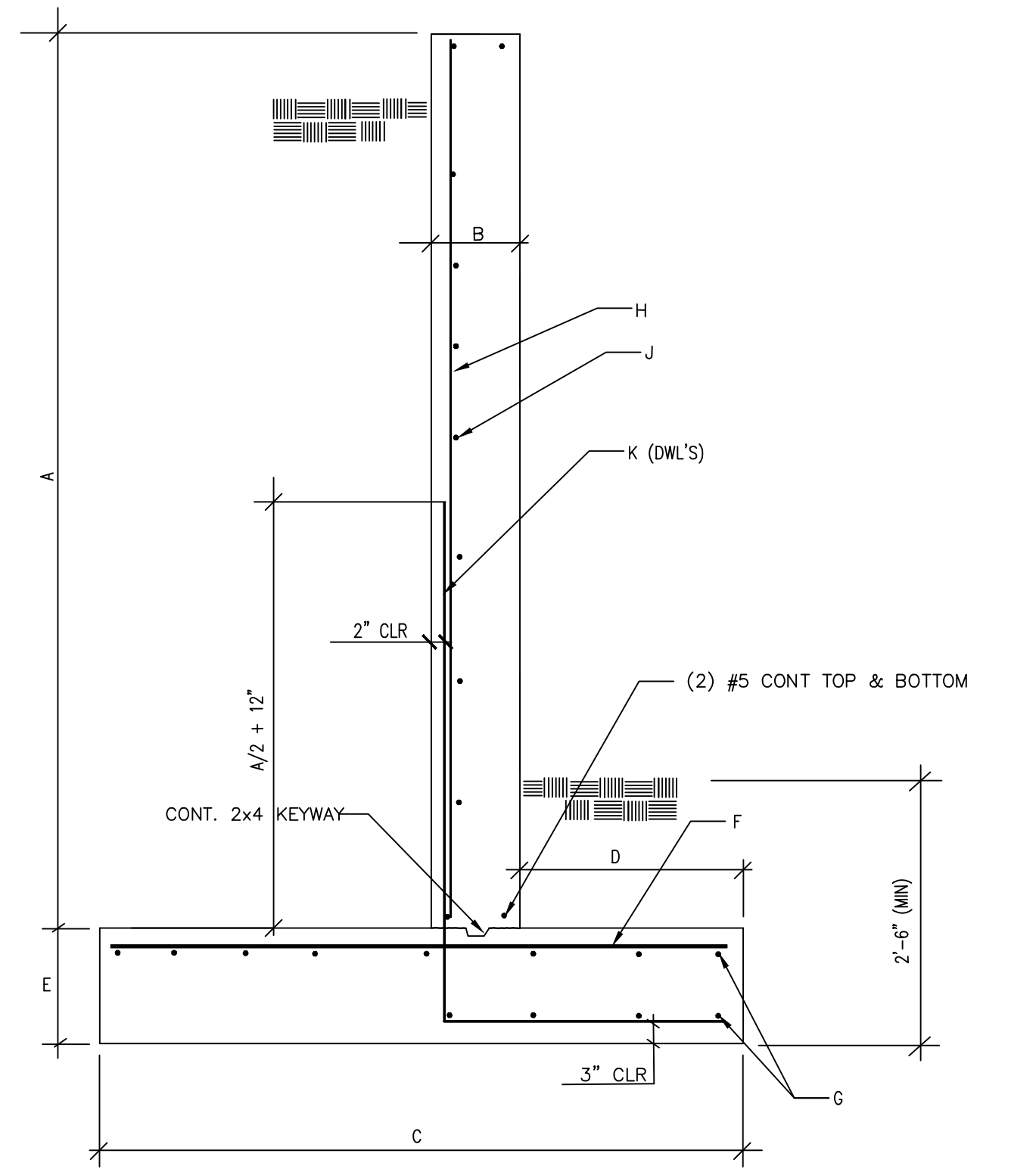
DATE: APR 20, 2021  
 REVISION:

S1



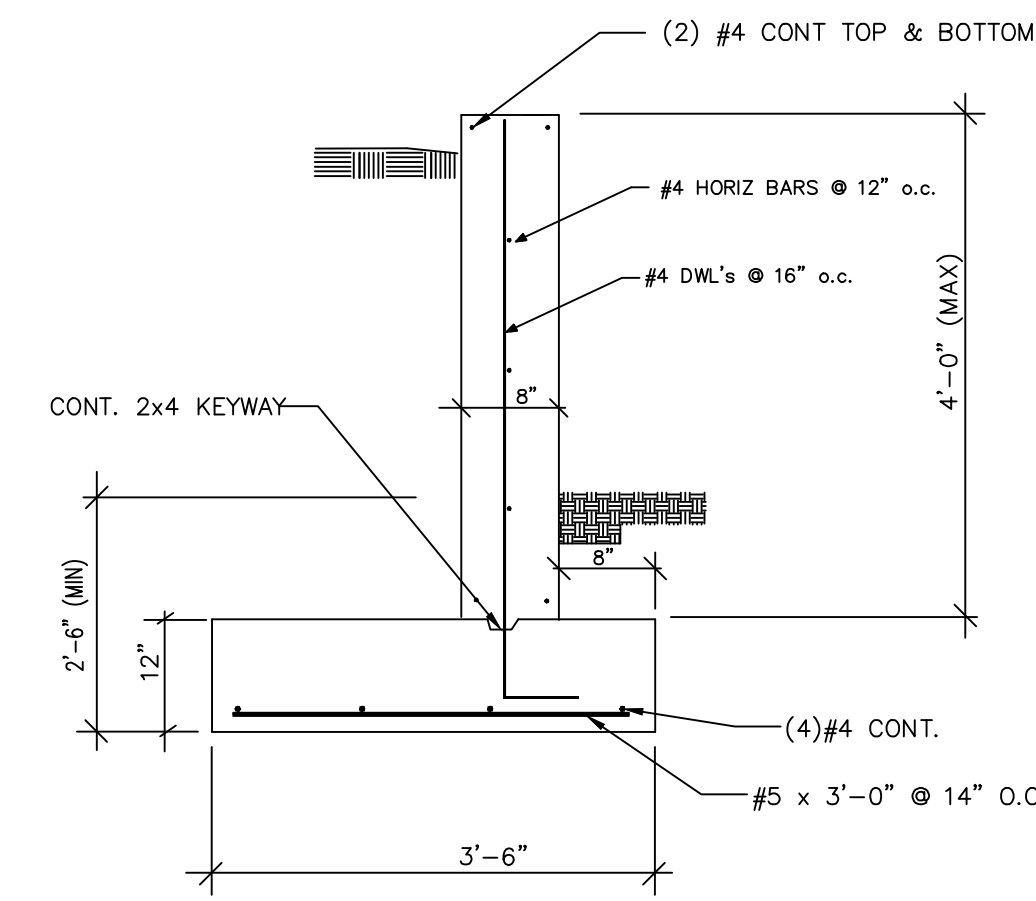


WALL BETWEEN 12'-1" TO 14'-0" HIGH



WALL BETWEEN 4'-1" TO 12'-0" HIGH

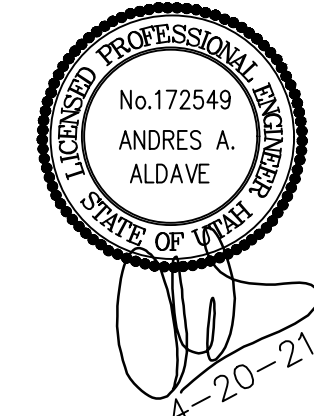
RETAINING WALL SCHEDULE										
A	B	C	D	E	F	G	H	J	K	
4'-1" - 6'-0"	8"	5'-3"	9"	12"	#5 @ 14"	#4 @ 16"	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 12"
6'-1" - 8'-0"	8"	7'-0"	12"	12"	#5 @ 14"	#4 @ 16"	#4 @ 12"	#4 @ 12"	#4 @ 12"	#4 @ 6"
8'-1" - 10'-0"	9"	9'-0"	1'-3"	14"	#5 @ 10"	#4 @ 16"	#5 @ 12"	#4 @ 10"	#5 @ 6"	
10'-1" - 12'-0"	10"	10'-6"	1'-6"	20"	#6 @ 10"	#5 @ 16"	#6 @ 12"	#4 @ 10"	#6 @ 6"	



WALL BETWEEN 1'-0" TO 4'-0" HIGH

1 RETAINING WALLS SECTION

- NOTES:**
- SOILS ENGINEER SHALL INSPECT ALL PHASES OF CONSTRUCTION PERTAINING TO THE SOILS EXCAVATION AND VERIFICATION OF THE SOILS STABILITY, BEARING CAPACITY AND BACKFILL BEHIND THE RETAINING WALLS.
  - COORDINATE WITH SOILS ENGINEER FOR THE DRAINAGE REQUIREMENTS BEHIND THE RETAINING WALLS. RETAINING WALLS HAVE NOT BEEN DESIGNED TO SUPPORT LATERAL FORCES INDUCED BY SATURATED SOILS WITH WATER.



**ALDAVE & ASSOCIATES L.C.**  
1486 E. BARTON CREEK LANE, BOUNTIFUL, UTAH TEL: 801-294-3250

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**THE LOFTS AT DEER RUN**  
7870 SOUTH 2700 EAST  
SOUTH WEBER, UTAH

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STRUCTURAL DETAILS

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DATE:  
APR 20, 2021

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S2

**RESOLUTION 21-29**

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE PLAT AND IMPROVEMENT PLANS FOR THE LOFTS AT DEER RUN IN SOUTH WEBER CITY**

**WHEREAS**, an application for developing 3.22 acres at approximately 7900 S 2700 E was submitted by Deer Run Investments LLC; and

**WHEREAS**, both the City Planner and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission; and

**WHEREAS**, the South Weber City Planning Commission held a public hearing for the entire subdivision on the 13<sup>th</sup> of May 2021; and

**WHEREAS**, the Planning Commission reviewed all the supporting documents of The Lofts at Deer Run in South Weber City in an open public meeting on the 13<sup>th</sup> of May 2021 and gave a favorable recommendation at the same hearing; and

**WHEREAS**, the City Council verified all reviews and recommendations in a public meeting on the 25<sup>th</sup> of May 2021 and after thorough consideration approved the plat and plans as presented;

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

**Section 1. Approval:** Final Plat and Improvement plans for The Lofts at Deer Run at approximately 7900 S 2700 E are hereby approved.

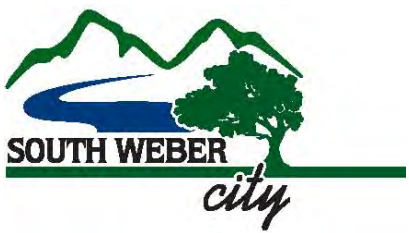
**Section 2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on the 25<sup>th</sup> day of May 2021.

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

\_\_\_\_\_  
**Jo Sjoblom, Mayor**

\_\_\_\_\_  
**Attest: Lisa Smith, Recorder**

<p><b>City Council</b>                  Meeting Date: <b>5/25/21</b>                  Agenda Item: <b>Ordinance(s) 2021-04, -05, -06, and -07, Proposed Land Use Matrix, Land Use Definitions, and Revisions to Title 10, Chapter 5</b>                  Staff Review by: <b>Shari Phippen, City Planner</b></p>	
<p><b>Project Name: South Weber City Land Use Matrix, Definitions and Revisions to Title 10, Chapter 5</b></p>	
<p><b>Request:</b> To review and approve the following:</p> <ul style="list-style-type: none"> <li>- Ordinance 2021-04: An Ordinance Amending Provisions Of Title 10 Of The City Code To Add A Table Classifying Land Uses Across Zones In South Weber City</li> <li>- Ordinance 2021-05: An Ordinance Amending Provisions Of Title 10 Of The City Code To Amend The Definitions Of Land Uses Within South Weber City.</li> <li>- Ordinance 2021-06: An Ordinance Amending Provisions Of Title 10, Chapter 5 Of The City Code To Consolidate Land Uses In South Weber City.</li> <li>- Ordinance 2021-07: An Ordinance Repealing The Agricultural-Aircraft Hazard (A-10) Zone</li> </ul>	
<p><b>Property Address:</b> N/A</p>	
<p><b>Applicant:</b> N/A</p>	
<p><b>Governing Document(s):</b> South Weber City General Plan, South Weber City Code 10-1: Definitions, SWC Code 10-5, Zoning Districts</p>	
<p><b>Required Commission Action(s):</b> Review the proposed changes to the permitted and conditional uses in the attached land use matrix, definitions and revisions to Title 10, Chapter 5. Make a recommendation on the proposed changes to the South Weber City Council, with any amendments the Commission feels are appropriate to accomplish the goals and purposes of the various zones.</p>	
<p><b>Public Hearing Notice:</b> May 1, 2021  <b>Posted at:</b> South Weber City Hall, South Weber Family Activity Center, South Weber Elementary  <b>Published in/on:</b> South Weber City website, Ogden Standard Examiner, Utah Public Notice website  <b>Mailed to:</b> no mailings are required for public hearings on code changes</p>	

**Executive Summary**

Included in this packet is a background memorandum that staff has prepared. The memo outlines the process that the code committee went through in preparing all the documents related to land use. I would refer you to that for a summary of each of the following documents:

- Land Use Matrix
- Land Use Definitions
- Revisions to Title 10, Chapter 5
- Repeal of the Agricultural-Aircraft Hazard Zone

It should be noted that the revisions to Title 10, Chapter 5 are not exhaustive. At this time, changes are being proposed just to the permitted and conditional uses. Down the road, there will be additional

revisions to other requirements of each zone, such as landscaping, setbacks and other things of that nature.

At the May 13, 2021 meeting, the Planning Commission made recommendation to the City Council that the Council approve the changes to each of these documents as prepared by code committee and staff. They made no suggested changes to what was presented. At a prior meeting, the Commission had made a recommendation that the Council repeal the A-10 Zone.

One note on the land use matrix. Since the time the documents were presented to the Planning Commission, the code committee has requested and received data on the breakdown of residential zones in the City (what percentage of total residential property is in each zone). Based on those percentages, the code committee would recommend that the City not allow IADUs in the R-7 and R-P zones.

#### **Request Approval Standards**

There are no specific sections of code that govern the Council's adoption of new land use ordinances. The City Attorney has been involved with the preparation of all the ordinances involved and has made sure they are compliant with relevant statutes.

#### **General Plan Analysis**

Section 3 of the South Weber City General Plan states: *"Citizen recommendations and sound planning principles are integrated with physical and cultural constraints to project the most beneficial uses for the community. In most cases, these recommendations are general in nature and will be subject to refinement by the City as proposed changes in land use or zoning are made."* Review and revision of land use ordinances is an integral part of that refinement and this action complies with the General Plan.

#### **Staff Analysis**

Both staff and the code committee have reviewed the uses, definitions and changes to Title 10, Chapter 5 and find that they comply with the goals, policies and believe this draft ordinance complies in all significant respects with the General Plan goals and City priorities.

P= Permitted Use C= Conditional Use



#11 Land Use Matrix

Uses in this matrix which have no designation for a particular zone are not permitted in that zone

Uses not defined in this matrix/code section are not permitted

\* Subject to unique legal requirements

\*\* Uses mandated as allowed by State law

	C	CH	CR	LI	TI	NR	A	RL	RLM	RM	RP	R7
ACCESSORY BUILDING	P	P	C	C	P	P	P	P	P	P	P	P
ACCESSORY USE	P	P	C	C	P	P	P	P	P	P	P	P
AGRICULTURE	P	P	C				P	P	P	P	P	P
AGRICULTURAL BUILDING	P	P	C				P	P	P	P	P	P
ANIMAL KEEPING							P	P	P	P		
*ASSISTED LIVING FACILITY	P								C	C	C	C
BEAUTY & BARBER SERVICES	P	P										
BUILDING, PUBLIC	P	P	C	C	P	P	C	C	C	C	C	C
BUSINESS SERVICES AND PROFESSIONAL OFFICES	P	P		C	P							
CANNIBIS CULTIVATION FACILITY**					C							
CANNIBIS PRODUCTION ESTABLISHMENT**					C							
COMMERCIAL STORAGE				C	P							
*COMMUNICATIONS TOWER	C	C	C	C	C	C	C	C	C	C	C	C
CONSTRUCTION SERVICES				C	C							
CONTRACTOR'S OFFICE/STORAGE YARD				C	C							
DAY CARE, COMMERCIAL	C											
DAY CARE, HOME							C	C	C	C	C	C
DRIVE-THROUGH FACILITY	C	C										
DRYCLEANING OR LAUNDRY SERVICES	C	C		C								
DWELLING, ACCESSORY UNIT (INTERNAL) **												
DWELLING, ACCESSORY UNIT FOR OWNER OR EMPLOYEE				C	P							
DWELLING, CONDOMINIUM												P
DWELLING, MULTI-FAMILY												P
DWELLING, SINGLE-FAMILY							P	P	P	P	P	P
DWELLING, TWIN HOME								C	C	C	C	P
DWELLING, TWO-FAMILY								C	C	C	C	P
DWELLING UNIT, MANUFACTURED								C	C	C		C
ELECTRONIC COMMUNICATIONS FACILITIES AND EQUIPMENT	C	C	C	C			C					
EXCAVATION OR EXTRACTION						C						
FAMILY FOOD PRODUCTION OR FARM ANIMALS							P	P	P	P		
FARM INDUSTRY			C				P					
FARM STAND							P	P	P	P	P	P
FARMER'S MARKET	C	C										
GASOLINE SERVICE STATIONS	C	C										
GOLF COURSE			C			C						
*GROUP HOME	C											
*GROUP HOME, RESIDENTIAL FACILITY FOR ELDERLY PERSONS	C							C	C	C	C	C
DISABILITY	C							C	C	C	C	C
GUN RANGE, INDOOR	C	C		C								
HOME OCCUPATION							P	P	P	P	P	P
HOTEL		C										
KENNEL, COMMERCIAL	C			C	C		C					
KENNEL, SPORTSMAN'S OR HOBBY							C	C	C	C		
MANUFACTURING, LIGHT				C	P							
MEDICAL, DENTAL & RELATED HEALTH SERVICES	P	P										
MEDICAL LABORATORY	C	C		C	C							
MOBILE BUSINESS	C	C	C									
NURSERY, GARDEN CENTER	C	C			P	P	C					
PERSONAL CARE SERVICE	P	P										
PUBLIC USE	C	C	C	C	P	P	C	C	C	C	C	C
PUBLIC UTILITY				C	P	P	C	C	C	C	C	C
QUASI-PUBLIC USE	P	P	C	C	P	P	C	C	C	C	C	C
RECREATION CENTER	C	C	C									
RECYCLING COLLECTION CENTER				C	C							
RECYCLING PROCESSING FACILITY				C	C							
RETAIL SALES & SERVICES	P	P										
RETAIL SALES AND SERVICES (COMMUNITY COMMERCIAL)	P	P										
RETAIL SALES AND SERVICES (REGIONAL)	P	P										
RESTAURANT	P	P										
SELF-SERVICE STORAGE				C	P							
SERVICE ACCESSORY USE							C	C	C	C		
SERVICE STATION	C	C										
SEXUALLY-ORIENTED BUSINESS					C							
SHORT TERM RENTAL							C	C	C	C	C	C
STABLE, PRIVATE							P	P	P	P		
STABLE, PUBLIC							P					
TEMPORARY BUILDING INCIDENTAL TO CONSTRUCTION	C	C		C	P	P	P	P	P	P		

P= Permitted Use C= Conditional Use

Uses in this matrix which have no designation for a particular zone are not permitted in that zone



#11 Land Use Matrix

Uses not defined in this matrix/code section are not permitted

\* Subject to unique legal requirements

\*\* Uses mandated as allowed by State law

	C	CH	CR	LI	TI	NR	A	RL	RLM	RM	RP	R7
TEMPORARY USE	C	C										
TRANSIENT LODGING												
VEHICLE AND EQUIPMENT REPAIR (MAJOR)		C		C								
VEHICLE AND EQUIPMENT REPAIR (MINOR)		C		C								
VEHICLE AND EQUIPMENT SALE AND RENTAL		C										
WAREHOUSING				C	P							
WHOLESALE TRADE OR DISTRIBUTION				C								
WIND ENERGY SYSTEMS, LARGE						P						

Version 4-29-21



## #11 Land Use Matrix

E= Existing F= Future	C	CH	CR	LI	T1	NR	A	RL	RLM	RM	RP	R7
	E F	E F	E F	E F	E F	E F	E F	E F	E F	E F	E F	E F
* Subject to unique legal requirements												
ACCESSORY BUILDING	P P	P P	P C	P C	P P	P	P P	P P	P P	P P	P P	P P
ACCESSORY USE	P P	P P	P C	P C	P P	P	P P	P P	P P	P P	P P	P P
AGRICULTURE	P P	P P	P C	P	P	P	P P	P P	P P	P P	P P	P P
AGRICULTURAL BUILDING	P P	P P	P C	P	P	P	P P	P P	P P	P P	P P	P P
ANIMAL KEEPING							P P	P P	P P	P		
*ASSISTED LIVING FACILITY	P								C	C	C	C
BEAUTY & BARBER SERVICES	P P	P										
BOARDING HOUSE AND/OR ROOMING HOUSE												
BUILDING, PUBLIC	P	P	C	C	P	P	C	C	C	C	C	C
BUSINESS SERVICES AND PROFESSIONAL OFFICES	P P	P		P C	P P							
*COMMUNICATIONS TOWER	C	C	C	C	C	C	C	C	C	C	C	C
CONSTRUCTION SERVICES				P C	C							
CONTRACTOR'S OFFICE/STORAGE YARD				P C	C							
DAIRY												
DAY CARE, COMMERCIAL	C C		P					C	C	C	C	C
DAY CARE, HOME							C	C C	C C	C	C C	C C
DRIVE-THROUGH FACILITY	P C	P C	P									
DRYCLEANING OR LAUNDRY SERVICES	P C	P C		C								
DWELLING, ACCESSORY UNIT (INTERNAL)												
DWELLING, ACCESSORY UNIT FOR OWNER OR EMPLOYEE	P	P		P C	P P	C						
DWELLING, CONDOMINIUM												P P
DWELLING, MULTI-FAMILY												P P
DWELLING, SINGLE-FAMILY							P P	P P	P P	P P	P P	P P
DWELLING, TWIN HOME								C C	C C	C	C	P P
DWELLING, TWO-FAMILY								C C	C C	C	C	P P
DWELLING UNIT, MANUFACTURED								C	C	C		C
ELECTRONIC COMMUNICATIONS FACILITIES AND EQUIPMENT	C C	C C	C C	C C	C		C C					
EXCAVATION OR EXTRACTION	C	C		C	C	C C	C		C	C	C	
FAMILY FOOD PRODUCTION OR FARM ANIMALS							P	P	P	P		
FARM INDUSTRY			C			C	P P					
FARM STAND							P	P	P	P	P	P
FARMER'S MARKET	C	C										
GASOLINE SERVICE STATIONS	P C	P C	C									
GOLF COURSE			C			C C			C	C	C	C
*GROUP HOME	C											
*GROUP HOME, RESIDENTIAL FACILITY FOR ELDERLY PERSONS	C						C	C	C	C	C C	C C
*GROUP HOME, RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY	C						C	C	C	C	C C	C C
GUN RANGE, INDOOR	C	C		C								
HOME OCCUPATION							P	P	P	P	P	P P
HOTEL		C										
KENNEL, COMMERCIAL	C			C	C		C C					
KENNEL, SPORTSMAN'S OR HOBBY					C		C C	C C	C C	C C	C	
MANUFACTURING, HEAVY												
MANUFACTURING, LIGHT				P C	P P	C						
MEDICAL, DENTAL & RELATED HEALTH SERVICES	P	P										
MEDICAL LABORATORY	C	C		P C	P C							
MOBILE BUSINESS	P C	P C	P C	P	P		C					
NURSERY, GARDEN CENTER	C	C				P C P	C					
PARKING LOT												
PERSONAL CARE SERVICE	P	P										
PLANNED DWELLING GROUP								C	C			C
PUBLIC USE	C C	P C	C C	P C	P P	P	C C	C C	C C	C	C C	C C
PUBLIC UTILITY	C	P	C	P C	P P	P	C C	C C	C C	C	C C	C C
QUASI-PUBLIC USE	P	P	C C	P C	P P	P	C C	C C	C C	C	C C	C C
RECREATION CENTER	C	C C	P C			C						
RECREATIONAL VEHICLE SALES AND RENTAL	P	P										
RECREATIONAL VEHICLE PARK			P	C	C							
RECYCLING COLLECTION CENTER				C	P C							
RECYCLING PROCESSING FACILITY				C	P C							
RETAIL SALES & SERVICES	P	P P										
RETAIL SALES AND SERVICES (COMMUNITY COMMERCIAL)	P	P P	P									
RETAIL SALES AND SERVICES (REGIONAL)	P	P P										
RESTAURANT	P	P P										
SELF-SERVICE STORAGE				C	P							



#11 Land Use Matrix

	C		CH		CR		LI		T1		NR		A		RL		RLM		RM		RP		R7		
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F	
E= Existing F= Future																									
* Subject to unique legal requirements																									
SERVICE ACCESSORY USE															C	C	C		C						
SERVICE STATION	C			C																					
SEXUALLY-ORIENTED BUSINESS									C	C															
SHORT TERM RENTAL															C		C		C		C		C		C
STABLE, PRIVATE															P		P		P		P				
STABLE, PUBLIC						C									P										
TEMPORARY BUILDING INCIDENTAL TO CONSTRUCTION	C	C		C				C		P		C	P		P		C	P		P		P			
TEMPORARY USE	C		C	C	C									C					C				C		C
TINY HOME																									
TRANSIENT LODGING						P																			
TRUCK STOP																									
VEHICLE AND EQUIPMENT REPAIR (MAJOR)	C			C				C																	
VEHICLE AND EQUIPMENT REPAIR (MINOR)	C			C				C																	
VEHICLE AND EQUIPMENT SALE AND RENTAL	C			C																					
WAREHOUSING								C		P															
WHOLESALE TRADE OR DISTRIBUTION								P	C																
WIND ENERGY SYSTEMS, LARGE												P	P												
WIND ENERGY SYSTEMS, SMALL	C		C			C		C		C		C		C		C		C							
WIRELESS TELECOMMUNICATION FACILITY												C													

ORDINANCE 2021-04

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING PROVISIONS OF TITLE 10 OF THE CITY CODE TO ADD A TABLE CLASSIFYING LAND USES ACROSS ZONES IN SOUTH WEBER CITY.

WHEREAS, the South Weber City Council adopted the General Plan in 2020; and

WHEREAS, after adoption of the General Plan, the City determined that it would be necessary and proper to make amendments to land use classifications throughout the City; and

WHEREAS, the City Council is authorized by State statute and municipal ordinances to make such amendments; and

WHEREAS, the City Council has determined that it would be beneficial for all of the land uses to be consolidated into one location in the City Code; and

WHEREAS, the South Weber City Planning Commission has made a favorable recommendation to the City Council that the land uses be consolidated into a matrix.

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, Utah, as follows:

Section 1. Amendment. The attached Exhibit A, "Land Use Matrix", is hereby adopted and incorporated as Title 10, Chapter 1, Section 10-A of the South Weber City Code.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance; and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Effective Date. In accordance with Utah Code Ann. § 10-3-701 et seq. and Title 1, Chapter 2, Section 5 of South Weber City Code, this Ordinance shall take effect immediately upon adoption and recordation.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 25<sup>th</sup> day of May 2021.

\_\_\_\_\_  
MAYOR: Jo Sjoblom

\_\_\_\_\_  
ATTEST: City Recorder, Lisa Smith

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

§ # % # ! # " Ä ¯ (\* 0 + ¯) 2 , ¯ ' , - . 0 . 3 . 1 0 2 ¯ ¯ & / , \* 0 ¯  
Ä ¯

**10-1-10: DEFINITIONS:**

For the purpose of this title, the following terms and their derivations shall have the meaning as given herein when not consistent with the context. Words in the singular number include the plural and the plural the singular. The word "shall" is always mandatory. Words not included herein but which are defined in the Building Code shall be construed as defined therein. Words which are not included herein or in the Building Code shall be given their usual meaning as found in the English dictionary unless the context of the words clearly indicate a different meaning.

Definitions of words applicable particularly to certain chapters shall be included in those chapters.

**ACCESSORY BUILDING:** A detached subordinate building, the use of which is clearly incidental and customarily appropriate to and on the same lot as the main building or use of land.

**ACCESSORY USE:** A use clearly incidental, customarily appropriate and subordinate to and on the same lot as the main use of the building or land.

**ACRE:** A measurement of land area equal to forty-three thousand five hundred sixty (43,560) square feet.

**ACRE, ONE-HALF:** A measurement of land area equal to twenty-one thousand seven hundred eighty (21,780) square feet.

**AGRICULTURE:** A farm industry area used for the commercial production, keeping, or maintenance for sale of plants, or lands devoted to a soil conservation management program. Agriculture uses include the tilling of soil, the raising of crops, horticulture and gardening, and accessory uses. Agriculture uses shall not be construed to permit any commercial activity or the keeping or raising of animals or fowl, except as specifically permitted in the zone requirements.

**AGRICULTURAL BUILDING:** A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of § 58-56-4, U.C.A., 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of § 58-56-4(1), U.C.A., 1953, as amended.

**ALLEY:** A public thoroughfare less than twenty-six feet (26') wide.

**ALTERATION, STRUCTURAL:** Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

**ALTERED:** Any change in the construction of or addition to a building which would permit an increase in capacity or change of use.

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**ANIMAL KEEPING:** The keeping of animals and fowl for food production or for pleasure. This does not include the keeping of household pets.

**APARTMENT HOUSE:** A building designed to be occupied by more than four (4) families.

**ASSISTED LIVING FACILITY:** An assisted living facility is a housing facility for people with disabilities or for adults who cannot or choose not to live independently, but rather live in a group living environment under the care of State licensed professionals. An assisted living facility does not house individuals under care for drug or alcohol rehabilitation, nor can one serve as transitional housing for individuals reentering society from the penal system.

**BASEMENT:** A story partly underground. A basement shall be counted as a story for height measurement where more than one-half ( $1/2$ ) its height is above the average level of the adjoining ground or where more than three-fourths ( $3/4$ ) of any wall is above the level of the adjoining ground. The average level of adjoining ground shall not be measured against raised planters or soil raised in a berm against the structure.

**BASEMENT HOUSE:** A one-story dwelling where more than twenty five percent (25%) of the floor area is below the finished surface grade at the front yard level. Basement houses are not permitted under this title.

**BEAUTY & BARBER SERVICES:** See Personal Care Services.

**BOARDING HOUSE AND/OR ROOMING HOUSE:** A building used for the purpose of providing meals or lodging, or both meals and lodging for pay or compensation of any kind for three (3) or more persons.

**BUILDABLE AREA:** That portion of a building lot not included within any required yard or open space which a main building may be located upon.

**BUILDING:** Any structure having walls and/or a roof supported by columns or walls intended for or used for the shelter or housing or enclosure of any person, animal, chattel or property of any kind.

**BUILDING, HEIGHT OF:** (A) The vertical distance above the lowest original ground surface at a point on the perimeter of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the ridge or highest point of a pitched or hipped roof. (B) Buildings may be stepped to accommodate the slope of the terrain; provided, that each step shall be at least twelve feet (12') in horizontal dimension. The height of each stepped building segment shall be measured as provided in subsection (A) of this definition. (C) For the purpose of this definition "original ground surface" means the elevation of the ground surface in its natural state before manmade alterations, including, but not limited to, grading, excavation, or filling, excluding improvements required by land use ordinances. When the elevation of the original ground surface is not readily apparent because of previous manmade alterations, the

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elevation of the original grade shall be determined by the Planning Commission using the best information available.

**BUILDING, MAIN:** The principal building or one of the principal buildings upon a lot or a building or one of the principal buildings housing the principal use upon the lot.

**BUILDING, PUBLIC:** A building owned and operated or owned and intended to be operated by a public agency of the United States of America or the State of Utah or any of its subdivisions in connection with public use.

**BUSINESS SERVICES AND PROFESSIONAL OFFICES:** A use which provides various executive, management, and/or administrative services and support but does not include on premises sales of goods or commodities. Typical uses are legal services, real estate, insurance, advertising and mailing, building maintenance, employment service, management and consulting, protective services, equipment rental and leasing, auction services, commercial research, development and testing, and photo finishing. Medical and dental offices are not included in this definition.

**CANNABIS** means marijuana.

**CANNABIS CULTIVATION FACILITY** means a person that: (a) possesses cannabis; (b) grows or intends to grow cannabis; and (c) sells or intends to sell cannabis to a cannabis cultivation facility, a cannabis processing facility, or a medical cannabis research licensee.

**CANNABIS PROCESSING FACILITY** means a person that: (a) acquires or intends to acquire cannabis from a cannabis production establishment; (b) possesses cannabis with the intent to manufacture a cannabis product; (c) manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and (d) sells or intends to sell a cannabis product to a medical cannabis pharmacy or a medical cannabis research licensee.

**CANNABIS PRODUCT** means a product that: (a) is intended for human use; and (b) contains cannabis or tetrahydrocannabinol.

**CANNABIS PRODUCTION ESTABLISHMENT** means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

**CARPORT:** A private garage not completely enclosed by walls or doors. For the purpose of this title, a carport shall be subject to all of the regulations prescribed for a private garage, whether attached or detached, unless specifically provided otherwise.

**CHURCHES, SYNAGOGS, TEMPLES/RELIGIOUS INSTITUTION:** See definition of Quasi-Public Use.

**COMMERCIAL STORAGE:** See Self-Service Storage.

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**COMMUNICATIONS TOWER:** A tower which supports or contains communications antennas or related equipment of one of the following types:

**Guyed Tower:** A tower requiring guy wires or other stabilizers for support.

**Lattice Tower:** A self-supporting multiple sided steel frame tower.

**Monopole Tower:** A self-supporting tower consisting of a single pole without guy wires or stabilizers.

**CONSTRUCTION:** The materials, architecture, assembly, and installation of a building or structure, including landscaping.

**CONSTRUCTION ACTIVITY:** All grading, excavation, construction, grubbing, or other site preparation or development activity which disturbs or changes the natural vegetation, grade, or any existing building or structure, or the act of adding an addition to an existing building or structure, or the erection of a new primary or accessory building or structure on a lot or parcel.

**CONSTRUCTION SERVICES:** An establishment which primarily sells services constituting the construction, remodeling or maintenance of buildings or grounds; or sells wholesale goods to companies engaged in providing these services. This definition includes general, electrical, plumbing, heating or air conditioning, roofing, landscaping, pest control, etc. This use also includes lumberyards.

**CONTRACTOR'S OFFICE/STORAGE YARD:** A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.

**COURT:** An open, unoccupied space other than a yard on the same lot with a building or group of buildings which is bounded on two (2) or more sides by such building or buildings.

**DAIRY:** A farming operation for the production of milk in commercial quantity and which is regularly inspected by the State Department of Agriculture or its cooperating agencies.

**DAY CARE, COMMERCIAL:** A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides childcare for less than twenty-four (24) hours per day. Commercial Daycare Facilities excludes the following: (1) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (2) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; (3) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or (4) Clearly identified as an Accessory Use.

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**DAY CARE, HOME:** The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than three (3) children, but fewer than ten (10) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6). If there are eight or more children, there must be two or more providers present.

**DEVELOPER:** Any person or organization that develops or intends to develop or sell property for the purpose of future development subject to the provisions of this Ordinance, or other Land Use Ordinances.

**DEVELOPMENT ACTIVITY:** Any of the following: (a) Any man-made change to improved or unimproved lands, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations; (b) Any construction, reconstruction, or expansion of a building, structure, or use; (c) Any change in the use of a building or structure; (d) Any change in the use of land that creates additional demand and need for public facilities or services; (e) The act of subdividing; or (f) The act, process or result of developing. This definition excludes the routine landscaping of a single residence, building, or business.

**DEVELOPMENT AGREEMENT:** A contract between an Applicant or owner and the City pursuant to the provisions of City Code or Ordinance.

**DEVELOPMENT SITE:** The perimeters and total area of a tract, lot, or parcel of land intended to be used for a development activity.

**DOG KENNELS:** See Kennel.

**DRIVE-THROUGH FACILITY:** A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business or receive services or goods while remaining in their motor vehicles.

**DRYCLEANING SERVICES:** See Laundry.

**DWELLING, ACCESSORY UNIT:** An attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home, which is located on the same lot as the single-family home designed to be clearly subordinate to the principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principal dwelling.

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DWELLING, ACCESSORY UNIT FOR OWNER OR EMPLOYEE: An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use.

DWELLING, CONDOMINIUM: An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.

DWELLING, MULTI-FAMILY: A building containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY: A building containing one (1) dwelling unit.

DWELLING, TWIN HOME: Two (2) single-family, individual dwelling units located on a contiguous and individually owned lot, which has adjacent walls on one side.

DWELLING, TWO-FAMILY: A building on a single lot containing two (2) attached dwelling units. Sometimes referred to as duplex.

DWELLING UNIT: A building, occupied by no more than one (1) family, designed and used for residential purposes, containing one (1) or more rooms, one (1) or more kitchens, one (1) or more bathrooms, and including one (1) or more areas for living and sleeping, designed to be used for human occupancy, and complying with all provisions of the Building Code. A dwelling unit does not include transient lodging.

DWELLING UNIT, MANUFACTURED: A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more Sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is four hundred (400) or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling unit with, or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems. To meet the requirements of this Ordinance and State laws, when erected on the site the home must be at least 24 feet in width at the narrowest dimension, have exterior and roofing materials acceptable to the Building Code, as adopted by the South Weber City, have a minimum roof pitch of 2:12, and be located on a permanent foundation, in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the Building Code. All appendages, including carports, garages, storage buildings, additions, or alterations must be built in compliance with the Building Code. The manufactured dwelling must be connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. All manufactured dwelling units constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD



§ 0.3.102. A manufactured dwelling unit shall be identified as real property on the property assessment rolls of Davis County.

standards. A Manufactured Dwelling Unit shall be identified as real property on the property assessment rolls of Davis County.

**ELDERLY PERSON:** A person who is sixty (60) years of age or older, who desires or needs to live with other elderly persons in a group setting, but is capable of living independently.

**ELECTRONIC COMMUNICATIONS FACILITIES AND EQUIPMENT:** As used in this title, refers only to low power radio transmission and not to other forms of telecommunication technologies and generally consists of an antenna for transmitting or receiving electromagnetic radiation as authorized by the Federal Communications Commission, and a communication tower which supports or contains the antenna(s) and related communications equipment.

**EXCAVATION OR EXTRACTION:** The moving or removal of boulders, gravel, rocks, earth, or similar naturally occurring deposits from its natural position.

**FAMILY:** An individual or two (2) or more persons related by blood, marriage or adoption, or a group of not more than five (5) persons who are not so related living together as a single nonprofit housekeeping unit doing their own cooking and domestic service for such a family or group. FAMILY does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.

**FAMILY FOOD PRODUCTION OR FARM ANIMALS:** The keeping of domestic animals and fowl to produce food for the sole use of the family occupying the premises.

**FARM OPERATIONS:** Operations carried out to support agricultural or farming activities on a tract or parcel of land.

**FARMING:** A farm industry which includes generally all phases of farm operation: the keeping and raising of animals and/or fowl for domestic or commercial use, fur farms, livestock feed yards, pig farms, dairy farms and similar uses, and accessory uses thereto. Farming shall not include a Concentrated Animal Feeding Operation or "feed lot," as defined by the U.C.A., 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.

**FARM INDUSTRY:** Includes generally all phases of farming, the keeping and raising of animals and/or fowl for domestic or commercial use on parcels of five (5) acres or larger, together with accessory uses thereto. Farm Industry does not include commercial animal slaughter feed lots or pig farms.

**FARM STAND:** A farmer's market limited to the sale of produce and related food items grown on site.

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**FARMER'S MARKET:** An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.

**GARAGE, PRIVATE:** An accessory building designed or used for the storage of not more than four (4) automobiles used by the occupants of the dwelling unit to which it is accessory. On a property occupied by a multiple dwelling containing more than four (4) dwelling units, the capacity of such private garage shall not provide more than two (2) garage stalls and one parking stall, or three (3) stalls per unit. A private garage having any part of one or more walls of the garage common to the dwelling shall be considered a part of the dwelling, i.e., an attached garage. Any attached garage shall be subject to the same front and side yard regulations as applied to the dwelling which it is accessory to.

**GARAGE, PUBLIC:** A building or portion thereof other than a private garage, designed or used for storing driven vehicles.

**GASOLINE SERVICE STATIONS:** See Service Station.

**GOLF COURSE:** An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.

**GRADE, FINISHED SURFACE:** The average level of the finished surface of the ground adjacent to the front setback line of a building or structure. On a corner or multi-frontage lot, the average level of the ground adjacent to and measured along all frontage setback lines of the building.

**GREENHOUSE:** See Nursery.

**GROUP HOME:** A building or portion thereof that is occupied on a twenty-four (24) hour per day basis by no more than eight (8) individuals living at a given point in time; not a place of temporary sojourn or transient visit.

**GROUP HOME, RESIDENTIAL FACILITY FOR ELDERLY PERSONS:** A dwelling unit that is occupied on a twenty-four (24) hour per day basis by no more than eight (8) elderly persons in a family type arrangement. A residential facility for elderly persons shall not include any of the following: A facility which is operated as a business, provided that such facility may not be considered to be operated as a business solely because a fee is charged for food or for actual and necessary costs of preparation and maintenance of the facility; A facility where persons being treated for alcoholism or drug abuse are placed; A facility where placement is not on a strictly voluntary basis or where placement is part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution; A facility which is a healthcare facility as defined in Utah Code Annotated section 26-21-2, as amended; or A facility which is a residential facility for persons with a disability.

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**GROUP HOME, RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY:** A residence in which more than one person with a disability resides and which is: Licensed or certified by the Department of Human Services under title 62A, chapter 2, of the Utah Code, licensure of programs and facilities; or Licensed or certified by the Department of Human Health under Utah Code Annotated title 26, chapter 21, Health Care Facilities Licensing and Inspection Act.

**GUN RANGE, INDOOR:** An enclosed, indoor facility designed and used for rifle shooting, pistol shooting, trapshooting, skeet shooting, or other target shooting and related training or practice for the purpose of sharpshooting or improving in the use of firearms.

**HOME OCCUPATION:** An occupation conducted entirely, or in part, within the dwelling and which is clearly incidental and secondary to the use of the property for dwelling purposes. Regulations applying to home occupations shall not apply to any portion of an occupation not conducted upon the residential property. Home occupations shall not be interpreted to include kennels, commercial stables, restaurants or other uses which are foreign in character to a residential use.

**HOTEL:** A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby, or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities.

**HOUSEHOLD PET:** Domesticated animals and birds ordinarily allowed in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to dogs, cats, and caged birds. Household Pets do not include domestic livestock or fowl, as defined herein or inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

**INDIVIDUALS WITH DISABILITIES:** A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments, which is likely to continue indefinitely and which results in a substantial functional limitation in three (3) or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment or other services that are individually planned and coordinated to allow the person to function in and contribute to, a residential neighborhood.

**JUNKYARD:** The use of any lot, portion of lot or tract of land for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for the dismantling, demolition or abandonment of automobiles or other vehicles, or machinery or parts thereof; provided, that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

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**KENNEL, COMMERCIAL:** A facility providing for the indoor and/or outdoor commercial boarding, breeding, buying, grooming, or training for fee or sale of household pets not owned by the owner or occupant of the premises.

**KENNEL, SPORTSMAN'S OR HOBBY:** A use, accessory to a single-family dwelling unit in which three (3) but not more than five (5) dogs, cats or ferrets, at least four (4) months old, owned by the owner or occupant of the premises, are kept for the purpose of breeding, hunting, training, renting, buying, boarding, selling, or showing, and which use has a valid permit from the City.

**LAUNDRY:** An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry-cleaning services

**LOT:** A parcel of land occupied or to be occupied by a main building or group of main buildings and accessory buildings, together with such yards, open spaces, lot widths and lot areas as are required by this title in having frontage upon a street, except for group dwellings, where more than one dwelling is placed on a lot, each dwelling structure shall be provided with a minimum lot area as required for one such dwelling on a lot in the same zone.

**LOT CENTER LINE FOR CORNER:** An imaginary straight line lying midway between and in the main direction of the longest interior lot line and the boundary line lying midway between and in the main direction of the longest interior lot line and the boundary line lying opposite thereto, when it is apparent that such center line would intersect to front lot lines, all interior boundary lines shall be deemed to be side lot lines and said lot shall not also be classified as a multi-frontage lot. See section 10-1-11, appendix A of this chapter.

**LOT, CORNER:** A building lot abutting on two (2) intersecting or intercepting streets where the interior angle of interception or intersection does not exceed one hundred thirty five degrees (135°). See section 10-1-11, appendix A of this chapter.

**LOT DEPTH FOR INSIDE LOTS:** The mean horizontal distance between the front lot line and the rear lot line. See section 10-1-11, appendix A of this chapter.

**LOT DEPTH FOR MULTIFRONTAGE AND CORNER LOTS:** The horizontal distance between opposite boundaries of the lot measured along the center line thereof. See section 10-1-11, appendix A of this chapter.

**LOT, INSIDE GORE SHAPED:** Any inside lot, the interior lines of which converge towards the rear thereof. For the purpose of locating a dwelling thereon, an owner of a corner lot may have the option of classifying such lot as a gore shaped inside lot, in which case the interior lines of the same shall be designated as side lot lines, and the rear lot lines shall be determined the same as required for inside lots. See section 10-1-11, appendix A of this chapter.

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**LOT LINE FRONT:** A lot line separating a lot from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way. In the case of a corner lot or a multi-frontage lot, the lot line shall be the designated by the City Planner when the building permit is issued.

**LOT LINE INTERIOR:** Any boundary of a lot which is not coterminous with a public street.

**LOT LINE REAR FOR INSIDE LOTS:** The interior line lying opposite the front lot line where such lot is also a gore- shaped lot and the side lot lines thereof converge either to a point or to a rear boundary which is less than one-half ( $1/2$ ) of the minimum required lot width. The rear lot line shall be construed to be an imaginary straight line across the center line of the lot at right angles, which is one-half ( $1/2$ ) of the required lot width in length. See section 10-1-11, appendix A of this chapter.

**LOT LINE REAR FOR MULTI-FRONTAGE AND CORNER LOTS:** On multi- frontage lots, the exterior lot line so designated; corner lots, that interior lot line which has been designated as a rear lot line by the lot owner or authorized person applying for the building permit.

**LOT LINE SIDE FOR INSIDE LOTS:** Those interior lines lying opposite of each other running between the front and the rear lot lines or in the case of multi-frontage lots, those interior lines which run between the two (2) possible front lot lines. See section 10-1-11, appendix A of this chapter.

**LOT LINE SIDE FOR MULTIPLE FRONTAGE IN CORNER LOTS:** For multiple frontage lots, all interior lot lines; for corner lots, that interior lot line which has been designated as the side lot line by the lot owner.

**LOT, MULTI-FRONTAGE:** Any building lot, the center line of which intersects two (2) possible front lot lines. See section 10-1-11, appendix A of this chapter.

**LOT WIDTHS FOR CORNER LOTS:** The horizontal distance between opposite lot boundary lines measured at right angles to the center line of the lot on the main point of such center line. See section 10-1-11, appendix A of this chapter.

**LOT WIDTHS FOR INSIDE LOTS:** A. Rectangular-Shaped: The horizontal distance between the side lot lines measured along a line lying at right angles to the center line of the lot at a point thirty feet (30') back from the front lot line, intersecting both side lot lines.

B. Nonrectangular-Shaped: The horizontal distance between the side lot lines measured along a line lying at right angles to the center line of the lot at a point sixty feet (60') back from the front lot line, intersecting both side lot lines.

**MAJOR INTERSECTION:** An intersection of a minor arterial street and a major collector street or the intersection of two (2) major collector streets. The classification of streets shall be as specified in the currently adopted South Weber City General Plan.

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**MANUFACTURING, HEAVY:** The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.

**MANUFACTURING, LIGHT:** The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, storage, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure.

**MEDICAL, DENTAL & RELATED HEALTH SERVICES:** A facility or group of offices for one or more physicians, chiropractors, physical therapists, dentists or other related health service for the examination and treatment of ill and afflicted outpatients provided that the patients are not kept overnight except under emergency circumstances.

**MEDICAL LABORATORY:** An indoor establishment that includes laboratories and/or experimental equipment for medical testing, prototype design and development, and product testing.

**MOBILE BUSINESS:** A business that sells goods or serves food or beverages from a self-contained unit either motorized or in a trailer on wheels, is readily movable, without disassembling, for transport to another location.

**MOTEL:** A group of attached or detached buildings containing individual sleeping rooms or dwelling units or a combination of both designed for or used for the temporary occupancy of automobile tourists or transients with parking space or garage attached or located convenient to each unit. Includes also auto-courts, tourist parks and motor lodges.

**NATURAL WATERWAYS:** These areas of varying widths along streams, creeks, springs, gullies or washes which are natural drainage channels, as determined by the building inspector, in which areas no buildings shall be constructed.

**NONCONFORMING BUILDING LOT:** A parcel of land of record with frontage on a public street that was held in separate ownership from adjacent property on the effective date of the ordinance codified herein, the dimensions of which do not meet the minimum requirements for a building lot in the zone in which it is located. Adjacent properties in the same ownership at the time of the adoption of the ordinance codified herein, but described separately, shall be considered one lot for the purpose of the ordinance codified herein.

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**NONCONFORMING BUILDING OR STRUCTURE:** A building or structure or portions thereof lastly existing at the time the ordinance codified herein became effective which does not conform to all height, area and setback regulations prescribed in the zone in which it is located.

**NONCONFORMING USE:** A use which lastly occupied a building or land at the time the ordinance codified herein became effective and which does not conform with the use regulations of the zone in which it is located.

**NURSERY, GARDEN CENTER:** A use including a building, part of a building or open space for the growth, display and/or sale of plants, shrubs, trees, and other materials used in indoor or outdoor planting.

**PARKING LOT:** An open area other than a street used for the temporary parking of automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.

**PARKING SPACE:** The space within a building lot or parking lot for the temporary parking or storage of one automobile.

**PERSONAL CARE SERVICE:** A use primarily engaged in providing services generally involving the care of a person or the person's appearance such as beauty and barber services, tanning, nails, massage therapy, aesthetician, permanent cosmetics, or day spa, but excluding a body art/tattoo or sexually oriented business.

**PET:** See Household Pet.

**PLANNED DWELLING GROUP:** A group of two (2) detached residential buildings, under single ownership, located on one building lot, arranged in a harmonious and spacious configuration.

**PLANNED UNIT DEVELOPMENT:** An integrated design for development of residential, nonresidential, commercial, or a combination of such uses.

**PLOT PLAN:** A plat of the lot drawn to scale showing its actual measurements, the size and location of any existing buildings and buildings to be erected, and showing the location of the lot and abutting streets.

**PUBLIC USE:** A use or facility owned or operated exclusively by a public entity, having the purpose of serving the public health, safety, or general welfare. Typical uses include a street, public school, park, playground, recreational facility, library, community building, fire stations, police station, and administrative and service facilities.

**PUBLIC UTILITY:** A structure or facility used by a public agency to store, distribute or chemically treat water, power, natural gas, or sewer.

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**QUASI-PUBLIC USE:** A use or facility owned or operated exclusively by a private nonprofit religious, recreational, charitable or philanthropic institution. Such use shall have the purpose of serving the general public, and would include such uses as a church, hospital, civic or social club, museum, etc.

**RECREATION CENTER:** A use providing a variety of recreation activities including activities that are enclosed within a structure along with outdoor recreational activities on the same premises, including but not limited to aerobics, weight training, running track, live theater, baseball batting cages, riding arena, tennis facility, miniature golf, swimming pool, or similar activities that are operated for the use of persons who do not reside on the same lots as that on which the recreation use is located. This use may include associated eating and drinking areas, retail sales areas, and staff offices. This use specifically excludes a firearm shooting range, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.

**RECREATIONAL VEHICLE:** A self-propelled or permanently towable, mobile living unit typically used for temporary human occupancy away from the user's permanent place of residence. Recreational vehicles also include such vehicles as a travel trailer, camper, boat/watercraft, tiny home, and other similar types of vehicles. For the purpose of this title, this definition does not include motorcycles, off road or other similar vehicles.

**RECREATIONAL VEHICLE SALES AND RENTAL:** A business that sells, leases, and/or rents new and/or used recreational vehicles.

**RECREATIONAL VEHICLE PARK:** Any site, tract or parcel of land on which facilities have been developed to provide temporary living quarters or recreational amenities for two or more recreational vehicles. Such a park may be developed or owned by a private, public, or non-profit organization catering to the public or restricted to the organizational or institutional members and their guests.

**RECREATIONAL VEHICLE PARK OCCUPANCY:** The length of stay at a recreational vehicle park shall be no greater than thirty (30) consecutive days provided that:

- A. The recreational vehicle:
  - 1. Is not permanently connected to utilities.
  - 2. Maintains wheels attached to the unit.
  - 3. Shall not have any permanent additions attached.
  - 4. Has left the park for at least seven (7) consecutive days before returning.

**RECYCLING COLLECTION CENTER:** A use, often accessory in nature, providing designated containers for the collection, sorting, and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than three (3) collection containers up to forty (40) cubic yards in total size.



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**RECYCLING PROCESSING FACILITY:** A facility where recyclable and organic materials are collected, stored, and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Facility does not include Salvage Yard.

**REPAIR SERVICES:** See Vehicle and Equipment Repair.

**RESIDENTIAL FACILITY:** See Group Home.

**RETAIL SALES & SERVICES:** Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.

**RETAIL SALES AND SERVICES (COMMUNITY COMMERCIAL):** Establishments engaged in the retail sale of goods and services. Community Commercial Retail Sales and Service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area. Community Commercial Retail Sales and Services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or product in open, unenclosed areas, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

**RETAIL SALES AND SERVICES (REGIONAL):** A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet.

**RESTAURANT:** A place of business where food is prepared and served to the public for consumption on or off the premises.

**ROAD, PRIVATE:** A thoroughfare held in private ownership and controlled, serviced and maintained by one or more private persons, firms or corporations and used or held for use primarily as a means of access to adjoining property.

**SELF-SERVICE STORAGE:** An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.

**SERVICE ACCESSORY USE:** A use of land zoned residential for a business purpose that is clearly incidental and secondary to the use of the dwelling for dwelling purposes, such that the

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accessory uses of the land are in a location, of a size and screened to create minimal adverse impact on current and future land uses of adjoining property. The storage of any motorized equipment shall be in operable order. At no time will junked or inoperable equipment or vehicles be allowed.

**SERVICE STATION:** An area where fuel (gasoline or diesel) or electricity is dispensed into motor vehicles, and where no repairs are conducted, except work that may be conducted that is closely similar in character to the following: sale and installation of oil, lubricants, batteries and belts and similar accessories and safety and emission inspections, and sale of pre-packaged propane. This use may include a "convenience store," provided that all of the requirements for such use are also met. A business that maintains an accessory use of providing motor fuel only for use by vehicles operated by that business shall not, by itself, be considered a service station. This use shall not include activity meeting the definition of a "truck stop."

**SETBACK:** The shortest horizontal distance between the boundary line of the lot and the building or structure or part thereof.

**SEXUAL-ORIENTED BUSINESS:** A business which depicts, portrays, or describes "specified sexual activities" or "specified anatomical areas," or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio.

**SHORT-TERM RENTAL:** A transient lodging facility in a single-family dwelling unit, in public lodging facilities as part of a planned unit development (PUD), or in an accessory dwelling unit (ADU), occupied by a single group on a temporary basis for less than thirty (30) consecutive days as an alternative to a hotel or motel.

**STABLE, PRIVATE:** A detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

**STABLE, PUBLIC:** A stable other than a private stable.

**STORY:** The portion of a building other than a cellar, included between the surface of any floor and the surface of the floor or ceiling next above.

**STORY, HALF:** A story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds ( $\frac{2}{3}$ ) of the floor directly below it.

**STREET, PUBLIC:** An open way, space and/or thoroughfare, fifty feet (50') or more in width, provided or dedicated and/or accepted by South Weber City or the State of Utah, for public use for the purpose of providing all of the following:

- A. A thoroughfare for public use, designated primarily for vehicular traffic.
- B. The principal means of access to abutting properties.

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C. For the installation of public utilities, service lines and/or pipes.

D. Drainage facilities and other public works and appurtenances for the convenience and welfare of the public generally, and the roadway of which has been stabilized and maintained by the said proper public authority or has been otherwise improved according to the accepted street construction standards of the City. Also, any street which has been dedicated as a part of the filing of a subdivision plat or as otherwise provided by law, and the required improvements of which have been assured as required. Any street or highway, the access rights of which are owned or controlled by a public authority shall not be construed to be a public street, except for access for the purpose of this title.

E. Where a public thoroughfare existed prior to the adoption of the ordinance codified herein which fulfills all the requirements for a public street, except for the required width, said thoroughfare may be classified as a public street for the purposes of establishing building lots fronting thereon; provided, that the depth of that portion of each intended building lot needed to complete the required width for a public street, as determined by the Planning Commission and the City Engineer is dedicated to public use.

STRUCTURAL ALTERATIONS: See definition of alteration, structural, as defined in this section.

STRUCTURE: That which is framed, erected, constructed or placed upon the ground, but not including fences which are six feet (6') or less in height.

TEMPORARY BUILDING INCIDENTAL TO CONSTRUCTION: A structure which is intended for temporary or short term use and incidental to construction.

TEMPORARY USE: A use or event established for a maximum period of ninety (90) days, such use or event being discontinued after the expiration of ninety (90) days.

TINY HOME: See recreational vehicle.

TRANSIENT LODGING: A building, facility, or portion thereof, excluding inpatient medical care facilities and group homes in which sleeping accommodations and sanitary facilities are offered to the public and intended for rental to transients with daily, weekly or seasonal charge. A transient lodging facility includes any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings rented to guests more than three times in a calendar year for periods of less than 30 days or one calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests for periods of less than 30 days or one calendar month, whichever is less. Transient lodging includes but is not limited to a boarding house, short-term rental, dormitory, motor lodge, tourist court, or similar building or group of buildings.

TRUCK STOP: A commercial use that primarily involves providing fuel to tractor-trailer trucks owned by numerous different companies. Such use may also include related retail sales, repair

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services, laundry services, and showers. It may also include activities associated with a service station.

VACATION RENTAL: See short-term rental.

VEHICLE: A Licensed and operable automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one (1) place to another.

VEHICLE AND EQUIPMENT REPAIR (MAJOR): An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.

VEHICLE AND EQUIPMENT REPAIR (MINOR): An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, frontend alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.

Vehicle and Equipment Sale and Rental: A facility providing for the sale, lease, or rental of new or used vehicles, including automobiles, trucks, motorcycles, recreational vehicles, or boats. The cleaning and routine maintenance of motor vehicles is allowed as an accessory use.

WAREHOUSING: A building or structure used to maintain an inventory of materials, supplies, or goods related to one or more businesses.

WHOLESALE TRADE OR DISTRIBUTION: A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles and accessory activities.

WIND ENERGY SYSTEM: a system of components which converts the kinetic energy of the wind into electricity or mechanical power, and which includes but is not limited to equipment for energy storage, power conditioning, control systems, and transmission systems, where appropriate, to provide electricity or mechanical power for individual, residential, agricultural, commercial, industrial, utility, or governmental use.

WIND ENERGY SYSTEMS, LARGE: Tower mounted or roof mounted wind energy systems with a rated nameplate capacity of more than one hundred (100) kW.

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WIND ENERGY SYSTEMS, SMALL: Tower mounted or roof mounted wind energy systems with a rated nameplate capacity of one hundred (100) kW or less.

WIRELESS TELECOMMUNICATION FACILITY: A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as “cellular” or “PCS” (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance.

Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2nd 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.

YARD: A space or lot other than a court, unoccupied and unobstructed from the ground upward.

YARD, FRONT: Any yard between the front lot line and the front setback line of the main building and extending for the full width of the lot; any yard meeting the minimum frontage requirements of the applicable zone may be designated as the front yard. See section 10-1-11, appendix A of this chapter.

YARD, REAR: A yard between the rear lot line and the rear setback line of a main building extending across a full width of the inside lot; and for corner lots, a yard between the rear lot line and the rear setback line of the building, extending between the side lot line and the front frontage line opposite thereto.

YARD, SIDE: Any yard between the side lot line and the side setback line of the main building extending from the front yard to the rear yard. See section 10-1-11, appendix A of this chapter. (Ord. 18-07, 9-25-2018)

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**10-1-10: DEFINITIONS:**

For the purpose of this title, the following terms and their derivations shall have the meaning as given herein when not consistent with the context. Words in the singular number include the plural and the plural the singular. The word "shall" is always mandatory. Words not included herein but which are defined in the Building Code shall be construed as defined therein. Words which are not included herein or in the Building Code shall be given their usual meaning as found in the English dictionary unless the context of the words clearly indicate a different meaning.

Definitions of words applicable particularly to certain chapters shall be included in those chapters.

ACCESSORY BUILDING: A detached subordinate building, the use of which is clearly incidental and customarily appropriate to and on the same lot as the main building or use of land.

ACCESSORY USE: A use clearly incidental, customarily appropriate and subordinate to and on the same lot as the main use of the building or land.

ACRE: A measurement of land area equal to forty-three thousand five hundred sixty (43,560) square feet.

ACRE, ONE-HALF: A measurement of land area equal to twenty-one thousand seven hundred eighty (21,780) square feet.

AGRICULTURE: A ~~farming activity limited to~~ farm industry area used for the commercial production, keeping, or maintenance for sale of plants, or lands devoted to a soil conservation management program. Agriculture uses include the tilling of soil, the raising of crops, horticulture and gardening, and accessory uses ~~of which. Agriculture uses~~ shall not be construed to permit any commercial activity or the keeping or raising of animals or fowl, except as specifically permitted in the zone requirements.

AGRICULTURAL BUILDING: A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of § 58-56-4, U.C.A., 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of § 58-56-4(1), U.C.A., 1953, as amended.

ALLEY: A public thoroughfare less than twenty-six feet (26') wide.

ALTERATION, STRUCTURAL: Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

ALTERED: Any change in the construction of or addition to a building which would permit an increase in capacity or change of use.