



**Planning Commission Meeting
Thursday, March 31, 2016
City Hall Council Chambers
5249 S. South Pointe Dr. Washington Terrace City
801-393-8681**

1. **ROLL CALL** **6:00 p.m.**

2. **PLEDGE OF ALLEGIANCE**

3. **WELCOME**

4. **RECURRING BUSINESS**
 - 4.1 **MOTION: APPROVAL OF AGENDA**
Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

 - 4.2 **MOTION: APPROVAL OF MINUTES FOR FEBRUARY 25, 2016**

5. **SPECIAL ORDER**
Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by commission, Chair opens public hearing, citizen input; Chair closes public hearing, then commission final discussion.
 - 5.1 **PUBLIC HEARING: TO RECEIVE COMMENT ON THE SITE PLAN APPROVAL FOR VERIZON TELECOMMUNICATION TOWER TO BE CONSTRUCTED AT VAN LEEUWEN PARK AT APPROXIMATELY 125 WEST 4475 SOUTH**

 - 5.2 **PUBLIC HEARING: TO RECEIVE COMMENT ON A SITE PLAN APPROVAL FOR SUBDIVISION TO BE LOCATED AT APPROXIMATELY 600 EAST 5700 SOUTH**

6. **NEW BUSINESS**
 - 6.1 **DISCUSSION/MOTION: APPROVAL OF SITE PLAN FOR VERIZON TELECOMMUNICATION TOWER TO BE CONSTRUCTED AT VAN LEEUWEN PARK AT APPROXIMATELY 125 WEST 4475 SOUTH**

 - 6.2 **DISCUSSION/MOTION: APPROVAL OF SITE PLAN FOR SUBDIVISION TO BE LOCATED AT APPROXIMATELY 600 EAST 5700 SOUTH**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 395-8283

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and faxed to the *Standard Examiner* at least 24 hours prior to the meeting.
Amy Rodriguez, Washington Terrace City Recorder

6.3 DISCUSSION/DIRECTION: CITY INFILL PROPERTY DESIGN REVIEW

7. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND ZONING ISSUES

8. UPCOMING EVENTS

April 5th : City Council Meeting Cancelled

April 19th: City Council Work Session 5:00 p.m.

April 19th: City Council Meeting 6:00 p.m.

April 28th: Planning Commission meeting 6:00 p.m.

9. MOTION: ADJOURN THE MEETING

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Amy Rodriguez, Washington Terrace City Recorder

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City of Washington Terrace

Minutes of a Regular Planning Commission Meeting held on
Thursday, February 25, 2016
City Hall, 5249 South 400 East, Washington Terrace City,
County of Weber, State of Utah

PLANNING COMMISSION AND STAFF MEMBERS PRESENT

11 Chairman Wallace Reynolds
12 Commissioner Larry Weir
13 Commissioner Dan Johnson
14 Commissioner Darren Williams
15 Commissioner Charles Allen
16 Commissioner T.R. Morgan – Excused
17 Vice- Chair Scott Larsen
18 Chief Building Inspector Jeff Monroe
19 City Recorder Amy Rodriguez
20 City Attorney Bill Morris
21 Tom Hanson, City Manager

Others Present

24 Rodney Read

1. ROLL CALL

6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. WELCOME

3.1 OATH OF OFFICE ADMINISTERED TO COMMISSIONERS CHARLES ALLEN AND DARREN WILLIAMS

Rodriguez administered the oath of office to Commissioner Charles Allen and Commissioner Darren Williams for a four year term.

4. RECURRING BUSINESS

4.1 MOTION: APPROVAL OF AGENDA

Commissioner Allen suggested moving item 5.3 to first order of business.

Motion by Commissioner Weir

Seconded by Commissioner Larsen to

**Move item 5.3 “Nomination and election of Chair and Vice-Chair”
to first order of business**

Approved unanimously (6-0)

See item 5.3 for minutes on the item.

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**Motion by Commissioner Weir
Seconded by Commissioner Larsen
To approve the agenda
Approved unanimously (6-0)**

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4.2 MOTION: APPROVAL OF MINUTES FOR DECEMBER 17, 2015

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**Motion by Commissioner Larsen
Seconded by Commissioner Allen
to approve the minutes of December 17, 2015
Approved unanimously (6-0)**

5. NEW BUSINESS

**5.1 DISCUSSION: GENERAL PLANNING REVIEW OF SOUTHEAST AREA
ALONG ADAMS AVENUE**

Monroe presented a map of the southeast area to the Commission, stating that there has been interest in developing a large portion of the area. Monroe stated that staff would like to have input from the Commission as to what their vision is for that area. The City Council will be discussing this issue at the next Council Work Session. Monroe stated that there recently was a zoning change in that area from agricultural to residential to allow for a subdivision with 27 homes . He stated that there has been another request to build a subdivision along the area behind the hospital. Monroe stated that 250 acres are undeveloped, with 125 of the acres designated as non-buildable “sensitive lands”. Commissioner Larsen asked if the area is identified as sensitive lands in ordinance. Morris stated that the area is protected by the sensitive zone overlay map. Chairman Reynolds stated that there should be an understanding with developer as to what the plans of the city are for the surrounding areas. Monroe stated that the developer is aware that the shops will be built next to his subdivision. Monroe stated that there are 3 residential lot sizes, open space zone, commercial one and commercial two zones. Commissioner Larson asked if there was a way to have an area that can be zoned for multiple uses. Monroe stated that the city can dictate as to zoning and sensitive land overlays; however the landowners may have a different intent for the area. Commissioner Reynolds stated that it would be up to the Commission and Council as to what type of businesses should be beneficial down the corridor road. Monroe stated that the city can identify the vision for the area and work with the developer when he is ready to develop the land. Commissioner Larsen stated that the toll road is a barrier to the land and feels that the area could do very well if the toll road was not there. Commissioner Allen agreed that the toll road is an obstacle to that area. Chairman Reynolds stated that the potential uses for the property on the south end could include nice residential units with a few commercial businesses along the corridor. Monroe stated that the area could be a great recreational site in the future, noting that the trail way that runs through the area is getting a lot of use. Commissioner Larsen agreed that that could be a great option for that area. Chairman Reynolds stated that at one point the golf course was thinking of expanding down to that area and cautions looking at access in and out of the area. Monroe stated that access could be made coming off of Adams Avenue. Chairman Reynolds stated that there is the Combe property on south end, and stated that Combe once indicated that there could be potential problems with land failure if anyone builds at the far south end. Monroe stated that the city did its due diligence and created the sensitive lands overlay for that reason.

95 Chairman Reynolds stated that Commission needs to look at town homes with an HOA as
96 advantageous for the area. He stated that Washington Terrace is a high density area already.
97 Monroe stated that the city is ranked around 25 percent more than anyone in the county in
98 regards to high density units.
99 Chairman Reynolds stated that the city has done well in regards to commercial businesses.
100 Monroe stated that businesses need the support of the community and referenced the grocery
101 store. Chairman Reynolds agreed, noting that the golf course and restaurant did not have
102 overwhelming support from the community. Chairman Reynolds advised to find a developer that
103 would develop multiple businesses along the area and not just a strip mall in one location. He
104 suggested concentrating on commercial neighborhood centers with town homes and
105 condominiums. He stated that if multi-use buildings like the junction come in it could change the
106 dynamics of the area. Monroe stated that this is something that the city needs to identify as a
107 potential development. He stated that if a developer comes in to his office, he needs to know if
108 this is something that the city wants and will support so that he does not waste the developer's
109 time. Monroe stated that there will be a discussion with City Council for their vision and input.
110 He stated that with the direction from Council, staff will begin looking at the process to work
111 through the master plan and it will be brought back to the Commission.
112 Commissioner Allen listed several options for the area including: mixed use housing atop retail
113 stores, duplexes, townhouses, single family homes. He suggested small businesses for the
114 commercial area to include beauty salons, bakery, and small retail. He also agrees with the idea
115 to have a recreation plan for a walking and cycling community, possibly an athletic club.

116 117 **5.2 DISCUSSION: INFILL PROPERTIES LOCATED WITHIN THE CITY** 118

119 Monroe identified the small acre properties that have a unique design and have not been
120 developed within the city. He stated that he spoke to most of the landowners and stated that most
121 would like to develop the properties into multi-family units. Monroe stated that the areas are
122 mostly vacant. He explained that the developers want to develop the property in keeping with the
123 environment around them. He explained that most do not want to develop a single family home
124 in between multi-family units. Monroe stated that the city does not allow new development of
125 high density units.
126 Monroe highlighted several infill properties in the city. He stated that some of the vacant lots
127 have been fire hazards and breeding grounds for weeds. He stated that the lots are approved for
128 single family development; however the developers are asking for multi-family units and he has
129 had to turn the developers away to remain in compliance with current ordinance. Monroe stated
130 that the challenge is to balance between what is in ordinance and what is next to the property.
131 Chairman Reynolds stated that the Commission has had concerns over egress and ingress into
132 some of the properties. Monroe stated that all the units would have to have entry off of a public
133 road. Commissioner Larsen stated that he would like to see more zero-scaping. Monroe stated
134 that landscaping can be identified within the general plan.
135 Property owner Rodney Read was present at the meeting. Monroe showed the Commissioner a
136 picture of Mr. Read's property and stated that Mr. Read's desire is to create a flag lot and build a
137 home on the back of his property. Monroe stated that his property is in an R-1-6 zone. Monroe
138 stated that the city does not have a flag lot ordinance and that every lot has to be on a public
139 road, thus preventing the back lot home. Mr. Read stated that the property is long and skinny and
140 there are problems with the maintenance of the area behind the duplex. His thought was that they

141 would be able to build another duplex behind his property. He noted that the lot is too long and
142 deep and people camp out back there and it has become a fire hazard.
143 Commissioner Larsen noted that these properties have unique characterizations. Mr. Read
144 advised the Commission to remember to not step on the toes of existing residents. He suggested
145 possibly grandfathering in the lots where zoning has changed without regards to the residents
146 that have financial stake in the developments.
147 Monroe stated that the landowners wish to have higher density housing. He stated that one of the
148 advantages of developing these areas is a reduction in nuisance fields. Commissioner Reynolds
149 suggested that the Commission can look at a map of the infill properties and see what types of
150 property would be most beneficial in the areas.
151 Commissioner Williams asked if the zoning would be changed for the whole area or just for the
152 infill properties. Monroe stated that staff is looking into agreement processes with the
153 landowners that would not alter the zoning of the area. Morris stated that the agreement process
154 would identify properties that have infill designation potential. He stated that it would take a
155 common sense approach to handle the property and may allow for different types of design. He
156 stated that all development would be put into code and the development agreement will be made
157 in accordance to the code. Morris explained that there would be several scenarios in the code and
158 the city would only enforce what is in regulation. Commission agreed that would be a good
159 direction. Morris stated that the city is looking at the agreements from the perspective of an
160 empty or vacant lot. He stated that the ordinance would not include a home that is taken down in
161 order to build multi-use homes. Morris suggested a re-use chapter rather than a re-development
162 chapter.

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165 **5.3 MOTION: NOMINATION AND ELECTION OF CHAIR AND VICE-CHAIR**

166 **Motion by Commissioner Johnson**

167 **Seconded by Commissioner Weir to**

168 **Nominate and elect Commissioner Wallace Reynolds**

169 **To serve as Chair**

170 **Motion by Commissioner Weir**

171 **Seconded by Commissioner Johnson**

172 **To nominate and elect Commissioner Scott Larsen**

173 **to serve as Vice- Chair**

174 **Approved unanimously (6-0)**

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176 **6. UPDATE COMMISSION ON CURRENT DEVELOPMENT PROJECTS AND**
177 **ZONING ISSUES**

178 Monroe stated that the building permit for the Realtor's Association is ready and should begin
179 soon.

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181 **7. UPCOMING EVENTS**

182 Hanson stated that the Council/Planning dinner is planned for March 5 and the Commissioners
183 confirmed that they would be attending.

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185 **8. MOTION: ADJOURN THE MEETING**

186 **Motion by Commissioner Johnson**
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**Seconded by Commissioner Larsen
To adjourn the meeting
Approved unanimously (6-0)
Time: 7:10**

Date Approved

City Council



Planning Commission Staff Report

Department Name

Author: Building & Planning Dept.
Subject: “Site plan approval for Verizon Telecommunication Facility located at 125 West 4575 South in the South West part of the Vanleeuwen park.
Date March 31, 2016
Type of Item: Public Hearing/Action

Summary Recommendations: By motion give a recommendation to approve the “Site plan for Site plan approval for Verizon Telecommunication Facility located at 125 West 4575 South.

Description:

A. Background:

Verizon has approached the City and wishes to enter into a contract to lease the City property, contract is contingent upon approval.

The site will consist of a 42 ft x 42 ft fenced area this will be the leased area and 12 x 20 foot stick build shelter. The site will also consist of a Mono-pine tower within the fenced area the mono pine pole will resemble a type of pine tree, to blend in with the surrounding area.

B. **Analysis:** The following lists of items have been reviewed for compliance with city codes and city standards.

- The Antenna will be cohabitable with other wireless companies; they do will need to enter into a contract lease agreement.
- The area is zoned and is considered a permitted use which is allows the cell tower to be constructed in that zone,
- The landscaping will be developed in to the leased area,
- There will be an access easement from 4575 South to the facility
- There is no indication of placing any lighting on site,
- Egress complies with access requirements for equipment.
- The structural building will need to be required to have a Building Permit
- Mono-pine tower will be built to resemble type of a pine trees.
- Upon approval of a site plan, prior to issuance of building permits the approved agreement/ lease between the City and Verizon shall be signed and accepted.
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C. **Development Review Team comments:** DRT recommends approval of the Site Plan and gives a favorable recommendation to the Planning Commission.

Alternatives:

A. Approve the Request:

By motion the Planning Commission makes the recommendation to approve and accept the site plan as presented and gives approval “for the Verizon wireless telecommunication facility.

B. Deny the Request:

The Planning Commission can deny the applicants request

C. Continue the Item:

The Planning Commission could table the item to a later meeting.



SAL - WASHINGTON TERRACE

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.04.2016	REVISIONS PER DT
0	02.04.2016	ZONING DRAWINGS

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
77 WEST 4475 SOUTH
WASHINGTON TERRACE, UTAH 84405

LATITUDE AND LONGITUDE:
N 41°10'48.55", W 111°58'38.25"

ZONING JURISDICTION:
WASHINGTON TERRACE CITY

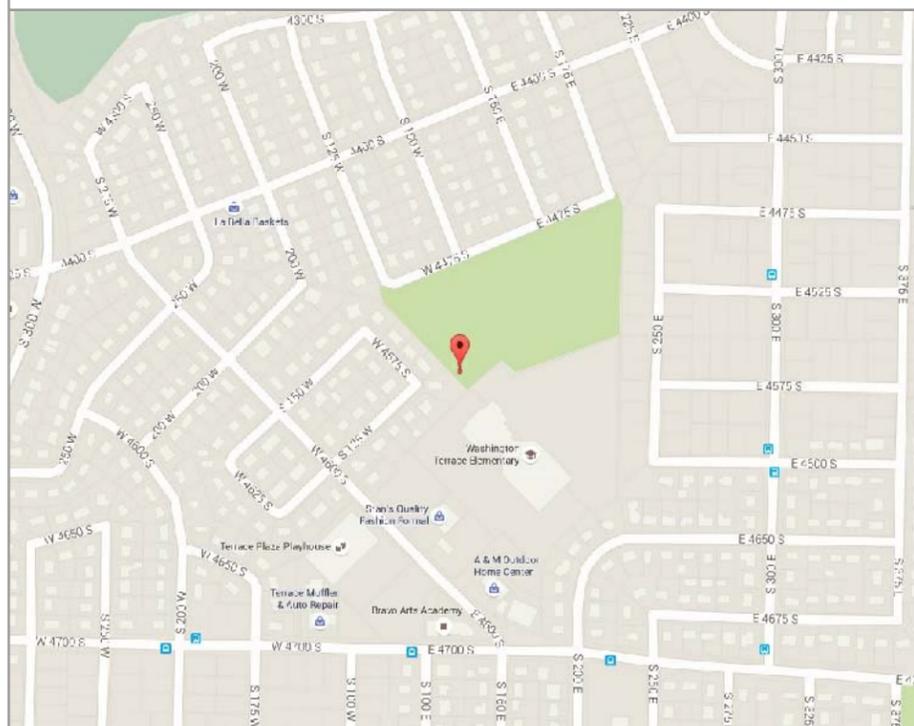
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPINE WITH EQUIPMENT LOCATED INSIDE A 12' X 20' STICK-BUILT EQUIPMENT SHELTER

TYPE OF CONSTRUCTION:
STICK-BUILT SHELTER, MONOPINE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
ROCKY MOUNTAIN POWER, 1-888-221-7070

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 NORTH TO FARMINGTON, THEN IN FARMINGTON CONTINUE NORTH ON HIGHWAY 89 FOR 15 MILES TO 4300 SOUTH IN WASHINGTON TERRACE (JUST SOUTH OF OGDEN COUNTRY CLUB). TURN LEFT AND HEAD WEST TO 125 WEST. TURN LEFT AND HEAD SOUTH TO THE POINT WHERE THE ROAD TURNS TO THE LEFT, THIS WILL BE THE BEGINNING OF THE VZW ACCESS AND THE SITE WILL BE LOCATED ALONG THE WEST PROPERTY LINE.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAEC SITE ACQUISITION:
TAEC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	03.04.2016
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	1	03.04.2016
C101	ENLARGED SITE PLAN	1	03.04.2016
C200	SITE ELEVATIONS	1	03.04.2016

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: DANIEL THURGOOD
PHONE: 801-875-7789

SAL - WASHINGTON TERRACE
SE SEC 8, T5N, R1W
77 WEST 4475 SOUTH
WASHINGTON TERRACE, UTAH 84405
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

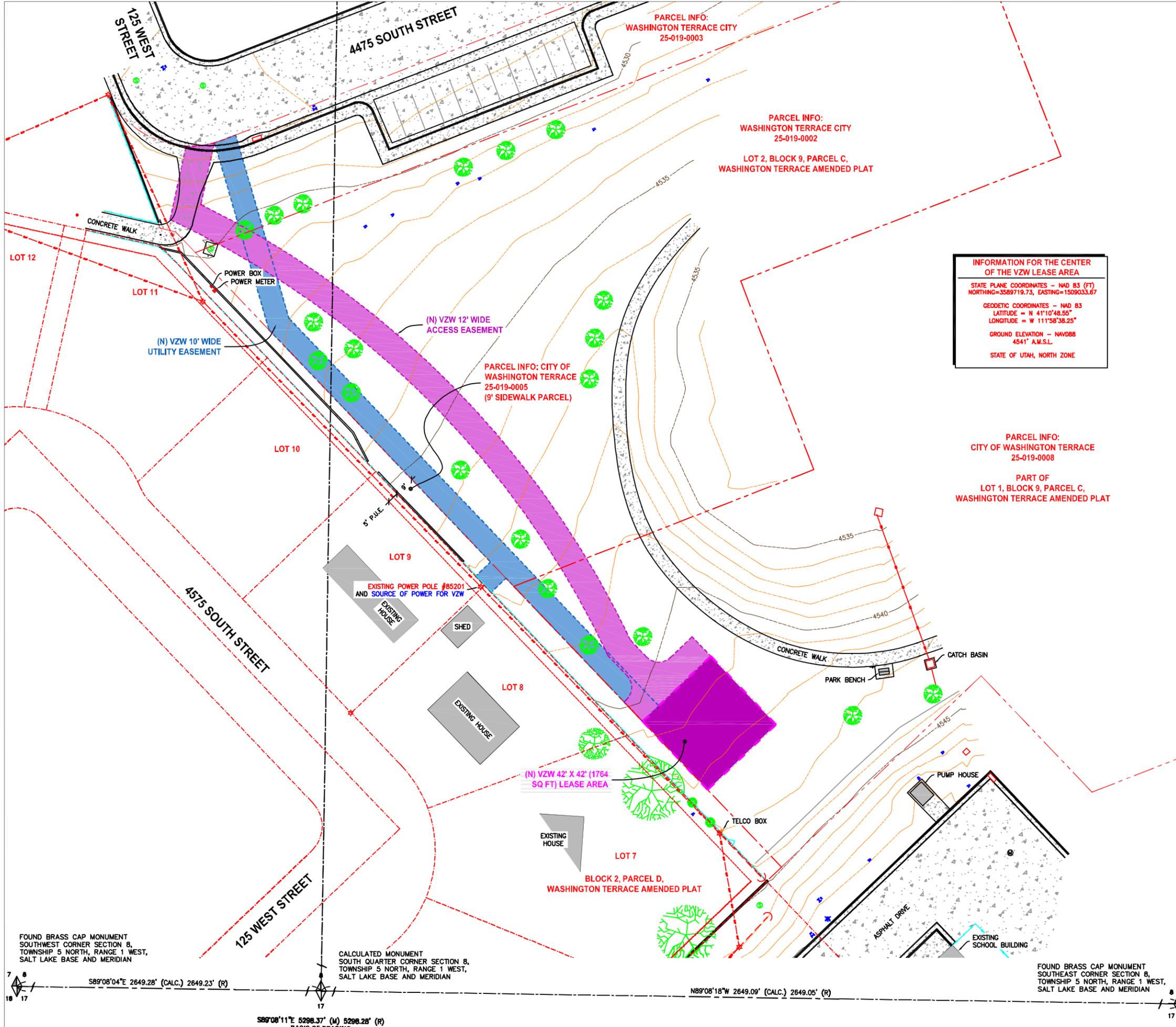
SHEET NUMBER

T100



UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG





PARCEL INFO:
WASHINGTON TERRACE CITY
25-019-0003

PARCEL INFO:
WASHINGTON TERRACE CITY
25-019-0002

LOT 2, BLOCK 9, PARCEL C,
WASHINGTON TERRACE AMENDED PLAT

**INFORMATION FOR THE CENTER
OF THE VZW LEASE AREA**

STATE PLANE COORDINATES -- NAD 83 (FT)
NORTHING=3589719.73, EASTING=1509333.67

GEODETIC COORDINATES -- NAD 83
LATITUDE = N 41°10'48.55"
LONGITUDE = W 111°58'38.25"

GROUND ELEVATION -- NAVD88
4541' A.M.S.L.

STATE OF UTAH, NORTH ZONE

PARCEL INFO:
CITY OF WASHINGTON TERRACE
25-019-0008

PART OF
LOT 1, BLOCK 9, PARCEL C,
WASHINGTON TERRACE AMENDED PLAT

PARCEL INFO: CITY OF
WASHINGTON TERRACE
25-019-0005
(9' SIDEWALK PARCEL)

(N) VZW 42' X 42' (1764
SQ FT) LEASE AREA

FOUND BRASS CAP MONUMENT
SOUTHWEST CORNER SECTION 8,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

CALCULATED MONUMENT
SOUTH QUARTER CORNER SECTION 8,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

FOUND BRASS CAP MONUMENT
SOUTHWEST CORNER SECTION 8,
TOWNSHIP 5 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE
NUMBER 8436084, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE
GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, STATE OF
UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°08'18" WEST 2454.85 FEET ALONG
SECTION LINE AND NORTH 1449.07 FEET FROM THE SOUTHEAST CORNER OF
SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, (BASIS OF BEARING BEING NORTH 89°08'11" WEST 5298.37 FEET
FROM THE SOUTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID SECTION
8) AND RUNNING THENCE NORTH 43°42'29" WEST 42.00 FEET; THENCE NORTH
46°17'31" EAST 42.00 FEET; THENCE SOUTH 43°42'29" EAST 42.00 FEET;
THENCE SOUTH 46°17'31" WEST 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1764 SQ. FT. OR 0.040 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF
INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 89°08'18" WEST 2483.87 FEET ALONG
SECTION LINE AND NORTH 1479.00 FEET FROM THE SOUTHEAST CORNER OF
SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN, (BASIS OF BEARING BEING NORTH 89°08'11" WEST 5298.37 FEET
FROM THE SOUTHEAST CORNER TO THE SOUTHWEST CORNER OF SAID SECTION
8) AND RUNNING THENCE NORTH 43°42'29" WEST 12.00 FEET; THENCE NORTH
46°17'31" EAST 1.59 FEET; THENCE ALONG A 7.50 FOOT RADIUS CURVE TO THE
LEFT A DISTANCE OF 11.78 FEET (CHORD BEARS NORTH 01°17'31" EAST
10.61 FEET); THENCE NORTH 43°42'29" WEST 12.27 FEET; THENCE ALONG A
402.80 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 280.68 FEET
(CHORD BEARS NORTH 45°11'36" WEST 275.04 FEET); THENCE NORTH
12°21'21" EAST 33.41 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE
OF 4475 SOUTH STREET, BEING A 40.00 FOOT RADIUS CURVE TO THE LEFT A
DISTANCE OF 12.75 FEET (CHORD BEARS NORTH 83°16'05" EAST 12.70 FEET);
THENCE SOUTH 12°21'21" WEST 28.05 FEET; THENCE ALONG A 414.80 FOOT
RADIUS CURVE TO THE RIGHT A DISTANCE 277.42 FEET (CHORD SOUTH
44°39'43" EAST 272.28 FEET); THENCE SOUTH 43°42'29" EAST 10.33 FEET;
THENCE ALONG A 7.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF
11.78 FEET (CHORD BEARS SOUTH 88°42'29" EAST 10.61 FEET); THENCE
NORTH 46°17'31" EAST 13.41 FEET; THENCE SOUTH 43°42'29" EAST 12.00
FEET; THENCE ALONG THE NORTHWESTERLY LINE OF THE VERIZON WIRELESS
LEASE SITE, SOUTH 46°17'31" WEST 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 0.103 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS / ROCKY MOUNTAIN POWER UTILITY EASEMENT
DESCRIPTION:
A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING
UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING
DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE VERIZON
WIRELESS LEASE SITE, SAID POINT BEING NORTH 89°08'18" WEST 2480.26
FEET ALONG SECTION LINE AND NORTH 1482.51 FEET FROM THE SOUTHEAST
CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 89°08'11" WEST
5298.37 FEET FROM THE SOUTHEAST CORNER TO THE SOUTHWEST CORNER
OF SAID SECTION 8) AND RUNNING THENCE NORTH 43°42'51" WEST 93.09
FEET; THENCE SOUTH 46°17'09" WEST 14.19 FEET, TO THE EAST LINE OF
BLOCK 2, PARCEL C, WASHINGTON TERRACE AMENDED PLAT; THENCE
RETRACING PREVIOUS CALL NORTH 46°17'09" EAST 14.19 FEET; THENCE
NORTH 43°42'51" WEST 146.57 FEET; THENCE NORTH 16°14'29" WEST 85.61
FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF 4475 SOUTH
STREET AND TERMINATING.

CONTAINS: 0.077 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED
COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS
PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R) = RECORDED BEARING OR DISTANCE.
(CALC) = CALCULATED BEARING OR DISTANCE

(3) REFERENCE PLATS:
(A) WASHINGTON TERRACE PARCEL C AMENDED PLAT, IN BOOK 11 OF
PLATS AT PAGE 29, RECORDED FEBRUARY 5, 2014.
(B) NO. 001749, WEBER COUNTY SCHOOL PROPERTY RECORD OF SURVEY,
DATED OCTOBER 24, 1997.
(C) COUNTRY CLUB ACRES, IN BOOK 7 OF PLATS AT PAGE 69, DATED
MAY 6, 1930.
(D) WASHINGTON HEIGHTS PLAT "A", IN BOOK 8 OF PLATS AT PAGE 20,
DATED DECEMBER 29, 1914.

(4) SCHEDULE B NOTES:
BONNEVILLE SUPERIOR TITLE COMPANY COMMITMENT NO. 01459-6031, DATED
SEPTEMBER 19, 2014.

(A) ITEM 13 - UTAH INDEPENDENT TELEPHONE CO. EASEMENT IN BOOK
46 PAGE 407 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT
SHOWN ON THIS SURVEY. (BLANKET EASEMENT).
(B) ITEM 14 - SOUTH OGDEN CONSERVATION DISTRICT WATER LINE
EASEMENT, DOCUMENT REFERENCES AVENUES AND STREETS WITHIN
WASHINGTON HEIGHTS PLAT "A", HOWEVER CURRENT STREETS DO NOT MATCH
THIS PLAT, STREETS SHOULD HAVE BEEN VACATED PRIOR TO THE CREATION OF
WASHINGTON TERRACE PARCEL C AMENDED PLAT. BLUESTAKING SITE PRIOR
TO CONSTRUCTION AND OR RESEARCH WITH SOUTH OGDEN CONSERVATION
DISTRICT MAY DETERMINE IF ANY HISTORICAL LINES EXIST. (NOT SHOWN ON
PLAT)

(C) ITEM 15 - REFERENCES AVENUES AND STREETS WITHIN WASHINGTON
HEIGHTS PLAT "A" AND COUNTRY CLUB ACRES, HOWEVER CURRENT STREETS
DO NOT MATCH THESE PLATS. STREETS WERE NOT VACATED PRIOR TO THE
CREATION OF WASHINGTON TERRACE PARCEL C AMENDED PLAT. BLUESTAKING
SITE PRIOR TO CONSTRUCTION MAY DETERMINE IF ANY HISTORICAL LINES
EXIST. ORDINANCE IN ENTRY NO. 2703786 DATED SEPTEMBER 23, 2014
VACATES COUNTRY CLUB ACRES, HOWEVER NO VACATION DOCUMENT LISTED
FOR WASHINGTON HEIGHTS PLAT "A" (NOT SHOWN ON PLAT)

(D) ITEM 16 - MOUNTAIN FUEL SUPPLY CO. EASEMENT IN BOOK 460
PAGE 510 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT
SHOWN ON THIS SURVEY. (BLANKET EASEMENT).

(E) ITEM 17 - REFERENCES POSSIBLE EASEMENTS ON PARCEL, HOWEVER
NO EASEMENT DOCUMENTS LISTED OR PROVIDED. (NOT SHOWN ON PLAT)

(F) ITEM 18 - COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND
ASSESSMENTS REFERENCED IN BOOK 508 AT PAGE 486, DOCUMENT NOT
COMPLETELY LEGIBLE, NO SPECIFIC EASEMENT DESCRIPTIONS LISTED ON
LEGIBLE PORTIONS. (NOT SHOWN ON PLAT)

(G) ITEM 19 - LACK OF ACCESS TO DEDICATED STREET OR HIGHWAY ARE
NOT DISCLOSED OF RECORD. (ACCESS WOULD BE THROUGH PARCEL
25-019-0002 AND 25-019-0003)

(H) ITEM 20 - REFERS TO DEDICATION FOR PARK PURPOSES ONLY, DID
NOT FIND A DEDICATION PLAT FOR GEORGE VAN-LEEVEN PARK AND NO
SPECIFIC DOCUMENTS PROVIDED. (NOT SHOWN ON PLAT)



VERIZON WIRELESS
9636 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

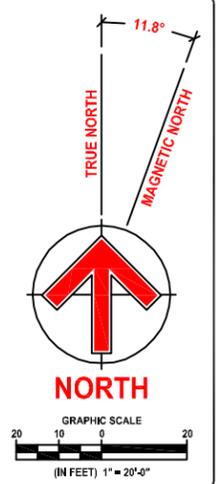
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

PROJECT NO: 02-14-77
DRAWN BY: JERRY F
CHECKED BY: JERRY F

REV	DATE	DESCRIPTION
0	07.24.2014	SITE SURVEY

PRELIMINARY



SAL-WASHINGTON TERRACE
SE SEC 8, T5N, R1W
77 WEST 4475 SOUTH
OGDEN, UTAH 84405
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

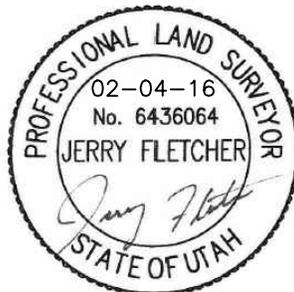
ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: FEBRUARY 4, 2016

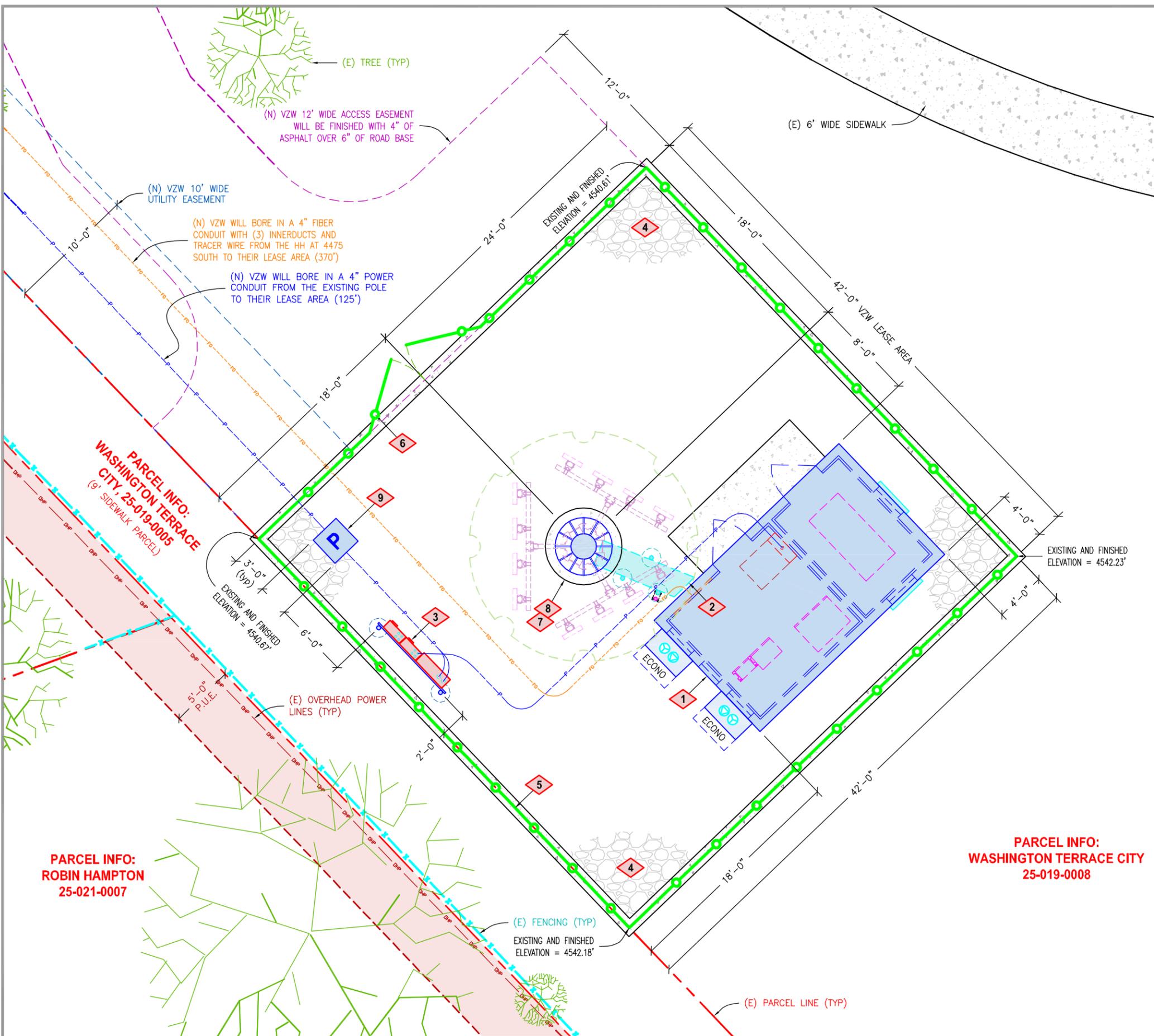
Re: SAL - WASHINGTON TERRACE
SE 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°10'48.55", and the longitude of W 111°58'38.25", are accurate to within 15 feet horizontally and the site elevation of 4541 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



KEYED NOTES

- 1 VZW 12' X 20' STICK-BUILT EQUIPMENT SHELTER, THE CONTRACTOR WILL NEED TO PROVIDE AND INSTALL THE FOLLOWING: (ALSO SEE C301/1 AND 5-SHEETS)
 - (2) 5-TON HVAC UNITS WITH ECONOMIZERS
 - (2) LOW-PROFILE VENTILATION HOODS
 - RAIN GUTTERS WITH DOWNSPOUT ON DOOR SIDE OF SHELTER.
 - THE SHELTER WALLS ARE TO HAVE A CMU CONSTRUCTION TO MATCH THE SCHOOL BUILDING, COLOR WILL BE A DARK BROWN.
 - THE SHELTER ROOF WILL HAVE A 6:12 PITCH AND IS TO BE FINISHED WITH 26 GAUGE SHEET METAL ROOF PANELS. USE THE 'PBR' PANELS AVAILABLE FROM MCBI IN THEIR KOKO BROWN COLOR.
 - THE SHELTER FASCIAS, DOORS, HVAC UNITS, AND TRIM ARE TO BE PAINTED DARK BROWN TO MATCH THE SCHOOL BUILDING.
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 3 VZW UTILITY RACK, SEE C302/1.
- 4 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 5 VZW TO INSTALL 8'-0" TALL WROUGHT IRON FENCING (AMERISTAR MONTAGE COMMERCIAL, GENESIS STYLE, BLACK) AROUND THEIR LEASE AREA, CONTACT WESTERN FENCE COMPANY @ 801.506.0506 FOR THIS FENCING. THE CONTRACTOR WILL NEED TO INSTALL A 1'-0" WIDE BY 4" DEEP CONCRETE MOWSTRIP CENTERED ON THE FENCING.
- 6 VZW TO INSTALL (2) 8'-0" TALL BY 6'-0" WIDE WROUGHT IRON GATES (AMERISTAR MONTAGE COMMERCIAL, GENESIS STYLE, BLACK), CONTACT WESTERN FENCE COMPANY @ 801.506.0506 FOR THESE GATES.
- 7 VZW 80' TALL MONOPINE WITH UNDERGROUND FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 87' PER THE MANUFACTURER.
- 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 9 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.



VERIZON WIRELESS
 9656 SOUTH PROSPERITY ROAD
 WEST JORDAN, UTAH 84088



TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
 5710 SOUTH GREEN STREET
 SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
 3115 SOUTH MELROSE DRIVE, SUITE #110
 CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.04.2016	REVISIONS PER DT
0	02.04.2016	ZONING DRAWINGS

SAL - WASHINGTON TERRACE
 SE SEC 8, T5N, R1W
 77 WEST 4475 SOUTH
 WASHINGTON TERRACE, UTAH 84405
 -- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

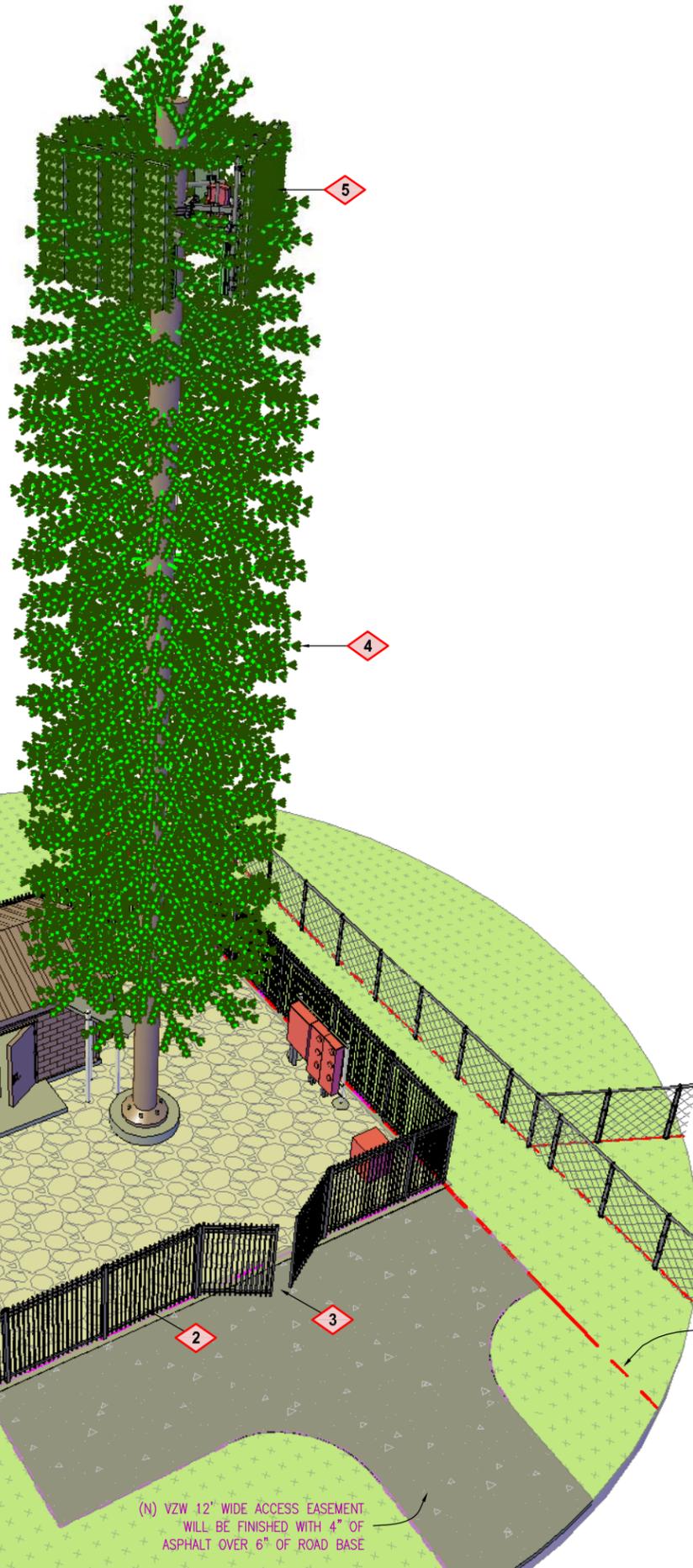


KEYED NOTES

- 1 VZW 12' X 20' STICK-BUILT EQUIPMENT SHELTER, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW TO INSTALL 8'-0" TALL WROUGHT IRON FENCING (AMERISTAR MONTAGE COMMERCIAL, GENESIS STYLE, BLACK) AROUND THEIR LEASE AREA, CONTACT WESTERN FENCE COMPANY @ 801.506.0506 FOR THIS FENCING. THE CONTRACTOR WILL NEED TO INSTALL A 1'-0" WIDE BY 4" DEEP CONCRETE MOWSTRIP CENTERED ON THE FENCING.
- 3 VZW TO INSTALL (2) 8'-0" TALL BY 6'-0" WIDE WROUGHT IRON GATES (AMERISTAR MONTAGE COMMERCIAL, GENESIS STYLE, BLACK), CONTACT WESTERN FENCE COMPANY @ 801.506.0506 FOR THESE GATES.
- 4 VZW 80' TALL MONOPINE WITH UNDERGROUND FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 87' PER THE MANUFACTURER.
- 5 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.

(N) VZW 42' X 42' (1764 SQ FT) LEASE AREA

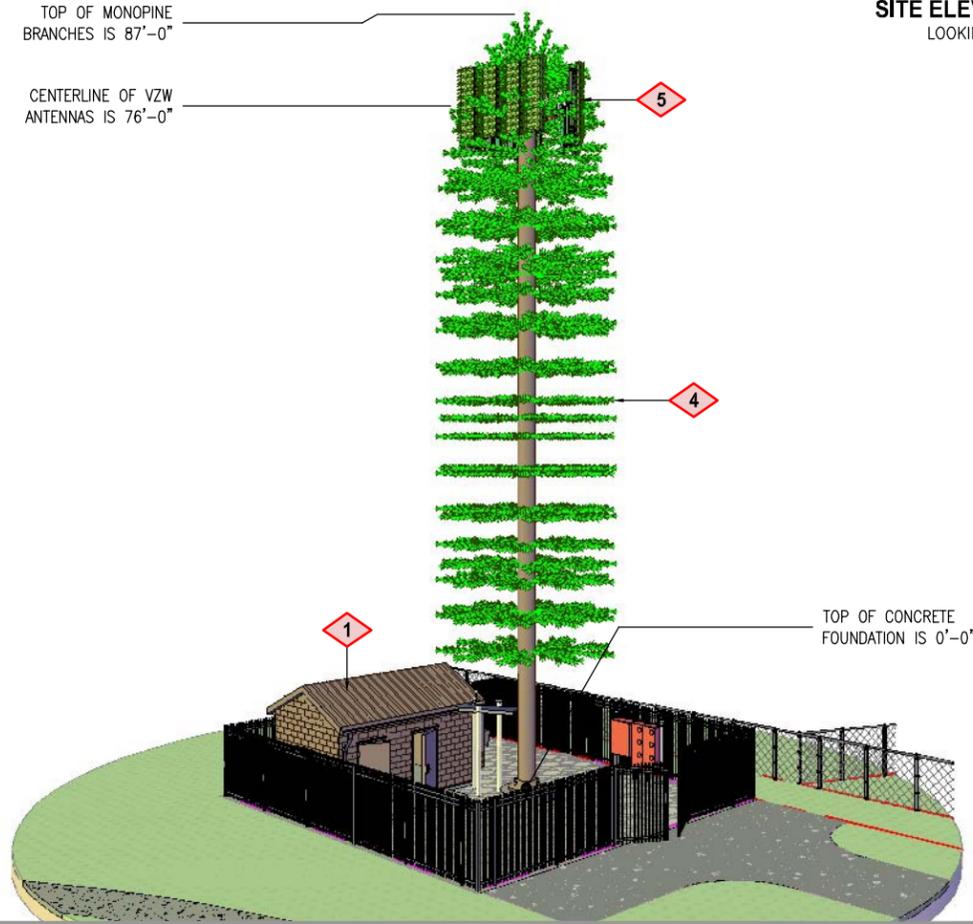
SITE ELEVATION
SOUTHEAST VIEW



TOP OF MONOPINE BRANCHES IS 87'-0"

CENTERLINE OF VZW ANTENNAS IS 76'-0"

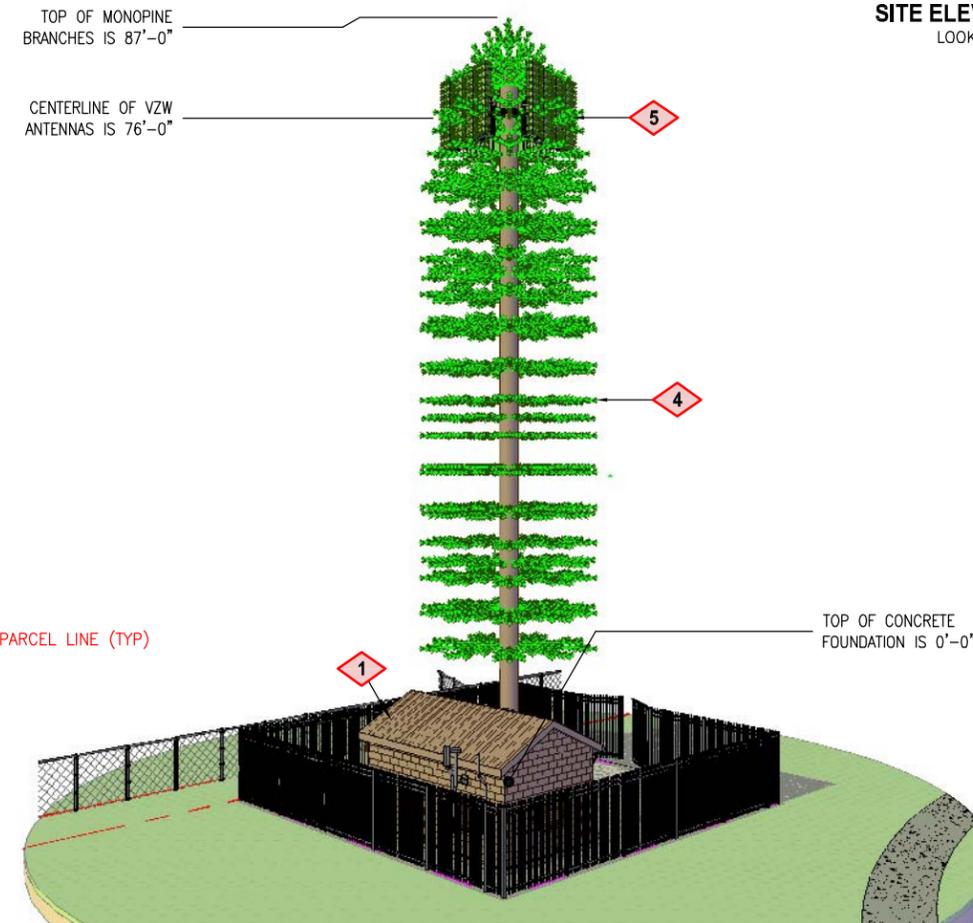
SITE ELEVATION
LOOKING SOUTH



TOP OF MONOPINE BRANCHES IS 87'-0"

CENTERLINE OF VZW ANTENNAS IS 76'-0"

SITE ELEVATION
LOOKING WEST



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

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CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.04.2016	REVISIONS PER DT
0	02.04.2016	ZONING DRAWINGS

SAL - WASHINGTON TERRACE
SE SEC 8, T5N, R1W
77 WEST 4475 SOUTH
WASHINGTON TERRACE, UTAH 84405
-- RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200



Planning Commission Staff Report

Building & Planning

Author: Planning department
Subject: SITE PLAN APPROVAL FOR BRAD LARSON SINGLE FAMILY RESIDENTIAL SUBDIVISION
Date: March 31, 2016
Type of Item: Site plan approval for Single Family Residential Subdivision in the R-1-6 zone. Approval for a development of a 27 lot Subdivision located at approximately 600 East 5700 South, west of the South Ogden Jr. High
The applicant: Brad Larson

Summary Recommendations: Approve and recommend development of a 27 lot subdivision by Mr. Brad Larson.

Description:

A. **Topic:** To review the proposed subdivision. Discuss the proposed development and give any comments on the subdivision.

B. Background:

The subdivision is located at approximately 600 East 5700 South, West of the South Ogden Jr. High and East of the Stonehenge Assisted Living Center. The Development will have 27 building lots. Mr. Larson has met with the City Development Review Team and has discussed the overall design of the proposed development. The proposed subdivision concept had some initial concerns with access and driveways backing directly on to 5700 South. After several reviews the current design was acceptable to the Review Team.

The following list is items the development complies with and is in compliance with city codes.

- Zoning – R-1-6, minimum 6000 square foot lots, Single Family Residential housing,
- The site plan and building footprint complies with the set backs
- Access and egress for subdivision are acceptable
- Easements discussed and agreed upon and identified on the plat within the subdivision are acceptable to City standards,
- Utilities connections are shown and comply with City Standards

The following are items that the developer needs to comply and have those items verified for development;

- Escrow amount for improvements as calculated by the Developers Engineer and verified by the City's Engineer shall be completed and be in place before permits shall be issued.
- Street light location (where the light poles should be placed)
- Engineer to verify detention and Street and addresses
- The Fire department to verify hydrant locations

- Fencing (north side of property adjacent to the future shops) request for a higher fence.
(possible 8 foot fence, should be part of approval, if acceptable)
- Comply with Storm Water permitting and post and submit NOI and SWPPP.

C. Recommendation:

Staff's Recommendation is to grant approval.

D. Alternatives:

A. Approve the Request:

The Planning Commission should approve subdivision and forward the recommendation to the City Council,

B. Deny the Request:

The Planning Commission can deny the recommendation.

C. Continue the Item:

The Planning Commission may table the request to a later meeting, subject to suggesting additional information, or requiring changes to the plat before making a recommendation to the City Council.

NORTHWEST CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND BRASS CAP)

S 87°20'59" E 38.24'

BENCHMARK: FOUND WC-52 ELEVATION: 4737.46

NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (FOUND)

DEED DESCRIPTION

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

BEGINNING AT A POINT BEING LOCATED SOUTH 89°10'36" EAST 366.64 FEET ALONG THE NORTH LINE OF SAID SECTION AND SOUTH 00°00'00" EAST 309.37 FEET FROM THE NORTHWEST CORNER OF SAID SECTION; RUNNING THENCE SOUTH 89°10'36" EAST 663.15 FEET; THENCE SOUTH 00°06'06" EAST 560.81 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 5700 SOUTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 62°23'52" WEST 581.34 FEET; THENCE CONTINUING SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT 158.16 FEET, HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 17°00'06", AND WHICH CHORD BEARS NORTH 70°53'54" WEST 157.58 FEET; THENCE NORTH 00°00'00" EAST 249.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 261,359 SQ. FT. OR 6.0 ACRES

KEYED NOTES

100. EXISTING STORM DRAIN INLET - TBC = 4729.72 - EX FL = 4724.55
101. RELOCATE EXISTING FIRE HYDRANT
102. CONNECT TO EXISTING SECONDARY WATER
103. CONNECT TO EXISTING CULINARY WATER - INSTALL 45 DEG ELBOW
104. CONST 8" CL51 DUCTILE IRON CULINARY WATERLINE
105. CONST 4" SANITARY SEWER MANHOLE
106. CONST 8" SDR35 PVC SANITARY SEWER LINE
107. CONNECT TO EXISTING 8" SANITARY SEWER WITH NEW 8" SDR35 PVC SEWER LINE
108. CONST 8" C900 DR18 PVC SECONDARY WATERLINE
109. CONST 23,000 CUBIC FOOT DETENTION POND
110. CONST OUTLET STRUCTURE WITH 4 INCH ORIFICE
111. CONST 18" RCP STORM DRAIN OUTLET PIPE & FLARED END SECTION
112. CONST 18" RCP STORM DRAIN PIPE
113. CONST 15" RCP STORM DRAIN PIPE & FLARED END SECTION
114. CONST 3" STORM DRAIN MANHOLE
115. CONST 15" RCP STORM DRAIN PIPE
116. CONST STORM DRAIN CURB INLET
117. SAWCUT & REMOVE EXISTING SIDEWALK, CURB & GUTTER, AND ASPHALT
118. CONST 4" CONCRETE SIDEWALK PER CITY STANDARDS
119. CONST 30" CONCRETE CURB & GUTTER PER CITY STANDARDS
120. CONST 3" ASPHALT W/ 8" ROAD BASE PER CITY STANDARDS
121. CONST 4" SDR35 PVC SANITARY SEWER LATERAL
122. CONST 3/4" STANDARD CULINARY WATER METER, VAULT, & LID
123. CONST STANDARD SECONDARY WATER DOUBLE SERVIC LATERAL
124. CONST SECONDARY WATER BLOWOFF
125. CONST SINGLE SECONDARY WATER SERVICE

LEGEND

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BM BENCHMARK
 - C&G CURB AND GUTTER
 - CB CATCH BASIN
 - CP CONTROL POINT
 - P.O.B. POINT OF BEGINNING
 - FH FIRE HYDRANT
 - G.V. GATE VALVE
 - LD LAND DRAIN
 - LDMH LAND DRAIN MANHOLE
 - MH MANHOLE
 - MON MONUMENT
 - ROW RIGHT OF WAY
 - SD STORM DRAIN
 - SDCB STORM DRAIN CATCH BASIN
 - SDMH STORM DRAIN MANHOLE
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - UP UTILITY POLE
 - LP UTILITY LIGHT POLE
 - W/D WITHOUT
 - E. ENTRY # - OFFICIAL RECORDS
 - PH. PHONE
 - BOUNDARY LINE
 - STREET RIGHT-OF-WAY LINE
 - CENTERLINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - SD NEW STORM DRAIN
 - SS NEW SANITARY SEWER
 - SSC NEW CULINARY WATERLINE
 - OHP EX. OVERHEAD POWER LINE
 - SD EX. STORM DRAIN
 - SS EX. SANITARY SEWER
 - G EX. TELEPHONE LINE
 - G EX. GAS LINE
 - CTV EX. CULINARY WATERLINE
 - W EX. CULINARY WATERLINE
 - NEW BUILDING
 - NEW DRAINAGE SWALE
 - (4250) EG CONTOUR MAJOR
 - (4250) EG CONTOUR MINOR
 - SECTION CORNER
 - MONUMENT
 - CONTROL POINT
 - EXISTING TREE
 - EXISTING PINE TREE
 - SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
 - EXISTING CONCRETE
 - EXISTING GRASS
 - EXISTING ASPHALT
 - ASPHALT SAWCUT
 - EXIST. CONC. C&G OR SIDEWALK

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

WASHINGTON TERRACE SURVEY
PRELIMINARY
FOR: BRAD LARSEN
5712 SOUTH ADAMS AVE PARKWAY
WASHINGTON TERRACE, UT
15-004

DATE: _____

BY: _____

REVISION: _____

SURVEYED BY: BB/AA 03/2016

DESIGNED BY: _____

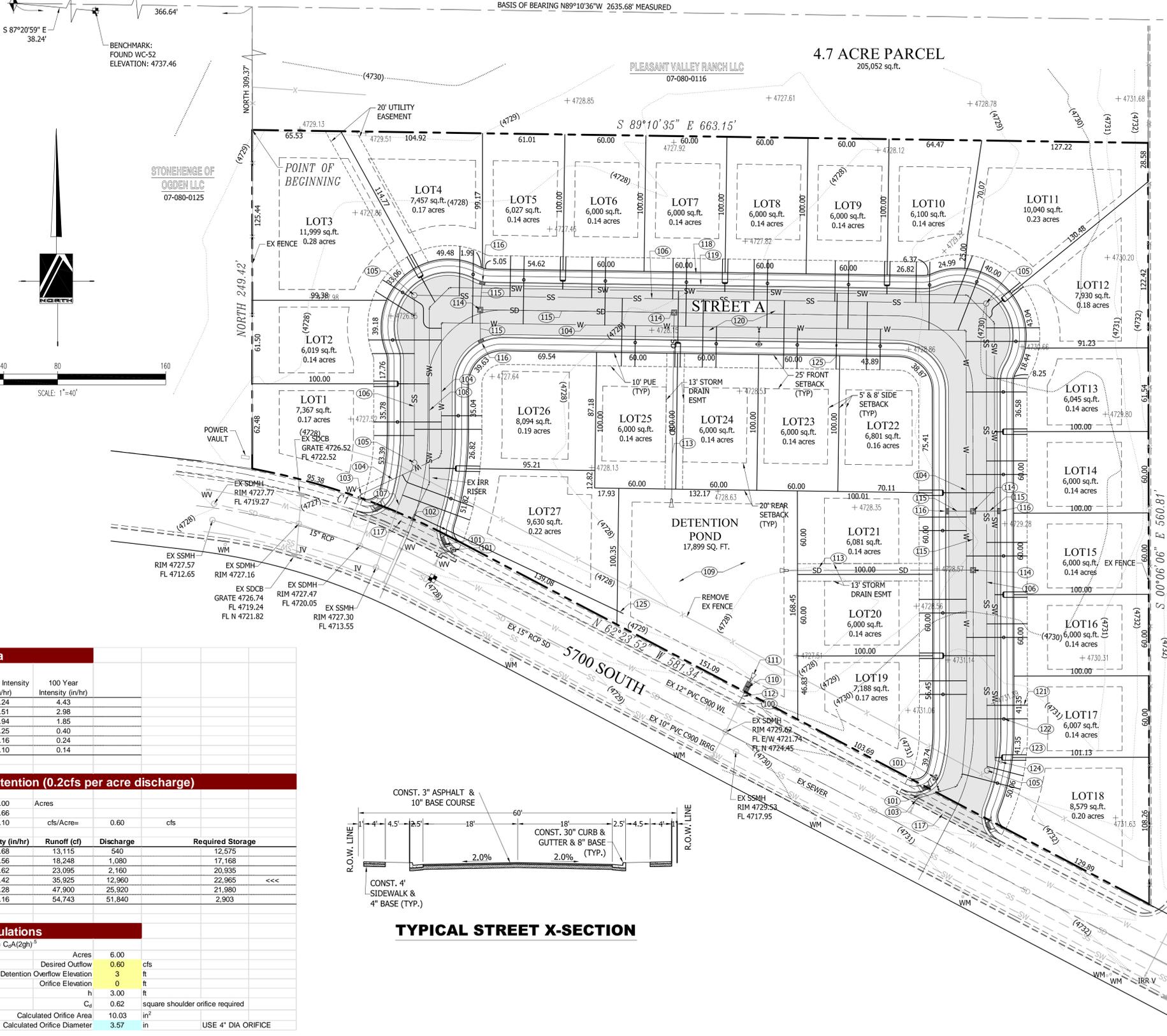
DRAWN BY: JE/SG 03/2016

APPROVED BY: _____

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 1 OF 1



Rainfall Data

Storm Duration (min.)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
15	2.24	4.43
30	1.51	2.98
60	0.94	1.85
360	0.25	0.40
720	0.16	0.24
1440	0.10	0.14

100 Year Detention (0.2cfs per acre discharge)

Time (min)	Intensity (in/hr)	Runoff (cf)	Discharge	Required Storage
15	3.68	13,115	540	12,575
30	2.56	18,248	1,080	17,168
60	1.82	23,095	2,160	20,935
360	0.42	35,925	12,960	22,965
720	0.28	47,900	25,920	21,980
1440	0.16	54,743	51,840	2,903

Orifice Calculations

Orifice Equation $Q = C_d A (2gh)^{0.5}$

Acres	Desired Outflow	Detention Overflow Elevation	Orifice Elevation	h	C _d	Calculated Orifice Area	Calculated Orifice Diameter
6.00	0.60 cfs	3 ft	0 ft	3.00 ft	0.62	10.03 in ²	3.57 in

square shoulder orifice required
USE 4" DIA ORIFICE