Syracuse City
Planning Commission Meeting
February 17, 2015

Begins at 6:00 p.m. in the City Council Chambers
1979 West 1900 South, Syracuse, UT 84075

Regular Meeting Agenda

PLANNING COMMISSIONERS

CHAIR
T.J. Jensen

VICE CHAIR
Ralph Vaughan

Curt McCuistion
Dale Rackham
Greg Day
Trevor Hatch
Troy Moultrie

1. **Meeting Called to Order**
   - Invocation or Thought
   - Pledge of Allegiance
   - Adoption of Meeting Agenda

2. **Meeting Minutes:**
   February 4, 2015 Regular Meeting and Work Session.

3. **Public Comment**, This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

4. **Conditional Use Permit**, Home Daycare, Imagination Time Melissa Monsivais, located at 1125 W 2150 S, R-2 Zone.

5. **Public Hearing, Preliminary Subdivision Plan,** Monterey Estates Phase 6 & 7, located at approximately 1500 W 700 S, R-3 Zone.

6. **Public Hearing, Preliminary Subdivision Plan**, Steeds Lakeview Farms, Lakeview Farm I LLC, located at approximately 3000 W 700 S, R-2 & R-3 Zone.

7. **Final Subdivision Plan**, Still Water Lake Estates Phase 1-3, NACO Development Inc, located at approximately 1500 W Gentile, R-1 Cluster Zone.

8. **Recommendation on the Shared Solution Proposal**

9. **Code Amendment**, Title 10-28 pertaining to the Architectural Review Committee.

10. **Code Amendment**, Title 10-30-060 pertaining to fencing regulations.

11. **Adjourn**

Work Session

1. Department Business
2. Commissioner Reports
3. Upcoming Agenda Items
4. Discussion Items
   a. Title X code amendments pertaining to the PRD, Planned Residential Development, Zone
   b. Title X code amendments pertaining to Accessory Structures
   c. Title X code amendments pertaining to the Land Use Matrix.
5. Adjourn

NOTE
If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING
This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at http://www.utah.gov/pmn/index.html, and the Syracuse City website at http://www.syracuseut.com.

Planning Commission Meeting

February 17, 2015

EXECUTIVE SUMMARY

Item 4- Conditional Use Permit, Home Daycare, Imagination Time Melissa Monsivais, located at 1125 W 2150 S, R-2 Zone.

Please refer to the following documents:

- Aerial
- Site Plan
- Floor Plan
- Public Notice Letter

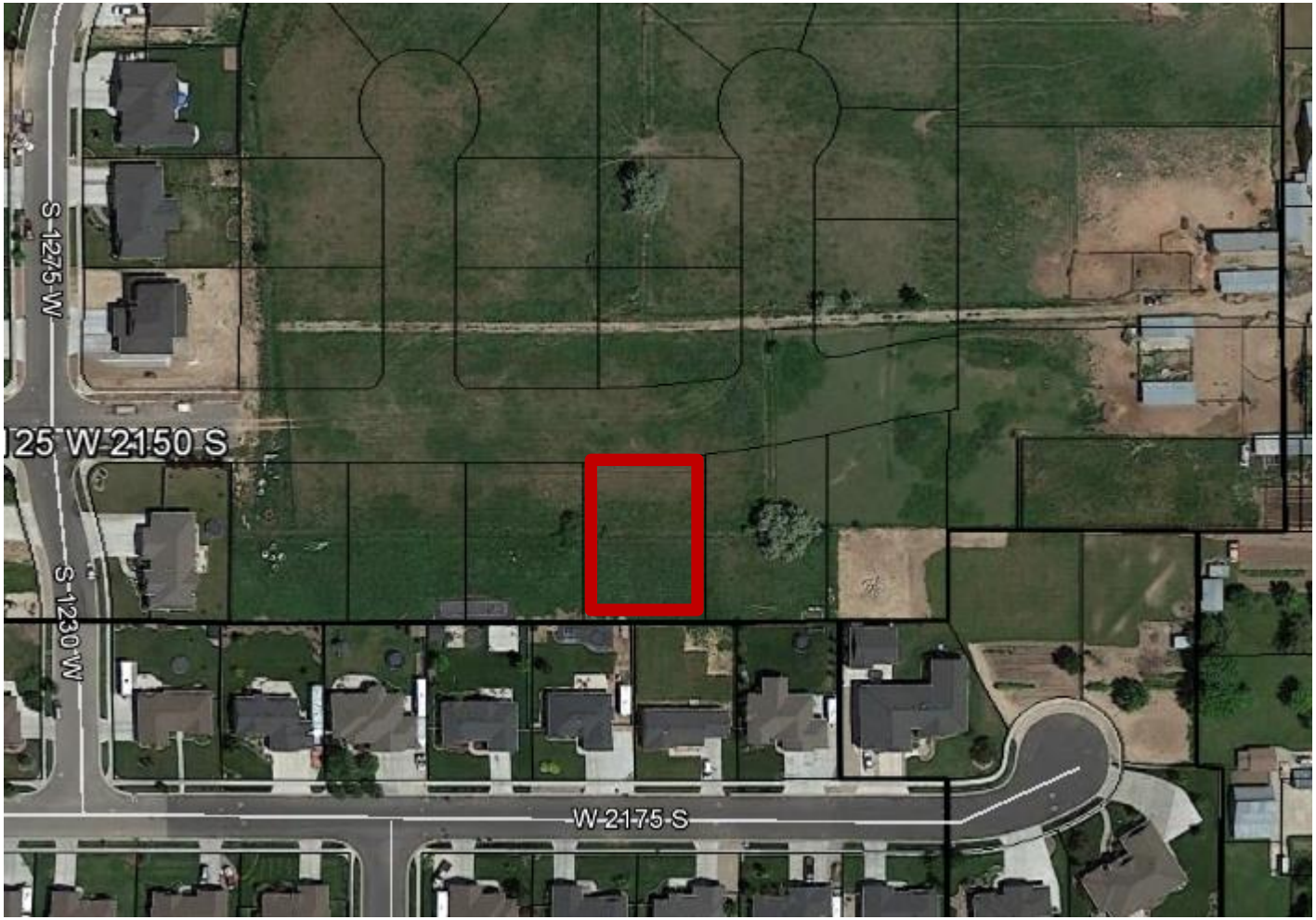
This application is for a child day care up to 16 children. The proposed hours of operation are Monday-Friday from 6:30 am to 5:30 pm. The applicant is requesting to provide the daycare services on the main floor of her home. The applicant has been state licensed for approximately 10 years and is in the process of moving from West Point to Syracuse. The backyard is not currently fenced but the applicant is aware that secure fencing is required and has indicated that the State will allow fencing to be complete by the end of May, due to weather. City staff has no outstanding concerns with this application.

Suggested Motions
SUGGESTED MOTIONS:
Grant
I move to grant a Conditional Use Permit for a Home Daycare, Imagination Time Melissa Monsivais, located at 1125 W 2150 S, R-2 Zone.
subject to all applicable requirements of the City's municipal codes (and to the condition(s) that…)

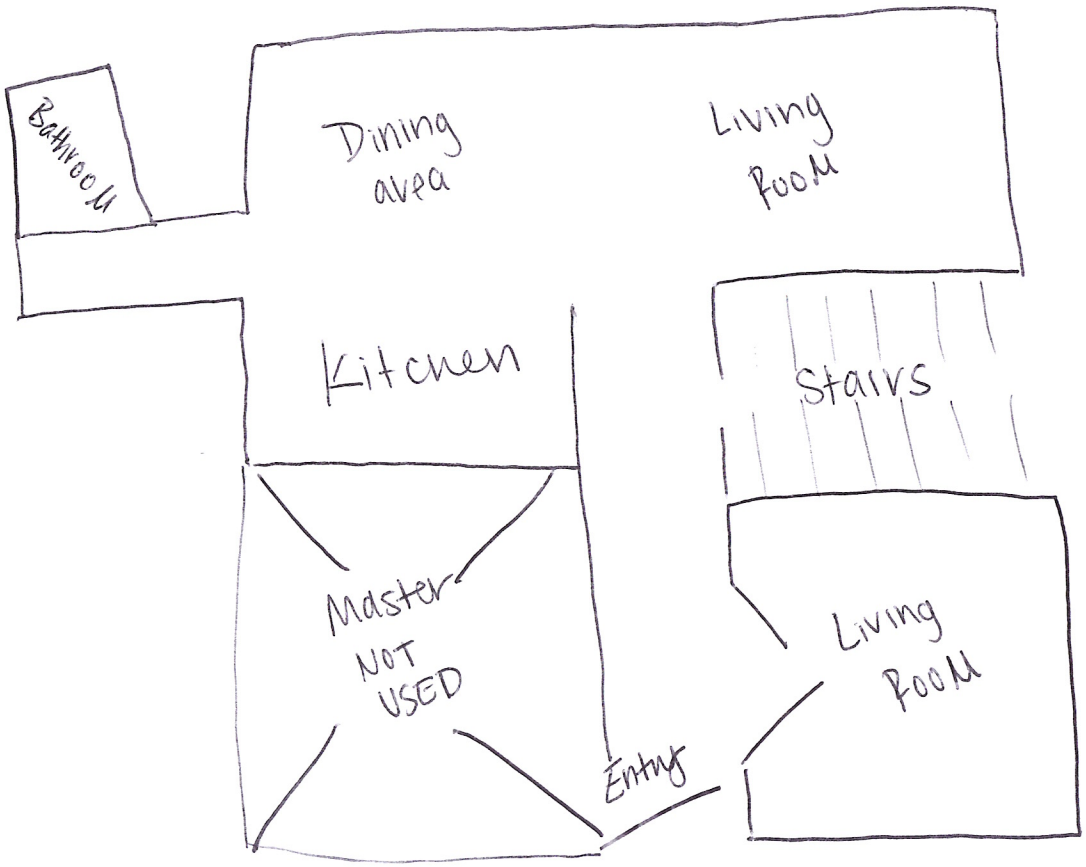
Deny
I move to deny a Conditional Use Permit for a Home Daycare, Imagination Time Melissa Monsivais, located at 1125 W 2150 S, R-2 Zone, based on…

Table
I move to table discussions pertaining to a Conditional Use Permit for a Home Daycare, Imagination Time Melissa Monsivais, located at 1125 W 2150 S, R-2 Zone, until….

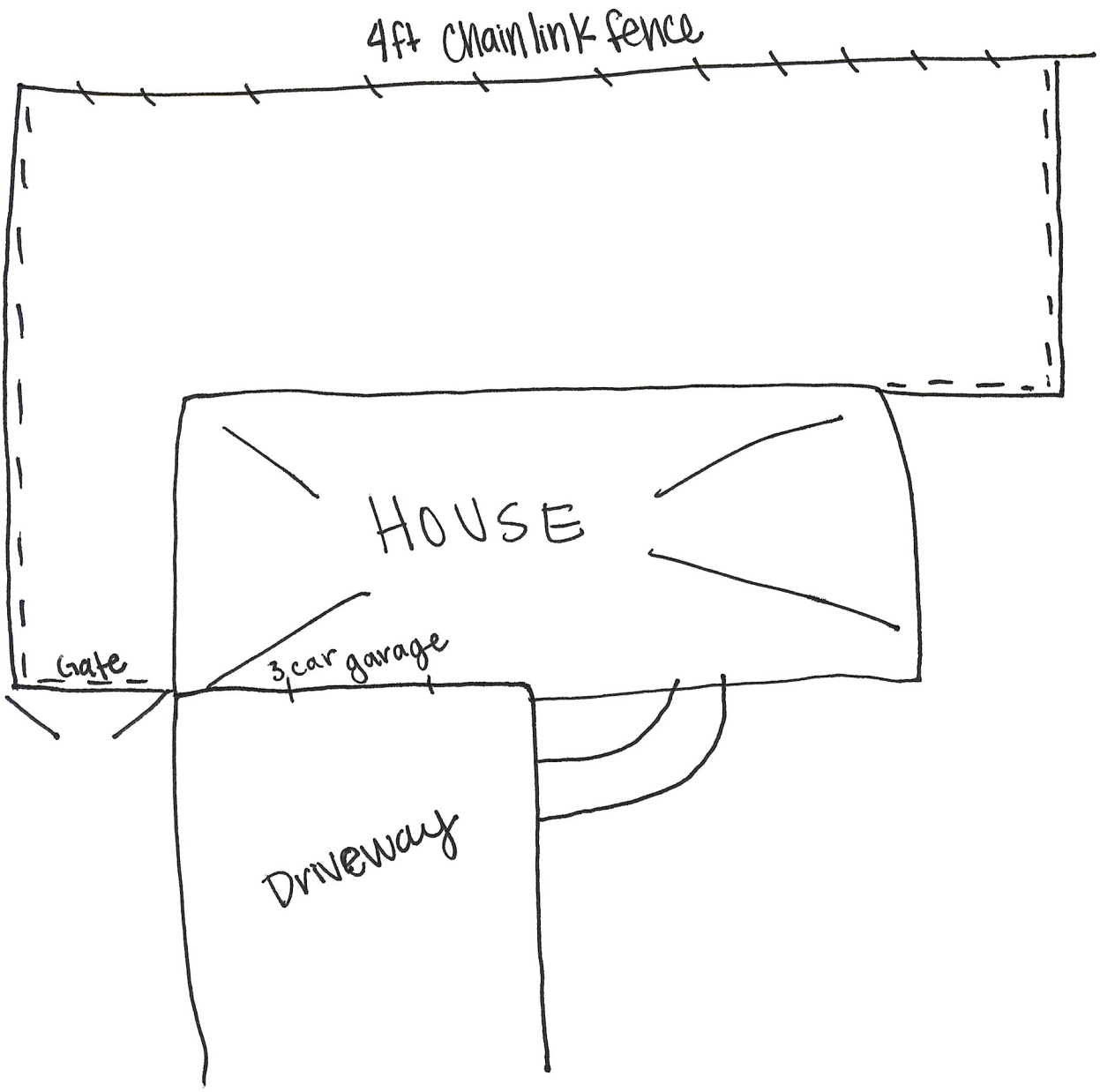
Melissa Monsivais – Imagination Time
1125 W 2150 S
Home Daycare



1125 W. 2150 S.


Bathroom
Dining area
Living Room
Kitchen
Stairs
Master NOT USED
Living Room
Entry

Site Plan for 1125 West 2150 South



= 6ft vinyl fence

= 4ft Chainlink fence

We anticipate having an RV pad put in on the East side of the home. This will provide for additional parking.

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

February 4, 2015

The City has received a Conditional Use Application from Melissa Monsivais, for a home daycare, Imagination Time, located 1125 W 2150 S, R-2 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **February 17, 2015.**

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm

Planning Commission Meeting

February 17, 2015

EXECUTIVE SUMMARY

Item 5: Preliminary Plan, Monterey Estates 6 & 7, located at approximately 1500 W 700 S, R-3 Zone

Applicant:	Ivory Homes
Total acreage	14.32 acres
Proposed Lots	52
Allowed Lots (5.44 units/acre)	62

The Preliminary plan includes two additional phases to the Monterey Estates subdivision. These phases will complete residential development to the Syracuse Arts Academy Elementary school located on the North. Please see staff reviews for further information.

Public Meeting Outline:

General Plan Amendment Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Rezone Approval	
Planning Commission	August 5, 2014
City Council	August 12, 2014
Concept Plan Staff Review	December 10, 2014

Attachments:

- Aerial
- Preliminary Plan
- Staff Reviews
- Public Notice Letter

Suggested Motions:

Grant

I move to recommend approval, to the City Council, of the Preliminary Plan for Monterey Estates 6 & 7, located at approximately 1500 W 700 S, R-3 Zone, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that…)

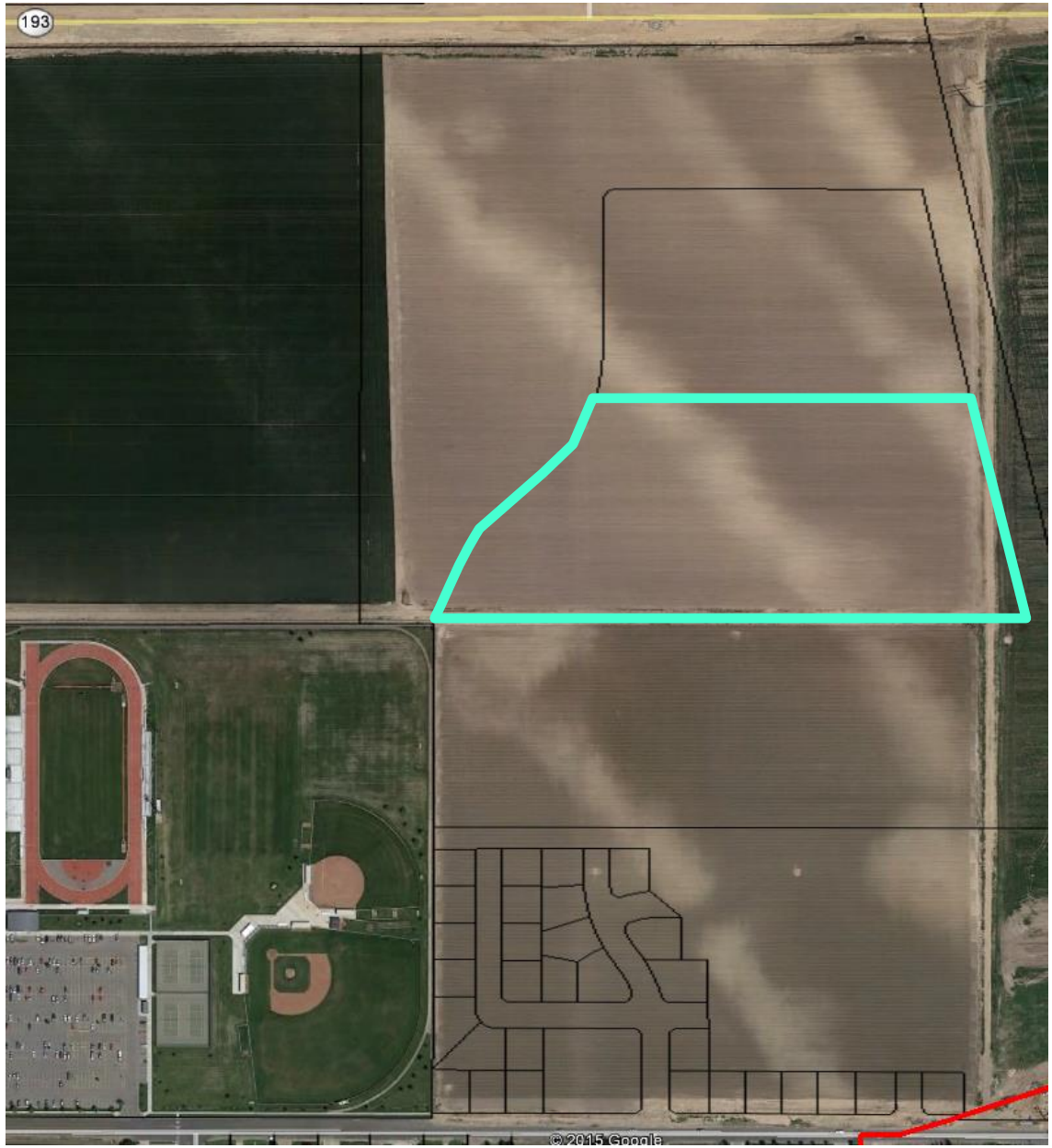
Deny

I move to recommend denial, to the City Council, of the Preliminary Plan for Monterey Estates 6 & 7, located at approximately 1500 W 700 S, R-3 Zone, based on…

Table

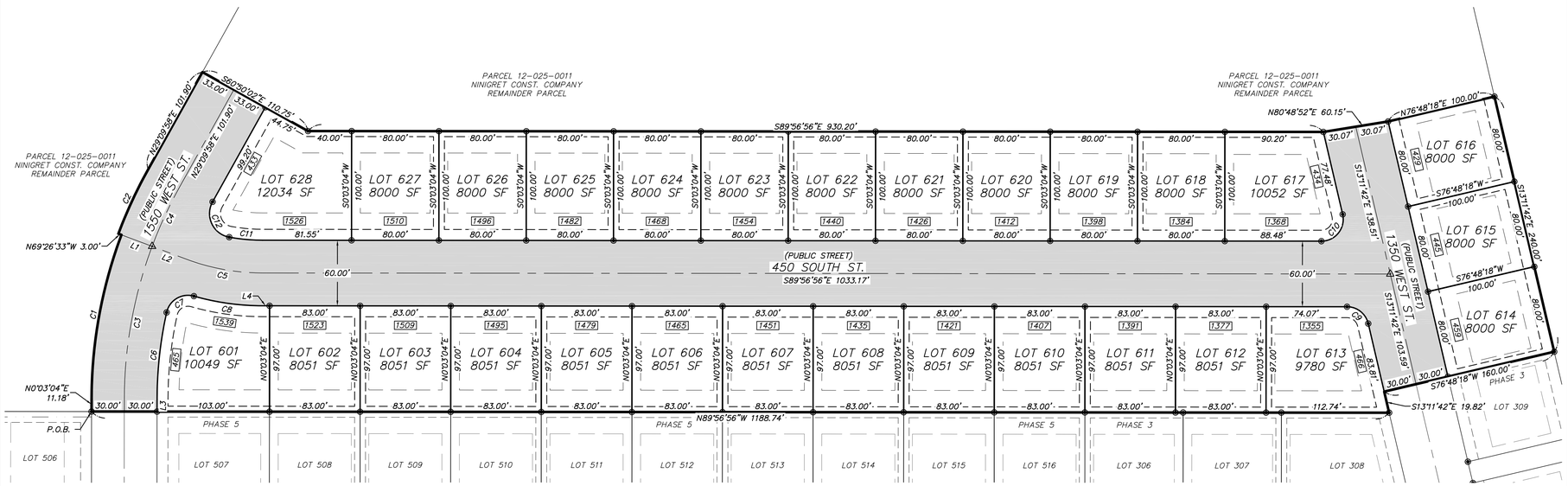
I move to table discussions pertaining to the Preliminary Plan for Monterey Estates 6 & 7, located at approximately 1500 W 700 S, R-3 Zone, until….

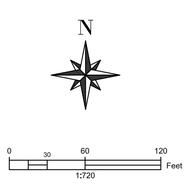
Monterey Estates Phase 6-7
1500 W 700 S



MONTEREY ESTATES PHASE 6

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN
CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH





CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	153.90'	430.00'	20°30'23"	N10°18'15"E	153.08'
C2	65.06'	433.00'	8°36'31"	N24°51'43"E	65.00'
C3	143.16'	400.00'	20°30'23"	N10°18'15"E	142.40'
C4	60.10'	400.00'	8°36'31"	N24°51'43"E	60.04'
C5	71.58'	200.00'	20°30'23"	S79°41'45"E	71.20'
C6	80.27'	370.00'	12°25'46"	N6°15'57"E	80.11'
C7	32.61'	20.00'	93°25'29"	N59°11'34"E	29.12'
C8	63.64'	230.00'	15°51'14"	S82°01'19"E	63.44'
C9	26.79'	20.00'	76°45'14"	S51°34'19"E	24.83'
C10	36.04'	20.00'	103°14'46"	S38°25'41"W	31.36'
C11	30.71'	170.00'	10°21'00"	N84°46'26"W	30.67'
C12	41.76'	22.00'	108°45'54"	N25°12'59"W	35.77'

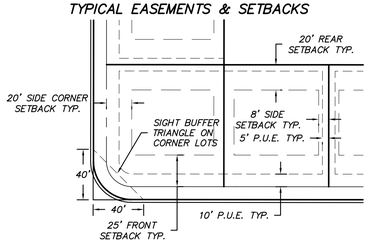
LINE TABLE

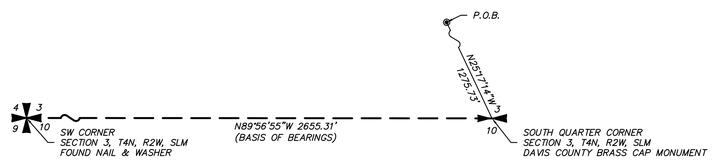
LINE	LENGTH	BEARING
L1	30.00'	S69°26'33"E
L2	33.19'	S69°26'33"E
L3	11.18'	N0°03'04"E
L4	6.50'	S89°56'56"E

LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

TYPICAL EASEMENTS & SETBACKS





SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 6, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N25°17'14"W 1275.73 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 506 OF MONTEREY ESTATES PHASE 5;
THENCE N0°03'04"E 11.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET AND A LONG CHORD THAT BEARS N10°18'15"E 153.08 FEET;
THENCE NORTHERLY 153.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°30'23";
THENCE N69°26'33"W 3.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 433.00 FEET AND A LONG CHORD THAT BEARS N24°51'43"E 65.00 FEET;
THENCE NORTHEASTERLY 65.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°36'31";
THENCE N29°09'58"E 101.90 FEET;
THENCE S60°50'02"E 110.75 FEET;
THENCE S89°56'56"E 930.20 FEET;
THENCE N80°48'52"E 60.15 FEET;
THENCE N76°48'18"E 100.00 FEET;
THENCE S13°11'42"E 240.00 FEET TO THE NORTHEAST CORNER OF LOT 309 OF MONTEREY ESTATES PHASE 3;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MONTEREY ESTATES PHASE 3 AND THE NORTHERLY BOUNDARY OF MONTEREY ESTATES PHASE 5 THE FOLLOWING THREE COURSES:
1. S76°48'18"W 160.00 FEET;
2. S13°11'42"E 19.82 FEET;
3. N89°56'56"W 1188.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.67 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 6, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } §.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.
2. SECONDARY WATER PRESSURE IS LOW AND IT IS RECOMMENDED THAT THE OWNER INSTALL A SECONDARY BOOSTER PUMP.

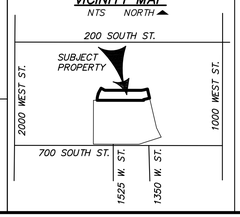
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER SYRACUSE CITY MAYOR

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
2-11-15
STATE OF UTAH

SHEET DESCRIPTION:
FINAL PLAT

MONTEREY ESTATES
PHASE 6

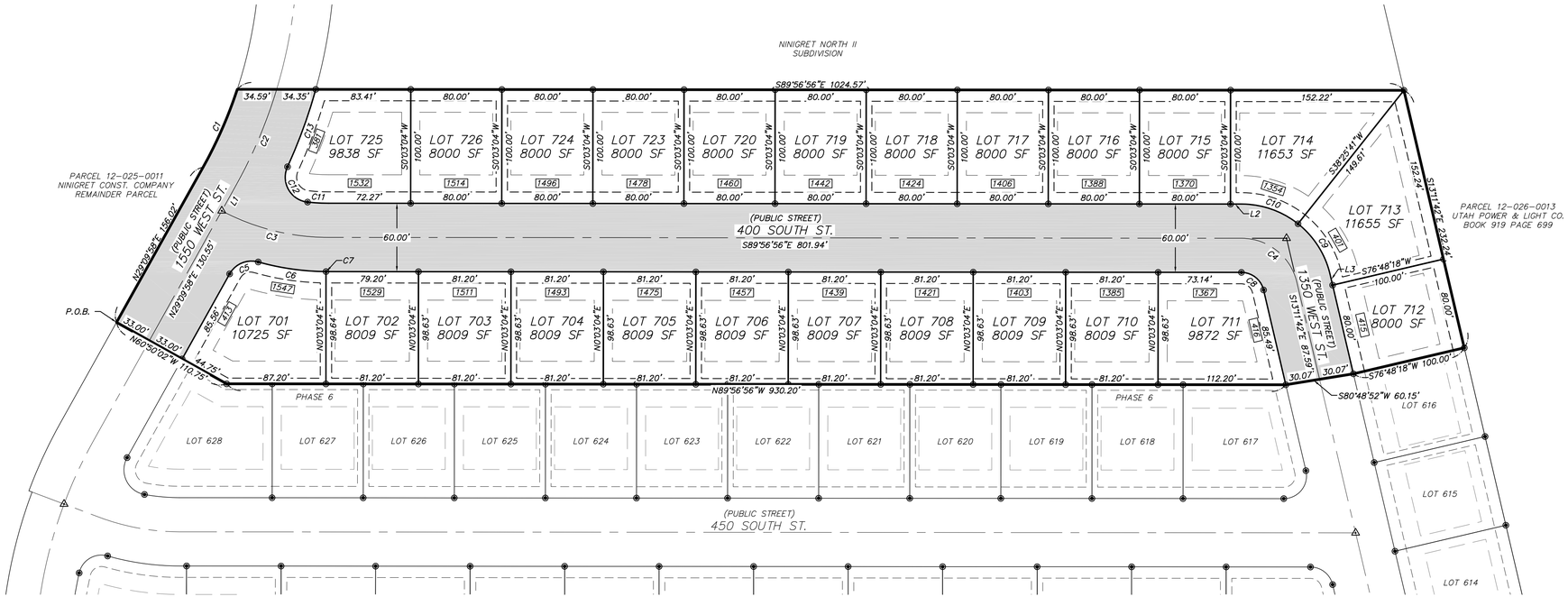
Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 11 FEBRUARY 2015
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plat\Final Plats - Amended\13009SYR Monterey Estates Final Plat PH6 (Current).dwg, 2/11/2015 9:03:13 AM, searl

MONTEREY ESTATES PHASE 7

A PART OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 4
NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN
CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH



SURVEY CERTIFICATE

I, STEVEN C. EARL, A PROFESSIONAL LAND SURVEYOR, HOLD CERTIFICATE NO. 318575-2201, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, WHICH IS ACCURATELY DESCRIBED THEREWITH, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 7, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N16°50'44"W 1529.93 FEET TO THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF MONTEREY ESTATES PHASE 6;
THENCE N29°09'58"E 156.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 392.00 FEET AND A LONG CHORD OF 74.71 FEET BEARING N23°41'53"E;
THENCE NORTHEASTERLY 74.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°56'11";
THENCE S89°56'56"E 1024.57 FEET TO THE WEST LINE OF A PARCEL OWNED BY UTAH POWER AND LIGHT COMPANY, RECORDED IN BOOK 919 PAGE 699;
THENCE S13°11'42"E 232.24 FEET ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 616 OF MONTEREY ESTATES PHASE 6;
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MONTEREY ESTATES PHASE 6 THE FOLLOWING FOUR COURSES:
1. S76°48'18"W 100.00 FEET;
2. S80°48'52"W 60.15 FEET;
3. N89°56'56"W 930.20 FEET;
4. N60°50'02"W 110.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.51 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS MONTEREY ESTATES PHASE 7, DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.
WE ALSO OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY OVER, UNDER, ACROSS, AND THROUGH THOSE AREAS DESIGNATED ON THIS PLAT AS UTILITY EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, COMMUNICATIONS, NATURAL GAS, SEWER, WATER, IRRIGATION, AND DRAINAGE LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 201_.

BY: IVORY DEVELOPMENT, LLC

BY: _____
CHRISTOPHER P. GAMVROULAS, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH
} §.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201_, BY CHRISTOPHER P. GAMVROULAS, PRESIDENT OF IVORY DEVELOPMENT, LLC.

NOTARY PUBLIC _____

GENERAL NOTES

1. NO PERMANENT STRUCTURES ALLOWED WITHIN PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE APPROVED BY THE CITY.
2. SECONDARY WATER PRESSURE IS LOW AND IT IS RECOMMENDED THAT THE OWNER INSTALL A SECONDARY BOOSTER PUMP.

N

0 30 60 120 Feet
1:720

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	74.82'	392.00'	10°56'11"	N23°41'53"E	74.71'
C2	91.91'	425.00'	12°23'29"	N22°58'14"E	91.74'
C3	97.41'	200.00'	27°54'23"	S75°59'45"E	96.45'
C4	66.98'	50.00'	76°45'14"	S51°34'19"E	62.08'
C5	29.34'	22.00'	76°24'31"	N67°22'14"E	27.21'
C6	60.32'	230.00'	15°01'31"	S81°56'17"E	60.14'
C7	2.00'	230.00'	0°29'54"	N89°41'59"W	2.00'
C8	26.79'	20.00'	76°45'14"	S51°34'19"E	24.83'
C9	53.58'	80.00'	38°22'37"	N32°23'01"W	52.59'
C10	53.58'	80.00'	38°22'37"	S70°45'38"E	52.59'
C11	18.31'	170.00'	6°10'13"	N86°51'49"W	18.30'
C12	41.62'	22.00'	108°22'50"	N29°35'18"W	35.68'
C13	72.45'	458.00'	9°03'49"	N20°04'12"E	72.37'

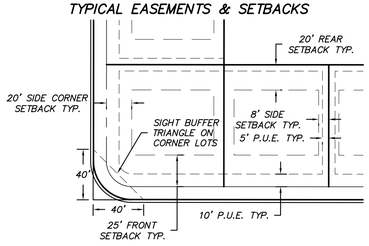
LINE TABLE

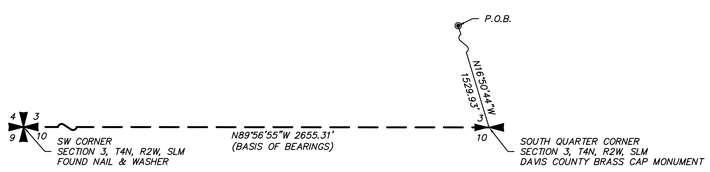
LINE	LENGTH	BEARING
L1	25.47'	N29°09'58"E
L2	9.67'	S89°56'56"E
L3	9.69'	N13°11'42"W

LEGEND

- SECTION LINE
- BOUNDARY
- LOT LINE
- RIGHT-OF-WAY
- NEW PUBLIC STREET
- STREET CENTERLINE
- PUBLIC UTILITY EASEMENT *5/10' WIDE OR AS NOTED
- BUILDING SETBACK * 25' FRONT / 8' SIDE / 20' REAR * 20' SIDEYARD FROM STREET ON CORNER
- 1234 STREET ADDRESS
- SURVEY MONUMENT TO BE SET 5/8" REBAR W/ORANGE PLASTIC CAP OR NAIL AND WASHER STAMPED "STEVEN C. EARL PLS 318575"
- CENTERLINE MONUMENT TO BE SET
- SECTION CORNER
- 1/4 CORNER

TYPICAL EASEMENTS & SETBACKS





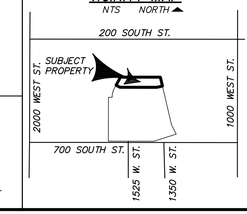
UTILITY COMPANIES

EASEMENTS ARE APPROVED AS SHOWN HEREON.

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURY LINK _____ DATE _____
QUESTAR GAS _____ DATE _____

VICINITY MAP

NTS NORTH



COUNTY RECORDER

COUNTY RECORDER'S NO. _____

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE ____

INDEX _____
FILED IN: FILE OF PLATS

COUNTY RECORDER

BY: _____
DEPUTY RECORDER

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY COUNCIL.

SYRACUSE CITY RECORDER _____ SYRACUSE CITY MAYOR _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 201_ BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

ENGINEER'S CERTIFICATE

APPROVED THIS _____ DAY OF _____, A.D. 201_ BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

PROFESSIONAL LAND SURVEYOR
STEVEN C. EARL
318575-2201
2-11-15
STATE OF UTAH

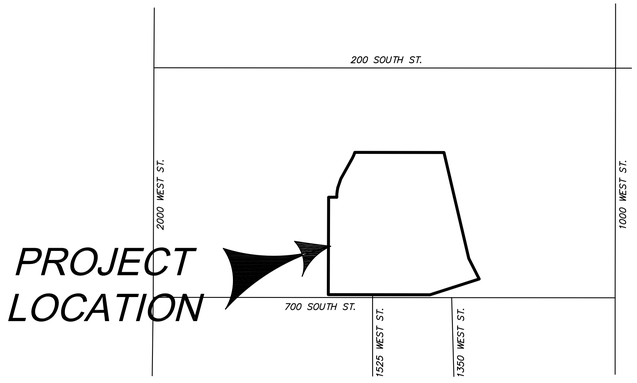
SHEET DESCRIPTION:
FINAL PLAT

MONTEREY ESTATES PHASE 7

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 11 FEBRUARY 2015
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: S. CROOKSTON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Final Plats\Final Plats - Amended\13009SYR Monterey Estates Final Plat Ph7 (Current).dwg, 2/11/2015 11:54:34 AM, scott



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3;
THENCE N89°56'55"W 642.24 FEET ALONG THE SOUTH LINE OF SAID SECTION;
THENCE N00°03'05"E 33.00 FEET TO THE POINT OF BEGINNING;
THENCE N00°10'03"E 1120.00 FEET;
THENCE S89°56'56"E 94.00 FEET;
THENCE N0°03'04"E 11.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 430.00 FEET;
THENCE NORTHERLY 153.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°30'23" (LONG CHORD BEARS N10°18'15"E 153.08 FEET);
THENCE N69°26'33"W 3.00 FEET TO THE BEGINING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 433.00 FEET;
THENCE NORTHEASTERLY 65.06 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°36'31" (LONG CHORD BEARS N24°51'43"E 65.00 FEET);
THENCE N29°09'58"E 257.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 392.00 FEET;
THENCE NORTHEASTERLY 74.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°56'11" (LONG CHORD BEARS N23°41'53"E 74.71 FEET);
THENCE S89°56'56"E 1024.57 FEET;
THENCE S1°31'42"E 1251.34 FEET;
THENCE S26°52'08"E 264.14 FEET;
THENCE S72°12'57"W 548.75 FEET;
THENCE S72°12'01"W 45.28 FEET TO THE NORTH LINE OF 700 SOUTH STREET;
THENCE N89°56'24"W 526.66 FEET ALONG SAID NORTH LINE;
THENCE N89°56'55"W 642.24 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 54.12 ACRES, MORE OR LESS.

GENERAL NOTES

1. OVERALL ACREAGE OF DEVELOPMENT = 54.12.

2. NUMBER OF PROPOSED LOTS IS 190.

3. ZONE IS R-3 RESIDENTIAL.

4. PLANNED DETENTION POND PARK HAS AN AREA OF 1.02 AC. PLANNED CLUB IVORY PARK HAS AN AREA OD 0.69 AC. PLANNED TRAIL ACCESS HAS AN AREA OF 2,000 SF.

5. STORM DRAIN OUTLET IS AT MANHOLE ON NORTH SIDE OF 700 SOUTH STREET AT 1525 WEST. PROPOSED METHOD OF DETENTION IS IN SURFACE POND.

6. NO KNOWN LAND DRAINS WITHIN SUBJECT PROPERTY. PLAN TO INSTALL LAND DRAIN THAT WILL CONNECT TO EXISTING MANHOLE IN 1525 W AND 700 S.

7. NO EXISTING STRUCTURES ON SITE.

8. NO SIGNIFICANT NATURAL FEATURES OR DRAINAGE CHANNELS.

9. BUFFERS: 5-FEET WIDE ALONG EAST SIDE OF PROJECT (AGRICULTURAL USE). THE OPTION USING PRIVACY FENCES COMBINED WITH VEGETATION IS PREFERRED.

10. 7 PROPOSED PHASES WITH THE FOLLOWING NUMBER OF LOTS:

PHASE 1: 28
PHASE 2: 23
PHASE 3: 31
PHASE 4: 28
PHASE 5: 28
PHASE 6: 28
PHASE 7: 24

11. DENSITY CALCULATIONS: THE PROJECT IS CURRENTLY ZONED AS R-3 RESIDENTIAL WITH AN ALLOWABLE DENSITY OF 5.44 LOTS PER NET ACRE.

TOTAL AREA IS 54.12 ACRES.
NET ACREAGE IS 54.12 ACRE MINUS 20% FOR ROADS AND EASEMENTS EQUALS 43.30 ACRES.
ALLOWABLE DENSITY OF 5.44 LOTS PER NET ACRE EQUALS 234 LOTS.
190 LOTS ARE PROPOSED AT A DENSITY OF 190 / 43.30 = 4.39 LOTS PER NET ACRE.

CONTACTS

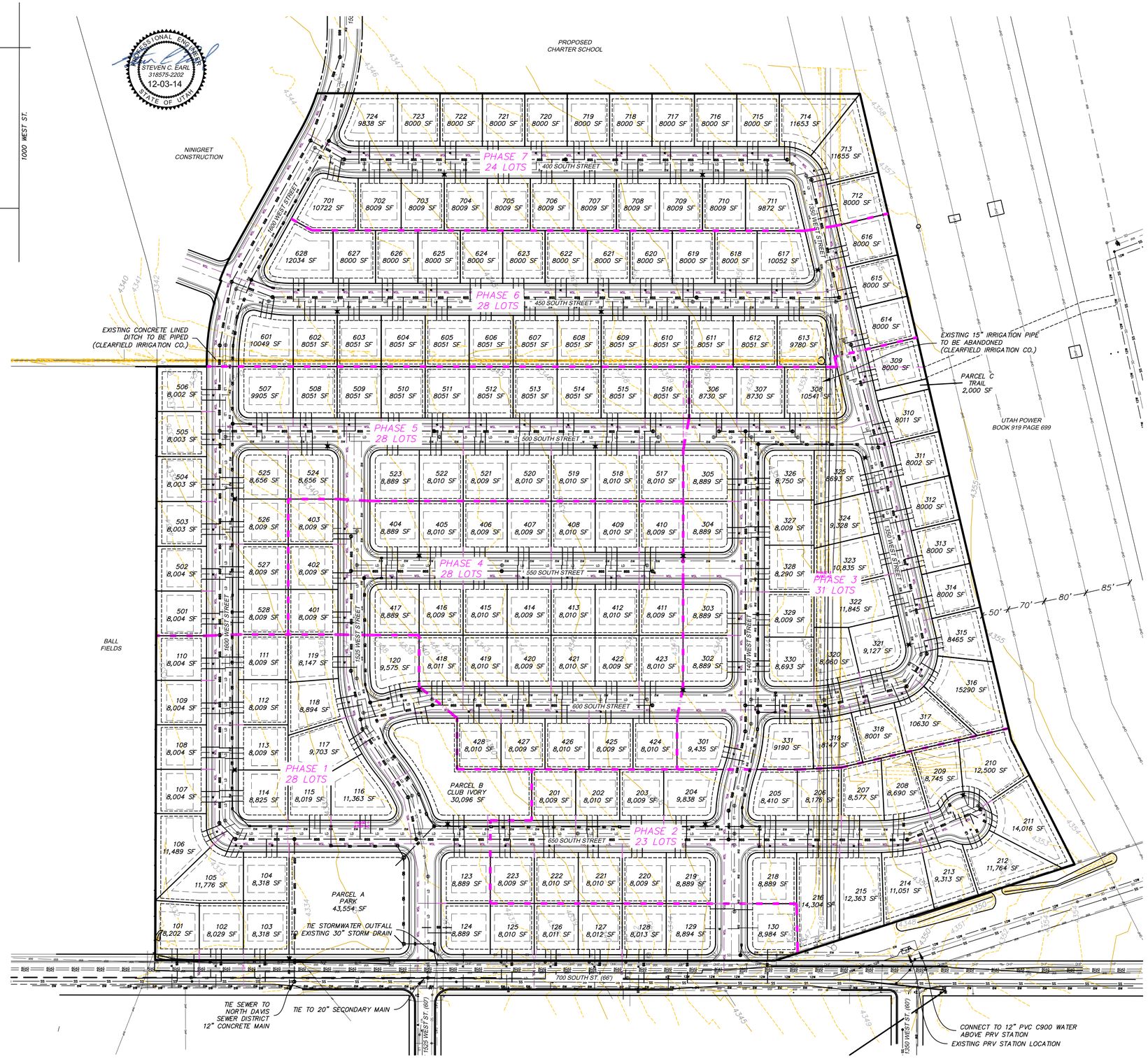
SUBDIVIDER: IVORY DEVELOPMENT
ADDRESS: 978 WOODOAK LANE, SLC, UT 84117
AGENT: NICK MINGO, P.E.
PHONE NUMBER: (801) 201-7494

ENGINEER/SURVEYOR: CACHE-LANDMARK ENGINEERING, INC.
ADDRESS: 1011 W 400 N, STE. 130 LOGAN, UT 84321
ATTN: STEVEN EARL, P.E., P.L.S.
PHONE NUMBER: (435) 713-0099

NEIGHBORING PROPERTY OWNERS:
DAVIS COUNTY SCHOOL DISTRICT
45 E STATE STREET
FARMINGTON, UT 84025
(801) 402-5261

NINIGRET GROUP LC
1700 S 4650 W
SLC, UT 84104
(801) 973-9090

ROCKY MOUNTAIN POWER
201 S MAIN STREET, STE. 2300
SLC, UT 84111
(888) 221-7070



N
W E
S

0 50 100 200 Feet
1:1200

S3 T4N R2W SLM

SKETCH PLAN
GENERAL LAYOUT

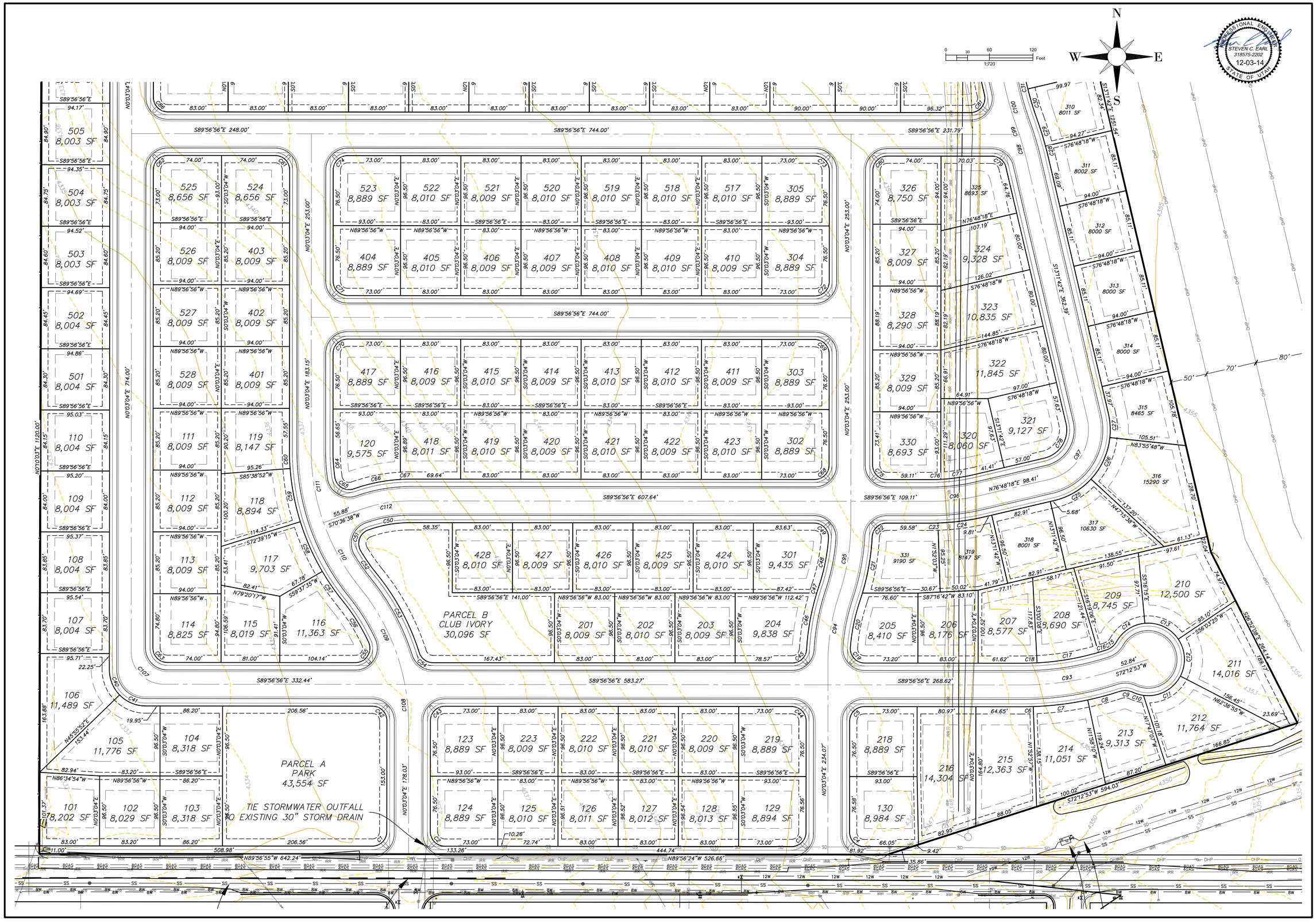
SHEET DESCRIPTION:

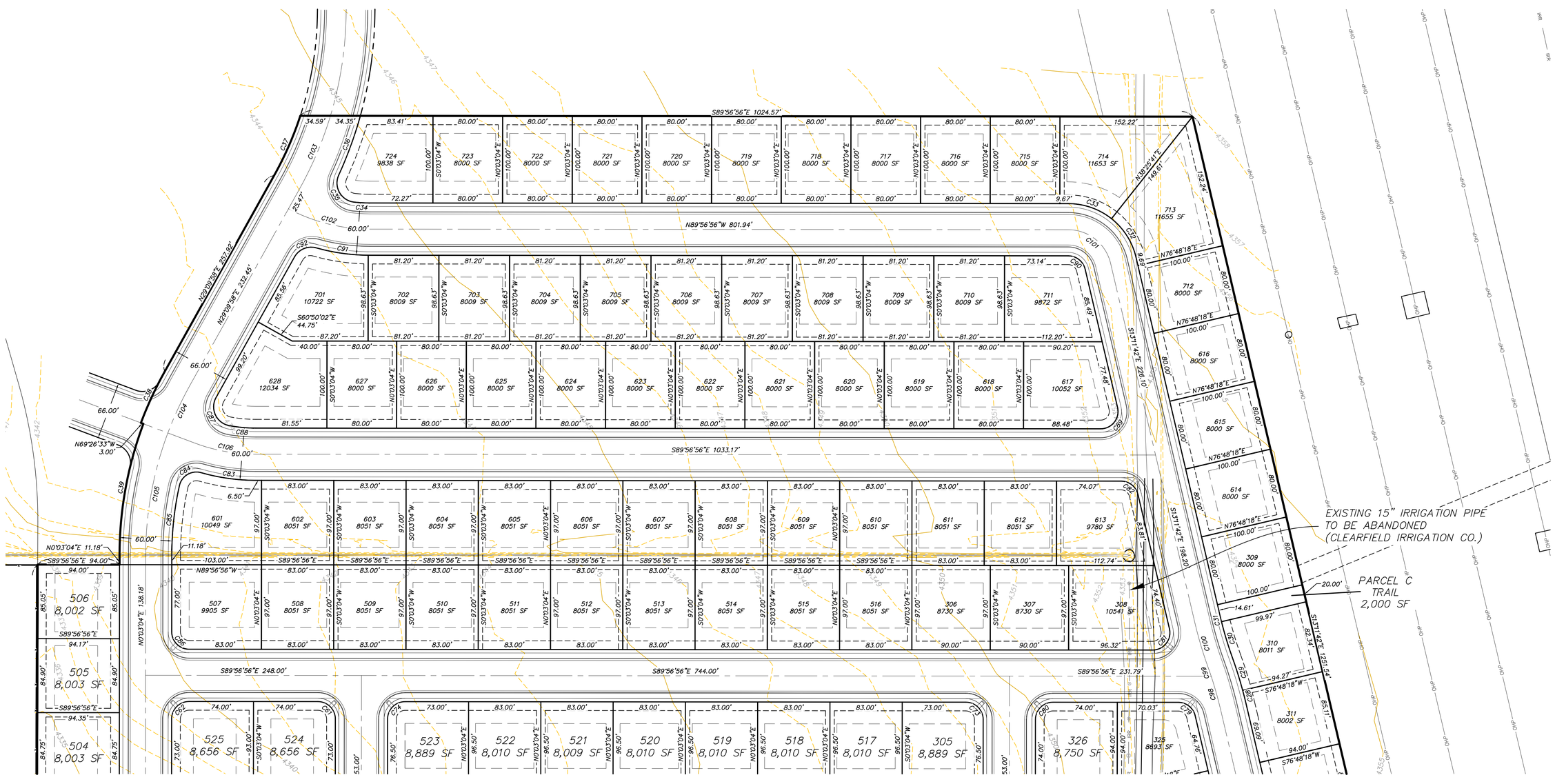
MONTEREY ESTATES
1525 W 700 S
SYRACUSE, UT

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	03 DECEMBER 2014
SCALE:	1" = 100'
CALCULATED BY:	S. EARL
CHECKED BY:	L. ANDERSON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse Area\Sketch Plan\13009SYR_Sketch Plan Ph 1-7 (Current).dwg, 12/4/2014 2:33:31 PM, earl


N
S
E
W
0 30 60 120 Feet
1:720
PROFESSIONAL ENGINEER
STEVEN C. EARL
318575-2202
12-03-14
STATE OF UTAH
PARCEL A
PARK
43,554 SF
TIE STORMWATER OUTFALL
TO EXISTING 30" STORM DRAIN
PARCEL B
CLUB IVORY
30,096 SF
S3 T4N R2W SLM
SKETCH PLAN
LOT DIMENSIONS (S. PORTION)
MONTEREY ESTATES
1525 W 700 S
SYRACUSE, UT
Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099
DATE: 12 FEBRUARY 2014
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR
2 / 4



S3 T4N R2W SLM

SHEET DESCRIPTION:

SKETCH PLAN
LOT DIMENSIONS (N. PORTION)

MONTEREY ESTATES
1525 W 700 S
SYRACUSE, UT

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE:	3 DECEMBER 2014
SCALE:	1" = 60'
CALCULATED BY:	S. EARL
CHECKED BY:	L. ANDERSON
APPROVED BY:	S. EARL
PROJECT NUMBER:	13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Civil\Sketch Plan\13009SYR_Sketch Plan Ph 1-7 (Current).dwg, 12/4/2014 2:17:23 PM, earl

0 30 60 120 Feet
1:720

N
W E
S

PROFESSIONAL ENGINEER
STEVEN C. EARL
318575-2202
12-03-14
STATE OF UTAH

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C1	31.42'	20.00'	90°00'01"	N45°03'04"E	28.28'
C2	31.42'	20.00'	89°59'59"	S44°56'56"E	28.28'
C3	31.42'	20.00'	90°00'32"	N45°03'20"E	28.29'
C4	31.41'	20.00'	89°59'28"	S44°56'40"E	28.28'
C5	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C6	14.51'	430.00'	1°56'01"	S89°05'04"W	14.51'
C7	75.70'	430.00'	10°05'13"	S83°04'27"W	75.60'
C8	45.39'	430.00'	6°02'54"	S75°00'23"W	45.37'
C9	18.79'	25.00'	43°04'12"	N86°28'58"W	18.35'
C10	15.38'	50.00'	17°37'34"	N73°45'39"W	15.32'
C11	61.12'	50.00'	70°02'30"	S62°24'20"W	57.39'
C12	53.52'	50.00'	61°19'40"	S3°16'45"E	51.00'
C13	53.52'	50.00'	61°19'40"	S64°36'25"E	51.00'
C14	48.30'	50.00'	55°20'33"	N57°03'29"E	46.44'
C15	18.55'	25.00'	42°31'11"	N50°38'48"E	18.13'
C16	11.46'	370.00'	1°46'31"	N72°47'39"E	11.46'
C17	85.99'	370.00'	13°18'57"	N80°20'23"E	85.80'
C18	19.72'	370.00'	3°03'12"	N88°31'28"E	19.72'
C19	33.02'	20.00'	94°35'19"	S42°39'17"E	29.39'
C20	65.96'	270.00'	13°59'51"	S11°38'18"W	65.80'
C21	78.89'	330.00'	13°41'48"	S9°53'11"W	78.70'
C22	30.37'	20.00'	87°00'47"	S46°32'40"W	27.54'
C23	11.05'	330.00'	1°55'07"	S89°05'30"W	11.05'
C24	65.24'	330.00'	11°19'39"	S82°28'07"W	65.14'
C25	59.46'	100.00'	34°03'55"	S59°46'20"W	58.58'
C26	64.00'	100.00'	36°40'11"	S24°24'17"W	62.91'
C27	33.62'	100.00'	19°15'54"	S3°33'45"E	33.47'
C28	16.02'	480.00'	1°54'45"	S14°09'05"E	16.02'
C29	39.43'	480.00'	4°42'25"	S17°27'40"E	39.42'
C30	43.14'	420.00'	5°53'04"	S16°52'21"E	43.12'
C31	5.39'	420.00'	0°44'06"	N13°33'45"W	5.39'
C32	53.58'	80.02'	38°22'00"	S32°23'01"E	52.59'
C33	53.58'	79.98'	38°23'13"	S70°45'38"E	52.59'
C34	18.31'	170.00'	6°10'13"	N86°51'49"W	18.30'
C35	41.62'	22.00'	108°22'50"	N29°35'18"W	35.68'
C36	72.45'	458.00'	9°03'49"	N20°04'12"E	72.37'
C37	74.82'	392.00'	10°56'11"	N23°41'53"E	74.71'
C38	65.06'	433.00'	8°36'31"	N24°51'43"E	65.00'
C39	153.90'	430.00'	20°30'23"	N10°18'15"E	153.08'
C40	38.50'	50.00'	44°07'12"	S22°00'32"E	37.56'
C41	40.04'	50.00'	45°52'48"	S67°00'32"E	38.98'
C42	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C43	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C44	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C45	30.27'	20.00'	86°43'27"	N46°41'20"E	27.46'
C46	79.06'	330.00'	13°43'38"	N10°11'26"E	78.87'
C47	9.12'	330.00'	1°34'59"	N17°50'45"E	9.12'
C48	67.87'	270.00'	14°24'09"	N11°26'09"E	67.69'
C49	32.88'	20.00'	94°11'01"	N42°51'26"W	29.30'
C50	58.62'	170.00'	19°45'21"	N80°10'24"E	58.33'
C51	35.33'	20.00'	101°13'21"	N19°41'03"E	30.91'
C52	38.51'	270.00'	8°10'21"	N35°00'48"W	38.48'
C53	123.99'	330.00'	21°31'37"	N28°20'10"W	123.26'
C54	25.26'	20.00'	72°22'34"	N53°45'39"W	23.62'
C55	40.17'	20.00'	115°04'46"	N32°30'41"E	33.75'
C56	66.31'	270.00'	14°04'17"	N32°03'50"W	66.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CHORD
C57	50.26'	330.00'	8°43'33"	N34°44'12"W	50.21'
C58	75.03'	330.00'	13°01'40"	N23°51'35"W	74.87'
C59	74.84'	330.00'	12°59'38"	N10°50'56"W	74.68'
C60	25.36'	330.00'	4°24'12"	N2°09'02"W	25.35'
C61	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C62	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C63	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C64	37.25'	270.00'	7°54'14"	S3°54'03"E	37.22'
C65	35.51'	20.00'	101°43'33"	S58°42'57"E	31.03'
C66	65.43'	230.00'	16°17'59"	N78°34'16"E	65.21'
C67	13.37'	230.00'	3°19'49"	N88°23'10"E	13.37'
C68	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C69	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C70	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C71	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C72	31.42'	20.00'	90°00'00"	N45°03'04"E	28.28'
C73	31.42'	20.00'	90°00'00"	N44°56'56"W	28.28'
C74	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C75	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C76	14.90'	270.00'	3°09'42"	N88°28'13"E	14.90'
C77	47.52'	270.00'	10°05'04"	N81°50'50"E	47.46'
C78	62.83'	40.00'	90°00'00"	N31°48'18"E	56.57'
C79	26.79'	20.00'	76°45'14"	N51°34'19"W	24.83'
C80	31.42'	20.00'	90°00'00"	S45°03'04"W	28.28'
C81	36.04'	20.00'	103°14'46"	N38°25'41"E	31.36'
C82	26.79'	20.00'	76°45'14"	N51°34'19"W	24.83'
C83	63.64'	230.00'	15°51'14"	S82°01'19"E	63.44'
C84	32.61'	20.00'	93°25'29"	N59°11'34"E	29.12'
C85	80.27'	370.00'	12°25'46"	N6°15'57"E	80.11'
C86	31.42'	20.00'	90°00'00"	S44°56'56"E	28.28'
C87	41.76'	22.00'	108°45'54"	N25°12'59"W	35.77'
C88	30.71'	170.00'	10°21'00"	N84°46'26"W	30.67'
C89	36.04'	20.00'	103°14'46"	S38°25'41"W	31.36'
C90	26.79'	20.00'	76°45'14"	N51°34'19"W	24.83'
C91	60.33'	222.67'	15°31'25"	S81°55'47"E	60.14'
C92	29.34'	22.00'	76°24'31"	N67°22'14"E	27.21'
C93	124.52'	400.00'	17°50'11"	N81°07'58"E	124.02'
C94	97.32'	300.00'	18°35'10"	S9°20'39"W	96.89'
C95	97.32'	300.00'	18°35'10"	N9°20'39"E	96.89'
C96	69.36'	300.00'	13°14'46"	N83°25'41"E	69.20'
C97	109.96'	70.00'	90°00'00"	N31°48'18"E	98.99'
C98	40.07'	450.00'	5°06'06"	N15°44'45"W	40.06'
C99	11.92'	450.00'	1°31'04"	N19°03'21"W	11.92'
C100	51.99'	450.00'	6°37'11"	S16°30'18"E	51.96'
C101	66.98'	50.00'	76°45'14"	N51°34'19"W	62.08'
C102	97.41'	200.00'	27°54'23"	S75°59'45"E	96.45'
C103	91.91'	425.00'	12°23'29"	N22°58'14"E	91.74'
C104	60.10'	400.00'	8°36'31"	S24°51'43"W	60.04'
C105	143.16'	400.00'	20°30'23"	S10°18'15"W	142.40'
C106	71.58'	200.00'	20°30'23"	S79°41'45"E	71.20'
C107	70.69'	45.00'	90°00'00"	S44°56'56"E	63.64'
C108	56.30'	300.00'	10°45'08"	N5°19'30"W	56.22'
C109	148.69'	300.00'	28°23'55"	N24°54'01"W	147.18'
C110	103.20'	300.00'	19°42'36"	S29°14'40"E	102.69'
C111	101.79'	300.00'	19°26'26"	S9°40'09"E	101.30'
C112	67.86'	200.00'	19°26'26"	S80°19'51"W	67.54'

S3 T4N R2W SLM

SHEET DESCRIPTION:

SKETCH PLAN
TABLES & NOTES

MONTEREY ESTATES
1525 W 700 S
SYRACUSE, UT

Cache • Landmark
Engineers
Surveyors
Planners
1011 West 400 North
Suite 130
Logan, UT 84321
435.713.0099

DATE: 3 DECEMBER 2014
SCALE: 1" = 60'
CALCULATED BY: S. EARL
CHECKED BY: L. ANDERSON
APPROVED BY: S. EARL
PROJECT NUMBER: 13009SYR

Z:\2013 Projects\13009SYR Ivory Homes Syracuse\Acad\Sketch Plan\13009SYR_Sketch Plan Ph 1-7 (Current).dwg, 12/4/2014 2:18:10 PM, searl

SYRACUSE CITY EST. 1935

Subdivision Preliminary Plan Review Checklist

Subdivision: Monterey Estates **Date:** 2-9-14

Completed By: Jenny Schow **Updated:**

8-5-010: Preliminary Plat, General Information Required		Planning Staff Review:
a.	Proposed name of subdivision	Yes
b.	Location of subdivision, including the address of the section, township and range.	Yes
c.	Date of preparation.	Yes
d.	The location of the nearest bench mark and monument	Yes
e.	The boundary of the proposed subdivision.	Yes
f.	Legal description of the subdivision and acreage included.	Yes
g.	Location, width and name of existing streets and other public ways, railroad and utility right-of-ways, parks and other public open spaces, permanent building and structure, houses or permanent easement, and section and corporate lines within adjacent to the tract.	Yes
h.	Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.	See Engineer
i.	The layout, number, area and typical dimensions of lots, streets, and utilities.	See Engineer
j.	Parcels of land intended to be dedicated or temporarily reserved for public use of set aside for use of property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks, playgrounds, schools or other public uses.	Yes
k.	Current inset City map showing location of subdivision.	Yes
l.	Boundary lines of adjacent tracts of undivided land showing ownership.	Yes
m.	Location of wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
n.	Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.	See Engineer
o.	Existing ditches, canals, natural drainage channels, open waterways and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
p.	Contours at two-foot intervals for ground slopes within the subdivision between level and ten percent, and five-foot contours for slopes greater than 10 percent.	Yes

q.	The plat shall be drawn to a scale of not less than one 1”=100’ and indicate true north	Yes
r.	The subdivider’s detailed plan for protecting future residents of his development from such hazards as open ditches, canals or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of- way and other such features of a potentially hazardous nature located on, crossing, continuous or near to the property being subdivided, with the exception that the subdivider’s plan need not cover those features which the planning commission determines would not be a hazard to life and/or where the conforming structure designed to protect the foregoing does not relieve the subdivider of the duty to investigate all possible means of protecting future residents from a potential hazard before a determination is made that the only conceivable means of protection is potentially more hazardous than the hazard itself.	See Engineer
s.	Location of existing and proposed land drains	See Engineer

Other Conditional Items of Approval:	
1.	Street trees shall conform to ordinance 10-30-070.

Monterey Estates Subdivision Phase 6-7

1525 West & 700 South

Engineer Preliminary Plan Review

Completed by Brian Bloemen on February 13, 2015

Below are the engineering comments for the preliminary plan review of the Monterey Estates Subdivision Phases 6-7.

Plat:

1. Submit plats with final drawings.
2. Add a notice to purchasers on the plat for all phases stating: Secondary water pressure is low and it is recommended the owner install a secondary booster pump.

Plans:

1. Extend the storm drain main down 400 South Street and 450 South Street.
2. All ADA ramps must meet current ADA standards and must be drawn on the plans correctly.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Monterey Estates Phase 6 and 7

DATE: December 16, 2014

I have reviewed the Monterey Estates Amendment Phase 6 and 7 submitted on December 10, 2014. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. The Fire Department has no concerns regarding fire protection or access, as long as the developer complies with the requirements listed above. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

1869 South 3000 West, Syracuse, Utah 84075
801-614-9614 (Station) 801-776-1976 (Fax)

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

February 4, 2015

The City has received a Preliminary Plan Application from Ivory Development for Monterey Estates Phase 6-7, located approximately 1500 W 700 S, R-3 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **February 17, 2015.**

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm

Planning Commission Meeting

February 17, 2015

EXECUTIVE SUMMARY

Item 6: Preliminary Subdivision Plan, Steeds Lakeview Farm, Lakeview Farm I LLC, located at approximately 3000 W 700 S, R-2 & R-3 Zone.

Applicant:	Lakeview Farms LLC
Total acreage	47.2 acres
Proposed Lots	141

The Preliminary Plan for the Steed Lakeview Farm includes two zones, R-2 and R-3. The R-3 zone was approved by the Planning Commission and City Council as a buffer to the anticipated West Davis Corridor that may run adjacent to the westerly boundary. The subdivision proposes to develop in 5 phases. The developer has worked with the city engineer to coordinate the road improvements that will be made along both 3000 W and 700 S. Please see staff reviews for further information.

Public Meeting Outline:

General Plan Amendment Approval	
Planning Commission	May 6, 2014
City Council	May 13, 2014
Rezone Approval	
Planning Commission	June 3, 2014
City Council	June 10, 2014
Concept Plan Meeting	January 14, 2015

Attachments:

- Aerial
- Preliminary Plan
- Staff Reviews
- Public Notice Letter

Suggested Motions:

Grant

I move to recommend approval, to the City Council, of the Preliminary Plan for Steeds Lakeview Farm, Lakeview Farm I LLC, located at approximately 3000 W 700 S, R-2 & R-3 Zone, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that…)

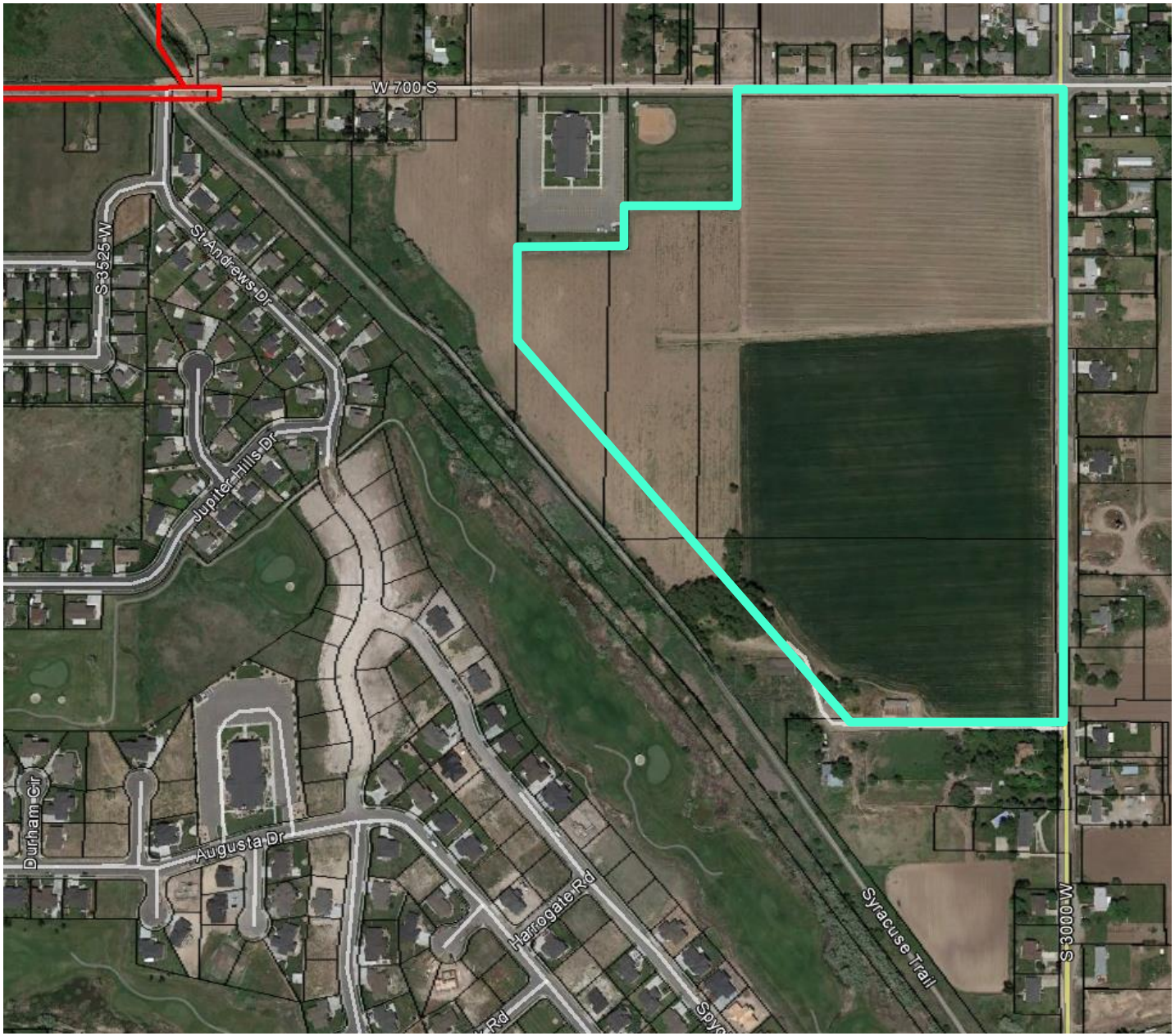
Deny

I move to recommend denial, to the City Council, of the Preliminary Plan for Steeds Lakeview Farm, Lakeview Farm I LLC, located at approximately 3000 W 700 S, R-2 & R-3 Zone, based on…

Table

I move to table discussions pertaining to the Preliminary Plan for Steeds Lakeview Farm, Lakeview Farm I LLC, located at approximately 3000 W 700 S, R-2 & R-3 Zone, until….

Steeds Lakeview Farm
3000 W 700 S



Reeve & Associates, Inc. - Solutions You Can Build On

Vicinity Map

Scale: None

Line Table

LINE	BEARING	DISTANCE
L1	S89°52'44"E	16.34'
L2	N74°50'55"E	9.04'
L3	S89°52'20"E	25.50'
L4	S38°06'52"E	21.35'
L5	S89°52'20"E	28.41'
L6	S61°31'43"W	17.93'
L7	S51°53'11"W	16.22'
L8	WEST	2.72'
L9	N38°06'52"W	5.56'
L10	WEST	48.19'
L11	S49°12'03"W	53.04'
L12	S80°32'52"E	102.15'
L13	N00°06'57"W	10.03'
L14	N21°27'29"W	25.00'
L15	EAST	31.27'
L16	N55°48'57"W	58.99'
L17	NORTH	7.23'
L18	N89°53'03"E	17.57'
L19	N40°47'57"W	10.57'
L20	S40°47'57"E	40.57'
L21	N40°47'57"W	10.57'
L22	N49°12'03"E	6.54'
L23	S46°36'01"E	7.69'
L24	S46°36'01"E	14.59'
L25	S08°57'18"E	30.26'

Legend

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = R-3/ R-2 ZONE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT

100 0 100 200 300

Scale: 1" = 100'

Curve Table

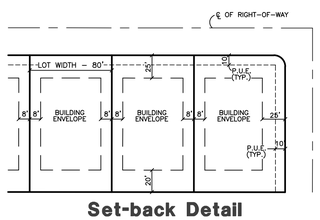
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	12550.00'	1301.80'	1301.22'	651.48'	N38°16'04"W	5°56'36"
C2	155.00'	11.47'	11.47'	5.74'	S87°45'05"E	4°14'30"
C3	155.00'	71.04'	70.42'	36.16'	S72°30'00"E	26°15'41"
C4	125.00'	112.92'	109.12'	60.64'	S63°59'36"E	51°45'28"
C5	95.00'	85.82'	82.93'	46.09'	S63°59'36"E	51°45'28"
C6	20.00'	25.23'	23.59'	14.61'	S36°00'46"E	72°16'52"
C7	60.50'	62.26'	59.55'	34.21'	S42°40'11"E	58°58'01"
C8	60.50'	84.52'	77.82'	50.81'	N26°50'16"E	80°02'54"
C9	60.50'	53.54'	51.81'	28.67'	N87°47'11"W	50°42'13"
C10	60.50'	56.61'	54.57'	30.57'	N35°37'47"W	53°36'36"
C11	60.50'	30.89'	30.55'	15.79'	N05°48'06"E	29°15'09"
C12	20.00'	7.09'	7.05'	3.58'	N10°16'40"E	20°18'00"
C13	12550.00'	21.52'	21.52'	10.76'	S35°20'43"E	0°05'54"
C14	12550.00'	124.09'	124.09'	62.05'	N35°40'40"W	0°34'00"
C15	12550.00'	80.05'	80.05'	40.02'	S36°08'37"E	0°21'56"
C16	12550.00'	80.03'	80.03'	40.02'	S36°30'33"E	0°21'55"
C17	12550.00'	80.02'	80.02'	40.01'	S36°52'28"E	0°21'55"
C18	12550.00'	80.01'	80.01'	40.00'	S37°14'23"E	0°21'55"
C19	12550.00'	80.00'	80.00'	40.00'	S37°36'18"E	0°21'55"
C20	12550.00'	80.00'	80.00'	40.00'	S37°58'13"E	0°21'55"
C21	12550.00'	80.00'	80.00'	40.00'	S38°20'08"E	0°21'55"
C22	12550.00'	80.00'	80.00'	40.00'	S38°42'03"E	0°21'55"
C23	12550.00'	81.01'	81.01'	40.51'	N39°04'06"W	0°22'11"
C24	12550.00'	80.02'	80.02'	40.01'	S39°26'09"E	0°21'55"
C25	12550.00'	80.03'	80.03'	40.02'	S39°48'04"E	0°21'55"
C26	12550.00'	80.05'	80.05'	40.03'	S40°10'00"E	0°21'56"
C27	12550.00'	71.55'	71.55'	35.77'	S40°30'46"E	0°19'36"
C28	12550.00'	79.72'	79.72'	39.86'	S40°51'29"E	0°21'50"
C29	12550.00'	43.68'	43.68'	21.84'	S41°08'23"E	0°11'58"
C30	155.00'	57.50'	57.17'	29.08'	S48°44'31"E	21°15'18"
C31	20.01'	25.49'	23.80'	14.80'	N89°45'13"E	72°59'00"
C32	60.50'	79.81'	74.14'	46.91'	S88°27'50"W	75°34'46"
C33	60.50'	60.15'	57.70'	32.82'	S22°11'38"W	56°57'39"
C34	60.50'	60.15'	57.70'	32.82'	S34°46'00"E	56°57'39"
C35	60.50'	60.15'	57.70'	32.82'	N88°16'21"E	56°57'39"
C36	60.50'	35.41'	34.90'	18.23'	S43°01'36"W	33°31'50"
C37	20.00'	14.08'	13.79'	7.35'	N46°26'08"E	40°20'53"
C38	155.00'	36.86'	36.77'	18.52'	N59°47'49"E	13°37'31"
C39	125.00'	80.76'	79.36'	41.84'	N71°29'31"E	37°00'57"
C40	155.00'	75.88'	75.13'	38.72'	S24°05'21"E	28°03'02"
C41	155.00'	27.23'	27.19'	13.65'	S05°01'55"E	10°03'50"
C42	125.00'	83.15'	81.63'	43.18'	N19°03'26"W	38°06'52"
C43	95.00'	4.60'	4.60'	2.30'	N36°43'37"W	2°46'30"
C44	95.00'	58.60'	57.67'	30.26'	S17°40'11"E	35°20'22"
C45	20.00'	21.02'	20.07'	11.60'	N59°46'15"E	60°13'35"
C46	60.50'	48.44'	47.15'	25.60'	N52°35'38"E	45°52'21"
C47	60.50'	56.61'	54.57'	30.57'	S77°39'53"E	53°36'36"
C48	60.50'	63.68'	60.78'	35.15'	S20°42'13"E	60°18'43"
C49	60.50'	62.39'	59.67'	34.29'	N38°59'50"E	59°05'24"
C50	60.50'	66.66'	63.34'	37.17'	N79°53'42"W	63°07'34"
C51	20.00'	9.78'	9.69'	4.99'	S62°20'46"E	28°01'43"
C52	20.00'	4.80'	4.79'	2.41'	S83°14'17"E	13°45'20"
C53	20.00'	23.12'	21.86'	13.05'	S33°14'18"E	66°14'42"
C54	60.50'	55.43'	53.51'	29.83'	S40°06'50"E	52°29'38"
C55	60.50'	107.23'	93.73'	74.11'	S36°54'24"W	101°32'50"
C56	60.50'	112.13'	96.75'	80.56'	N39°13'35"W	106°11'12"
C57	60.50'	20.00'	19.91'	10.09'	N23°20'12"E	18°56'22"
C58	20.00'	11.49'	11.33'	5.91'	S16°20'43"W	32°55'20"
C59	155.00'	42.08'	41.95'	21.17'	S07°39'44"E	15°33'21"
C60	155.00'	68.60'	68.04'	34.87'	N28°07'11"W	25°21'33"
C61	125.00'	89.26'	87.38'	46.63'	N20°20'30"W	40°54'54"
C62	95.00'	67.84'	66.41'	35.44'	N20°20'30"W	40°54'54"
C63	155.00'	97.66'	96.06'	50.51'	S67°15'05"W	36°06'04"
C64	155.00'	13.02'	13.02'	6.52'	N87°42'32"E	4°48'50"
C65	125.00'	89.26'	87.38'	46.63'	N69°39'30"E	40°54'54"
C66	95.00'	18.62'	18.59'	9.34'	N54°48'56"E	11°13'45"
C67	95.00'	49.22'	48.67'	25.18'	S75°16'23"W	29°41'09"
C68	20.00'	31.46'	28.32'	20.04'	N44°49'13"W	90°07'40"
C69	60.00'	12.25'	12.13'	6.25'	N76°04'47"E	28°04'21"
C70	60.00'	69.72'	65.86'	39.40'	N84°40'02"W	66°34'44"
C71	60.00'	69.11'	65.35'	38.96'	N18°22'57"W	65°59'26"
C72	60.00'	14.35'	14.32'	7.21'	N21°27'52"E	13°42'12"
C73	25.00'	12.25'	12.13'	6.25'	N14°16'47"E	28°04'21"
C74	61.00'	16.31'	16.26'	8.21'	S54°19'30"E	15°19'22"
C75	76.00'	49.97'	49.08'	25.93'	N27°45'23"W	37°40'22"
C76	566.49'	85.59'	85.51'	42.88'	N04°37'56"W	8°39'25"

Boundary Description

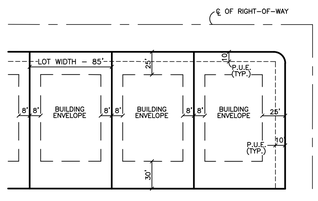
A PART OF THE NE QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET, SAID POINT BEING S89°53'03"E ALONG THE NORTH LINE SECTION LINE 1710.18 FEET AND SOUTH 33.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 8, THENCE S89°53'03"E ALONG SAID SOUTHERLY RIGHT-OF-WAY 915.59 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 3000 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°14'37"W 1825.29 FEET; THENCE N88°57'23"W 245.00 FEET; N89°52'20"W 405.98 FEET ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1301.80 FEET, A RADIUS OF 12550.00 FEET, A CHORD BEARING OF N38°16'04"W, AND A CHORD LENGTH OF 1301.22 FEET; THENCE N41°14'22"W 140.17 FEET; THENCE N00°06'57"E 246.04 FEET; THENCE EAST 320.00 FEET; THENCE N00°06'57"E 129.35 FEET; THENCE S89°53'03"E 320.00 FEET; THENCE N00°06'57"E 320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2057590 SQUARE FEET OR 47.236 ACRES



Set-back Detail (Zone R-3)

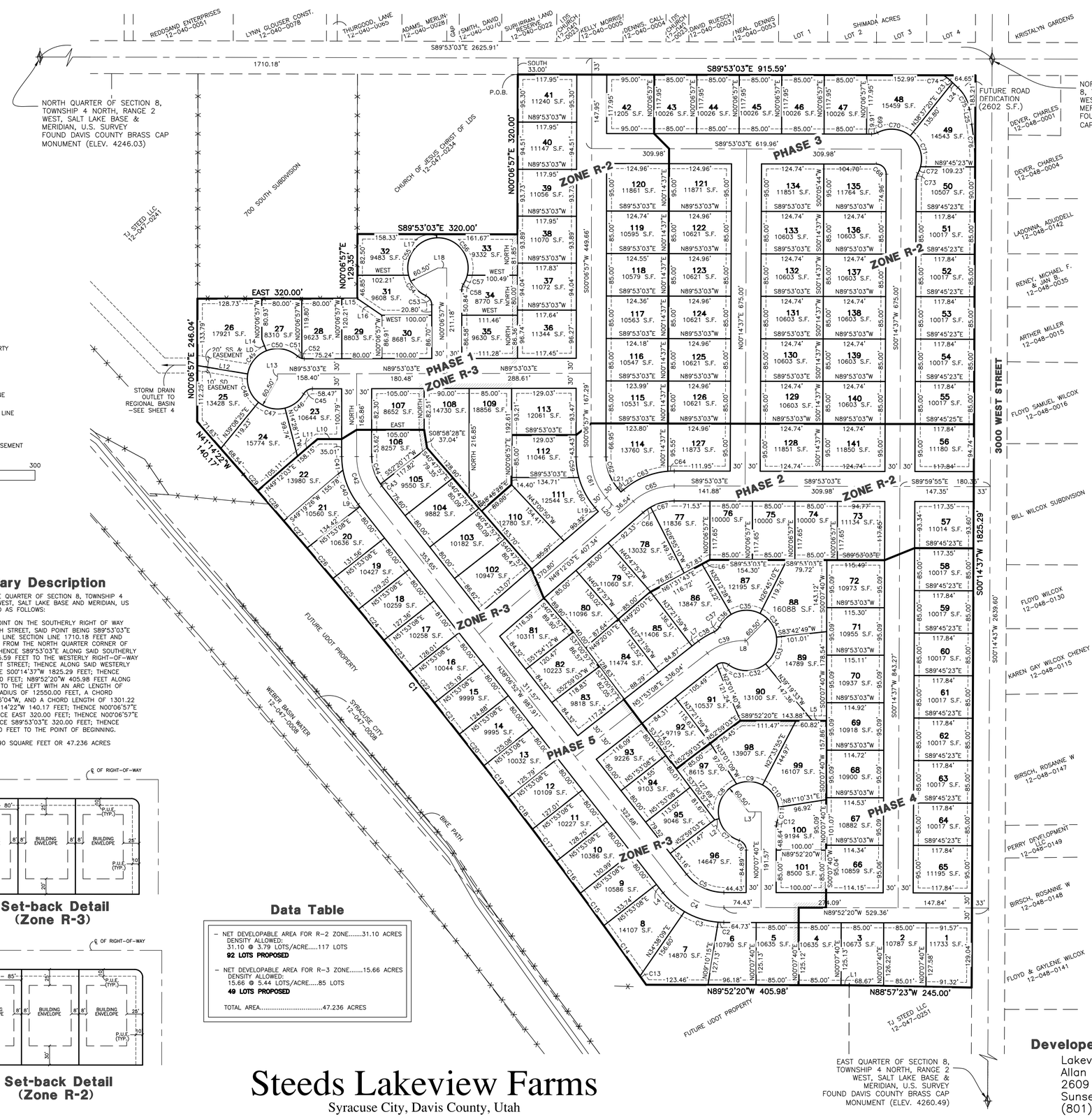


Set-back Detail (Zone R-2)

Data Table

- NET DEVELOPABLE AREA FOR R-2 ZONE.....31.10 ACRES
  DENSITY ALLOWED:
  31.10 @ 3.79 LOTS/ACRE.....117 LOTS
  92 LOTS PROPOSED
- NET DEVELOPABLE AREA FOR R-3 ZONE.....15.66 ACRES
  DENSITY ALLOWED:
  15.66 @ 5.44 LOTS/ACRE.....85 LOTS
  49 LOTS PROPOSED

TOTAL AREA.....47.236 ACRES



Steeds Lakeview Farms

Syracuse City, Davis County, Utah

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeveassoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Steeds Lakeview Farms

SYRACUSE CITY, DAVIS COUNTY, UTAH

Preliminary Plan "Not to be Recorded"

Developer:

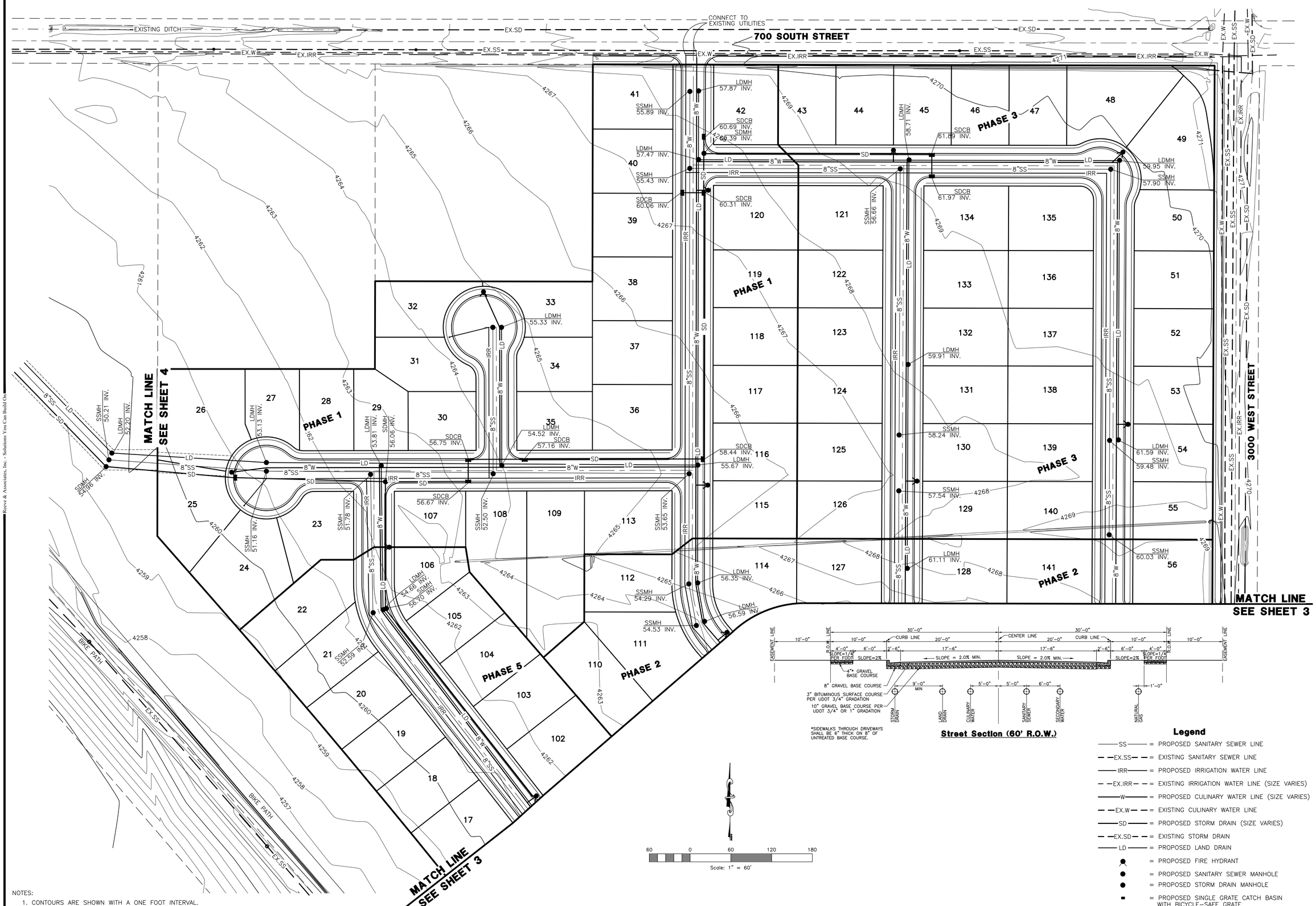
Lakeview Farms 1 LLC.
Allan Karras
2609 North Main
Sunset, Ut. 84015
(801) 564-0909

Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: Jan. 2, 2015
Name: STEEDS LAKEVIEW FARMS
Number: 1714-34

Sheet 1 of 4 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On



*SIDEWALKS THROUGH DRIVEWAYS SHALL BE 6" THICK ON 8" OF UNTREATED BASE COURSE.

Street Section (60' R.O.W.)

Legend

- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- IRR = PROPOSED IRRIGATION WATER LINE
- EX.IRR = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD = EXISTING STORM DRAIN
- LD = PROPOSED LAND DRAIN
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE

60 0 60 120 180

Scale: 1" = 60'

NOTES:

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666
http://www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	
DATE	DESCRIPTION

Steeds Lakeview Farms

PART OF THE NE 1/4 OF SECTION 8, T.4N., R. 2W., SLB & M., U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH

Preliminary Utilities Plan

Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: Jan. 2, 2015
Name: STEEDS LAKEVIEW FARMS
Number: 1714-34

Sheet	4
2	Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

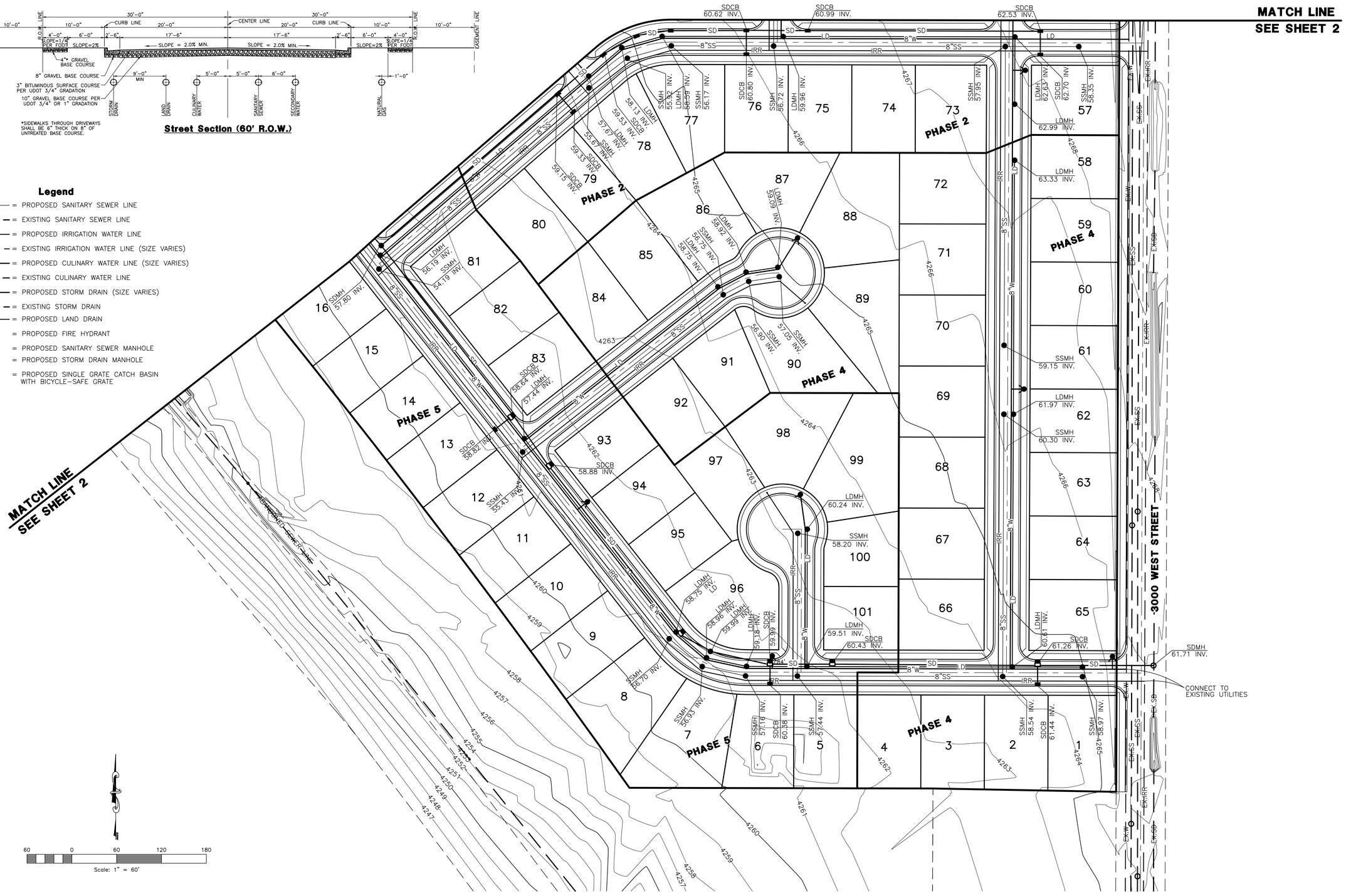
Reeve & Associates, Inc. - Solutions You Can Build On

*SIDEWALKS THROUGH DRIVEWAYS SHALL BE 6" THICK ON 8" OF UNTREATED BASE COURSE.

Street Section (60' R.O.W.)

Legend

- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- IRR = PROPOSED IRRIGATION WATER LINE
- EX.IRR = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD = EXISTING STORM DRAIN
- LD = PROPOSED LAND DRAIN
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE



NOTES:

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 E-MAIL: mail@reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Steeds Lakeview Farms

PART OF THE NE 1/4 OF SECTION 8, T.4N., R. 2W., S.L.B & M., U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH

Preliminary Utilities Plan

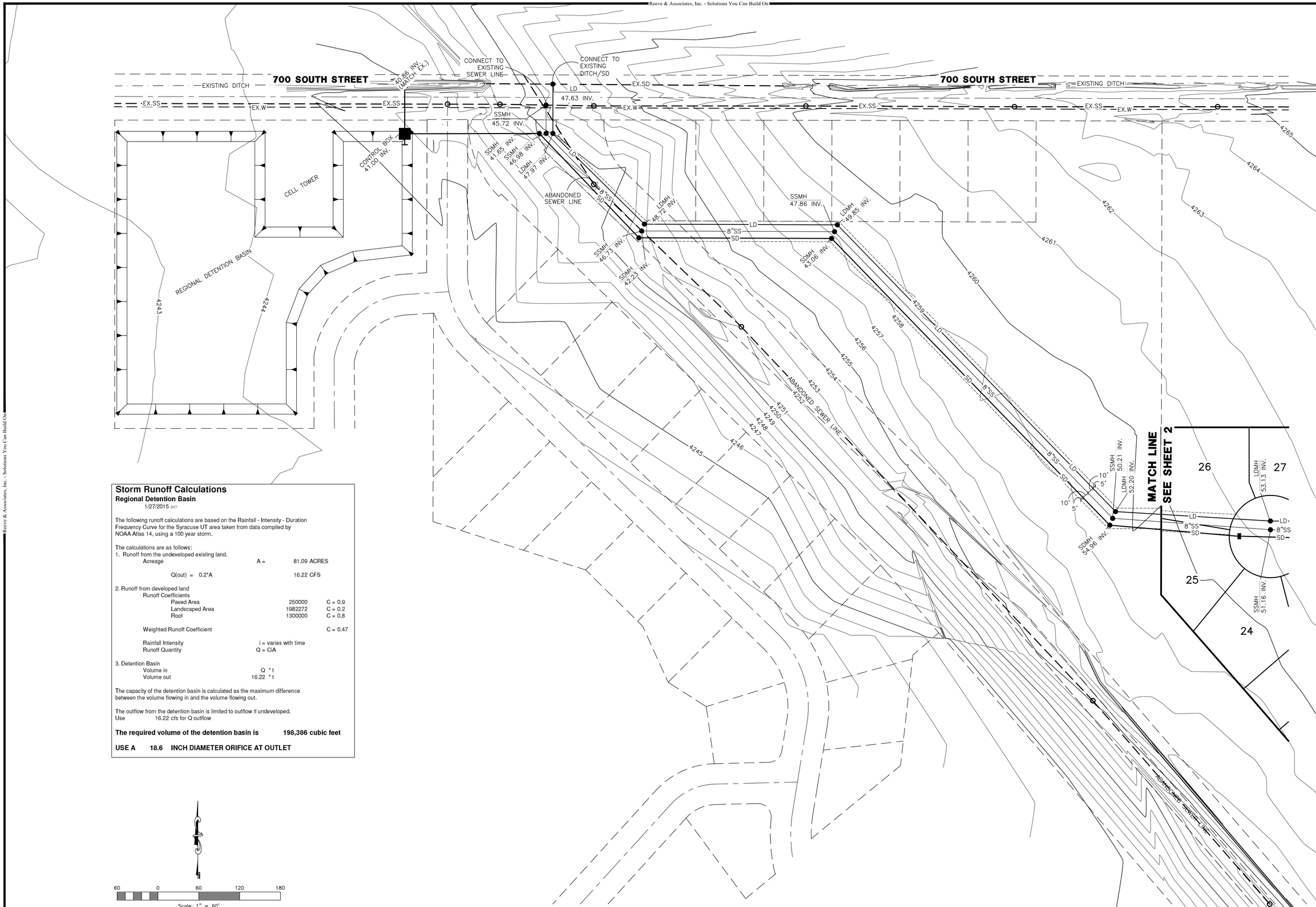
Project Info.

Engineer: N. Reeve
Designer: C. Cave
Begin Date: Jan. 2, 2015
Name: STEEDS LAKEVIEW FARMS
Number: 1714-34

Sheet 3 of 4 Sheets

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



Storm Runoff Calculations

Regional Detention Basin

1/27/2015 SKT

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Syracuse UT area taken from data compiled by NOAA Atlas 14, using a 100 year storm.

The calculations are as follows:

1. Runoff from the undeveloped existing land.

Acreage	A =	81.09 ACRES	
Q(out) = 0.2*A		16.22 CFS	

2. Runoff from developed land

Runoff Coefficients

Paved Area	250000	C = 0.9
Landscaped Area	1982272	C = 0.2
Roof	1300000	C = 0.8
Weighted Runoff Coefficient		C = 0.47

Rainfall Intensity — i = varies with time

Runoff Quantity — Q = CiA

3. Detention Basin

Volume in — Q *t

Volume out — 16.22 *t

The capacity of the detention basin is calculated as the maximum difference between the volume flowing in and the volume flowing out.

The outflow from the detention basin is limited to outflow if undeveloped.

Use 16.22 cfs for Q outflow

The required volume of the detention basin is 198,386 cubic feet

USE A 18.6 INCH DIAMETER ORIFICE AT OUTLET

60 0 60 120 180

Scale: 1" = 60'

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 http://www.reeveassociates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION

Steeds Lakeview Farms

PART OF THE NE 1/4 OF SECTION 8, T.4N., R. 2W., S.L.B & M., U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH

Preliminary Drainage Plan

Project Info.

Engineer: N. Reeve

Designer: C. Cave

Begin Date: Jan. 2, 2015

Name: STEEDS LAKEVIEW FARMS

Number: 1714-34

Sheet 4 of 4 Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

SYRACUSE CITY EST. 1935

Subdivision Preliminary Plan Review Checklist

Subdivision: Steeds Lakeview Farm **Date:** 2-10-15

Completed By: Jenny Schow **Updated:**

8-25-010: Preliminary Plat, General Information Required		Planning Staff Review:
1.	Proposed name of subdivision	Yes
2.	Location of subdivision, including the address of the section, township and range.	Yes
3.	Date of preparation.	Yes
4..	The location of the nearest bench mark and monument	Yes
5.	The boundary of the proposed subdivision.	Yes
6.	Legal description of the subdivision and acreage included.	Yes
7.	Location, width and name of existing streets and other public ways, railroad and utility right-of-ways, parks and other public open spaces, permanent building and structure, houses or permanent easement, and section and corporate lines within adjacent to the tract.	Yes
8.	Easements for water, sewer, drainage, utility lines, fencing, and other appropriate purposes.	See Engineer
9.	The layout, number, area and typical dimensions of lots, streets, and utilities.	See Engineer
10.	Parcels of land intended to be dedicated or temporarily reserved for public use of set aside for use of property owners in a subdivision including, but not limited to, sites to be reserved or dedicated for parks, playgrounds, schools or other public uses.	NA
11.	Current inset City map showing location of subdivision.	Yes
12.	Boundary lines of adjacent tracts of undivided land showing ownership.	Yes
13.	Location of wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
14.	Existing sewers, field drains, water mains, culverts or other underground facilities within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries, indicating pipe size, grades, manholes and exact location.	See Engineer
15.	Existing ditches, canals, natural drainage channels, open waterways and proposed alignments within the tract and to a distance of at least one hundred (100) feet beyond the tract boundaries.	See Engineer
16.	Contours at two-foot intervals for ground slopes within the subdivision between level and ten percent, and five-foot contours for slopes greater than 10 percent.	Yes

17.	The plat shall be drawn to a scale of not less than one 1”=100’ and indicate true north	Yes
18.	The subdivider’s detailed plan for protecting future residents of his development from such hazards as open ditches, canals or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of- way and other such features of a potentially hazardous nature located on, crossing, continuous or near to the property being subdivided, with the exception that the subdivider’s plan need not cover those features which the planning commission determines would not be a hazard to life and/or where the conforming structure designed to protect the foregoing does not relieve the subdivider of the duty to investigate all possible means of protecting future residents from a potential hazard before a determination is made that the only conceivable means of protection is potentially more hazardous than the hazard itself.	See Engineer
19.	Location of existing and proposed land drains	See Engineer

Other Conditional Items of Approval:	
1.	Street trees shall conform to ordinance 10-30-070.
2.	Addressing to be completed by the City and submitted to the developer prior to final submittal.

Steeds Lakeview Farms Subdivision

3000 West & 700 South

Engineer Preliminary Plan Review

Completed by Brian Bloemen on February 11, 2015

Below are the engineering comments for the preliminary plan review of the Steeds Lakeview Farms Subdivision.

Plat:

1. Submit a plat with final drawings.

Plans:

1. St Andrews drive is currently under moratorium and the High Density Mineral Bond Seal will need to be replaced.
2. Tie the sewer outfall into the sewer in St Andrews Drive.
3. Tie the land drain outfall into the downstream side of the control box.
4. The existing irrigation ditch on the west side of 3000 West will need to be piped as each phase develops.
5. Update the utility locations per current city standards.
6. Add a 6" secondary drain into the catch basin between Lots 25 and 26.
7. Add an eclipse 88 sampling station between Lots 116 & 117.
8. All ADA ramps must meet current ADA standards and must be depicted on the drawings correctly.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen
City Engineer

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Steeds Lakeview Farms preliminary

DATE: February 5, 2015

I have reviewed the Steeds Lakeview Farms preliminary plans. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

These plans have been reviewed for Fire Department requirements only. The Fire Department has no concerns regarding fire protection or access, as long as the developer complies with the requirements listed above. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

Mayor
Terry Palmer

City Council
Brian Duncan
Mike Gailey
Craig Johnson
Karianne Lisonbee
Douglas Peterson

City Manager
Brody Bovero

February 4, 2015

The City has received a Preliminary Plan Application from Lakeview Farm Estates for Steeds Lakeview Farm Estates, located approximately 700 S 3000 W, R-2/R-3 Zone. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **February 17, 2015.**

In accordance with Syracuse City Land Use Ordinance 10-4-050(C), we are providing you notice of this request as a land owner within a 300-foot radius of the subject property. This is a Public Hearing, and you are welcome to attend and provide comments regarding this request, if you so desire, or submit them in writing to the email or mailing address below.

If you are uncertain as to the impact or ramifications of this proposal and would like more information; please feel free to call or stop in during regular business hours, between 8 a.m. and 5 p.m., Monday through Friday.

Respectfully,

Syracuse City

Community Development Department
Phone and/or Fax: 801-614-9632
Email: jschow@syracuseut.com

jm

Planning Commission Meeting

February 13, 2015

EXECUTIVE SUMMARY

Item 7: Final Plan Approval, Still Water Lakes Estates Phase 1-3, Irben Development, located at approximately 1500 W Gentile, R-1 Cluster Residential Zone.

Please refer to the following documents:

- Final Plans
- Executed and Recorded Development Agreement
- Staff Reviews

Summary:

This application is for final plan approval of the Still Water Lake Estates subdivision phase 1-3 located on 1500 W and Gentile. The proposal consists of 2 ski lakes, 30 homes for the overall development, a walking trail and two private parks. The development is 86.55 with a net density of 2.78 DU/AC. Please see staff reports for outstanding items.

SUGGESTED MOTIONS:

Grant

I move to recommend approval, to the City Council, of the Final Subdivision for Still Water Lake Estates Phase 1-3, for Irben Development, located at approximately 1500 W Gentile, R-1 Cluster Residential Zone, subject to all requirements of the Syracuse City Ordinances and staff reports.

Deny

I move to recommend denial, to the City Council, of the Final Subdivision for Still Water Lake Estates Phase 1-3, for Irben Development, located at approximately 1500 W Gentile, R-1 Cluster Residential Zone, based on…

Table

I move to table discussions pertaining to the Final Subdivision for Still Water Lake Estates Phase 1-3, for Irben Development, located at approximately 1500 W Gentile, R-1 Cluster Residential Zone, located at approximately 1500 W Gentile, R-1 Cluster Residential Zone., (until/in order to…).

STILL WATER LAKE ESTATES PHASES 1-3

A CLUSTER SUBDIVISON
APPROX. 1500 WEST GENTILE STREET
SYRACUSE, UTAH
ZONE: R-1

VICINITY MAP
NTS
NORTH

GENERAL NOTES

1) ALL WORK SHALL CONFORM WITH SYRACUSE CITY & DAVIS COUNTY STANDARDS & SPECIFICATIONS.

2) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

3) BENCHMARK IS: SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. ELEVATION = 4229.89

4) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

5) CALL BLUESTAKES 24 HOURS PRIOR TO ANY EXCAVATION.

5) ALL IMPROVEMENTS ARE TO MEET THE STANDARDS & SPECIFICATIONS OUTLINED BY EACH ENTITY THAT GOVERNS THE SPECIFIC IMPROVEMENT. THE CONTRACTOR IS TO OBTAIN AND FOLLOW ALL REGULATIONS OUTLINED WITHIN THESE PLANS & EACH ENTITIES STANDARD PLANS. ALL PRIVATE IMPROVEMENTS TO BE CONSTRUCTED TO THE STANDARDS & SPECIFICATIONS AS OUTLINE WITH THESE PLANS.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS 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 ON 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 UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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 THE 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.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN UDOT RIGHT OF WAY MUST MEET UDOT STANDARDS & SPECIFICATIONS

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 SYRACUSE CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE 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.

GOVERNING AGENCIES

CITY ENGINEER
SYRACUSE CITY
1979 WEST 1900 SOUTH
SYRACUSE UTAH 84075
PH: 801-825-1477
FAX: 801-614-9626

TRANSPORTATION
SYRACUSE CITY
1979 WEST 1900 SOUTH
SYRACUSE UTAH 84075
PH: 801-825-1477
FAX: 801-614-9626

FIRE DEPARTMENT
SYRACUSE CITY
1900 SOUTH 3000 WEST
SYRACUSE UTAH 84075
PH: 801-614-9614

SEWER
NORTH DAVIS SANITARY
SEWER DISTRICT
4252 WEST 2200 SOUTH
SYRACUSE, UT 84075
PH: 801-825-0715
FAX: 801-773-6320

STORM DRAIN
SYRACUSE CITY
1979 WEST 1900 SOUTH
SYRACUSE UTAH 84075
PH: 801-825-1477
FAX: 801-614-9626

CULINARY WATER
SYRACUSE CITY
1979 WEST 1900 SOUTH
SYRACUSE UTAH 84075
PH: 801-825-1477
FAX: 801-614-9626

NATURAL GAS
QUESTAR CORPORATION
180 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-395-6806

TELEPHONE
QWEST CORPORATION
1425 WEST 3100 SOUTH
SALT LAKE CITY, UT 84119
ARLENE COMSTOCK: 801-974-8130
FAX: 801-974-8160

POWER
ROCKY MOUNTAIN POWER
201 SOUTH MAIN ST., SUITE 2300
SALT LAKE CITY, UT 84111
PH: 888-221-7070

STORM DRAIN
DAVIS COUNTY PUBLIC WORKS
650 NORTH 1500 EAST
FRUIT HEIGHTS, UT 84037
PH: 801-444-2230

DEVELOPER

IRBEN DEVELOPMENT
MICHAEL THAYNE
801-317-6729

BRIGHTON HOMES
320 WEST 500 SOUTH, SUITE 210
BOUNTIFUL, UT 84010
OFFICE: 801-397-9755

ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.

2720 North 350 West, Suite #108
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

DRAWING INDEX

1 COVER
2 PHASE 1 PLAT
3 PHASE 2 PLAT
4 PHASE 3 PLAT
5 SITE PLAN 1
6 SITE PLAN 2
7 STILL WATER DRIVE PLAN & PROFILE SHEET 1
8 STILL WATER DRIVE PLAN & PROFILE SHEET 2
9 STILL WATER DRIVE PLAN & PROFILE SHEET 3
10 STILL WATER DRIVE PLAN & PROFILE SHEET 4
11 2000 WEST PLAN & PROFILE SHEET 1
12 2000 WEST PLAN & PROFILE SHEET 2
13 2000 WEST PLAN & PROFILE SHEET 3
14 2000 WEST PLAN & PROFILE SHEET 4
15 DETAIL SHEET 1
16 DETAIL SHEET 2
17 STORM WATER POLLUTION PREVENTION PLAN A
18 STORM WATER POLLUTION PREVENTION PLAN B
19 STORM WATER POLLUTION PREVENTION NOTES
20 GENERAL NOTES

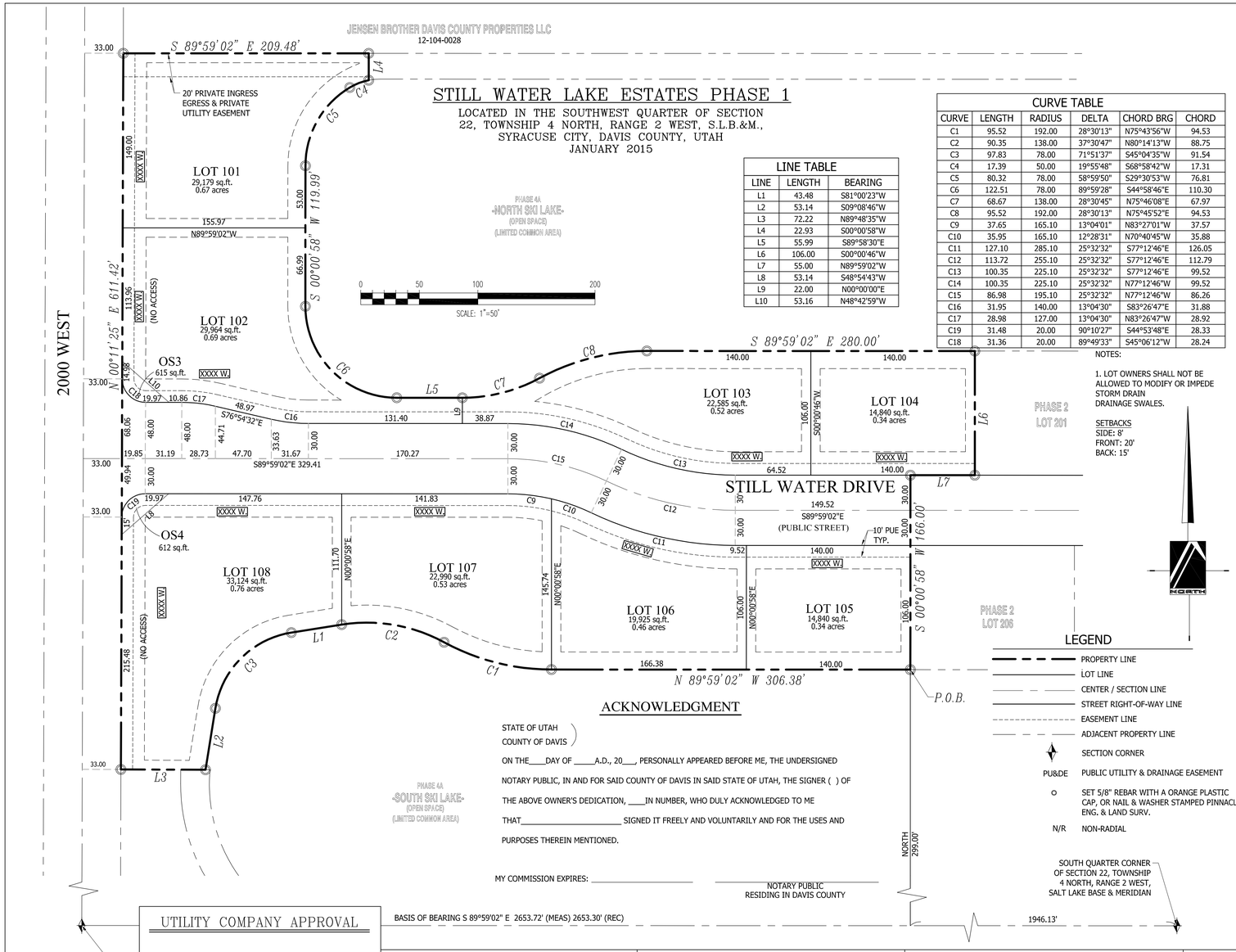
PINNACLE Engineering & Land Surveying, Inc.

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

P:\2012 PROJECTS\12-003\DWG\12-003 PH1-3 IMP.DWG 1/28/2015 4:13 PM

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
01/28/15
UTAH



LINE TABLE		
LINE	LENGTH	BEARING
L1	43.48	S81°00'23"W
L2	53.14	S09°08'46"W
L3	72.22	N89°48'35"W
L4	22.93	S00°00'58"W
L5	55.99	S89°58'30"E
L6	106.00	S00°00'46"W
L7	55.00	N89°59'02"W
L8	53.14	S48°54'43"W
L9	22.00	N00°00'00"E
L10	53.16	N48°42'59"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	95.52	192.00	28°30'13"	N75°43'56"W	94.53
C2	90.35	138.00	37°30'47"	N80°14'13"W	88.75
C3	97.83	78.00	71°51'37"	S45°04'35"W	91.54
C4	17.39	50.00	19°55'48"	S68°58'42"W	17.31
C5	80.32	78.00	58°59'50"	S29°30'53"W	76.81
C6	122.51	78.00	89°59'28"	S44°58'46"E	110.30
C7	68.67	138.00	28°30'45"	N75°46'08"E	67.97
C8	95.52	192.00	28°30'13"	N75°45'52"E	94.53
C9	37.65	165.10	13°04'01"	N83°27'01"W	37.57
C10	35.95	165.10	12°28'31"	N70°40'45"W	35.88
C11	127.10	285.10	25°32'32"	S77°12'46"E	126.05
C12	113.72	255.10	25°32'32"	S77°12'46"E	112.79
C13	100.35	225.10	25°32'32"	S77°12'46"E	99.52
C14	100.35	225.10	25°32'32"	N77°12'46"W	99.52
C15	86.98	195.10	25°32'32"	N77°12'46"W	86.26
C16	31.95	140.00	13°04'30"	S83°26'47"E	31.88
C17	28.98	127.00	13°04'30"	N83°26'47"W	28.92
C19	31.48	20.00	90°10'27"	S44°53'48"E	28.33
C18	31.36	20.00	89°49'33"	S45°06'12"W	28.24

NOTES:

1. LOT OWNERS SHALL NOT BE ALLOWED TO MODIFY OR IMPEDE STORM DRAIN DRAINAGE SWALES.

SETBACKS
SIDE: 8'
FRONT: 20'
BACK: 15'

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- SECTION CORNER
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- o — SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- N/R — NON-RADIAL

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE____DAY OF _____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT_____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

BASIS OF BEARING S 89°59'02" E 2653.72' (MEAS) 2653.30' (REC)

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: STILL WATER LAKE ESTATES PHASE 1 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE BOUNDARY OF STILL WATER LAKE ESTATES PHASE 4A (NOT YET RECORDED), SAID POINT BEING LOCATED NORTH 89°59'02" WEST ALONG SECTION LINE AND THE CENTERLINE OF GENTILE ROAD 1946.13 FEET AND NORTH 299.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE ALONG SAID PHASE 4A THE FOLLOWING SEVEN (7) CALLS: 1) NORTH 89°59'02" WEST 306.38 FEET TO A POINT OF CURVATURE, 2) NORTHWESTERLY 95.52 FEET ALONG THE ARC OF A 192.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°30'13" (CHORD BEARS N 75°43'56" W 94.53') TO A POINT OF REVERSE CURVATURE, 3) NORTHWESTERLY 90.35 FEET ALONG THE ARC OF A 138.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°30'47" (CHORD BEARS N 80°14'13" W 88.75'), 4) SOUTH 81°00'23" WEST 43.48 FEET TO A POINT OF CURVATURE, 5) SOUTHWESTERLY 97.83 FEET ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 71°51'37" (CHORD BEARS S 45°04'35" W 91.54'), 6) SOUTH 09°08'46" WEST 53.14 FEET, 7) NORTH 89°48'35" WEST 72.22 FEET; THENCE NORTH 00°11'25" EAST 611.42 FEET; THENCE SOUTH 89°59'02" EAST 209.48 FEET TO A WESTERLY POINT ON SAID PHASE 4A; THENCE ALONG SAID PHASE 4A THE FOLLOWING NINE (9) CALLS: 1) SOUTH 00°00'58" WEST 22.93 FEET TO A POINT ON A NON-TANGENT CURVE, 2) SOUTHWESTERLY 17.39 FEET ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°55'58" (CHORD BEARS S 68°58'42" W 7.31') TO A POINT ON A NON-TANGENT CURVE, 3) SOUTHWESTERLY 80.32 FEET ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 58°59'50" (CHORD BEARS S 29°30'53" W 76.81'), 4) SOUTH 00°00'58" WEST 119.99 FEET TO A POINT OF CURVATURE, 5) SOUTHEASTERLY 122.51 FEET ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'28" (CHORD BEARS S 44°58'46" E 110.30'), 6) SOUTH 89°58'30" EAST 55.99 FEET TO A POINT OF CURVATURE, 7) NORTHEASTERLY 68.67 FEET ALONG THE ARC OF A 138.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 28°30'45" (CHORD BEARS N 75°46'08" E 67.97') TO A POINT OF REVERSE CURVATURE, 8) NORTHEASTERLY 95.52 FEET ALONG THE ARC OF A 192.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 28°30'13" (CHORD BEARS N 75°45'52" E 94.53'), 9) SOUTH 89°59'02" EAST 280.00 FEET TO THE NORTHWEST CORNER OF LOT 201 OF STILL WATER LAKE ESTATES PHASE 2; THENCE ALONG SAID PHASE 2 THE FOLLOWING THREE (3) CALLS: 1) SOUTH 00°00'46" WEST 106.00 FEET, 2) NORTH 89°59'02" WEST 55.00 FEET, 3) SOUTH 00°00'58" WEST 166.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 224,241 SQ.FT. (5.15 ACRES) 8 LOTS

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots, parcels and public streets as shown hereon and name said tract,

STILL WATER LAKE ESTATES PHASE 1

and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, drainage, or park easements, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. And also grant and dedicate private utility easements as shown hereon, parcels of open space, common and limited common areas, and private parks for the purpose of perpetual use, maintenance, and operation to The Still Water Lakes Homeowner's Association.

In witness whereof _____ have hereunto set _____ this day of _____ A.D., 20____.

IRBEN DEVELOPMENT LLC
MIKE THAYNE, MEMBER

SWLW LLC
MIKE THAYNE, MANAGER

STILL WATER LAKE ESTATES PHASE 1
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., SYRACUSE CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20___AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER — DATE

QUESTAR GAS — DATE

CENTURYLINK — DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY COUNCIL.

ATTEST:

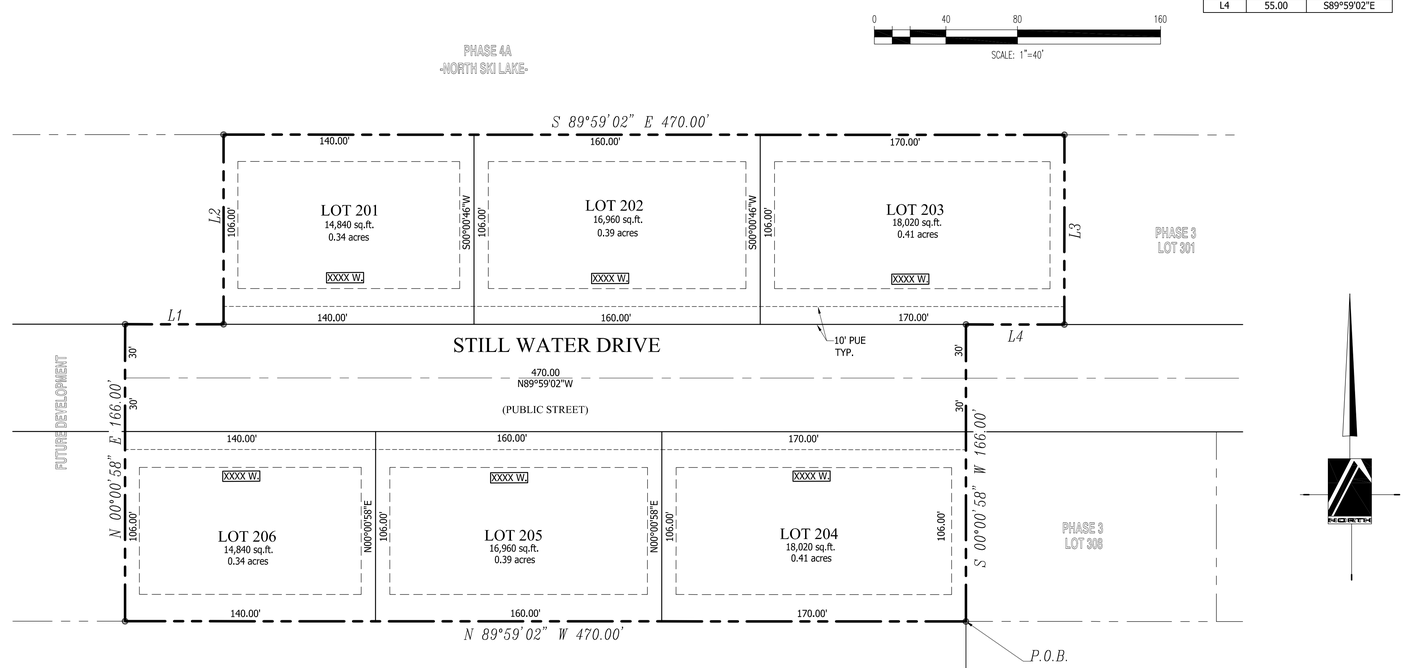
SYRACUSE CITY RECORDER — SYRACUSE CITY MAYOR

12-003

STILL WATER LAKE ESTATES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M.,
SYRACUSE CITY, DAVIS COUNTY, UTAH
JANUARY 2015

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00	S89°59'02"E
L2	106.00	S00°00'46"W
L3	106.00	S00°00'46"W
L4	55.00	S89°59'02"E



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- SECTION CORNER
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- o — SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- N/R — NON-RADIAL

NOTES:

1. LOT OWNERS SHALL NOT BE ALLOWED TO MODIFY OR IMPEDE STORM DRAIN DRAINAGE SWALES.

SETBACKS
SIDE: 8'
FRONT: 20'
BACK: 15'

UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER — DATE

QUESTAR GAS — DATE

CENTURYLINK — DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY COUNCIL.

ATTEST:

SYRACUSE CITY RECORDER — SYRACUSE CITY MAYOR

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: STILL WATER LAKE ESTATES PHASE 2 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF STILL WATER LAKE ESTATES PHASE 3 (NOT YET RECORDED), SAID POINT BEING LOCATED NORTH 89°59'02" WEST ALONG SECTION LINE AND THE CENTERLINE OF GENTILE ROAD 1476.13 FEET AND NORTH 299.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 89°59'02" WEST 470.00 FEET ALONG THE BOUNDARY OF STILL WATER LAKE ESTATES PHASE 4A; THENCE NORTH 00°00'58" EAST 166.00 FEET TO THE NORTH LINE OF A 60 FOOT WIDE STREET; THENCE SOUTH 89°59'02" EAST ALONG SAID STREET 55.00 FEET; THENCE NORTH 00°00'46" EAST 106.00 FEET TO THE BOUNDARY OF SAID STILL WATER LAKE ESTATES PHASE 4A; THENCE SOUTH 89°59'02" EAST ALONG SAID PHASE 4A 470.00 FEET TO THE NORTH WEST CORNER OF LOT 301 STILL WATER LAKE ESTATES PHASE 3; THENCE SOUTHERLY AND WESTERLY ALONG THE BOUNDARY OF SAID PHASE 3 THE FOLLOWING (3) COURSES: (1) SOUTH 00°00'46" EAST 106.00 FEET TO THE NORTH LINE OF SAID STREET, (2) NORTH 89°59'02" WEST 55.00 FEET, (3) SOUTH 00°00'58" WEST 166.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 127,840 SQ.FT. (2.94 ACRES) 6 LOTS

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots, parcels and public streets as shown hereon and name said tract,

STILL WATER LAKE ESTATES PHASE 2

and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, drainage, or park easements, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. And also grant and dedicate private utility easements as shown hereon, parcels of open space, common and limited common areas, and private parks for the purpose of perpetual use, maintenance, and operation to The Still Water Lakes Homeowner's Association.

In witness whereof _____ have hereunto set _____ this day of _____ A.D., 20____.

IRBEN DEVELOPMENT LLC
MIKE THAYNE, MEMBER

SWLW LLC
MIKE THAYNE, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE____DAY OF _____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT_____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

STILL WATER LAKE ESTATES PHASE 2
LOCATED IN THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M.,
SYRACUSE CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20___AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

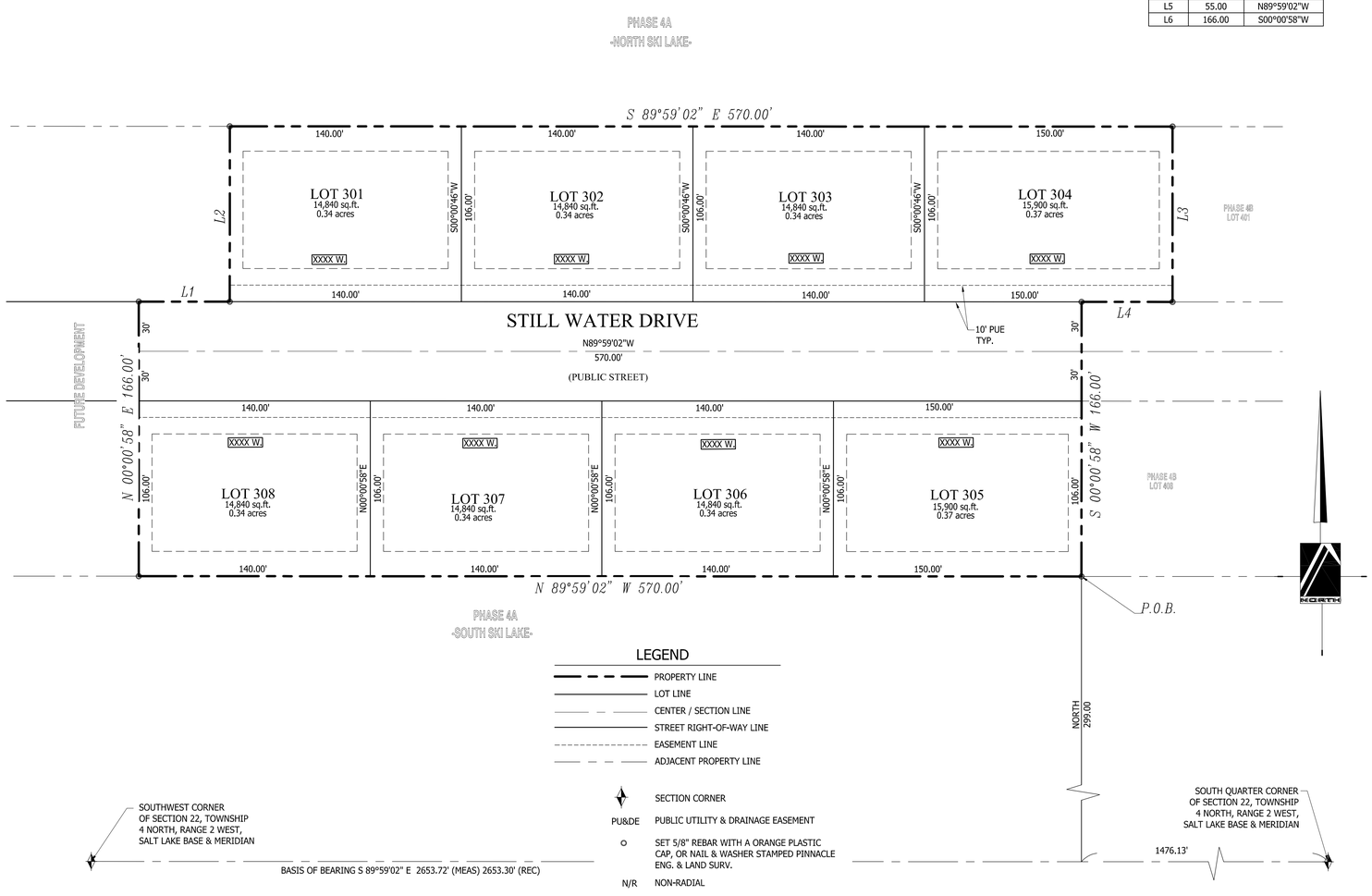
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

STILL WATER LAKE ESTATES PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M.,
SYRACUSE CITY, DAVIS COUNTY, UTAH
JANUARY 2015

LINE TABLE		
LINE	LENGTH	BEARING
L1	166.00	N00°00'58"E
L2	55.00	S89°59'02"E
L3	106.00	N00°00'46"E
L4	106.00	S00°00'46"W
L5	55.00	N89°59'02"W
L6	166.00	S00°00'58"W



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- SECTION CORNER
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- N/R — NON-RADIAL

SETBACKS
SIDE: 8'
FRONT: 20'
BACK: 15'

NOTES:

1. LOT OWNERS SHALL NOT BE ALLOWED TO MODIFY OR IMPEDE STORM DRAIN DRAINAGE SWALES.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: STILL WATER LAKE ESTATES PHASE 3 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF STILL WATER LAKE ESTATES PHASE 4B (NOT YET RECORDED), SAID POINT BEING LOCATED NORTH 89°59'02" WEST ALONG SECTION LINE AND THE CENTERLINE OF GENTILE ROAD 906.13 FEET AND NORTH 299.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 89°59'02" WEST 570.00 FEET ALONG THE BOUNDARY OF STILL WATER LAKE ESTATES PHASE 4A; THENCE NORTH 00°00'58" EAST 166.00 FEET TO THE NORTH LINE OF A 60 FOOT WIDE STREET; THENCE SOUTH 89°59'02" EAST 55.00 FEET ALONG SAID STREET; THENCE NORTH 00°00'46" EAST 106.00 FEET TO THE BOUNDARY OF SAID STILL WATER LAKE ESTATES PHASE 4A; THENCE SOUTH 89°59'02" EAST ALONG SAID LINE 570.00 FEET TO THE NORTHWEST CORNER OF LOT 401 OF SAID PHASE 4B; THENCE SOUTHERLY AND WESTERLY ALONG THE BOUNDARY OF SAID PHASE 4B THE FOLLOWING (3) COURSES: (1) SOUTH 00°00'46" WEST 106.00 FEET TO THE NORTH LINE OF SAID STREET, (2) NORTH 89°59'02" WEST ALONG SAID STREET 55.00 FEET, (3) SOUTH 00°00'58" WEST 166.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 155,040 SQ.FT. (3.56 ACRES) 8 LOTS

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots, parcels and public streets as shown hereon and name said tract,

STILL WATER LAKE ESTATES PHASE 3

and do hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, drainage, or park easements, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements. And also grant and dedicate private utility easements as shown hereon, parcels of open space, common and limited common areas, and private parks for the purpose of perpetual use, maintenance, and operation to The Still Water Lakes Homeowner's Association.

In witness whereof _____ have hereunto set _____ this day of _____ A.D., 20____.

IRBEN DEVELOPMENT LLC
MIKE THAYNE, MEMBER

SWLW LLC
MIKE THAYNE, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE____DAY OF _____A.D., 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER ( ) OF THE ABOVE OWNER'S DEDICATION, ____IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT_____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

STILL WATER LAKE ESTATES PHASE 3
LOCATED IN THE SOUTHWEST QUARTER OF SECTION
22, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M.,
SYRACUSE CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
2720 North 350 West, Suite #108
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER — DATE

QUESTAR GAS — DATE

CENTURYLINK — DATE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ATTORNEY.

SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY PLANNING COMMISSION.

SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY ENGINEER.

SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20___, BY THE SYRACUSE CITY COUNCIL.

ATTEST:

SYRACUSE CITY RECORDER — SYRACUSE CITY MAYOR

DAVIS COUNTY RECORDER

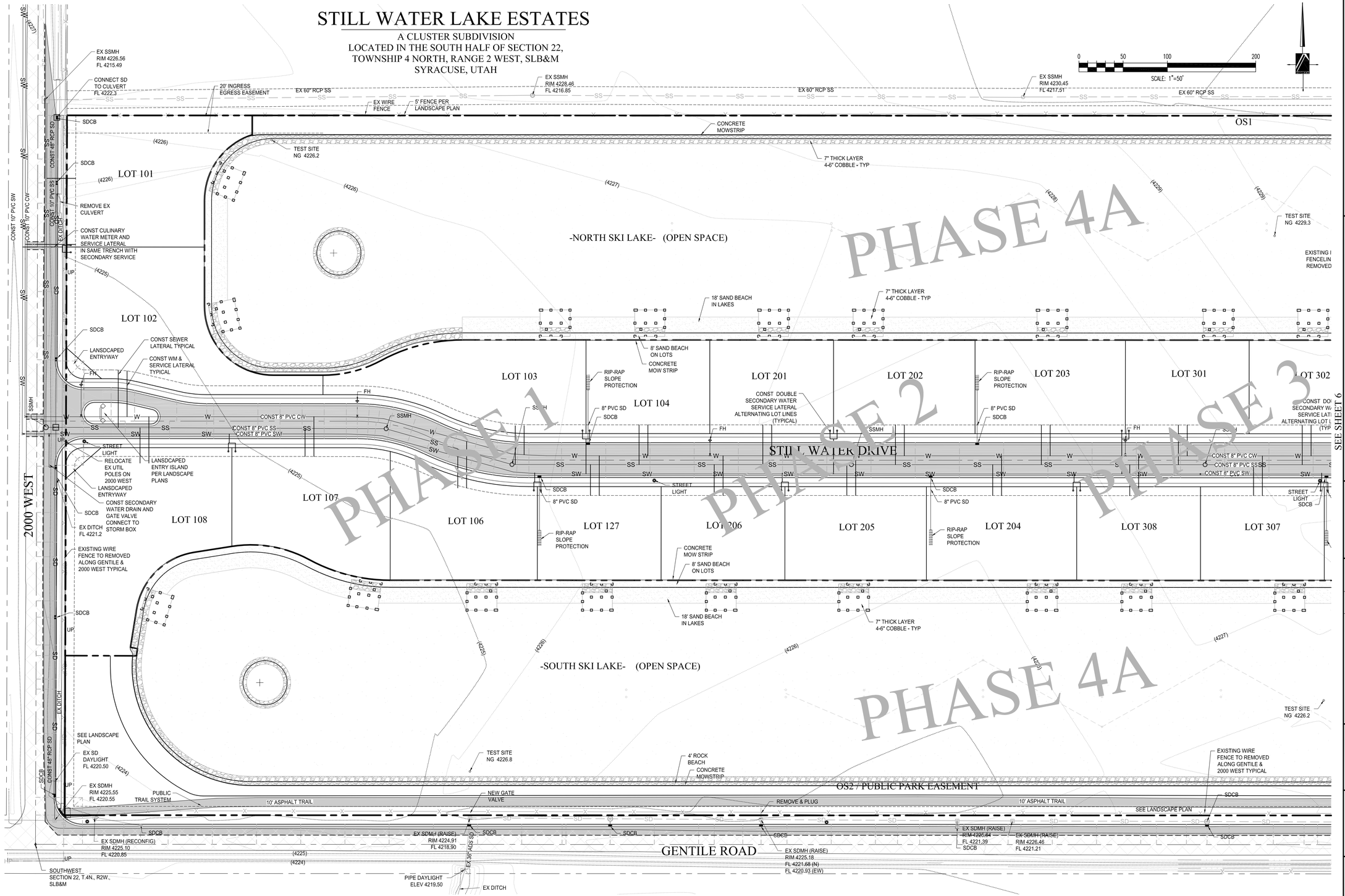
ENTRY NO._____FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20___AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

STILL WATER LAKE ESTATES

A CLUSTER SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M
SYRACUSE, UTAH



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
SITE PLAN 1
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

SEE SHEET 6

LICENSED PROFESSIONAL ENGINEER 343693 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

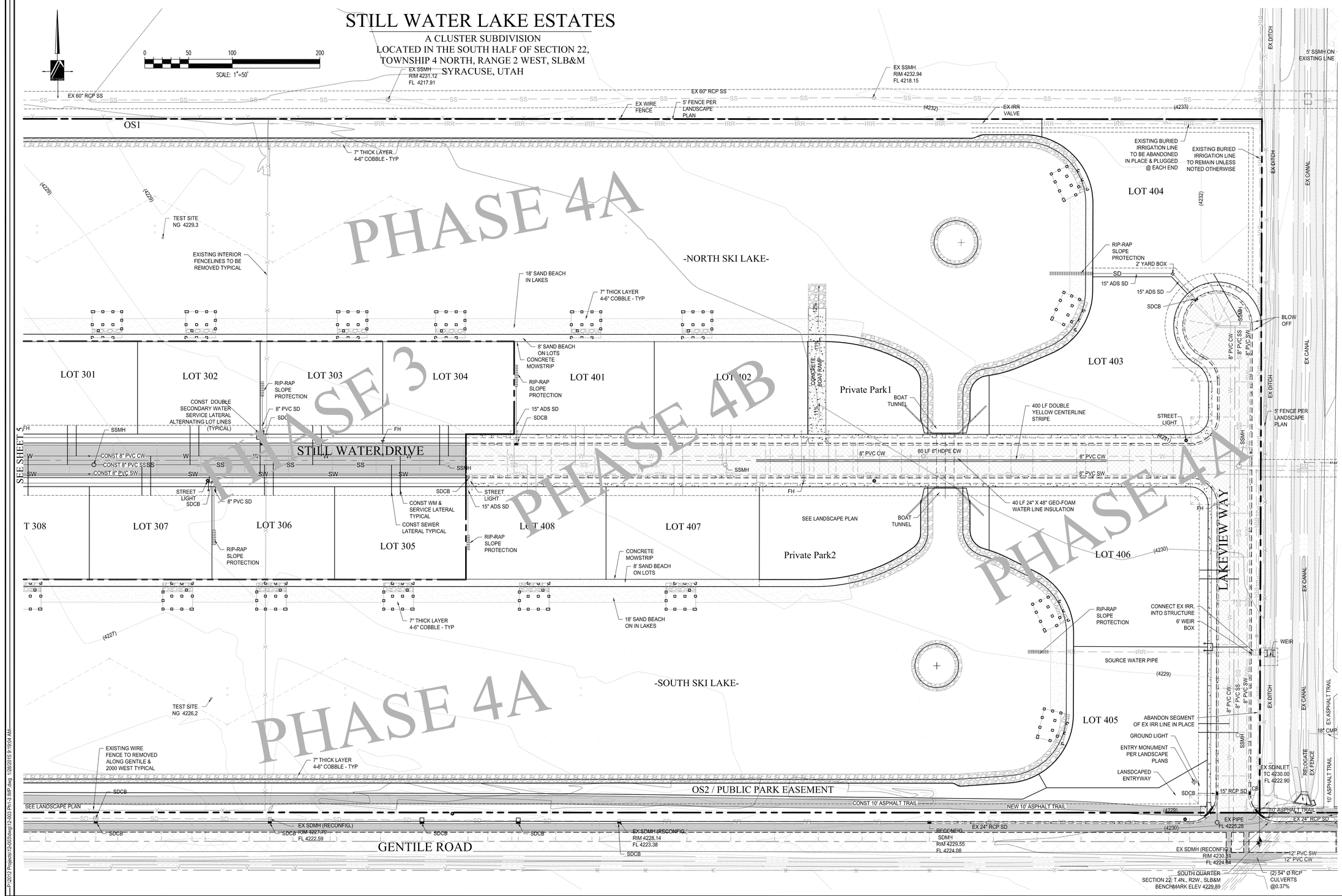
SHEET 5 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 Ph1-3 MP.dwg 1/28/2015 9:18:45 AM

STILL WATER LAKE ESTATES

A CLUSTER SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M
SYRACUSE, UTAH



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
SITE PLAN 2
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

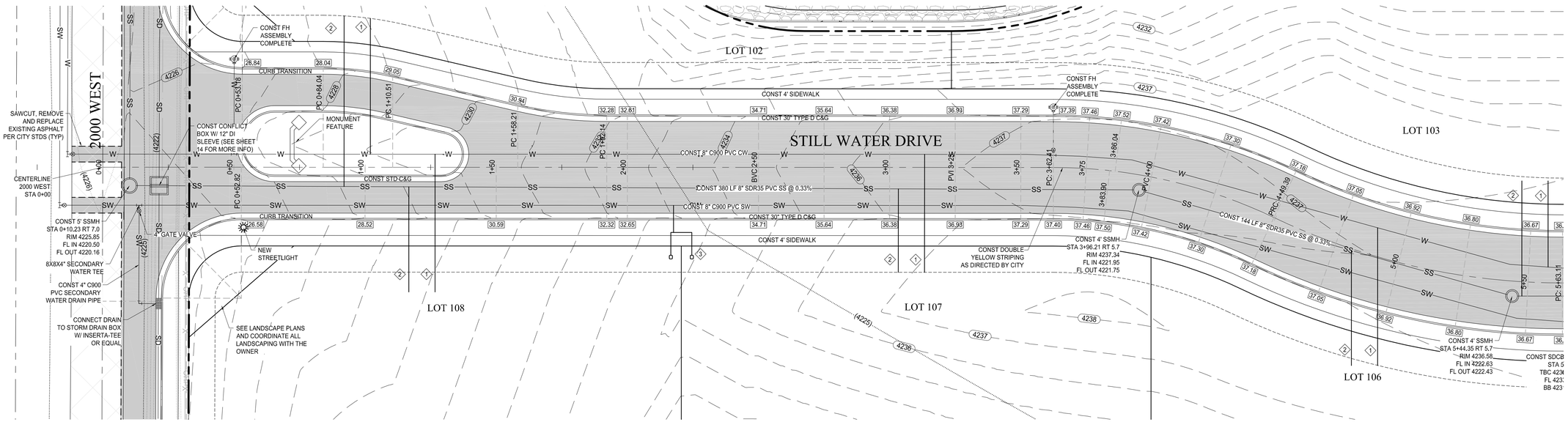
SURVEYED BY NP	2/2012
DESIGNED BY SPB	01/23/15
DRAWN BY SPB	01/23/15
APPROVED BY SJF	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 6 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 PH-3 MP.dwg 1/28/2015 9:19:54 AM

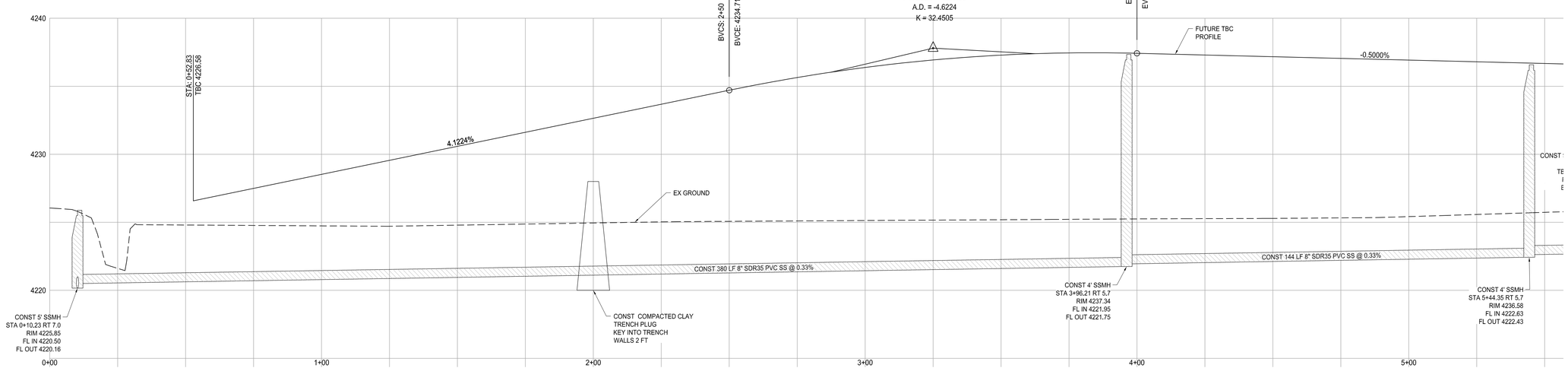


PLAN VIEW - STILL WATER DRIVE - STA 0+00 TO 5+00

SCALE: 1" = 20 FT

NOTE: TYPE D CURB & GUTTER ON STILL WATER DRIVE ONLY

1. CONST 3/4" CULINARY WATER SERVICE & METER
2. CONST 4" SDR35 SS SERVICE LATERAL @ 2 % GRADE.
3. CONST SECONDARY SERVICE - SINGLE OR DOUBLE AS SHOWN



PROFILE VIEW - STILL WATER DRIVE - STA 0+00 TO 5+00

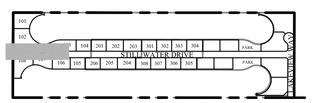
SCALE: 1" = 20 FT

NORTH

0 20 40 80

SCALE: 1"=20'

LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- SW — NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G CURB AND GUTTER
- CB CATCH BASIN
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE STILL WATER DRIVE SHEET 1

FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1	TBa.	TBa.
R2	TBa.	TBa.
R3	TBa.	TBa.
R4	TBa.	TBa.
R5	TBa.	TBa.
R6	TBa.	TBa.
R7	TBa.	TBa.
R8	TBa.	TBa.
R9	TBa.	TBa.

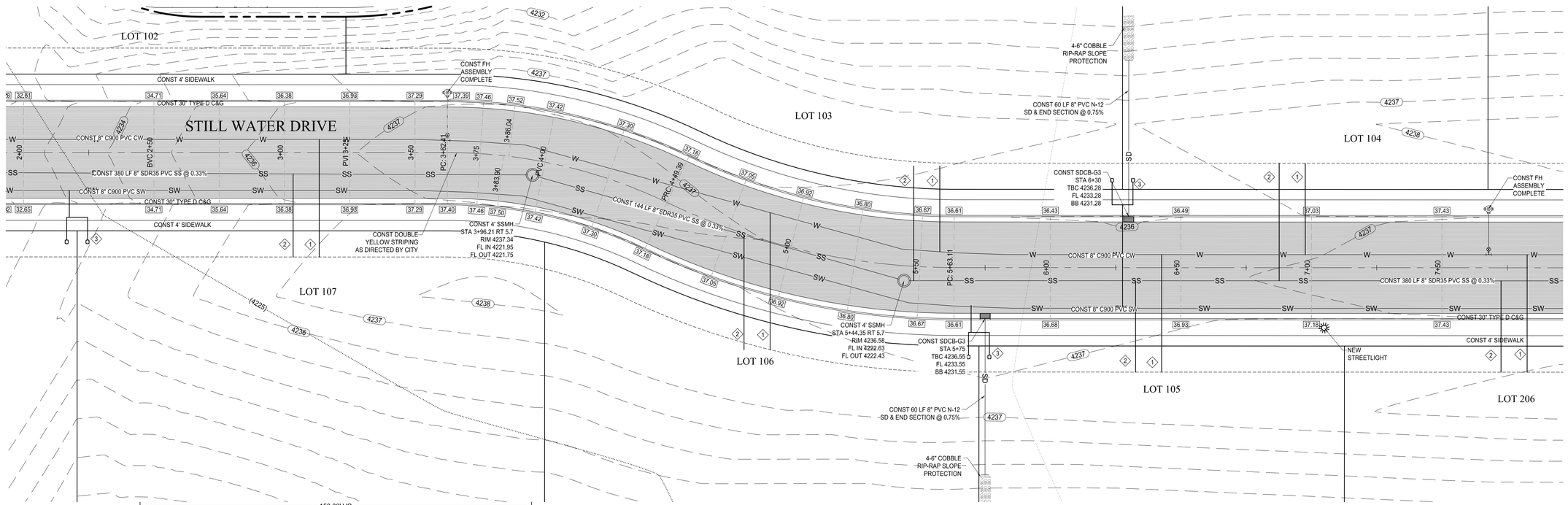
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 7 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 Ph1-3 MP.dwg 1/28/2015 9:19:27 AM

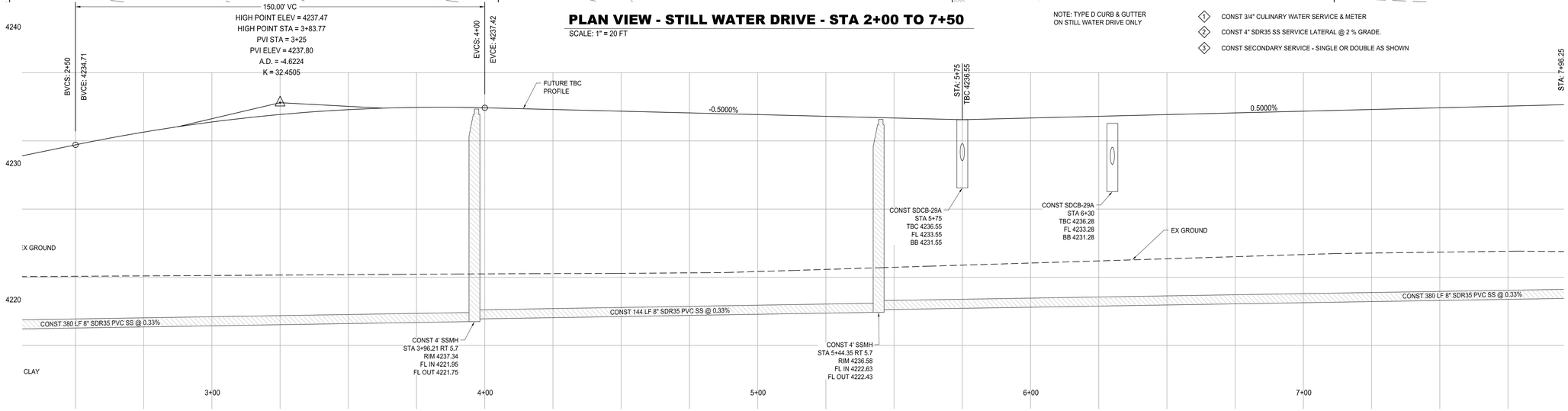


PLAN VIEW - STILL WATER DRIVE - STA 2+00 TO 7+50

SCALE: 1" = 20 FT

NOTE: TYPE D CURB & GUTTER ON STILL WATER DRIVE ONLY

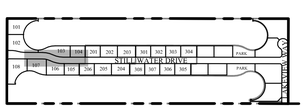
1. CONST 3/4" CULINARY WATER SERVICE & METER
2. CONST 4" SDR35 SS SERVICE LATERAL @ 2 % GRADE.
3. CONST SECONDARY SERVICE - SINGLE OR DOUBLE AS SHOWN



PROFILE VIEW - STILL WATER DRIVE - STA 2+00 TO 7+50

SCALE: 1" = 20 FT

LOT KEY



LEGEND

BOUNDARY LINE	
STREET RIGHT-OF-WAY LINE	
CENTERLINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
SW	NEW SECONDARY WATERLINE
	EX. OVERHEAD POWER LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. CULINARY WATERLINE
	EX. SECONDARY WATERLINE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	ASPHALT SAWCUT
	NEW ASPHALT
C&G	CURB AND GUTTER
CB	CATCH BASIN
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
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

NORTH

0 20 40 80

SCALE: 1"=20'

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE STILL WATER DRIVE SHEET 2

FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

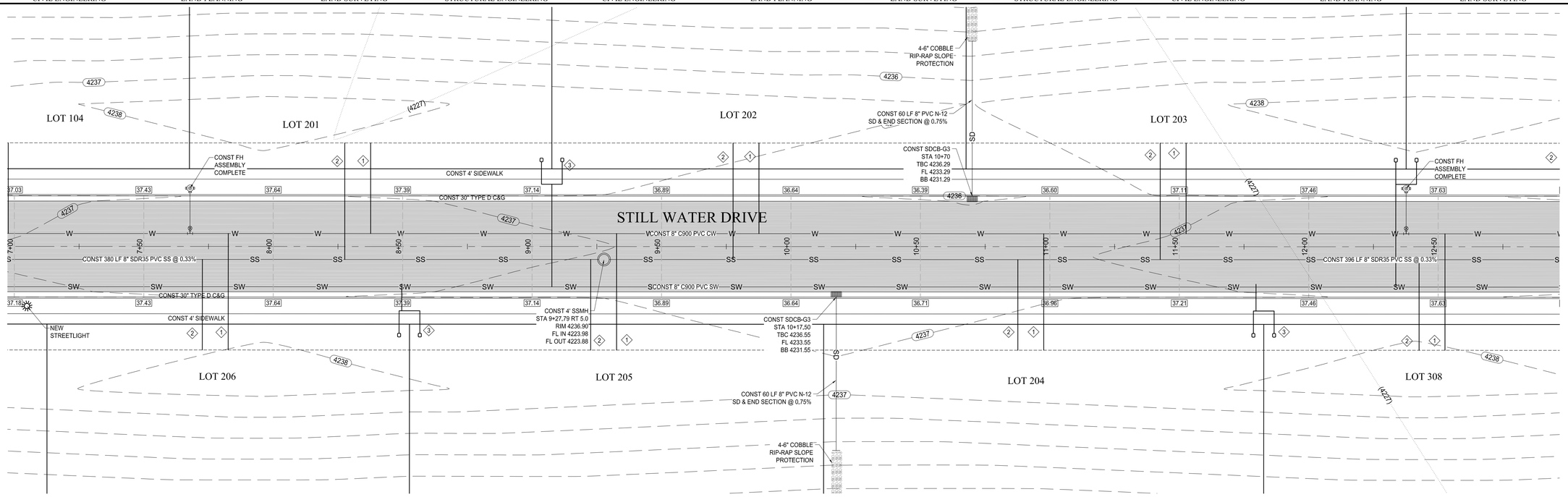
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 8 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 Ph1-3 IMP.dwg 1/28/2015 9:19:50 AM

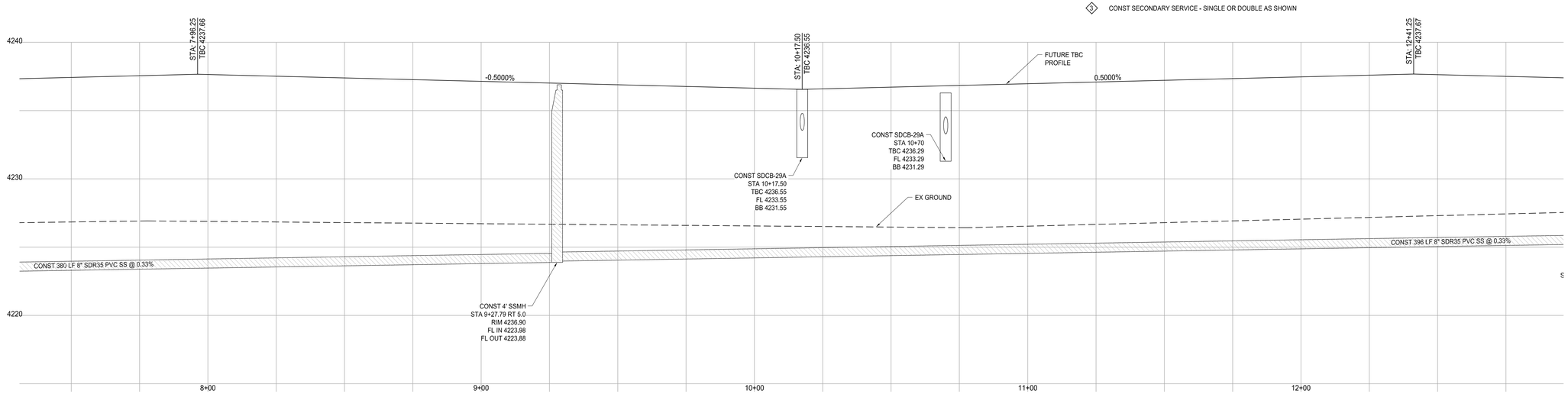


PLAN VIEW - STILL WATER DRIVE - STA 7+50 TO 12+50

SCALE: 1" = 20 FT

NOTE: TYPE D CURB & GUTTER ON STILL WATER DRIVE ONLY

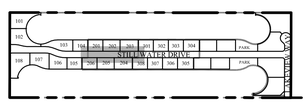
1. CONST 3/4" CULINARY WATER SERVICE & METER
2. CONST 4" SDR35 SS SERVICE LATERAL @ 2 % GRADE.
3. CONST SECONDARY SERVICE - SINGLE OR DOUBLE AS SHOWN



PROFILE VIEW - STILL WATER DRIVE - STA 7+50 TO 12+50

SCALE: 1" = 20 FT

LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G CURB AND GUTTER
- CB CATCH BASIN
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- 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

NORTH

0 20 40 80

SCALE: 1"=20'

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE STILL WATER DRIVE SHEET 3
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1	--	--
R2	--	--
R3	--	--
R4	--	--
R5	--	--
R6	--	--
R7	--	--
R8	--	--
R9	--	--

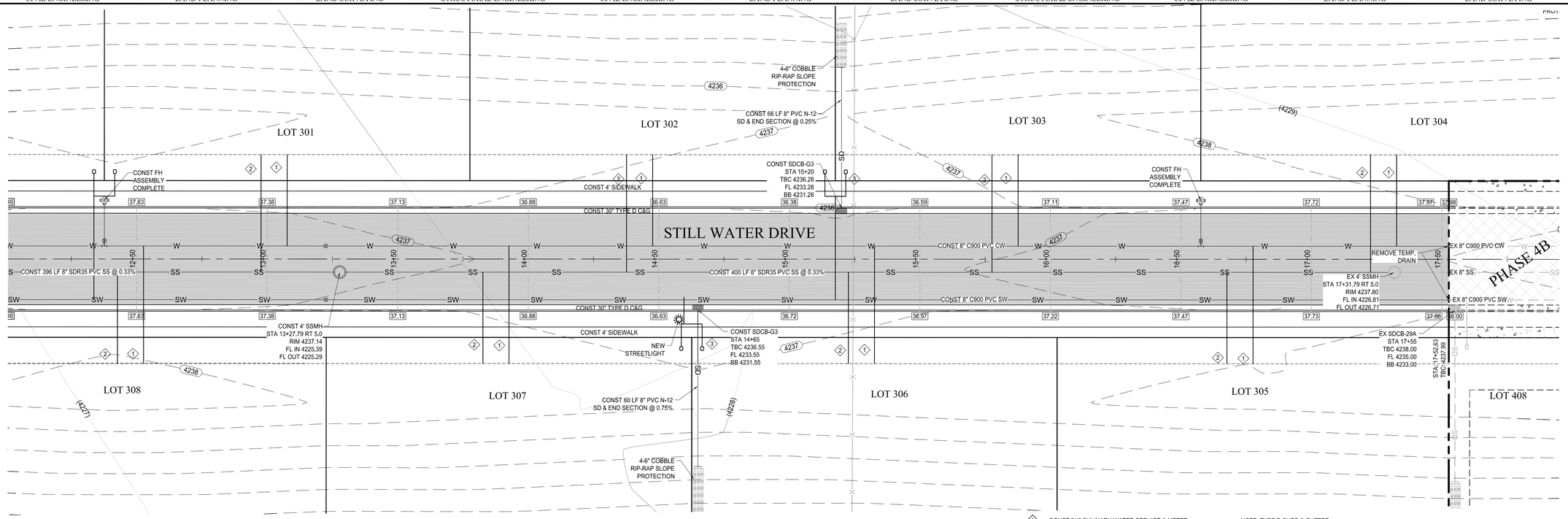
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF --

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 9 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 Ph1-3 IMP.dwg 1/28/2015 9:20:19 AM

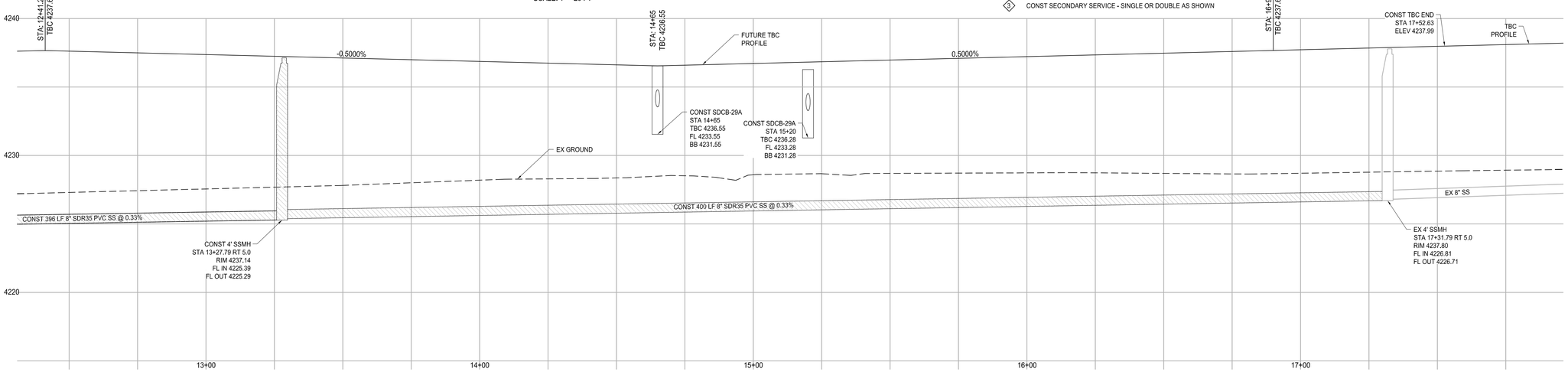


PLAN VIEW - STILL WATER DRIVE - STA 12+50 TO 17+50

SCALE: 1" = 20 FT

1. CONST 3/4" CULINARY WATER SERVICE & METER
2. CONST 4" SDR35 SS SERVICE LATERAL @ 2 % GRADE.
3. CONST SECONDARY SERVICE - SINGLE OR DOUBLE AS SHOWN

NOTE: TYPE D CURB & GUTTER ON STILL WATER DRIVE ONLY



PROFILE VIEW - STILL WATER DRIVE - STA 12+50 TO 17+50

SCALE: 1" = 20 FT

NORTH

0 20 40 80

SCALE: 1"=20'

LOT KEY

LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- SW — NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G CURB AND GUTTER
- CB CATCH BASIN
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE STILL WATER DRIVE SHEET 4

FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

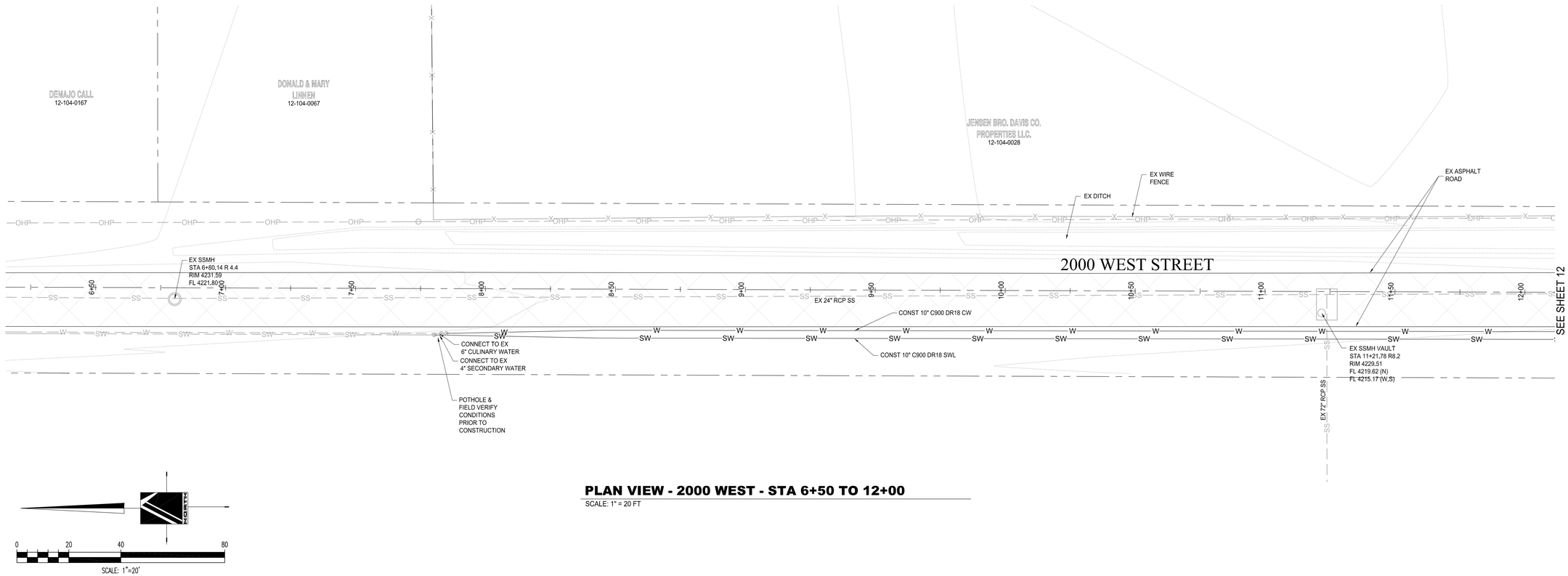
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 10 OF 19

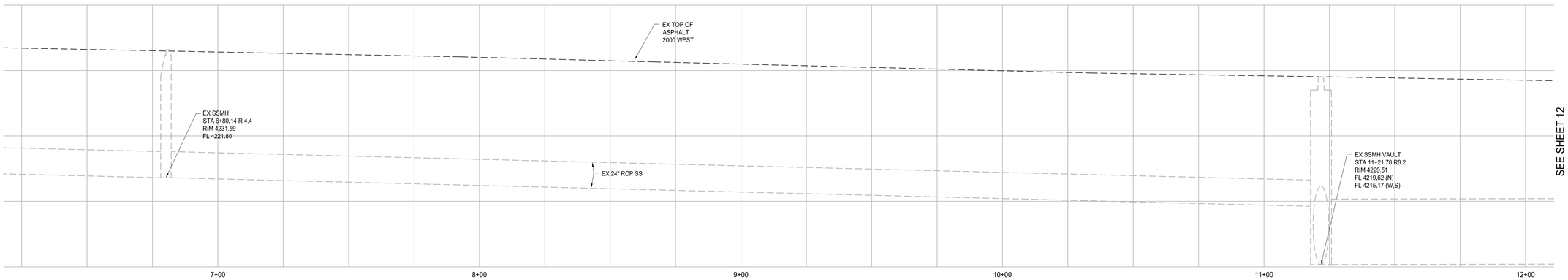
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 Ph-3 IMP.dwg 1/28/2015 9:20:54 AM



PLAN VIEW - 2000 WEST - STA 6+50 TO 12+00

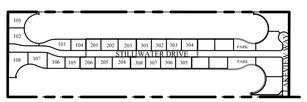
SCALE: 1" = 20 FT



PROFILE VIEW - 2000 WEST - STA 6+50 12+00

SCALE: 1" = 20 FT

LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- SW — NEW SECONDARY WATERLINE
- OH — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- T — EX. TELEPHONE LINE
- G — EX. GAS LINE
- W — EX. CULINARY WATERLINE
- SW — EX. SECONDARY WATERLINE
- (4250) — EG CONTOUR MAJOR
- (4250) — EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G — CURB AND GUTTER
- CB — CATCH BASIN
- P.O.B. — POINT OF BEGINNING
- FH — FIRE HYDRANT
- G.V. — GATE VALVE
- IRR — IRRIGATION
- 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE 2000 WEST SHEET 1

FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
01/23/15
UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

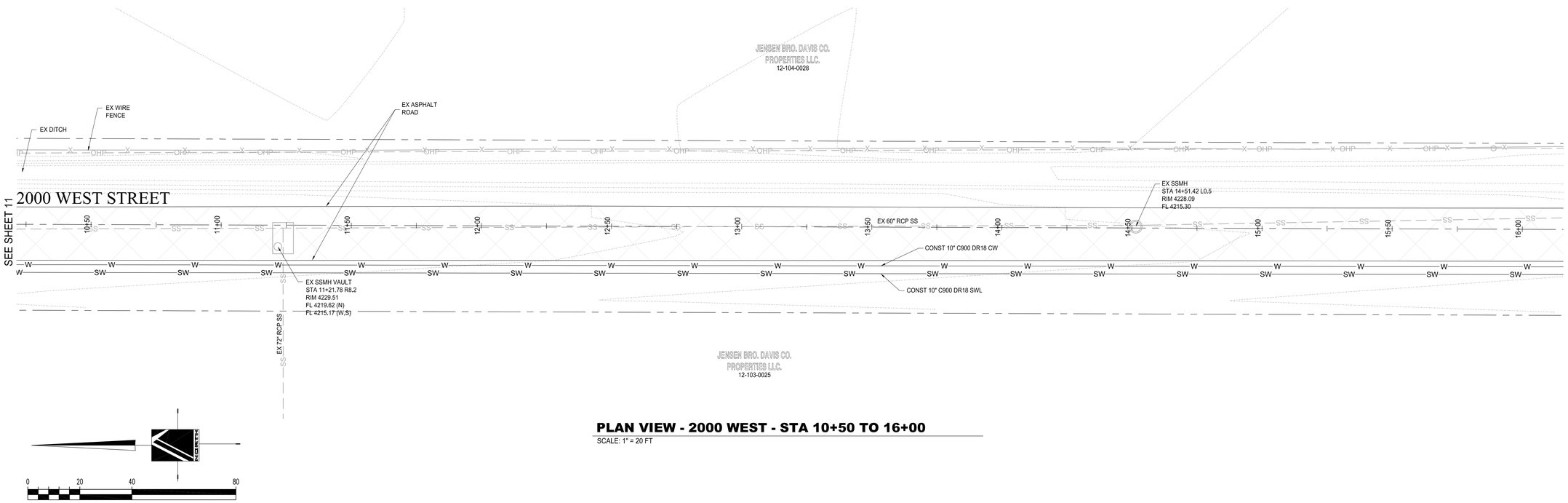
SURVEYED BY NP	2/2012
DESIGNED BY SPB	01/23/15
DRAWN BY SPB	01/23/15
APPROVED BY SJF	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 11 OF 19

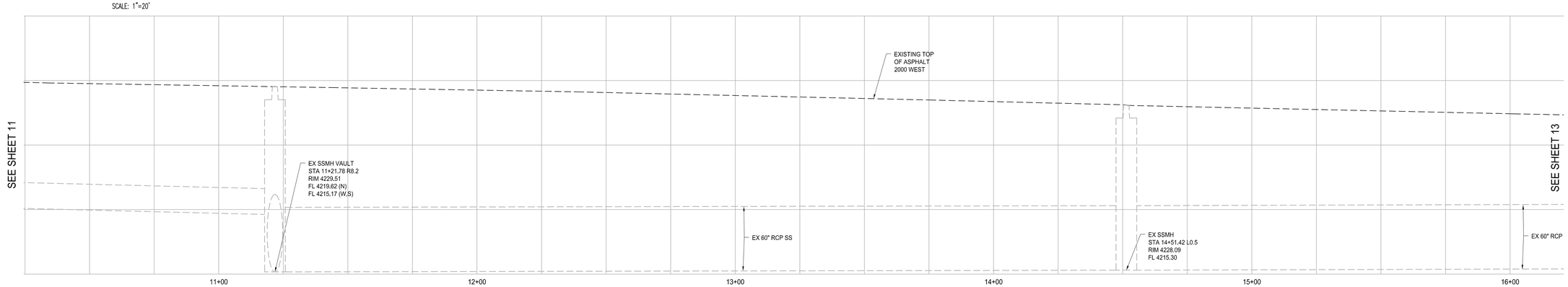
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 Ph1-3 IMP.dwg 1/28/2015 9:21:27 AM



PLAN VIEW - 2000 WEST - STA 10+50 TO 16+00

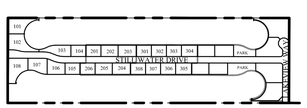
SCALE: 1" = 20 FT



PROFILE VIEW - 2000 WEST - STA 10+50 16+00

SCALE: 1" = 20 FT

LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- SW — NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G — CURB AND GUTTER
- CB — CATCH BASIN
- P.O.B. — POINT OF BEGINNING
- FH — FIRE HYDRANT
- G.V. — GATE VALVE
- IRR — IRRIGATION
- 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE 2000 WEST SHEET 1

FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
01/23/15
UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

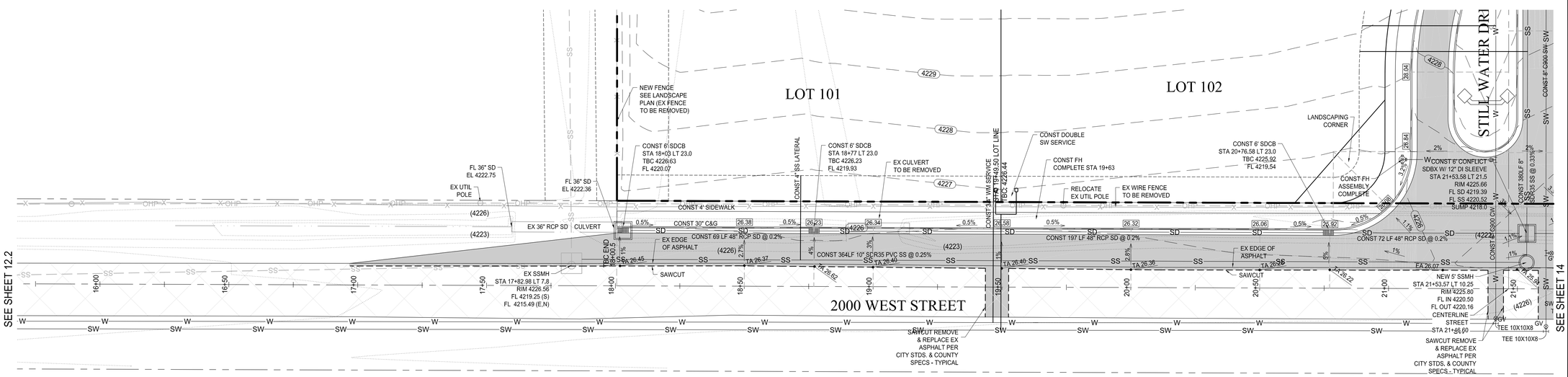
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

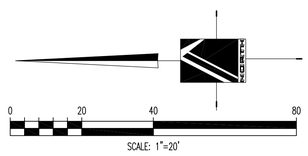
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 12 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

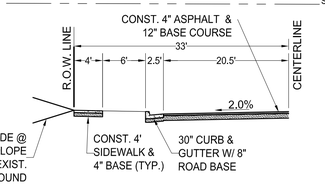
P:\2012 Projects\12-003\dwg\12-003 Ph1-3 IMP.dwg 1/28/2015 9:21:54 AM



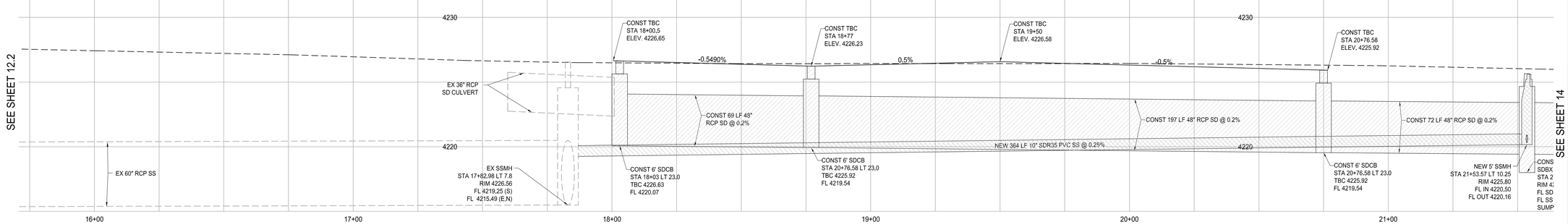


PLAN VIEW - 2000 WEST - STA 16+00 TO 21+00

SCALE: 1" = 20 FT



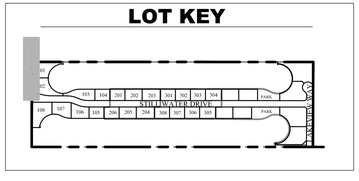
2000 WEST STREET - 1/2 SECTION



PROFILE VIEW - 2000 WEST - STA 21+00 TO 26+00

SCALE: 1" = 20 FT

LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- SW — NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G CURB AND GUTTER
- CB CATCH BASIN
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE 2000 WEST SHEET 3
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 6193 STEPHEN P. BOTT 01/23/15

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

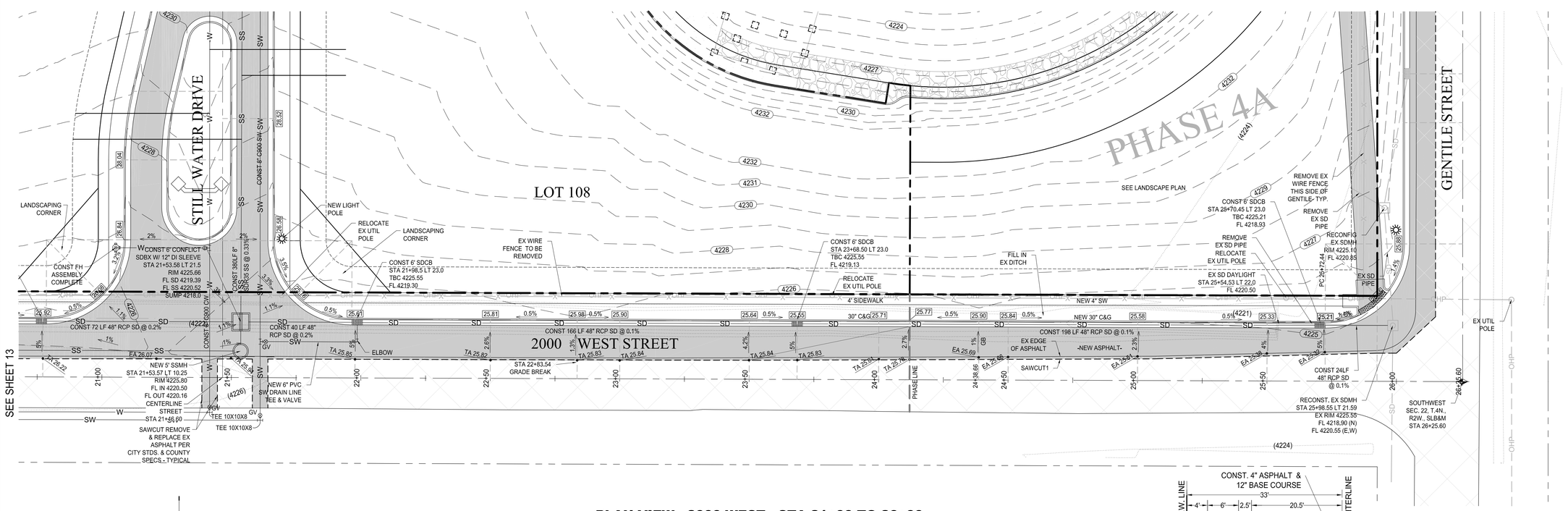
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 13 OF 19

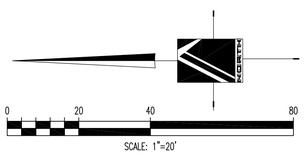
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

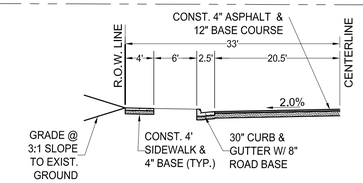
P:\2012 Projects\12-003\dwg\12-003 Ph1-3 IMP.dwg 12/02/2015 9:22:20 AM



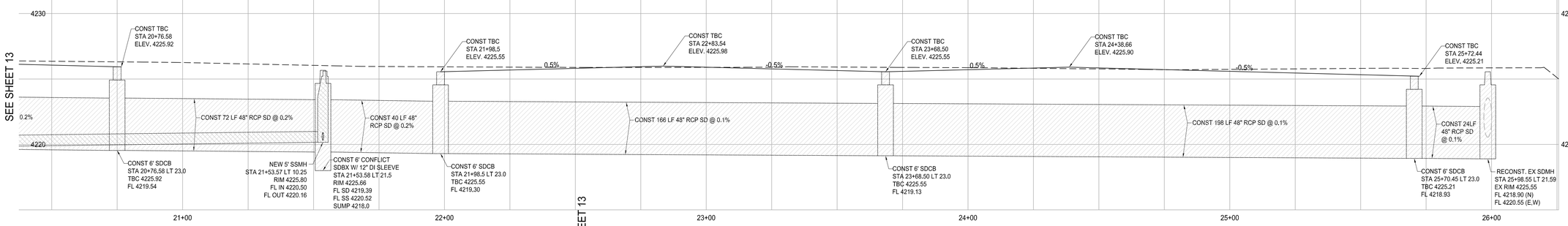
PLAN VIEW - 2000 WEST - STA 21+00 TO 26+00

SCALE: 1" = 20 FT





2000 WEST STREET - 1/2 SECTION

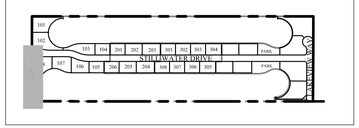


SEE SHEET 13

PROFILE VIEW - 2000 WEST - STA 21+00 TO 26+00

SCALE: 1" = 20 FT

LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- C&G CURB AND GUTTER
- CB CATCH BASIN
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
PLAN & PROFILE 2000 WEST SHEET 4
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1 # 1	"Rev.	"Rev.
R2 # 2	"Rev.	"Rev.
R3 # 3	"Rev.	"Rev.
R4 # 4	"Rev.	"Rev.
R5 # 5	"Rev.	"Rev.
R6 # 6	"Rev.	"Rev.
R7 # 7	"Rev.	"Rev.
R8 # 8	"Rev.	"Rev.
R9 # 9	"Rev.	"Rev.

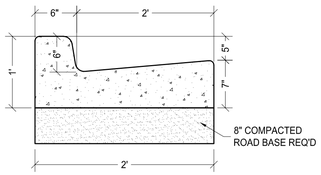
SURVEYED BY NP	2/2012
DESIGNED BY SPB	01/23/15
DRAWN BY SPB	01/23/15
APPROVED BY SJF	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 14 OF 19

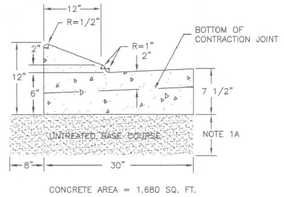
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 PH-3 MP.dwg 1/28/2015 9:22:42 AM



TYPICAL STANDARD 30" HIGH-BACK CURB & GUTTER

G N.T.S.

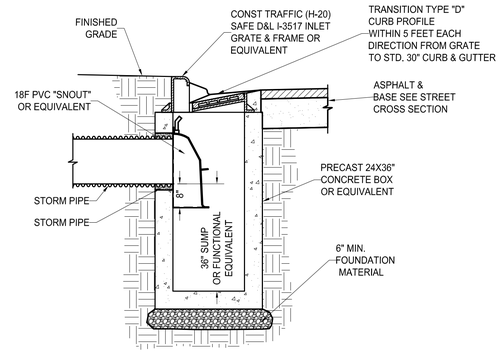


CONCRETE AREA = 1.680 SQ. FT.

TYPE D

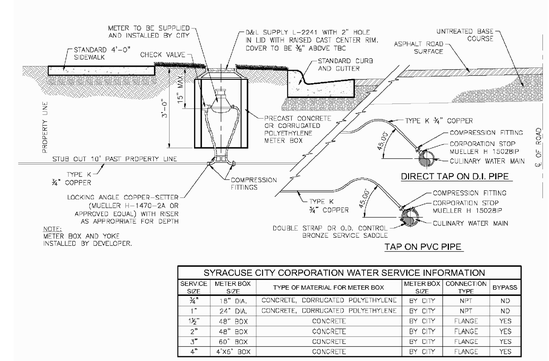
TYPICAL STANDARD 30" TYPE "D" CURB & GUTTER STILL WATER DRIVE

G2 N.T.S.



TYPICAL SKI-LAKE STORM BOX

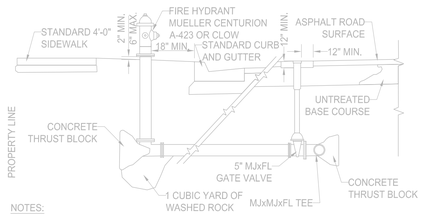
G3 NOT TO SCALE



SYRACUSE CITY CORPORATION WATER SERVICE INFORMATION					
SERVICE SIZE	METER BOX SIZE	TYPE OF MATERIAL FOR METER BOX	METER BOX SIZE	CONNECTION TYPE	BYPASS
¾"	18" DIA.	CONCRETE, CORRUGATED POLYETHYLENE	BY CITY	NPT	NO
1"	24" DIA.	CONCRETE, CORRUGATED POLYETHYLENE	BY CITY	NPT	NO
1½"	48" BOX	CONCRETE	BY CITY	FLANGE	YES
2"	48" BOX	CONCRETE	BY CITY	FLANGE	YES
3"	60" BOX	CONCRETE	BY CITY	FLANGE	YES
4"	4'x6' BOX	CONCRETE	BY CITY	FLANGE	YES

TYPICAL SYRACUSE CITY WATER METER DETAIL

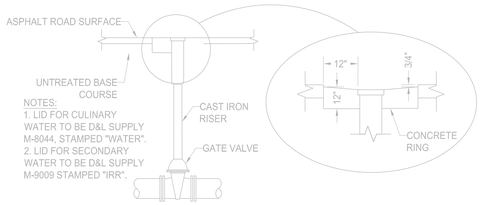
I N.T.S.



NOTES:
1. THRUST BLOCK SHALL NOT PLUG WEEP HOLES.
2. HYDRANT SHALL STAND PLUMB WITH PUMPER NOZZLE FACING THE STREET.
3. TYPICAL SPACING BETWEEN FIRE HYDRANTS IS 400 FEET.
4. HYDRANTS SHALL NOT BE LOCATED AT THE END OF A CUL-DE-SAC FACING THE TRAVEL PATH ENTERING THE CUL-DE-SAC.

TYPICAL SYRACUSE CITY FIRE HYDRANT DETAIL

J N.T.S.

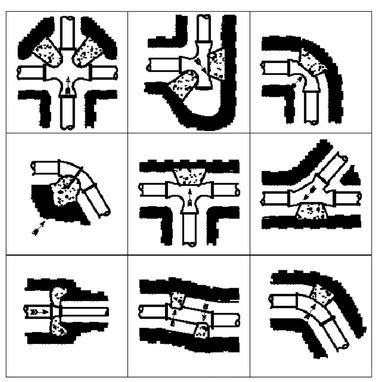


NOTES:
1. LID FOR CULINARY WATER TO BE D&L SUPPLY M-8044, STAMPED "WATER".
2. LID FOR SECONDARY WATER TO BE D&L SUPPLY M-9009 STAMPED "IRR".

TYPICAL WATER VALVE DETAIL
SCALE: NOT TO SCALE

TYPICAL SYRACUSE CITY FIRE HYDRANT DETAIL

K N.T.S.



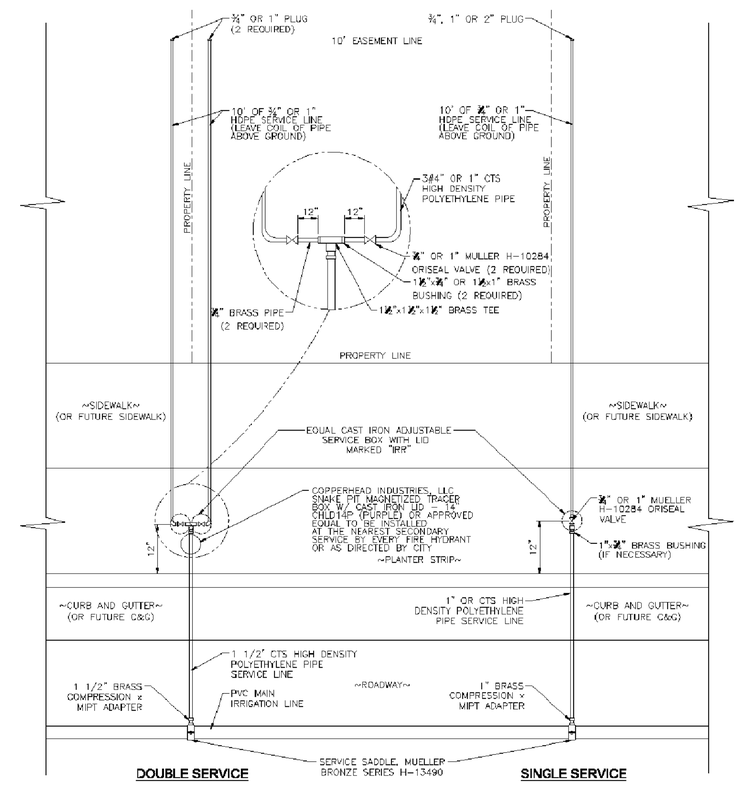
◄◄ DIRECTION OF THRUST (TYP.) INSTALL THRUST BLOCKS ON ALL 3" AND LARGER FITTINGS AND VALVES.

TABLE NOTES:
1. IN USING THE TABLE BELOW, USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE. POSSIBLE SURGE PRESSURE DUE TO PUMP SHUTOFF, ETC.). UNLESS DIRECTED OTHERWISE, ASSUME A WATER PRESSURE OF 200 PSI FOR YOUR CALCULATIONS.
2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.

SIDE THRUST PER 1 PSI				
PIPE SIZE	DEAD END OR TEE	90° ELBOW	45° ELBOW	22 ½° ELBOW
4	19	27	13	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	119	61

TYPICAL SYRACUSE CITY THRUST BLOCK DETAIL

L N.T.S.



NOTE:
ALL NEW SECONDARY SERVICES SHALL BE SET UP FOR A ¾" SERVICE. IF THE HOMEOWNER OR DEVELOPER DESIRES, RESIDENTIAL SERVICES CAN BE UPGRADED TO A 1" SERVICE AT A HIGHER MONTHLY CHARGE. COMMERCIAL/INDUSTRIAL SERVICES SHALL BE SIZED TO ADEQUATELY SERVE THE DEVELOPMENT.

TYPICAL SYRACUSE CITY WATER METER DETAIL

M N.T.S.

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
DETAILS
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 176693 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

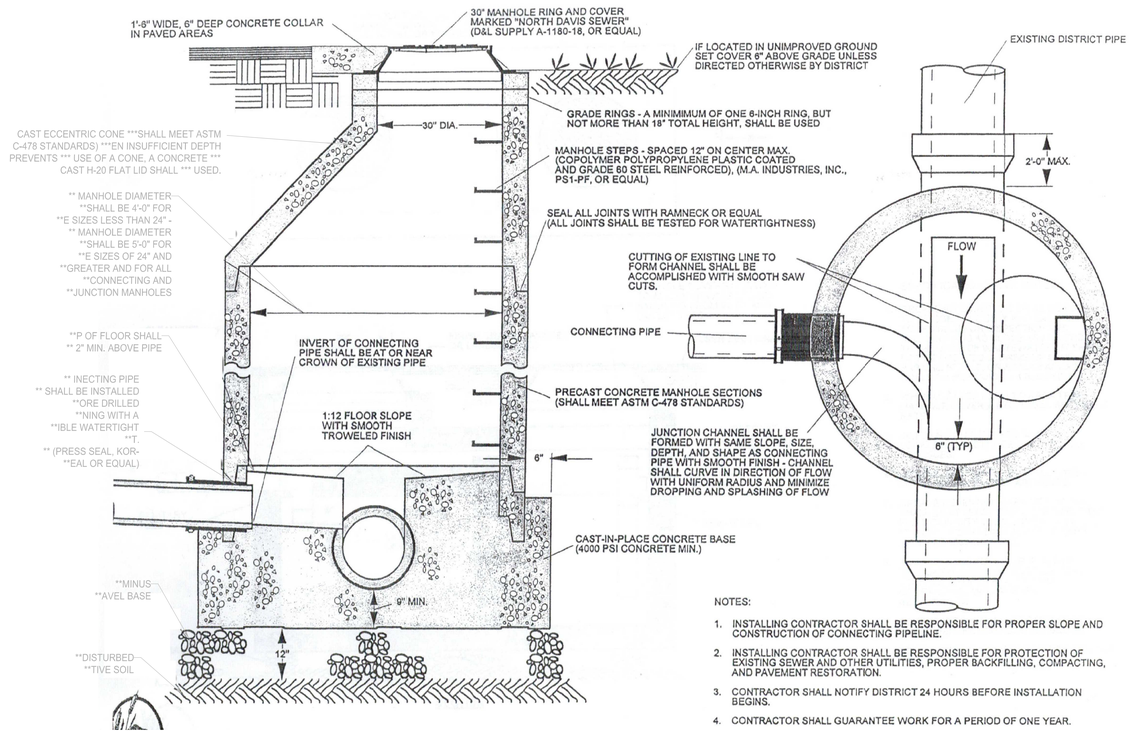
SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 15 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\Dwg\12-003 Ph1-3 IMP.dwg 12/02/2015 9:24:02 AM

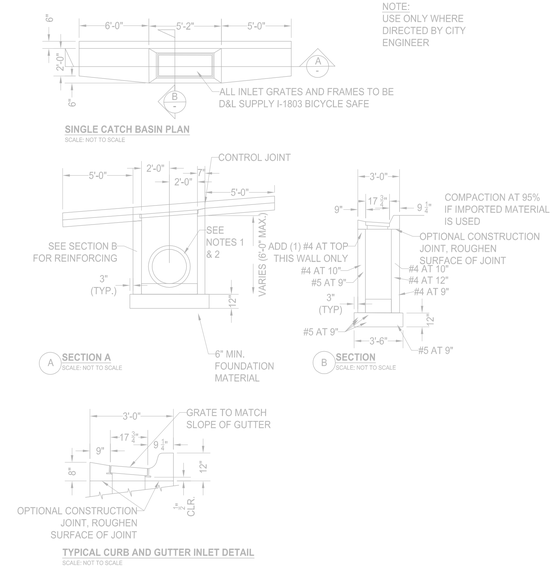


NOTES:

1. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SLOPE AND CONSTRUCTION OF CONNECTING PIPELINE.
2. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING SEWER AND OTHER UTILITIES, PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION.
3. CONTRACTOR SHALL NOTIFY DISTRICT 24 HOURS BEFORE INSTALLATION BEGINS.
4. CONTRACTOR SHALL GUARANTEE WORK FOR A PERIOD OF ONE YEAR.

TYPICAL NORTH DAVIS SEWER DISTRICT SANITARY SEWER MANHOLE DETAIL

N N.T.S.

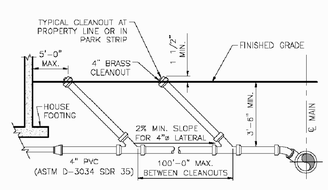


TYPICAL SYRACUSE CITY ALTERNATE CURB INLET DETAIL

Q N.T.S.

LATERAL NOTES:

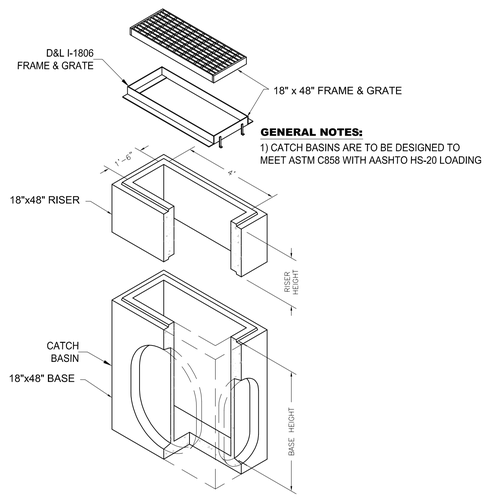
1. CLEANOUTS ARE REQUIRED AT A MAXIMUM OF 100'-0" SPACING ALONG LATERALS AND AT EACH SERIES OF BENDS AMOUNTING TO 90°.
2. CLEANOUTS MUST BE LOCATED AT PROPERTY LINE AND WITHIN 5' OUTSIDE OF A FOUNDATION WALL.
3. TAPS ON EXISTING MAIN SHALL BE CORED AND ROMAC SEWER SADDLE WITH STAINLESS STEEL BANDS OR APPROVED EQUAL.
4. SANITARY SEWER LATERALS TO BE GREEN PVC, TO DIFFERENTIATE FROM WHITE LAND DRAIN LATERALS.
5. CONTRACTOR TO EXTEND LATERAL 10'-0" BEYOND PROPERTY LINE. MARK END WITH 2x4, PAINTED GREEN FOR SEWER, WHITE FOR LAND DRAIN.
6. LOCATION OF AS-BUILT LATERALS AND CLEANOUTS MUST BE PROVIDED TO THE CITY ENGINEER.
7. RAIN GUTTER DOWN SPOUTS AND SURFACE INLET CONNECTIONS TO LATERAL ARE PROHIBITED.



1 PROFILE OF TYPICAL LATERAL
SCALE: NOT TO SCALE

TYPICAL SYRACUSE CITY SANITARY SEWER LATERAL DETAIL

O N.T.S.

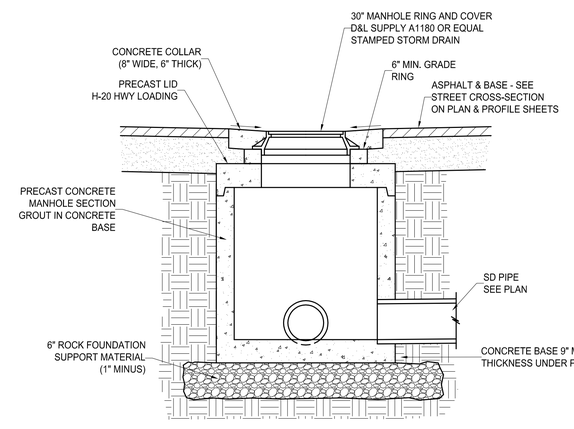


GENERAL NOTES:

1) CATCH BASINS ARE TO BE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING

TYPICAL PRECAST INLET BOX

R N.T.S. - TYPICAL

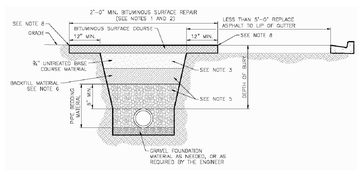


TYPICAL STORM DRAIN MANHOLE

S NOT TO SCALE

NOTES:

1. SAW CUT BITUMINOUS ASPHALT SURFACE 24" WIDER THAN TRENCH ON EACH SIDE FOR FINAL TRENCH REPAIR WHERE BITUMINOUS SURFACE EXISTS.
2. BITUMINOUS SURFACE IS TO BE 4" MIN. OR TO MATCH EXISTING THICKNESS, WHICHEVER IS GREATER, AND 6" FOR STATE ROADS, OR MATCH EXISTING THICKNESS, WHICHEVER IS GREATER.
3. FOR TRENCH REPAIR, ¾" UNTREATED BASE COURSE MATERIAL IS TO BE 12" OR TO MATCH EXISTING THICKNESS, WHICHEVER IS GREATER. FOR NEW ROAD CONSTRUCTION, ¾" UNTREATED BASE COURSE MATERIAL IS TO BE 10" MIN. OR AS DIRECTED BY THE ENGINEER. BASE COURSE TO BE COMPACTED TO 95% ASTM D-1557.
4. SLOPE TRENCH SIDES TO MEET OSHA SAFETY REGULATIONS (LATEST REVISION).
5. BACKFILL AND BEDDING TO BE COMPACTED TO 96% ASTM D-1557 IN ROADWAYS AND 90% IN LANDSCAPED AREAS.
6. GRANULAR SUB-BASE 12" THICK BETWEEN BASE COURSE AND BACKFILL LAYERS AS DIRECTED BY ENGINEER. COMPACT TO 95% ASTM D-1557.
7. LOCATOR TAPE SHALL BE PLACED 12" ABOVE CENTERLINE OF PIPE FOR PRESSURIZED PIPELINES.
8. INITIAL PAVEMENT CUT SHALL BE AT EDGE OF OPEN TRENCH. A SECOND PAVEMENT CUT TO WIDEN BITUMINOUS SURFACE REPAIR AREA ONCE TRENCH IS BACKFILLED AND COMPACTED. MINIMUM WIDENED DISTANCE TO SECOND CUT IS SHOWN IN THE TABLE BELOW.



BITUMINOUS SURFACE REPAIR/TRENCH SECTION

TYPICAL SYRACUSE CITY STREET PATCH TRENCH DETAIL

P1 N.T.S.

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
DETAILS
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
01/23/15
UTAH

REVISION	BY	DATE
R1	TBL	TBL
R2	TBL	TBL
R3	TBL	TBL
R4	TBL	TBL
R5	TBL	TBL
R6	TBL	TBL
R7	TBL	TBL
R8	TBL	TBL
R9	TBL	TBL

SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

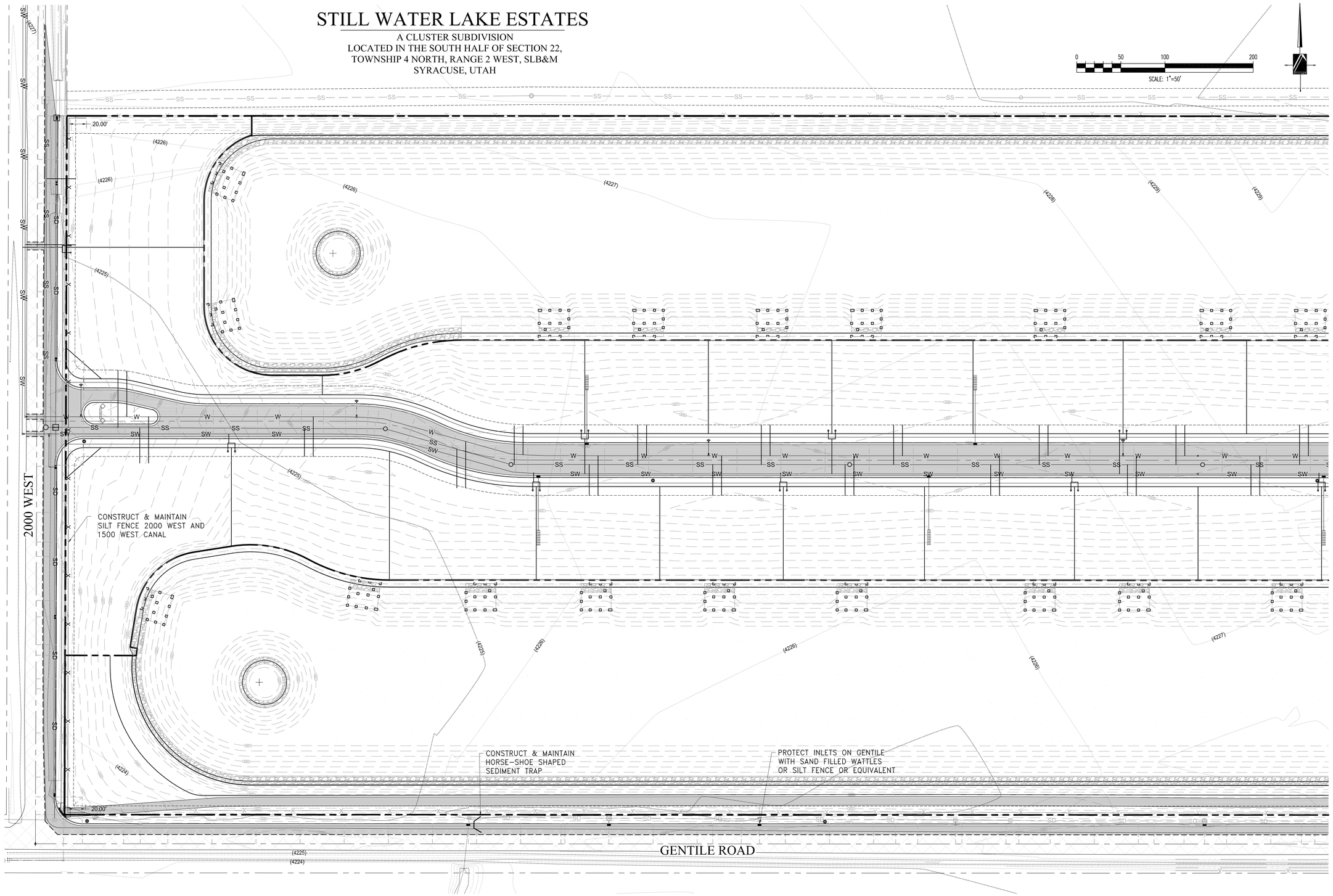
SHEET 16 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 PH-3.MP.dwg, 1/28/2015 9:24:13 AM

STILL WATER LAKE ESTATES

A CLUSTER SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M
SYRACUSE, UTAH



PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN A
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
01/28/15
UTAH

REVISION	BY	DATE
R1 /	TRL	TRL
R2 /	TRL	TRL
R3 /	TRL	TRL
R4 /	TRL	TRL
R5 /	TRL	TRL
R6 /	TRL	TRL
R7 /	TRL	TRL
R8 /	TRL	TRL
R9 /	TRL	TRL

SURVEYED BY NP	2/2012
DESIGNED BY SPB	01/23/15
DRAWN BY SPB	01/23/15
APPROVED BY SJF	--

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

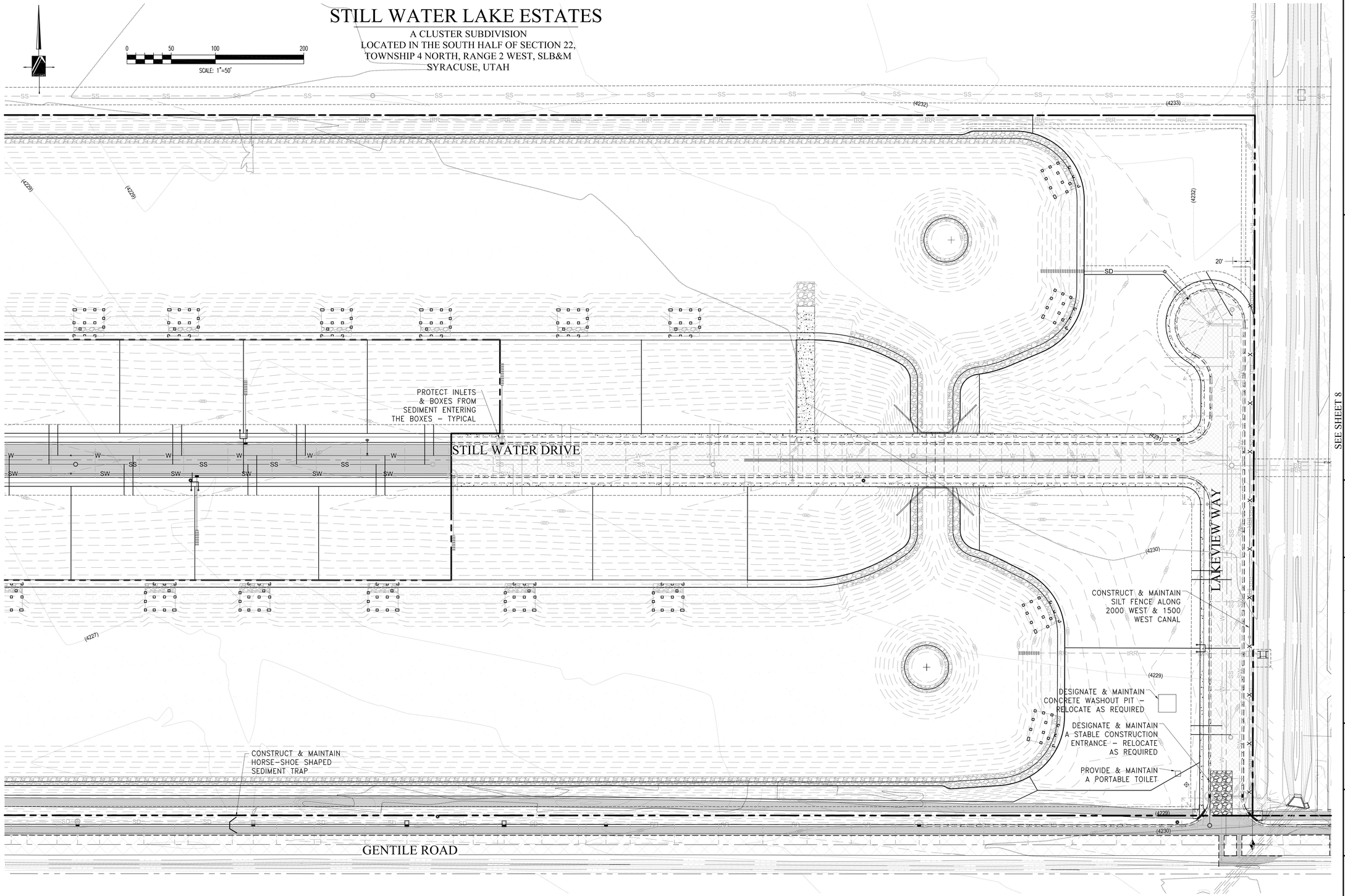
SHEET
17
OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

P:\2012 Projects\12-003\dwg\12-003 Ph1-3 IMP.dwg 1/28/2015 9:24:34 AM

STILL WATER LAKE ESTATES

A CLUSTER SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SLB&M
SYRACUSE, UTAH



SEE SHEET 8

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN B
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER
343593
STEPHEN P. BOTT
01/23/15
STATE OF UTAH

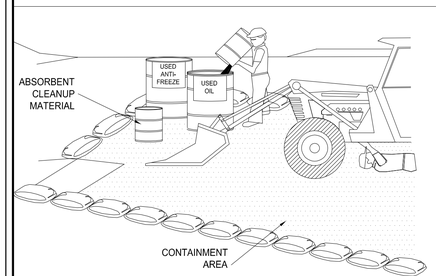
REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

SURVEYED BY NP	2/2012
DESIGNED BY SPB	01/23/15
DRAWN BY SPB	01/23/15
APPROVED BY SJF	--

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
18
OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE



EQUIPMENT MAINTENANCE/REPAIR

1. NO EQUIPMENT OR VEHICLE MAINTENANCE ON-SITE.

IF NECESSARY THE FOLLOWING ARE RECOMMENDED

A. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.

B. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.

C. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

D. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

E. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.

F. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.

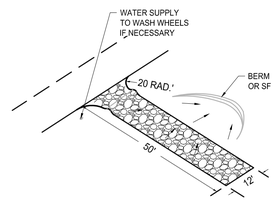
G. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.

PORTABLE TOILET

REQ'D UNTIL PLACING ROAD BASE

MAINTENANCE NOTES

1. LOCATE TOILET IN CONVENIENT LOCATION.
2. STAKE CORNERS TO GROUND TO PREVENT OVERTURNING
3. MONITOR FOR LEAKS DAILY.
4. ALL WASTE TO DISPOSED OF BY A LICENSED SANITARY WASTE DISPOSAL CONTRACTOR ACCORDING TO THE APPROPRIATE AUTHORITY'S STANDARDS & REGULATIONS.

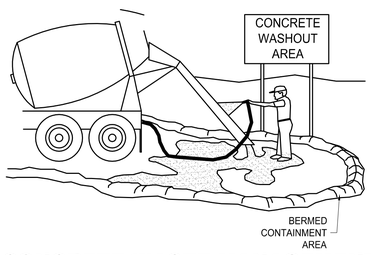


6" THICKNESS OF 3-4" ROCKON ON MIRAFI 12N FABRIC. ADDITIONAL ROCK SHALL BE AVAILABLE NEAR THE ENTRANCE TO REPLACE ANY ROCKS THAT ARE LOST.

ANY TRUCKS AND OTHER CONSTRUCTION TRAFFIC MUST DRIVE OUT OF THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE

REQ'D UNTIL PLACING ROAD BASE



CONCRETE WASTE MANAGEMENT

NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

BMPIM

BMP INSPECTION & MAINTENANCE

1) INSPECT BMPS IMMEDIATELY AFTER ANY RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL.

2) LOOK FOR RUNOFF BYPASSING OR DAMAGING EROSION CONTROLS.

3) REPAIR OR REPLACE DAMAGED AREAS. PRIORITIZE REPAIRS TO THE AREAS WITH HIGHEST ACCUMULATION OF POLLUTANTS.

4) REMOVE ACCUMULATED SEDIMENT AFTER EACH STORM EVENT AND BEFORE THE WET SEASON.

5) KEEP AN ACCURATE LOG OF INSPECTIONS, CLEANING AND REPAIRS.

6) RECORD THE AMOUNT OF WASTE COLLECTED

RESPONSIBLE PARTY

IRBIN DEVELOPMENT
801-317-6729

SPECIFIC NOTES

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE DEVELOPMENT OF A 11.64 ACRE RESIDENTIAL DEVELOPMENT IN SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (NO. UTR 620000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, SYRACUSE CITY AND PINNACLE ENGINEERING, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3

ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, IRBEN DEVELOPMENT, AND PINNACLE ENGINEERING, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH SYRACUSE CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF SYRACUSE CITY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY SYRACUSE CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE REGIONAL WATER BOARD OR DIRECTLY THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER BOARD AND/OR THE LOCAL AGENCY HAVING JURISDICTION

PRE-CONSTRUCTION STORM WATER DISCHARGE COEFICIENT IS 0.2. POST-CONSTRUCTION STORM WATER DISCHARGE COEFICIENT FOLLOWING CONSTRUCTION OF THE STREET IMPROVEMENTS, HOMES, & DETENTION PONDS IS 0.20.

GENERAL NOTES

A) PROHIBITION ON MOST NON-STORM WATER DISCHARGES
ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B) SOURCES OF STORM WATER POLLUTANTS
STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C) EROSION AND SEDIMENT CONTROLS
1) COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2) IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3) RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
4) DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D) OTHER CONTROLS
1) WASTE DISPOSAL
A) KEEP WASTE DISPOSAL CONTAINERS COVERED.
B) PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
C) PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
2) SWEEPING OF SITE
A) PROVIDE WEEKLY SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
B) DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
3) SANITARY/SEPTIC DISPOSAL
PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.
4) SPILLS
A) STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
B) FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.
5) CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES
LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.
6) VEHICLES AND EQUIPMENT
A) FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
B) PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
C) USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.
7) CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
A) DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
B) PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
C) PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
8) LANDSCAPING OPERATIONS
A) USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZES, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
B) DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM TREATED AREAS.

E) INSPECTION
1) REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
A) VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
B) BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
C) AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.
D) THE REGIONAL WATER BOARD MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
2) ALL DISCHARGERS ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.
3) PREPARATION OF REPORTS AND RETENTION OF RECORDS
A) EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 15, 2002, AND EACH JULY 15, THEREAFTER.
B) THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE. WITH THE EXCEPTION OF NONCOMPLIANCE REPORTING, DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
C) DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE TYPE OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE. SUBJECT TO THE MODIFICATIONS BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F) MAINTENANCE OF CONTROLS
1) MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPAIRED OR RESTORED.
2) PLAN REVISIONS IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G) FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS
1) AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2) ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3) ALL PAVED AREAS SHOULD BE SWEPT WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4) WASTE MATERIALS ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5) TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6) STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7) ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H) COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION
WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING EROSION/SEDIMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

DEFINITIONS

"BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

"CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

"CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

"NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

"SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

"SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

"STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND)

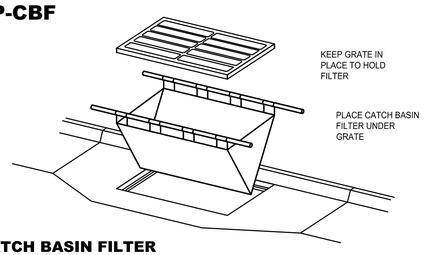
"POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS: "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(l)].

"CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

"NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH , OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

"LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

IP-CBF



CATCH BASIN FILTER

INSTALLATION NOTES

1. REMOVE GRATE

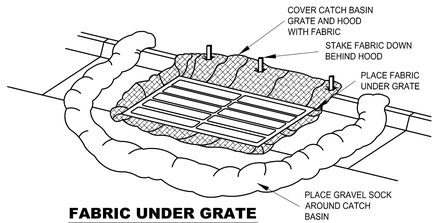
2. PLACE THE FILTER, TAKING CARE TO EXTEND FLAPS BEYOND THE EDGE OF THE GRATE.

3. PLACE THE GRATE BACK IN THE FRAME, ENSURING THAT THE FLAPS ARE PINCHED BETWEEN THE FRAME AND GRATE.

TIMING NOTES:

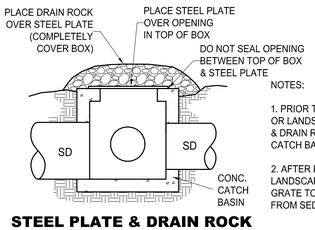
1. INSTALL PRIOR TO BEGINNING EXCAVATION WORK.

2. TO REMAIN IN PLACE UNTIL EARTHWORK IS STABILIZED.



FABRIC UNDER GRATE

MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



NOTES:

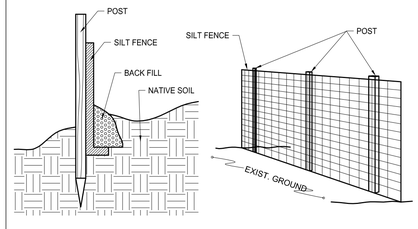
1. PRIOR TO PLACING CURB & GUTTER, OR LANDSCAPING, USE A STEEL PLATE & DRAIN ROCK TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

2. AFTER PLACING CURB & GUTTER, OR LANDSCAPING, USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.

STEEL PLATE & DRAIN ROCK

MAINTENANCE: CHECK THAT DRAIN ROCK COMPLETELY COVERS THE CATCH BASIN WEEKLY & AFTER A STORM. IF SEDIMENT COVERS THE DRAIN ROCK, REMOVE THE SEDIMENT.

CATCH BASIN PROTECTION OPTION B



SILT FENCE DETAIL

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

STILL WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
STORM WATER POLLUTION PREVENTION PLAN B
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

SEE SHEET 5

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 UTAH

REVISION	BY	DATE
R1 /	-No-	-No-
R2 /	-No-	-No-
R3 /	-No-	-No-
R4 /	-No-	-No-
R5 /	-No-	-No-
R6 /	-No-	-No-
R7 /	-No-	-No-
R8 /	-No-	-No-
R9 /	-No-	-No-

SURVEYED BY NP	2/2012
DESIGNED BY SPB	01/23/15
DRAWN BY SPB	01/23/15
APPROVED BY SJF	-

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 19 OF 19

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUALS OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 PH 1-3 IMP.dwg 1/28/2015 9:25:02 AM

GENERAL NOTES

1. ALL WORK TO CONFORM TO SYRACUSE CITY STANDARDS, DRAWINGS, AND SPECIFICATIONS.

2. FOR LANDSCAPING SEE LANDSCAPE PLANS.

3. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., WILL BE TO GRADE.

4. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

5. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION, AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLABS-ON-GRADE WILL BE TYPICALLY SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.

6. CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND GUTTER, ETC., WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.

7. UNLESS OTHERWISE NOTED, ALL SLABS-ON-GRADE WILL HAVE A MINIMUM 8" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.

8. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY) SUB GRADE.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED, ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.), WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).

11. COORDINATE THE REMOVAL OF EXISTING TREES WITH THE OWNER.

12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAD RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 100% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

14. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE WILL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

15. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF SYRACUSE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

17. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

18. ALL NEW VALVES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED, AND INSTALLED WITH A MINIMUM OF A 6" CONCRETE RING.

19. CONSTRUCT NEW BUILDINGS, SIDEWALKS, CURB WALLS, CURB & GUTTER, RAMPS, RETAINING WALL, ETC., PER DESIGN SHOWN.

20. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO ONE APPROACH TO SITE. THE APPROACH SHALL BE DESIGNATED BY THE GENERAL MANAGER.

21. ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

22. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

23. ALL NEW LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

24. ALL NEW SECONDARY WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

25. ALL NEW STORM DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

26. CONTRACTOR IS TO SUBMIT SITE PLAN TO QUESTAR GAS CO. FOR DESIGN OF GAS LINE SERVICE TO BUILDING. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY QUESTAR GAS COMPANY.

27. FOR ELECTRIC SERVICE, LIGHTING, ROUTING, ETC. SEE ELECTRICAL PLANS.

28. ALL NEW PRESSURIZED IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT SYRACUSE CITY STANDARDS AND SPECIFICATIONS.

29. CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.

30. CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR. (NOTIFY ENGINEER OF THE PROBLEM).

31. CONTRACTOR TO NOTIFY SYRACUSE CITY AND PINNACLE ENGINEERING 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.

32. ALL TRENCH BACKFILL SHALL MEET 95% STD. PROCTOR DENSITY. COMPACTION TESTS SHALL BE MADE BE DEVELOPER. CALL BACK TEST SHALL BE CHARGED TO THE CONTRACTOR.

33. CONTRACTOR TO REVIEW ALL DESIGN GRADES WITH ANY SUB CONTRACTORS TO HAVE A COMPLETE UNDERSTANDING AS TO WHETHER OR NOT THE CURB AND GUTTER IS INFLOW OR RELEASE. (NOTIFY ENGINEER IF THERE ARE QUESTIONS).

34. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE SYRACUSE CITY ENGINEER AND THE PROJECT ENGINEER.

35. ALL THRUST BLOCKS SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED.

36. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.

37. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

38. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENTS STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

39. EXISTING MAIN TO REMAIN IN SERVICE UNTIL NEW MAIN HAS BEEN INSTALLED, TESTED, AND ALL SERVICES HAVE BEEN RECONNECTED.

40. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

41. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING STORM DRAINS.

42. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

43. THE CONTRACTOR SHALL PLACE TEMPORARY STREET ASPHALT SURFACES IF THE WORK IS ACCOMPLISHED AT A TIME WHEN PERMANENT ASPHALT SURFACING MATERIAL IS NOT AVAILABLE. AT THE TIME PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL FURNISH AND PLACE ASPHALT PER SYRACUSE CITY OR COUNTY STANDARDS. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR PERIOD OF TWO YEARS FROM THE DATE OF COMPLETION.

44. CONTRACTOR TO FURNISH AND PLACE ASPHALT PER PERMIT REQUIREMENTS.

45. CONTRACTOR TO FURNISH AND PLACE A MINIMUM BASE COURSE THICKNESS OF 8 INCHES IS REQUIRED BELOW ASPHALT PAVING (SEE PLANS FOR SPECIFIC OPTIONS).

46. ALL CONCRETE VALVE BOXES WILL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONED OVER THE VALVE OPERATING UNIT CENTERED OVER THE MAN WAY OPENING.

47. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

48. TRAFFIC CONTROL TO CONFORM TO THE CURRENT CITY OR COUNTY TRANSPORTATION ENGINEER'S MANUAL.

49. THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO POTHOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

50. ALL ELEVATIONS ARE DAVIS COUNTY NGVD '29.

51. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES IN THE PROJECT AREA. ALL SEWER MANHOLE COVERS SHALL BE STAMPED SEWER AND VENTED.

52. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.

53. HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.

54. STRIPING; STRIPING WILL BE PER THE PLANS AND/OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. STRIPING TO INCLUDE HANDICAP INSIGNIAS, SIGNS, CROSS-HATCHING, DIRECTION ARROWS, ETC. AS SHOWN OR AS DIRECTED.

55. LAYOUT; CONTRACTOR RESPONSIBLE FOR ALL FIELD STAKING AND LAYOUT WORK ON PROJECT.

56. CONTRACTOR TO PROVIDE ALL UTILITY TRENCHING AND CONDUITS.

57. CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

58. ALL TOPSOIL REMOVED FROM STREETS DURING CONSTRUCTION SHALL BE RE-DISTRIBUTED BEHIND THE CURB AND GUTTER WITH NO MATERIAL BEING EXPORTED FROM THE SITE.

59. CULINARY WATER SERVICES ARE TO BE 3/4" TYPE K COPPER. SEE SYRACUSE CITY STANDARDS & SPECIFICATIONS FOR METER BOX AND APPURTENANCES. WATER SERVICES SHALL BE EXTENDED TO THE MIDDLE OF THE LOT FRONTAGE TO A POINT 10 FEET BEYOND THE BACK OF SIDEWALK.

60. SANITARY SEWER SERVICES ARE TO BE 4" SDR 35 PVC PIPE. SEE SYRACUSE CITY STANDARDS & SPECIFICATIONS FOR SLOPE AND CLEANOUT REQUIREMENTS. SEWER SERVICES SHALL BE EXTENDED 10 FEET DOWNSTREAM FROM THE WATER LATERAL ALONG THE LOT FRONTAGE, TO A POINT 10 FEET BEYOND THE BACK OF SIDEWALK.

61. LAND DRAIN SERVICES ARE TO BE 4" WHITE SDR 35 PVC PIPE. SEE SYRACUSE CITY STANDARDS AND SPECIFICATIONS FOR SLOPE AND CLEANOUT REQUIREMENTS. LAND DRAIN LATERALS SHALL BE EXTENDED TO A POINT 10 FEET UPSTREAM FROM THE DOWNSTREAM LOT LINE AND 10 FEET BEYOND THE BACK OF SIDEWALK.

62. SECONDARY WATER SINGLE SERVICES SHALL BE 1" POLY, SECONDARY WATER DOUBLE SERVICES SHALL BE 1 1/2" POLY WITH 1 1/2" X 1"X 1" TEE TO 1" POLY. SEE SYRACUSE CITY WATER STANDARDS AND SPECIFICATIONS. SECONDARY WATER LATERALS SHALL BE EXTENDED TO A POINT 1 FOOT BEYOND PROPERTY LINE AND 1 FOOT TO 2 FEET FROM PROPERTY LINE UNLESS OTHERWISE DIRECTED BY THE SYRACUSE CITY ENGINEER.

63. NO LATERAL SERVICE OF ANY KIND SHALL CROSS LOT LINES OTHER THAN LOT FRONTAGES.

64. NOT USED.

65. CONTRACTOR SHALL FILL SWAMPY AREAS ON THE SITE WITH A MINIMUM OF 12" OF NATIVE SOIL OR GRANULAR FILL.

66. UNLESS NOTED OTHERWISE SANITARY SEWER MAIN LINE SIZE SHALL BE 8" SDR35 PVC.

67. UNLESS NOTED OTHERWISE SANITARY SEWER SERVICE LINES SHALL BE 4" SDR35 PVC PLACED AT 2% GRADE.

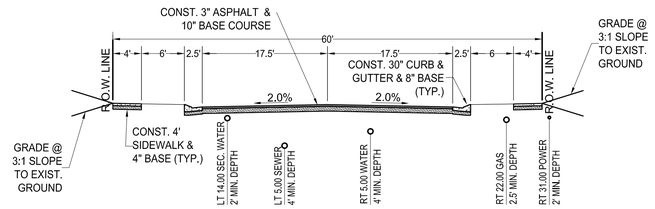
68. UNLESS NOTED OTHERWISE CULINARY WATER MAINLINES SHALL BE 8" C900 DR18 PVC PIPE. WITH CLASS 350 DUCTILE IRON FITTINGS.

69. UNLESS NOTED OTHERWISE SECONDARY WATER MAIN LINES SHALL BE 8" C900 DR18 PVC PIPE WITH CLASS 350 DUCTILE IRON FITTINGS.

70. WHERE ANNOTATIONS CALL FOR OBJECTS TO BE REMOVED THE CONTRACTOR SHALL REMOVE THE OBJECT AND BACKFILL AND COMPACT THE HOLE WITH APPROPRIATE MATERIAL AND EFFORT FOR THE LOCATION, THEN DISPOSE OF THE OBJECT AS DIRECTED BY THE OWNER.

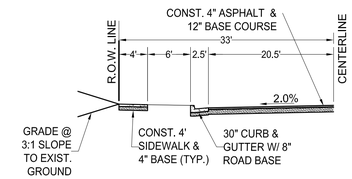
71. WHERE RECONFIGURATIONS ARE NOTED ON THE PLANS THE CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND COMPARE THEM TO THE PROPOSED CONFIGURATION BOTH HORIZONTAL AND VERTICAL, THEN MAKE ALL NECESSARY MODIFICATIONS.

72. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III.



STILL WATER DRIVE W/TYPE D CURB

NOTE: FOLLOWING COMPLETION OF IMPROVEMENTS CHIP SEAL & FOG COAT GENTILE ROAD AND 2000 WEST STREETS PER DAVIS COUNTY STD. & SPEC. ALONG THE ENTIRE LENGTH OF DEVELOPMENT BY END OF AUGUST 2015.



2000 WEST STREET - 1/2 SECTION

ADDITIONAL NOTES

A. WHERE SAWCUT1 IS NOTED ON THE PLANS THE CONTRACTOR SHALL SAWCUT, IN STRAIGHT LINES, 12" MINIMUM FROM THE EDGE OF THE EXISTING ASPHALT & CONSTRUCT "T" PATCH JOINT WITH FULL TACK COAT SEE RESPECTIVE STREET CROSS-SECTIONS ASPHALT & BASE COURSE THICKNESSES AND LOCATION WITH RESPECT TO CURB & GUTTER.

B- PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE 10 FEET WIDE AROUND SUBDIVISION BOUNDARY AND ALONG ROAD FRONTAGES AND 5 FEET WIDE ON SIDE LOT LINES FOR A TOTAL OF 10 FEET, WHERE SHOWN. EASEMENTS SHALL NOT INTERSECT THE SKI-LAKES OR ENCROACH WITHIN 20 FEET OF THE SKI LAKES.

C- ALL INTERSECTIONS SHALL HAVE ADA RAMPS INSTALLED PER CURRENT ADA STANDARDS.

D- CURRENT ZONING R-1 RESIDENTIAL.

E. OFF-STREET PARKING
NONE

F. PARKSTRIPS AND OPEN SPACE TO BE LANDSCAPED. SEE THE LANDSCAPING PLAN.

G. A GEOTECHNICAL REPORT SHALL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT FOR LOTS WITHIN PHASES 1 THROUGH 4.

H. FOUNDATION DRAINS ARE REQUIRED ON ALL LOTS WITHIN PHASES 1 THROUGH 4.

I. ALL ADA RAMPS SHALL MEET CURRENT ADA STANDARDS. CONTACT THE CITY PRIOR TO POURING ANY RAMPS.

GEOTECHNICAL NOTES

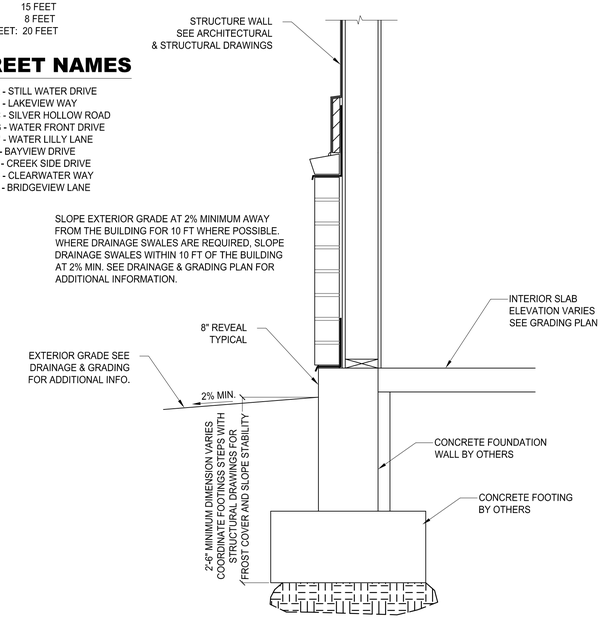
SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT OR DIRECTED BY THE GEOTECHNICAL ENGINEER OR SEEPAGE CONTROL INCORPORATED. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE WITHIN 2% OF OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUB GRADE AREAS WITHIN THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT OR AS DIRECTED BY A GEOTECHNICAL ENGINEER OR SEEPAGE CONTROL INCORPORATED. UNLESS OTHERWISE DIRECTED BY A GEOTECHNICAL ENGINEER MAX LIFT THICKNESS SHALL BE 8 INCHES. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS, ETC.

SETBACKS

FRONT:	20 FEET
REAR:	15 FEET
SIDE:	8 FEET
SIDE STREET:	20 FEET

STREET NAMES

STREET A - STILL WATER DRIVE
STREET B - LAKEVIEW WAY
STREET C - SILVER HOLLOW ROAD
STREET G - WATER FRONT DRIVE
STREET H - WATER LILLY LANE
STREET I - BAYVIEW DRIVE
STREET J - CREEK SIDE DRIVE
STREET K - CLEARWATER WAY
STREET L - BRIDGEVIEW LANE



TYPICAL EXTERIOR GRADE DETAIL A

N.T.S.

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CP	CONTROL POINT
CIB	CURB INLET BOX
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MB	MAILBOX
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/o	WITHOUT
E:	ENTRY # - OFFICIAL RECORDS
PH.	PHONE
4P	NUMBER OF PARKING STALLS
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
—SD—	NEW STORM DRAIN
—SS—	NEW SANITARY SEWER
—W—	NEW CULINARY WATERLINE
—OHP—	EX. OVERHEAD POWER LINE
—SD—	EX. STORM DRAIN
—SS—	EX. SANITARY SEWER
—T—	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"
	NEW ASPHALT
	NEW CONCRETE
	EXISTING GRASS
	EXISTING ASPHALT
	ASPHALT SAWCUT
	EXIST. CONC. C&G OR SIDEWALK

BENCHMARK

BENCHMARK: SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. ELEVATION = 4229.89

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2720 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

WATER LAKE ESTATES PH 1-3
A CLUSTER SUBDIVISION
NOTES & DETAILS
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

LICENSED PROFESSIONAL ENGINEER 343593 STEPHEN P. BOTT 01/23/15 STATE OF UTAH

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

SURVEYED BY	NP 2/2012
DESIGNED BY	SPB 01/23/15
DRAWN BY	SPB 01/23/15
APPROVED BY	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 20 OF 20

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APPROVAL IS DONE AT THE INDIVIDUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE

P:\2012 Projects\12-003\dwg\12-003 PH1-3.MP.dwg 1/28/2015 4:08:21 PM

12-106-0050
12-106-0049
12-104-0050

E 2811664 B 6053 P 198-256
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
07/03/2014 12:51 PM
FEE $128.00 Pgs: 59
REP BY: REC'D FOR BRIGHTON BENCHMA
RK DEVELOPMENT

AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN SYRACUSE CITY, BRIGHTON BENCHMARK DEVELOPMENT, LLC, IRBEN DEVELOPMENT, LLC, AND SWLW 1 LLC

THIS AGREEMENT for the development of land (hereinafter referred to as this "Agreement") is made and entered into this 3 day of July, 2014, between SYRACUSE CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"); and Brighton Benchmark Development, LLC, a Utah limited liability company; and Irben Development, LLC; a Utah limited liability company; and SWLW 1 LLC, a Utah limited liability company; (hereinafter referred to as "Owner"), with City and Owner collectively referred to as the "Parties" and separately as "Party".

RETURNED
JUL 03 2014

RECITALS

WHEREAS, in furtherance of the objectives of the Syracuse City General Plan, City has approved an application for a zone change from Agricultural to R-1 with cluster, of certain property located at approximately 1500 West and Gentile Street in Syracuse City; and

WHEREAS, the subject property consists of approximately 86.55 acres and is depicted on Exhibit A attached hereto (hereinafter "Subject Area"); and

WHEREAS, Owner is the owner of the Subject Area and has presented a proposal for development of the Subject Area to City, which provides for development of a "Residential Cluster Subdivision as a conditional use" in a manner consistent with the overall objectives of Syracuse City's General Plan, and is depicted in more detail on Exhibit B attached hereto (hereinafter "Exhibit B"); and

WHEREAS, Parties desire to enter into this Agreement to provide for the development of the Subject Area, in a manner consistent with City's General Plan and the intent reflected in that General Plan.

NOW, THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree as follows:

ARTICLE I
DEFINITIONS

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

1.1 "City" shall mean Syracuse City, a body corporate and politic of the State of Utah. The principal office of City is located at 1979 W. 1900 S., Syracuse, Utah, 84075.

1.2 "Owner" shall mean Brighton Benchmark Development, LLC, and Irben Development, LLC, and SWLW 1 LLC. The principal office for Owner is 1768 N. 4850 W. Ogden, UT 84404.

1.3 "Owner's Undertakings" shall have the meaning set forth in Article IV.

1.4 "Subject Area" shall have the meaning set forth in the Recitals hereto.

1.5 "Exhibit A" shall mean depiction and legal description of Subject Area.

1.6 "Exhibit B" shall mean the overall site plan for proposed development.

1.7 "Exhibit C" shall mean Landscape Plan for the proposed development.

1.8 "Exhibit D" shall mean Development Plan and shall include the Architectural Design Standards for the proposed development.

1.9 "Exhibit E" shall mean Dam Safety Permit.

1.10 "Exhibit F" shall mean depiction of Water Line Improvements in Gentile Street.

1.11 "Exhibit G" shall be a table of bid amounts and responsibilities for payment

ARTICLE II
CONDITIONS PRECEDENT

2.1 This Agreement shall not take effect until City has approved this Agreement pursuant to a resolution of the Syracuse City Council.

2.2 Owner agrees to follow the design review requirements established by Syracuse City Ordinance unless altered herein. .

ARTICLE III
CITY'S UNDERTAKINGS

3.1 Subject to the satisfaction of the conditions set forth in Article IV, City shall grant final site plan approval of the Subject Area. This approval shall occur upon a finding by the City Council that Owner has complied with applicable city ordinances.

ARTICLE IV
OWNER'S UNDERTAKINGS

Conditioned upon City's performance of its undertakings set forth in Article III with regard to site plan approval of the Subject Property and provided Owner has not terminated this Agreement pursuant to Section 7.8. Owner agrees to the following:

4.1 Owner agrees to restrict development of the Subject Area by agreeing that the primary use of the Subject Area will be as depicted on Exhibit B. If other uses are desired, that are not specifically enumerated in Exhibit B, which is attached hereto and incorporated herein by this reference, Owner agrees to obtain approval by the City Council to amend this Agreement before pursuing the development of those uses. Minor variations in the interpretations of the uses that may be allowed pursuant to the terms of this Agreement, may be made administratively by the Community Development Director.

4.2 Development on the Subject Area shall be limited to the construction of a "R-1 Cluster Subdivision" that is restricted to the uses, general layout and density demonstrated in Exhibit B. In accordance with the R-1 Cluster Zone the base density of the development allowed shall be 2.9 dwelling units per net acre.

4.3 In addition to the requirements of the R-1 Cluster zone, Owner and City agree that the development will consist of 195 single-family residential lots or less.

4.4 Master Declaration. Owner shall cause to be recorded against all phases of the development a Master Declaration of Covenants, Conditions, Restrictions, and Easements for the Still Water Lake Estates ("Master Declaration"). The Master Declaration shall provide for the creation of two Neighborhood sub-associations ("Sub-Associations"). Each Sub-Association shall be required to maintain, manage and operate its respective common areas, parks, trail landscaping and other features found within its specified neighborhood. The Master Declaration will have enforcement rights against each Sub-Association, including the right of assessment, for purposes of requiring that the maintenance obligations herein be fulfilled. Each Sub-Association will be a self-sufficient entity having authority restricted to its neighborhood area. During any period that Owner owns more than forty (40%) percent of the developable Lots within the Subject Area, Owner shall contribute such amounts to the Sub-Associations as may be necessary for the Sub-Associations to meet its respective maintenance obligations under this Agreement. From and after the date that Owner no longer owns forty (40%) percent of the developable Lots within the Subject Area, Owner shall only be required to pay to the Sub-Associations such amounts as are assessed by the Sub-Associations. In no event shall City be responsible or liable for the enforcement of the covenants created for the Sub-Associations.

4.5 Open Space. Owner agrees to provide a minimum of twenty five percent (25%) open space with site amenities, building location and landscape buffers and improvements substantially similar to those depicted on Exhibit C.

4.5.1 Parks shall be privately owned and maintained as specified in Section 4.4 Master Declaration. Parks shall be fully improved in accordance with Exhibit C. Parks shall have a public easement upon each for the use and enjoyment of the community, excluding parks marked as private parks within the ski lake portion of the development as depicted on Exhibit B.

4.5.2 Ski lakes shall be privately owned and maintained pursuant to the Master Declaration and the Sub-Association as specified in Section 4.4. Access and use of Ski Lakes shall be governed by the applicable Sub-Association, consistent with the Master Declaration.

4.5.3 Trails shall be provided by Owner and shall be ten (10) feet wide asphalt to be dedicated for public use to and maintained by the City. City shall indemnify Owner of any liability for public use of the trails once trail system is installed and in use. City's indemnification shall not apply to acts of negligence by owner, it's successors or assigns. Maintenance of the trail includes, but is not limited to all maintenance, repair, replacement, upkeep, snow/ice removal etc. as deemed necessary by City as with other public trails in City's trail system. Any damage to surrounding landscape or watering systems caused by the maintenance of said trail shall be repaired by City. The landscape surrounding the trail shall be maintained by the applicable Sub-Association in which the trail is located as specified in the Master Declaration.

4.5.4 Common Areas shall be provided and maintained by the applicable Sub-Association in which common area is located as specified in the Master Declaration.

4.6 Owner agrees to install fencing as specified in the landscape plan, Exhibit C, along the north and east boundaries of the Subject Area in accordance with Buffer Table A of the Syracuse City Zoning Ordinance, Section 10.30.080.

4.7 As part of the phase review process, Owner shall submit landscape plans to City in accordance with the approved landscape plan as attached Exhibit C, including the common areas, parks, trails, and park strips.

4.8 The architectural plans, building elevations, and building materials shall include exterior construction materials such as brick, rock, stucco, and hardy board similar to those depicted in the rendering on Exhibit D. Vinyl siding will not be allowed. Colors used shall be those as approved as part of the approved development plan, Exhibit D, and in accordance to Section 10.30.020 of the Syracuse City Municipal Code.

4.9 Double Frontage Lots. Residential lots located along Gentile Street, shall be buffered from the street by a minimum landscaped are of 5'-0" between the trail and the rear property line. Said area shall be landscaped in accordance with the Master Landscape Plan, Exhibit "C". Fencing along the open space shall be provided and maintained by the HOA and shall be of materials and construction type as approved in the Landscape Plan, Exhibit C. Neighborhood HOA Declarations shall prohibit specific uses in the rear yards of Double Frontage Lots to maintain a standard of aesthetics, such prohibited uses shall be at a minimum restriction of accessory structures greater than one hundred and fifty (150) square feet, placement, materials, architectural style and colors used which are identical to the main dwelling.

4.10 Construction Access shall be provided via an easement from UDOT from Bluff Road to the Northern Boundary of the Cottage Neighborhood.

4.11 Lot Setbacks. The required setbacks shall be as follows:

Front Porch/Living Spaces	20 Feet
Side	8 Feet
Side Street	20 Feet
Rear	15 Feet

4.12 Phasing: It is anticipated that final plat approval will happen in phases. The anticipated phasing plan has been included in Exhibit B. Owner shall have the flexibility to adjust phase sizes and the order in which phases are developed as long as the phases are approved by the City Engineer and Planning Commission, which approval shall not be unreasonably withheld. Phasing and construction access for each phase shall be approved by the City Engineer and occur in a manner in which infrastructure in completed phases is not damaged or unduly impacted by heavy construction equipment and traffic.

4.13 Water Lines Installation. Owner will install culinary and secondary water lines from Bluff Road, down Gentile Street, to the east property line of the Property, as depicted in Exhibit F, rather than extending water lines from Bluff Road through an easement provided by the property north of the development as depicted in Exhibit B. City will reimburse Owner for the additional costs associated with installing the water lines in Gentile Street, including but not limited to, additional length of piping, increased size of piping and valves, changes in piping material, compaction adequate for curb and gutter, additional traffic control, and asphalt repairs, that otherwise would not have been required had the lines been installed north of the development. City's reimbursement to Owner will be reduced by the bid amount of piping the existing ditch on the east side of 2000 West directly adjacent to the subdivision thus having Owner pay for that portion of the water lines on Gentile street equivalent to the bid value of piping the existing ditch described above. Said ditch will be piped under direction of the City within 1 year of this agreement. (See exhibit G)

City will have the opportunity to review pricing for the waterline installation and re-bid if City believes the costs are excessive. City will reimburse Owner for the installation of the water lines within thirty (30) days of completion of the installation. In the event City re-bids their portion of the waterline, Owner will still be required to install their portion of the main as depicted in Exhibit F.

On 2000 West, Owner shall be required to Connect Culinary and Secondary water lines from the anticipated Ski Lake road to the existing mains on 2000 West, but shall not be required to increase the size of the existing main lines in 2000 West.

2000 West Existing Ditch. City shall pipe the existing ditch on 2000 West directly adjacent to subdivision in exchange for running the secondary main down Gentile Street to Bluff Road.

4.14 Looping of Culinary Water Lines. Looping of culinary water lines from Gentile Street to 2000 West shall be required within 2 years of the first certificate of occupancy granted in the project. If Owner is unable to complete the looping of the water lines in the required time frame, Owner may install a water line loop through the UDOT parcel easement to the north of the property and tie in to Bluff Road. Installing the loop through the UDOT parcel does not remove the responsibility to provide a loop to 2000 West. If Owner does not complete the looping of the water lines within required timeframe, City may suspend the issuance of additional building permits until the looping is completed.

4.15 Curb Design: For interior Ski Lake Neighborhood Roads only as shown at Exhibit B, City agrees to allow Owner to utilize a mountable curb (reference UDOT Type D curb). Owner shall designate a temporary access for each lot.

4.16 Geotechnical. The surcharge of the roads in the Ski Lake phases shall be reviewed and approved by a Geotechnical Engineer and approved by City Engineer prior to any construction of the roads. Ski lake lots shall be inspected by a licensed geotechnical engineer, to insure that the compaction on these lots, to be determined at the time that the footings are excavated is adequate to support the residential structure proposed.

4.17 Dam Safety. Owner shall be required to obtain a Dam Safety permit from the State of Utah prior to construction of the ski lakes. Owner and the applicable Sub-Association shall further indemnify City from any damage caused as a result of dam failure, including to city infrastructure in the event of dam failure. Maintenance of the lakes and dam shall be provided pursuant to the Master Declaration and in accordance with the Dam Safety permit. Exhibit E.

4.18 Mosquito Abatement: The Master Declaration and the applicable Sub-Association shall address mosquito abatement. This section of the Sub-Association CCR's shall be approved by the Davis County Mosquito Abatement District.

4.19 Open Space Maintenance and Secondary Water. Owner shall be required to purchase connections to the secondary water system and pay the requisite impact fee. Secondary water service shall be billed to the applicable Sub-Association.

4.20 Private street option: On the ski lake portion of the Subject Area, Owner shall have the option to convert to a private street designation in the future with approval from City Engineer and Planning Commission, which approval shall not be unreasonably withheld. Notwithstanding the above option, Owner will meet all City Standards for streets and infrastructure as approved.

4.21 Boat Docks: A boat dock will be allowed for each ski lake lot and may be built prior to home construction. Any boat docks shall be built according to the standards established in the Master Declaration and applicable Sub-Association. Any boat dock shall be constructed within the common area of the lake subdivision.

4.22 Phase 4 improvements: Owner shall not be required to complete the improvements listed below for final inspection of phase 4a and phase 4b. Completion of these improvements will be required prior to Final City Plat approval of phase 2.

-- Improvements on the North side of the North Lake between the North West corner of Lot 404 and 2000 West. (Landscape and Fence)

-- Improvements on the South side of the South Lake between the South West corner of Lot 405 and 2000 West to include curb/gutter, trail, asphalt & landscape

4.23 Canal Crossing: Prior to recordation of the final plat for phase 9, the owner shall cause to be created an escrow or other surety document in the amount of fifty (50 %) percent of the estimated construction costs to cross the Davis County Canal at the west end of Phase 9. Said estimate shall be complete and include all street improvements including culinary and secondary water, sanitary and storm sewer, street lights, curb, gutter, sidewalk and asphalt, culvert, etc. meeting the City design standards in affect at the time of recordation of phase 9.

Said escrow or surety shall be held for a period of five (5) years from the date of Phase 9 recordation, payable to Syracuse City or designee. If right of way improvements are not commenced within the five (5) year period, the escrow or surety shall be released to the developer or future assignee, as specified in the escrow agreement. In the event the City determines that the right of way improvements are no longer necessary or otherwise deemed appropriate, the City may release the developer from the commitment to enter into the escrow agreement or may terminate the escrow agreement prior to the expiration of the five (5) year period.

ARTICLE V
GENERAL REQUIREMENTS AND RIGHTS OF CITY

5.1 Issuance of Permits - Owner. Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Owner's Undertakings and shall make application for such permits directly to the Syracuse City Community and Economic Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Commencement Date. Owner shall commence construction within 18 months of the Final Plat approval of the first phase of development, and in good faith, diligently pursue completion of the development.

5.3 Access to the Subject Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right of access to the Subject Area without charges or fees during the period of performance of Owner's Undertakings. City shall indemnify, defend and hold Owner harmless from and against all liability, loss, damage, costs or expenses (including attorneys' fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss or damage caused to any person, property or

improvements on the Subject Area arising from the negligence or omissions of City, or its agents or employees, in connection with City's exercise of its rights granted herein.

ARTICLE VI
REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30) day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

6.1.1 Cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations.

6.2 Enforced Delay Beyond Parties' Control. For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extensions. Either Party may extend, in writing, the time for the other Party's performance of any term, covenant or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not eliminate any other obligations and shall not constitute a waiver with respect to any other term, covenant or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Owner. In the event of a default by Owner's assignee, Owner may elect, in its discretion, to cure the default of such assignee; provided, Owner's cure period shall be extended by thirty (30) days.

6.5 Appeals. If Owner desires to appeal a determination made hereunder by Staff, said appeal shall be to the Planning Commission, whose decision shall be final. If the appeal is regarding the interpretation of this Agreement the appeal shall be to the City Council with a recommendation from the Planning Commission and Staff.

ARTICLE VII
GENERAL PROVISIONS

7.1 Successors and Assigns of Owner. This Agreement shall be binding upon Owner and its successors and assigns, and where the term "Owner" is used in this Agreement it shall mean and include the successors and assigns of Owner. Owner shall not have the right to assign this Agreement, in whole or in part, unless City has consented in writing to the Assignment, which consent shall not be unreasonably withheld. Upon approval of any assignment by City, or in the event Owner assigns all or part of this Agreement to an assignee, Owner shall be relieved from further obligation under that portion of the Agreement for which the assignment was made and approved by City.

7.2 Notices. All notices, demands and requests required or permitted to be given under this Agreement (collectively the "Notices") must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three (3) business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Owner:	Irben Development, LLC Attn: Mike Thayne 1768 N. 4850 W. Plain City, UT 84404
With a Copy to:	Benchmark Development, LLC Attn: Neil Wall 1188 Sportsplex Dr. Ste 203 Kaysville UT 84037
With a Copy to:	Brighton Homes Utah LLC Attn: Nate Pugsley, President 215 N. Redwood Road North Salt Lake, UT 84054
With a Copy to:	SWLW 1 LLC Attn: Mark Thayne 1188 Sportsplex Dr. Ste 203 Kaysville UT 84037
To City:	SYRACUSE CITY CORPORATION 1979 W 1900 S Syracuse, Utah 84075 Attn: Brody Bovero, City Manager 801/825-1477

Upon at least ten (10) days' prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

7.3 Third Party Beneficiaries. Any claims of third party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.

7.4 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.5 Integration Clause. This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the Parties.

7.6 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

7.7 Attorneys' Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

7.8 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

7.8.1 With regard to Owner's Undertakings, performance by Owner of Owner's Undertakings as set forth herein.

7.8.2 With regard to City's Undertakings, performance by City of City's Undertakings as set forth herein.

Upon either Party's request (or the request of Owner's assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.9 Recordation. This Agreement shall not be recorded without the prior written consent of both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

SYRACUSE CITY CORPORATION

By: T. Palmer
TERRY PALMER, Mayor

ATTEST:

By: CBrown
CASSIE BROWN, City Recorder

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

Brighton Benchmark Development, LLC

Subscribed and sworn to me this 25 day of June, 2014.

Notary

Notary Public
JENNY WALL
Commission Number 607641
My Commission Expires
March 28, 2015
State of Utah

APPROVED AS TO FORM:

CLINT DRAKE, City Attorney

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

Irben Development, LLC

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

SWLW 1 LLC

Subscribed and sworn to me this 24 day of June, 2014.

Notary

Notary Public
JENNY WALL
Commission Number 607641
My Commission Expires
March 28, 2015
State of Utah

APPROVED AS TO FORM:

CLINT DRAKE, City Attorney

Exhibit A

BOUNDARY DESCRIPTION A

PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS NORTH 00°11'53" EAST 33.00 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22; AND RUNNING THENCE NORTH 89°59'02" WEST PARALLEL WITH SECTION LINE 2620.72 FEET TO A POINT WHICH IS 33.00 FEET EAST OF THE WEST LINE OF SAID SECTION; THENCE NORTH 00°11'27" EAST (NORTH 00°11'36" EAST BY RECORD) 792.00 FEET PARALLEL TO THE WEST LINE OF SAID SECTION; THENCE SOUTH 89°59'02" EAST PARALLEL WITH SECTION LINE 2620.83 FEET TO QUARTER SECTION LINE; THENCE SOUTH 00°11'53" WEST ALONG QUARTER SECTION LINE 792.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,075,644 SQ.FT. (47.65 ACRES)

12-704-0049 + 0050

BOUNDARY DESCRIPTION B

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT WHICH IS SOUTH 89°59'22" EAST 100.00 FEET ALONG SECTION LINE AND NORTH 00°11'53" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE NORTH 00°11'53" EAST PARALLEL WITH QUARTER SECTION LINE 1403.41 FEET ALONG THE EAST LINE OF THE DAVIS COUNTY PROPERTY RECORDED AS BOOK 1212, PAGE 717 OF THE DAVIS COUNTY RECORDERS OFFICE TO THE SOUTH LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID PARCEL (2) COURSES AS FOLLOWS: (1) SOUTHEASTERLY 488.92 FEET ALONG THE ARC OF A 11,125.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°31'05" (CHORD BEARS SOUTH 69°18'52" EAST 488.88 FEET) TO A POINT OF TANGENCY, AND (2) SOUTH 70°34'24" EAST 1104.66 FEET TO THE WEST LINE OF THE JENSEN BROTHERS DAVIS COUNTY PROPERTIES LLC PARCEL AS PER ENTRY 2184690, BOOK 4077, PAGE 102; THENCE SOUTH 00°11'53" WEST 863.58 FEET ALONG SAID WEST LINE PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 TO THE NORTH RIGHT OF WAY LINE OF GENTILE STREET (3700 SOUTH STREET); THENCE NORTH 89°59'22" WEST ALONG THE NORTH LINE OF SAID STREET 1501.00 FEET TO THE SOUTHEAST CORNER OF SAID DAVIS COUNTY PROPERTY AND THE POINT OF BEGINNING.

12-106-0050

CONTAINING 1,694,564 SQ. FT. (38.90 ACRES)

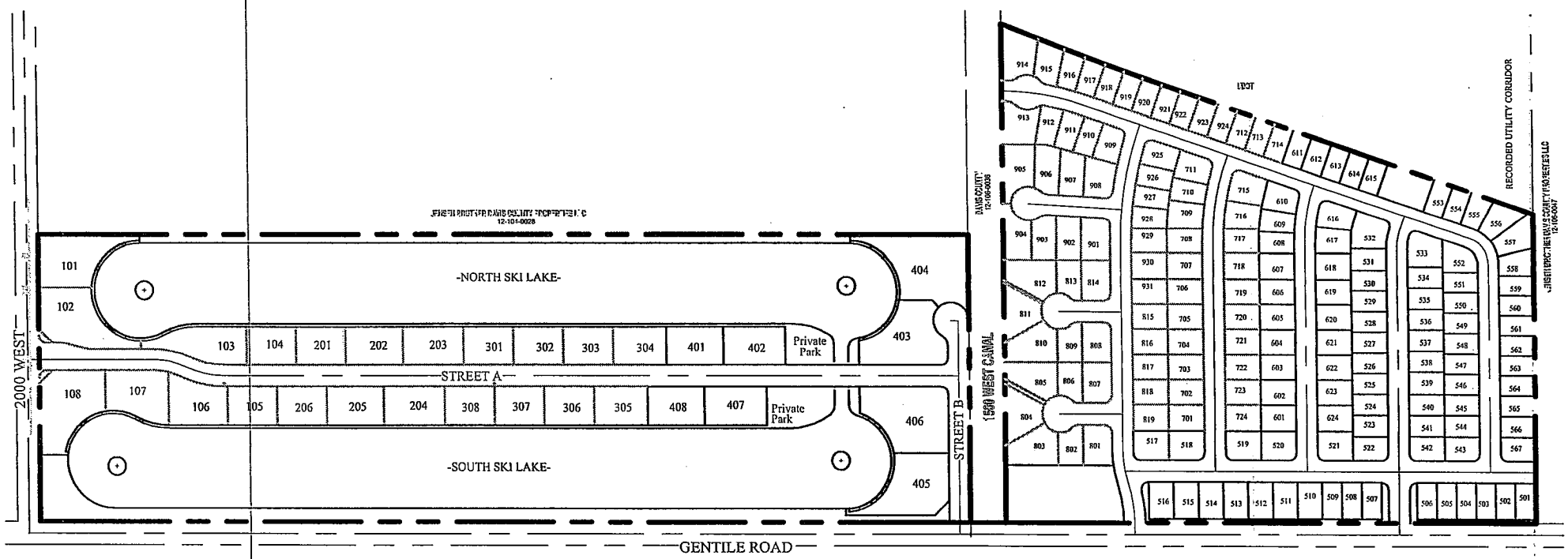


EXHIBIT B
Overall Site Plan

Exhibit B

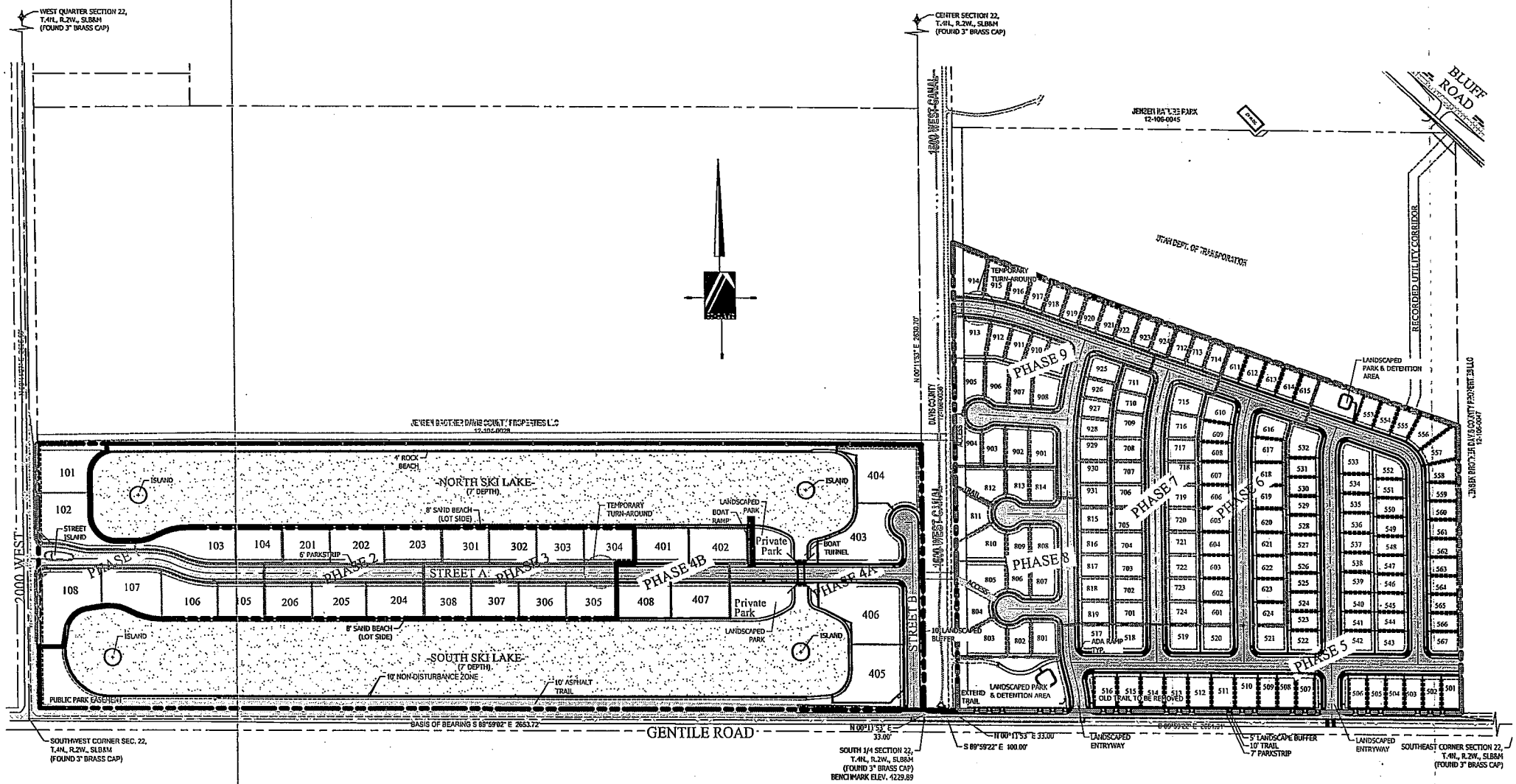
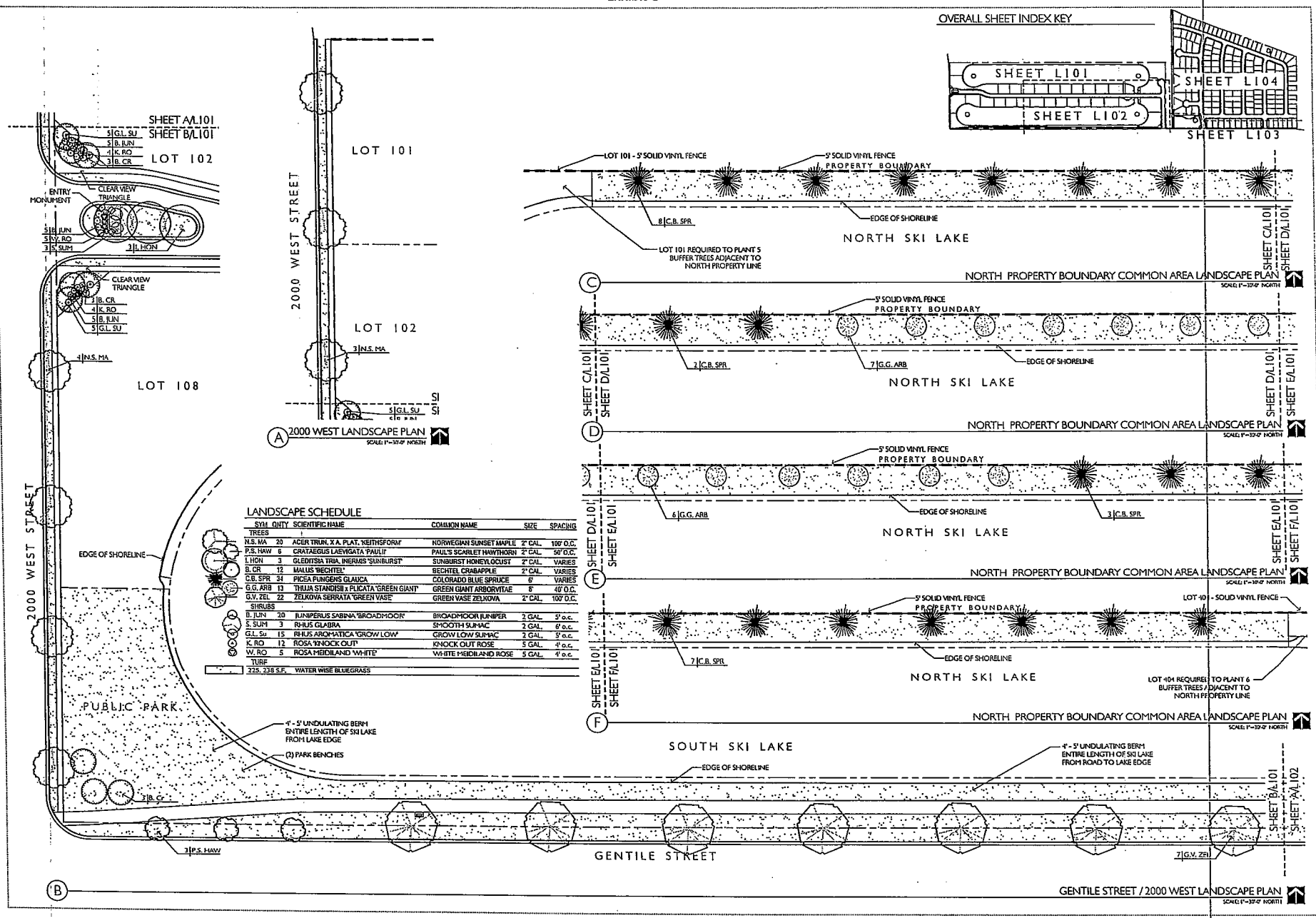

WEST QUARTER SECTION 22, T.4N., R.2W., SLB&M (FOUND 3" BRASS CAP)
CENTER SECTION 22, T.4N., R.2W., SLB&M (FOUND 3" BRASS CAP)
BLUFF ROAD
JENSEN HALLES PARK 12-106-0045
UTAH DEPT. OF TRANSPORATION
RECORDED UTILITY CORRIDOR
4200 WEST CANAL
2000 WEST
NORTH SKI LAKE (7' DEPTH)
SOUTH SKI LAKE (7' DEPTH)
4' ROCK BEACH
8' SAND BEACH (LOT SIDE)
ISLAND
STREET ISLAND
TEMPORARY TURN-AROUND
LANDSCAPED BOAT RAMP
LANDSCAPED PARK
Private Park
BOAT TUNNEL
6' PARKSTRIP
STREET A
STREET B
PHASE 1
PHASE 2
PHASE 3
PHASE 4A
PHASE 4B
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
10' NON-DISTURBANCE ZONE
10' ASPHALT TRAIL
PUBLIC PARK EASEMENT
10' LANDSCAPED BUFFER
LANDSCAPED PARK & DETENTION AREA
EXTEND TRAIL
OLD TRAIL TO BE REMOVED
ADA RAMP TYP.
GENTILE ROAD
BASIS OF BEARING S 89°59'02" E 2653.72'
N 00°11'53" E 33.00'
S 89°59'22" E 100.00'
SOUTHWEST CORNER SEC. 22, T.4N., R.2W., SLB&M (FOUND 3" BRASS CAP)
SOUTH 1/4 SECTION 22, T.4N., R.2W., SLB&M (FOUND 3" BRASS CAP) BENCHMARK ELEV. 4229.89
LANDSCAPED ENTRYWAY
5' LANDSCAPE BUFFER
10' TRAIL
7' PARKSTRIP
SOUTHEAST CORNER SECTION 22, T.4N., R.2W., SLB&M (FOUND 3" BRASS CAP)

EXHIBIT C

Landscape Plan (Attached on separate page)

Exhibit C



LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
N.S. MA	20	ACER TRUN. X A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.	100' O.C.
P.S. HAW	6	CRATAEGUS LAEVIGATA 'PAULII'	PAUL'S SCARLET HAWTHORN	2" CAL.	50' O.C.
L. HON	3	GLEDITSIA TRIA. INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	2" CAL.	VARIES
B. CR	12	MALUS 'BECHTEL'	BECHTEL CRABAPPLE	2" CAL.	VARIES
C.B. SPR	34	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6'	VARIES
G.G. ARB	13	THUJA STANDISII x PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8'	40' O.C.
G.V. ZEL	22	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	100' O.C.
SHRUBS					
B. JUN	20	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	2 GAL.	5' o.c.
S. SUM	3	RHUS GLABRA	SMOOTH SUMAC	2 GAL.	6' o.c.
G.L. Su	15	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.	5' o.c.
K. RO	12	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	5 GAL.	4' o.c.
W. RO	5	ROSA MEIDILAND 'WHITE'	WHITE MEIDILAND ROSE	5 GAL.	4' o.c.
TURF					
	225, 238 S.F.	WATER WISE BLUEGRASS			

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6146
STBDESIGNLLC.COM

Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	04.01.2014

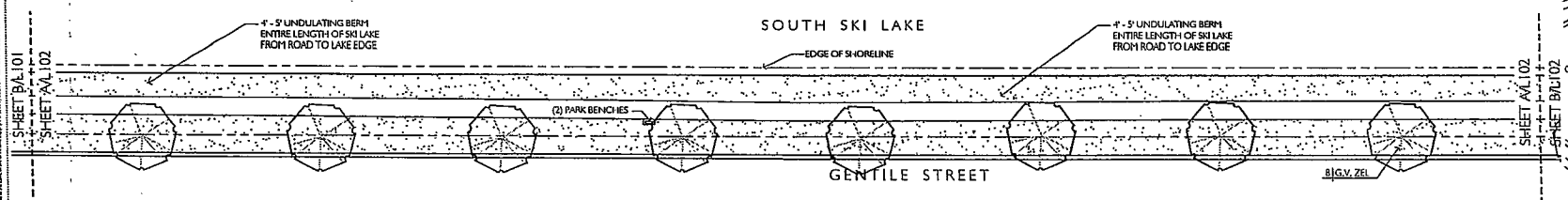
#	REV. DESCRIPTIONS	DATE

STILL WATER LAKE ESTATES
2000 WEST / GENTILE ROAD
SYRACUSE, UTAH

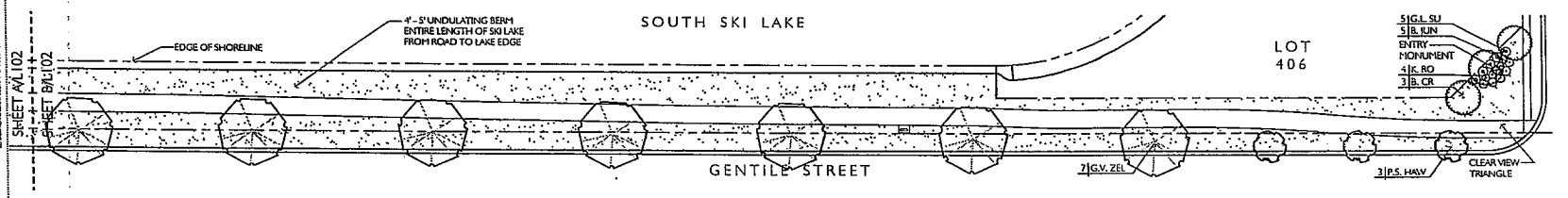
NUCO DEVELOPMENT

LANDSCAPE PLAN

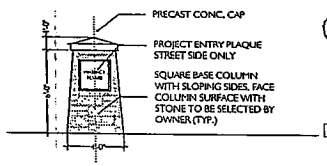
L101



A GENTILE STREET LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH



B GENTILE STREET LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH

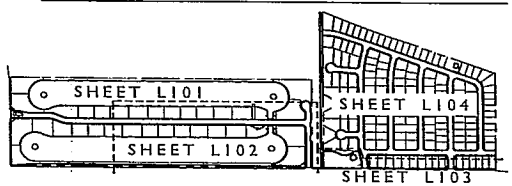


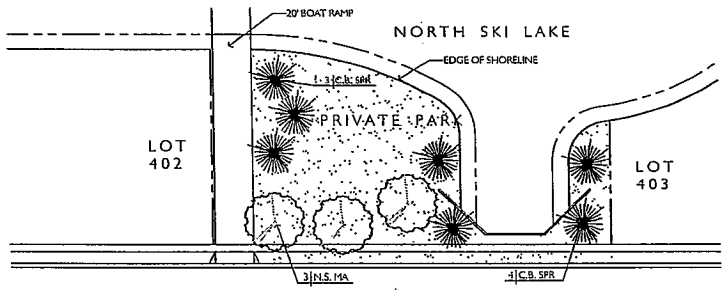
D PROJECT ENTRY MONUMENT
SCALE: 1/4"=1'-0" NORTH

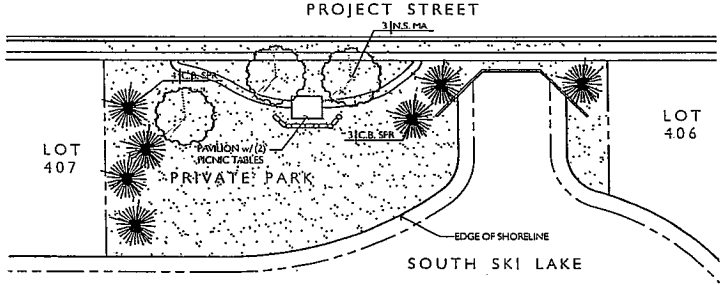
STILL WATER LAKES ESTATES - LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
N.S. MA	20	ACER TRUN. X A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.	100' O.C.
P.S. HAW	6	CRATAEGUS LAEVIGATA 'PAULII'	PAUL'S SCARLET HAWTHORN	2" CAL.	50' O.C.
I. HON	3	GLEDITSIA TRIA. INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	2" CAL.	VARIES
B. CR	12	MALUS 'BECHTEL'	BECHTEL CRABAPPLE	2" CAL.	VARIES
C.B. SPR	34	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6'	VARIES
G.G. ARB	13	THUJA STANDISII x PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8'	40' O.C.
G.V. ZEL	22	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	100' O.C.
SHRUBS					
B. JUN	20	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	2 GAL.	5' o.c.
S. SUM	3	RHUS GLABRA	SMOOTH SUMAC	2 GAL.	6' o.c.
G.L. SU	15	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.	5' o.c.
K. RO	12	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	5 GAL.	4' o.c.
W. RO	5	ROSA MEIDILAND 'WHITE'	WHITE MEIDILAND ROSE	5 GAL.	4' o.c.
TURF					
	225, 239 S.F.	WATER WISE BLUEGRASS			

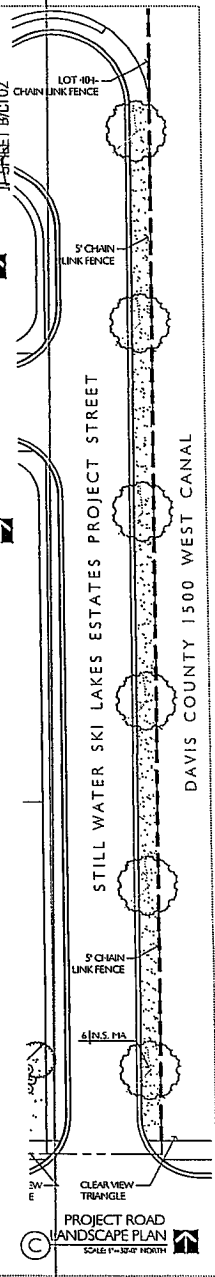
OVERALL SHEET INDEX KEY







B PRIVATE PARKS LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH



C PROJECT ROAD LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.8146
STBDESIGNLLC.COM

Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	01.04.2014

REV. DESCRIPTION	DATE

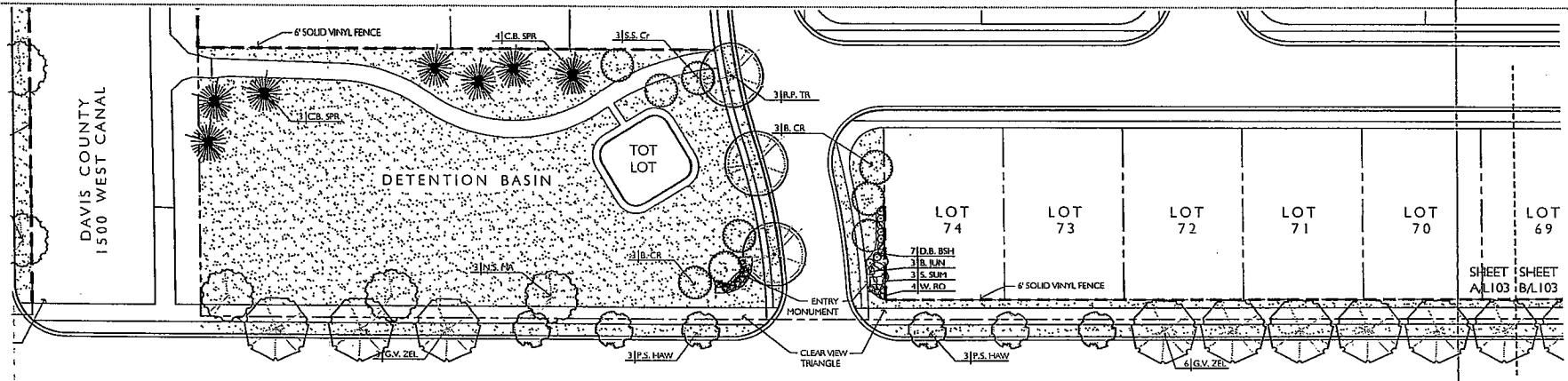
STILL WATER LAKE ESTATES

2000 WEST / GENTILE ROAD
SYRACUSE, UTAH

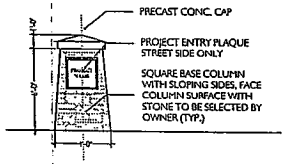
NUCO DEVELOPMENT

LANDSCAPE PLAN

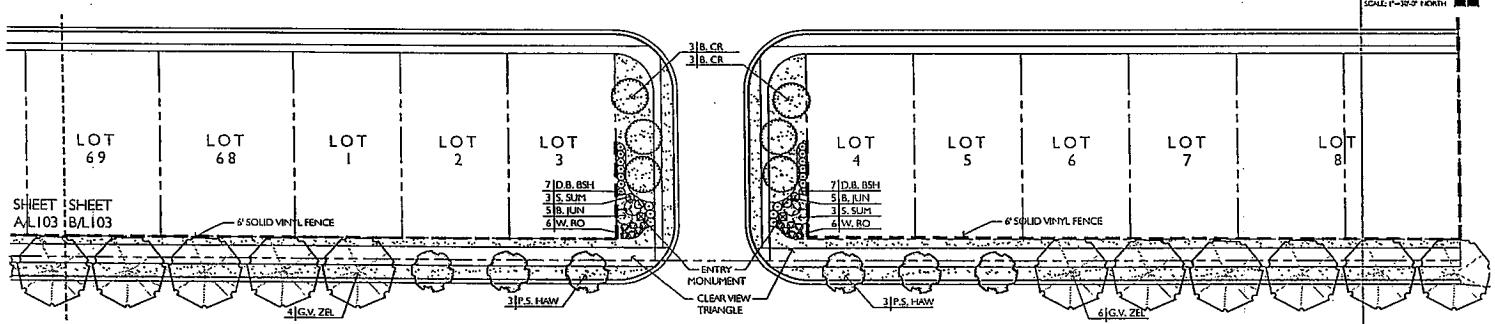
L102



A — GENTILE STREET / DETENTION BASIN LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH

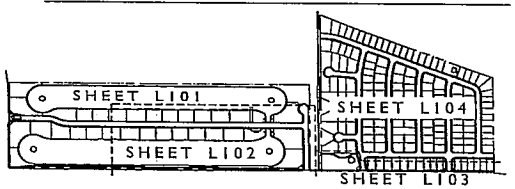


D — PROJECT ENTRY MONUMENT
SCALE: 1/4"=1'-0" NORTH



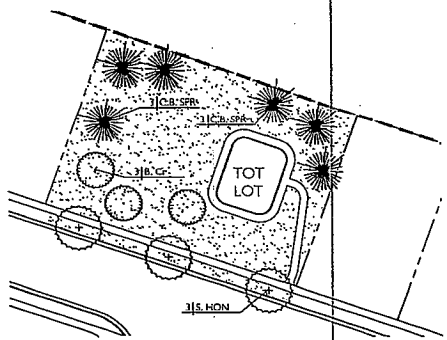
B — GENTILE STREET / ENTRY LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH

OVERALL SHEET INDEX KEY



STILL WATER LAKES - LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
N.S. MA	47	ACER TRUN. X A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.	VARIES
P.S. HAW	12	CRATAEGUS LAEVIGATA 'PAULII'	PAUL'S SCARLET HAWTHORN	2" CAL.	VARIES
I. HON	23	GLEDITSIA TRIA. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.	VARIES
B. CR	18	MALUS 'DECHTEL'	BECHTEL CRABAPPLE	2" CAL.	VARIES
C.B. SPR	13	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6'	VARIES
R. PR	27	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	20 GAL.	VARIES
R.P. TR	64	SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA	2" CAL.	VARIES
G.L. LIN	57	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLEAF LINDEN	2" CAL.	VARIES
G.V. ZEL	19	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	VARIES
SHRUBS					
D.B. BSH	21	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	2 GAL.	4' o.c.
B. JUN	13	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	2 GAL.	5' o.c.
S. SUM	9	RHUS GLABRA	SMOOTH SUMAC	2 GAL.	6' o.c.
W. RO	16	ROSA MEIDILAND 'WHITE'	WHITE MEIDILAND ROSE	5 GAL.	4' o.c.
TURF					
	82,372 S.F.	WATER WISE BLUEGRASS			



C — PARK LANDSCAPE PLAN
SCALE: 1"=30'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6146
STBDESIGNLLC.COM

Drawn By: Scott B.

ISSUE DESCRIP.	DATE

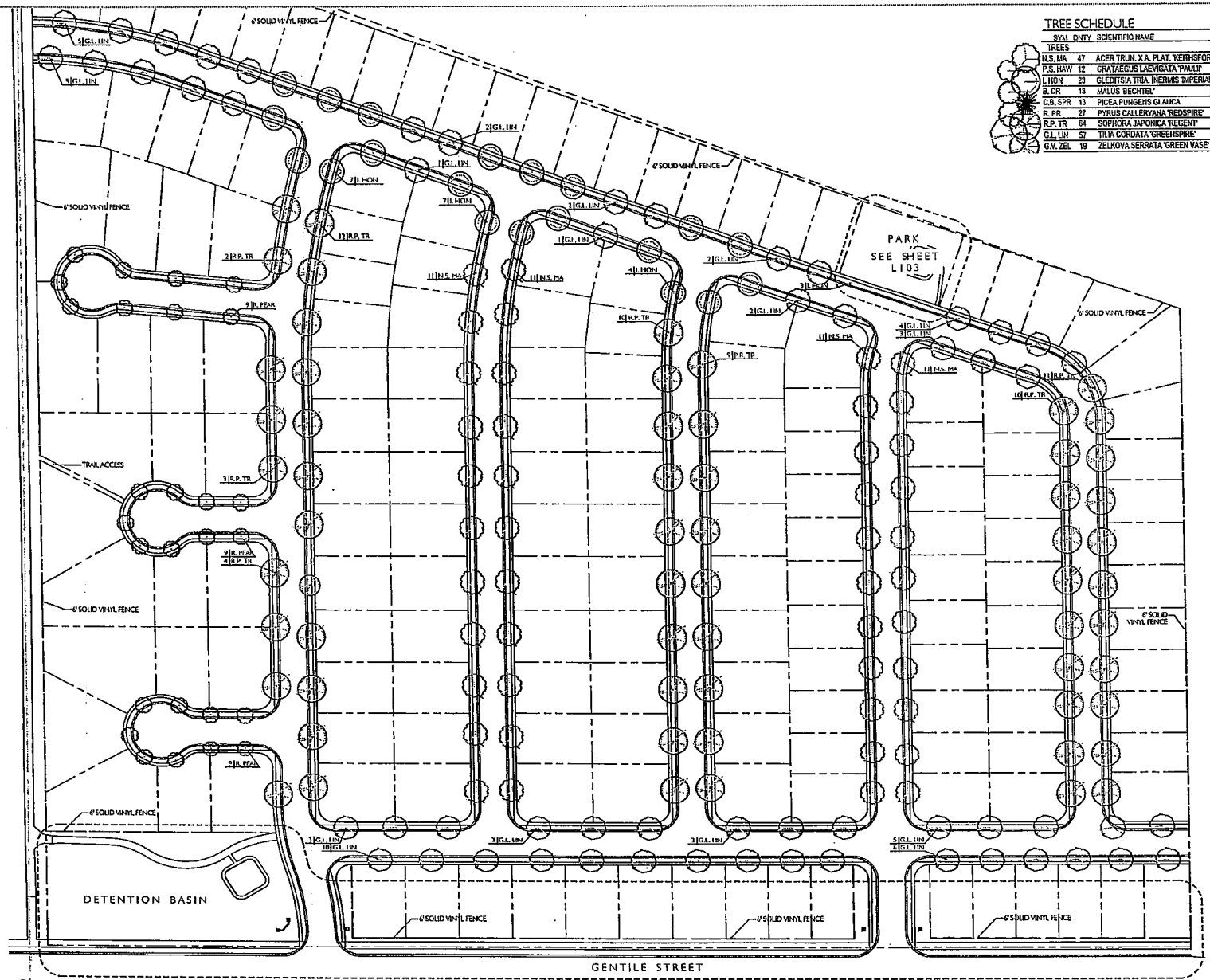
#	REV. DESCRIPTION	DATE

STILL WATER LAKE ESTATES
GENTILE ROAD
SYRACUSE, UTAH

BRIGHTON HOMES UTAH
220 WEST 300 SOUTH, SUITE 210
BOUNTIFUL, UTAH 84010

LANDSCAPE PLAN

L103



TREE SCHEDULE

SYM.	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES					
N.S. MA	47	ACER TRUN. X A. PLAT. 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	2" CAL.	VARIES
P.S. HAW	12	CRATAEGUS LAEVIGATA 'PAULII'	PAUL'S SCARLET HAWTHORN	2" CAL.	VARIES
L. HON	23	GLEDITSIA TRIA. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.	VARIES
B. CR	18	MALUS 'BECHTEL'	BECHTEL CRABAPPLE	2" CAL.	VARIES
C.B. SPR	13	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6'	VARIES
R. PR	27	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR	20 GAL.	VARIES
R.P. TR	64	SOPHORA JAPONICA 'REGENT'	REGENT JAPANESE PAGODA	2" CAL.	VARIES
G.L. LIN	57	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLEAF LINDEN	2" CAL.	VARIES
G.V. ZEL	19	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	VARIES

A

STREET TREE LANDSCAPE PLAN

SCALE: 1"=40'-0" NORTH

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6146
STBDESIGNLLC.COM

Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	01.02.2014

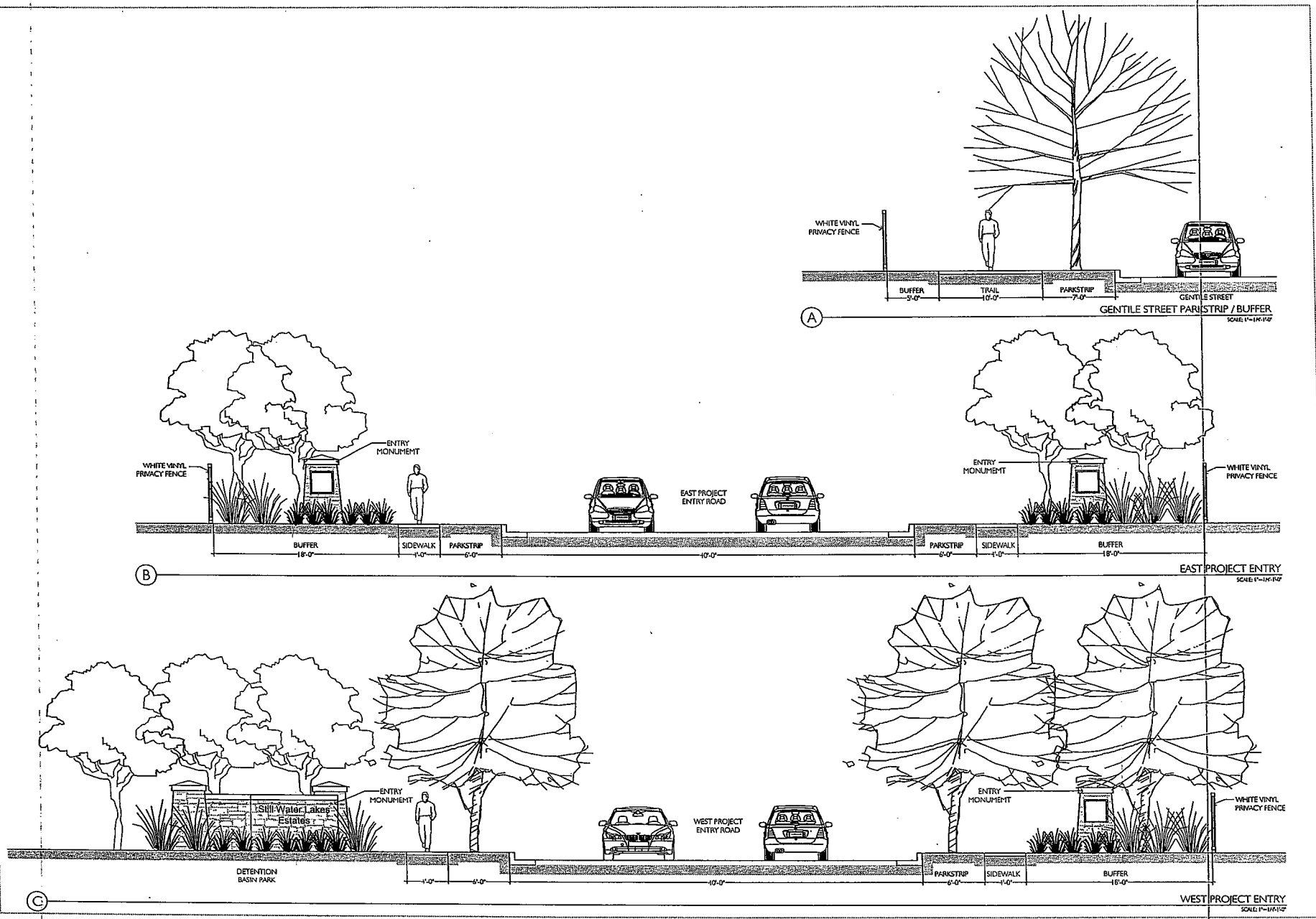
#	REV. DESCRIPTION	DATE

STILL WATER LAKE ESTATES
GENTILE ROAD
SYRACUSE, UTAH

BRIGHTON HOMES UTAH
370 WEST 500 SOUTH, SUITE 210
BOUNTIFUL, UTAH 84010

LANDSCAPE PLAN

L104



STB DESIGN

LANDSCAPE ARCHITECTURE & LAND PLANNING

1473 SOUTH 1100 EAST
SUITE B
SALT LAKE CITY, UTAH 84105
801.554.6146
STBDESIGNLLC.COM

Drawn By: Scott B.

ISSUE DESCRIP.	DATE
	01.04.2014

#	REV. DESCRIPTION	DATE

STILL WATER LAKE ESTATES

GENTILE ROAD
SYRACUSE, UTAH

BRIGHTON HOMES UTAH
370 WEST 500 SOUTH, SUITE 210
BOUNTIFUL, UTAH 84010

STREET ELEVATIONS

L105

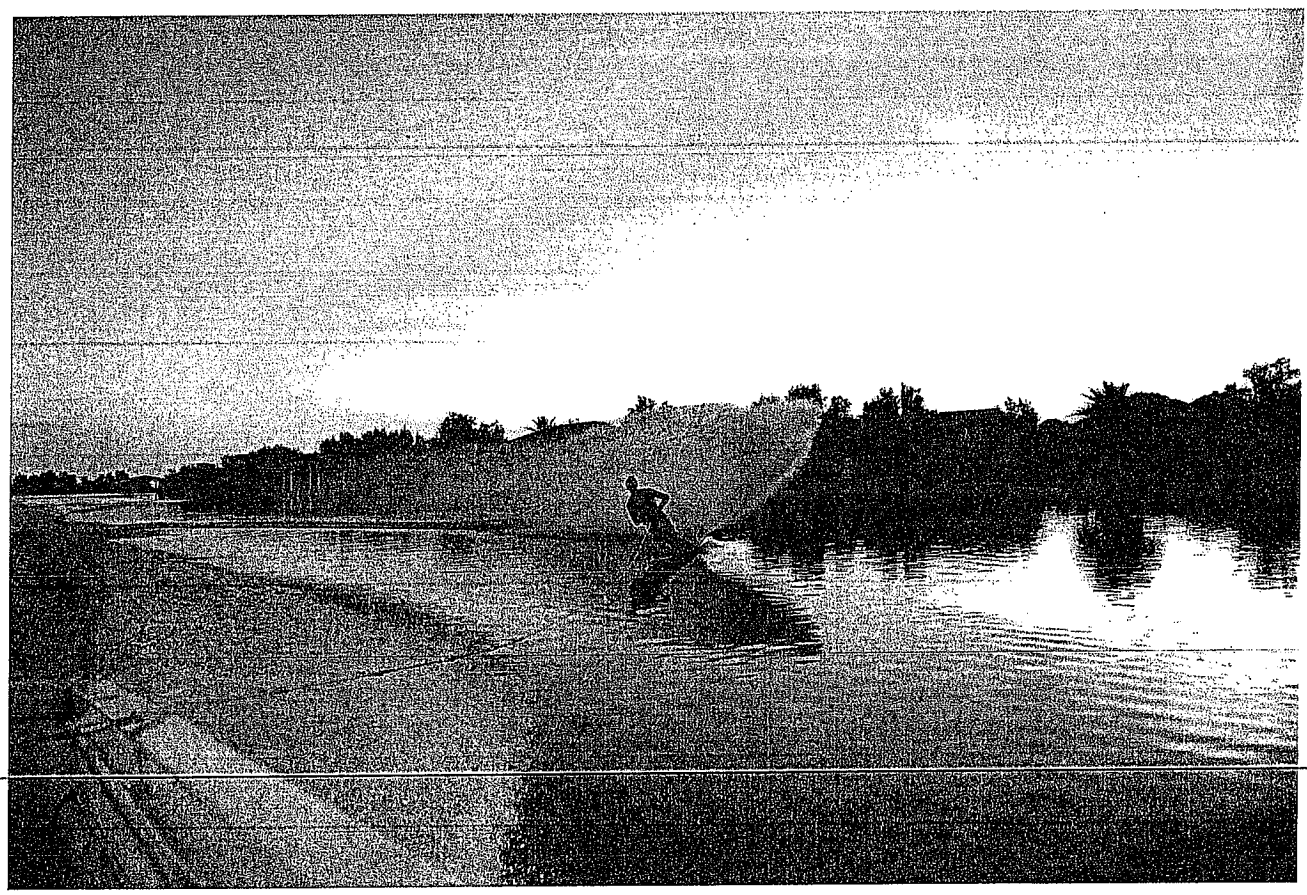
EXHIBIT D
Development Plan

EXHIBIT D

Still Water

LAKE ESTATES

Syracuse City, Utah



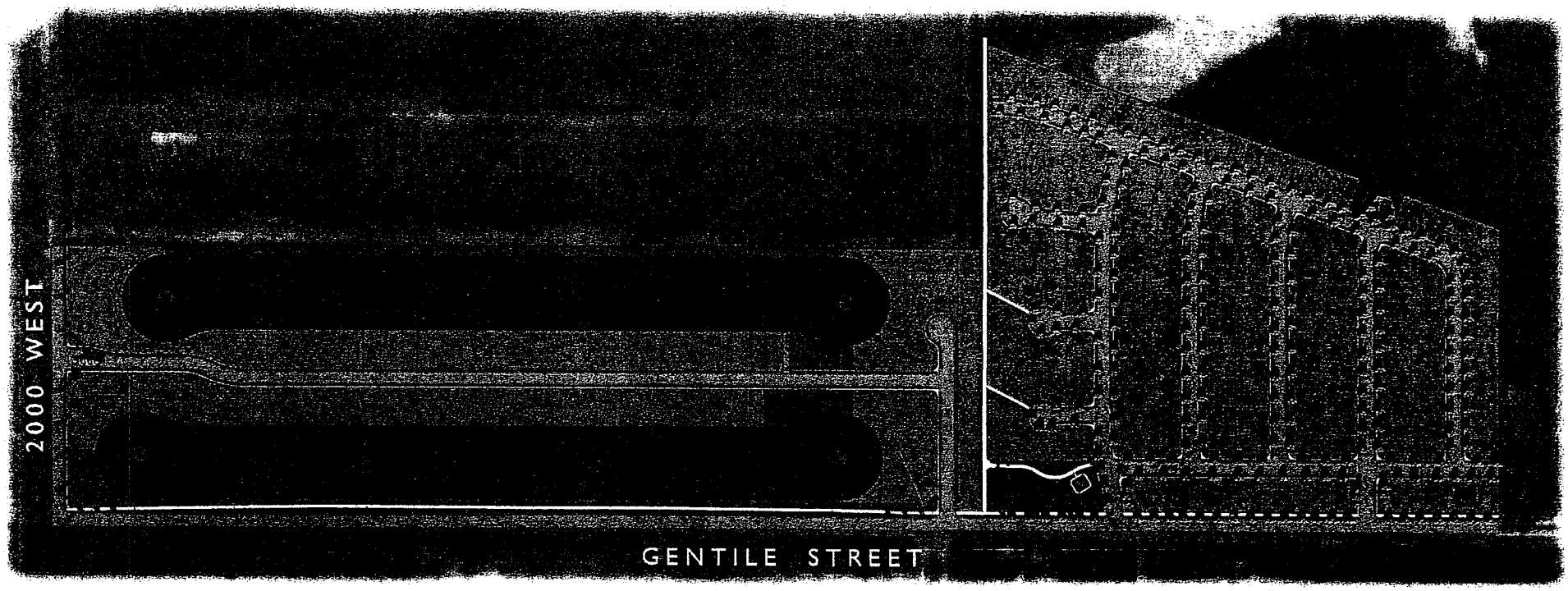
Introduction

Still Water Lake Estates is an R-1 Cluster Subdivision development in Syracuse City Utah. It consists of two neighborhoods that cater to outdoor oriented families who love the water – a Cottage Neighborhood and a private Ski Lake Neighborhood. This is a very unique and attractive development located along Gentile street at about 1500 West in Syracuse. A trail system will provide easy access for all residents to the south shoreline of the lake, 3 public parks, Jensen Nature Park and miles of the city trail system. The ski lakes, private to lake neighborhood lot owners, provide vast open space and an attractive, "next door", aesthetic and visual amenity for the cottage neighborhood and the general public.

There are currently two private ski lakes in Utah that provide a desirable combination of a lake and a home on the same property. They are beautiful and successful developments that have been attractive to the water sports enthusiast. The proposed Still Water development adds a third element of being in an urban environment with easy access to all the conveniences of the "city". The lake neighborhood lot owners will enjoy a lake in their own back yard and the cottage neighborhood residents will appreciate and enjoy the close proximity and visual amenity the lake provides. This is not a weekend getaway; it is home. And Syracuse is the perfect location with its vibrant, outdoor and active environment with citizens that value a high quality of life.

Indeed this is a great development that will be great for the residents and great for Syracuse City.

The following pages give an overview of what and why we are bringing Still Water Lake Estates to Syracuse City



NORTH

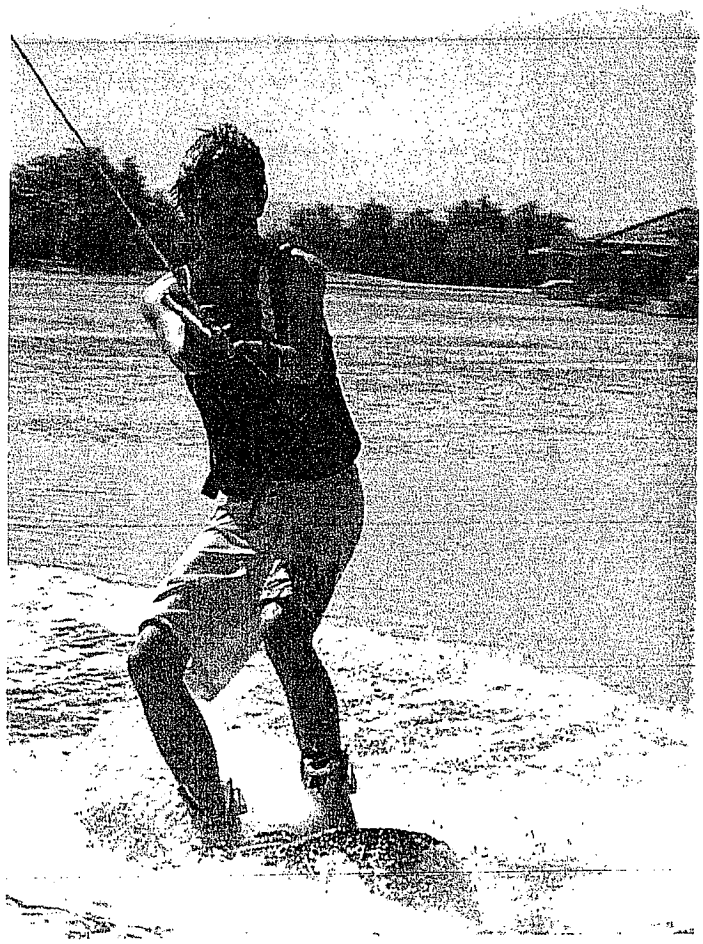
STILL WATER LAKE ESTATES

SYRACUSE, UTAH

Still Water

LAKE ESTATES

Ski Lake Neighborhood



Ski Lake Vision and Development Objectives

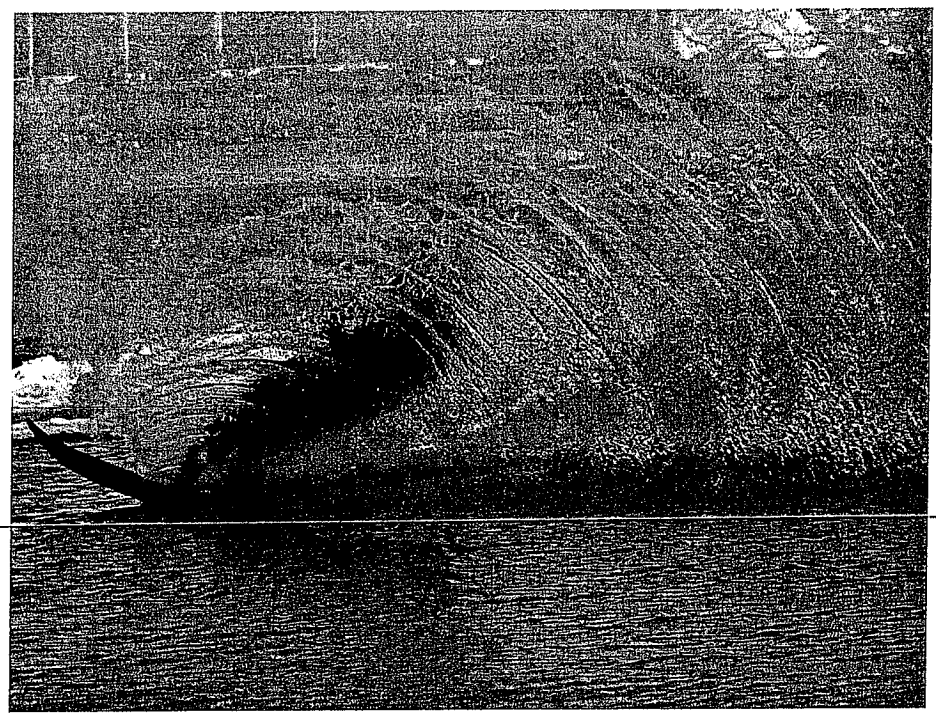
Still Water Lake Estates will provide a residential neighborhood for active fun-loving families who enjoy being close to the water. This vibrant Neighborhood within an urban setting at the heart of the Wasatch Front provides easy access to excellent schools, shopping, restaurants, entertainment and community services. Each lot backs up to a beautifully designed Ski lake.

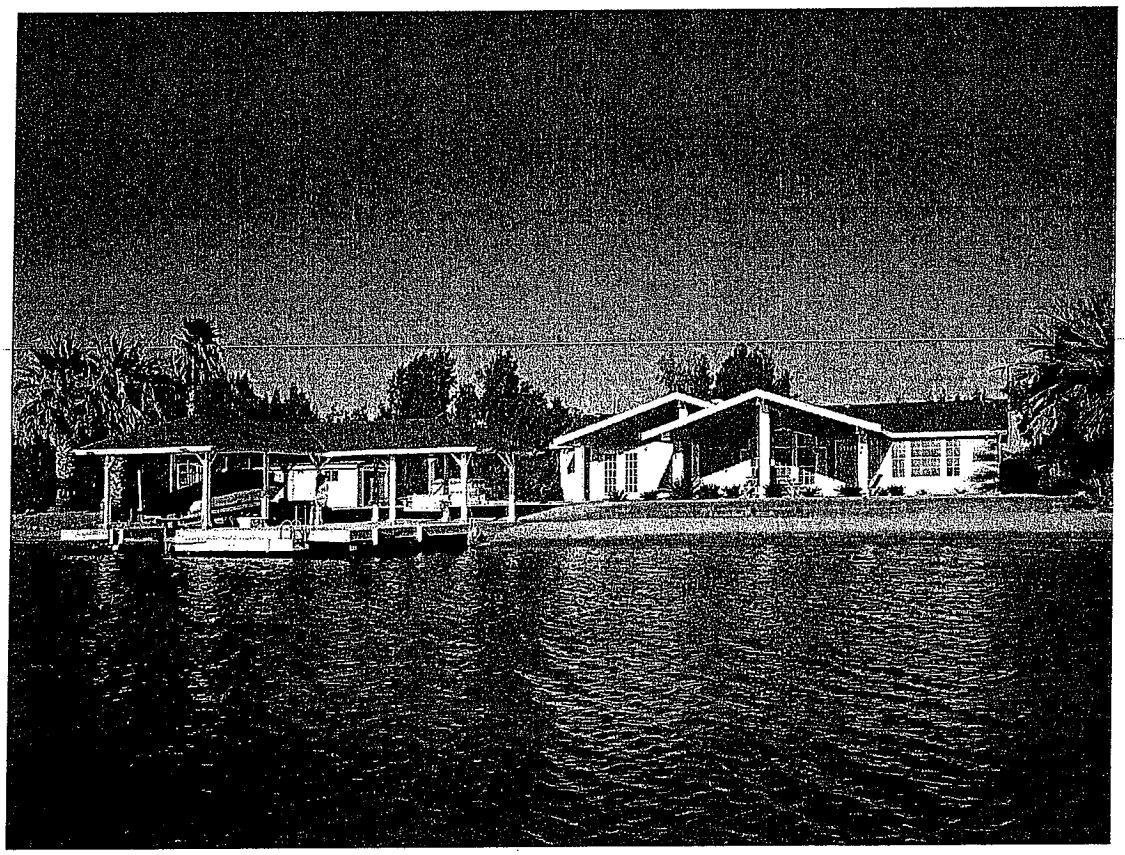
47 Acres – 2 Private Lakes - 15 homes per lake - 2 Private Parks

Each lay lot may have its own covered dock with automatic boat lift allowing the owner to leave his boat in the dock the entire season. Within minutes one can walk to the dock, lower the boat into the water and be skiing, wake-boarding or just going for a ride. Many owners will use the lake daily because of the convenience. Others will simply enjoy having the view and the scenery of this amenity.

Owners who desire to use the lake simply hang a flag visible to all from their dock and take their turn in a clockwise rotation around the lake. When finished the owner simply removes his flag. There will only be one boat using the lake at a time. The lakes and shorelines are engineered to dissipate boat wakes completely after each pass eliminating the need to wait for the water to calm down. The small islands at the end of each lake prevent boat wake from traveling back down the lake. The most common use of the lake will be slalom-course water skiing. The slalom course consists of a boat path defined by buoys and 6 floating balls to ski around. The boat speed is fixed and when the skier makes it around all 6 balls, the ski rope is shortened and he makes another attempt.

Boating has long been a family sport. This unique development brings the lake to the family.





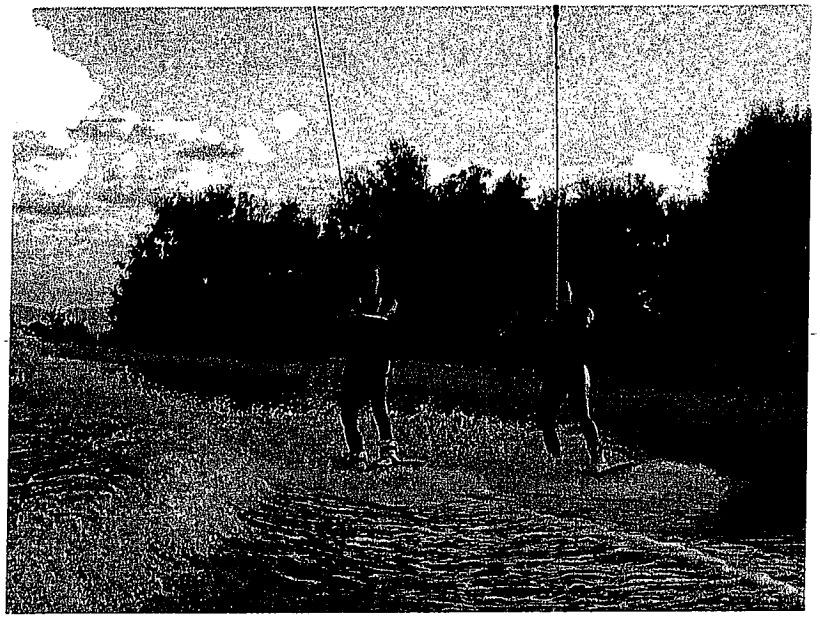
Family Amenities:

Private parks with covered pavilion and picnic tables.
Walking trail along lake connected to Jensen Nature Park and the Syracuse City trail systems.
Fishing at Jensen Nature Park less than 1/2 mile away on walking trails.
Public schools, grocery stores, restaurants, public library, community and recreation center, golf course, theaters, bowling alley, gas stations and banks only a few miles away.
CC&R's specify an open view corridor at the back of each lot providing visibility up and down the lake from each lot.

The Lakes:

Lakes are approximately 2,300 feet long, 220 feet wide, and 7 feet deep.
Lakes are connected with a channel allowing either lake to be used by any owner.
Many water sports allowed such as skiing, wake-boarding, tubing, etc.
Allowed boats must be under 21 ft. 8" long, inboard only.

Sample of home and dock on a ski lake only. See architectural guidlines for proposed architectural style



Lots

Number of Lots – 30 (15 per lake) .37 to 1 acre

Ownership of Lots - One owner per lot

Use of Lots – Single Family Residential

Home Construction and Architectural Design Guidelines

Home Size (living area excluding basement): Minimum allowed: Single level - 1800 sq. ft., two story – 2400 sq. ft.

3-car Garage min. Roof: 6/12 pitch, 50 yr. architectural shingle, 6 inch fascia.

Exterior materials allowed: Brick, rock, stucco (accent only), timber accents allowed. Fiber cement siding allowed as an accent. Aluminum or Vinyl siding not allowed. HOA Architectural Review Committee may consider other products.

HOA Architectural Review Committee must approve the color of exterior materials.

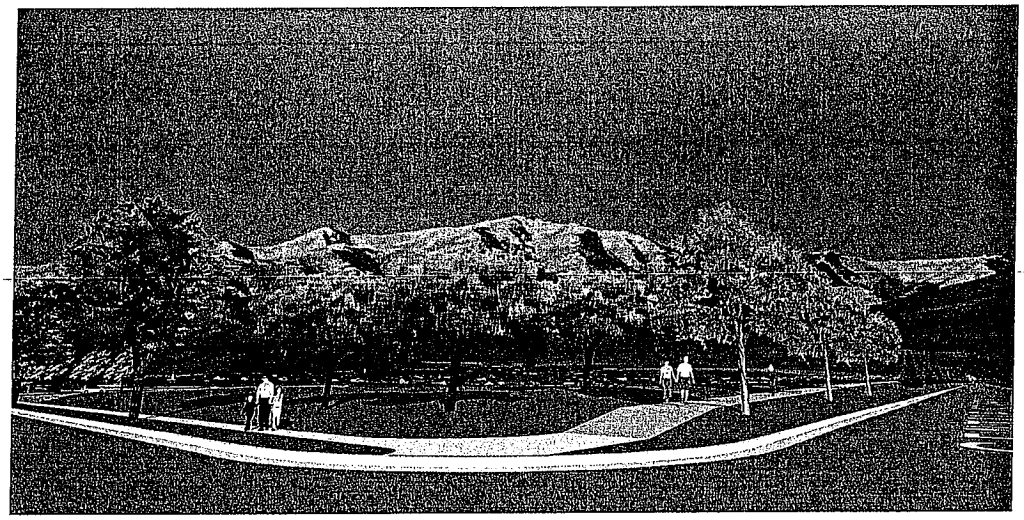
Accessory Buildings must conform to same standards as home.

Basements: Lots will accommodate basements per geotechnical reports.

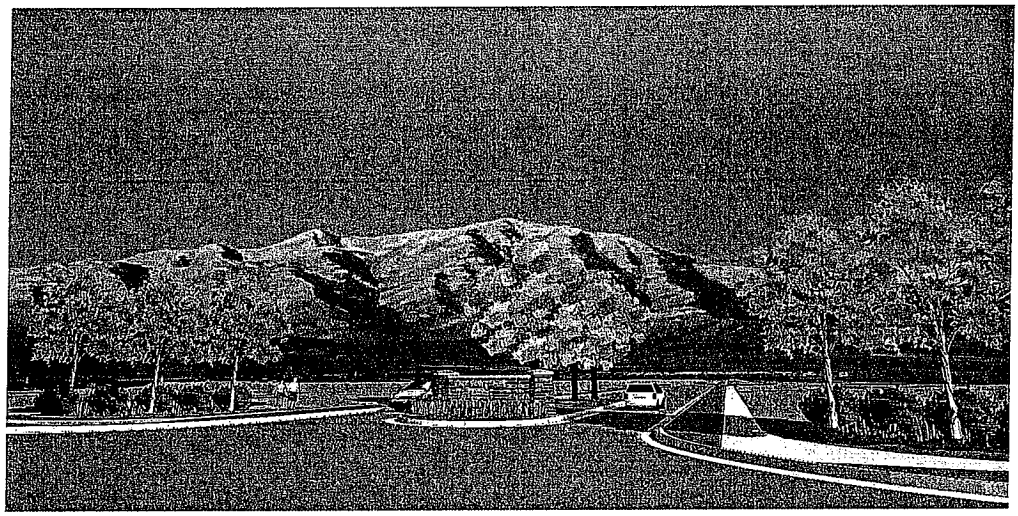
Fencing on Lots: Welded steel ornamental fencing. No fencing allowed within view corridor, which is 20 feet from shoreline.

Dock overall design will be specified by HOA agreement and uniform for all lots

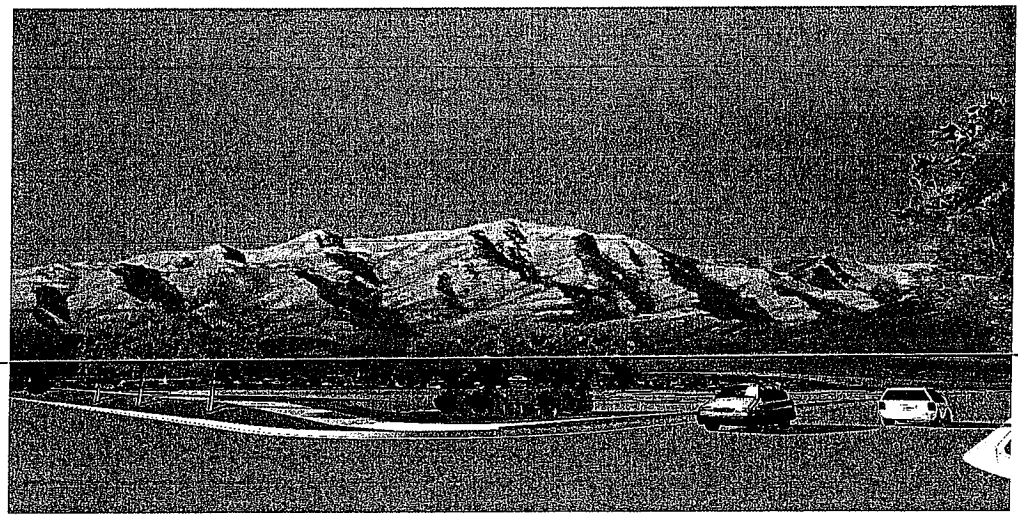
Proposed Landscape Renderings



South West Corner Looking North East

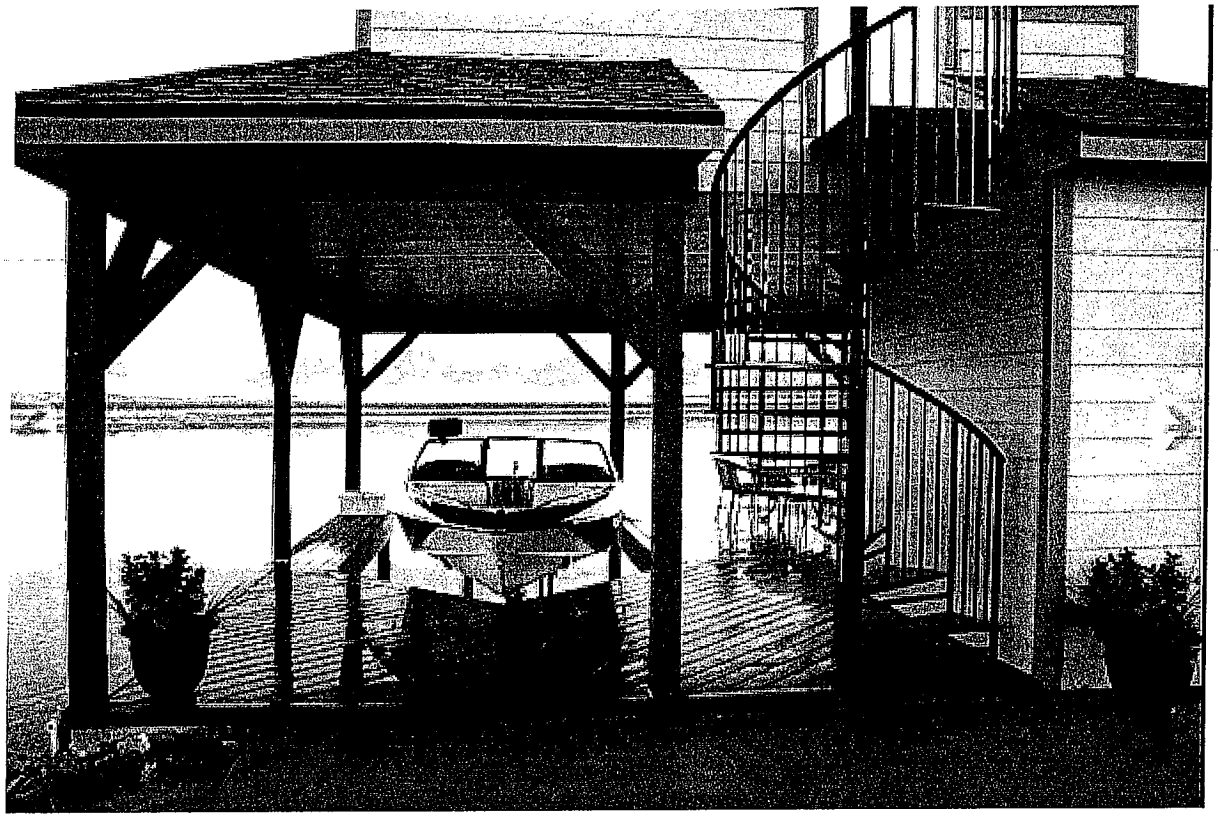


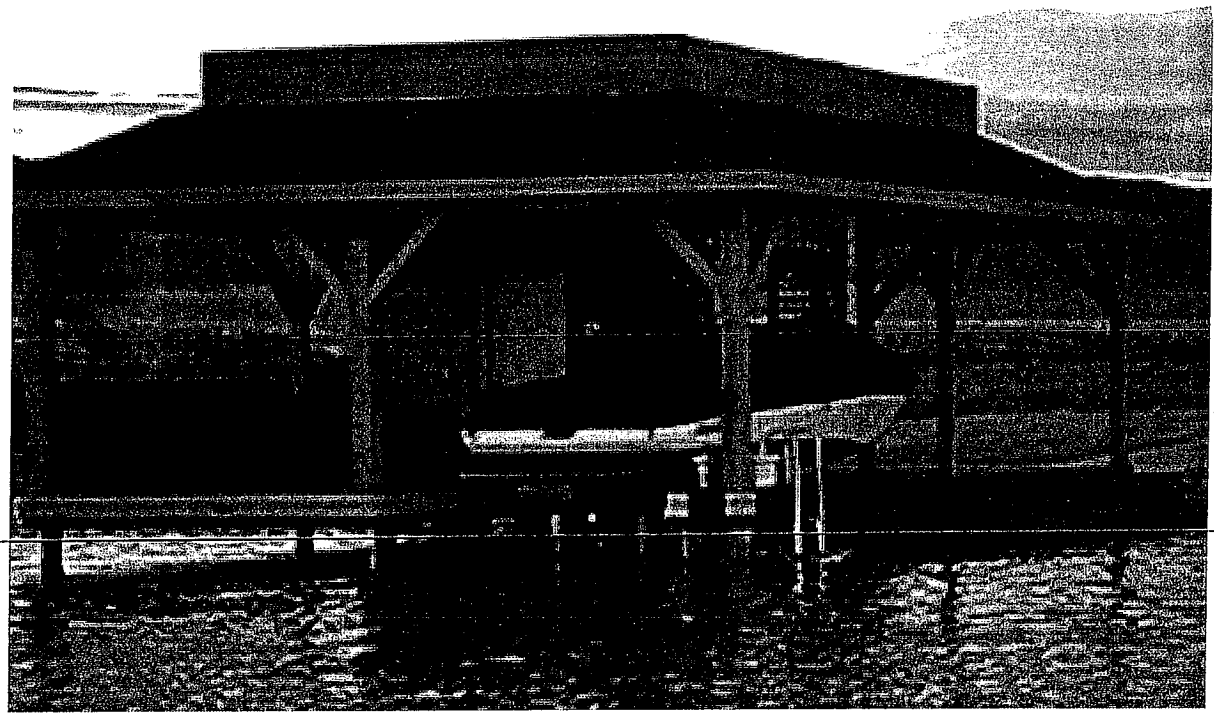
2000 West Entrance



Gentile Entrance

Boat Dock Examples

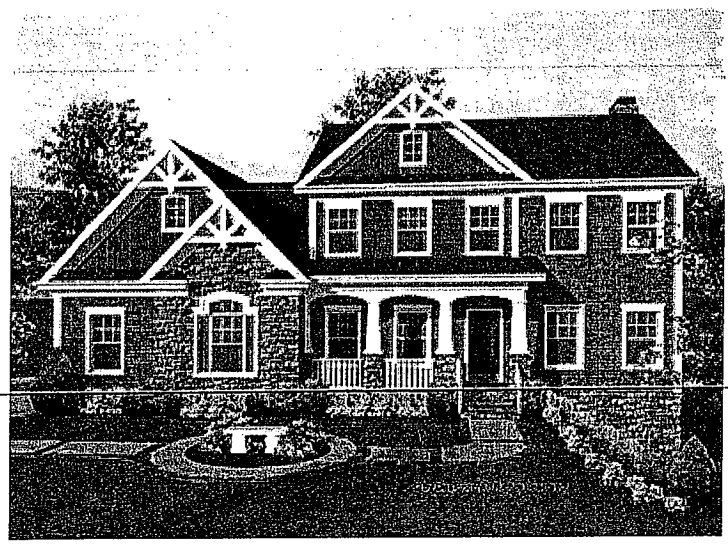




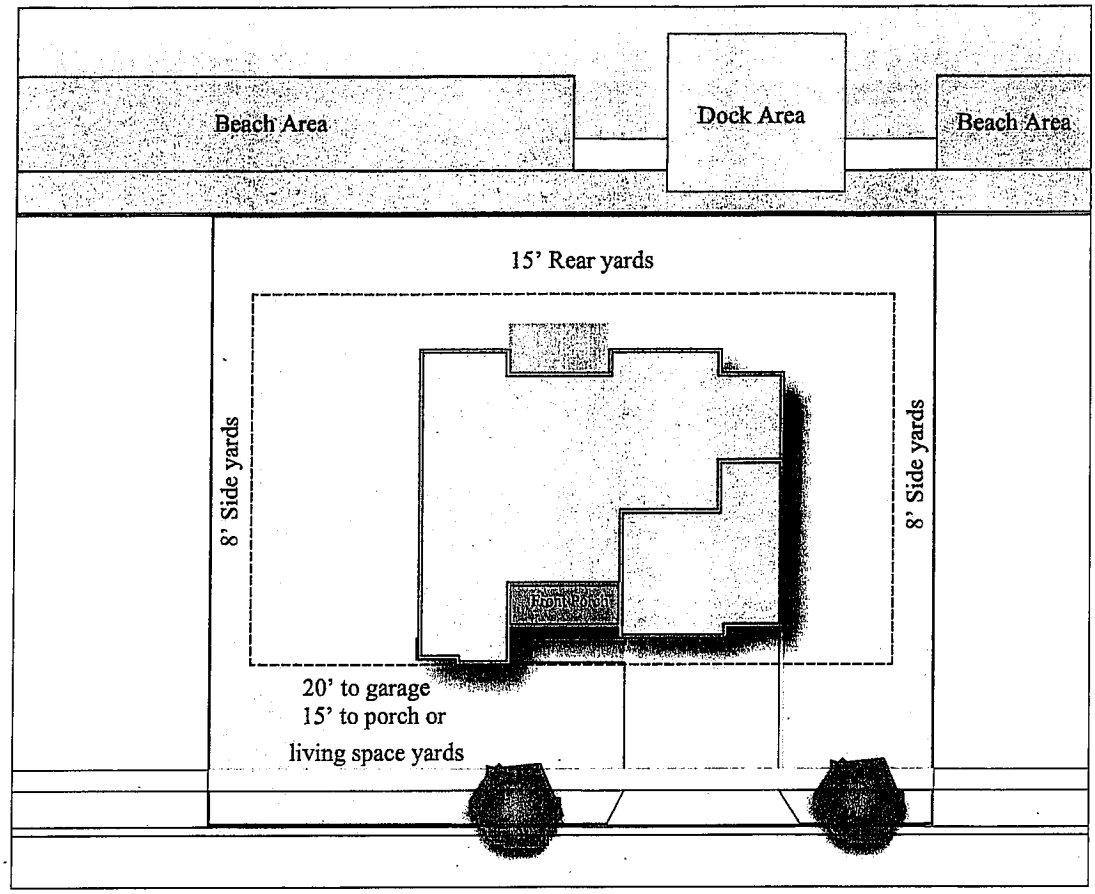
Sample of dock on a ski lake only. Design may vary

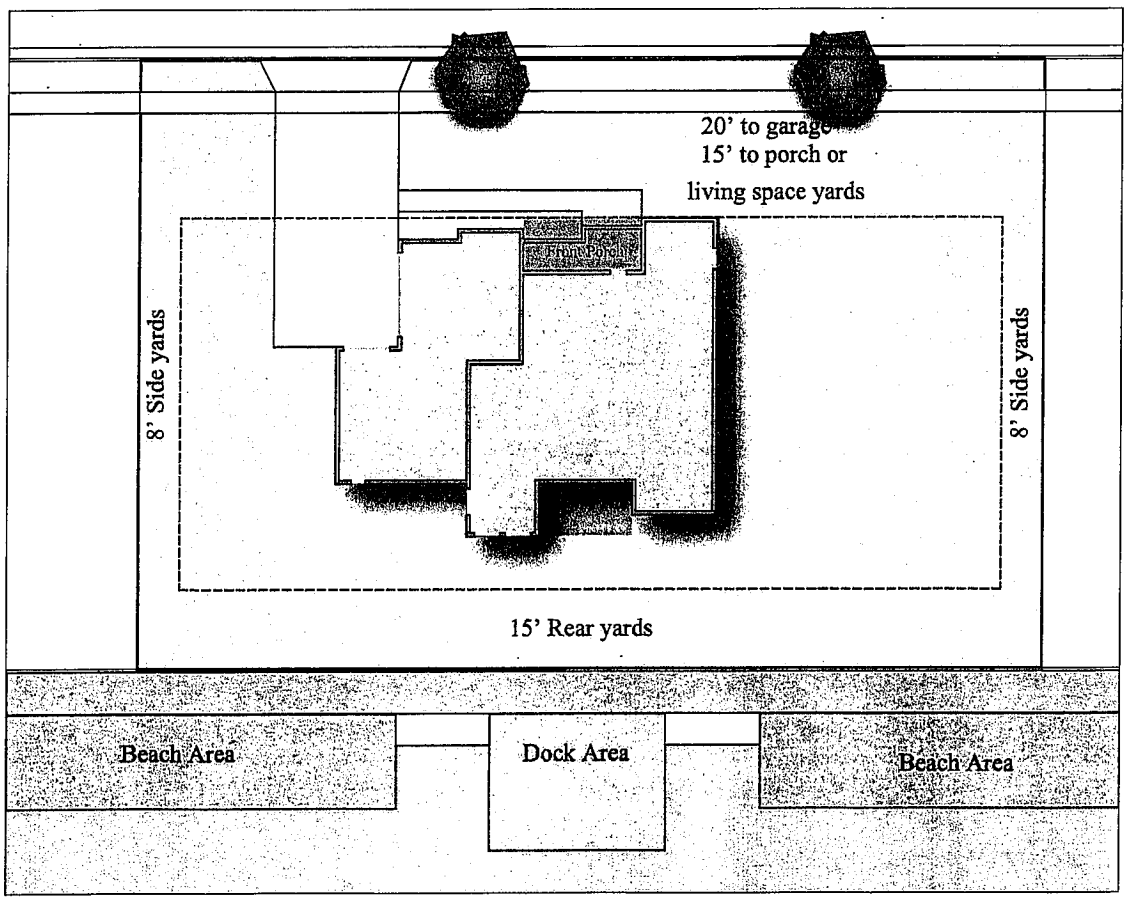
Architectural Style

Homes located in the Ski Lake Neighborhood will maintain a similar style of home as in the Cottage Neighborhood, or the craftsman style home. These homes however will have much more strict requirement on the use of materials. Additional masonry requirements will be placed on these homes, fiber cement board and stucco will be used as accents to the masonry facades. These requirements while not jeopardizing a unifying theme of the development as a whole will provide an estate like feeling to homes located along the ski lake Neighborhood, and provide flexibility in the homes design and use of materials. As in all cases each home will be required to meet city design standards found in the Syracuse City Code



All images are a representation and will meet all city design guidelines. These are representations only, homes may vary



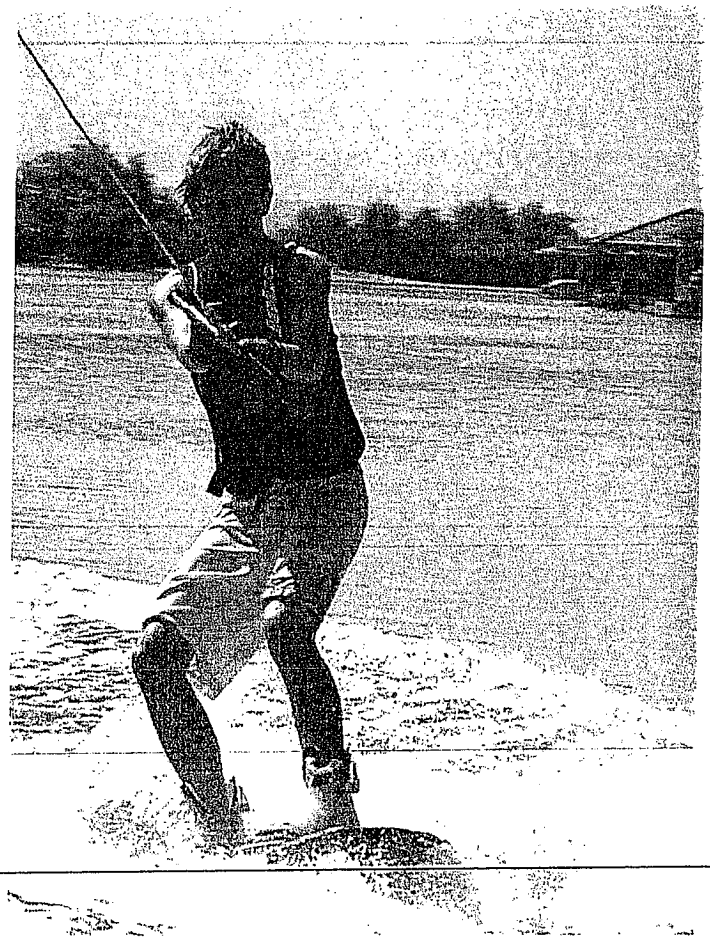


All images are a representation and will meet all city design guidelines. These are representations only, homes may vary

Still Water

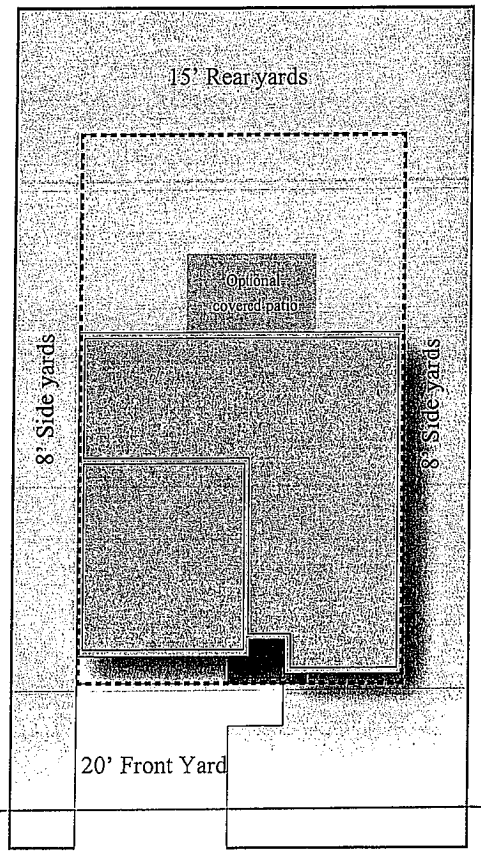
LAKE ESTATES

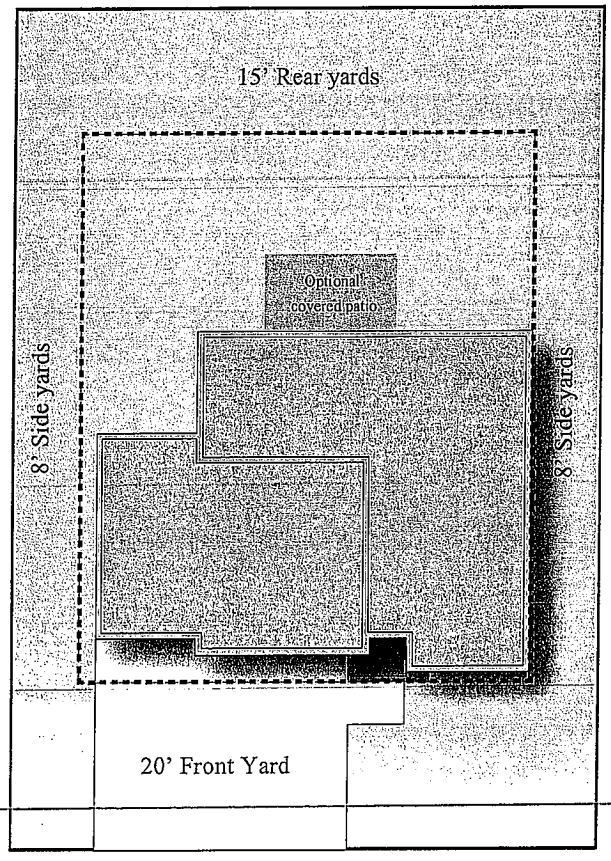
Cottage Neighborhood

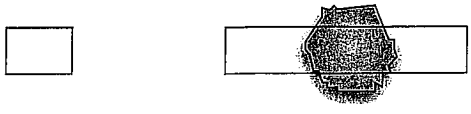


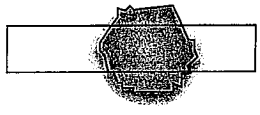
Architectural Style

The Cottages Neighborhood, in creating a uniformed aesthetic community, will consist of homes in the Craftsman Style. The front elevations of the home will be either a combination of brick or stone, and composite cement board, or stucco with brick or stone. Any home that has a front elevation with stucco shall meet the city's minimum design standard found in Syracuse City Code. The side and rear elevations will be of cement board or stucco. Homes placed on corners will require the side of the home that faces the street to be consistent with materials found on the front elevation of the home, and/or per the design standards found in Syracuse City Code.





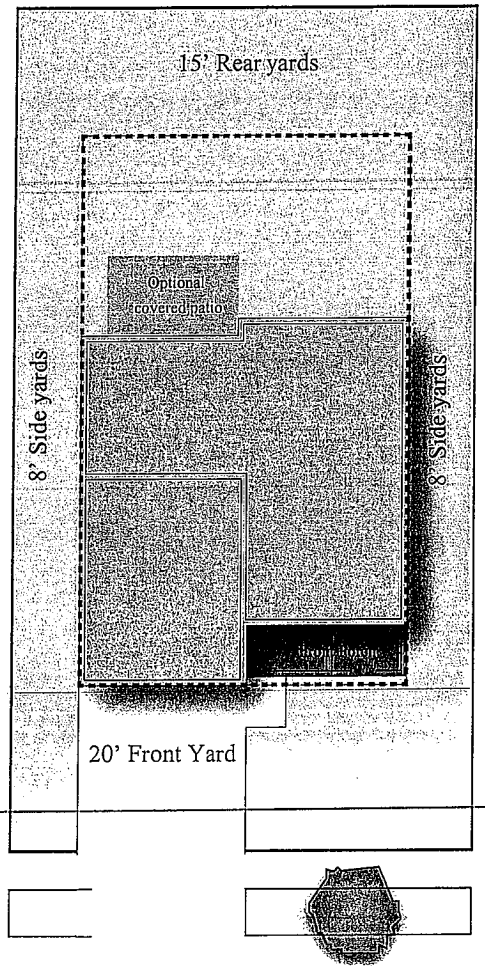




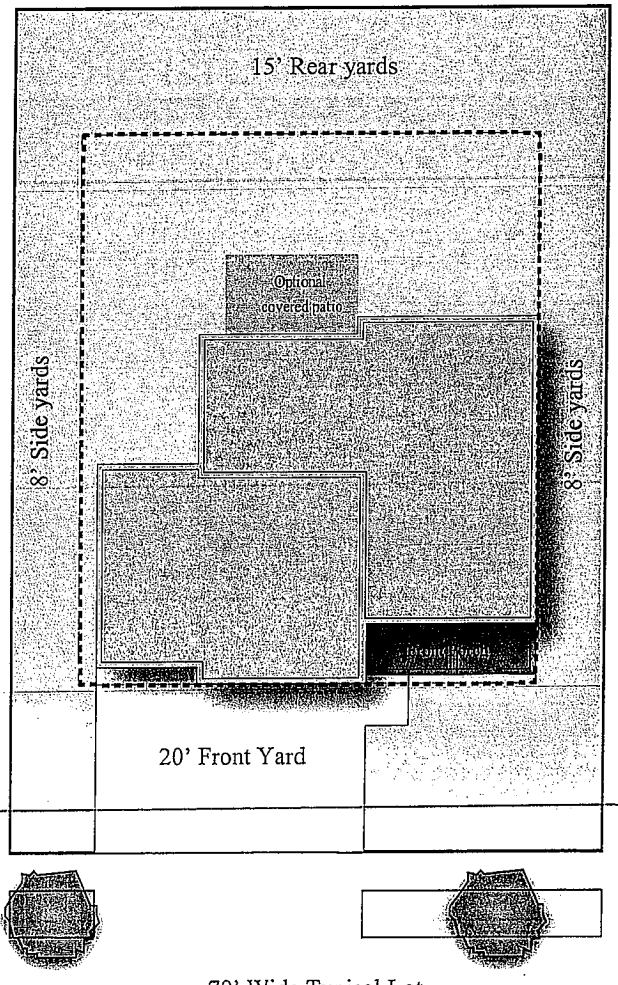
56' Wide Typical Lot

70' Wide Typical Lot

All images are a representation and will meet all city design guidelines. These are representations only, homes may vary



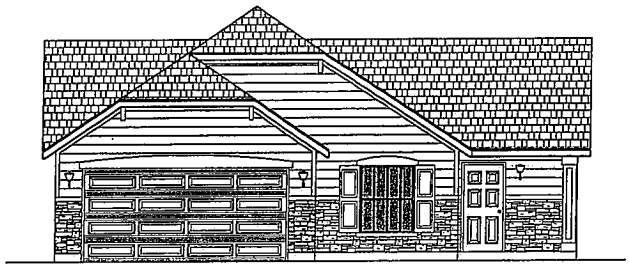
56' Wide Typical Lot

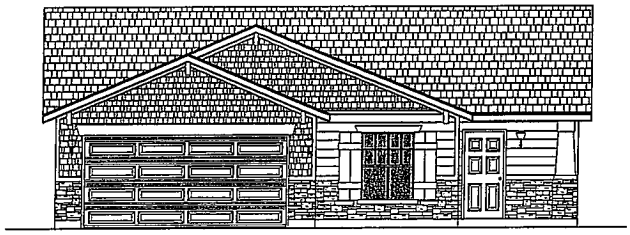


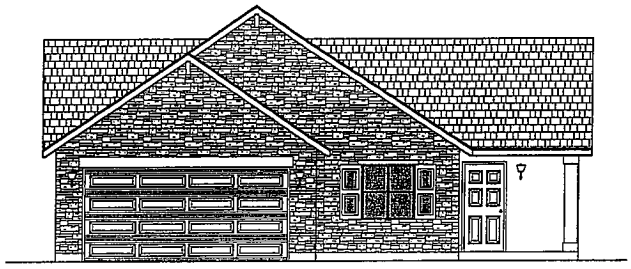
70' Wide Typical Lot

All images are a representation and will meet all city design guidelines. These are representations only, homes may vary

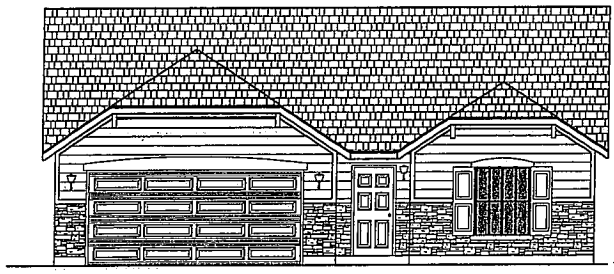
All images are a representation and will meet all city design guidelines. These are representations only, homes may vary

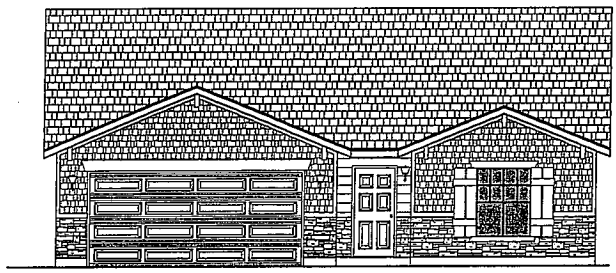


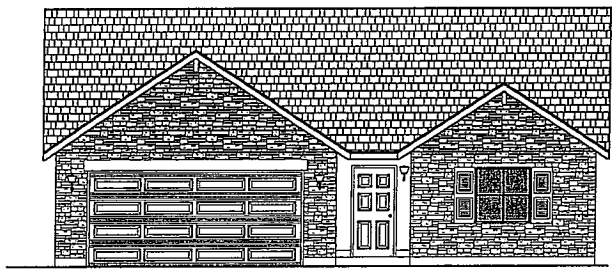




All images are a representation and will meet all city design guidelines. These are representations only, homes may vary







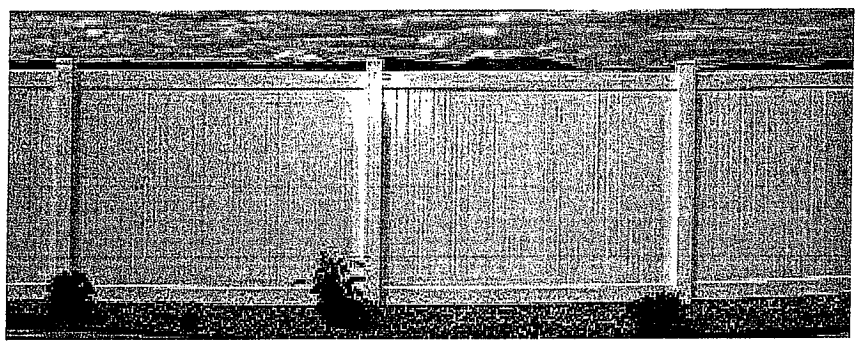
All images are a representation and will meet all city design guidelines. These are representations only, homes may vary

Utility installation and Site Work

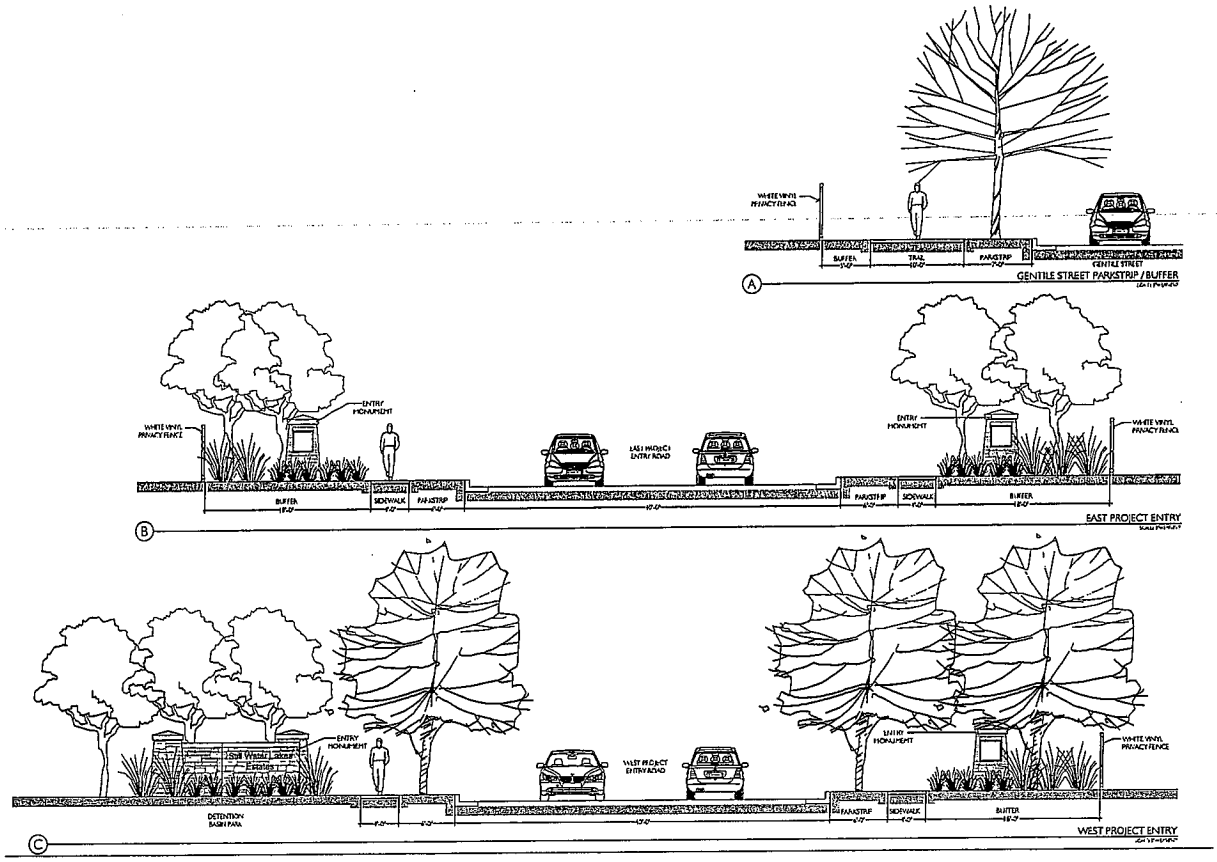
Site grading and utility installation will begin immediately following plat approval. We anticipate this will take three to five months for the first phase. The utility construction and installation will be don by a qualified excavation firm.

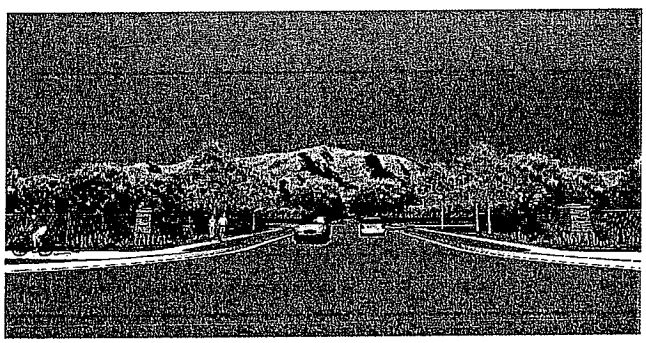
Perimeter Security Fencing

The development will provide a perimeter fencing along the east, west and northern boundary of the Cottage Neighborhood, this fence will be 6'-0" vinyl privacy fence. The project will also provide a similar fence along the property that fronts Gentile Road. Gentile Road will be lined with trees to buffer the fence from the trail, park strip and street

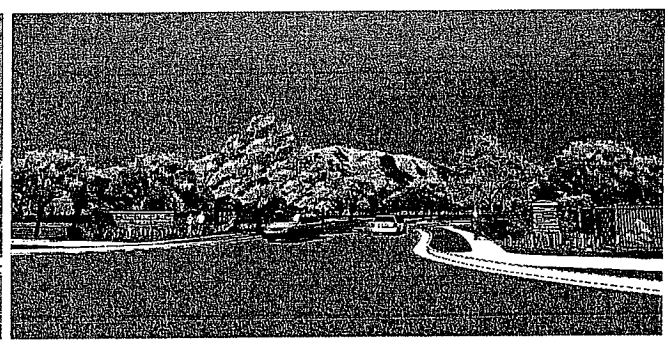


Landscape Plan





East Entrance



West Entrance with Park

The project will include tree lined streets along Gentile as well as throughout the development. Entry monuments will be located at both entrances to the development to create uniformity to the development. These areas will be landscaped to provide additional visual appeal. The two parks will be landscaped with trees, grass and will include a tot lot. The development will provide to access points from the development to the city trail system that runs along the canal on the west side of the development. Refer to the landscape plan submitted for described information.

Description of Amenities

Parks:

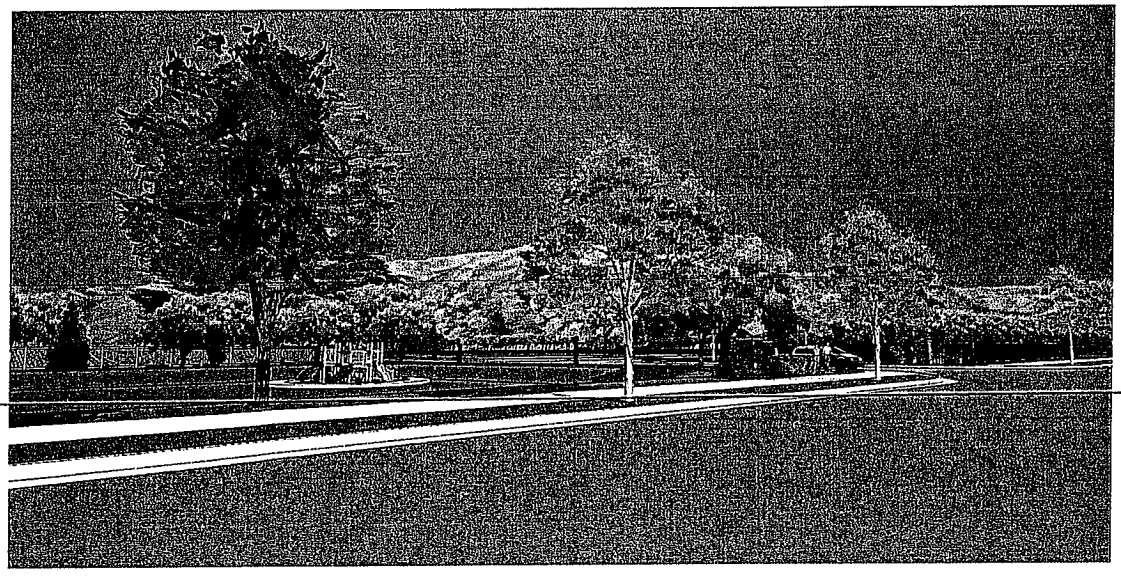
The Cottages Neighborhood will consist of two pocket parks. The park on the northern property line is a total of 13,926 Sqft or .32 acres. It will be maintained by the HOA, and the developer will provide a public easement over the park to allow access for individuals not living within the development. The park will be landscaped with trees and grass, and a small tot lot will be provided.

At the southwest corner of the Cottages Neighborhood a second park is provided. This park will be maintained by the HOA, and the developer will provide a public easement over the park to allow access for individuals not living within the development. The park is a total of 50,423 Sq ft or 1.16 acres. It will be landscaped with trees and grass, and a tot lot will be provided.

Trails:

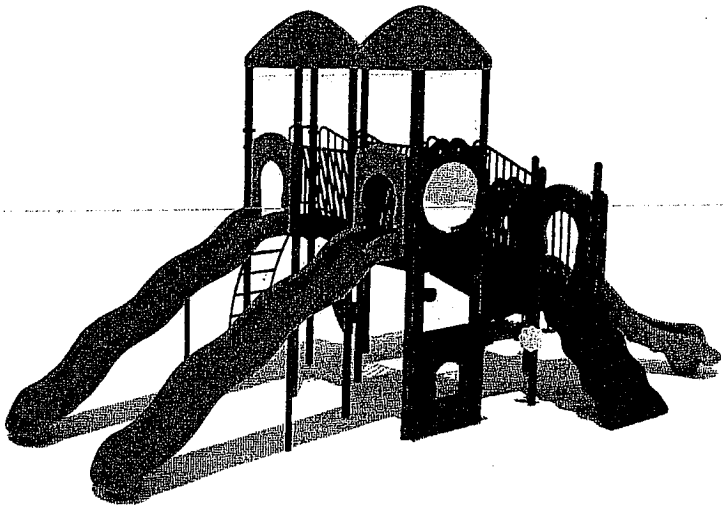
The trail that currently runs along Gentile Road will be removed and repaved in asphalt. It will continue along Gentile Road, past the west property line of the Cottages Neighborhood, continue along the lakes by the Ski Lake Neighborhood portion of the community, terminating into a public park on the western end of the project.

Along the western border of the Cottages Neighborhood exists a canal. Along the canal is a trail that will connect to the trail system that runs from east to west along Gentile Road. The developer will provide two separate access points through the Cottages Neighborhood, that will connect the community more fully to the trail system of the community and the city wide trail system.

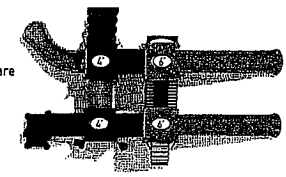


South West Corner Looking North East (Park Along Gentile)

Proposed Tot Lot Structures

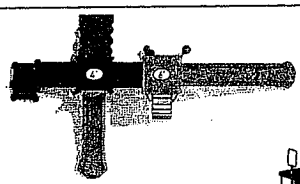


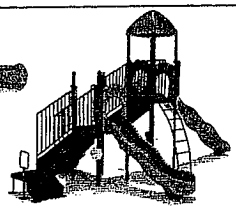
Technical Information
For Ages: 5-12
Use Zone: 44'7" x 40'3"
Deck Height: 4' & 6'
Capacity: 35-45
Deck: 13 Gauge, 36 3/4" Square
Connection: Clamp
Color Options: Primary
Mounting Option: Inground



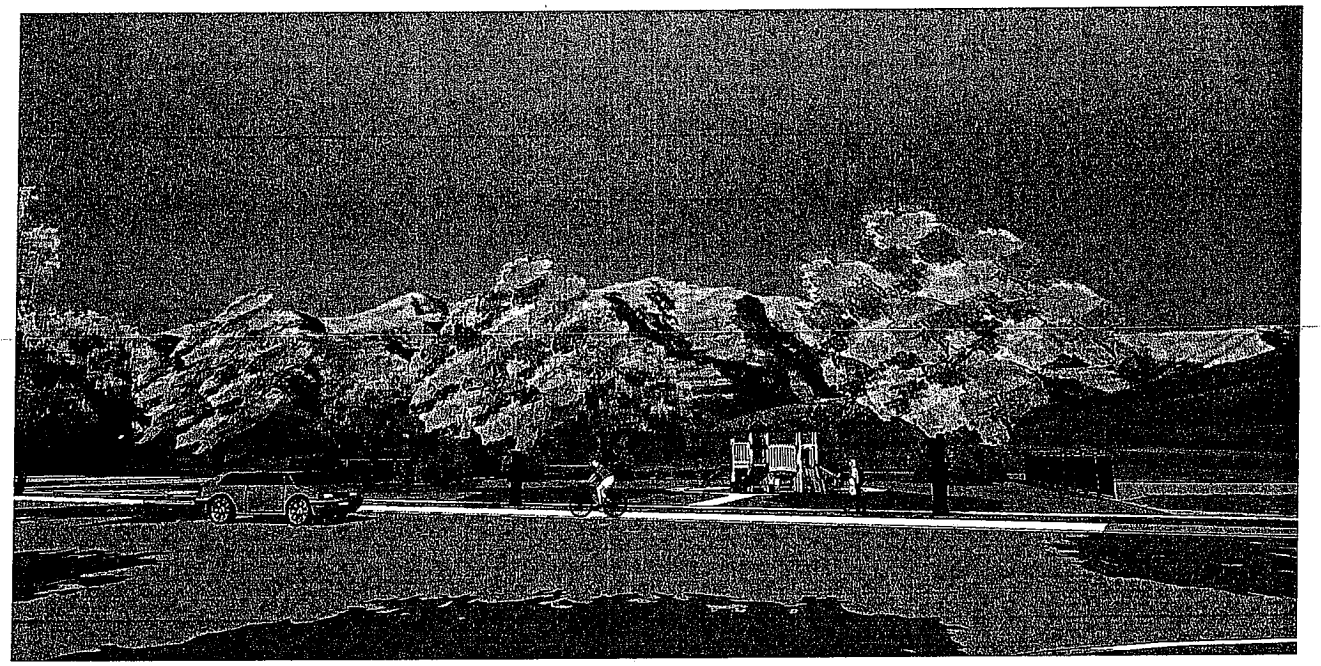
Tot-Lot in park fronting Gentile

Technical Information
For Ages: 5-12
Use Zone: 29' x 37'
Deck Height: 4' & 6'
Activities: 7 Events
Capacity: 10-15
Critical Fall Height: 72"
Deck: 13 Gauge, 36 3/4" Square
Connection: Clamp
Color Options: Primary
Mounting Options: Inground

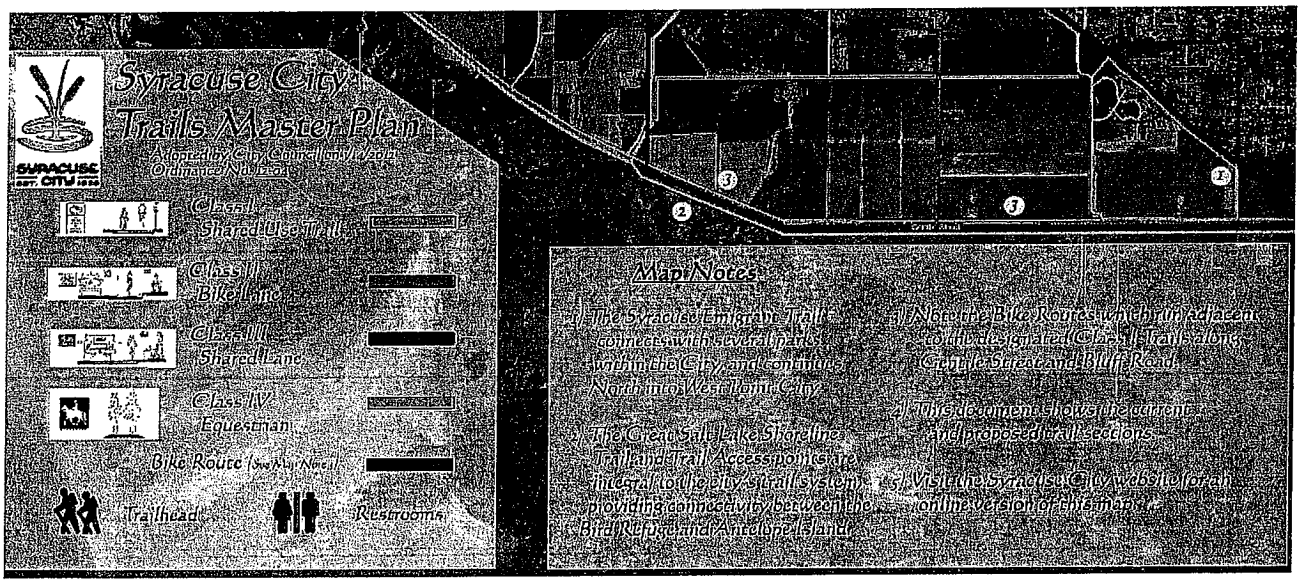




Tot-Lot in park at North end of Cottage Neighborhood



South of North Park Looking North (North Park)



Trail Master Plan (Development will tie into this system in several locations, refer to Landscape Plan)

EXHIBIT E
Dam Safety Permit

Exhibit E

State of Utah

DEPARTMENT OF NATURAL RESOURCES

MICHAEL R. STYLER
Executive Director

Division of Water Rights

Kent L. Jones, P.E.
State Engineer/Division Director

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

ORDER OF THE STATE ENGINEER

ORDER GRANTING PERMIT TO CONSTRUCT, ENLARGE, REPAIR, ALTER, REMOVE OR ABANDON A DAM

Application No. UT53669, submitted in the name of Irben Development LLC, applicant, to construct a dam, without submission of formal plans is hereby approved.

The statutory process and criteria for evaluation of this application are described at UTAH CODE ANN. § 73-5a-202 through -205. The State Engineer has determined that this application does meet the necessary legal criteria for approval based upon the following Findings of Fact and reasoning set forth in the Discussion. The applicant is hereby authorized to conduct the work detailed in the application and supporting documentation, as described in this **Order.** Any modification may require additional authorization and/or application resubmittal.

FINDINGS OF FACT

1. The dam will impound 30 acre-feet of water, with an additional 60 acre-feet of below ground storage.

2. The high water elevation will be no more than 2 feet above the natural ground at its maximum depth.

DISCUSSION

1. It is the opinion of the State Engineer that the proposed dam does not constitute a threat to human life if it fails.

2. It is the opinion of the State Engineer that the proposed dam may result in only minor property damage that would be limited to property held by the owner of the structure if it fails, provided the water depth is restricted to no greater than 2 feet above the natural ground level at its maximum depth.

3. The submission of plans is waived pursuant to Utah Code 73-5a-202.3.

ORDER

The applicant is ORDERED to abide by the terms and conditions of Application No. UT53669 as follows:

1. Authorization is hereby granted to construct, enlarge, repair, alter, remove or abandon the proposed dam as detailed in the application and supporting documents. However, operation of this facility also requires a valid water right approved by the State Engineer. It is the responsibility of the applicant to assure a valid water right is in place before diverting or impounding any water in association with this approval.

2. All design and construction activities undertaken shall be commensurate with state-of-the-art standards.

3. Identification of the inspector (if inspection services are being engaged) and the contractor for the project shall be submitted to this office prior to the beginning of any construction.

4. All inspectors' journals and results of material testing performed during construction shall be submitted to this office no later than the 15th of the month following the date of said records.

5. If historical resources such as human remains (skeletons), prehistoric arrowheads/spear points, waste flakes from stone tool production, pottery, ancient fire pits, historical building foundations/remains, artifacts (glass, ceramic, metal, etc.) are found during construction, call the Utah Division of State History at (801) 533-3555.

6. Approval will be voided if construction has not begun within 1 year of the date of this Order.

7. The maximum water elevation may not be more than 2 feet above the natural ground elevation at the reservoir maximum depth.

Your contact with this office, should you need it, is with the Dam Safety Office. The telephone number is 801-538-7373.

This **Order** is subject to the provisions of UTAH ADMIN. CODE R. 655-6-17 of the Division of Water Rights and to UTAH CODE ANN. §§ 63-46b-13 and 73-3-14, which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this **Order.** However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this **Order**, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken within 20 days after the Request is filed.

Dated this 29 day of March, 2012.

David K. Marble, P.E. / Assistant State Engineer

Mailed a copy of the foregoing Order this 29 day of March 2012, to:

IRBEN DEVELOPMENT LLC
704 N 3500 W
WEST POINT UT 84015

Ross Hansen – Regional Engineer

By: Judy Mattson
Judy Mattson, Secretary

GARY R. HERBERT
Governor
GREG BELL
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

MICHAEL R. STYLER
Executive Director

KENT L. JONES
State Engineer/Division Director

March 13, 2013

Michael J. Thayne
Irben Development, LLC
1768 North 4850 West
Ogden, UT 84404

RE: Syracuse Ski Pond / UT53669
Request for an Extension of the ORDER Granting Permit

The request for an extension of the **Order** granting permit to construct the Syracuse Ski Pond / UT53669 is hereby approved pursuant to the UTAH CODE ANN. § 73-5a-205.

The letter prepared by Irben Development LLC (dated March 5, 2013), satisfies the requirement set forth in UTAH CODE ANN. § 73-5a-205, which allows the State Engineer to extend an **Order** granting permit in a maximum of one-year increments. The approval for the extension of this **Order** will be voided if construction of the Syracuse Ski Pond has not begun prior to March 27, 2014.

Work performed under this permit is subject to the same terms and conditions of the original **Order** dated March 27, 2012.

This **Order** is subject to the provisions of UTAH ADMIN. CODE R. 655-6-17 of the Division of Water Rights and to UTAH CODE ANN. §§ 63G-4-302 and 73-3-14, which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this extension **Order**. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this extension **Order**, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken within 20 days after the Request is filed.

If you have any questions or comments, please feel free to contact me at (801) 538-7376.

Sincerely,

David K. Marble, P.E.
Assistant State Engineer

DKM/tg

Ross Hansen - Regional Engineer

GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

MICHAEL R. STYLER
Executive Director

KENT L. JONES
State Engineer/Division Director

March 10, 2014

Michael J. Thayne
Irben Development, LLC
1768 North 4850 West
Ogden, UT 84404

RE: Syracuse Ski Pond / UT53669
Request for an Extension of the ORDER Granting Permit

The request for an extension of the **Order** granting permit to construct the Syracuse Ski Pond / UT53669 is hereby approved pursuant to the UTAH CODE ANN. § 73-5a-205.

The emailed letter prepared by Irben Development LLC (dated February 25, 2014), satisfies the requirement set forth in UTAH CODE ANN. § 73-5a-205, which allows the State Engineer to extend an **Order** granting permit in a maximum of one-year increments. The approval for the extension of this **Order** will be voided if construction of the Syracuse Ski Pond has not begun prior to March 27, 2015.

Work performed under this permit is subject to the same terms and conditions of the original **Order** dated March 27, 2012.

This **Order** is subject to the provisions of UTAH ADMIN. CODE R. 655-6-17 of the Division of Water Rights and to UTAH CODE ANN. §§ 63G-4-302 and 73-3-14, which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this extension **Order**. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this extension **Order**, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken within 20 days after the Request is filed.

If you have any questions or comments, please feel free to contact me at (801) 538-7376.

Sincerely,

David K. Marble, P.E.
Assistant State Engineer

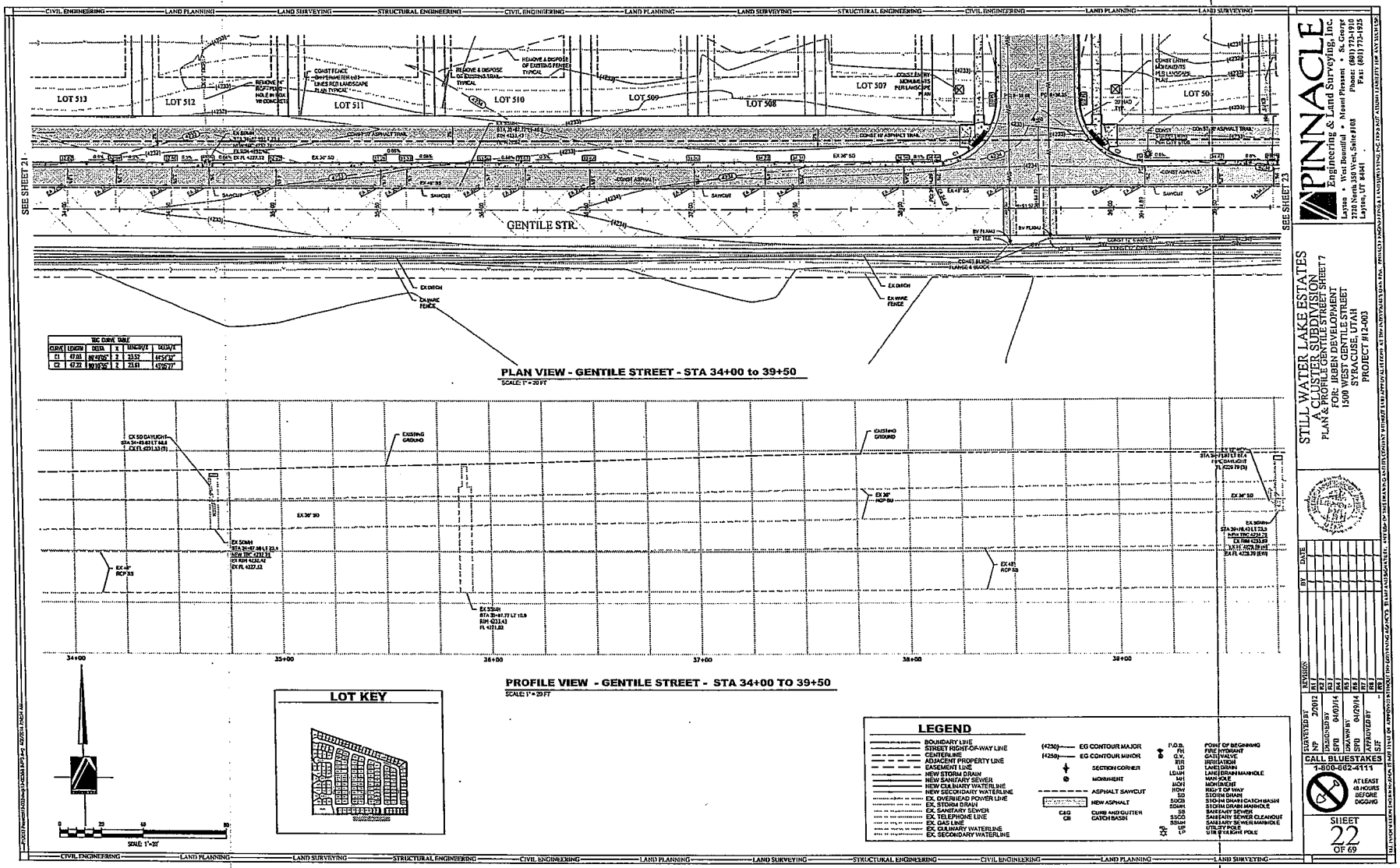
DKM/tg

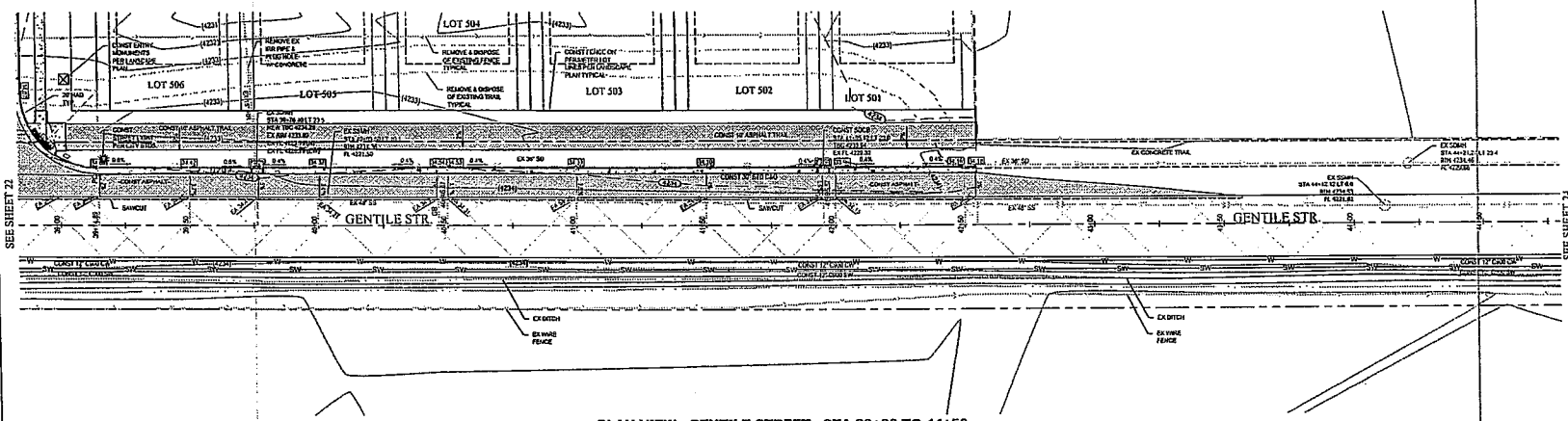
Ross Hansen - Regional Engineer

EXHIBIT F

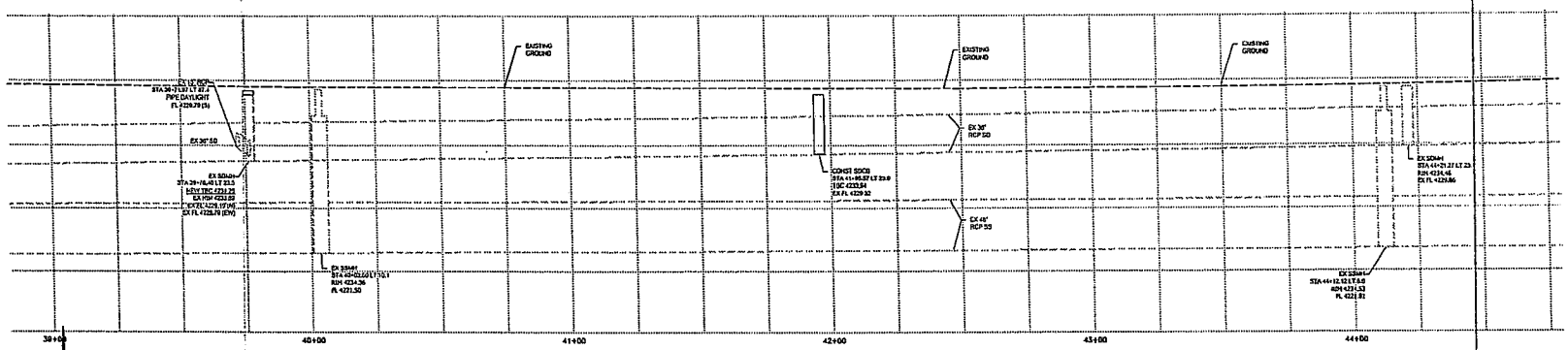
Depiction of Water Lines in Gentile Street

Exhibit F

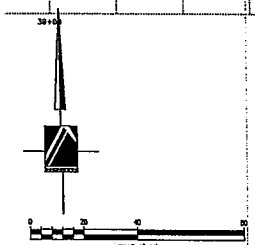

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING
STRUCTURAL ENGINEERING
SEE SHEET 21
SEE SHEET 23
LOT 513
LOT 512
LOT 511
LOT 510
LOT 509
LOT 508
LOT 507
LOT 506
GENTILE STR.
EX DITCH
CALVARE FENCE
EX WIRE FENCE
PLAN VIEW - GENTILE STREET - STA 34+00 to 39+50
SCALE: 1" = 20 FT
EXISTING GROUND
EX 36" SD
EX 48" RCP SD
34+00
35+00
36+00
37+00
38+00
39+00
PROFILE VIEW - GENTILE STREET - STA 34+00 TO 39+50
SCALE: 1" = 20 FT
LOT KEY
LEGEND
BOUNDARY LINE
STREET RIGHT-OF-WAY LINE
CENTERLINE
ADJACENT PROPERTY LINE
EASEMENT LINE
NEW STORM DRAIN
NEW SANITARY SEWER
NEW CULINARY WATERLINE
NEW SECONDARY WATERLINE
EX. OVERHEAD POWER LINE
EX. STORM DRAIN
EX. SANITARY SEWER
EX. TELEPHONE LINE
EX. GAS LINE
EX. CULINARY WATERLINE
EX. SECONDARY WATERLINE
EG CONTOUR MAJOR
EG CONTOUR MINOR
SECTION CORNER
MONUMENT
ASPHALT SAWCUT
NEW ASPHALT
CURB AND GUTTER
CATCH BASIN
POINT OF BEGINNING
FIRE HYDRANT
GATE VALVE
IRRIGATION
LAKE DRAIN
LAKE DRAIN MANHOLE
MANHOLE
MONUMENT
RIGHT OF WAY
STORM DRAIN
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
SANITARY SEWER
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
UTILITY POLE
UTILITY STRAIGHT POLE
SCALE: 1"=20'
PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant
2770 North 500 West, Suite #100
Layton, UT 84041
Phone: (801) 544-9191
Fax: (801) 773-1925
STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE GENTILE STREET SHEET 7
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003
REVISIONS
SURVEYED BY NP 2/2012
DESIGNED BY SFD 04/03/14
DRAWN BY SFD 04/29/14
APPROVED BY SJF
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING
SHEET 22 OF 69



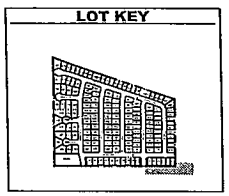
PLAN VIEW - GENTILE STREET - STA 39+00 TO 44+50
SCALE: 1" = 20 FT



PROFILE VIEW - GENTILE STREET - STA 39+00 TO 44+50
SCALE: 1" = 20 FT



LOT KEY



LEGEND

BOUNDARY LINE	(4250) EG CONTOUR MAJOR	P.O.B.	POINT OF BEGINNING
STREET RIGHT-OF-WAY LINE	(4250) EG CONTOUR MINOR	FH	FIRE HYDRANT
CENTERLINE	SECTION CORNER	G.V.	GATE VALVE
ADJACENT PROPERTY LINE	MONUMENT	BOC	BENCH CROW
EASEMENT LINE	ASPHALT SAWCUT	LD	LAND DRAIN
NEW STORM DRAIN	NEW ASPHALT	LDMH	LAND DRAIN MANHOLE
NEW SANITARY SEWER	CLG CURB AND GUTTER	MH	MANHOLE
NEW CULINARY WATERLINE	CB CATCH BASIN	MOM	MONA MONT
NEW SECONDARY WATERLINE		ROW	RIGHT-OF-WAY
EX. OVERHEAD POWER LINE		SD	STORM DRAIN
EX. STORM DRAIN		SDCB	STORM DRAIN CATCH BASIN
EX. SANITARY SEWER		SDMH	STORM DRAIN MANHOLE
EX. TELEPHONE LINE		SS	SANITARY SEWER
EX. GAS LINE		SSCO	SANITARY SEWER CLEANOUT
EX. CULINARY WATERLINE		SSMH	SANITARY SEWER MANHOLE
EX. SECONDARY WATERLINE		UP	UTILITY POLE
		LP	UTILITY LIGHT POLE

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2110 North 1524 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

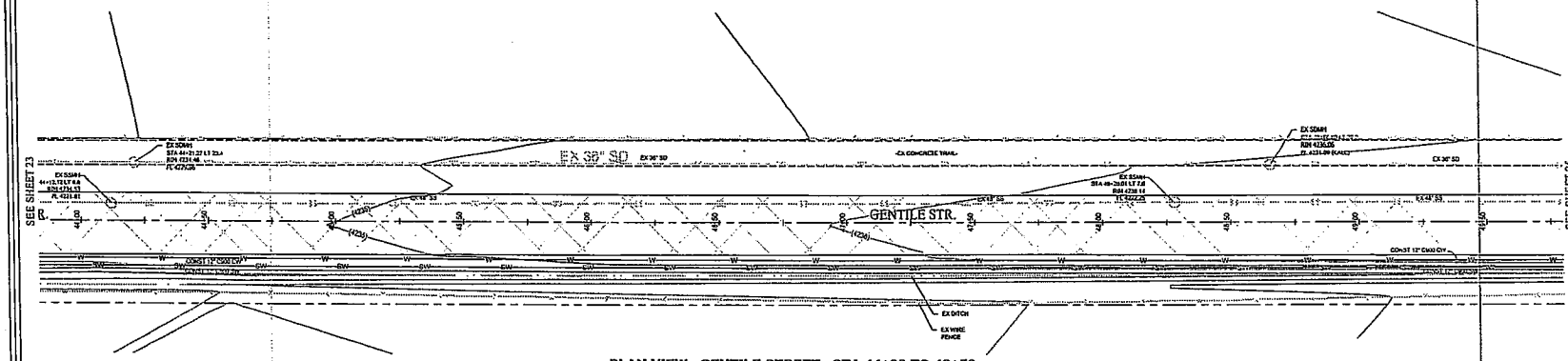
STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE GENTILE STREET SHEET 9
FOR: JRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

REVISIONS	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		

SURVEYED BY NP	2/2012
DESIGNED BY SPB	04/03/14
DRAWN BY SPB	04/29/14
APPROVED BY SJF	

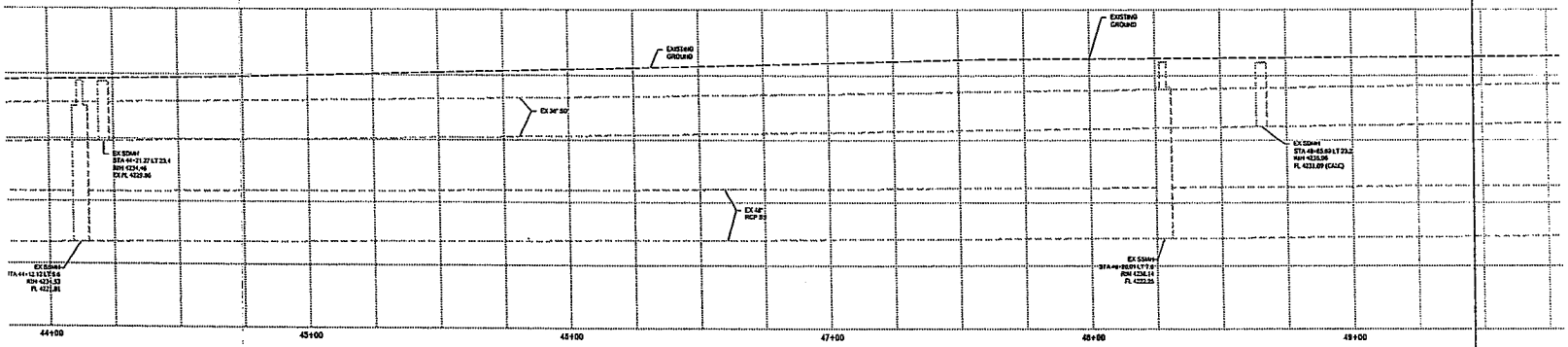
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 23 OF 69



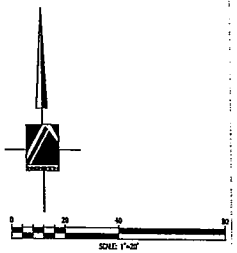
PLAN VIEW - GENTILE STREET - STA 44+00 TO 49+50

SCALE: 1" = 20 FT

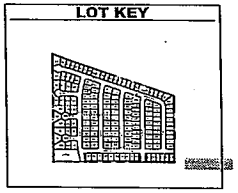


PROFILE VIEW - GENTILE STREET - STA 44+00 TO 49+50

SCALE: 1" = 20 FT



LOT KEY



LEGEND

	BOUNDARY LINE	(4250)	EG CONTOUR MAJOR
	STREET RIGHT-OF-WAY LINE	(4250)	EG CONTOUR MINOR
	CENTERLINE		SECTION CORNER
	ADJACENT PROPERTY LINE		MONUMENT
	EASEMENT LINE		ASPHALT SAWCUT
	NEW STORM DRAIN		NEW ASPHALT
	NEW SANITARY SEWER	CAG	CURB AND GUTTER
	NEW CULINARY WATERLINE	CB	CATCH BASIN
	NEW SECONDARY WATERLINE		
	EX. OVERHEAD POWER LINE		
	EX. STORM DRAIN		
	EX. SANITARY SEWER		
	EX. TELEPHONE LINE		
	EX. GAS LINE		
	EX. CULINARY WATERLINE		
	EX. SECONDARY WATERLINE		

P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRS	IRRIGATION
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

PINNACLE Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2770 North 500 West, Suite #100 Phone: (801) 773-1910
Layton, UT 84041 Fax: (801) 773-1925

STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE GENTILE STREET SHEET 10
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

REVISIONS	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

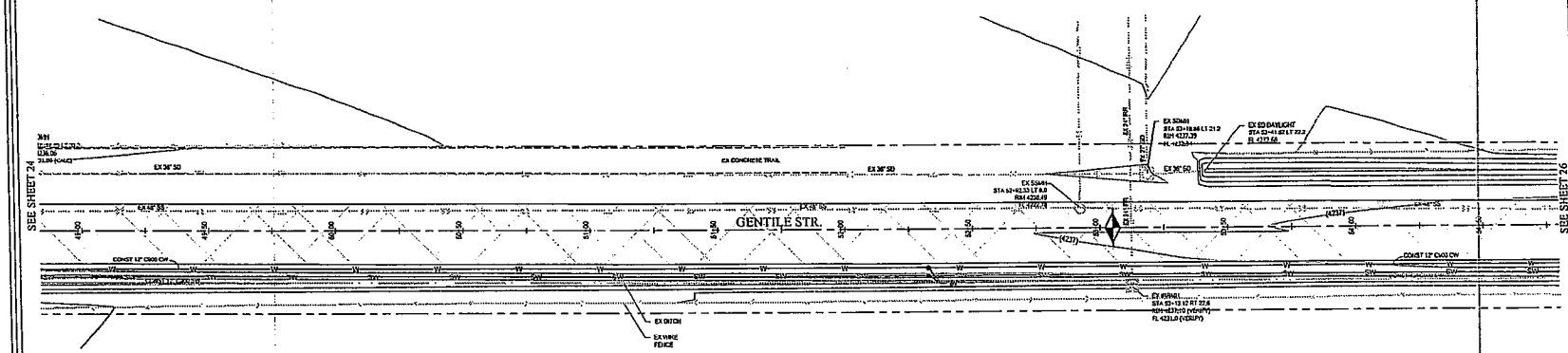
SURVEYED BY	
N° 2/2012	
DESIGNED BY SFB 04/03/14	
DRAWN BY SFB 04/29/14	
APPROVED BY SJF	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 24 OF 69

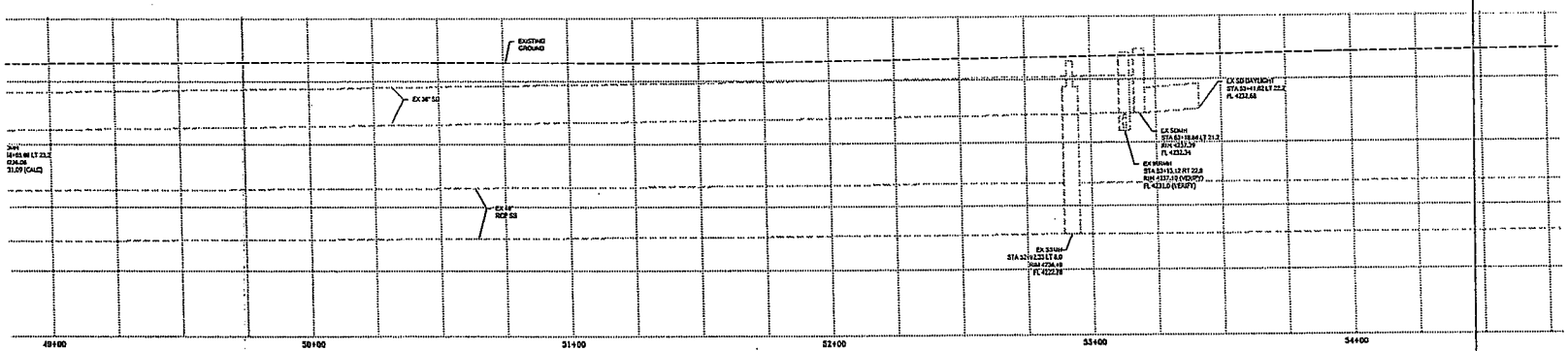
ALL INFORMATION AND DATA HEREBY PROVIDED BY PINNACLE ENGINEERING & LAND SURVEYING, INC. IS THE PROPERTY OF PINNACLE ENGINEERING & LAND SURVEYING, INC. AND MUST BE RETURNED UPON REQUEST. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY INCURRED DAMAGES RESULTING FROM THE REUSE OF THIS INFORMATION WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PINNACLE ENGINEERING & LAND SURVEYING, INC.

CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING



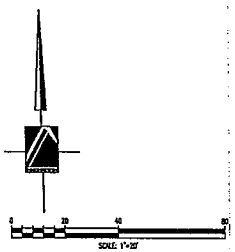
PLAN VIEW - GENTILE STREET - STA 49+00 TO 54+50

SCALE: 1" = 20 FT

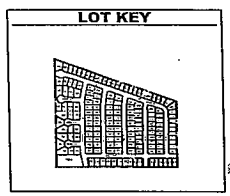


PROFILE VIEW - GENTILE STREET - STA 49+00 TO 54+50

SCALE: 1" = 20 FT



LOT KEY



LEGEND

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW SECONDARY WATERLINE
- NEW SECONDARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. SECONDARY WATERLINE
- EX. SECONDARY WATERLINE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- ASPHALT SAWCUT
- NEW ASPHALT
- CGD CURB AND GUTTER
- CB CATCH BASIN
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- 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
- ULP UTILITY LIGHT POLE

PINNACLE
Engineering & Land Surveying, Inc.
Wise Consulting • Mount Pleasant • St. George
Layton — 385 West, Suite #100
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1933

STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE GENTILE STREET SHEET 1 1
FOR: IRIBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		
R9		

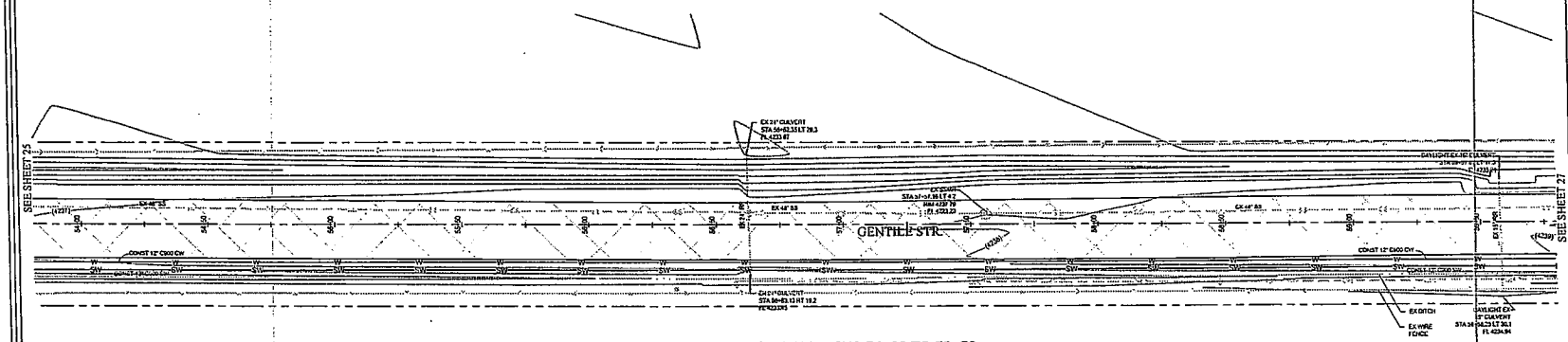
SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
NP 2/2012	SPD 04/03/14	SPD 04/29/14	SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 25 OF 69

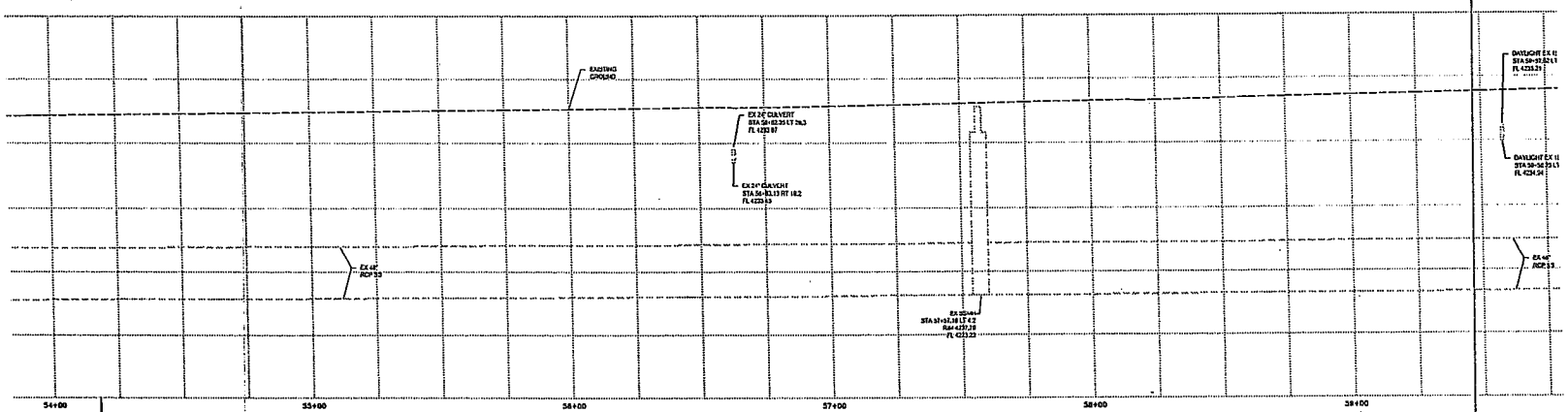
THIS DRAWING AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF PINNACLE ENGINEERING & LAND SURVEYING, INC. ANY REPRODUCTION, IN PART OR WHOLE, WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING & LAND SURVEYING, INC. IS PROHIBITED.

CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING



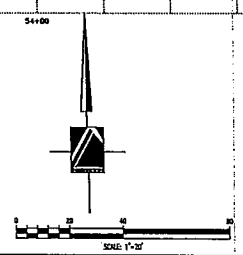
PLAN VIEW - GENTILE STREET - STA 54+00 TO 59+50

SCALE: 1" = 20 FT

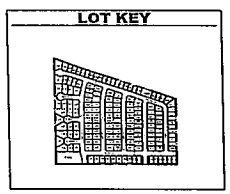


PROFILE VIEW - GENTILE STREET - STA 54+00 TO 59+50

SCALE: 1" = 20 FT



LOT KEY



LEGEND

	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	NEW STORM DRAIN
	NEW SANITARY SEWER
	NEW CULINARY WATERLINE
	NEW SECONDARY WATERLINE
	EX. OVERHEAD POWER LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. TELEPHONE LINE
	EX. GAS LINE
	EX. CULINARY WATERLINE
	EX. SECONDARY WATERLINE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	ASPHALT SAWCUT
	NEW ASPHALT
CUG CB	CURB AND GUTTER CATCH BASIN
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
GV	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MW	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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Ogden • St. George
2710 North 1000 West, Suite #100
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1935

STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE GENTILE STREET SHEET 12
FOR: IRBEN DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		

SURVEYED BY NP	2/2012	R1
DESIGNED BY SFB	04/03/14	R2
DRAWN BY SFB	04/29/14	R3
APPROVED BY SJF	-	R4

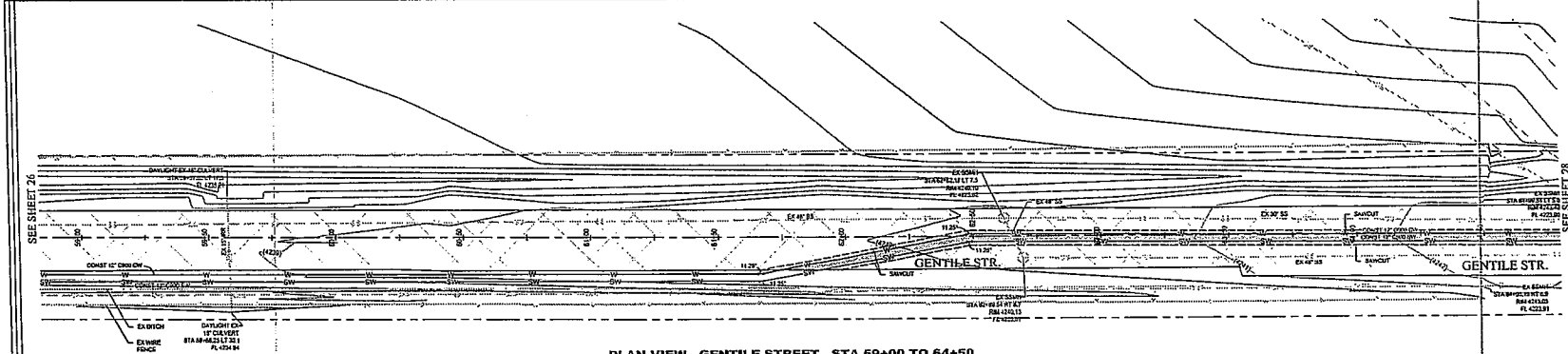
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 26 OF 69

THE INFORMATION SHOWN HEREON IS PROPRIETARY TO PINNACLE ENGINEERING & LAND SURVEYING, INC. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY REUSE.

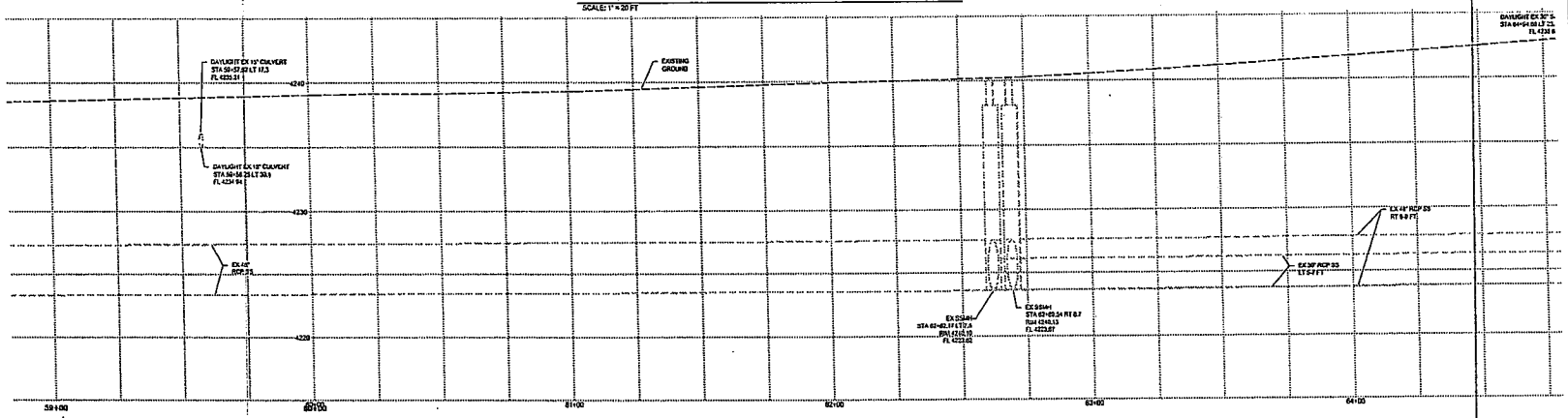
THE DRAWINGS AND DOCUMENTS WITHOUT LIMITATION, INCLUDING ANY AND ALL SITE PLANS AND DRAWINGS, ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE ENGINEERING & LAND SURVEYING, INC. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF PINNACLE ENGINEERING & LAND SURVEYING, INC.

CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING



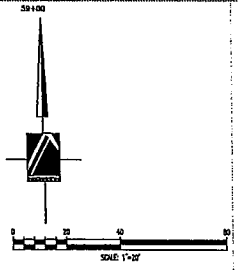
PLAN VIEW - GENTILE STREET - STA 59+00 TO 64+50

SCALE: 1" = 20 FT



PROFILE VIEW - GENTILE STREET - STA 59+00 TO 64+50

SCALE: 1" = 20 FT



LOT KEY

LEGEND

BOUNDARY LINE	(4250) EG CONTOUR MAJOR	P.O.B.	POINT OF BEGINNING
STREET RIGHT-OF-WAY LINE	(4250) EG CONTOUR MINOR	FH	FIRE HYDRANT
CENTERLINE	SECTION CORNER	G.V.	GATE VALVE
ADJACENT PROPERTY LINE	MONUMENT	IRR	IRRIGATION
EASEMENT LINE	ASPHALT SAWCUT	LD	LAND DRAIN
NEW STORM DRAIN	NEW ASPHALT	LDMH	LAND DRAIN MANHOLE
NEW SANITARY SEWER	CAG CURB AND GUTTER	MH	MANHOLE
NEW CULINARY WATERLINE	CB CATCH BASIN	MON	MONUMENT
NEW SECONDARY WATERLINE		ROW	RIGHT OF WAY
EX. OVERHEAD POWER LINE		SD	STORM DRAIN
EX. STORM DRAIN		SDCB	STORM DRAIN CATCH BASIN
EX. SANITARY SEWER		SDMH	STORM DRAIN MANHOLE
EX. TELEPHONE LINE		SS	SANITARY SEWER
EX. GAS LINE		SSCO	SANITARY SEWER CLEANOUT
EX. CULINARY WATERLINE		SSMH	SANITARY SEWER MANHOLE
EX. SECONDARY WATERLINE		UP	UTILITY POLE
		LP	UTILITY LIGHT POLE

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2220 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1975

STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE GENTILE STREET - SHEET 13
FOR: HEDEEN GENTILE STREET
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

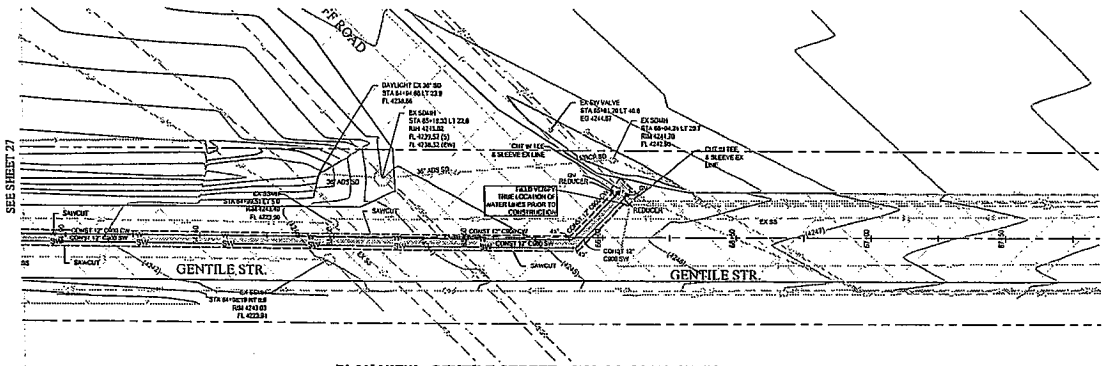
REVISION	BY	DATE
R1		
R2		
R3		
R4		
R5		
R6		
R7		
R8		

SURVEYED BY NP	2/2012	R1
DESIGNED BY SPB	04/03/14	R2
DRAWN BY SPB	04/29/14	R3
APPROVED BY SJF	-	R4

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

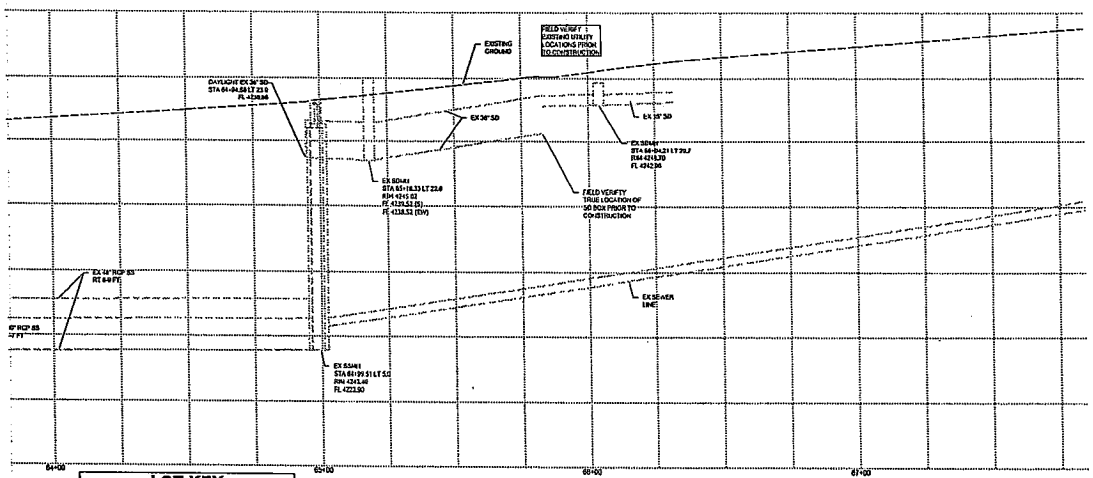
SHEET 27 OF 69

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PINNACLE ENGINEERING & LAND SURVEYING, INC. PINNACLE ENGINEERING & LAND SURVEYING DOES NOT ASSUME LIABILITY FOR ANY PERSON USE OF THIS DRAWING AND ITS CONTENTS WITHOUT WRITTEN PERMISSION. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT THE WRITTEN PERMISSION OF PINNACLE ENGINEERING & LAND SURVEYING, INC. STAMP AND SIGNATURE, ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT THE WRITTEN PERMISSION OF PINNACLE ENGINEERING & LAND SURVEYING, INC. PINNACLE ENGINEERING & LAND SURVEYING DOES NOT ASSUME LIABILITY FOR ANY PERSON USE OF THIS DRAWING AND ITS CONTENTS WITHOUT WRITTEN PERMISSION.



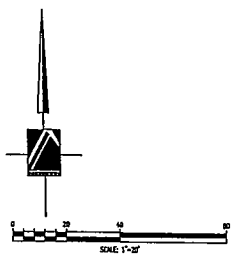
PLAN VIEW - GENTILE STREET - STA 64+00 TO 67+50

SCALE: 1" = 20 FT



PROFILE VIEW - GENTILE STREET - STA 64+00 TO 67+50

SCALE: 1" = 20 FT



LOT KEY

LEGEND

	BOUNDARY LINE	(4250)	EG CONTOUR MAJOR
	STREET RIGHT-OF-WAY LINE	(4250)	EG CONTOUR MINOR
	CENTERLINE		SECTION CORNER
	ADJACENT PROPERTY LINE		MONUMENT
	EASEMENT LINE		ASPHALT SAWCUT
	NEW STORM DRAIN		NEW ASPHALT
	NEW SANITARY SEWER	CG CB	CURB AND GUTTER CATCH BASIN
	NEW CULINARY WATERLINE		
	NEW SECONDARY WATERLINE		
	EX. OVERHEAD POWER LINE		
	EX. STORM DRAIN		
	EX. SANITARY SEWER		
	EX. TELEPHONE LINE		
	EX. GAS LINE		
	EX. CULINARY WATERLINE		
	EX. SECONDARY WATERLINE		

P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAKE DRAIN
LDMH	LAKE 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

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2770 North 350 West, Suite #108
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1935

STILL WATER LAKE ESTATES
A CLUSTER SUBDIVISION
PLAN & PROFILE - GENTILE STREET SHEET 14
FOR: HIBERNA DEVELOPMENT
1500 WEST GENTILE STREET
SYRACUSE, UTAH
PROJECT #12-003

REVISION	BY	DATE
RC 1		
RC 2		
RC 3		
RC 4		
RC 5		
RC 6		
RC 7		
RC 8		
RC 9		
RC 10		

SURVEYED BY: NP 2/2012
DESIGNED BY: SPD 04/30/14
DRAWN BY: SPD 04/29/14
APPROVED BY: SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 28 OF 69

EXHIBIT G

Payment Responsibility and bids

A	Bluff and Gentile to East Property Line, Culinary and Secondary Water Line bid	$ 270,300.00
B	Culinary and Secondary Water Line bid thru UDOT Easement	$ 74,578.00
C	2000 West 48" Storm Drain (ditch) bid	$ 96,900.00

City has responsibility to reimburse A minus B minus C which equals an estimated total of $ 98,822.00

Agreed upon Change orders may impact this estimated total.

SYRACUSE CITY EST. 1935

Subdivision Final Plan Review

Subdivision: Still Water Lake Estates Phase 1-3 **Date**: February 12, 2015

Completed By: Jenny Schow, City Planner

8-6-010: Final Plat:		**Planning Staff Review:**
1.	Proposed name of subdivision (to be approved by Planning Commission and County Recorder).	Yes
2.	Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas reserved for public use, etc.	Utility Easement needs to be labeled public
3.	Identification system for lots, blocks, and names of streets. Lot lines show dimensions in feet and hundredths.	Identify the site triangle that is marked on lots 102 and 108
4.	Street addresses shown for each lot as assigned by the City.	Add to plat as submitted by the City, remove addresses on lots 102 and 108 along 2000.
5.	True angles and distances to nearest street lines or official monuments as accurately described and shown by appropriate symbol.	Yes
6.	Radii, internal angles, points and curvatures, tangent bearings and the length of all arcs.	Yes
7.	Accurate location of all monuments to be Installed, shown by appropriate symbol.	Add monuments
8.	Dedication to City of all streets, highways and other public uses and easements included in the proposed subdivision.	Yes
9.	Street monuments shown on Final Plat as approved by City Engineer.	Yes
10.	Pipes or other iron markers shown on the plat.	Refer to City Engineer
11.	Accurate outlines and dimensions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and any areas to be reserved by deed or covenant for common use of all property owners.	Yes
12.	All boundary, lot and other geometrics (bearings, distances, curve data etc.) on Final Plat accurate to not less than one part in five thousand (1/5000).	Refer to City Engineer
13.	Location, function, ownership and manner of maintenance of common open space not reserved or dedicated for public use.	N/A
14.	Legal boundary description of the subdivision and acreage included.	Yes
15.	Current inset City map showing location of subdivision.	Add to plats, unless submitting a two page plat for recording
16.	Standard signatures forms/boxes reflected on the Final Plat as designated by City Code	Yes

8-6-020: Final Plan and Profile	**See Engineer Review**

Other	
1.	Street sign locations must be approved by the City Engineer prior to installation

Conditional Items of Final Plan Approval for Preconstruction	
1.	Construction Drawing Prints and PDF files
2.	Schedule a preconstruction meeting
3.	Bond estimate using the City template
4.	Final Inspection Fees as calculated in the approved bond estimate
5.	Offsite Improvement Agreement
6.	BMP Facilities Maintenance Agreement
7.	Streetlight Agreement
8.	SWPPP NOI
9.	SWPPP City Permit
10.	Fugitive Dust Control Plan

Conditional Items of Final Plan Approval for Recording	
1.	Escrow Agreement
2.	Water Shares
3.	Title Report - must be dated within 30 days or recording
4.	Recording fees: $37/page +$1/lot and any common space as well as $1/land-owner signatures over two

Still Water Lake Estates Subdivision Phase 1 – 3

2000 West Street & Gentile Street

Engineer Final Plan Review

Completed by Brian Bloemen on February 13, 2015

Below are the engineering comments for the final plan review of the Still Water Lake Estates Subdivision Phases 1 - 3.

Plat:

1. For phase 1-3 make the following modifications:
    a. Add the buildable area to the legend.
    b. Drainage easements will be required for the storm drain mains to the lakes.
    c. Monuments need to be shown on the plat.
    d. Add address to the Lots.
2. The boundary description for the Phase 2 plat does not match the plat.
3. The Phase 3 plat is missing a drawing scale.
4. The line table for Phase 3 is not correct.
5. The call to the point of beginning for the Phase 3 boundary description does not match the plat.

Plans:

1. Eliminate the conflict box on the sewer/storm drain on 2000 West and loop the storm drain main under the sewer between the two catch basins. Provide 12" of clearance between the two pipes. Due to the storm drain line size combo boxes will be required and move the storm drain main west out from under the curb and gutter.
2. The street light at the intersection of 2000 West & Gentile Street needs to be moved to the intersection.
3. Storm drain mains must be a minimum of 15" in diameter.
4. Move the hydrant at the intersection of Still Water Drive & 2000 West to the property line between Lots 101 & 102. Move the hydrant located in front of Lot 103 to the property line between Lot 102 and 103.
5. North Davis Sewer District will need to approve and inspect all connections to district mains.
6. The secondary drain must be a 6" drain. The City does not allow valves smaller than a 6".
7. All ADA ramps must meet current ADA standards and must be drawn on the plans correctly.

If you have any further comments or questions please feel free to contact me at 801-614-9630.

Sincerely,

Brian Bloemen, P.E.
City Engineer

TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Still Water Lakes Estates Final phase 1, 2, and 3

DATE: February 5, 2015

I have reviewed the plan submitted on January 29, 2015 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet or for buildings other than one and two family dwellings. Provide documentation that the fire flow has been confirmed through the Syracuse City Engineering Division, Water Model.

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. The average spacing between hydrants shall not exceed 500 feet and the maximum distance from any point on a street or road frontages not exceed 250 feet. Provide written assurance that this will be met.

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

4. Dead-end streets, which exceed one lot depth in length, shall have a forty-foot (40') radius temporary turnaround area at the end. The turnaround shall have an all-weather surface acceptable to the City.

These plans have been reviewed for Fire Department requirements only. At this time the Fire Department has no concerns as long as the above comments are met. If any parties involved in this project have any question please contact me. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Syracuse City.

Sincerely,

Jo Hamblin
Deputy Chief/ Fire Marshal
Syracuse City Fire Department

1869 South 3000 West, Syracuse, Utah 84075
801-614-9614 (Station)
801-776-1976 (Fax)

Planning Commission Meeting

February 17, 2015

EXECUTIVE SUMMARY

Item 8: Recommendation on the Shared Solution Proposal

The Shared Solution Coalition has approached Davis County municipalities with an alternative proposal to the West Davis Corridor Highway. The Utah Department of Transportation has asked these Cities to determine if the Shared Solution land use assumptions are reasonable and feasible with the Syracuse City zoning and general plan.

If the cities indicate that the Shared Solutions land use assumptions are feasible and reasonable, UDOT will run additional tests to see if the other assumptions made by Shared Solutions are also feasible and reasonable. If the Shared Solutions alternative passes the additional testing, it would become Scenario #47. If UDOT then indicates that #47 would become the preferred alternative, UDOT will be returning to the cities requiring them to amend their land uses to reflect the Shared Solutions alternative before the final determination can be made on the selection of the preferred scenario and final decision.

Suggested Motions:

Grant

I move to recommend approval, to the City Council for the Shared Solution land use proposal and have determined it to be reasonable and feasible for Syracuse City.

Deny

I move to recommend denial, to the City Council for the Shared Solution land use proposal and have determined that it is not reasonable and feasible for Syracuse City.

Planning Commission Meeting

February 17, 2015

EXECUTIVE SUMMARY

Item 9: Title X Code amendment pertaining to Architectural Review Committee and Design.

Please refer to the following documents:

- Proposed Amendment
- Design Standards Example Guide

Chapter 28

ARCHITECTURAL REVIEW COMMITTEE AND DESIGN STANDARDS
(Ord. 13-11)

Sections:

10.28.010 Purpose

10.28.020 Architectural Review Committee (ARC)

10.28.100 Commercial, Professional Office, PRD, Multifamily Residential and Public Facility Developments

10.28.110 Building Design

10.28.120 Site Design

10.28.200 Industrial Developments

10.28.210 Industrial Site Planning

10.28.220 Industrial Architecture

10.28.230 Industrial Landscape Design

10.28.010 Purpose.

(A) The purpose of the design standards outlined in this Chapter are to facilitate exceptional design in the built environment and preserve the quality of life within Syracuse City. This Chapter is based on the following principles:

1. Higher quality designs will bring value to the commercial community of Syracuse and attract businesses which positively contribute to the overall quality of life and well-being of Syracuse residents.

2. Syracuse welcomes a variety of businesses and recognizes that brand recognition has become an important aspect of developing a successful and competitive business. The design standards enumerated in this Chapter are intended to help and encourage development of imaginative and unique design solutions which meet business needs, while at the same time preserving Syracuse's unique history and community identity.

3. This Chapter supplements the objectives of other chapters in this Title which also impose certain design standards or requirements that are zone specific.

(B) This Chapter references design standards and a design ~~guidelines~~ standards example guide. They are intended to improve the quality and compatibility of development, particularly with regard to building design, and site design.

1. Design Standards. Design standards are required in addition to other standards set forth in this Title. Design standards are intended to ensure quality development and permanence in design. The implementation of these standards ensures that the goals and values of the community are reflected in each commercial and multi-family residential development and contribute positively to the overall built environment.

2. Design ~~Guidelines~~ Standards Example Guide. ~~Design guidelines~~ The Guide offers examples to clarify and explain the design standards. ~~They~~ The Guide ~~are made~~ is available for public use and distribution within a separate manual that can be found on

record in the Community Development Department. The ~~purpose of the~~ ~~Syracuse City Commercial Design Standards and Guidelines Manual~~ Guide ~~is to better clarify the relationship between design standards and guidelines. The design guidelines~~ serves to graphically represent the design standards and ~~are~~ is used as a reference tool in order to better illustrate the application of the design standards.

10.28.020 Architecture Review Committee (ARC).

The ARC is established to review all applicable development plans for compliance with the design standards in this chapter. This Committee functions as a subcommittee of the Planning Commission and consists of seven (7) members appointed by the Mayor with the advice and consent of the City Council in accordance with the Syracuse Municipal Code. Members consist of community residents, Planning Commissioners (maximum 2), and City staff. The Planning Commission Chair may recommend candidates for the Mayor's consideration.
The ARC is responsible to review the plan, elevations, architectural details, and development design pattern book and make recommendations to the Planning Commission consistent with this Chapter. ~~The Planning Commission will, in turn, submit their recommendations to the City Council.~~

10.28.100 Commercial, Professional Office, Multifamily Residential, and Public Facility Developments.

(A) Applicability. The design standards set forth in this Part apply to:

1. All new commercial, professional office, multifamily residential or public facilities buildings and uses except where the requirements of this Chapter are superseded by another provision of this Title.

2. Existing commercial, professional office, multifamily residential, or public buildings and uses when a change occurs that involves a design standard set forth in this Chapter and either;

   (a) requires a building or other permit issued by the City;

   (b) alters the occupancy designation of a building under the current building codes adopted by the City;

   (c) increases required parking; or

   (d) increases the amount of outside storage.

(B) Imposition of Conditions. When reviewing a development plan, the Architecture Review Committee ("ARC") may recommend that the Planning Commission impose conditions consistent with design standards in this Chapter.

(C) Other Code Requirements. The requirements of this Chapter apply in addition to other applicable requirements of this Title.

10.28.110 Building Design.

(A) Context. All building designs are required to be drafted with sensitivity to the design of nearby buildings and developments. This sensitivity includes considering whether:

1. buildings contribute to the overall character of Syracuse and the neighborhood;

2. buildings reflect the character of surrounding development through use of some similar features;

3. buildings demonstrate imaginative design; and

4. buildings vary colors, materials, or architectural elements where proposed building designs closely copy or mirror surrounding developments.

(B) Entrances. All building entrances are required to be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building. This is accomplished through the use of at least three of the following near entrances:

1. a prominent architectural feature that is unique to the overall building design;

2. complimentary yet differing building materials or colors;

3. increased use of windows or glass;

4. pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or

5. increased landscaping.

(C) Façade Articulation. Buildings designed with completely flat façades and monotone color schemes are not permitted. All buildings are required to have articulation of all façades.

1. Horizontal or vertical façade variations must occur at least every 30 feet or along a minimum of 60% of the horizontal length of buildings with facades 100 feet or greater. This is accomplished by using methods such as:

   (a) variation in the surface plane that may include pop-outs, bays, and recesses;

   (b) variation in the surface pattern such as arches, banding, and paneling; or

   (c) distinguished treatment of windows, doors, and eaves that may include molding or framing.

2. Buildings with façades 100 feet or greater in total length must have at least one significant façade variation from the primary wall plane whose depth is at least 5% of the total façade length and whose width is at least 20% of the total façade length. Uninterrupted façades 100 feet or greater in length are prohibited.

(D) Height and Roofline. All building roof heights will be compatible with the building's location, and varied roofline elevations or parapets are required in order to add architectural interest and avoid the appearance or sense of monotonous roofline expanses. All buildings are required to:

1. have appropriate roof height for the location based on zoning regulations and the height of buildings within the immediate area;

2. have roofline and parapet variations where there are long, continuous, and undisturbed rooflines 50 feet in length or greater;

3. use similar materials and colors on the back of false-fronts, parapets, cornices, or other parts of the building which extend beyond the roofline or main building so that the building appears cohesive from all views; and

4. have screening of mechanical equipment and systems that will be mounted on the roof. Any portion of these pieces of equipment that is not fully shielded is required to be painted a color which is compatible with the roofing or parapet materials.

(E) Massing. Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical

articulation, horizontal articulation, and multi-planed roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape.

(F) Materials. Quality long-lasting materials are required for all buildings in order to contribute to the aesthetics of the community over the long term.

1. A minimum of three colors per elevation is required.

2. Color utilization should be sensitive to existing development within the vicinity and the natural landscape in which the project is situated.

3. Primary Materials. 65% of all surface materials, not including glass or roofing materials, are required to include a combination of brick, stone, ~~ceramic~~ tile, masonry materials, ~~insulated metal panels~~, or ~~wood fiber/composite~~ cement-fiber siding. ~~Exposed cinder block is not permitted, except for minimal foundation exposure~~. Unfinished or painted concrete block is prohibited as a surface material. Architectural block such as split faced, honed, or similar may be permitted. ~~Concrete masonry unit,~~ Exposed concrete, stucco, vinyl, wood siding, or insulated metal panels may be used as accent or secondary materials only.

~~4. Exposed tilt-up concrete or insulated metal panels may be used as a primary material on buildings located in business park zone. Some variation in materials along the base and near the entrances of concrete tilt-ups is required.~~

4 ~~5~~. All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.

(G) Development Design Pattern Book. The developer is required to provide a development design pattern book ~~to be reviewed by the ARC and then the Planning Commission in conjunction with a subdivision plan and/or site plan application~~. for projects including more than one structure. ~~Where there is a development agreement, the design pattern book will become a part of the agreement.~~ Design pattern books are subject to the following:

1. Written descriptions with graphic illustrations explaining how the development complements the physical form of the property and how the theme and standards found in this Chapter are to be integrated into the design of the development.

2. Written descriptions with graphic illustrations explaining the proposed conceptual architectural design, building elevations, and other such related design schemes; and

3. Written descriptions with graphic illustrations that clearly describe proposed open spaces, landscaping ideas, pedestrian pathways, furnishings, lighting and related entryway features and/or amenities.

(H) Pedestrians. All buildings will be designed with an integral focus on encouraging pedestrian activity and social interaction. Additionally, buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.

(I) Signs. Signs located on any building façade are required to be compatible with the building's overall design. As an integral design element, signs are required to be compatible with the style of the buildings in terms of location, scale, color, and lettering.

1. The locations for signs on a building's façade will be planned for as part of the building's overall design.

2. Signs located on façades should integrate similar or complimentary materials as the building.

(J) Windows. Windows are key to the overall design of a building and the relationship between the exterior and interior. The majority of windows are required to relate to the scale of a person.

1. Windows should be at eye-level .

2. Where buildings are adjacent to pedestrian walkways, transparent windows must relate the scale of the building and the building's interior to pedestrians. Where transparent windows may not be desirable, tinted windows, false windows, or glass block are allowed.

3. Window awnings are an effective way to add detail and variation to a building, emphasize pedestrian scale windows, and create an exciting and inviting environment. When placing awnings:

   (a) use quality materials which are durable and are able to withstand extremes in the weather;

   (b) colors should be complimentary to the color of the building on which the awning is located; and

   (c) styles should be compatible with the architectural features and overall architecture of the building on which the awning is located.

10.28.120 Site Design.

(A) Building Placement. Building placement is integral to the site design and the overall effect any development has on surrounding properties. Building placement is required to comply with the following:

1. All buildings must be oriented with the main or similar façade facing a principal street to which it has frontage.

2. Buildings located on corner lots are required to orient main façades to each street and give equal treatment to each.

3. Buildings located on corner lots should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.

(B) Context. New developments are required to match or compliment surrounding developments and landscapes in order to create a site which relates to its surroundings and adds positively to the overall ~~built~~ environment in the site area.

1. All developments shall consider natural features, such as view corridors, riparian corridors, creeks, topography, mature trees, and vegetation, as integral features to be preserved, enhanced, and incorporated into development proposals.

2. Structures which are historic or are otherwise distinctive should be preserved and incorporated into development proposals.

(C) ~~Miscellaneous.~~ Screening: The small details that sometimes become afterthoughts of site planning and design are important factors for making aesthetically attractive sites. The following are required during initial site planning, along with any other requirements within this code:

1. Landscaped areas and walls will be designed to decrease noise levels and separate loading and service bays from customer parking. Service and loading bays

(automotive, service, tire, etc.) should be oriented away from neighboring residential areas. Further they cannot have direct access to major public streets, access shall be provided via internal site plan circulation. The general public should be restricted from accessing such areas.

2. Approved outdoor storage areas are required to be fully screened from view using the same materials as the building or approved masonry fencing. Enclosures are also required to be surrounded by landscaping to further soften their visual impact. Public access to these areas should be restricted.

3. Outdoor refuse and garbage collection containers are required to be fully screened from view using the same materials as the building or approved masonry fencing. Enclosures are required to be surrounded by landscaping to further soften their visual impact. Public access to these areas should be restricted.

4. Shopping cart corrals are highly visible and needed to keep development sites safe and orderly. Corrals are required to be in fixed position.

5. Generators are required for businesses that the ARC determines will provide essential services to the public during inclement weather or natural disasters. Generators and other large auxiliary equipment are required to be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for occupants of neighboring properties. Site plans will include public utilities equipment placement. Generators and other large auxiliary equipment:

   (a) should be kept low to the ground;

   (b) if they include exhaust systems may not have exhaust systems protrude above the equipment; and

   (c) are required to be surrounded by walls, landscaping, and other screening.

6. Razor and barbed wire fences are prohibited if visible from public right-of-way or a residential area, except for agricultural purposes. Chain link fencing shall be coated in a non-obtrusive color, such as black or dark green, in order to diminish its visual impact.

6. ~~Site plans will be designed to conform to all requirements of the American's with Disabilities Act (ADA). The ARC shall review the site plan for adequate handicap parking and access to buildings.~~

(D) Landscaping. Landscaping is required as a tool to enhance and beautify the site, and the building's architecture and design. To aid in the design process, designers are encouraged to refer to the ~~Syracuse City Commercial Design Standards and Guidelines Manuals~~ Design Standards Example Guide.

1. The portion of a development site devoted to landscaping exclusive of parkstrips and walkways will be calculated by the zone requirements for the parcel. Additional landscaping should be provided to achieve compatibility between differing, adjacent land uses such as residential and commercial, as required in the buffering table.

2. ~~Landscaping is required to be integrated into the design, placement, and enhancement of pedestrian plazas, sitting areas, walkways, flag poles, and signs and will comply with zoning requirements.~~ Outdoor amenities such as patios, plazas, public art, water features, and outdoor seating areas are encouraged.

3. ~~Vegetative ground cover must be utilized for at least 80% of a development site's frontage along any public right-of-way and in required landscape areas between a building and the parkstrip not including sidewalks, trails, and entry points.~~ One (1) street tree shall be planted in the park strip or front set-back every 30 feet of property

frontage abutting any public street. Tree spacing should be equidistant and coordinate with adjacent street trees, with the purpose of creating tree lined streets.

4. Where possible and reasonable, existing landscape features and mature trees should be preserved and incorporated into landscape plans.

5. A minimum 2' wide landscape strip of woody landscape plants is required around the base of all structures, exclusive of sidewalks or driveways that cross at a perpendicular angle.

6. Drought resistant shrubs and trees will be used in conjunction with efficient low water use irrigation systems. A list of low water use plants is available from the Community Development Department.

7. Invasive or noxious plants & weeds shall be removed during site preparation.

(E) Lighting. Carefully planned lighting schemes can create safe environments for pedestrians and motorists. Lighting is an integral design element which adds to the overall site plan and building design. Lighting must be designed in compliance with Chapter 8 (Signs and Lighting Regulations).

1. Fixtures shall match existing down facing "Bell" style or similar fixtures found in the town center. Lighting schemes will include coordinating parking, wall, and pedestrian scaled fixtures which compliment building architecture and site features.

2. Parking and Circulation. Lifestyle, separated land uses, and lack of sufficient public transit have created the need for parking and access for automobiles onto most commercial sites. Lighting in required parking areas must be designed to have a minimal impact on the surrounding environment.

(F) Traffic. Developments which generate significant increases in traffic will include an analysis of the proposed development's impact on the current and future transportation system, and methods to control traffic.

1. Major internal circulation roadways that provide access from the public right-of-way or between buildings on the same site must be separated from parking areas using curb and gutter and a combination of any of the following methods:

   (a) landscaping;

   (b) pedestrian walkways; or

   (c) lighting.

2. Concrete "deadmen" wheel stoppers are required for parking spaces adjacent to a pedestrian walkway or amenity. ~~(c) Cross access for automobiles and pedestrians to future and existing commercial developments is required during initial site planning and construction.~~

3. Cross access for automobiles and pedestrians to future and existing commercial developments is required during initial site planning and construction.

4. The design and location of loading areas and dock facilities must minimize the interaction between trucks and visitor's automobiles. Access to loading and delivery areas must be separated from parking areas.

5. The design and location of loading facilities must take into consideration the specific dimensions required for the maneuvering of large trucks and trailers into and out of loading position at docks or in stalls and driveways.

(G) ~~Pedestrians.~~ Active Transportation Site layout and design must ~~equally~~ address the needs of pedestrians, bicycles, and ~~automobiles~~ other ~~non-motorized~~ forms of transportation. ~~Pedestrian access~~ Access and safety on the site should be ensured for all users.

1. Pedestrian access from the public right-of-way through the site to main entrances is required. These walkways are required to be constructed of dissimilar materials to the roadway or parking area, and provide for clearly defined crossings where there are points of conflict with automobiles.

2. Dissimilar roadway materials within parking lots are required to be used directly in front of entrances to slow motorists and create a safer environment for pedestrians.

3. Pedestrian drop-off locations when incorporated within overall circulation patterns are required to be convenient and safe for pedestrians.

4. An approved bike rack shall be installed near the entrance(s) of each building or unit as applicable.

(H) Security. Security of the site is required to be addressed in site design. The developer is required to submit documents that demonstrate the security measures of the site design in relation to private, semi-public and public areas, by utilizing natural surveillance, access control and proper maintenance.

10.28.200 Industrial Developments

The design ~~guidelines~~ standards in this Part are applicable to all new industrial, and warehouse ~~developments~~ buildings in the City as well as additions to and exterior remodeling of existing buildings where the improvements are visible from a public right-of-way.

10.28.210 Industrial Site Planning

Site planning considers how the various components of a development (e.g., buildings, circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site.

(A) Building and Facilities Location. The main elements of a well-designed industrial site include:

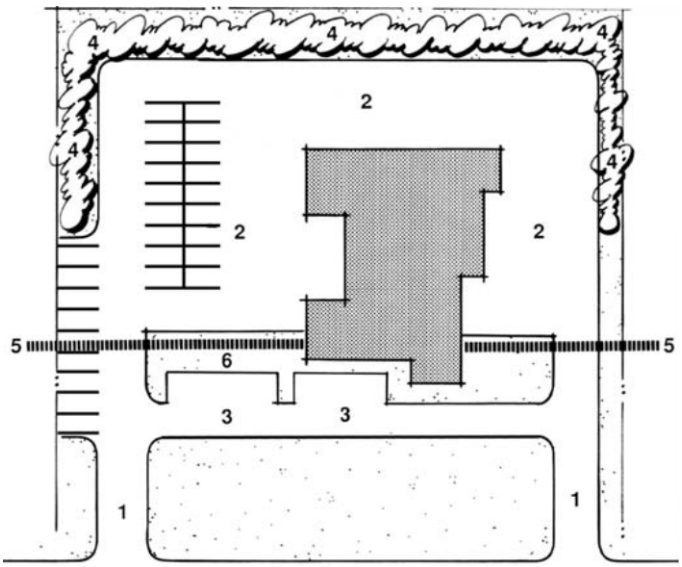
1. controlled site access with appropriate maneuvering areas for trucks separated from general vehicle circulation (1);

2. employee parking areas located apart from loading and service areas. (2);

3. convenient public access and short-term visitor parking at the front of the building (3);

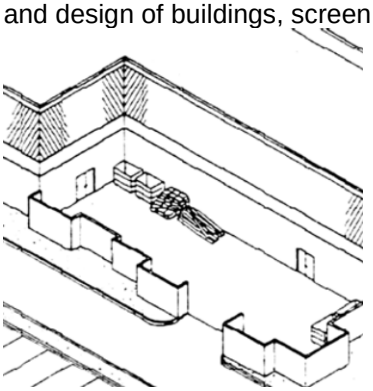
4. screening of storage, work areas, and mechanical equipment and buffering of adjacent land uses (4);

5. emphasis on a well-designed main building entry and landscaping (5)

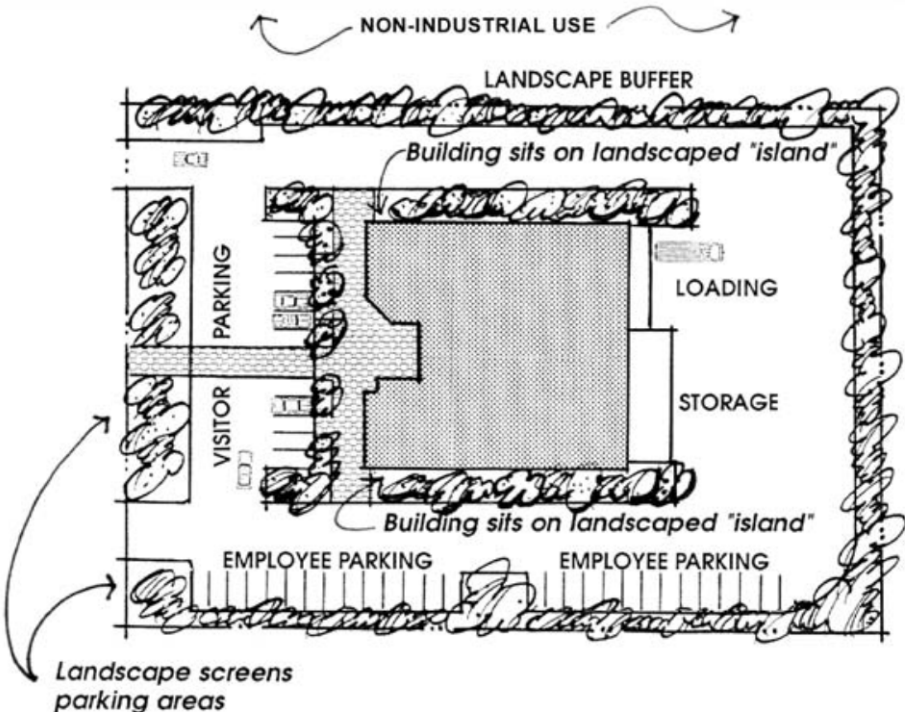


Example of appropriate industrial site layout

6. Site elements, such as buildings, parking, driveways, and out-door activities should be arranged to emphasize the more aesthetically pleasing components of the site (e.g., landscaping and superior architectural features) and disguise less attractive elements (e.g., service facilities, outside storage, equipment areas, and refuse enclosures) through proper placement and design of buildings, screen walls, and landscaping.


Outdoor storage areas-screened from view

7. Industrial and warehouse development must be screened and buffered from any adjacent uses that are less intensive in compliance with the Code. Intensified landscaping, increased setbacks, and appropriate building location will be utilized as a means of providing adequate separation between land uses of varied intensity.



8. Noise generating functions must be located in a way that minimizes any impact on adjacent non-industrial properties. Sound attenuation walls should be used where appropriate to mitigate/reduce noise.

9. The number of site access points is to be located at distances from street intersections that will minimize points of potential vehicle conflict, especially between automobiles and trucks.

10. Primary entry drives for automobiles, especially visitors, must be enhanced with: ornamental landscaping, low-level decorative walls, monument-type signs, or decorative paving to emphasize site access locations.

(B) Vehicular Circulation

1. Site access and internal circulation must promote safety, efficiency, convenience, and minimize conflict between trucks and other vehicles. Appropriate maneuvering and stacking areas for trucks should be a primary consideration in the overall design of the circulation system.

2. Uses where trucks are anticipated, such as distribution centers, should be planned to accommodate safety and maximize visibility for both truck maneuvering and other traffic.

3. The design and location of loading areas and dock facilities must minimize the interaction between trucks and other automobiles. Access to loading and delivery areas must be separated from parking areas.

4. The design and location of loading facilities must take into consideration the specific dimensions required for the maneuvering of large trucks and trailers into and out of loading position at docks or in stalls and driveways.

(C) Parking Location

1. Parking lots are not to be the dominant visual element at the front of the site. Expansive paved areas located between the street and the building is prohibited.

2. Large parking areas (over 100 spaces) must be divided into smaller multiple lots and provided with trees located throughout the parking area to reduce the visual impact.

3. Visitor parking spaces should be located to produce the shortest route of travel to a building entrance.

4. Pedestrian walkways must provide safe, convenient, and well-defined access between parking areas and the public sidewalk and the main public access to the building.

5. Pedestrian circulation should be clearly delineated and separate from vehicle circulation. The use of landscaping, walkways, or decorative paving to delineate pedestrian circulation must be used.

10.28.220 Industrial Architecture

The architectural design of a structure must consider many variables, from the functional use of the building, to its aesthetic design, to its "fit" within the context of existing development. The following ~~guidelines~~ standards help buildings achieve the appropriate level of design detail on all facades, avoid blank/uninteresting facades, and provide for the proper screening of equipment and refuse areas.

(A) Architectural Form and Detail

1. If adjacent to a residential zoning district, in addition to the buffer requirements of this code, additional building setbacks of ten feet (10') must be provided adjacent to the residential use to reduce the visual impact of ~~large-scale~~ industrial buildings.

2. The mass and scale of large, box-like industrial buildings are to be reduced through the incorporation of varying building heights and setbacks along the front and street sides of building façades.

3. Front and street sides of facades of large buildings visible from a public street must include: architectural features such as reveals, windows and openings, changes in color, texture, or material to add interest to the building elevation and reduce its visual mass.

4. Primary building entries must be readily identifiable and well defined through the use of projections, recesses, columns, roof structures, or other design elements.

(B) Color and Materials

1. A comprehensive material and color scheme must be developed for each site. Material and color variations in multi-building complexes must be complementary and compatible among buildings.

   (a) All projects are required to submit a sample board containing physical samples of all exterior surface materials, including roofing materials, in all the colors they will be used. Photos alone are not sufficient.

2. Large expanses of ~~smooth~~ similar material (e.g., concrete) must be broken up with reveals and/or changes in texture and color.

3. Bright, contrasting colors should be used for small areas of building accents only.

4. Design and colors of wall signs must be compatible with the main buildings on the site.

5. Materials, design, and colors of monument signs must be compatible with the main buildings on the site.

(C) Accessory Buildings

1. The design of accessory buildings (e.g., security kiosks, maintenance buildings, and outdoor equipment enclosures) must be incorporated into and be compatible with the overall design of the project and the main buildings on the site.

2. Temporary buildings are not to be located where they will be visible from adjoining public streets.

3. Modular buildings must be skirted with material and color that is compatible with the modular unit and the main buildings on the site.

10.28.230 Industrial Landscape Design

Landscaping has a variety of functions, including softening the hard edges of development, screening unattractive views, buffering less intensive uses, providing shade, and increasing the overall aesthetic appeal of a project.

(A) Landscape Design

1. Landscape design must follow an overall concept and link various site components together.

2. Landscaped areas incorporate a three-tiered planting system: 1) grasses, ground covers, or flowers 2) shrubs or vines, and 3) trees.

3. The use of a variety of trees, especially in parking areas and pedestrian open space areas, is required.

4. More intense landscaping and special landscape features are to be provided at major focal points, such as entries and pedestrian gathering areas.

5. The front, public portions of buildings must be separated from parking areas by landscaping and pedestrian walkways.

(B) Walls and Fences

1. The colors, materials, and appearance of walls and fences, including walls for screening purposes must be compatible with the overall design character/style of the development.

2. Landscaping must be used in combination with walls and fences to visually soften blank surfaces.

3. When security fencing is required adjacent to streets, it must consist of wrought iron, tubular steel, or similar material supported by masonry piers.

(C) Outdoor Lighting

1. The design and location of outdoor lighting fixtures must preclude direct glare onto adjoining property and streets in compliance with the Development Code. Illumination devices must be installed, directed, and shielded to confine light rays within the property.

2. Outdoor lighting (e.g., location, height, and number) must be designed to foster security. Site and building entries must have enhanced illumination to increase visibility and safety.

(D) Refuse Storage and Utility Equipment

1. Refuse storage areas should be located at the rear of the development and screened from public view in compliance with the Development Code.

2. If refuse storage areas, fuel tanks, generators, and fire check safety valves cannot be located out of public view, the design of refuse storage areas should incorporate architectural screening elements and landscaping compatible with the design of buildings and landscaping on the site.

SYRACUSE CITY
EST. 1935

DESIGN STANDARDS EXAMPLE GUIDE

Commercial, Professional Office, Multifamily Residential, PRD and Public Facility Developments

Design Standards Example Guide

Purpose

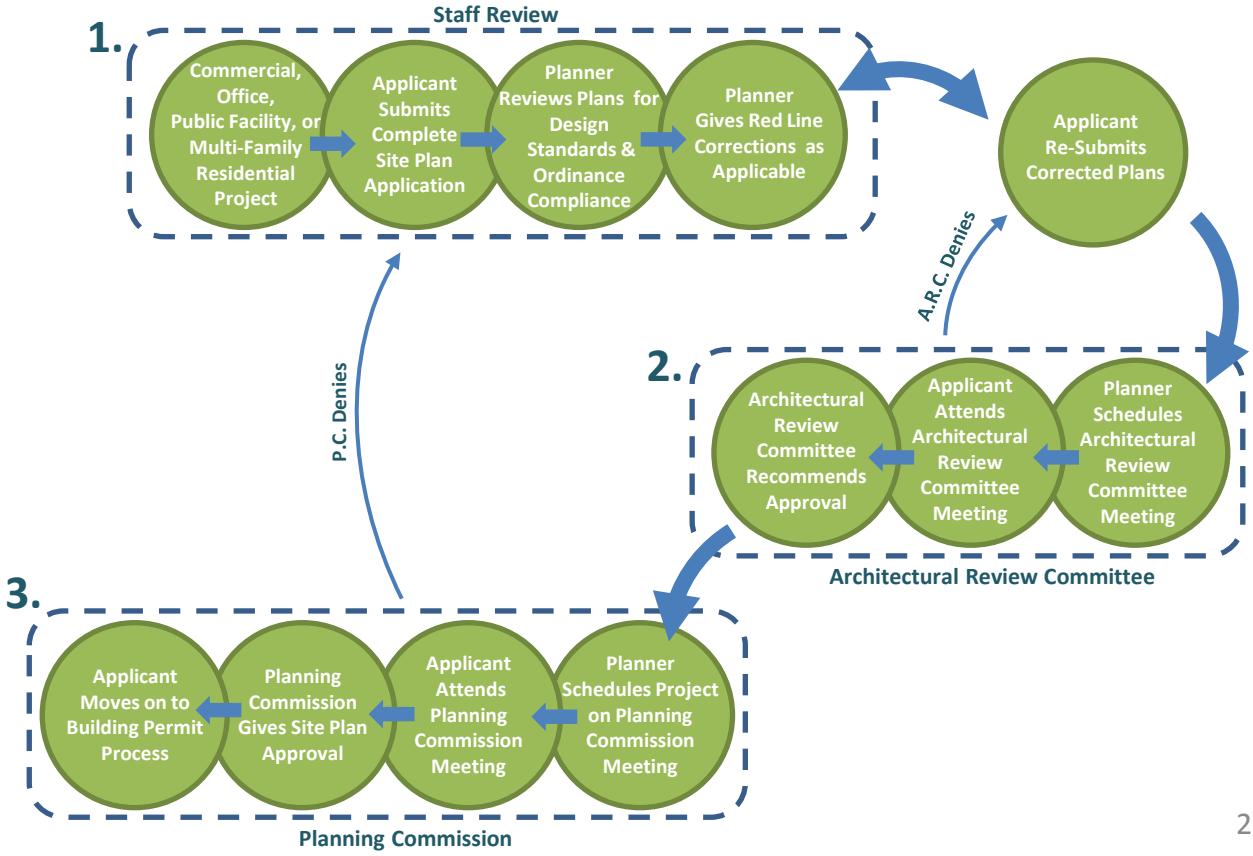
This Guide offers examples to clarify and explain the architectural design standards found in Title 10, Chapter 28 of the Syracuse City Land Use Ordinance. It serves to graphically represent the design standards and are used as a reference tool in order to better illustrate the application of the standards. The purpose of the standards are to improve the quality, compatibility of development, and permanence in design found in Syracuse City. A copy of this manual is available at the Community Development Department located at 1979 W 1900 S Syracuse UT, 84075.

Applicability

The Design standards referenced in this manual are required in addition to other standards set forth in the Syracuse City Land Use Ordinance. They are applicable with regard to building and site design. The implementation of these standards ensures that the goals and values of the community are reflected in each commercial, professional office, public facility, PRD, and multi-family residential development.

Process

Please refer to the following flow chart for guidance as to the City's process for site plan approval.



Design Standards Example Guide

Building Design

(A) Context: New buildings must be designed to include common features and materials that are used on existing Syracuse buildings. These features create a sense of place and character for the City. However, avoid copying too closely and use imaginative design. Please review the following examples of features and materials commonly used.

List of Contextual Features and Materials:

- Towers – Hipped or Cross Gabled Roofs
- Segmental Style Arched Entries & Windows
- Circular Accent Windows
- Gabled (Pitched) Roof
- Red Brick/Block
- Ledgestone Style Stone
- "Bell" Style Light Fixtures
- Awnings/ Pergolas
- Parapets (False Fronts)
- Metal Channel Roofing

"The Rush" Fun Center - 1806 South 2000 West

Syracuse Library - 1875 South 2000 West

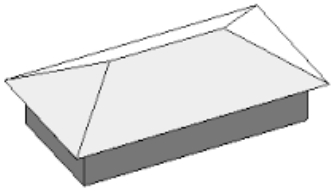
Design Standards Example Guide

Building Design

(A) Context: (Continued)

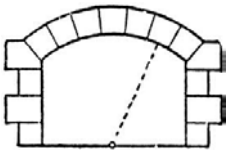
Warrens - 1778 S 1000 W

Example of Ledgestone Pattern



Example of Hipped Roof

Carl's Jr. - 2118 W. Antelope Dr.



Example of Segmental Arch

Example of "Bell" Light Fixture

Design Standards Example Guide

10.28.110 Building Design

(B) Entrances: All building entrances are required to be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building.

Syracuse 6 Theatre - 2428 West Antelope Dr.

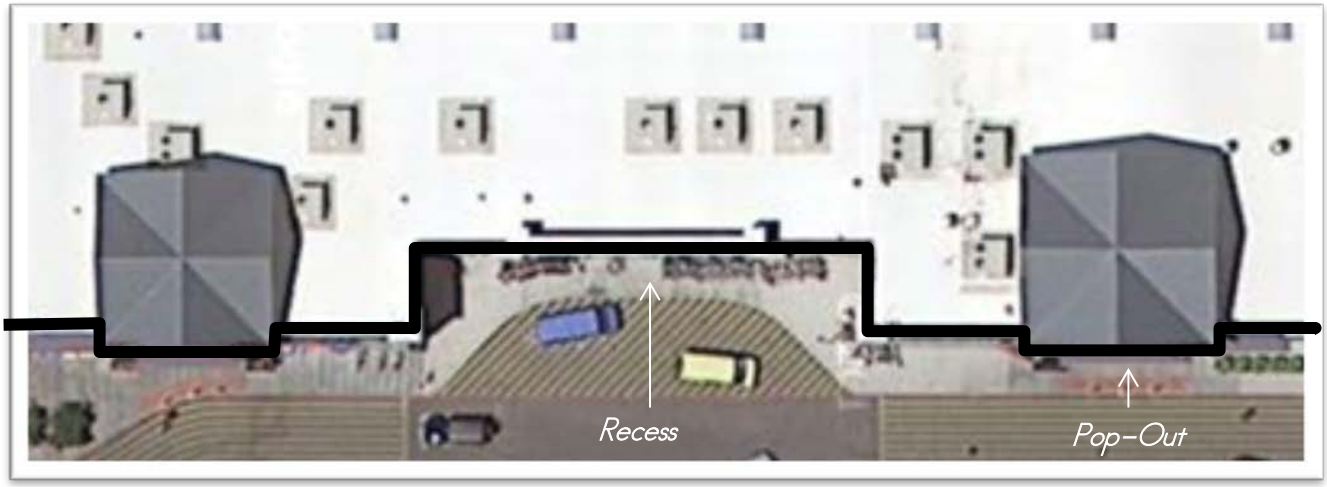
Design Standards Example Guide

10.28.110 Building Design

(C) Façade Articulation: Buildings designed with completely flat façades and monotone color schemes are not permitted. All buildings are required to have horizontal and vertical façade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Such features are required at least every 30 feet along all exterior wall planes.

Front Elevation

Plan View



Walmart - 2228 W Antelope Dr.

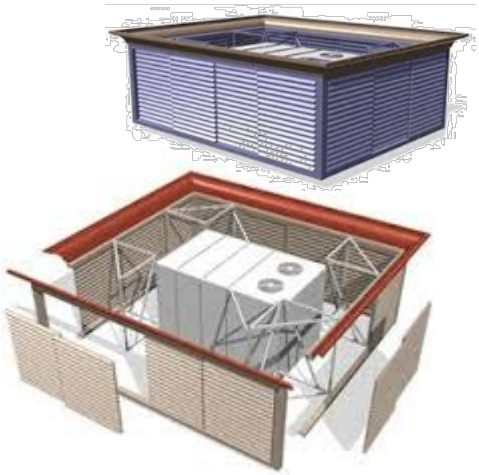
Design Standards Example Guide

10.28.110 Building Design

(D) Height and Roofline: Varied roofline elevations are required in order to add architectural interest and avoid the appearance or sense of long, monotonous roofline expanses. A variation such as a parapet or tower is required every 50 feet of roofline. Also, mechanical equipment mounted on the roof must be screened and the back of parapets must match the color and materials of the building.

Good Example - 1588 South 2000 West

Avoid Monotonous Rooflines

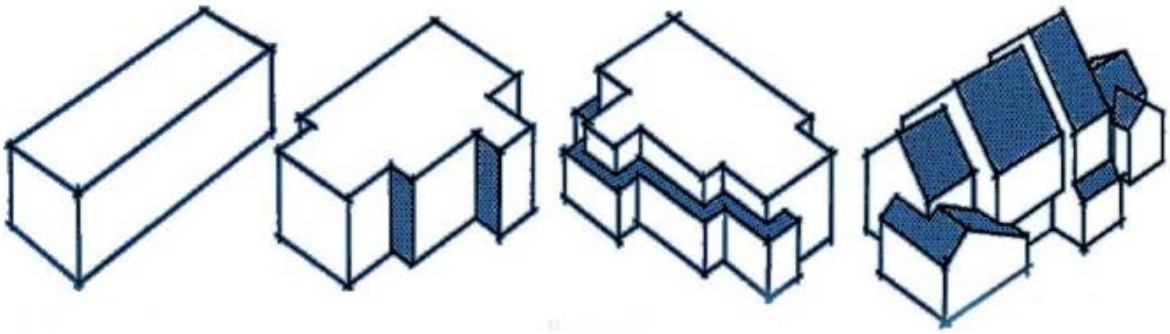


Proper Mechanical Screening

10.28.110 Building Design

(E) Massing: Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planed roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape. The examples below are near the same density of units per acre and building height, but the top example's massing reduces the impact and bulk of the building more effectively than the bottom example.

Good Example – 910 W. 1920 S.



Undesirable Massing | Vertical Articulation | Horizontal Articulation | Multi-Planed Roof Reduces Bulk

10.28.110 Building Design

(F) Materials: Quality long-lasting materials are required for all buildings in order to contribute to the value of the community over the long term. A minimum of three colors per elevation required. Colors have to be sensitive to existing development in the vicinity. 65% of the surface materials are required to include brick, stone, metal panels, or cement-fiber siding. Stucco, vinyl, or block may be used as an accent only. A sample board containing physical samples is required.

Syracuse Library - 1875 South 2000 West

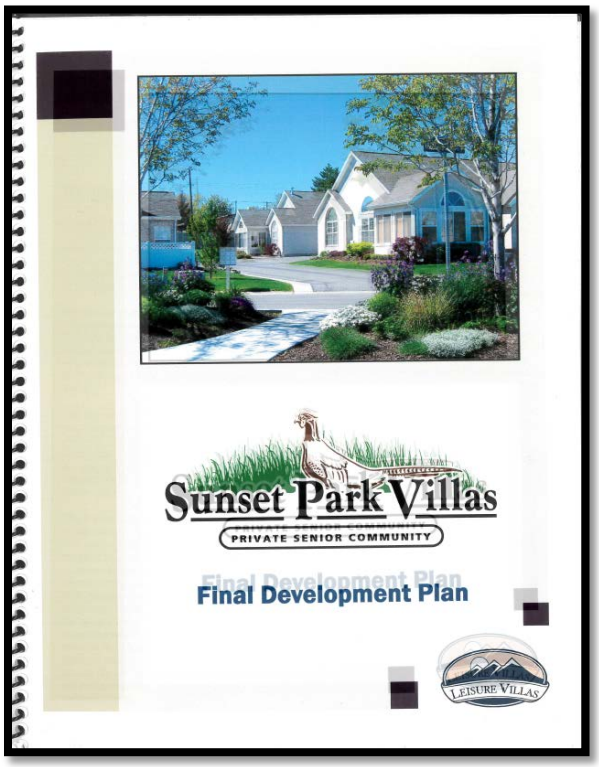
Example of Materials Sample Board

Above: unfinished concrete block is not permitted as a surface material.
Left: A sample board containing physical samples is required. Photos alone are not sufficient.

10.28.110 Building Design

(G) Development Design Pattern Book: The developer is required to provide a development design pattern book for developments including more than one structure. A design pattern book should include:

1. Written descriptions with graphics explaining how the development complements the unique characteristics of the property.
2. Written descriptions with graphic illustrations/photos explaining the theme and physical form of the architectural design.
3. Written descriptions with graphic illustrations/photos describing the proposed open spaces, pedestrian pathways, and other amenities



Example Design Pattern Book

Design Standards Example Guide

10.28.110 Building Design

(H) Pedestrians: All buildings will be designed with an integral focus on encouraging pedestrian activity and social interaction. Additionally, buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.

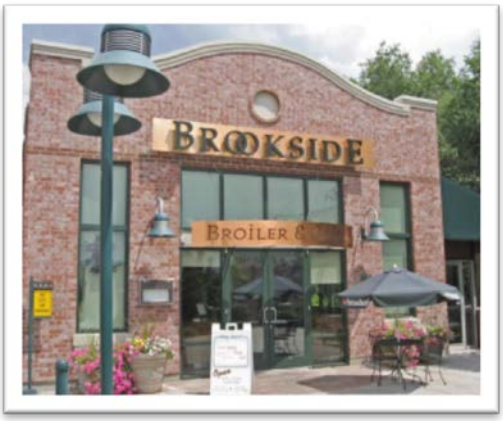
Sugarhouse Utah Smiths

10.28.110 Building Design

(I) Signs: Signs located on any building façade are required to be compatible with the building's overall design. As an integral design element, signs are required to be compatible with the style of the buildings in terms of location, scale, color, and lettering.

1.The locations for signs on a building's façade will be planned for as part of the building's overall design.

2.Signs located on façades should integrate similar or complimentary materials as the building.



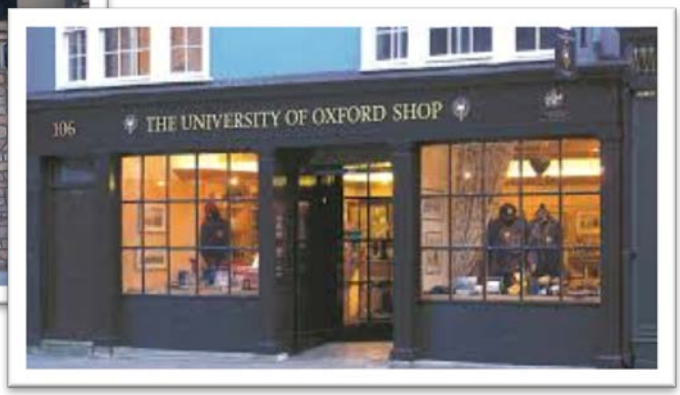
Complimentary Sign Materials

Sign Locations Not Incorporated Into Architecture

10.28.110 Building Design

(J) Windows: Windows are key to the overall design of a building and the relationship between the exterior and interior. The majority of windows are required to relate to the scale of a person.

Mirrored glass not as welcoming



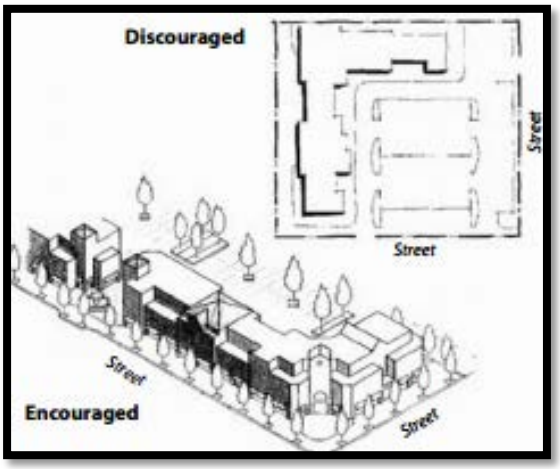
Transparent windows draw customers in

10.28.120 Site Design

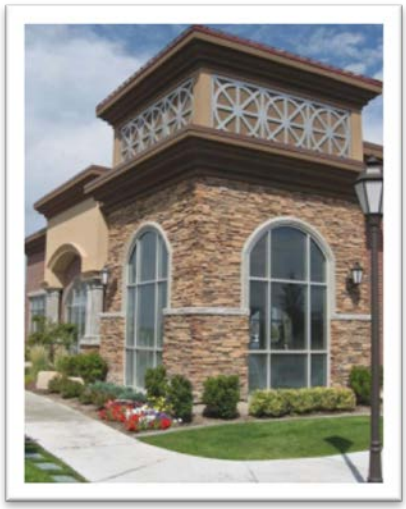
(A) Building Placement: Building placement is integral to the site design and the overall effect any development has on surrounding properties. Building placement is required to comply with the following:

1.All buildings must be oriented with the main or similar façade facing a principal street to which it has frontage.

2.Buildings located on corner lots are required to orient main façades to each street and give equal treatment to each.



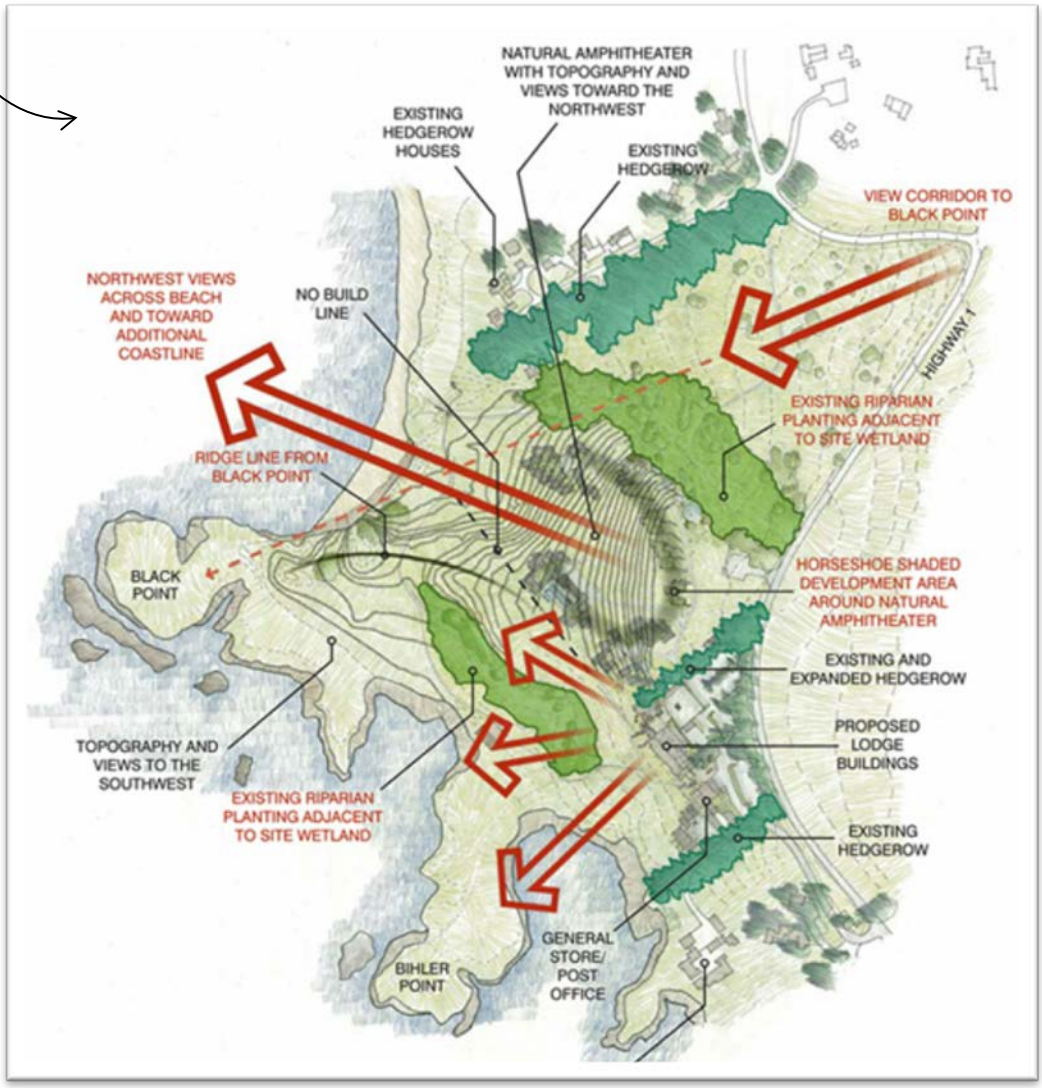
3.Buildings located on corner lots should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.



10.28.120 Site Design

(B) Context: New developments are required to match or compliment surrounding developments and landscapes in order to create a site which relates to its surroundings and adds positively to the overall environment in the site area. Hire a licensed Civil Engineer for site planning and design.

- *Natural features*
- *Wetlands*
- *Historic Structures*



Site Analysis Example

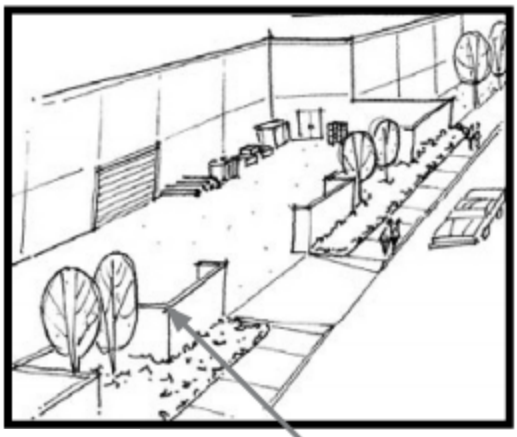
10.28.120 Site Design

(C) Screening: The small details that sometimes become afterthoughts of site planning and design are important factors for making aesthetically attractive sites.

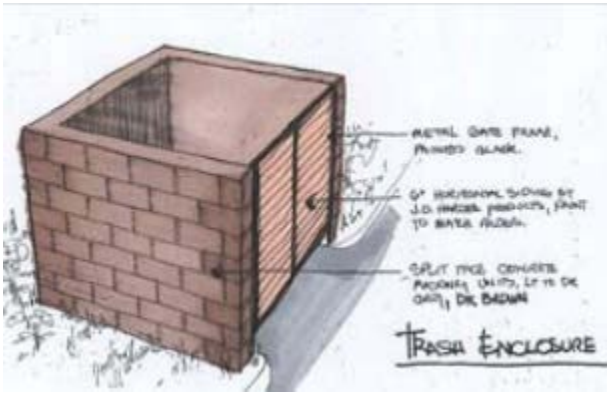
1. Decrease noise levels by screening loading and service areas with walls, landscaping and locating away from houses.

2. Outdoor storage areas, generators, A/C units, and trash enclosures are required to be fully screened using approved masonry fencing and landscaping.

3. Razor fences and uncoated chain link are prohibited when visible from the public right of way.



A screen wall, combined with landscaping, enhances this loading area.



Un-coated Chain Link Prohibited

Split face block wall is effective at screening noise and is attractive

10.28.120 Site Design

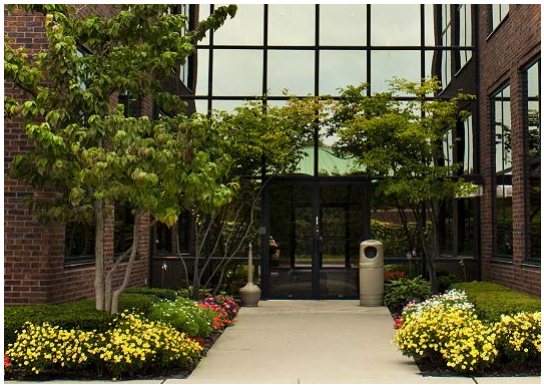
(D) Landscaping: Landscaping is required as a tool to enhance and beautify the site, and the building's architecture and design. Street trees and landscape increase property values.

1. A detailed landscape plan designed by a licensed landscape architect is required.
2. Street trees shall be planted every 30 feet along the public right of way.
3. Native plant species will be used with water efficient irrigation systems.
4. Outdoor amenities such as patios, plazas, water features and outdoor seating areas are encouraged.
5. Existing trees and landscape features should be preserved and incorporated into landscape plans.
6. Landscaping around the base of the building is required

Use Native Plants

Plant Street Trees Every 30 Feet.

Hire a licensed professional →



Landscape the base of buildings and near entrances

Incorporate Outdoor Patios & Seating Areas

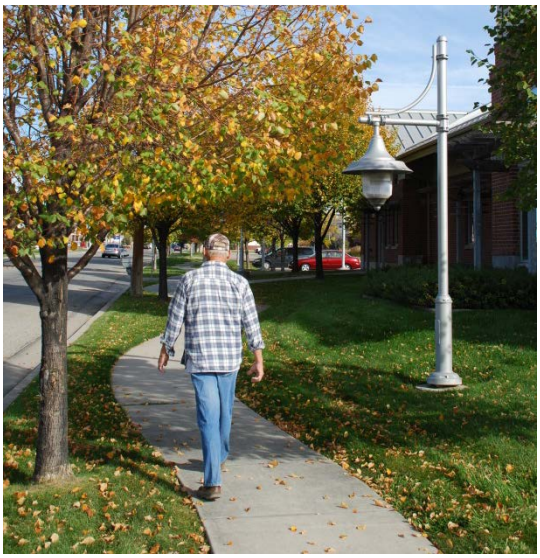
10.28.120 Site Design

(E) Lighting: Carefully planned lighting schemes can create safe environments for pedestrians and motorists. Lighting is an integral design element which adds to the overall site plan and building design.

Down Facing "Bell" Fixtures different but matching

Coordinated light fixtures on signage and building adds character

Fixtures complement building architecture



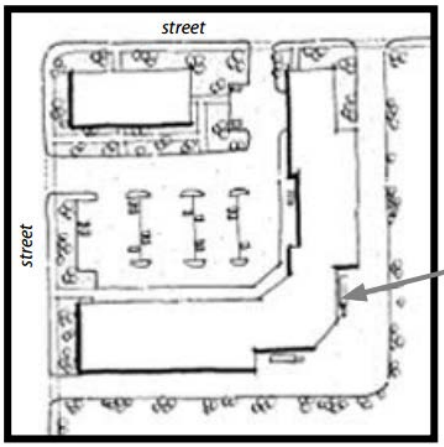
Pedestrian scale fixtures increases safety

Down facing fixtures minimize light pollution

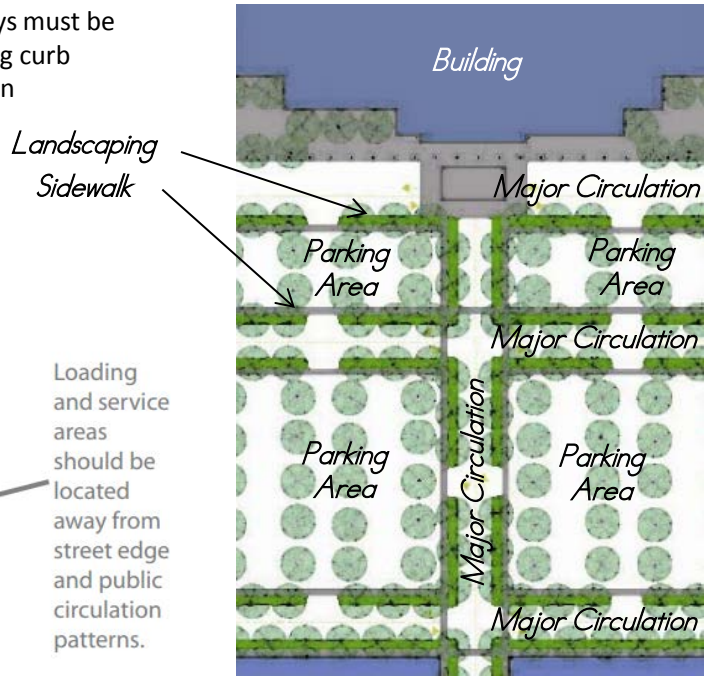
10.28.120 Site Design

(F) Traffic: Developments which generate significant increases in traffic will include an analysis of the proposed development's impact on the current and future transportation system, and methods to control traffic. A licensed Civil Engineer can help ensure functional design.

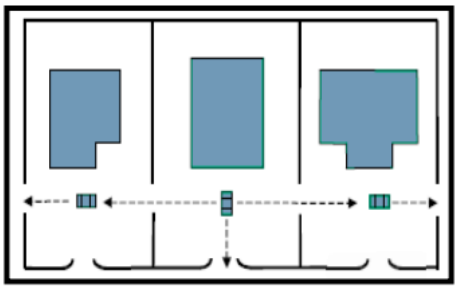
- Major internal circulation roadways must be separated from parking areas using curb and gutter, landscaping, pedestrian walkways; or lighting



Loading and service areas should be located away from street edge and public circulation patterns.



Cross-access for automobiles and pedestrians is required



Automobile Cross-Access

Pedestrian Cross-Access

10.28.120 Site Design

(G) Active Transportation: Site layout and design must address the needs of pedestrians, bicycles, and other forms of transportation. Access and safety on the site should be ensured for all users.

Bike Rack/Bench

Wheelchair Access

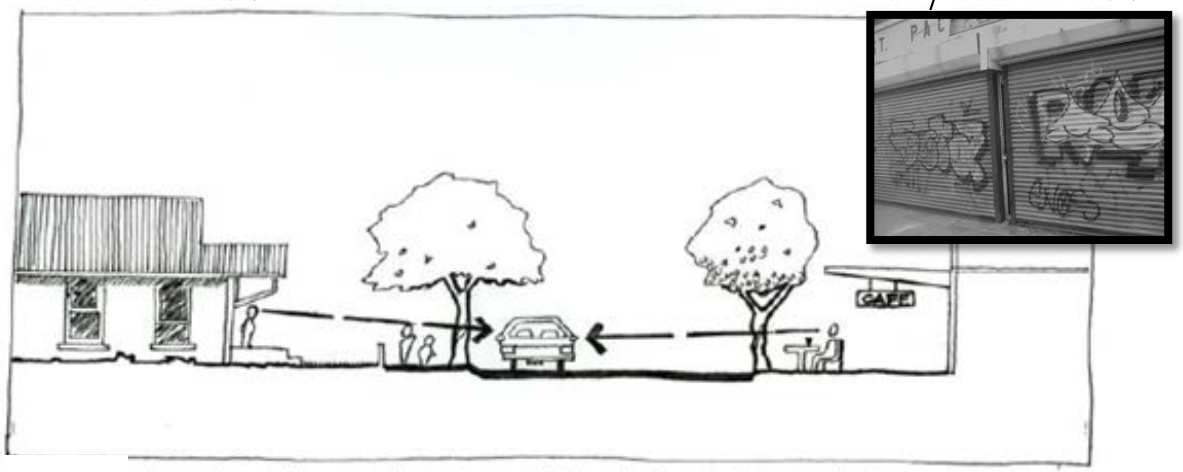
Strollers

10.28.120 Site Design

(H) Security: Security of the site is required to be addressed in site design. The developer is required to submit documents that demonstrate the security measures of the site design in relation to private, semi-public and public areas, by utilizing natural surveillance, access control and proper maintenance.

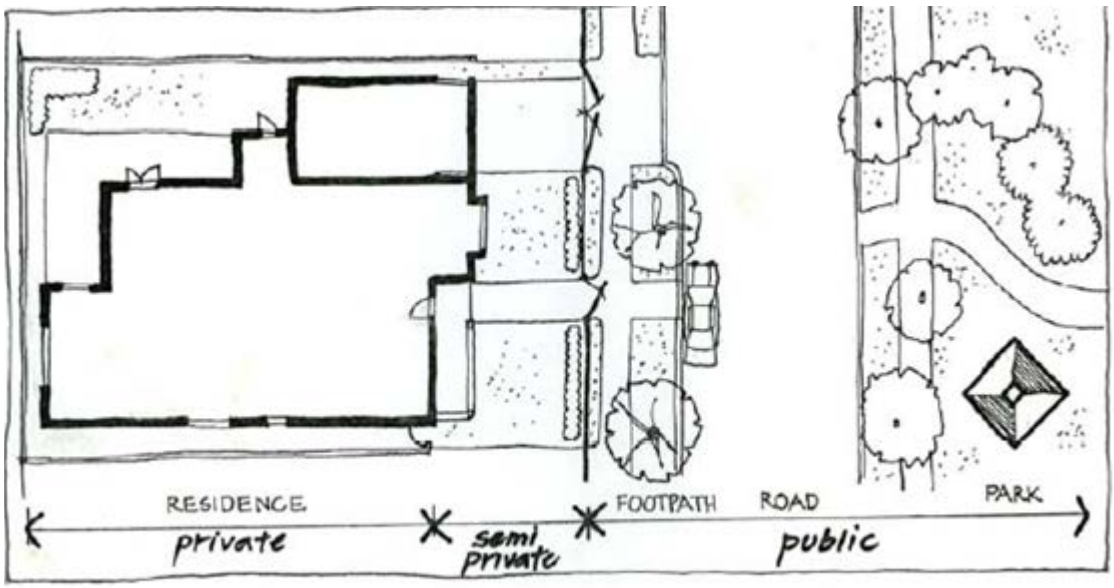
Natural Surveillance:

Proper Maintenance:



A number of observers have clear sight lines to the streetscape allowing for natural surveillance

Access Control/ Public Private Delineation



Clearly marking the distinction between private, semi-private and public space allows for territorial reinforcement

Resources

Architectural Review Committee Design Standards: Syracuse City Ordinance Title 10 Chapter 28
Allowed Street Trees: Syracuse City Ordinance Title 10 Chapter 30 Section 7
Land Use Ordinances: Syracuse City Ordinance Title 10 Chapter 6
Parking Requirements: Syracuse City Ordinance Title 10 Chapter 8
Site Planning: Syracuse City Ordinance Title 10 Chapter 4 Section 90
Crime Prevention Through Environmental Design (CEPTED):
http://www.cadca.org/files/CEPTED%20Handbook%20overview.pdf
Native Landscape Plants:
http://theutahhouse.org/files/uploads/Utah%20House%20Plant%20List%20v2%204p.pdf

Planning Commission Meeting

February 17, 2015

EXECUTIVE SUMMARY

Item 10: Code Amendment, Title 10-30-060 regarding fencing regulations

Please refer to the following documents:

- Applicant Proposal
- Staff Code Proposal

Reason for amendment to the fencing code

The reason for a code or ordinance in a city in my opinion is for three reasons. First, is to protect against unsafe situations where harm could come to those in and out of the City. Second, is to enhance the enjoyment and privacy of the property owners. Third, is to make the overall view of a living area pleasing to the general public.

Though the present ordinance is written well I believe it only addresses one of the reasons for an ordinance. This ordinance does address the safety issues very well but fails to address properly the other two issues. One, the property owners do want to have privacy in their backyards which a 3' fence does not allow them. Two, the general public's view of most backyards can be less than attractive even with a three 3' fence.

Of the fifteen cities in Davis County, none of them have an ordinance against six foot fences along the sidewalk once the 40' clear vision or line of sight area has been established.

Below I have included an example of the normal fence detail that has been established by most cities. There are many other cities that have less restrictive codes but I believe that the detail below gives the Safety for the public you are wanting.

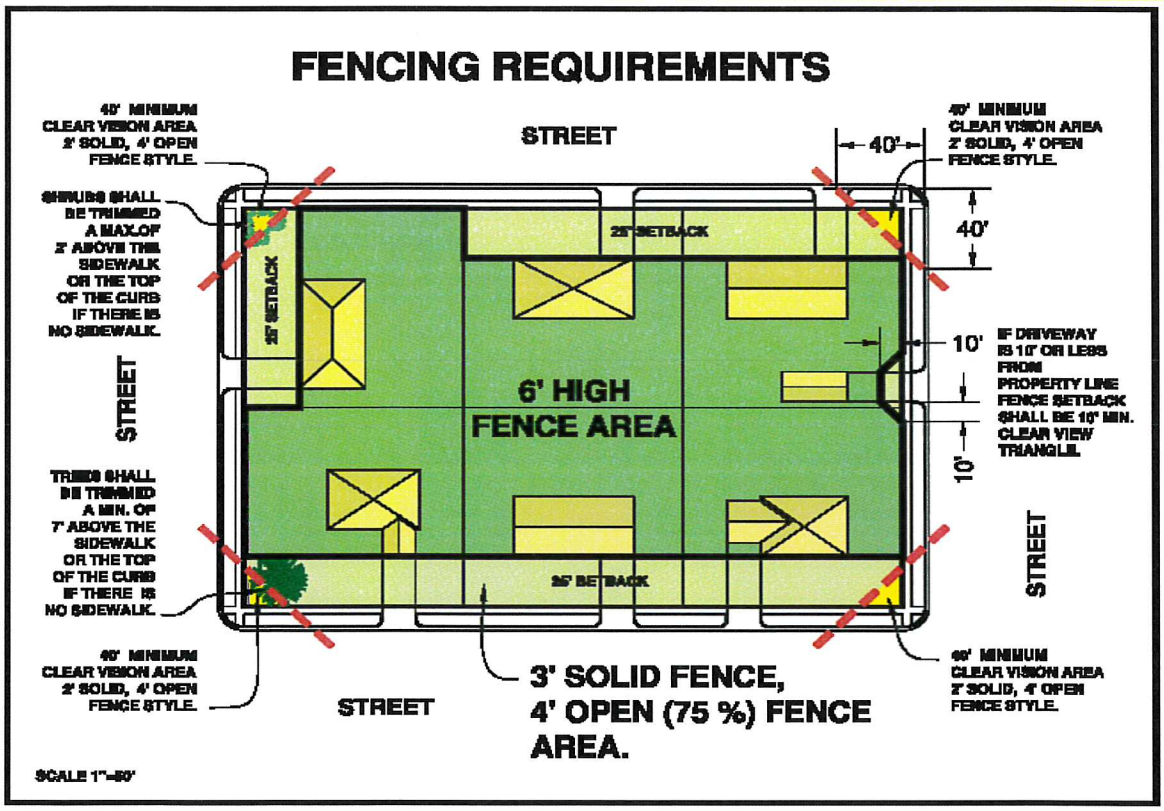
Fencing codes.

Of the fifteen municipalities in Davis County I am unable to find any code where a 6' privacy fence is not allowed along a sidewalk, As long as it does not impede line of sight from corners or driveways. Some examples follow.

Layton City : Code number 19.16.080. Line of sight required on all corner lots. 6' Privacy allowed where not impeding any driveway view.

Fruit Heights: Only code on fencing requires that no fence exceeds 6' in height no line of sight requirements.

South Weber: Fences, walls or similar devices cannot exceed six feet in height. Corner lots must maintain 15' line of sight from centerline of driveway.



We have been using this formula for over fifteen years in the fencing industry and in the majority of situations it is accepted

Brady Parker Estimator Ace Fab & Welding,

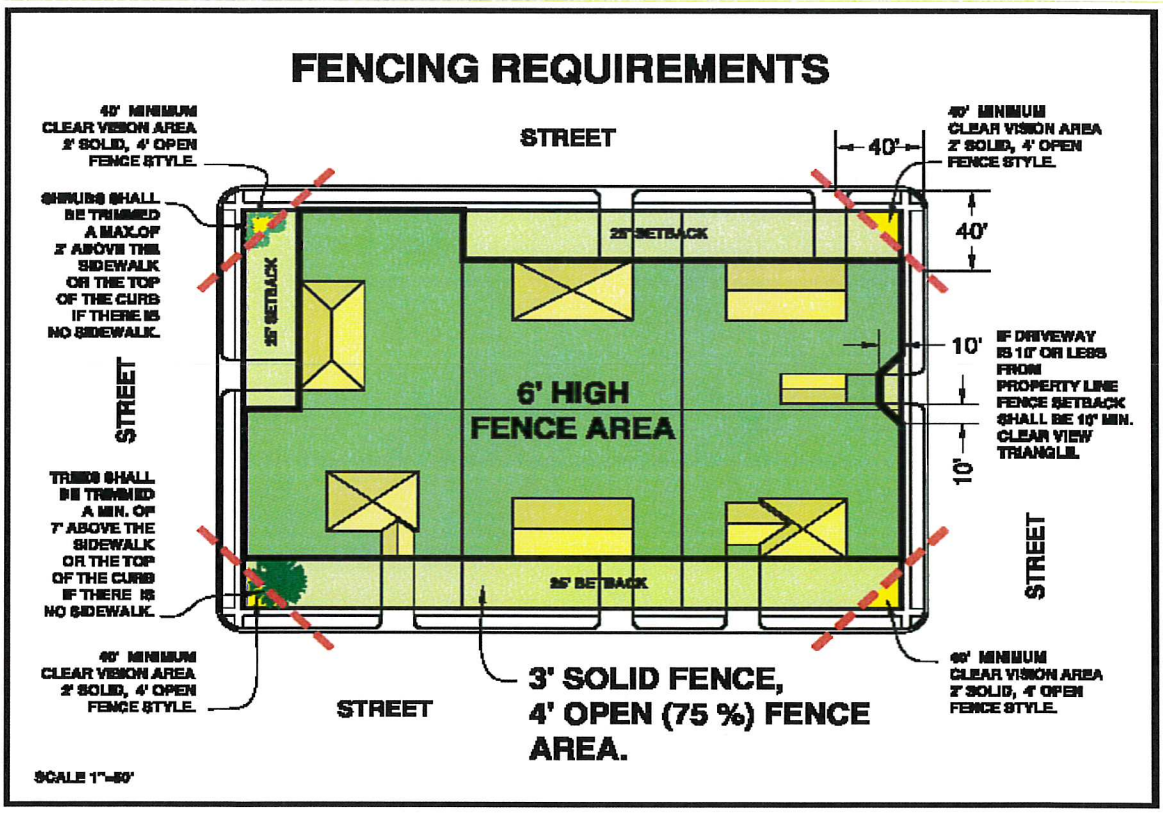
Fencing codes.

Of the fifteen municipalities in Davis County I am unable to find any code where a 6' privacy fence is not allowed along a sidewalk, As long as it does not impede line of sight from corners or driveways. Some examples follow.

Layton City : Code number 19.16.080. Line of sight required on all corner lots. 6' Privacy allowed where not impeding any driveway view.

Fruit Heights: Only code on fencing requires that no fence exceeds 6' in height no line of sight requirements.

South Weber: Fences, walls or similar devices cannot exceed six feet in height. Corner lots must maintain 15' line of sight from centerline of driveway.



We have been using this formula for over fifteen years in the fencing industry and in the majority of situations it is accepted

Brady Parker Estimator Ace Fab & Welding,

10.30.060 Miscellaneous requirements and provisions. SHARE

(A) Height of Fences, Walls, and Hedges in Residential Zones. Property owners may erect fences, walls, and hedges to the permitted building height in the zone in which they are located provided they are not within any required yard space. Fences, walls, or hedges in any required side and rear yard shall not exceed six feet in height. Fences within the required front yard setback or side street setback shall not exceed ~~three feet~~ six feet in height and shall comply with the requirements of subsection (B) of this section. Where a retaining wall is reasonable and necessary, located on the line separating lots, such retaining wall may include a fence, wall, or hedge on top to the same height that would otherwise be permitted if no retaining wall existed.

(B) Visibility at Intersections. Notwithstanding any provisions of this title in any district, fences, walls, signs, hedges, or other plantings may not encroach within the required clear-visibility triangle located at the intersection of two roads or the intersection of a road and a nonresidential driveway. No one shall erect, place, or plant anything or allow anything to grow in such a manner as to impede vision between a height of two and one-half feet and eight feet above centerline grades of the adjoining street centerline surface elevation. Property owners shall maintain all tree branches so that none of them are lower than eight feet in clear site triangle area. The configuration of a clear-visibility triangle is shown in Exhibit 10.30.060, and the length of each leg, measured along the curb line or edge of roadway or edge of nonresidential driveway, shall be 40 feet, or based upon applicable speed limits greater than 40 mph as per AASHTO's "Policy on Geometric Design of Highways and Streets."

THIS

NOT THAT

Existing Code

10.30.060 Miscellaneous requirements and provisions.

(A) Height of Fences, Walls, and Hedges in Residential Zones. Property owners may erect fences, walls, and hedges to the permitted building height in the zone in which they are located provided they are not within any required yard space. Fences, walls, or hedges in any required side and rear yard shall not exceed six feet in height. Fences within the required front yard setback or side street setback shall not exceed three feet in height and shall comply with the requirements of subsection (B) of this section. Where a retaining wall is reasonable and necessary, located on the line separating lots, such retaining wall may include a fence, wall, or hedge on top to the same height that would otherwise be permitted if no retaining wall existed.

Proposed Code

Exhibit 10.30.060 Miscellaneous requirements and provisions.

(A) Height of Fences, Walls, and Hedges in Residential Zones.

1. Rear and/or Side Yard. Fences, walls, or hedges shall not exceed six feet in height.
2. Rear and/or Side Yard adjacent to arterial roadway. Fences shall be set back a minimum of 5 feet from back of sidewalk to allow for landscaping. Landscaping shall be maintained in an HOA or by private owner as applicable.
3. Front Yard. Fences, walls or hedges shall not exceed three feet in height and shall comply with the requirements of subsection (B) of this section.
4. Corner lot. Fences, walls or hedges shall not exceed three feet for a minimum of 10 feet from the property line when located within 10 feet to an adjacent driveway on an adjoining lot.
5. Retaining walls. Where a retaining wall is reasonable and necessary, located on the line separating lots, such retaining wall may include a fence, wall, or hedge on top to the same height that would otherwise be permitted if no retaining wall existed.

Planning Commission Meeting

February 3, 2015

EXECUTIVE SUMMARY

Item 4b: Title X Amendments-PRD

1. Please find attached the amendments as proposed by Dale Rackham.

Chapter 10.75
PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

10.75.010 Purpose.
10.75.020 Permitted uses.
10.75.030 Conditional uses.
10.75.040 Minimum lot standards.
10.75.050 Development plan and agreement requirements.
10.75.060 Design standards.
10.75.070 Street design.
10.75.080 Off-street parking and loading.
10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

(A) Accessory uses and buildings (under 200 square feet).

(B) Churches, synagogues, and temples.

(C) Dwelling units, single-family (no more than four units attached).

(D) Educational services.

(E) Household pets.

(F) Private parks.

(G) Public and quasi-public buildings.

(H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

~~**10.75.030 Conditional uses.**~~

~~The following may be permitted conditional uses after approval as specified in SCC 10.20.080.~~

~~(A) Day care centers (major).~~

~~(B) Home occupations (minor or major).~~

~~(C) Temporary commercial uses (see SCC 10.35.050) (minor).~~

~~(D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]~~

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

(A) Density: Overall density of six (6) dwelling units per gross acre. ~~The City shall determine the dwelling unit density, building setbacks, and minimum lot size through a development plan based on the specific merits of the proposed development as well as on factors such as recreation facilities, greater open space, landscaping features, fencing type and design, signage, clubhouse provisions, homeowners' covenants, professional maintenance, trails/pathways, and quality of exterior building materials. However, condominium developments shall comply with the Utah Condominium Act, but in no case shall the overall density of the development exceed eight dwelling units per net acre,. without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~

(~~2~~1) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;

(~~3~~2) The development shall provide a minimum of 35 percent parks and/or functional ~~open~~ common space within the development based on the net acreage of the proposed development;

(~~4~~3) The aesthetic and landscaping proposals shall provide ~~a superior residential development and environment~~for trees and shrubs that break up the look of having the same building style duplicated throughout the development;

(~~5~~4) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street parking requirements as found in Chapter 10.40 SCC; and

(~~6~~5) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached units~~ structures.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, ~~with a maximum height of 30 feet to the top of the roof structure~~ and shall be single story buildings.

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area~~acreage, excluding any ~~roadways, buildings, and~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The developer shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling unit density up to a maximum of 12 dwelling units per net acre.~~

(B) A planned residential development must have a minimum of five acres ~~with a minimum of 20 percent of the acreage in common space area excluding required roadways, curbs, and other City infrastructure.~~

(C) The developer shall landscape and improve all open ~~or common~~ space around or adjacent to building lots and and common space and maintain the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. ~~Open~~ Common space ~~and recreational areas~~ should be the focal point for the overall design of the development, with various community facilities grouped in places well related to ~~these open~~ the common space~~s~~ and easily accessible to pedestrians.

(F) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(G) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners' association and governed by enforceable, duly recorded CC&Rs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments; on additional off-stree parking shall be provided for each of four dwellings. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

10.10.040 Definitions.

"Common space" means land area ~~within a development not individually owned or dedicated for public use, for which its design and intended use as an amenity shall be for the direct benefit of the residents in such development. Common space may be either natural or functional as a designed element of a development that has a functionally described and planned benefit. Examples include landscaped areas that provide visual relief, shade, screening, buffering, or another environmental amenity and nature trails, exercise trails, and facil- ities, e.g., swimming pools, tennis courts, club houses, pavilions, and golf courses.~~with an amenity whose dedicated purpose is shared equally by all the residents of that community or the public.

"Gross Acreage" means the total land being developed.

~~"Net acreage" means the total land area avail- able for development after excluding 20 percent assigned to the City in the form of roads and other public easements.~~

~~"Net density" means the number of allowable building lots in a zone per net acre. (Example: 8.3 net acres times 3.79 allowable lots in the R-2 zone equals 31.46 allowable lots, or 31 allowable lots rounding down to the nearest whole number (i.e., 8.3 x 3.79 = 31.46 = 31).~~

~~"Open space" means any area of land character- ized by openness that provides for that portion of the human environment, through dedication to preservation of said openness, in order to enhance urban, suburban, or rural areas, and provide important physical, recreational, conservation, aes- thetic, or economic value or assets.~~

~~(1) "Functional open space" means any area of land improved and dedicated for public or private use and designed as an amenity for the benefit of the residents of a development or citizens of the City. Examples include landscaped aesthetic areas, City parks, playgrounds, and ball fields.~~

~~(2) "Natural open space" means any area of land, essentially unimproved and not occupied by structures or manmade impervious surfaces, dedi- cated or reserved in perpetuity for public or private enjoyment as a preservation of open area.~~

~~(3) "Cluster subdivision open space" means open space, either natural or functional, provided to compensate for the lot size reductions from min- imum lot size requirements or increases in overall gross density.~~

~~(4) "Public open space" means open space owned by a public agency, such as the City of Syracuse, and maintained by such agency for the use and enjoyment of the general public.~~

"Open space" means any area of land without human-built structures; such as parks, recreational and natural areas or land not occupied by buildings.

Planning Commission Meeting

February 3, 2015

EXECUTIVE SUMMARY

Work Session Item 4e. Public Hearing, Code Amendment, Title 10, Land Use Matrix

- Proposed Title 10 Amendments.

BACKGROUND:

Please see the attached draft Matrix for discussion. Land uses have been grouped by type with the specific zones. This is a working draft and is not complete. I have left the categories (P, C, MC) off the table so that the Planning Commission could have a discussion of the uses not biased by the existing code designations.

Zone Permitted and Conditional Use Matrix

P=Permitted C=Conditional MC=Minor Conditional

A = Agriculture
R= Residential
PRD = Planned Residential Development
PO = Professional Office
GC = General Commercial
NS = Neighborhood Services
BP = Business Park
RP = Research Park
ID = Industrial Development

	A-1	R-1	R-2	R-3	PRD	PO	GC	NS	BP	RP	ID
Agricultural Uses											
Aquaculture											
Animals											
Animal Hospital											
Animal Husbandry											
Apiaries											
Aviaries											
Boardering & Stables											
Cattery											
Farm Animals											
Small											
Medium											
Large											
Fowl											
Special breeds											
Household pets											
Kennel											
Horticulture											
Crops											
Family Food Production											
Fruit & Vegetable Stands											
Plant Nursery											
Turf farming											
Structures											
Barns											
Hay/Pole Barns											
Livestock											
Greenhouses											

Zone Permitted and Conditional Use Matrix

P=Permitted C=Conditional MC=Minor Conditional

A = Agriculture
R= Residential
PRD = Planned Residential Development
PO = Professional Office
GC = General Commercial
NS = Neighborhood Services
BP = Business Park
RP = Research Park
ID = Industrial Development

	A-1	R-1	R-2	R-3	PRD	PO	GC	NS	BP	RP	ID
Residential Uses											
Residentail Accomodations											
Accessory Dwelling Units											
Boarding houses											
Duplex Housing											
Group homes											
Multi-Family Dwelling Units											
Single Family Dwelling Units											
Seniors Housing											
Assisted Living											
Residential Care Facilities											
Residential Accessory Uses											
Accessory Structures Under 200 sq. ft.											
Accessory Structures Over 200 sq. ft.											
Home Occupations-Permitted											
Daycare 8 or fewer children											
Cosmotology											
Consultant											
Home Occupations-Conditional											
Pools, Hot Tubs, Pool Houses											
Tourist and Visitor Accomodations											
Bed & Breakfast											
Hotel or Motel											
Recreational Vehicle Campgrounds											

Zone Permitted and Conditional Use Matrix

P=Permitted C=Conditional MC=Minor Conditional

A = Agriculture
R= Residential
PRD = Planned Residential Development
PO = Professional Office
GC = General Commercial
NS = Neighborhood Services
BP = Business Park
RP = Research Park
ID = Industrial Development

	A-1	R-1	R-2	R-3	PRD	PO	GC	NS	BP	RP	ID
Commercial Uses											
Business Premises											
Banks & Credit Unions											
Child Day Care Centers/Preschools											
Elder or Special Needs Day Rehabilitation Centers											
Payday Loan & Check Cashing											
Personal & Title Loan											
Professional Services											
Financial & Investment Planning											
Real Estate, Development or Engineering											
Entertainment											
Theaters											
Family Entertainment Centers											
Indoor											
Batting Cages											
Bowling											
Swimming											
Mini-golf											
Lasertag											
Indoor Go-carts											
Outdoor											
Outdoor Go-carts											
Office Premises											
Retail Premises											
Bulk Goods Premises											
Food & Drink premises											
Bakeries											
Pubs											
Restaurants or cafes											
Take-way Food & Drink											
Garden Centers											
Hardware & Building Supplies											
Lanscaping Material Supplies											
Markets											

Zone Permitted and Conditional Use Matrix

P=Permitted C=Conditional MC=Minor Conditional

A = Agriculture
R= Residential
PRD = Planned Residential Development
PO = Professional Office
GC = General Commercial
NS = Neighborhood Services
BP = Business Park
RP = Research Park
ID = Industrial Development

	A-1	R-1	R-2	R-3	PRD	PO	GC	NS	BP	RP	ID
Commercial Uses Continued											
Retail Trade											
Clothing & Footwear											
Furniture & Appliances											
Computers, Electronics, TVs, etc.											
Games, Hobbies & Music											
Health Food Supplements											
Beauty Supply											
Pawn Shops											
Optical shops											
Sports & Recreation Equipment											
General Merchandise											
Service Premises											
Funeral Homes											
Car Washes, Auto Detailing											
Psychological Counciling											
Dentist & Orthodontics											
Hospitals & Medical Clinics											
Chiropractic											
Physical											
Recreational											
Occupational											
Tattoo & Body Piercing											
Printing & Publishing											
Schools, professional & vocational											
Comm. testing labs and services											
Sexually Oriented Businesses											

Zone Permitted and Conditional Use Matrix

P=Permitted C=Conditional MC=Minor Conditional

A = Agriculture
R= Residential
PRD = Planned Residential Development
PO = Professional Office
GC = General Commercial
NS = Neighborhood Services
BP = Business Park
RP = Research Park
ID = Industrial Development

	A-1	R-1	R-2	R-3	PRD	PO	GC	NS	BP	RP	ID
Religious & Civic Institutions											
Industrial Uses											
Accessory Uses											
Recreational Uses											
Bicycle & Skate Parks											
Golf Courses											
Tennis											
Parks & Playgrounds											
Nature Parks											
Trails											
Equestrian park											

(B) Lot Coverage of Accessory Buildings, Structures, Parking Spaces. No accessory building, structure, or group of buildings or structures, excluding swimming pools, and no parking space in any residential zone shall cover more than 25 percent of the rear yard space.

(C) Accessory Buildings and Structures.

(1) General Requirements.

(a) No accessory building or structure shall be erected, located, used, or occupied until the erection of the principal use has commenced. No more than two accessory buildings shall be on any lot, unless it contains a minimum of half an acre. Lots with half an acre or more may qualify for approval of a third accessory building by complying with all other applicable requirements of this chapter. No accessory building may be located within a recorded easement unless authorized applicable easement holder has provided written approval~~by the Land Use Authority~~. All accessory buildings located in the street sides of corner lots shall comply with SCC 10.30.050 regarding lot and yard regulations for corner lots.

(2) Accessory buildings or structures less than 200 square feet. ~~No a~~Accessory buildings or structures may encroach into a front or side yard ~~unless~~ if the structure is:

(a) Not larger than 200 square feet, which includes any awnings, carports or other attached features to the accessory structure; and

(b) Not taller than ~~10~~ 12 feet to the peak of the roof structure; and

(c) Concealed or otherwise located behind a privacy fence of at least six feet in height; and

(d) Located at least 10 feet from the primary structure and located at least ~~three~~ 3 feet from any property lines.

(3) Accessory buildings or structures 200 square feet or greater.

(a) Building Permit Required. Accessory buildings of 200 square feet or greater shall require approval for a minor conditional use permit and issuance of a building permit. Such accessory building or structure shall conform to requirements of subsection (C)(1) of this section and shall not be greater in size than the footprint of the principal structure.

(b) Approval. Persons desiring to construct accessory buildings shall make application to the Land Use Authority or designee for conditional use approval as outlined in SCC 10.30.100. Application shall include the following submittals:

(i) Site plan showing location of the home, property line setbacks, location of the proposed building, parking spaces, and easements~~, and buildings on adjacent properties within 50 feet of the proposed accessory building~~. Elevation drawings showing the roof structure, type of material and design finish of the building, and building structure measurements.

(c) Design. The design, roof pitch, ~~height, and footprint~~ colors and/or materials of accessory buildings shall blend aesthetically with the principal building's architecture and design. ~~materials.~~

(d) Setback Requirements. Shown in Exhibit 10.03.10 and listed below are the following setback requirements developed to regulate the negative impact accessory structures can have within a development:

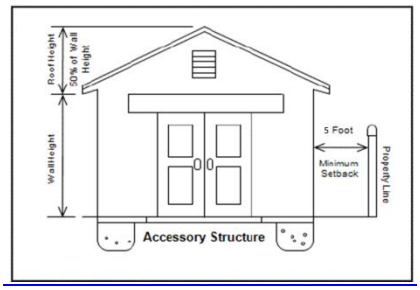
(i) Minimum Setback. In no case shall an accessory building, ~~regardless of size,~~ be any closer than ~~three~~ five feet to any property line.

~~(i)~~(ii) Minimum setback shall increase one foot for every foot over 10 feet in wall height, as measured from the main floor to the top exterior wall plate.

~~(ii) Walls. Accessory buildings 200 square feet or greater and exceeding 10 feet in height, as measured from the main floor to the top exterior wall plate, shall increase the three-foot minimum setback requirement from property line by one foot for every one foot of height above 10 feet.~~

(e) ~~Roof~~. Roof Height. The roof

height on an accessory structure shall not exceed fifty (50%) percent of the wall plat height for a single story structure, as measured from the final grade to the highest point on the roof.



~~that exceeds50 percent of the wall height, as measured from the top exterior wall plate to the highest point on the roof, shall increase the three- foot minimum setback requirement from property line by one foot for every one foot of height above the 50 percent requirement.~~

(f) Two Story Accessory Structures. Accessory structures which exceed one story in height shall only be permitted as follows:

(i) Lots greater than 15,000 sq. ft.;

(ii) A minimum of 10 feet from any rear or side lot line;

(iii) Maximum height shall not exceed the height of the primary dwelling structure, or 30 feet, whichever is less;

(g) Corner Lot. An accessory building located on the street side of a corner lot shall comply with SCC 10.30.050.

(D) Other Structures. In no case shall an accessory building be constructed within six feet of a primary structure or within six feet of any ~~structure~~ building 200 square feet or greater.Maximum Height Limitations. No maximum height regulations, as stated in this title except for specified exceptions, shall apply to prevent the construction of penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smoke stacks, water tanks, television masts, silos, or similar structures above the stated height limits; provided, that no space above the height limit shall provide additional floor space.

(E) Additional Height Allowed. Public buildings or structures and churches authorized in a zone may be erected to any height provided the building is set back from each otherwise established setback line at least one foot for each additional foot of building height above the normal height limit required for the zone in which the building is erected.

(F) Satellite Dish Antennas. For the purpose of this title, satellite dishes may be located on any residential structure or in the rear yard as accessory structures.

(G) Swimming Pools. Any structure intended for swimming, recreational bathing, or wading that is over 24 inches deep shall require a building permit. The provisions of the adopted International Residential Building Code, Appendix (G), adopted by the City Council, shall govern the design and construction of swimming pools, spas, and hot tubs installed in or on the lot of a one- or two-family dwelling. All such pools in any residential zone shall be accessory uses and comply with the following conditions and requirements:

(1) It shall not be located closer than eight feet to any property line.

(2) The swimming pool shall be walled or fenced to at least six feet in height to prevent uncontrolled access by children from adjacent properties.

~~(2)~~(3) Hot tubs equipped with a listed safety cover shall be exempt from the fencing requirements.[Ord. 11-02 § 1 (Exh. A); Ord. 10-02 § 1 (Exh. A); Ord. 09-16 § 1 (Exh. A); Ord. 09-10 § 1 (Exh. A); Ord. 08-11 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-04; Ord. 03-18; Ord. 03-08; Code 1971 § 10-6-010.]

10.30.50

(F) Installation of landscaping. Within one year of final inspection and or the issuance of a certificate of occupancy, front and side yard landscaping shall be substantially complete upon all residential lots.