

**RESOLUTION 22-38**

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR SOPHIA'S HAVEN SUBDIVISION**

**WHEREAS**, an application for subdividing 2.02 acres at approximately 1589 E South Weber Drive into three building lots was submitted by Rob Edwards; and

**WHEREAS**, both the Community Services Director 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 subdivision on the 10th of February 2022; and

**WHEREAS**, the Planning Commission reviewed all the supporting documents in an open public meeting on June 9, 2022 and gave a favorable recommendation for final approval with a three to one vote at the same hearing; and

**WHEREAS**, the City Council verified all reviews and recommendations in a public meeting on the 26<sup>th</sup> of July and after thorough consideration approves the plat as presented;

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

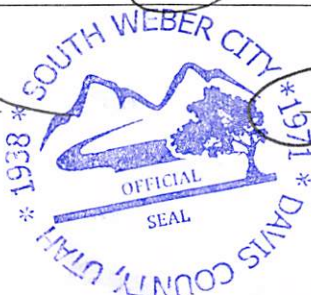
**Section 1. Approval:** Final Plat for Sophia's Haven Subdivision at 1589 E South Weber Drive is hereby approved as presented in Exhibit 1.

**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2: Repealer Clause:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.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 26<sup>th</sup> day of July 2022.

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

  
Rod Westbroek, Mayor



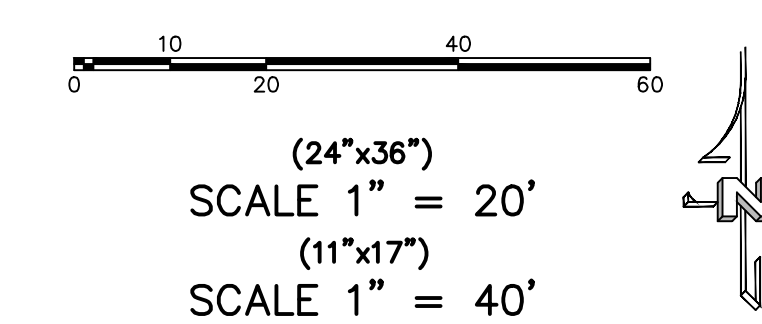
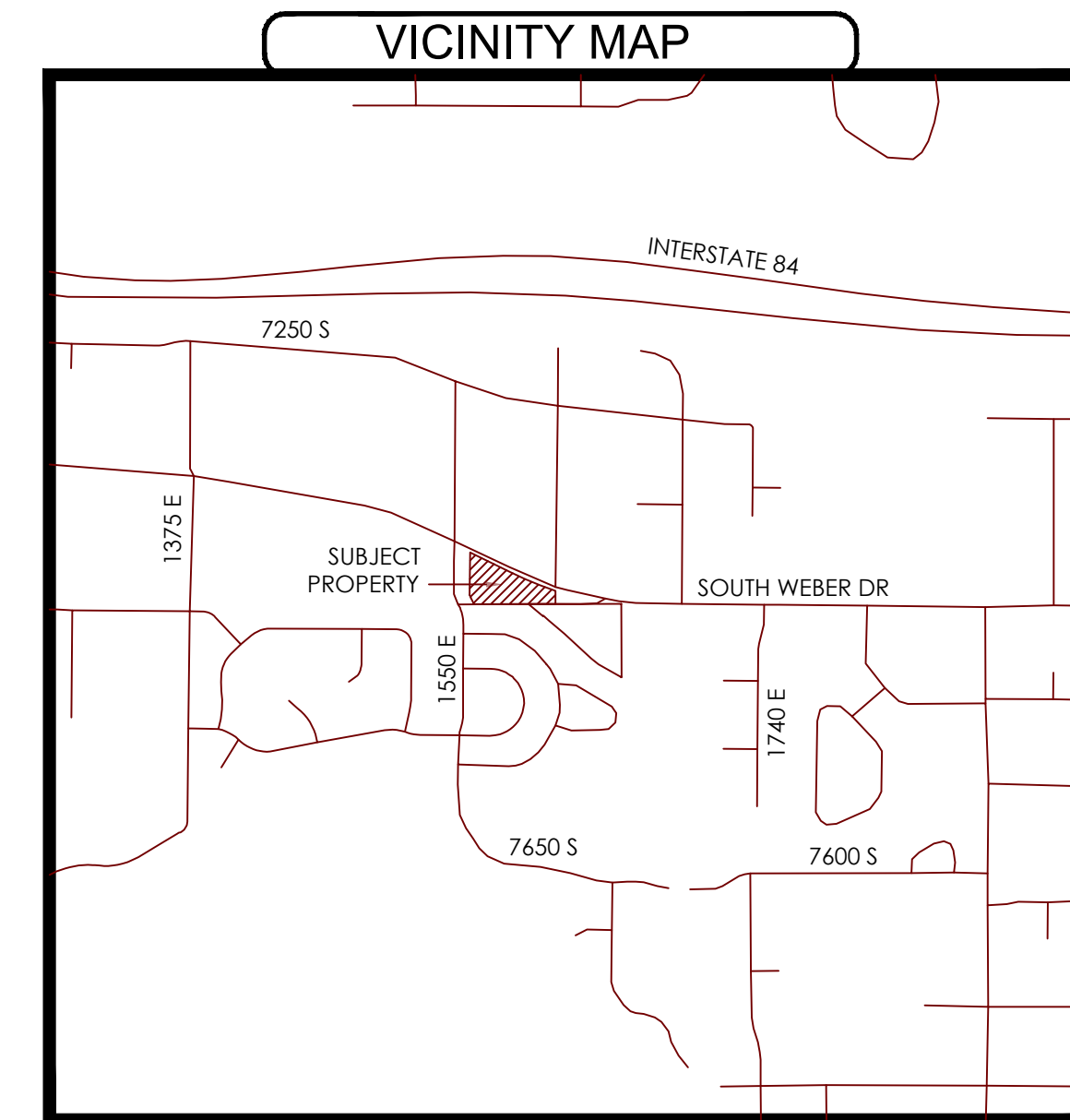
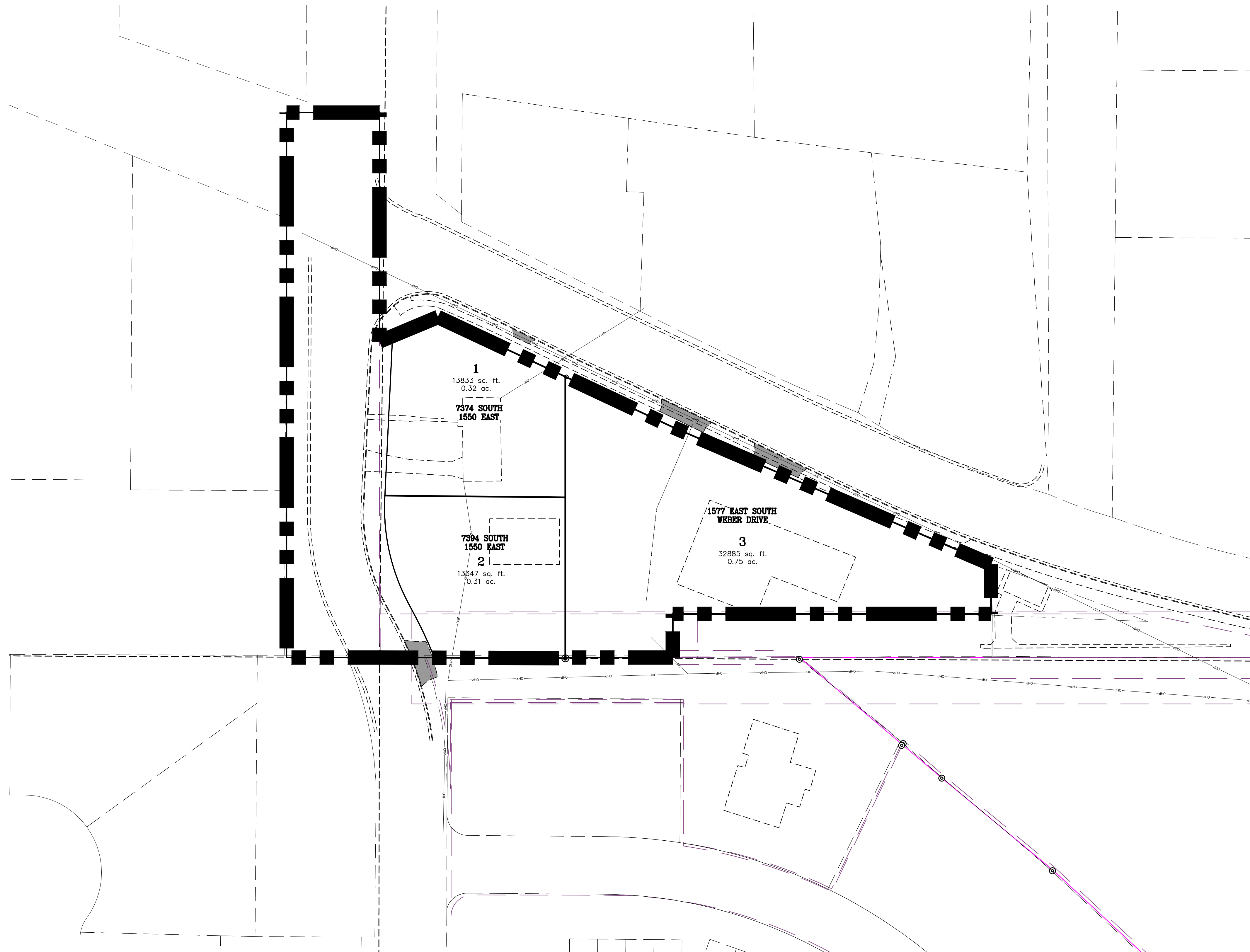
  
Attest: Lisa Smith, Recorder

**EXHIBIT 1**  
**SOPHIA'S HAVEN PLAT**

:

# SOPHIA'S HAVEN RESIDENTIAL DEVELOPMENT

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



**SITE NARRATIVE - SINGLE FAMILY RESIDENTIAL**

LOCATED IN: SOUTH WEBER, DAVIS COUNTY

ORIGINAL PROPERTY: ± 1.41 ACRES TOTAL

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

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

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

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

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

**-INDEX OF PLAN SHEETS-**

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

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



**SOPHIA'S HAVEN  
RESIDENTIAL DEVELOPMENT**  
 Location  
 NE $\frac{1}{4}$  of Sec. 34,  
 T5N, R1W, SLB&M

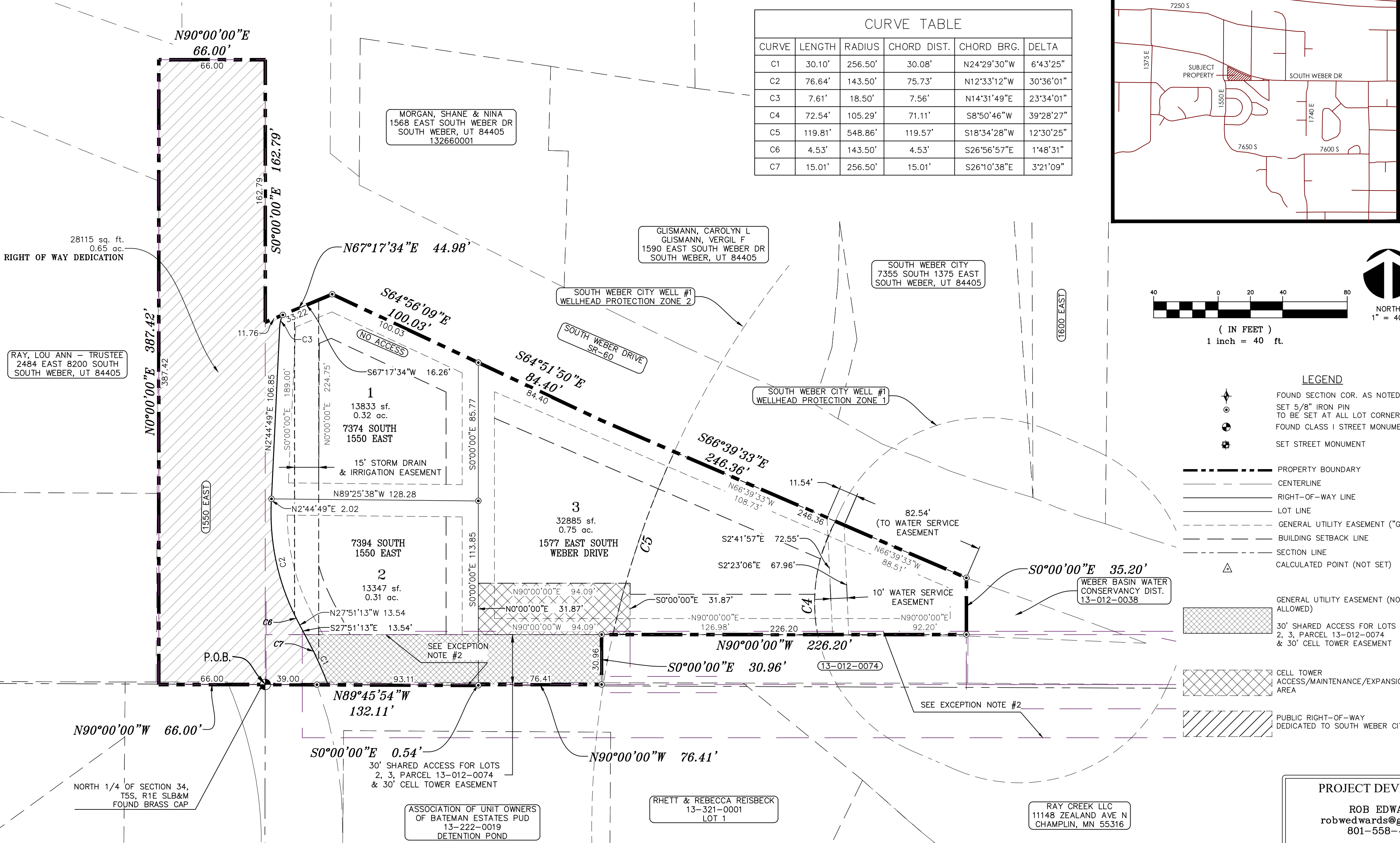
DATE: 7.14.2022
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:  
COVER SHEET & NOTES

SHEET:  
**CS-01**

# SOPHIA'S HAVEN

## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



**Surveyor's Certificate**

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SOPHIA'S HAVEN IN SOUTH WEBER CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDERS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

UTAH LICENSE NUMBER - 368356

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_

**Owners Dedication and Certification**

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SOPHIA'S HAVEN AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY; AND ALSO DEDICATE, OR CONFIRM AS EXISTING, THE EASEMENTS FOR THE RESPECTIVE UTILITY COMPANIES AS SHOWN HEREON, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: TERI KANE - MANAGER - SOPHIA'S HAVEN, LLC

**ACKNOWLEDGEMENT**

STATE OF UTAH S.S. COUNTY OF WEBER

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COMPANY AND THAT THEY SIGNED THE ABOVE OWNERS DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

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

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

RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

**LOT NOTES:**

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

**DRINKING WATER SOURCE PROTECTION ZONE RESTRICTIONS:**

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

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

**Boundary Description**

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

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 66.00 FEET TO A POINT ON A LINE.

THENCE, N 00° 00' 00" E FOR A DISTANCE OF 387.42 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" E FOR A DISTANCE OF 66.0000 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 162.79 FEET TO A POINT ON A LINE.

THENCE, N 67° 17' 34" E FOR A DISTANCE OF 44.98 FEET TO A POINT ON A LINE.

THENCE, S 64° 56' 09" E FOR A DISTANCE OF 100.03 FEET TO A POINT ON A LINE.

THENCE, S 64° 51' 50" E FOR A DISTANCE OF 84.40 FEET TO A POINT ON A LINE.

THENCE, S 66° 39' 33" E FOR A DISTANCE OF 246.36 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 35.20 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 226.20 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 30.96 FEET TO A POINT ON A LINE.

THENCE, N 90° 00' 00" W FOR A DISTANCE OF 76.41 FEET TO A POINT ON A LINE.

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 0.54 FEET TO A POINT ON A LINE.

THENCE N 89° 45' 54" W A DISTANCE OF 132.11 FEET TO THE POINT OF BEGINNING

**SURVEY EXCEPTION NOTES**

- Memorandum of Second Amendment to PCS Site Agreement between Ivan J. Ray and Shirley and STC Five LLC, a Delaware limited liability company, recorded February 2, 2012 as Entry No. 2641507 in Book 5450 at Page 491 of Official Records. Partial Assignment and Acceptance of PCS Site Agreement, recorded May 26, 2020 as Entry No. 3254897 in Book 7520 at Page 2972 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 8, 2020 as Entry No. 3269076 in Book 7549 at Page 3222 of Official Records. Assignment of Assignors Interest in that "Partial Assignment and Acceptance of PCS Site Agreement", recorded July 9, 2020 as Entry No. 3269556 in Book 7550 at Page 2426 of Official Records. (SURVEYOR NOTES: This description is the same as Parcel 2. Not shown on plat.)
- An Ordinance vacating a portion of Street Right-of-Way known as 7400 South, located between 1550 East and South Weber Drive, recorded July 17, 2017 as Entry No. 3032809 in Book 6808 at Page 399 of Official Records. (SURVEYOR NOTES: Affects the south of parcel 2 and 3 and the north of parcel 1, Shown on plat.)

**SOUTH WEBER CITY PLANNING COMMISSION**

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

**SOUTH WEBER CITY ENGINEER**

I HEREBY 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 DATE

**South Weber Water Improvement District**

PRESENTED TO THE South Weber Water Improvement District THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SWWID REPRESENTATIVE

**SOUTH WEBER CITY COUNCIL**

PRESENTED TO THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY CITY RECORDER

**PROJECT DEVELOPER**

ROB EDWARDS  
robwardsw@gmail.com  
801-558-4740

**PROJECT ENGINEER & SURVEYOR**

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

**SOUTH WEBER CITY ATTORNEY**

APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY

**PROJECT INFORMATION**

SOPHIA'S HAVEN

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**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

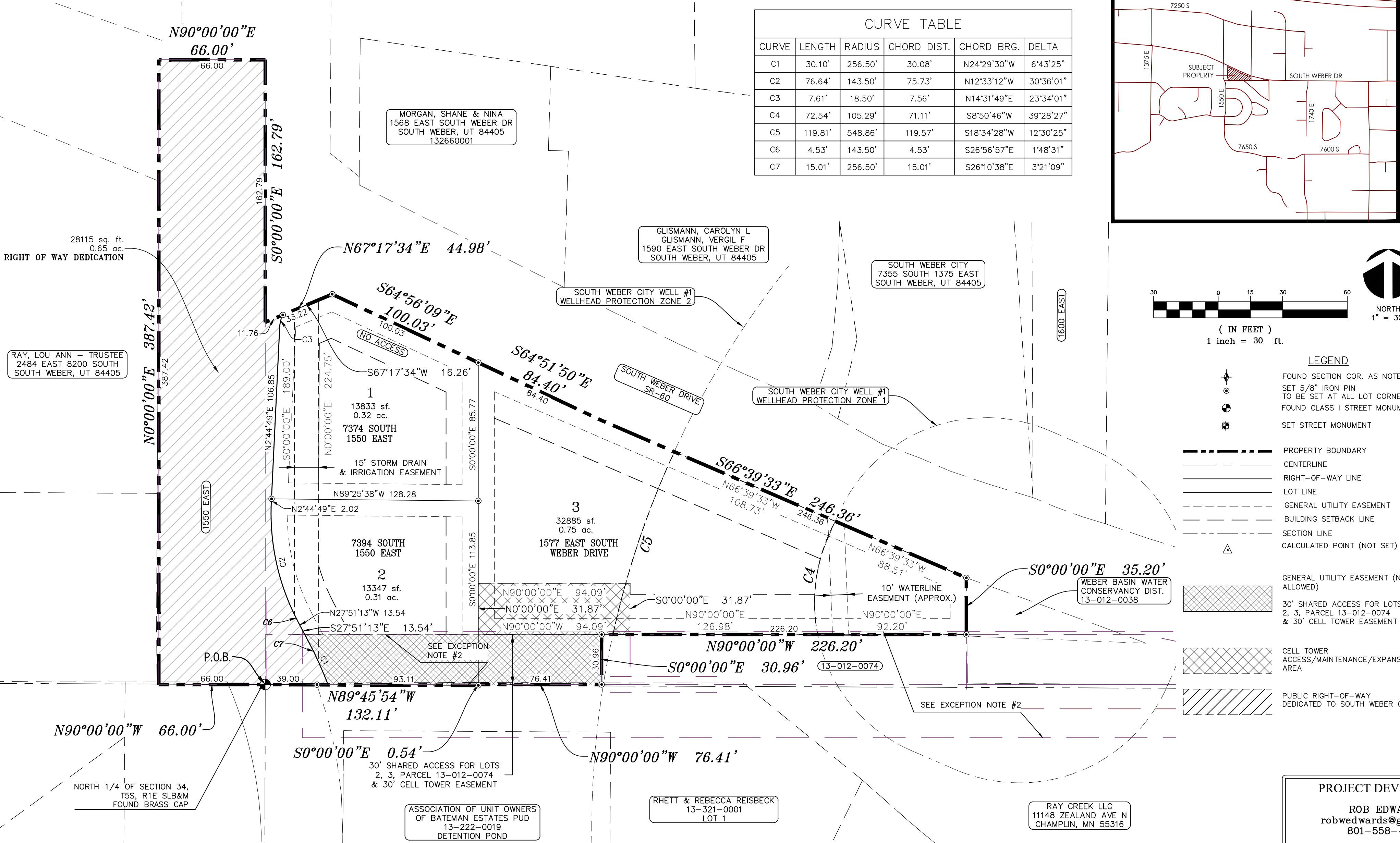
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

COUNTY RECORDER: \_\_\_\_\_

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

# SOPHIA'S HAVEN

## A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



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RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

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

**SOUTH WEBER CITY PLANNING COMMISSION**

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

**SOUTH WEBER CITY ENGINEER**

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SOUTH WEBER CITY ENGINEER DATE

**SOUTH WEBER CITY COUNCIL**

PRESENTED TO THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

SOUTH WEBER CITY ATTORNEY CITY RECORDER

**SOUTH WEBER CITY ATTORNEY**

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SOUTH WEBER CITY ATTORNEY

**PROJECT DEVELOPER**

ROB EDWARDS  
robwards@gmail.com  
801-558-4740

**PROJECT ENGINEER & SURVEYOR**

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
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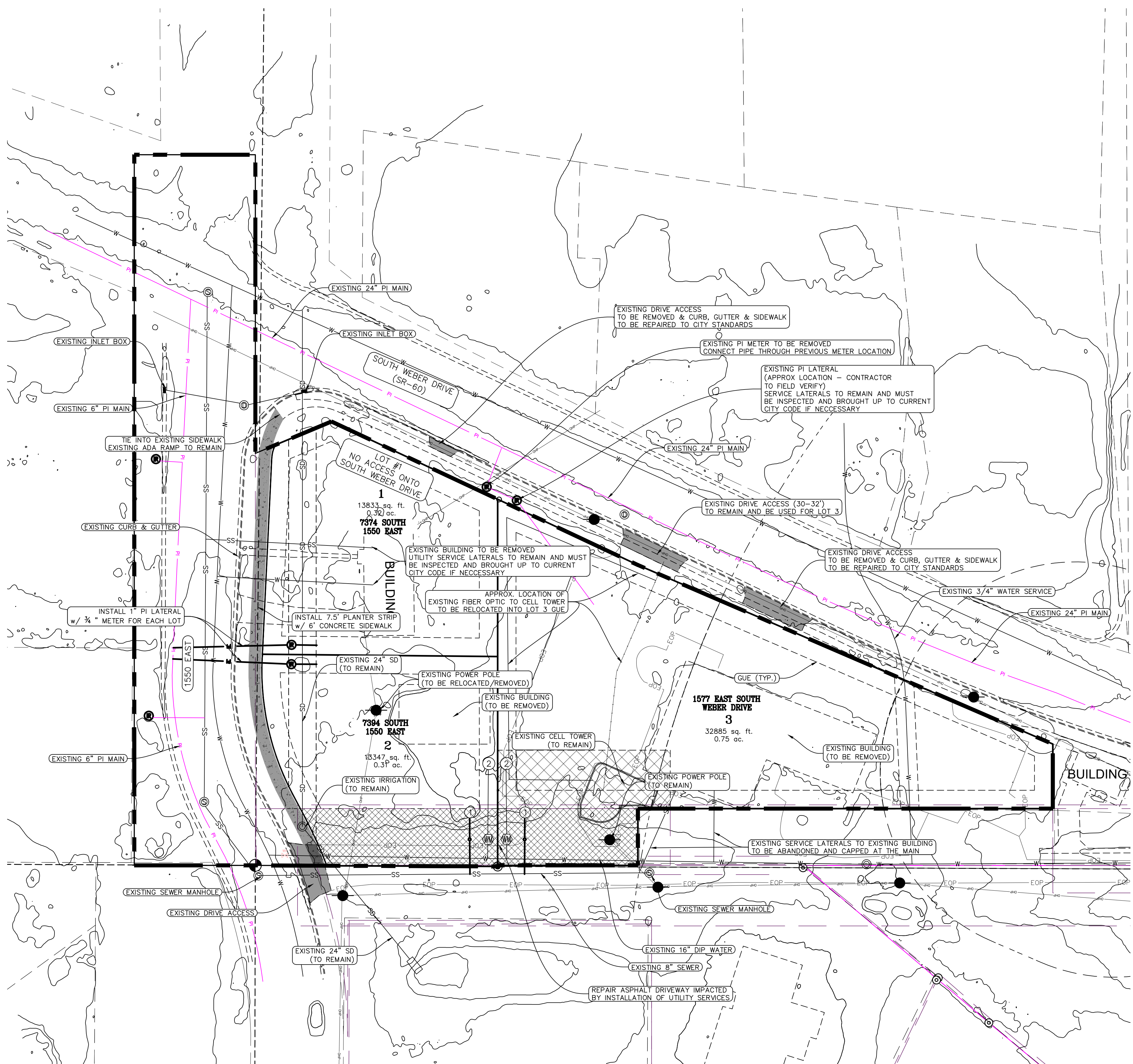
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AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

COUNTY RECORDER: \_\_\_\_\_

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



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

ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH SOUTH WEBER CITY STANDARDS

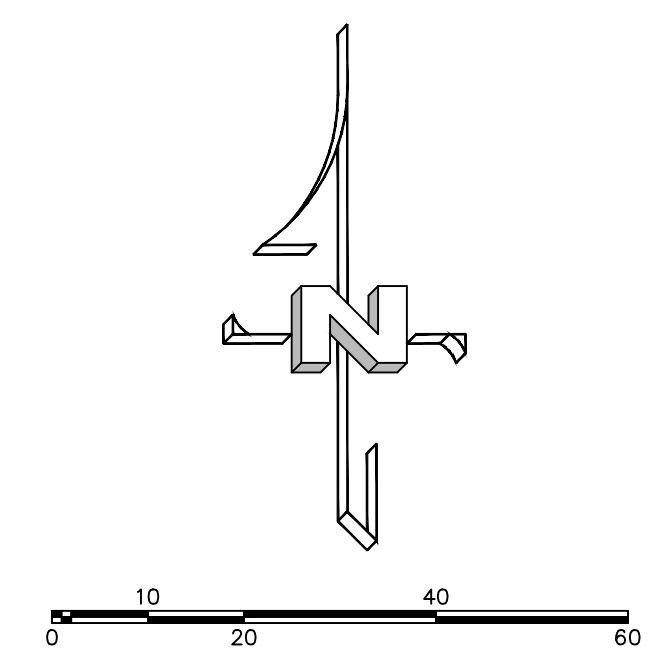


**NOTES**

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

**LEGEND**

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

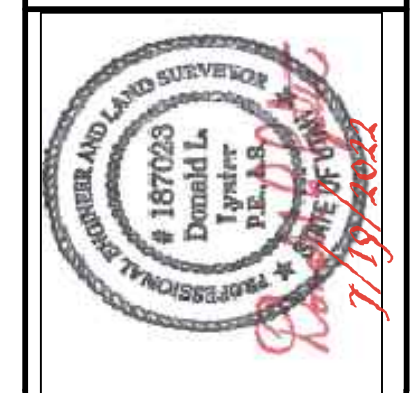


**NOTES TO CONTRACTOR:**

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

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

**region**  
Engineering & Surveying  
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P: 801.376.2245  
regiondesignllc.com



**SOPHIA'S HAVEN**  
**RESIDENTIAL DEVELOPMENT**  
Location  
NE1/4 of Sec. 34,  
T5N, R1W, S1E&M

DATE: 7.19.2022

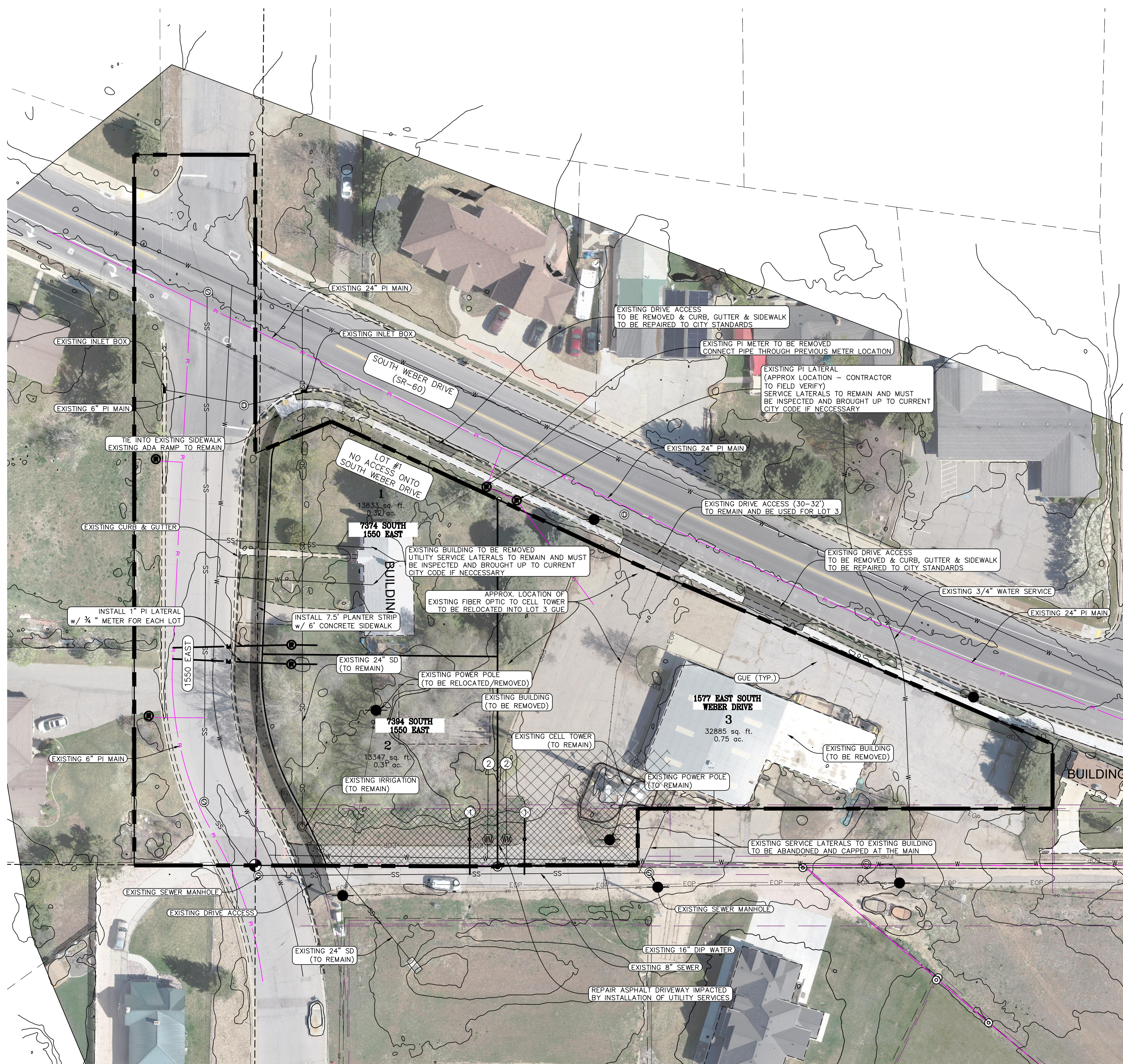
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
UTILITY PLAN

SHEET:  
UP-01



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

ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH SOUTH WEBER CITY STANDARDS

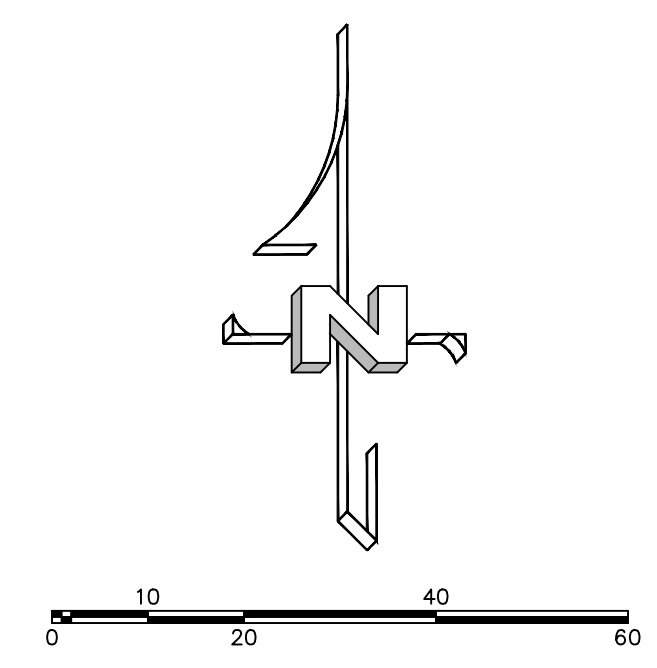


**NOTES**

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

**LEGEND**

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



**NOTES TO CONTRACTOR:**

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

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

**region**  
Engineering & Surveying  
1776 N. State St. #110  
Orem, UT 84057  
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**SOPHIA'S HAVEN  
RESIDENTIAL DEVELOPMENT**

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

DATE: 7.19.2022

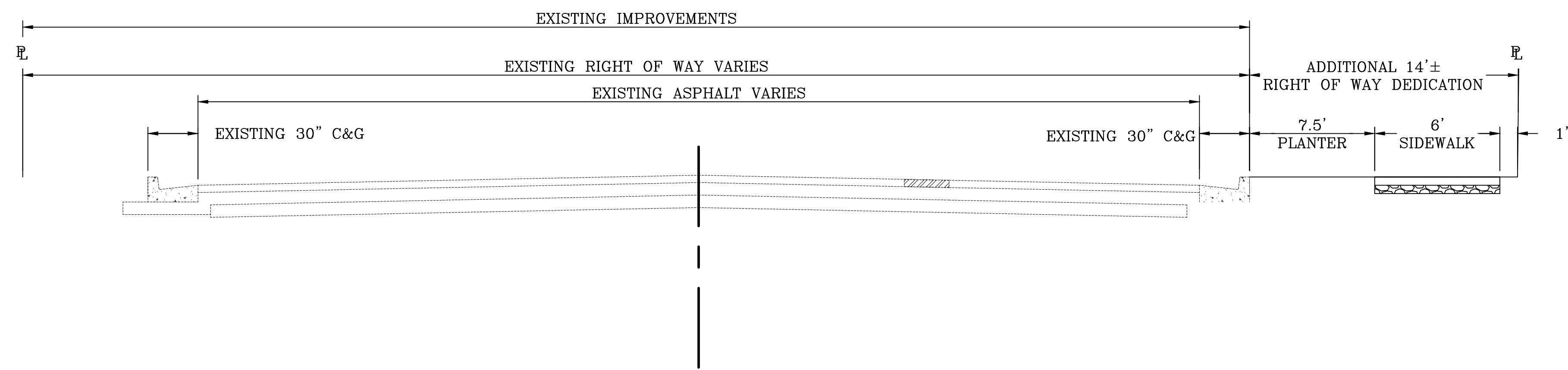
PROJECT #

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SHEET NAME:  
UTILITY PLAN w/ IMAGE

SHEET:  
UP-02



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

ALL DETAILS PER SOUTH  
WEBER CITY STANDARDS

Engineering  
& Surveying

**region**

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**SOPHIA'S HAVEN  
RESIDENTIAL DEVELOPMENT**

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

DATE: 7.14.2022

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:  
TYPICAL DETAILS

SHEET:  
DT-01