

PLANNING COMMISSION AGENDA

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<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the Planning Commission of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Thursday, October 10, 2024, in the Council Chambers at 1600 E. South Weber Dr.

OPEN (Agenda items may be moved to meet the needs of the Council.)

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

ACTION ITEMS

3. Consent Agenda
 - a. September 12, 2024, Minutes
4. **Public Hearing for General Plan Projected Land Use Map Amendment**
5. General Plan Projected Land Use Map Amendment
6. Development Agreement for Coopers Landing subdivision at approximately 6525 S. 475 E. by applicant Shane Turner
7. Zone Change for Coopers Landing subdivision from agriculture (A) to Commercial Highway (C-H) by applicant Shane Turner
8. Conditional Use Approval for General RV Inventory Lot at approximately 108 E. South Weber Drive

REPORTS

9. New Business:
10. Commission and Staff
11. Adjourn

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

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

DATE: 10/4/2024

DEPUTY RECORDER: Raelyn Boman

Raelyn Boman

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 12 September 2024

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, So. Weber, UT

PRESENT:

COMMISSIONERS:

Gary Boatright (excused)
Julie Losee
Marty McFadden
Chris Roberts
Chad Skola

DEPUTY RECORDER:

Raelyn Boman

CITY ENGINEER:

Brandon Jones

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm and Michael Grant

Commissioner Losee called the meeting to order and welcomed those in attendance and excused Commissioner Boatright.

1. Pledge of Allegiance: Commissioner Skola

2. Public Comment: Please respectfully follow these guidelines.

- Individuals may speak once for 3 minutes or less: Do not remark from the audience. State your name & city and direct comments to the entire Commission (Commission will not respond).

ACTION ITEMS:

3. Approval of Consent Agenda

- 11 July 2024 Minutes

Commissioner Skola moved to approve the consent agenda as amended. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

4. Conditional Use Permit 24-02: Young Quick Lube

Community Development Manager Lance Evans explained that the Conditional Use Permit is for Young Tire and Service Center, an automotive service center located on 2.29 acres at 7716 S 2700 East. The property is zoned C-H (Highway-Commercial Zone) and is permitted according to the Land Use Matrix. City staff has reviewed the application and provided a recommendation.

The proposed building is 5,256 square feet, with six bays for automotive services. The application materials for the Conditional Use Permit (CUP) are shown in Exhibit A. The applicant has responded to each of the city code requirements and standards as stated in Chapter 10 of the City Code in the application in addition to the civil plans.

Commissioner Skola voiced concern with vehicles sitting in the parking lot and if there is a waste oil plan. Commissioner McFadden expressed concern with the detention basin and wash water and rainwater mixing. He added this is a prominent corner located at the entrance of South Weber and favored the masonry wall along with landscape. He questioned who maintains the property up to South Weber Drive, would like to see a potential landscaping agreement. City Engineer Brandon Jones replied UDOT will need to be involved as the future plan is to widen South Weber Drive. Commissioner Skola expressed concern for high traffic and maintaining the landscape.

City Engineer Brandon Jones conveyed a traffic study was completed for 2700 East by WCG. The modeling for this area and property was a fast-food use; however, this use will be less intense. Eventually 2700 East will need to be widened as per the city's transportation master plan. He noted low impact development requires infiltration to storm water and best management processes need to take place. He acknowledged this will be reviewed further with the developer. Commissioner Roberts questioned long term vehicles in the parking lot and how it is enforced. Commissioner Losee asked about the gates identified on the site plan. Steve Peterson, Architect for the developer, replied the gas company needs access, and they will paint striping to make sure there is no parking.

Mr. Peterson explained the Young Automotive business plan does not include long term storage or servicing large heavy vehicles. In relation to site drainage, it will go through a chamber system. Commissioner Losee requested a revision to the site plan, as she feels there is more parking than needed. Mr. Peterson expressed some of the parking will be used for a power sports display. Commissioner Skola suggested building up that area for displaying the power sports vehicles. Brandon understands there is more parking than required, but he feels that is a benefit.

Mr. Evans asked Mr. Peterson if this business will have power sports rentals. Mr. Peterson replied they do want to rent power sports. Mr. Evans explained power sports rentals will need to be included in the conditional use permit application.

Commissioner Losee moved to recommend approval to the City Council for Conditional Use Permit 24-02: Young Tire and Service Center with the following conditions:

- The specified use allows for only light service and recommends naming it "Young Tire and Light Service, Display and Rental Center."
- Modify plans to meet Engineering site plan requirements.
- Move the sidewalk location, as per the City Engineer recommendations in the site plan review.
- The grey split-faced CMU walls are modified to break up the wall with marbling or vertical and or horizontal elements to enhance visual interest.
- Provide approval letters from oil and gas easement holders on the property.
- Cross access easement shall be provided to share access with the adjacent property owner to the south.
- The tire storage area chain link fence be replaced with an 8' masonry wall.
- The site lighting be modified to reduce light levels at the property lines of the project to 0.2 lumens, to minimize off-site light.
- The parking spaces in front of the natural gas sub-station access road points be removed for emergency vehicle access.
- Maintenance agreement for landscaping along South Weber Drive and 2700 East, with UDOT approval.
- Meet conditions set forth in City Engineer Brandon Jones review of 6 September 2024.
- Meet conditions set forth in Community Development Manager Lance Evans report of 12 September 2024.

Commissioner Roberts seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

REPORTS:

5. Commission

Commissioner Roberts: reported the weeds need to be cut down at Old Maple Farms.

Commissioner Skola: acknowledged the lighting at the storage units is much better and weeds have been removed. He recommended reviewing and possibility updating light services in the city code. He thanked those who were involved with County Fair Days.

Commissioner McFadden: recommended the City Council review the process to expand 2700 East.

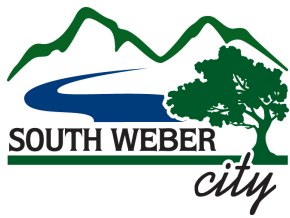
Commissioner Losee: expressed she is concerned about the height of buildings 2 and 3 at the Lofts Development on 2700 East. Brandon explained the development did go through the building permit process and the city hires a third party to make sure conditions are followed. Lance reported the buildings do meet the city height requirement.

8. ADJOURN: Commissioner Losee moved to adjourn the Planning Commission meeting at 7:35 p.m. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Losee, McFadden, Roberts, and Skola voted aye. The motion carried.

APPROVED: _____ Date _____
Chairperson: Julie Losee

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Raelyn Boman

PLANNING COMMISSION
STAFF REPORTMEETING DATE

October 10, 2024

PREPARED BYLance Evans, AICP
Community Development
ManagerITEM TYPEGeneral Plan Amendment
Development Agreement
Application
Rezone OrdinanceATTACHMENTSZoning Maps
Application
Concept PlanAGENDA ITEMResolution 2024-031: General Plan Amendment
Ordinance 2024-065: Rezone from Agriculture (A) to Commercial
Highway (C-H)
Resolution 2024-032: Development Agreement
Applicant: Shane Turner
Location: approximately 6525 S. 475 EastPURPOSEPublic Hearing for General Plan Amendment, Development Agreement
and Rezone request for Shane Turner, Cooper's Landing.RECOMMENDATIONStaff has reviewed the three applications and believe that the approval
of all three applications the proposal meets the City Code and the intent
of the General Plan goals and recommends approval with the changes
outlined in the staff report.BACKGROUND

Property Information	
Site Location	Approximately 6526 S. 475 East
Tax ID Number	130060020
Applicant	Shane Turner
Owner	Shane Turner
Proposed Actions	Recommend approval or denial to City Council
Current Zoning	A (Agricultural)
Proposed Zoning	C-H (Highway Commercial Zone) Development Agreement
Current General Plan Land Use Classification	Residential Moderate Density (R-M)
Proposed General Plan Land Use Classification	Highway-Commercial (C-H)
Gross Site	2.2 Acres

Amendment and Rezone RequestsThis development project has three requests that will build upon each
other for the same parcel of ground. First, is the request to amend the

General Plan Projected Land Use Map from Residential Moderate Density to Highway-Commercial.

Second, is a development agreement with South Weber City that specifies in detail how the property will develop and ties the property to a specific site plan and uses.

Third, is a rezone from A – Agricultural to Commercial Highway. If the General Plan Projected Land Use Map is approved. Then a rezone to Commercial Highway is an appropriate zone for the proposed uses and site layout depicted in the Development Agreement.

PLANNING CODE REVIEW

South Weber City Code 10-2-7: ADOPTION AND AMENDMENTS

10-2-7: ADOPTION AND AMENDMENTS:

A. Adoption: The planning commission shall provide notice and hold a public hearing on a proposed land use ordinance or zoning map and prepare and recommend to the city council a proposed land use ordinance and zoning map that represents the planning commission's recommendation for regulating the use and development of land within all or any part or area of South Weber City. The city council may adopt or reject the proposed land use ordinance or zoning map either as proposed by the planning commission or after making any revision that the city council considers appropriate.

B. Amendments: The City Council may, from time to time, amend the number, shape, boundaries or areas of any zone, or any regulation of or within such zones or any other provisions of this title, but such amendments shall not be made or become effective unless the same shall have been proposed by or be first submitted to the Planning Commission for its recommendation. The City Council may adopt or reject the proposed land use ordinance or zoning map either as proposed by the Planning Commission or after making any revision that the City Council considers appropriate.

ANALYSIS

The criteria and process for the three applications requires the analysis of several key factors that municipalities consider before approving or denying a request.

Consistency with General Plan

The proposed General Plan amendment will strikes a balance between the goals for preservation of the rural feel and allowance of moderate income housing and commercial development near the I-84 and Old Fort Road interchange.

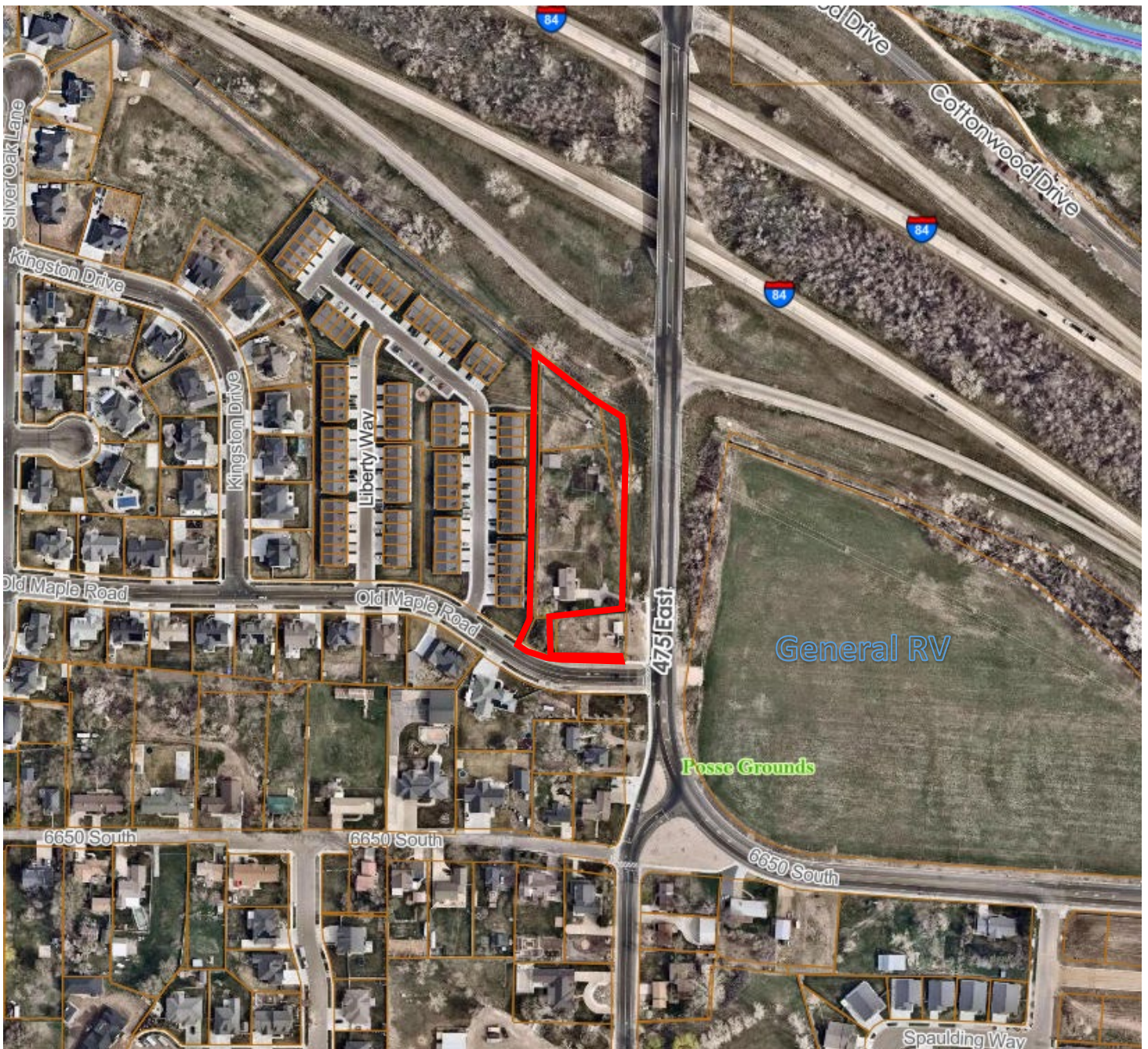
Compatibility with Surrounding Uses

The General Plan map change, rezoning and development agreement should not adversely impact adjacent properties or the surrounding neighborhood. The site design will reduce the impact to the

adjacent residences and is consistent with the surrounding building height, density, traffic impacts, and visual aesthetics though compliance with city development codes.

Environmental and Infrastructure Considerations

The proposed zone change is surrounded by developed property and an interstate highway. The amendment and rezone will have minimal impacts on infrastructure (such as roads, utilities, and public services) and the natural environment (including water resources, wildlife habitats, and air quality).

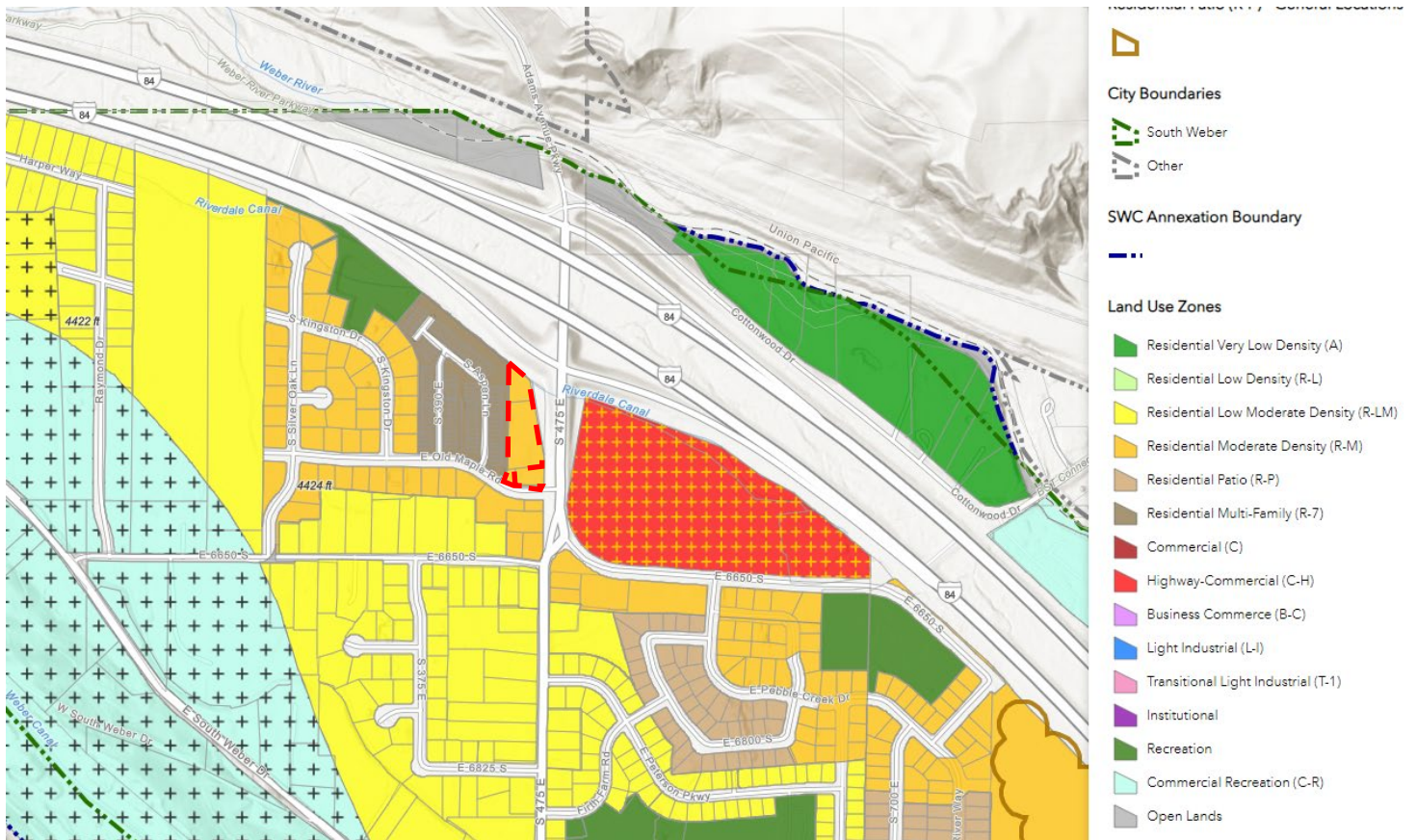


[Vicinity Map](#)

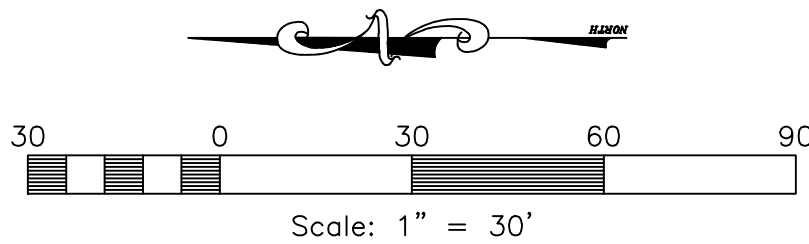


[Property Map](#)





Projected Land Use Map



Design Specs.	
Total Area.....	2.22 ac.
Open Space.....	1.39 ac. (62.8%)
Total Units Proposed.....	15 Units (6.7/ac)
Parking Stalls.....	42 (2.8/ unit)
19,438 s.f. of Flex-Space	

Cooper's Landing

South Weber City, Davis County, Utah

Developer:
Shane Turner
3756 W 1800 N
West Point, UT. 84015
(801) 668-6026

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co



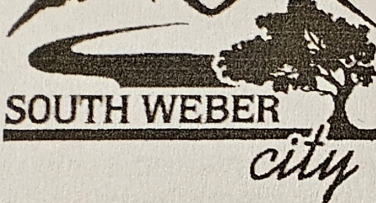
REVISIONS	DESCRIPTION
DATE	

Cooper's Landing
PART OF THE SE 1/4 OF SECTION 20 T.5N, R.1W, S.L.B. & M., U.S. SURVEY
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Flex-Space Concept

Project Info.	
Engineer:	N. Reeve
Planner:	C. Cave
Date:	7/30/2024
Name:	COOPER'S LANDING
Number:	5102-02

Sheet	1
1	Sheets



1600 E. South Weber Drive
South Weber, UT 84405

GP Amendment, Rezone Coopers Landing

www.southwebercity.com

801-479-3177

FAX 801-479-0066

FOR OFFICE USE ONLY

Fee paid \$ _____ Receipt _____ Date _____

Recommended by Planning Commission on: _____

Approved by City Council on: _____

ZONE CHANGE APPLICATION

Approx. Location: 6525 S 475 E

Parcel Number(s): See attached Total Acres: 2.2

Request: 2.2 Acres changed from R1 Zone to HC Zone

_____ Acres changed from _____ Zone to _____ Zone

Legal Description: (attach if too large) See attached

Proposed Use: Highway commercial

How does this use support the City's General Plan? _____

Applicant

Name: Shane Turner
Company: Turner Price Ent.
Address: 3756 W 1800 N
City/State/Zip: West Point, UT 84015
Phone: 801-668-6026
Email: 5starroy@gmail.com

Property Owner, if not Applicant

Name: _____
Company: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

GP Amendment, Rezone Coopers Landing
Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed change in zoning.
Affidavit: I also, being duly sworn, depose and state that I am the owner or agent of the owner of the property cited and that the statements and answers contained herein, along with any attachments are true and correct to the best of my knowledge and belief.

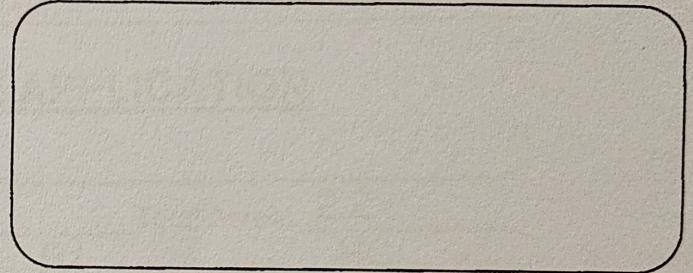
Applicant's Signature: _____ Date: _____

State of Utah, County of Davis

Subscribed and sworn to before me on this _____ day of _____, 201__

Printed Name _____

Notary Signature _____



Seal

Agent Authorization (To be filled out by owner, if allowing an agent to act on his/her behalf.)

As the owner of the real property referenced in this document, I do hereby appoint Theresa Price Burt as my agent to represent me regarding this application and to appear on my behalf before any city boards considering this application.

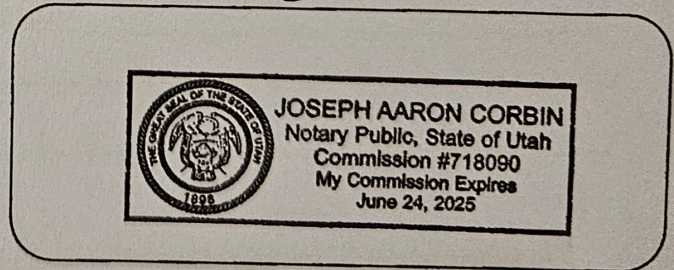
Property Owner's Signature: _____ Date: 8-30-24

State of Utah, County of Davis

Subscribed and sworn to before me on this 30 day of August, 2024

Printed Name Joseph Aaron Corbin

Notary Signature _____



Seal

DA Exhibit- Cooper's Landing Flex Space

We are proposing a C-H Flex zone to include permitted uses in accordance with city code 10-5H-4 ordinance with the addition of an Accessory Dwelling Use (ADU) use only if located within the structure for an owner or employee use as is permitted in Zone T-1. Any ADU space must be located within the Mezzanine level and not allowable on the main ground level of the unit.

Development will consist of a total of 4 individual structures. Each structure will contain units which will vary in size in accordance with buyer's needs. Minimum square footages contained in each structure are the ground level footprint as noted below. Units may be combined, which would reduce the amount of individual units, however no individual units ground level footprint will be allowable to be greater than approximately 7,500 sq ft. Each individual unit will have an allowable mezzanine level of no more than an approximate 75% additional sq footage of the ground level footprint, build out will be in accordance with city building code and structural engineering.

Structure 1- approximately 11,000 sq. ft. Containing up to eleven individual 960 sq ft units

Structure 2- approximately 3,000 sq ft containing up to three individual 960 sq ft units

Structure 3- approximately 4,000 sq ft containing up to three individual 1,300 sq ft units

Structure 4- approximately 21,000 sq ft containing up to fifteen individual 1,360 sq ft units

Additional development standards-

Height limit of 35 ft.

Perimeter setback of 10'

24' Private Drive Isles

15% Landscape

Can be gated if requested by staff/council

No outside storage permitted except for operational vehicles only (ie auto sales)

Development will be fenced as staff/council requests

Architectural will be a combination of no less than 75% Stone, Board and Batten, or stucco applications

HOA notable standards-

No Chain-link fencing will allowable

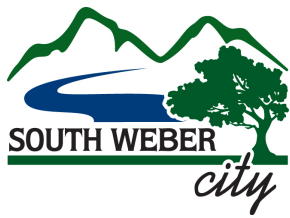
HOA will be responsible for common area Maintenance

HOA will be responsible for landscape and snow removal

HOA will be responsible for waste/recycling programs

HOA will be responsible for regulating leased business activities per city ordinances

Signage will be permitted on a sign marquee at the entrance of the development as well as on the individual unit. No neon or excessive signage lighting will be permitted on the exterior of the structures.



CUP Approval General RV Inventory Lot
PLANNING COMMISSION MEETING
STAFF REPORT

MEETING DATE

October 10, 2024

PREPARED BY

Lance Evans, AICP

Community Development
Manager

ITEM TYPE

Staff Report

ATTACHMENTS

CUP application and plans

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Conditional Use Permit for General RV Inventory Lot on 5.31 acres at 108 E. South Weber Drive. The property is zoned C-R (Commercial Recreation Zone) and allows Recreational Vehicle Sales and Rental as a Conditional Use in the Land Use Matrix. The proposal is for an inventory lot for RV's and trailer on 5.31 acres.

PURPOSE

Review and approval of General RV Inventory Lot Conditional Use Permit.

RECOMMENDATION

Staff has reviewed the application for the Conditional Use Permit and recommends approval with the following conditions.

1. Modify the site plan to meet Engineering site plan requirements as per the October 1, 2024, Memo.
2. Install a siren activated at the main entrance gate to the property on the south side of the lot.
- 3.

ITEMS FOR PLANNING COMMISSION REVIEW

The application materials for the Conditional Use Permit (CUP) are shown below in Exhibit A. The application details the site plan improvements for the inventory lot to address city code requirements and standards as stated in Chapter 10 of the City Code.

The buffer requirements allow for the Planning Commission to approve a 6' tall masonry wall as a buffer to the surrounding properties as proposed on the site plan. Given the low intensity use and to be consistent with the Public Works building site to the south, staff recommends approval.

PLANNING CODE REVIEW

The Planning Commission shall review and make a recommendation to the City Council on all conditional use applications in non-residential zones and for short-term rentals. The City Council will make the final review and render a decision for all conditional use applications in non-residential zones and for short-term rentals, in accordance with the requirements of this chapter. (SWCC 10-7-2). The proposed use and property acreage requires a Conditional Use Permit (CUP).

South Weber City Code

10-5M-1: PURPOSE:

To provide a zone that will facilitate and encourage the establishment and growth of retail commercial areas that support the wide range of recreational/sporting

opportunities in the region. This zone allows for retail sales and rental of recreational/sporting equipment and the conducting of recreational/sporting activities for profit. It is also intended to allow other land uses that support recreational/sporting retail facilities and uses. (Ord. 08-12, 9-9-2008; amd. Ord. 2021-06, 5-25-2021)

10-5H-2: DEVELOPMENT OVER ONE ACRE:

Development over one acre must follow the conditional use permit procedure of chapter 7 of this title. (1989 Code § 12-9-002; amd. Ord. 2021-06, 5-25-2021)

10-5H-5: CONDITIONAL USES:

Conditional uses shall be in accordance with Chapter 1, Section 10A of this title and shall have meanings as defined in accordance with Chapter 1, Section 10 of this title. Conditions for approval shall be made in accordance with the provisions of chapter 7 of this title. (Ord. 19-09, 3-12-2019; amd. Ord. 2021-06, 5-25-2021)

South Weber Code Section 10-7-4: STANDARDS outlines five main areas of review for a CUP each with specific elements to address as applicable.

- A. Compatibility with or impact to neighboring properties.
- B. Safety Of Persons and Property.
- C. Health And Sanitation.
- D. Environment.
- E. Traffic, Circulation, And Parking.

Each of these items and the sub-elements have been shown on the site plan and addressed in the application submittal. Staff has reviewed the elements and believes that the CUP follows the standards and recommends approval General RV Inventory Lot CUP with the recommended conditions of approval.

BACKGROUND

Project Information	
Project Name	General RV South Weber Inventory Lot
Site Location	108 E. South Weber Drive
Tax ID Number	133790003
Applicant	General RV
Owner	General RV
Proposal Summary	Inventory Lot
Current Zoning	C-R (Commercial Recreation Zone)
General Plan Land Use Classification	Residential Low Moderate Density (R-M) with HAFB Restricted Development
Gross Site	5.31 acres

Number of Units	NA
Units Per Acre	NA

ANALYSIS

Staff has reviewed the city code and applicants' responses and believes the application meets the city code requirements and standards as stated in Chapter 10 of the City Code with conditions. The proposed use of storing RV's will not create traffic or any significant noise or other impact to the surrounding area. The 6' masonry wall and landscaping will further minimize any impact.

ATTACHMENTS

1. CUP Application
2. Engineering Notes
3. General RV Storage Lot Improvement Plans



APPLICATION PROCESS: (If applicable) Please submit all requested items and answer all questions as completely as possible, omissions may delay processing. If there are any questions, contact the City Office at (801) 479-3177.

- ☒ Application
- ☒ Site plan, if applicable
- ☒ Copy of the recorded plat showing subject property (clearly marked) and all properties within 300 feet (front, back and sides). This information is available at the Davis County Recorder's Office.
- ☒ One set of labels with names and mailing addresses of all property owners within 300 feet of the outer boundary of subject property. Including "Or current resident" is recommended. Names are available at Davis County Assessor's Office. Allow 2 days for processing. The Assessor can also provide the labels for an additional fee.
- ☒ A list of the above names and addresses.

Conditional Use Application

CU_____

Property Owner: South Weber City Phone: (801) 479-3177

Full Mailing Address: 1600 E South Weber Drive, South Weber, UT 84405

Property Address: 108 E. S. Weber Drive Email: dlarson@southwebercity.com

Proposed Use: Inventory Lot for RV's and trailers Parcel Number(s): 133790003

Total Acres: 5.31 Current Zone: C-R If Rezoning, to what zone: N/A

Bordering Zones: R-LM, R-M Surrounding Land Uses: City DPW, Commercial soccer facility, residential

Business Name (if applicable): General RV Center

Anticipated # of Employees: 0 Anticipated # of Customers (Daily): 0

Available Parking Spaces: 0 Hours of Operation _____

Residential Units (if applicable): N/A # of Dogs (Kennels Only): N/A

Hours of Operation: 8AM-7PM Monday through Saturday

Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed Conditional use Permit..

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.
Public Notice Authorization: I do hereby give permission to South Weber City to place a public notice sign on the property contained herein for the purpose of citizen notification of this proposed development.

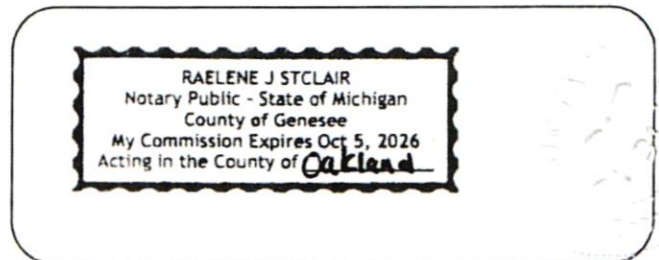
Applicant Certification

I/We swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted be incorrect or untrue, I understand that The City of South Weber may rescind any approval or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code (SWMC 11) and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as **any fees associated with any City Consultant (i.e. engineer, attorney)**. The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: [Signature] Date: 7/12/24

State of Utah, County of Davis
 Subscribed and sworn to before me on this 12th day of July, 2024
 By Loren Baidas

Notary [Signature]

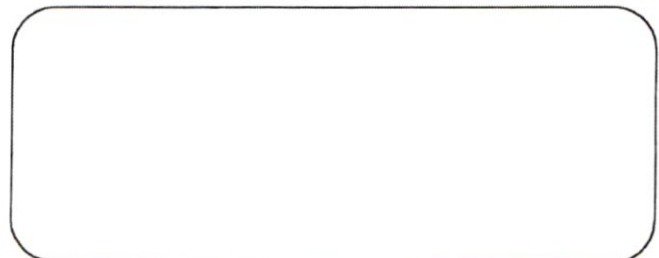


Seal

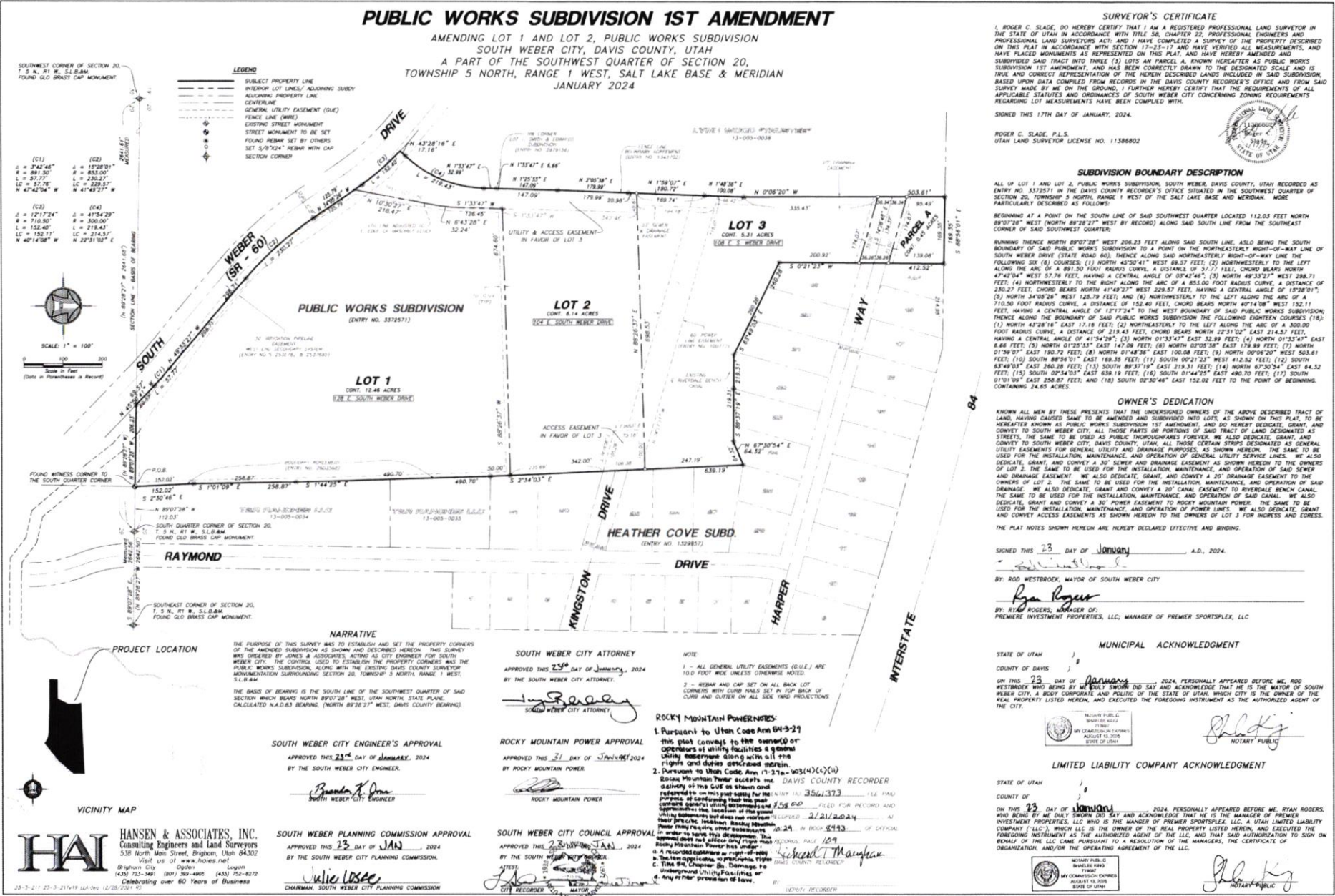
Property Owner's Signature: _____ Date: _____

State of Utah, County of Davis
 Subscribed and sworn to before me on this _____ day of _____, 202____
 By _____

Notary _____




Seal





MEMORANDUM

TO: General RV – Kevin Schonsheck (Developer)
Gardner Engineering – Wes Stewart (Developer’s Engineer)

FROM: Brandon K. Jones, P.E.
South Weber City Engineer 

CC: Lance Evans – South Weber Community Development Manager

RE: **GENERAL RV INVENTORY LOT – SITE PLAN
Engineering Review #1**

Date: October 1, 2024

Our office has completed a review of the site plan submittal for the General RV Inventory Lot, located at 108 E. South Weber Drive (just north of the new Public Works Facility). We understand that the project is being proposed in two phases. However, for continuity purposes, we have reviewed both phases and offer the following comments:

GENERAL

E1. Plan Review Approval Letters.

- A. Fire Marshal. The Fire Marshal needs to provide a plan approval letter.
- B. Rocky Mountain Power. An Approval Letter, dated May 16, 2024, has been provided. No additional approval is required.
- C. South Weber Irrigation Company. A Will Serve letter has been provided. However, a plan approval letter is still required. The purpose of this letter is to provide evidence of approval from SWIC for the proposed location, connection to the main, and metered service into the lot for secondary water purposes.
- D. Riverdale Bench Canal Company. A portion of the canal across the property was recently piped (36” RCP), as part of the approval from the RBCC for the Riverwood Subdivision and with permission by the city (as the current owner). The abandoned portion has been filled. The remaining portion of the canal on the property is currently open and undisturbed.

We received a copy of an email sent from Brad Nelson (RBCC President) to Wes Stewart, dated 9/30/2024, requiring the following:

- i. The canal company will need the claimed prescriptive easement to be recorded by the developer as a minimum 20 foot permanent easement for the canal.
- ii. Due to the proximity of the fences/walls to the currently open ditch canal, the canal will need to be piped using 36" water tight RCP or equivalent.
- iii. There are no parallel fences allowed within the prescriptive easement of the canal (i.e the to be recorded 20 foot easement).

- iv. The canal company will be responsible for the long term maintenance of this right of way and piped canal.

These items need to be addressed, and an approval letter received. Please provide a copy of the approval letter to the city.

- E2. Long-term Storm Water Maintenance Agreement. A draft maintenance plan, dated 6/26/2024, was provided by Gardner Engineering. Based upon whatever long-term BMP's are proposed (see Item E7.B), the list of maintenance items will need to be updated. A Long-term Storm Water Maintenance Agreement will be provided by the city and must be finalized prior to the commencement of construction.
- E3. Site Access. As recorded on the Public Works Subdivision 1st Amendment, an access easement to South Weber Drive across Lot 2 in favor of Lot 3 has been provided. A similar access easement has been provided across Lot 2 in favor of Lot 3 to Kingston Drive. The primary access is South Weber Drive. The Kingston Drive access is secondary and should only be used when South Weber Drive is unavailable. This item is purely informative. No additional approvals are required for this item.
- E4. Landscaping.
- A. Percentage Requirement. Section 10-5M-6A requires that "At least 15% of the total site shall be thoroughly landscaped, including an irrigation system adequate to maintain such landscaping...For use of exceptional design and materials, as determined by the Planning Commission, the landscaping may be reduced to ten percent (10%) of the total site." The Site Data Table on Sheet CE1-02 shows 15% xeriscape landscaping once both phases are developed. Once the plans are updated to show the piping of the canal, this table needs to be updated.
- B. Buffer Yard Landscaping. Section 10-5M-6B states that "A buffer yard shall be required between the C-R Zone and all residential zones..." Therefore, a buffer yard is required on the east, north, and west sides of the lot, but not on the south. The buffer yard requirements are found in Section 10-15-14. It requires a 20' wide landscaped buffer along the edge / property line of the development with an 8' masonry wall. The wall is to be placed at or near the property line. The landscaping inside the buffer must include a minimum of "1 tree with mature height of at least 25' for every 20' of length of buffer yard" and the "Ground plane shall be landscaped with shrubs, ground covers, flowers, or decorative mulch."
- i. According to the Landscape Plan provided and the fencing information on Sheet CE1-01, it appears that all items are met other than the following:
1. Tree size and frequency requirement
 2. Size of the masonry fence being only 6' tall
- Waived. Section 10-15-14E allows "Any provision contained in this chapter may, with just cause, be waived by the City Council with the advice of the Planning Commission." For these requirements to be waived, the developer should request that they be waived and provide "just cause" for that reasoning.
- * Due to the requirement for piping the canal along the north property line, we would recommend placing the masonry fence on the property line and requesting that the landscaping requirement of the buffer yard be waived, as it

is unlikely that the RBCC will allow landscaping inside their easement, but the parking of RV's may be acceptable, allowing his portion of the property to be used

- C. Park Strip Landscaping. Section 10-5M-6 requires that the park strip area be landscaped. No park strip is present for Phase 1, but the park strip on Harper Way should be landscaped with Phase 2, if not already landscaped by that time. Please add this requirement to Sheet CE1-02.

IMPROVEMENT PLANS

E5. Updated Site Conditions.

- A. Due to construction activities across the property related to the City's Public Works Facility and the Riverwood Subdivision, much of what is currently shown as proposed in the plan set is now existing. As requested, the most recent set of plans for the Public Works Facility and the Riverwood Subdivision will be provided along with this memo. These may be helpful for reference, but we would encourage the developer's engineer do an updated field survey of these items so that exact locations and conditions are represented on the plans. The following have been constructed:
- i. Sewer main from Public Works to the Riverwood Subdivision (along a portion of the west property line, southern end).
 - ii. Storm Drain line from Public Works to the new detention basin adjacent to I-84 (along the west property line).
 1. The new 5' Storm Drain manhole shown at Sta. 16+00, as previously requested, has been installed.
 - iii. Riverdale Bench Canal (piped across the northern portion of the lot). The abandoned portion of the canal has been filled in.

- E6. Fencing and Gates. The City is providing the 6' chain link fence along the south property line, but both gate openings are the responsibility of the developer and should be noted as such. This can be coordinated with the city's contractor or installed separately after the fencing is completed.

E7. Storm Drain.

- A. As part of the Public Works Facility Project the city created a computer model assessing the storm water needs for both their site (Lot 2) and the proposed General RV Inventory Site (Lot 3). Both sites, plus additional offsite drainage flows are all routed to the regional detention basin located on the north side of Harper Way directly north of the proposed development. Anticipating the need to potentially install asphalt pavement, the model assumed a fully paved scenario. The size of the downstream piping and detention basin is sufficient for a fully paved site. Whether paved now or in the future, no additional offsite storm drain infrastructure is needed.
- B. LID Review. A Storm Water Quality Report was provided, dated 6/24/2024.
- i. The correct 80th Percentile Storm Depth of 0.43 in was used in calculating the retention volume of 4,824 cf. However, due to the presence of shallow

groundwater, we agree that the implementation of long-term retention BMP's is technically infeasible.

- ii. The majority of the site is proposed to be covered with a 6" thick aggregate base course. This will provide some infiltration and treatment. However, in larger storm events the runoff will be collected into the storm drain system. With exposed soil, there is potential for sediment to be discharged into the system. There is also potential for surface pollutants and debris to be washed into the system. Therefore, some type of control for removal of these pollutants should be employed (e.g. hydrodynamic separator, snout, etc.). This should be located at the outlet of the entire site's drainage.
 - iii. Also, since the site is being left with exposed soil and South Weber experiences daily wind, there is concern about dust control. Until the site is paved, some type of long-term dust control measures should be employed (e.g. brine solution, bitumen emulsions, gravel surfacing that does not contain small particles, etc.).
 - iv. If the site is paved this will address the dust control concern. When proposing a long-term outlet pollution control device, consideration should be given for the potential presence of oils and other contaminants present due to an asphalt surface so that this device can address treatment of both an unpaved and a paved condition.
- C. SWPPP Review. Proposed construction BMP's have been provided on Sheets CE4-01 and CE4-02. The proposed BMP's appear to be sufficient for this stage of approval. However, prior to the commencement of construction, a complete SWPPP will need to be provided to the city for review. This will be reviewed by the city's storm water inspector. All initial BMP's will need to be in place prior to any construction activities. As construction progresses, the SWPPP should be revised and updated to add, revise, or remove BMP's as necessary to provide continued storm water pollution protection until the site is stabilized.
- E8. Water. No culinary water infrastructure is being proposed with this development.
- E9. Sewer. No sewer infrastructure is being proposed with this development.
- E10. Land Drain. No land drain infrastructure is being proposed with this development.

GENERAL RV INVENTORY LOT

CONSTRUCTION DOCUMENTS SOUTH WEBER CITY, DAVIS COUNTY , UTAH

TRAFFIC CONTROL & SAFETY NOTES

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

UTILITY DISCLAIMER

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

NOTICE TO CONTRACTOR

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

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

SANITARY SEWER GENERAL NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY STANDARDS AND SPECIFICATIONS.
2. ALL GRAVITY SANITARY SEWER LINES SHALL BE SDR-35 PVC MATERIAL. SEWER LINE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ASTM STANDARDS AND SPECIFICATIONS.
3. DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT.
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE.
5. ALL SANITARY SEWER MAIN TESTING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE PUBLIC WORKS SANITARY SEWER DEPARTMENT HEAD PRIOR TO FINAL ACCEPTANCE.
6. COMPACTION TESTING OF ALL TRENCHES WITH THE PROJECT SITE MUST BE ATTAINED AND RESULTS SUBMITTED TO THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF SANITARY SEWER LINE.
8. WHERE CONNECTION TO EXISTING UTILITY IS PROPOSED, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION AND NOTIFY OWNER/ENGINEER IF LOCATION AND ELEVATION OF EXISTING UTILITY VARIES FROM THE DESIGN.
9. CAMERA TESTING AND PRESSURE TESTING PER CITY STANDARD.

ABBREVIATIONS			
AC	ACRE	RL	RIDGE LINE
EG	EXISTING GRADE	ROW	RIGHT OF WAY
ELEV	ELEVATION	SD	STORM DRAIN
EX	EXISTING	SDIB	STORM DRAIN INLET BOX
FG	FINISH GRADE	SD BOX	STORM DRAIN BOX
FH	FIRE HYDRANT	SDMH	STORM DRAIN MANHOLE
HP	HIGH POINT	SE	SQUARE FEET
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
INV	INVERSE ELEVATION (FLOW LINE OF PIPE)	ST	STREET
IRR	IRRIGATION LINE	STA	ALIGNMENT/PROFILE STATION
LIP	LIP OF CURB	TBC	TOP BACK OF CURB
OFF	ALIGNMENT/PROFILE OFFSET	TG	TOP GRATE
PVC	POLYVINYL CHLORIDE PIPE	VPI	VERTICAL POINT OF INFLECTION
RPC	REINFORCE CONCRETE PIPE	WM	WATER METER
		WTR	WATER LINE

GENERAL NOTES

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

SWPPP GENERAL NOTES

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

STORM SEWER GENERAL NOTES

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

GENERAL GRADING NOTES

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

CULINARY WATER GENERAL NOTES

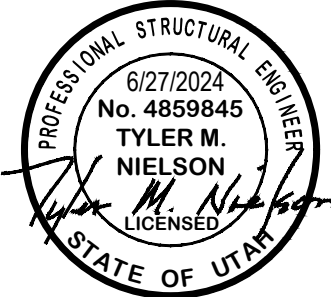
1. ALL INSTALLATION AND MATERIALS SHALL CONFORM TO WATER UTILITY STANDARDS, SPECIFICATIONS AND PLANS.
2. THRUST BLOCKING IS REQUIRED AT ALL BENDS AND FITTINGS. TIE RODS SHALL BE USED AT ALL BENDS AND FITTINGS WHERE THRUST BLOCKS DO NOT BEAR AGAINST UNDISTURBED SOIL.
3. ALL WATERLINES AT SEWER CROSSINGS SHALL BE LOCATED ABOVE AND HAVE AN 18-INCH VERTICAL SEPARATION FROM THE SEWER PIPE. IF THIS IS NOT PROVIDED, THE WATERLINE SHALL BE INSTALLED WITH 20 L.F. OF CONCRETE CASING CENTERED OVER THE SEWER PIPE.
4. DISINFECTION TESTS SHALL BE PERFORMED BY THE WATER UTILITY WITH COOPERATION FROM THE CONTRACTOR IN PERFORMING ANY NECESSARY EXCAVATION AND SUBSEQUENT BACKFILLING AT NO COST TO THE CITY.
5. CHLORINATION OF COMPLETED WATER LINE. THE NEW WATER LINES SHALL BE DISINFECTED BY CHLORINATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RELATED COSTS AND FEES RELATED TO THE CHLORINATION OF THE COMPLETED WATER LINE. THIS TEST SHALL BE PERFORMED PRIOR TO CONNECTION OF THE NEW WATER LINES TO THE EXISTING WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY AT LEAST 24 HOURS BEFORE THE CHLORINATION IS DESIRED.
6. A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET SHALL BE MAINTAINED FROM SANITARY SEWER MAINS.
7. UNLESS OTHERWISE SPECIFIED, ALL WATERLINES SHALL BE AWWA C900 PVC CLASS 150, PER ASTM D2241.
8. CONTRACTOR SHALL LOCATE VALVES PRIOR TO CONNECTION WITH EXISTING SYSTEM, BUT SHALL NOT OPERATE ANY VALVE WITHOUT PERMISSION FROM THE WATER UTILITY.
9. ALL WATER MAINS, VALVES, FIRE HYDRANTS, SERVICES AND APPURTENANCES SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO PAVING.
10. THERE SHALL BE A WATER SUPPLY TO THE DEVELOPMENT BEFORE ANY WOOD CONSTRUCTION STARTS.
11. THE WATER UTILITY REQUIRES THE USE OF CORROSION RESISTANT MATERIALS FOR ALL CULINARY WATER IMPROVEMENTS. SPECIFICALLY, ROMAC BLUE BOLTS OR STAINLESS STEEL BOLTS MUST BE USED ON ALL FITTINGS. FURTHER, ALL METAL FITTINGS SHALL BE POLY WRAPPED.

SHEET INDEX

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CE2-02	GRADING PLAN (PH2 - FUTURE)
CE3-01	UTILITY PLAN
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CE3-03	STORM DRAIN PROFILES
CE3-04	SWID LINE PROFILE
CE3-05	RMP LINE PROFILE
CE4-01	SWPPP
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CE6-01	DRAINAGE CALCS

LEGEND

	BOUNDARY LINE		FIRE HYDRANT
	PUE LINE		WATER METER
	CENTER LINE		STORM DRAIN MANHOLE
	FENCE LINE		SANITARY SEWER MANHOLE
	SEWER LINE		STORM DRAIN CATCH BASIN BOX
	STORM DRAIN LINE		STORM DRAIN INLET BOX
	WATER LINE		YARD DRAIN BOX
	IRRIGATION WATER LINE		



ALL IMPROVEMENTS TO CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS

CULINARY WATER IMPROVEMENTS TO CONFORM TO THE WATER UTILITY'S STANDARDS AND SPECIFICATIONS

SECONDARY WATER IMPROVEMENTS TO CONFORM TO THE SECONDARY WATER UTILITY'S STANDARDS AND SPECIFICATIONS

Know what's below.

Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.

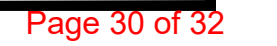
www.bluestakes.org
1-800-662-4111

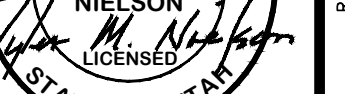
GENERAL RV INVENTORY LOT
CONSTRUCTION DOCUMENTS



GARDNER ENGINEERING
CIVIL & LAND PLANNING
MUNICIPAL & LAND SURVEYING
1980 W 2100S, WEST HAVEN, UT 84405
P 801.476.0202 F 801.476.0066

CE1-01





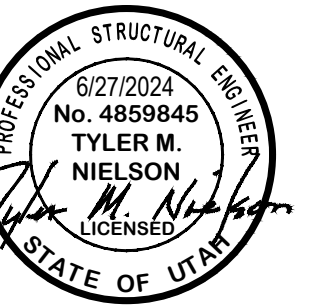
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

CE1-02



REVISIONS		SCALE	1" = 30'
DATE	DESCRIPTION	DATE	6/27/2024
		DESIGN	WUS
		DRAWN	WUS
		CHECKED	TMM

DWG.:



GRADING PLAN

GENERAL RV INVENTORY LOT

108 EAST SOUTH WEBER DRIVE

SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**GARDNER
ENGINEERING**
CIVIL • LAND PLANNING
MUNICIPAL • LAND SURVEYING
1800.WY 2100S, WEST HAVEN, UT 84005
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CE2-01 |