



Syracuse City Planning Commission Meeting July 21, 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 McCuiston

Dale Rackham

Greg Day

Troy Moultrie

1. **Meeting Called to Order**
 - Invocation or Thought
 - Pledge of Allegiance
 - Adoption of Meeting Agenda
2. **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.
3. **Public Hearing**, General Plan and Rezone Amendment from Professional Office to Business Park Zone, property located at 3600 W 1700 S.
4. **Public Hearing**, General Plan Amendment from Neighborhood Services to Professional Office and Rezone from R-1 Residential to Professional Office, property located at 1373 S 2000 W.
5. **Final Subdivision**, Trails Edge Phase 3-5, Mark Sandberg, property located at 3500 W 700 S, R-3 Zone.
6. **Final Subdivision**, Spring Haven Estates, Josh Hughes, property located at 1840 S 3475 W, R-1 Zone.
7. **Final Subdivision**, Tivoli Gardens Phase 2, Wright Development Group, property located at 1875 S 1000 W, R-3 Zone.
8. **Adjourn**

Work Session

1. **Department Business**
2. **Commissioner Reports**
3. **Upcoming Agenda Items**
4. **Discussion Items**
 - a. General Plan Update
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

AGENDA

July 21, 2015

Agenda Item # 3 **General Plan and Rezone Request** **Professional Office to Business Park Zone** **3600 W 1700 S**

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, Planner.

Subdivision Name:	To be determined
Location:	3600 W 1700 S
General Plan:	Professional Office
Requested General Plan:	Business Park
Total Area:	8.57 Acres

Attachments:

- Aerial
- General Plan Map
- Applicant Letter
- Conceptual Site Plan
- Public Notice Letter

Summary:

The applicant has indicated that the Business Park zone is more conducive to the use of the land and the existing business of nearby property.

Suggested Motions

Grant

I move to recommend approval to the City Council of the General Plan and Rezone request to Business Park, Sunquest Development, property located at approximately 3600 W 1700 S, subject to all applicable requirements of the City's municipal codes, City staff reviews (and to the condition(s) that...)

Deny

I move to recommend denial to the City Council of the General Plan and Rezone request to Business Park, Sunquest Development, property located at approximately 3600 W 1700 S, based on...

Table

I move to table discussions pertaining to General Plan and Rezone request to Business Park, Sunquest Development, property located at approximately 3600 W 1700 S, until....



General Plan Amendment 3600 W 1700 S

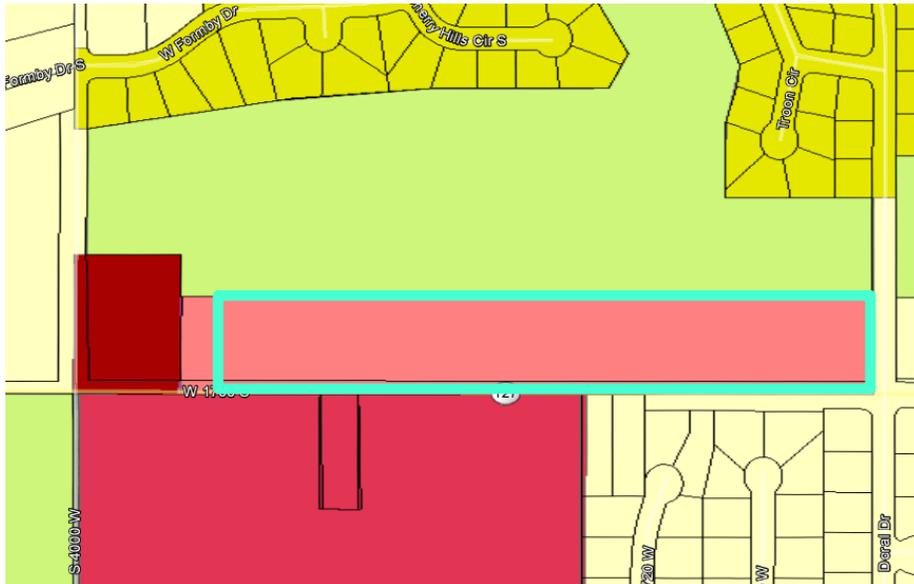




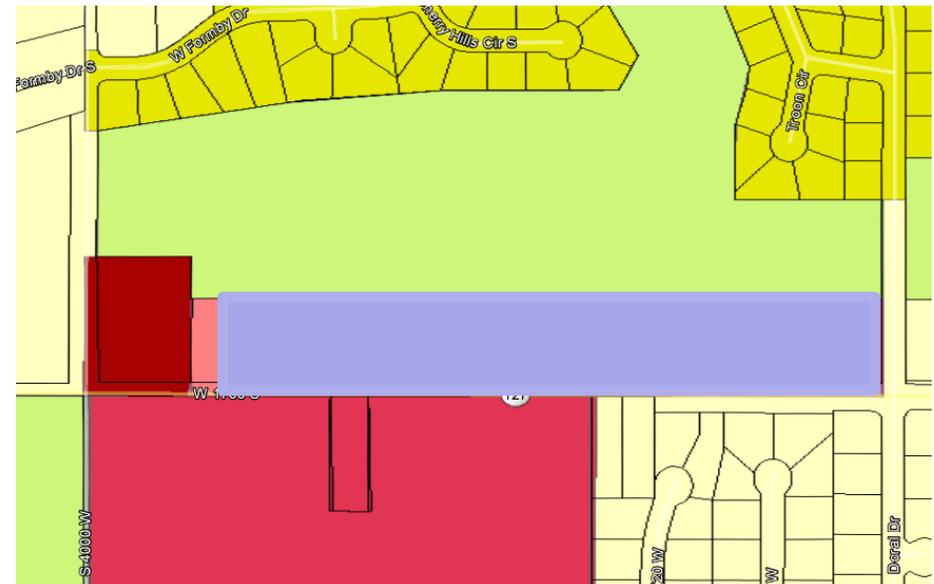
General Plan and Rezone Amendment Professional Office to Business Park Zone 3600 W 1700 S



Current General Plan



Proposed General Plan



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office |  | Business Park Zone |

General Plan Amendment

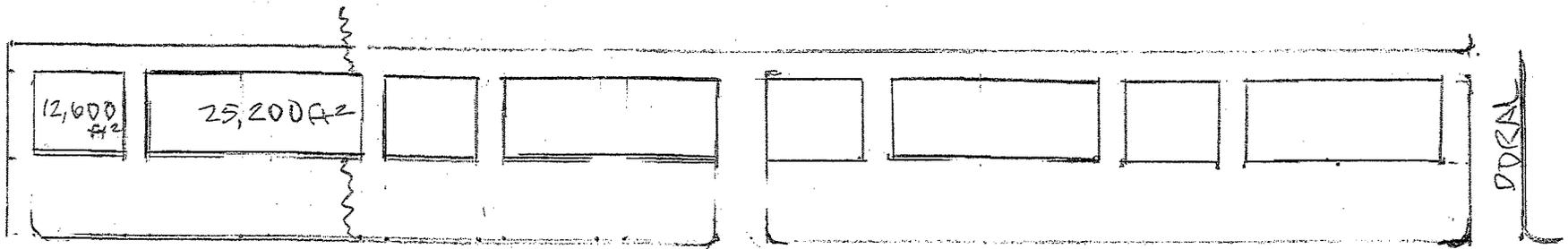
Parcel 12-047-0247

SunQuest Development LC

The current plan and zone for this parcel is Professional Office. This parcel is situated along 1700 South between Doral Dr (3600 West) and Paul's Automotive just east of 4000 West. Requests for buildings to store vehicles used in small businesses such as airduct cleaning, HVAC, carpentry and other similar businesses have come to the property owner's attention. Such buildings are in short supply in Syracuse and only located in the industrial zone on the east side of the City. In meeting with the Community Development Director, Noah Steele, it became apparent that a better zone and use of this property could be accomplished with a change to a Business Park Zone. That would facilitate building several buildings which would be similar in design and architecture as well as be consistent in landscaping, parking and other amenities. The ability to control the streetscape would be enhanced due to the entire parcel being in the ownership of SunQuest Development LC with an owner's association which would require the common areas be maintained and developed in a consistent pattern. Access to this property is available on the west end next to Paul's Automotive, from Doral Dr, and an additional entrance will be requested from UDOT in the center of the parcel. A full size street will be built at that location to allow future development of the property north of this parcel currently utilized as the golf course in the event the golf course is unable to reach a sustainable level of revenue and another use is required. This street would also allow access to this parcel to the west as well as to the east side. Development of the buildings would be in phases beginning at the west end and proceeding east as the market demands. The Business Park zone allows a variety of uses within the area, which will bring much higher potential of utilizing the property in a profitable manner and in a way which will provide an attractive area for the neighbors near the property.

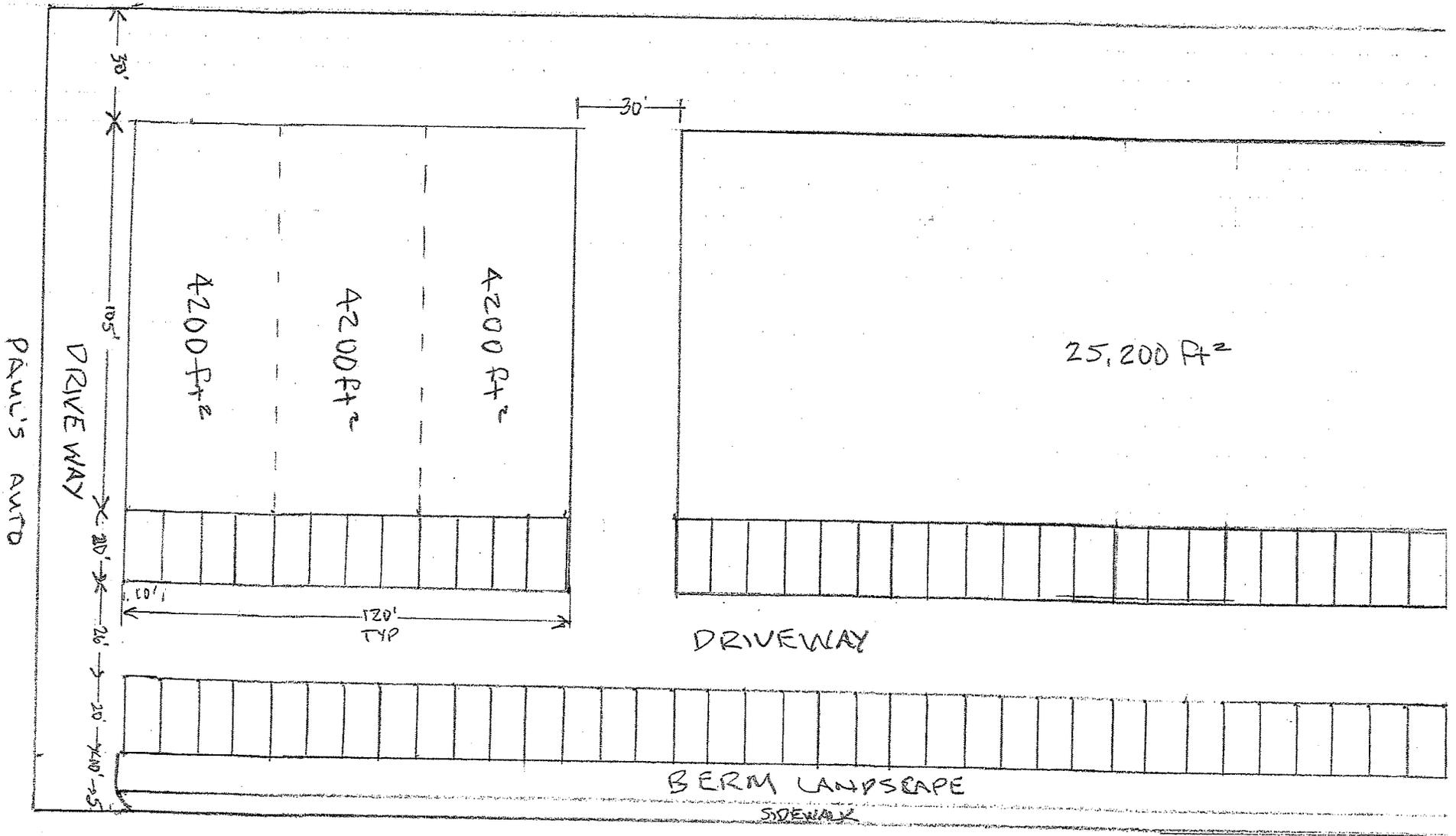

Michael E. McBride,

Manager, SunQuest Development LC.



SEE DETAIL

151,200 ft² TOTAL



SCALE 1" = 40'

75 PARKING STALLS



Mayor
Terry Palmer

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

City Manager
Brody Bovero

July 10, 2015

The City has received a General Plan and Rezone request for the Business Park Zone, requested by Sunquest Development, property located approximately 3600 W 1700 S. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **July 21 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

js



PLANNING COMMISSION

AGENDA

July 21, 2015

Agenda Item # 4 General Plan from Neighborhood Service to Professional Office
Rezone from R-1 Residential to Professional Office
1373 S 2000 W

Factual Summation

Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, Planner.

Subdivision Name:	To be determined
Location:	1373 S 2000 W
General Plan:	Neighborhood Services
Requested General Plan:	Professional Office
Current Zone:	R-1 Residential
Requested Zone:	Professional Office
Total Area:	0.33 acres

Attachments:

- Aerial
- General Plan Map
- Zoning Map
- Concept Site Plan
- Public Notice Letter

Summary:

The applicant has been fortunate to acquire additional land adjacent to his and has applied to amend the general plan and zoning to match his existing property. The applicant would like to build an assisted living center and has included a concept site plan.

Suggested Motions

Grant

I move to recommend approval to the City Council of the General Plan change from Neighborhood Service to Professional Office and Rezone from R-1 Residential to Professional Office , Erik Craythorne, property located at approximately 1373 S 2000 W, subject to all applicable requirements of the City’s municipal codes, City staff reviews (and to the condition(s) that...)

Deny

I move to recommend denial to the City Council of the General Plan change from Neighborhood Service to Professional Office and Rezone from R-1 Residential to Professional Office , Erik Craythorne, property located at approximately 1373 S 2000 W, based on...

Table

I move to table discussions pertaining of the General Plan change from Neighborhood Service to Professional Office and Rezone from R-1 Residential to Professional Office , Erik Craythorne, property located at approximately 1373 S 2000 W, until....

Q-2 LLC 1373 S 2000 W



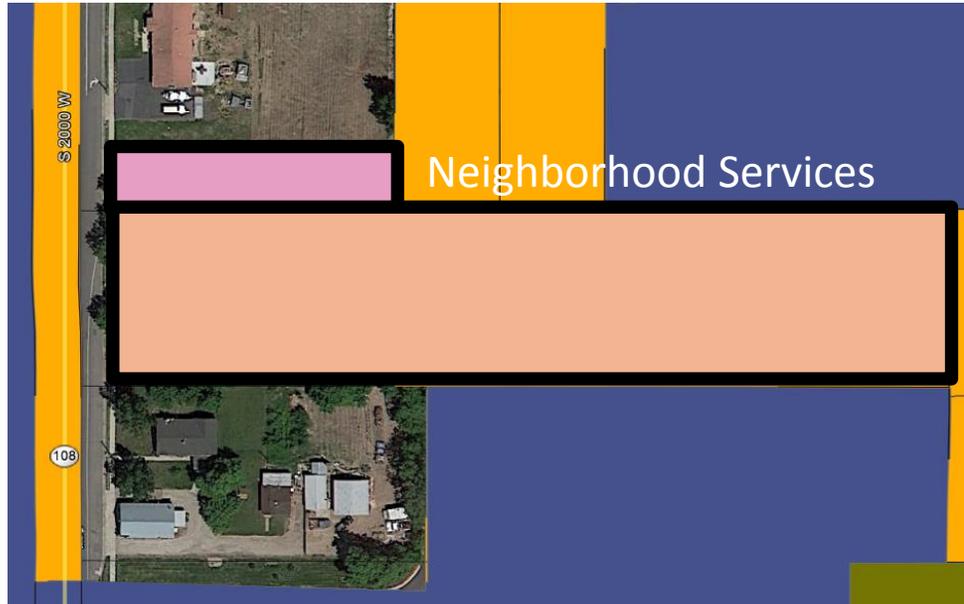


General Plan Request Q-2 LLC 1373 S 2000 W



Existing General Plan Map

General Plan Request



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Agriculture A-1 |  | Commercial II |
|  | R-1 (2.90 dwellings per net acre) |  | General Commercial Zone |
|  | R-2 (3.79 dwellings per net acre) |  | Industrial Zone |
|  | R-3 (5.44 dwellings per net acre) |  | Town Center Overlay Zone |
|  | PRD (8.0 dwellings per net acre) |  | Sensitive Overlay Zone |
|  | R-4 (14.52 dwellings per net acre) |  | RDA & EDA Boundary |
|  | Professional Office | | |



Rezone Request 1373 S 2000 W

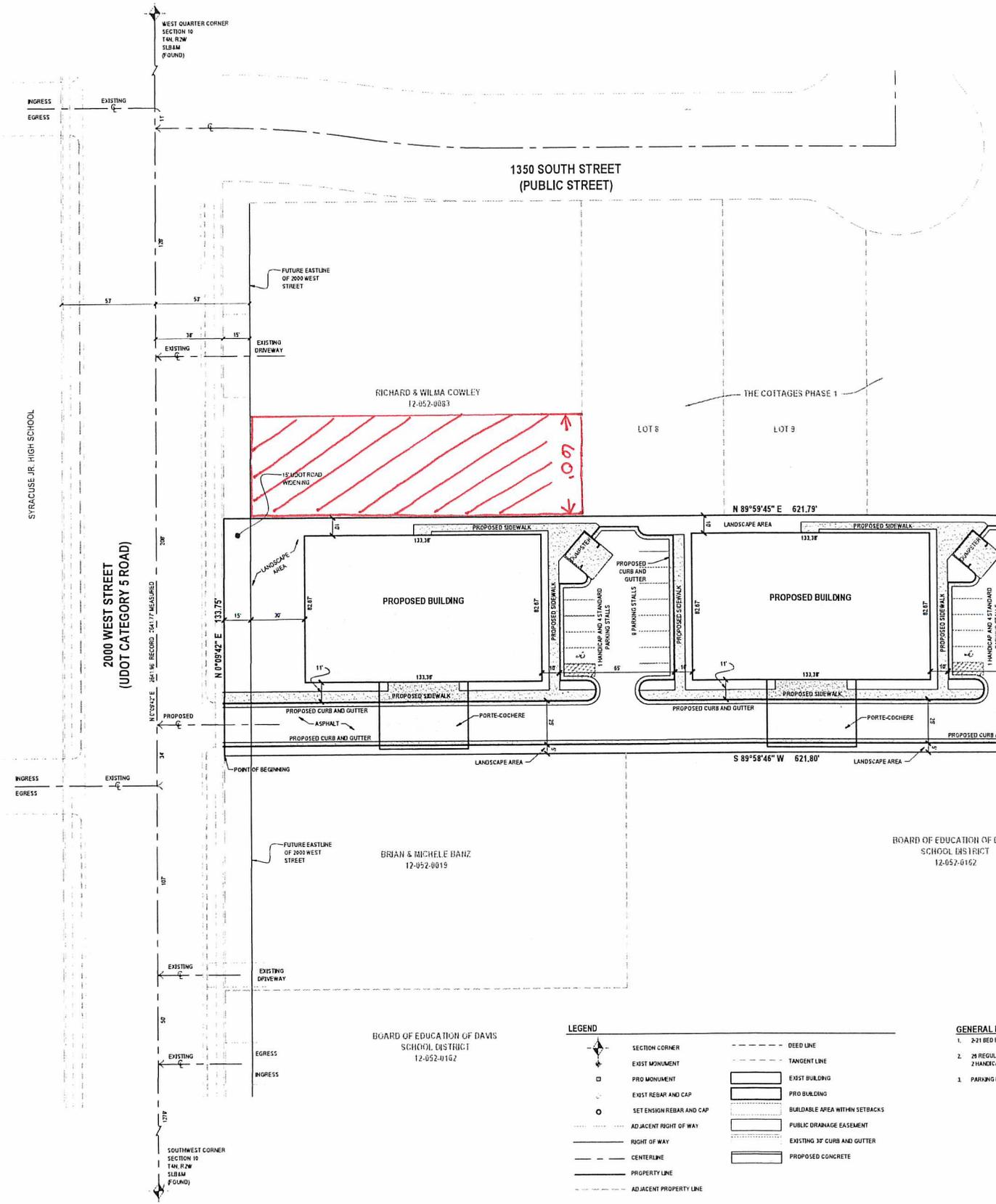


Existing Zoning Map

Proposed Zoning Request



- | | |
|--|--|
|  Agriculture A-1 |  Neighborhood Services |
|  R-1 (2.90 dwellings per net acre) |  General Commercial Zone |
|  R-2 (3.79 dwellings per net acre) |  Industrial Zone |
|  R-3 (5.44 dwellings per net acre) |  Town Center Overlay Zone |
|  PRD (8.0 dwellings per net acre) |  Sensitive Overlay Zone |
|  R-4 (14.52 dwellings per net acre) |  RDA & EDA Boundary |
|  Professional Office | |



LEGEND	
	SECTION CORNER
	EXIST MONUMENT
	PRO MONUMENT
	EXIST RESUB AND CAP
	SET ENSIGN REBAR AND CAP
	ADJACENT RIGHT OF WAY
	RIGHT OF WAY
	CENTERLINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	DEED LINE
	TANGENT LINE
	PRO BUILDING
	EXIST BUILDING
	BUILDABLE AREA WITHIN SETBACKS
	PUBLIC DRAINAGE EASEMENT
	EXISTING 34\"/>
	PROPOSED CONCRETE

- GENERAL**
- 2x11 BEB B
 - 25 REGULA 2 HANDECA
 - PARKING F



Mayor
Terry Palmer

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

City Manager
Brody Bovero

July 10, 2015

The City has received a General Plan and Rezone request for the Professional Office Zone, requested by Erik Craythorne, property located approximately 1373 S 2000 W. The Planning Commission will consider this request in their regular meeting, beginning at 6 p.m., in the City Hall Council Chambers on **July 21 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

js



PLANNING COMMISSION

AGENDA

July 21, 2015

Agenda Item # 5

Final Subdivision Plan Trails Edge Phase 3-5 3250 W 700 S

Factual Summation

Zone:	R-3 Residential
Applicant:	Mark Sandberg
Phase 3	
Acreage	4.466
Net Developable Acreage	3.573
Allowed lots	19
Proposed lots	15
Phase 4	
Acreage	3.555
Net Developable Acreage	2.844
Allowed lots	15
Proposed lots	14
Phase 5	
Acreage	5.961
Net Developable Acres:	4.769
Allowed Lots (5.44 units/acre)	25
Proposed Lots	19

Public Meeting Outline

General Plan Amendment Approval	
Planning Commission	April 15, 2014
City Council	May 13, 2014
Rezone R-3 Approval	
Planning Commission	June 3, 2014
City Council	June 10, 2014
Rezone R-1 Approval	
Planning Commission	July 1, 2013
City Council	July 8, 2014
Sketch Plan Approval	June 17, 2014
Preliminary Plan Approval	August 19, 2014

Attachments

- Aerial
- Final Plan
- Staff Reviews

Suggested Motions

Grant

I move to recommend approval to the City Council of the Trails Edge Phase 3-5 Final Plan, Mark Sandberg, property located at approximately 3250 W 700 S, subject to all applicable requirements of the City's municipal codes, City staff reviews (and to the condition(s) that...)

Deny

I move to recommend denial to the City Council of the Trails Edge Phase 3-5 Final Plan, Mark Sandberg, property located at approximately 3250 W 700 S, based on...

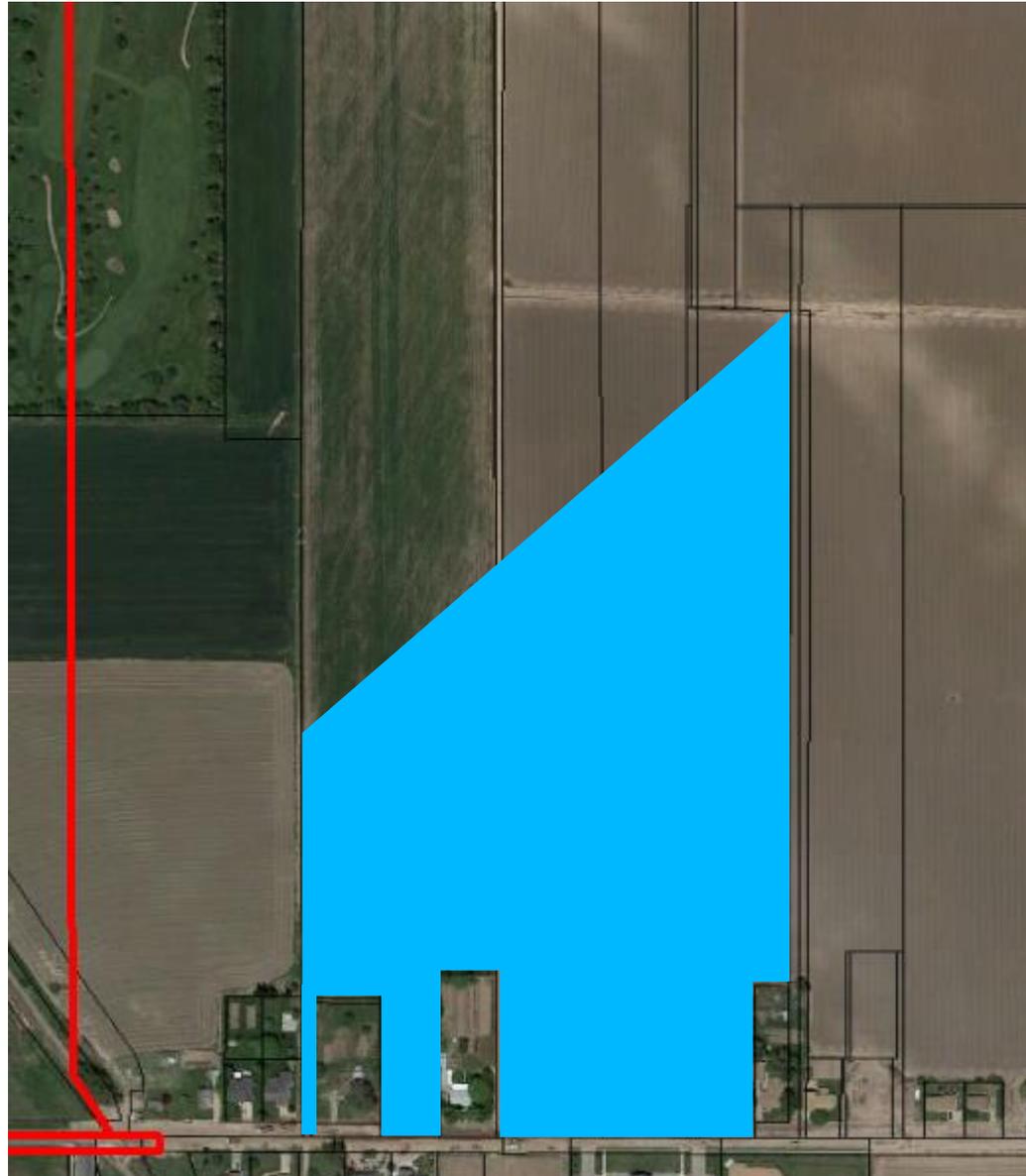
Table

I move to table discussions pertaining to the Trails Edge Phase 3-5 Final Plan, Mark Sandberg, property located at approximately 3250 W 700 S, until....



Aerial

Mark Sandberg 3250 W. 700 S.

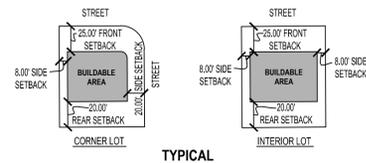


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S45°04'52"W	21.21'
C2	230.00'	44.83'	11°10'06"	S84°29'49"W	44.76'
C3	230.00'	78.16'	19°28'16"	S69°10'38"W	77.79'
C4	230.00'	47.30'	11°46'58"	S53°33'01"W	47.22'
C5	170.00'	25.51'	8°35'57"	N51°57'30"E	25.49'
C6	170.00'	100.36'	33°49'23"	N73°10'10"E	98.90'
C7	15.00'	23.56'	90°00'00"	S44°55'08"E	21.21'
C8	230.00'	170.29'	42°25'20"	S68°52'12"W	166.43'
C9	170.00'	125.87'	42°25'20"	S68°52'12"W	123.01'
C10	200.00'	148.08'	42°25'20"	S68°52'12"W	144.72'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'08"E	15.00'
L2	N44°55'08"W	42.43'
L3	S0°04'52"W	15.00'
L4	S89°55'08"E	15.00'
L5	N45°04'52"E	42.43'
L6	N0°04'52"E	15.00'

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8\" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED \"ENSGN ENG. & LAND SURV.\"
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1)
- EXISTING STREET MONUMENT



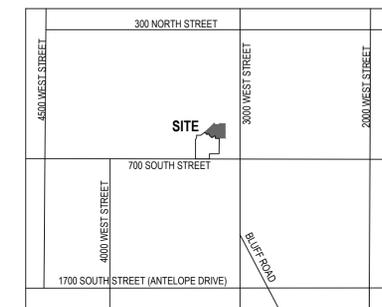
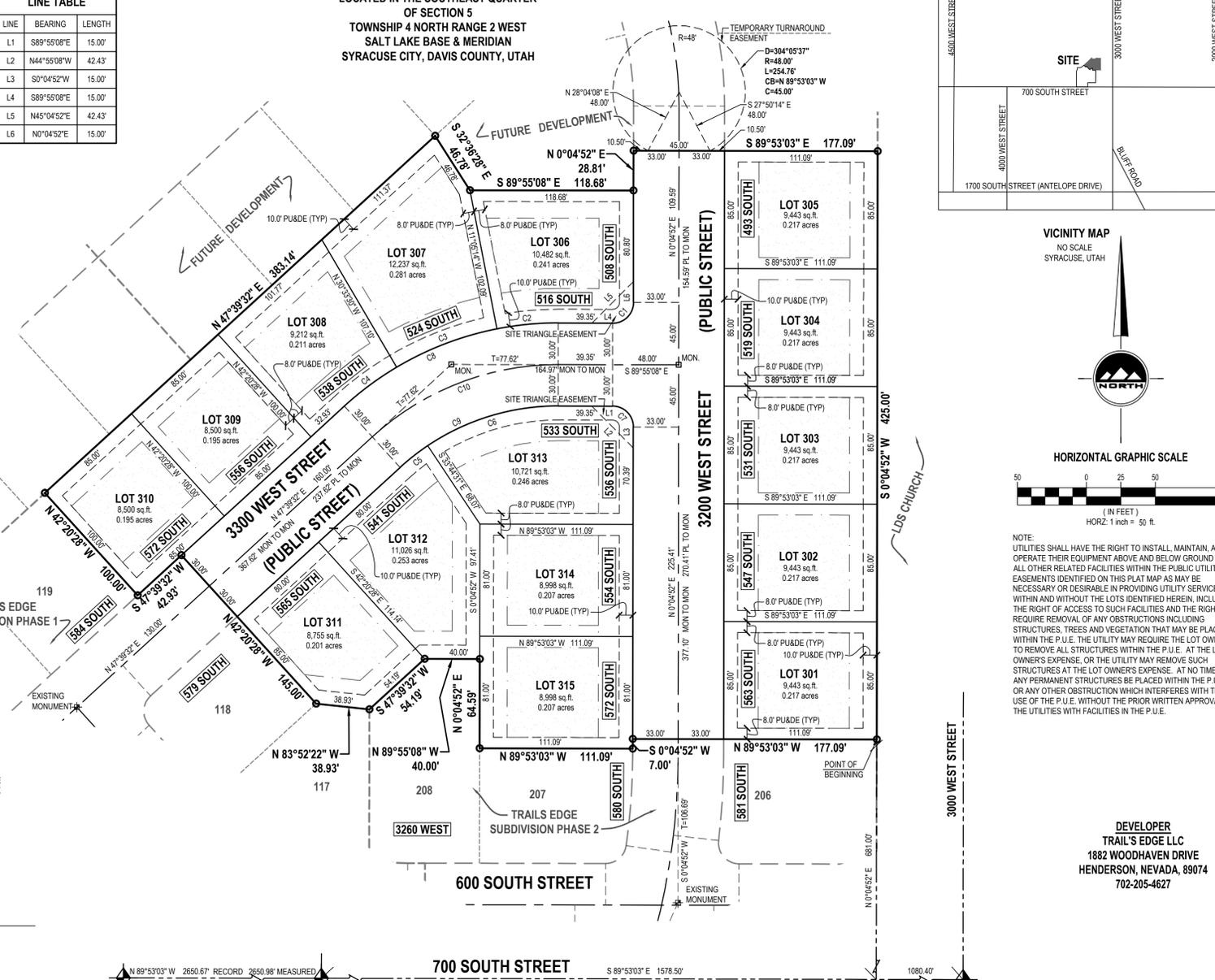
TYPICAL BUILDING SETBACKS

GENERAL NOTES:

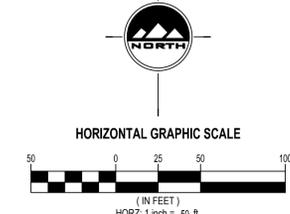
- PROPERTY IS ZONED R-3
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8'
 - CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4260.00 (DAVIS COUNTY SURVEYORS' OFFICE DATUM).

TRAIL'S EDGE SUBDIVISION PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NO SCALE
SYRACUSE, UTAH



NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE ALL OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DEVELOPER
TRAIL'S EDGE LLC
1882 WOODHAVEN DRIVE
HENDERSON, NEVADA, 89074
702-205-4627

SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386**, 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 and streets, hereafter to be known as **TRAIL'S EDGE SUBDIVISION 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.

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Lot 206, Trail's Edge Subdivision Phase 2, said point being South 89°53'03" East 1578.50 feet along the section line and North 0°04'52" East 681.00 feet from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:
 Thence North 89°53'03" West 177.09 feet along the north line to a Northwest Corner of Trail's Edge Subdivision Phase 2;
 Thence South 0°04'52" West 7.00 feet along a west line to an interior corner of Trail's Edge Subdivision Phase 2;
 Thence North 89°53'03" West 111.09 feet along a north line to an interior corner of Trail's Edge Subdivision Phase 2;
 Thence North 0°04'52" East 54.59 feet along the west line to a Northeast Corner of Trail's Edge Subdivision Phase 2;
 Thence North 89°55'08" East 40.00 feet along a north line to an angle point in the north line of Trail's Edge Subdivision Phase 2;
 Thence South 47°39'32" West 54.19 feet along a north line to a Northwest Corner of Trail's Edge Subdivision Phase 2, also being a Northeast Corner of Trail's Edge Subdivision Phase 1;
 Thence North 83°52'22" West 38.93 feet along the north line to an angle point in the north line of Trail's Edge Subdivision Phase 1;
 Thence North 89°53'03" West 111.09 feet along the north line to a Northeast Corner of Trail's Edge Subdivision Phase 1;
 Thence South 47°39'32" West 42.93 feet along a north line to an interior corner of Trail's Edge Subdivision Phase 1;
 Thence North 42°25'20" West 100.00 feet along a north line to a Northeast Corner of Trail's Edge Subdivision Phase 2, also being a Northeast Corner of Trail's Edge Subdivision Phase 1;
 Thence North 47°39'32" East 383.14 feet;
 Thence South 32°36'28" East 48.78 feet;
 Thence South 89°55'08" East 118.68 feet;
 Thence North 0°04'52" East 28.81 feet;
 Thence South 89°53'03" East 177.09 feet;
 Thence South 0°04'52" West 425.00 feet to the point of beginning.

Contains 194,535 square feet, 4.466 acres, 15 lots.

Date **7-10-15**
Keith R. Russell
License No. 164386



OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

TRAIL'S EDGE SUBDIVISION PHASE 3

do hereby dedicate for perpetual use of the public all streets as shown on this plat as Public Streets intended for Public use.

In witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____

Trail's Edge, a Limited Liability Company
Gregory Higley
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
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 the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

TRAIL'S EDGE SUBDIVISION PHASE 3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 1

PROJECT NUMBER: L2138
MANAGER: K. RUSSELL
DRAWN BY: J. MOSS
CHECKED BY: K. RUSSELL
DATE: 9/16/14

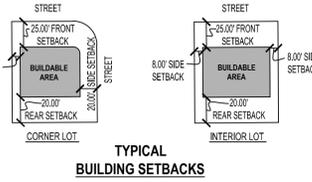
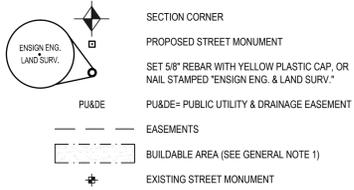
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

UTILITY COMPANY APPROVAL	1. LAYTON 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315 WWW.ENSGNUTAH.COM	SALT LAKE CITY Phone: 801.255.0529	CITY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	CITY ENGINEER'S APPROVAL	CITY COUNCIL APPROVAL	SHEET 1 OF 1
ROCKY MOUNTAIN POWER	PLEASANT GROVE Phone: 801.796.8145	APPROVED THIS _____ DAY OF _____, 20____ BY THE SYRACUSE CITY ATTORNEY.	APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY PLANNING COMMISSION APPROVAL	APPROVED THIS _____ DAY OF _____, 20____ BY THE SYRACUSE CITY ENGINEER	APPROVED THIS _____ DAY OF _____, 20____ BY THE SYRACUSE CITY COUNCIL		
QUESTAR GAS	TOOELE Phone: 435.843.3990	SYRACUSE CITY ATTORNEY	CHARMAN, SYRACUSE CITY PLANNING COMMISSION	SYRACUSE CITY ENGINEER	CITY RECORDER	CITY MAYOR	
CENTURY LINK							

GENERAL NOTES:

- PROPERTY IS ZONED R-3
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8'
 - CORNER LOT SIDE YARD SETBACK IS 20' ON ROAD SIDE AND 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4260.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).

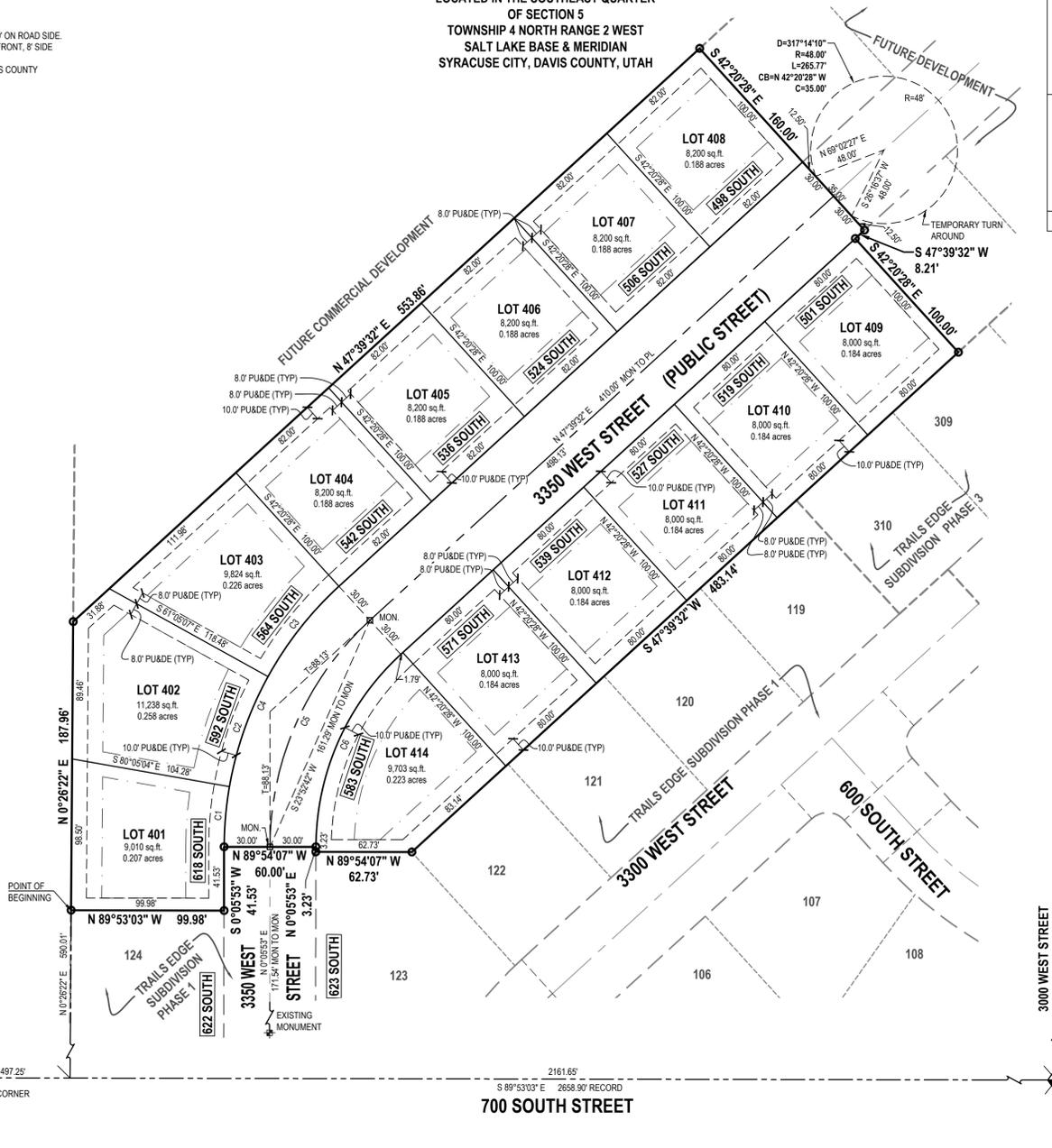
LEGEND



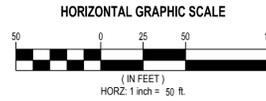
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	230.00'	39.41'	9°49'03"	S5°00'24"W	39.36'
C2	230.00'	76.27'	18°59'57"	S19°24'54"W	75.92'
C3	230.00'	75.24'	18°44'39"	S38°17'12"W	74.91'
C4	230.00'	76.27'	18°59'58"	S19°24'54"W	75.92'
C5	200.00'	166.02'	47°33'39"	S23°52'42"W	161.29'
C6	170.00'	141.12'	47°33'39"	N23°52'42"E	137.10'

TRAIL'S EDGE SUBDIVISION PHASE 4

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NO SCALE
SYRACUSE, UTAH



NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

DEVELOPER
TRAIL'S EDGE LLC
1882 WOODHAVEN DRIVE
HENDERSON, NEVADA, 89074
702-205-4627

SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386**, 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 and streets, hereafter to be known as **TRAIL'S EDGE SUBDIVISION PHASE 4**, 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.

BOUNDARY DESCRIPTION

Beginning at a Northwest Corner of Trail's Edge Subdivision Phase 1, said point being South 89°53'03" East 497.25 feet along the section line to the Southwest Corner of Trail's Edge Subdivision Phase 1 and North 0°26'22" East 590.01 feet along the west line to a Northwest Corner of Trail's Edge Subdivision Phase 1 from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:
Thence North 0°26'22" East 187.96 feet;
Thence North 47°39'32" East 553.86 feet;
Thence South 42°20'28" East 160.00 feet;
Thence South 47°39'32" West 5.21 feet;
Thence South 42°20'28" East 100.00 feet to the north line of Trail's Edge Subdivision Phase 3;
Thence South 47°39'32" West 483.14 feet along the north line of Trail's Edge Subdivision Phase 3 to and along to an angle point in the north line of Trail's Edge Subdivision Phase 1;
Thence North 89°54'07" West 62.73 feet along the north line to an interior corner of Trail's Edge Subdivision Phase 1;
Thence North 0°05'53" East 3.23 feet along the east line to a Northeast Corner of Trail's Edge Subdivision Phase 1;
Thence North 89°54'07" West 60.00 feet along the north line to a Northwest Corner of Trail's Edge Subdivision Phase 1;
Thence South 0°05'53" West 61.53 feet along the west line to an interior corner of Trail's Edge Subdivision Phase 1;
Thence North 89°53'03" West 99.98 feet along the north line of Trail's Edge Subdivision Phase 1 to the point of beginning.
Contains 155,336 square feet, 3.566 acres, 14 lots.

Date 7-10-15
Keith R. Russell
License no. 164386



OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as

TRAIL'S EDGE SUBDIVISION PHASE 4

do hereby dedicate for perpetual use of the public all streets as shown on this plat as Public Streets intended for Public use.

In witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20__

Trail's Edge, a Limited Liability company
Gregory Higley
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
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 the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

TRAIL'S EDGE SUBDIVISION PHASE 4

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS DAY OF _____ 20__
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

SHEET 1 OF 1

PROJECT NUMBER: L2138
MANAGER: K. RUSSELL
DRAWN BY: J. MOSS
CHECKED BY: K. RUSSELL
DATE: 5/20/15

DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

UTILITY COMPANY APPROVAL

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



LAYTON
1485 West Hillfield Rd. Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.COM

SALT LAKE CITY
Phone: 801.255.0529

PLEASANT GROVE
Phone: 801.796.8145

TOOELE
Phone: 435.843.3590

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 CITY PLANNING COMMISSION APPROVAL

CHARMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

SYRACUSE CITY ENGINEER

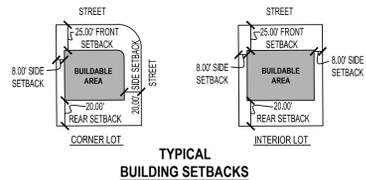
CITY COUNCIL APPROVAL

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

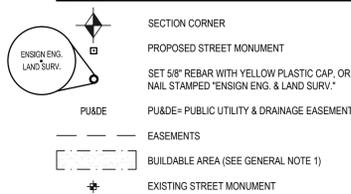
CITY RECORDER CITY MAYOR

GENERAL NOTES:

- PROPERTY IS ZONED R-3
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8'
 - CORNER LOT SIDE YARD SETBACK IS 20' ON ROAD SIDE.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.) ARE 10' FRONT, 8' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- LOWEST FINISH FLOOR ELEVATION FOR ANY HOME IS 4260.00 (DAVIS COUNTY SURVEYOR'S OFFICE DATUM).



LEGEND

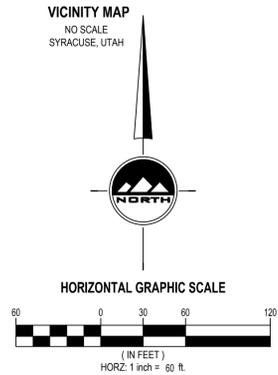
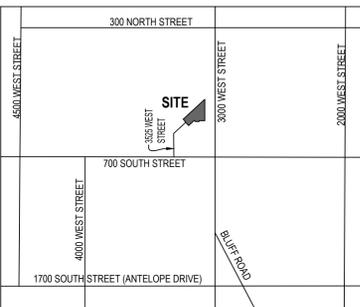
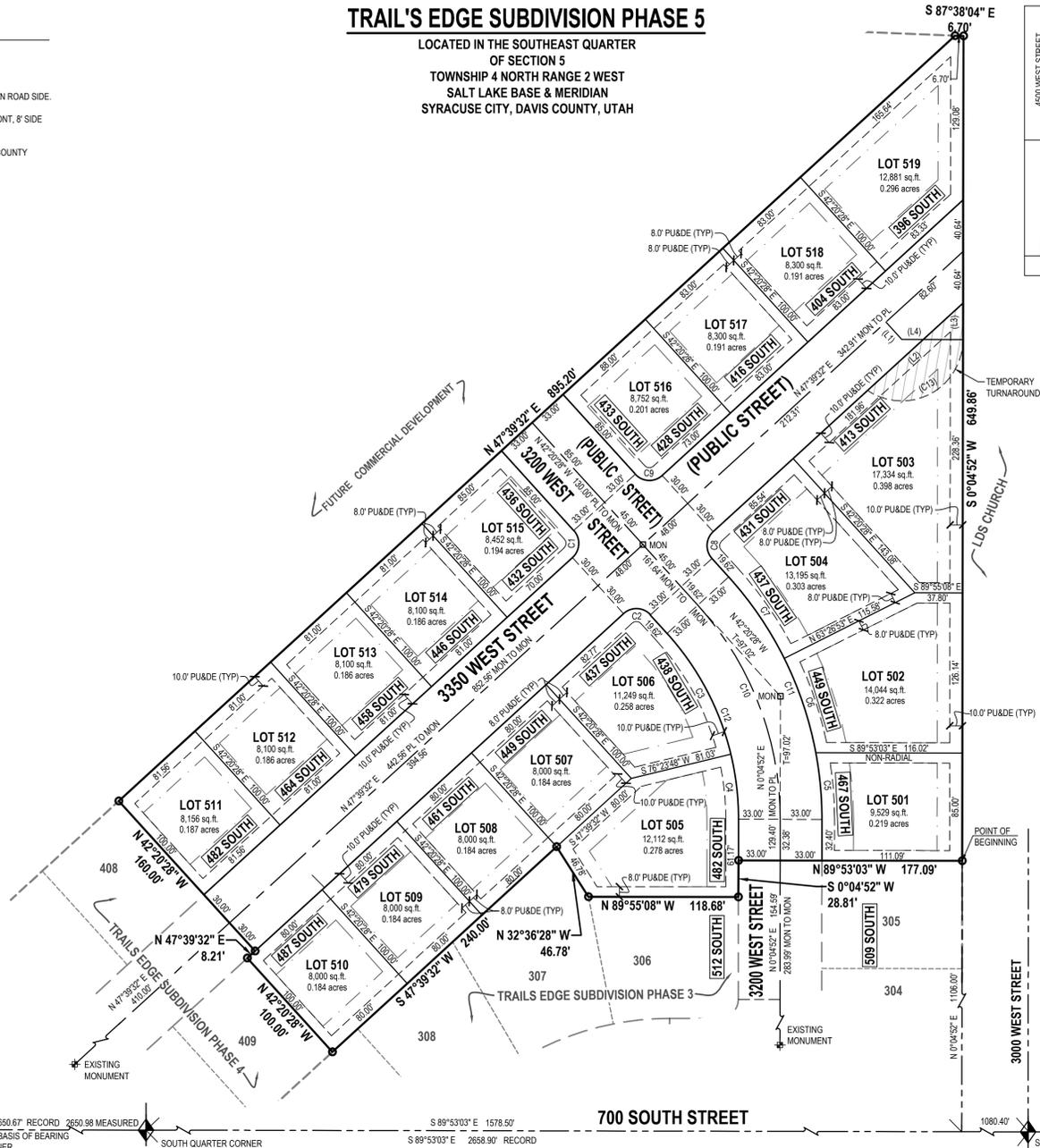


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S2°39'32"W	21.21'
C2	15.00'	23.56'	90°00'00"	S87°20'28"E	21.21'
C3	217.00'	108.84'	28°44'16"	S27°58'20"E	107.10'
C4	217.00'	51.83'	13°41'04"	S6°45'40"E	51.70'
C5	283.00'	52.91'	10°42'44"	N5°16'30"W	52.83'
C6	283.00'	78.64'	15°55'16"	N18°35'29"W	78.39'
C7	283.00'	77.99'	15°47'21"	N34°26'48"W	77.74'
C8	15.00'	23.56'	90°00'00"	N2°39'32"E	21.21'
C9	15.00'	23.56'	90°00'00"	N87°20'28"W	21.21'
C10	250.00'	185.10'	42°25'20"	N21°07'48"W	180.90'
C11	283.00'	209.54'	42°25'20"	N21°07'48"W	204.78'
C12	217.00'	160.67'	42°25'20"	N21°07'48"W	157.02'
(C13)	48.50'	104.85'	123°51'41"	S62°00'43"W	85.59'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)	S42°20'28"E	18.50'
(L2)	N47°39'32"E	102.31'
(L3)	S0°04'52"W	28.74'
(L4)	S89°55'08"E	48.50'

TRAIL'S EDGE SUBDIVISION PHASE 5

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH



NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386**, 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 and streets, hereafter to be known as **TRAIL'S EDGE SUBDIVISION PHASE 5**, 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.

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Lot 305, Trail's Edge Subdivision Phase 3, said point being South 89°53'03" East 1578.50 feet along the section line and North 0°04'52" East 1100.00 feet from the South Quarter Corner of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:
Thence North 89°53'03" West 177.09 feet along the north line to a Northwest Corner of Trail's Edge Subdivision Phase 3;
Thence South 0°04'52" West 28.81 feet along a west line to an interior corner of Trail's Edge Subdivision Phase 3;
Thence North 89°55'08" West 118.68 feet along a north line to an interior corner of Trail's Edge Subdivision Phase 3;
Thence North 32°36'28" West 46.78 feet along the west line to a Northeast Corner of Trail's Edge Subdivision Phase 3;
Thence South 47°39'32" West 240.00 feet along a north line of Trail's Edge Subdivision Phase 3 to a Southeast Corner of Trail's Edge Subdivision Phase 4;
Thence North 42°20'28" West 100.00 feet along the east line to a Northeast Corner of Trail's Edge Subdivision Phase 4;
Thence North 47°39'32" East 8.21 feet along a north line to an interior corner of Trail's Edge Subdivision Phase 4;
Thence North 42°20'28" West 160.00 feet along a north line to a Northeast Corner of Trail's Edge Subdivision Phase 4;
Thence North 47°39'32" East 895.20 feet;
Thence South 87°38'04" East 6.70 feet;
Thence South 0°04'52" West 649.86 feet to the point of beginning.

Contains 250,163 square feet, 5,950 acres, 19 lots.

Date 7-10-15
Keith R. Russell
License no. 164386



OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as

TRAIL'S EDGE SUBDIVISION PHASE 5

do hereby dedicate for perpetual use of the public all streets as shown on this plat as Public Streets intended for Public use.

In witness whereof I have hereunto set my hand this _____ day of _____ A.D. 20____

Trail's Edge, a Limited Liability Company
Gregory Higley
Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis) S.S.
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager of Trail's Edge LLC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

TRAIL'S EDGE SUBDIVISION PHASE 5

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
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PAGE _____

SHEET 1 OF 1

PROJECT NUMBER: L2138
MANAGER: K. RUSSELL
DRAWN BY: J. MOSS
CHECKED BY: K. RUSSELL
DATE: 5/20/15

DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER

UTILITY COMPANY APPROVAL

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



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SALT LAKE CITY
Phone: 801.255.0529
PLEASANT GROVE
Phone: 801.796.8145
TOOELE
Phone: 435.843.3990

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 CITY PLANNING COMMISSION APPROVAL.
CHAIRMAN, 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.
CITY RECORDER CITY MAYOR



SYRACUSE
EST. CITY 1935

Planner Final Subdivision Review

Subdivision: Trails Edge Phase 3-5
Completed By: Jenny Schow, City Planner

Date: June 23, 2015
Updated: 7-15-15

8-6-10 Final Plat

Please review and amend the following items:

1. Include the site triangle on the typical setback detail.
2. Amend 3200 West to 3250 West on Phase 3 and 5
3. Amend Lot 311 to 567 South
4. Amend Lot 502 to 451 South 3250 West
5. Amend Lot 503 to 417 South
6. Amend Lot 504 to 433 South 3350 West
7. Amend Lot 506 to 441 South 3350 West and 444 S 3250 W
8. Amend Lot 515 to 438 South 3350 W
9. Amend Lot 516 to 421 South 3200 W

Items required 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 (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

Items required for Recording:

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated 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



Trail's Edge Subdivision Phases 3 - 5

700 South & 3300 West

Engineer Final Plan Review

Completed by Brian Bloemen on June 29, 2015

Below are the engineering comments for the final plan review of the Trail's Edge Subdivision Phases 3-5.

1. Per City code Lot 503 cannot have a dwelling constructed on it until the road no longer is a dead end street and the temporary cul-de-sac has been removed.

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: Trail's Edge Subdivision Final revisions phase 3, 4, and 5

DATE: July 15, 2015

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. All requirements have been met and are acceptable, the Fire Department does not have any concerns at this time. 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

AGENDA

July 21, 2015

Agenda Item # 6

Final Plan Report

Factual Summation

Syracuse City staff has conducted a final plan review of the Spring Haven Subdivision. Please review the following information. Any questions regarding this agenda item may be directed at Jenny Schow, City Planner.

Subdivision Name:	Spring Haven
Location:	1840 S 3475 W
Current Zoning:	R-1 Residential
Total Area:	3.1 Acres
Net Developable Acres:	2.48 acres
Density Allowed:	7 lots
Density Requested:	7 lots

Public Meeting Outline

Concept Plan Review	May 6, 2014
Concept Plan Report PC	May 19, 2015
Concept Plan Report CC	May 26, 2015
Preliminary Plan PC	June 2, 2015
Preliminary Plan CC	June 9, 2015

Attachments:

- Aerial
- Final Plan
- Staff Reviews

Suggested Motions:

Grant

I move to recommend approval of the final subdivision plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, subject to all applicable requirements of the City's municipal codes, city staff reviews (and to the condition(s) that...)

Deny

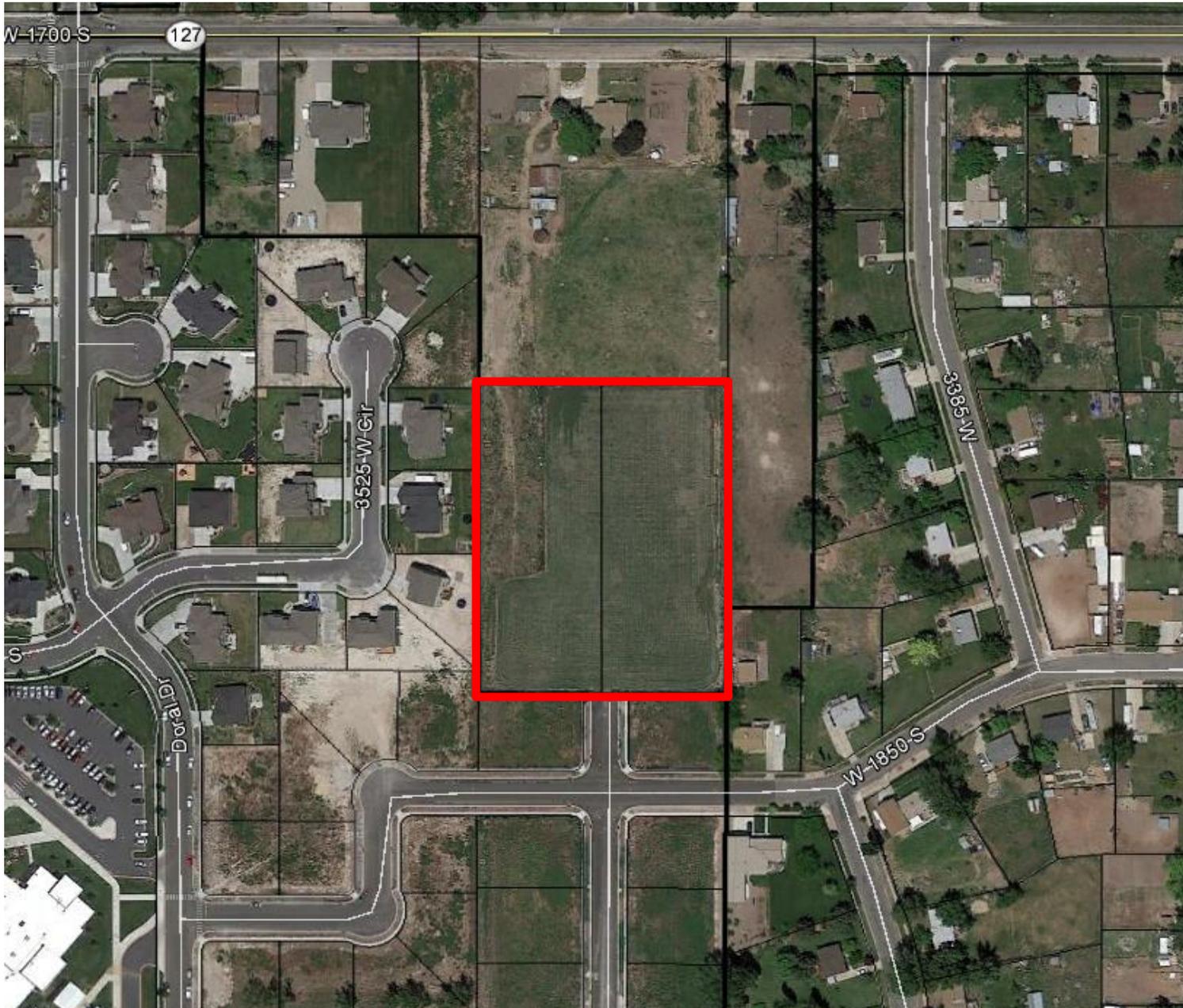
I move to recommend denial of the final subdivision plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, based on...

Table

I move to table discussions pertaining to the final subdivision plan for Spring Haven Estates located at approximately 1840 S 3475 W, R-1 Zone, until....



Spring Haven Subdivision 1840 S 3475 W



SPRING HAVEN ESTATES

APPROX. 1840 SOUTH 3475 WEST
SYRACUSE, UTAH

GENERAL NOTES

- 1) ALL WORK SHALL CONFORM WITH SYRACUSE CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK WITHIN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS
- 3) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 4) BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. ELEVATION = 4237.49
- 5) ALL CONSTRUCTION SHALL COMPLY WITH THE SYRACUSE CITY STANDARD PLANS.
- 6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 7) ALL IRRIGATION VALVE COVERS SHOULD BE LABELED "IRRIGATION".

DEVELOPER

JOSH HUGHES
2353 WEST 2330 SOUTH
SYRACUSE, UTAH 84075
(801) 940-6057

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 NOTES & DETAILS
- 3 PLAT
- 4 SITE PLAN
- 5 3475 WEST PLAN & PROFILE STA 0+50 TO 4+50
- 6 SWPPP

TRAFFIC CONTROL & SAFETY NOTES

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT 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.

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

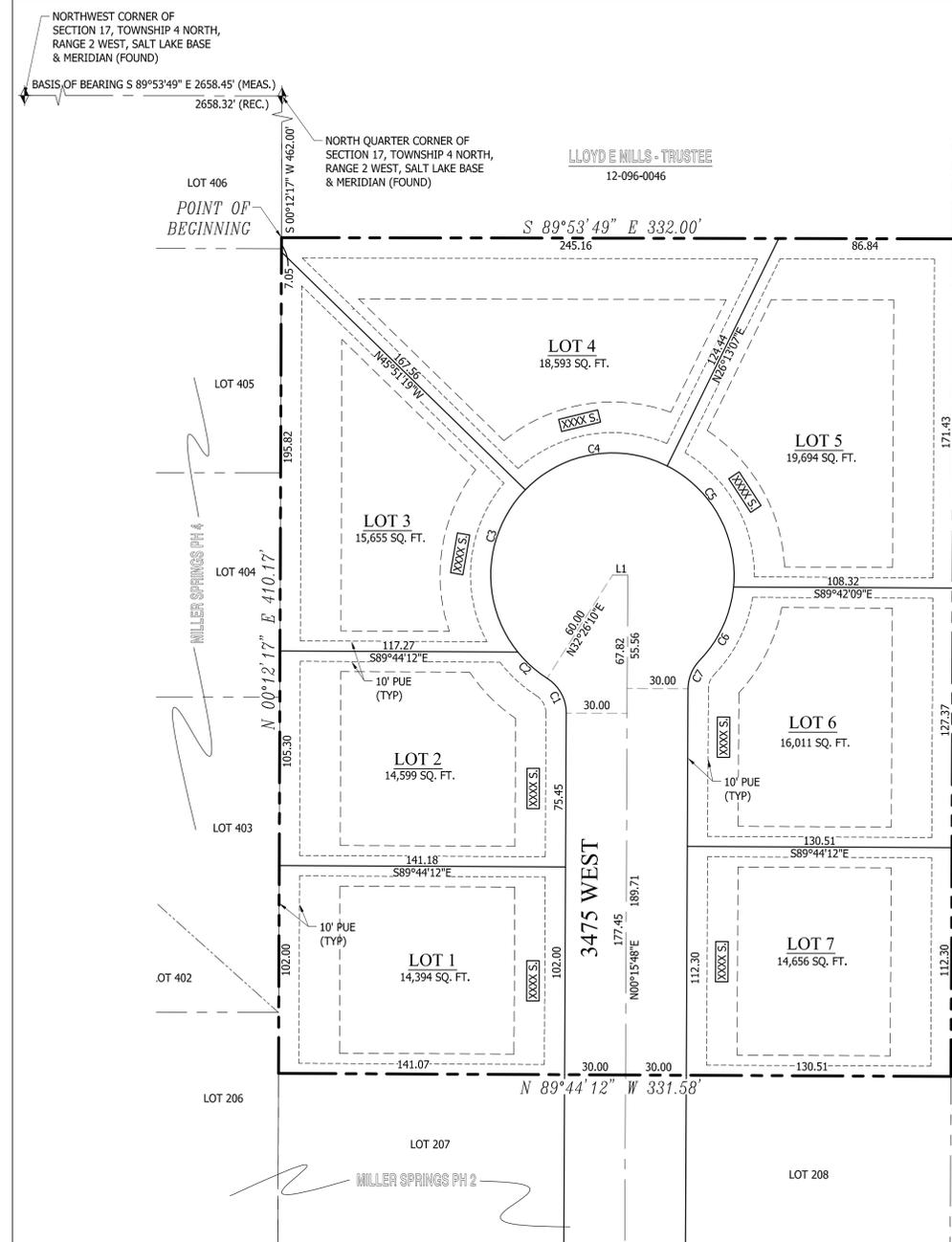
ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS: 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.



SPRING HAVEN ESTATES SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH



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

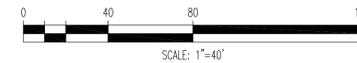
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

LINE	LENGTH	BEARING
L1	7.56	S89°44'12"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	20.23	20.00	57°57'41"	N28°43'02"W	19.38
C2	19.59	60.00	18°42'21"	S48°20'42"E	19.50
C3	87.21	60.00	83°16'47"	S02°38'52"W	79.73
C4	75.89	60.00	72°27'57"	S80°31'14"W	70.93
C5	72.04	60.00	68°47'49"	N28°50'53"W	67.79
C6	40.53	60.00	38°41'56"	N24°54'00"E	39.76
C7	15.35	20.00	43°59'10"	S22°15'23"W	14.98



LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- ⊕ NEW CENTERLINE MONUMENT
- ⚡ SECTION CORNER
- PUR&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

UTILITY COMPANY APPROVAL

ROCKY MOUNTAIN POWER _____ DATE _____

QUESTAR GAS _____ DATE _____

CENTURYLINK _____ DATE _____

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: SPRING HAVEN ESTATES SUBDIVISION 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.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF MILLER SPRINGS SUBDIVISION PHASE 4, AS RECORDED WITH THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°12'17" WEST ALONG SECTION LINE 462.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°53'49" EAST 332.00 FEET; THENCE SOUTH 00°15'48" WEST TO AND ALONG A WEST LINE OF RANCHETTES WEST NO. 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER, 411.10 FEET TO THE NORTHEAST CORNER OF LOT 208, MILLER SPRINGS SUBDIVISION PHASE 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 331.58 FEET; THENCE NORTH 00°12'17" EAST ALONG THE EASTERLY LINES OF SAID PHASE 2 AND PHASE 4 410.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 136,243 SQ. FT. / 3.13 AC.

DATE _____

STEPHEN J. FACKRELL
LICENSE NO. 191517

OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS SPRING HAVEN ESTATES SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON TO SYRACUSE CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____.

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

SPRING HAVEN ESTATES SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.

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

BASIS OF BEARING S 89°53'49" E 2658.45' (MEAS.)
2658.32' (REC.)

NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND)

NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN (FOUND) (BENCHMARK=4237.49)

LLOYD E MILLS - TRUSTEE
12-096-0046

EXISTING DEEP WELL

SPRING HAVEN ESTATES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH

AS-SURVEYED DESCRIPTION

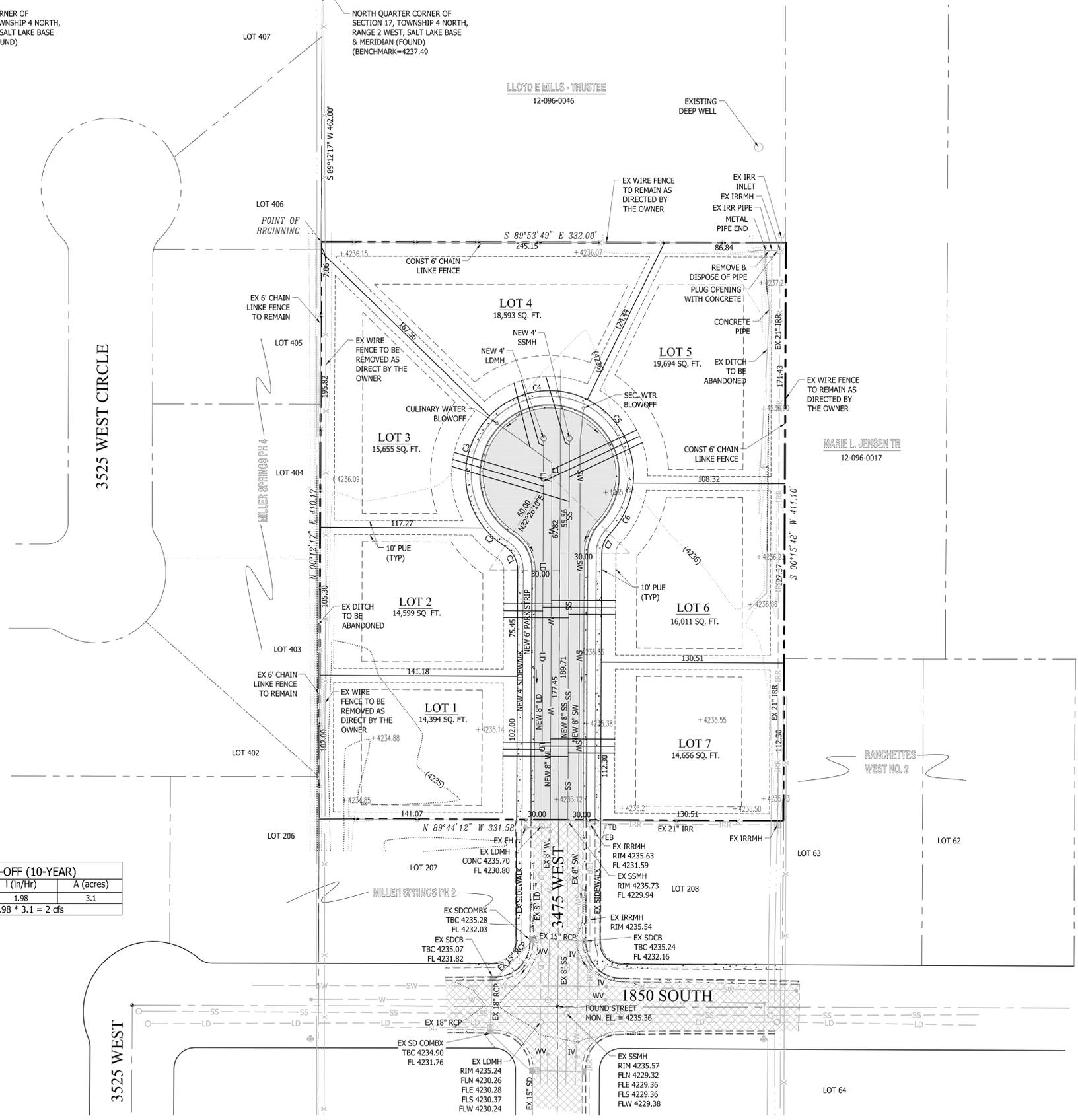
BEGINNING AT A POINT ON THE EAST LINE OF MILLER SPRINGS SUBDIVISION PHASE 4, AS RECORDED WITH THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 00°12'17" WEST ALONG SECTION LINE 462.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE SOUTH 89°53'49" EAST 332.00 FEET; THENCE SOUTH 00°15'48" WEST TO AND ALONG A WEST LINE OF RANCHETTES WEST NO. 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER, 411.10 FEET TO THE NORTHEAST CORNER OF LOT 28, MILLER SPRINGS SUBDIVISION PHASE 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE NORTH 89°44'12" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 331.58 FEET; THENCE NORTH 00°12'17" EAST ALONG THE EASTERLY LINES OF SAID PHASE 2 AND PHASE 4 410.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: 136,243 SQ. FT. / 3.13 AC.

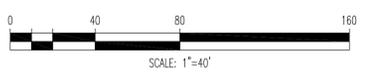
LINE TABLE		
LINE	LENGTH	BEARING
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
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C7	15.35	20.00	43°59'10"	S22°15'23"W	14.98

3525 WEST CIRCLE



PEAK RUN-OFF (10-YEAR)				
C	tc	i (in/Hr)	A (acres)	
0.31	10 min	1.98	3.1	
Q = C*i*A = 0.31 * 1.98 * 3.1 = 2 cfs				



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EX. IRRIGATION LINE
- EX. LAND DRAIN
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- P.O.B.
- EX. EXISTING
- WV WATER VALVE
- SSMH SANITARY SEWER MANHOLE
- FH FIRE HYDRANT
- SDCB STORM DRAIN CATCH BASIN
- SD BOX STORM DRAIN BOX
- UP UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET
- EXISTING ASPHALT

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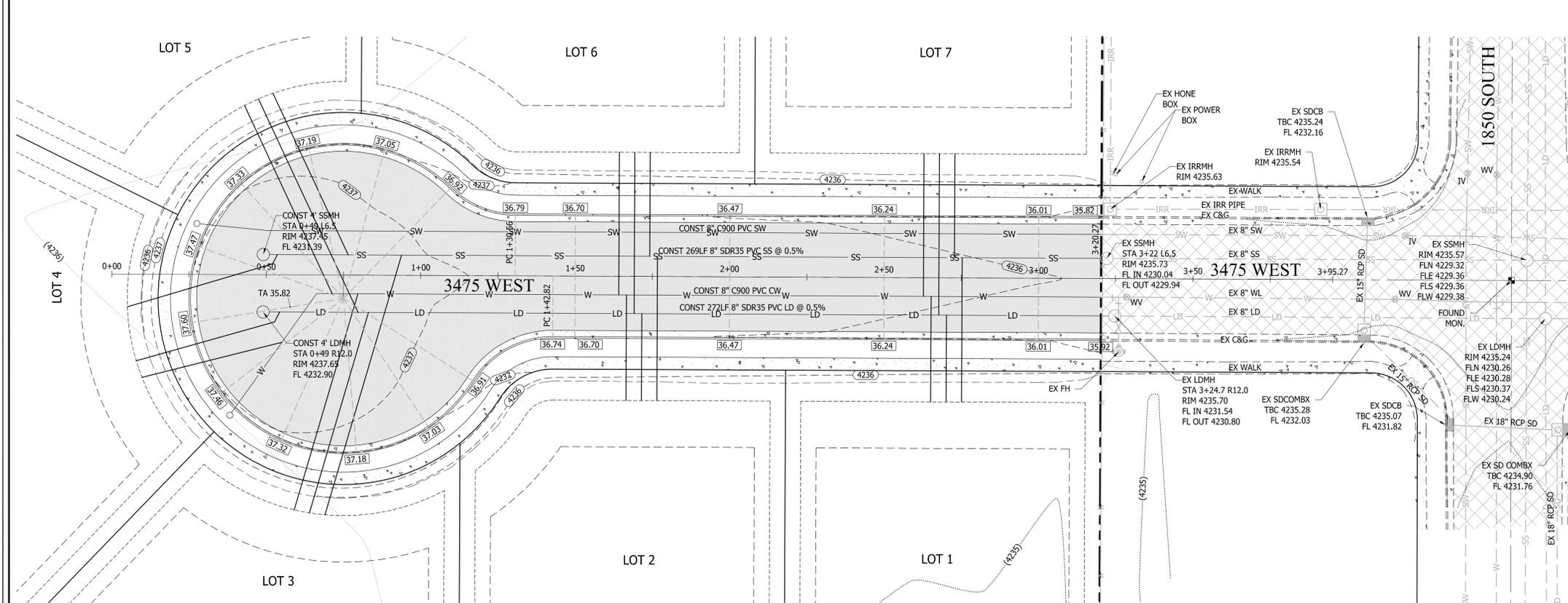
SPRING HAVEN ESTATES
SITE PLAN
FOR: JOSH HUGHES
~1840 SOUTH 3475 WEST
SYRACUSE, UT
15-018



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

CALL BLUESTAKES
1-800-662-4111

SHEET
4
OF 6



GENERAL NOTES

CONTRACTOR SHALL OBTAIN A COPY OF, AND STRICTLY ADHERE TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL APPLICABLE AGENCIES.

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.

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 HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

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.

CONTRACTORS MUST START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UP HILL. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.

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

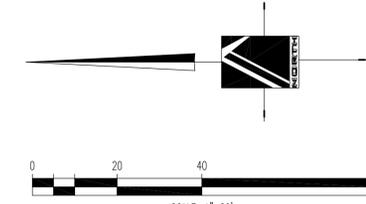
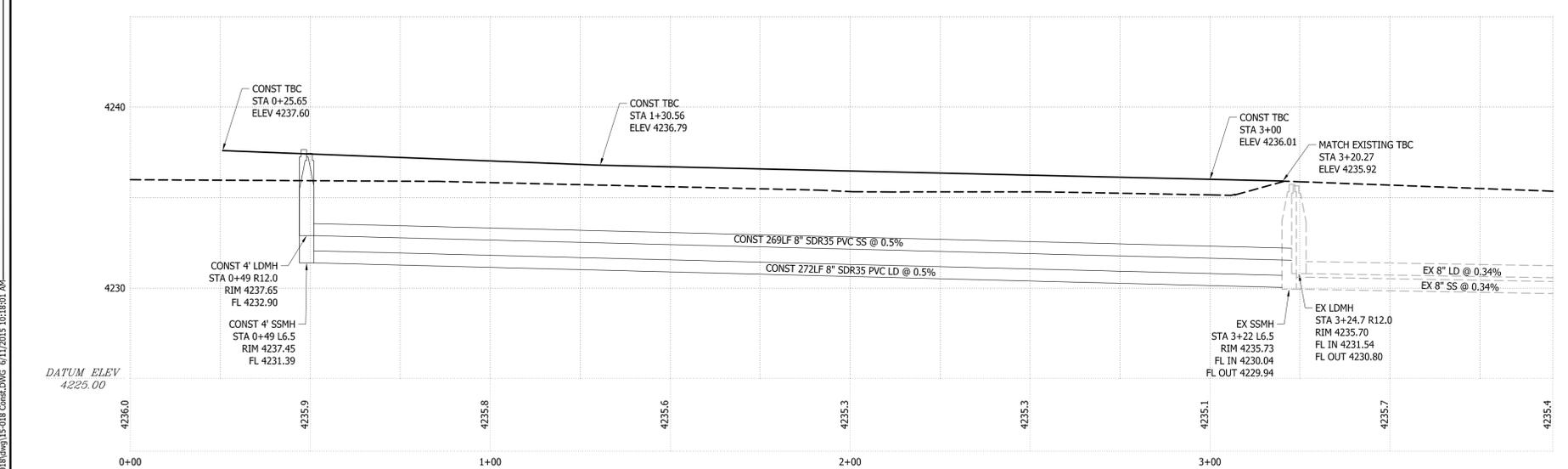
NO ALLOWANCE SHALL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFOREHAND.

NO CHANGE IN DESIGN LOCATION OR GRADE SHALL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

THE CONTRACTOR SHALL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT HOLEING 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 SHALL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.

ALL NEW VALVES, MANHOLES, ETC. SHALL BE INSTALLED A MINIMUM OF 6" BELOW FINISH GRADE & RAISED TO GRADE AS REQUIRED WITH A A MINIMUM 6" CONCRETE RING.

PLAN & PROFILE 3475 WEST STA 0+00 TO 3+95.27



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
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- EX. IRRIGATION LINE
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- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. FENCE
- POINT OF BEGINNING
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN BOX
- EXISTING UTILITY POLE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EX. SPOT ELEVATION
- EG CONTOUR LINE
- BAR & CAP OR NAIL & WASHER TO BE SET
- EXISTING ASPHALT

P.O.B.
EX. W.W.
SSMH
FH
SDCB
SD BOX
UP

1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

SHEET 5 OF 6

PINNACLE
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SPRING HAVEN ESTATES
PLAN AND PROFILE 3475 WEST
FOR: JOSH HUGHES
~1840 SOUTH 3475 WEST
SYRACUSE, UT
15-018



REVISION	DATE
R1	
R2	
R3	
R4	
R5	
R6	
R7	
R8	
R9	

SURVEYED BY	DATE
JF/KM	04/20/15

DESIGNED BY	DATE
SD/SB	05/20/15

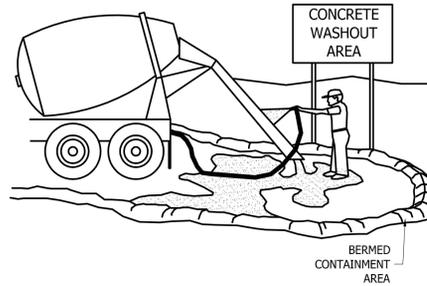
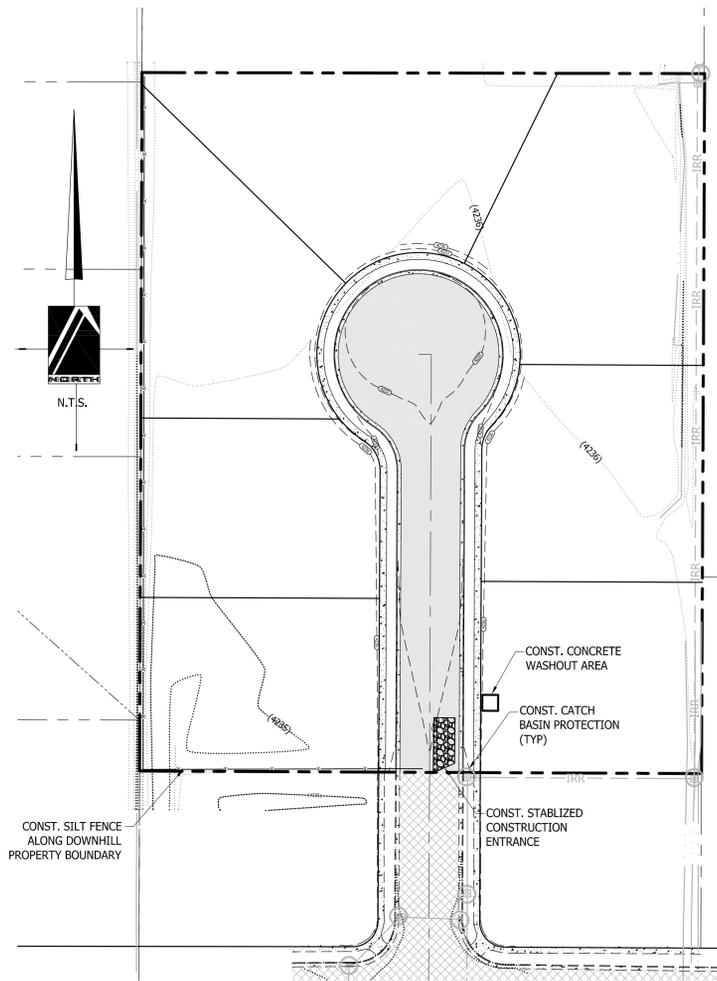
DRAWN BY	DATE
SB/SD	6/10/15

APPROVED BY	DATE
SJF	06/20/15

CALL BLUESTAKES
1-800-662-4111

AT LEAST 48 HOURS BEFORE DIGGING

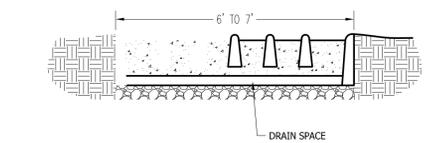
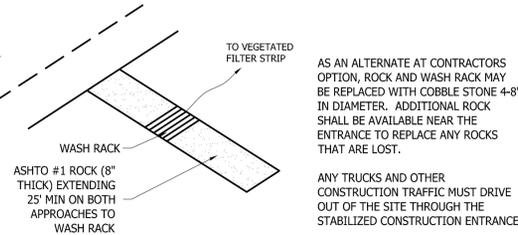
SHEET 5 OF 6



CONCRETE WASTE MANAGEMENT

NOTES:

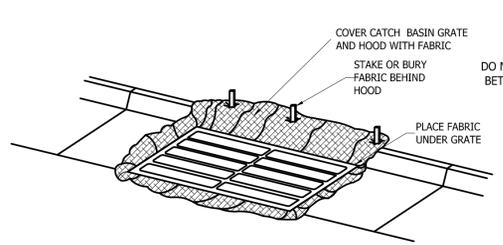
- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.



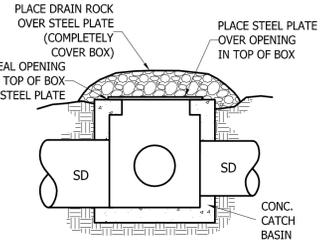
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCK PILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. DRAIN SPACE UNDER WASH RACK SHALL BE KEPT OPEN AT ALL TIME. DAMAGE TO THE WASH RACK SHALL BE REPAIRED PRIOR TO FURTHER USE OF THE RACK. AT THE END OF EACH CONSTRUCTION DAY, SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE

REQ'D UNTIL PLACING ROAD BASE



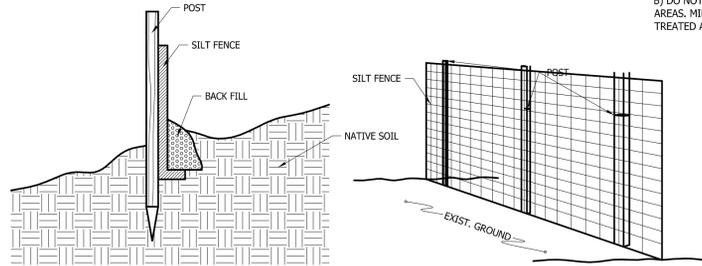
FABRIC UNDER GRATE
MAINTENANCE: LIFT GRATE & CLEAN SEDIMENT OFF OF FABRIC WEEKLY & AFTER A STORM. TAKE CARE WHILE LIFTING GRATE TO PREVENT SEDIMENT FROM FALLING INTO THE CATCH BASIN. DISPOSE OF SEDIMENT AWAY FROM THE STORM DRAIN.



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

- NOTES:
- PRIOR TO PLACING CURB & GUTTER, OR LANDSCAPING, USE A STEEL PLATE & DRAIN ROCK TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.
 - AFTER PLACING CURB & GUTTER, OR LANDSCAPING, USE FABRIC UNDER GRATE TO PROTECT THE CATCH BASIN FROM SEDIMENTATION.



SILT FENCE DETAIL

SPECIFIC NOTES

- THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE SYRACUSE CITY ENGINEERING DEPT. FOR THE DEVELOPMENT OF A 12.32 ACRE PARCEL AT APPROXIMATELY 500 WEST AND 2700 SOUTH 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 HAS BEEN 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 62000) 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, CPB 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.
- 1) 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.
- 2) 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.
- 3) EROSION AND SEDIMENT CONTROLS
- COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
 - 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.
 - RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
 - DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.
- 4) OTHER CONTROLS
- WASTE DISPOSAL
 - KEEP WASTE DISPOSAL CONTAINERS COVERED.
 - PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
 - PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.
 - SWEEPING OF SITE
 - PROVIDE WEEKLY SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
 - DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.
 - 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.
 - OTHER CONTROLS
 - 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.
 - FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.
 - 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.
 - VEHICLES AND EQUIPMENT
 - FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
 - 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.
 - USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.
 - CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT
 - 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.
 - PROVIDE A HOLDING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
 - PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.
 - LANDSCAPING OPERATIONS
 - USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZERS, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
 - DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM TREATED AREAS.

GENERAL NOTES

- INSPECTION
 - REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS
 - TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER INLET ARE FREE OF DIRT AND DEBRIS.
 - BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
 - 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.
 - THE REGIONAL WATER BOARD MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.
 - 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.
 - PREPARATION OF REPORTS AND RETENTION OF RECORDS
 - 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, 2012, AND EACH JULY 15, THEREAFTER.
 - THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ENVIRONMENTAL RESPONSE, COMPLIANCE, AND LIABILITY ACT (CERCLA); ANY CHEMICAL 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.
 - 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.
- MAINTENANCE OF CONTROLS
 - 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.
 - 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.
 - FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS
 - AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEEP CLEAN, STORM WATER INLETS (GRATES AND BASINS) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
 - ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
 - ALL PAVED AREAS SHOULD BE SWEEP WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
 - WASTE MATERIALS ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
 - TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEEP CLEAN OF DIRT AND DEBRIS.
 - STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
 - ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".
 - 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, 96-493, 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 FILLS; 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 (CERCLA); ANY CHEMICAL 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.
- 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.
- "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(1)).
- "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.

RESPONSIBLE PARTY

JOSH HUGHES
2853 WEST 2330 SOUTH
SYRACUSE, UT 84075
TEL: (801) 940-6057

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
2770 North 350 West, Suite #108 Phone: (801) 773-1910
Layton, UT 84041 Fax: (801) 773-1925

SPRING HAVEN ESTATES
STORM WATER POLLUTION PREVENTION PLAN
FOR: JOSH HUGHES
~1840 SOUTH 3475 WEST
SYRACUSE, UT
15-018

PROFESSIONAL ENGINEER
STEPHEN P. BOYD
UTAH

REVISION	DATE	BY
R1	04/2015	JFH
R2	05/2015	SD
R3	05/2015	SD
R4	05/2015	SD
R5	05/2015	SD
R6	6/10/15	SD
R7	6/10/15	SD
R8	06/2015	SIF
R9	06/2015	SIF

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

SHEET
6
OF 6



SYRACUSE
EST. CITY 1935

Planner Final Subdivision Review

Subdivision: Spring Haven

Completed By: Jenny Schow, City Planner

Date: July 16, 2015

Updated:

8-6-10 Final Plat

Please review and amend the following items:

1. Include a typical set back diagram or list set backs on the plat.
2. Include "Public Street" with street label
3. Lot 6 is missing a length measurement
4. Include street monuments on the plat
5. Show current inset city map on plat

Items required 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 (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

Items required for Recording:

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated 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



Spring Haven Estates Subdivision

3475 West & 1850 South

Engineer Final Plan Review

Completed by Brian Bloemen on July 13, 2015

Below are the engineering comments for the final plan review of the Spring Haven Estates Subdivision.

Plat:

1. Add a 20' irrigation easement along the easterly property line.
2. Add "Public Street".

Plans:

1. Install a fire hydrant instead of a blow off.
2. All culinary services must come off the mainline not the fire hydrant lead.

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: Spring Haven Estates Final

DATE: July 6, 2015

I have reviewed the plan submitted on June 25, 2015 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. 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 cul-da-sac exceeds the maximum spacing for hydrants and an additional hydrant will need to be added. This was requested at preliminary and has not been met at time of review of the final plans.

These plans have been reviewed for Fire Department requirements only. 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.



PLANNING COMMISSION

AGENDA

July 21, 2015

Agenda Item # 7

Final Subdivision Plan

Factual Summation

Development:	Tivoli Gardens Phase 2
Location:	1000 W 1900 S
Zone:	R-3 Residential
Applicant:	Wright Development Group
Acreage	9.53
Net Developable Acreage	7.624
Allowed lots	41
Proposed lots	34

Public Meeting Outline

General Plan Approval	
Planning Commission	March 4, 2014
City Council	May 10, 2014
Rezone Approval	
Planning Commission	April 1, 2014
City Council	April 8, 2014
Sketch Plan Approval	April 1, 2014
Preliminary Plan Approval	May 6, 2014

Attachments

- Aerial
- Final Plan
- Staff Reviews

Suggested Motions

Grant

I move approve the Tivoli Gardens Phase 2 Final Plan request from Wright Development Group and Associates, located at approximately 1000 W 1900 S, R-3 Residential Zone, subject to all applicable requirements of the City's municipal codes (and to the condition(s) that...)

Deny

I move to deny the Tivoli Gardens Phase 2 Final Plan request from Wright Development Group and Associates, located at approximately 1000 W 1900 S, R-3 Residential Zone, based on...

Table

I move to table discussions pertaining to the Tivoli Gardens Phase 2 Final Plan request from Wright Development Group and Associates, located at approximately 1000 W 1900 S, R-3 Residential Zone, until....

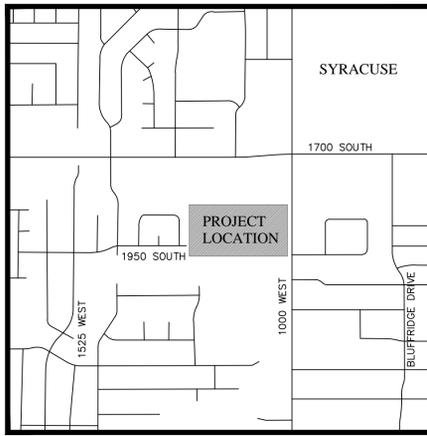


Tivoli Gardens 1000 W 1900 S Wright Development Group



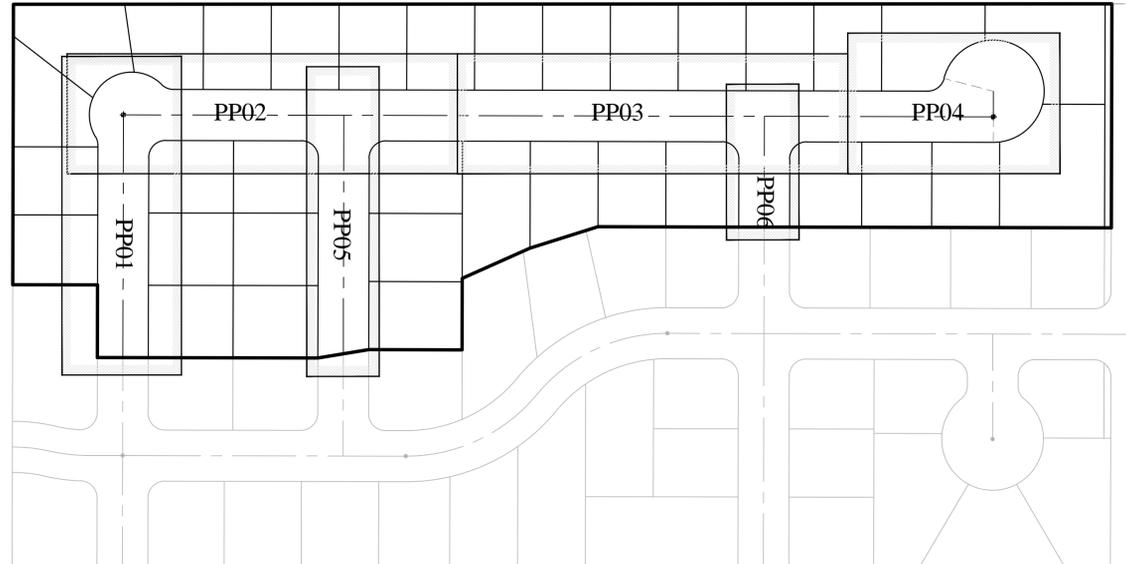
TIVOLI GARDENS PHASE 2

PREPARED FOR:
WRIGHT DEVELOPMENT GROUP, INC.
 LOCATED IN:
SYRACUSE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
 N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C01	COVERSHEET
C02	FINAL PLAT
C03	SITE AND UTILITY PLAN
C04	DRAINAGE MASTER PLAN
C05	GRADING AND DRAINAGE PLAN
C06	EROSION CONTROL PLAN
PP01	1950 WEST PLAN AND PROFILE
PP02	1875 SOUTH PLAN AND PROFILE
PP03	1875 SOUTH PLAN AND PROFILE
PP04	1875 SOUTH PLAN AND PROFILE
PP05	1200 WEST PLAN AND PROFILE
PP06	1100 WEST PLAN AND PROFILE



SITE MAP

GENERAL NOTES

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

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR 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 CITY, THE OWNER, AND THE 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 THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 352-0075
 CONTACT: GREG DAY

OWNER/DEVELOPER
 WRIGHT DEVELOPMENT GROUP, INC.
 1572 NORTH WOODLAND PARK DRIVE, SUITE 505
 LAYTON, UTAH 84041
 (801) 773-7339
 CONTACT: SPENCER WRIGHT

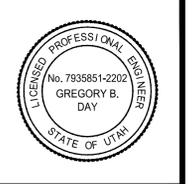


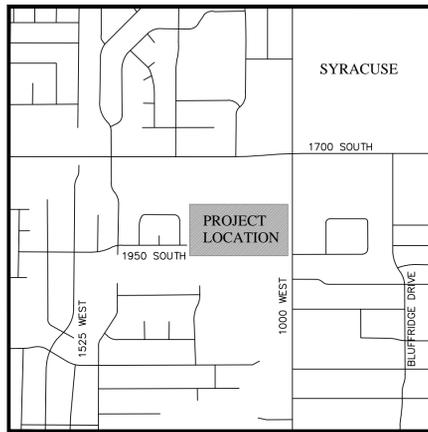
TIVOLI GARDENS PHASE 2
 SYRACUSE CITY, DAVIS COUNTY, UTAH
COVERSHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

COVERSHEET	
Scale: --	Drawn: DRP
Date: 12/04/14	Job #: 14-033
Sheet: C01	

FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com





VICINITY MAP
N.T.S.

NOTES:

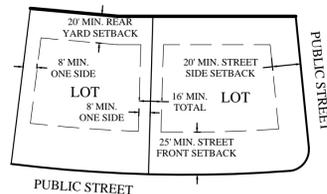
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- BASIS OF BEARING FOR THIS SURVEY IS N0°07'16"E ALONG THE 1/4 SECTION LINE FROM THE CENTER 1/4 CORNER OF THE CALCULATED POSITION OF THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. PLEASE REFER TO A BOUNDARY TOPOGRAPHICAL SURVEY PREPARED BY THIS OFFICE AND FILED WITH THE DAVIS COUNTY SURVEYOR'S OFFICE FOR ADDITIONAL INFORMATION REGARDING THE BOUNDARY, CONTROLLING MONUMENTS, ETC.
- PARCEL "A" IS DESIGNATED AS COMMON AREA AND IS TO BE MAINTAINED BY THE HOA.

TIVOLI GARDENS PHASE 2

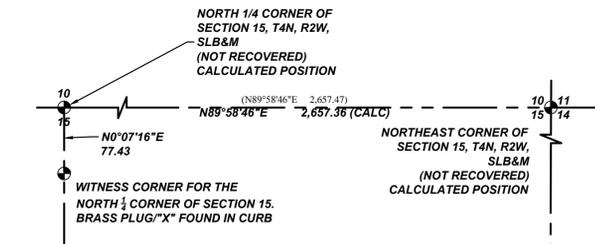
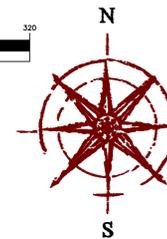
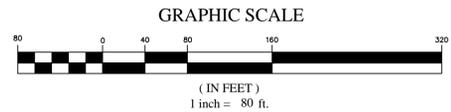
A PORTION OF THE NE 1/4 OF SECTION 15, T4N, R2W, SLB&M
SYRACUSE, DAVIS COUNTY, UTAH

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20.00	90°00'00"	31.42	S45°07'52"W	28.28
C2	20.00	90°00'00"	31.42	N44°52'08"W	28.28
C3	20.00	90°00'00"	31.42	S45°07'52"W	28.28
C4	20.00	90°00'00"	31.42	N44°52'08"W	28.28
C5	20.00	90°00'00"	31.42	S45°07'52"W	28.28
C6	60.00	255°31'21"	267.58	N37°37'48"W	94.87
C7	20.00	75°31'21"	26.36	N52°22'12"E	24.49
C8	20.00	44°24'55"	15.50	S67°39'40"E	15.12
C9	50.00	165°25'05"	144.35	S51°50'15"W	99.19
C10	20.00	31°00'10"	10.82	N15°22'13"W	10.69
C11	60.00	7°13'44"	7.57	S86°31'00"W	7.57
C12	60.00	68°17'37"	71.52	S48°45'19"W	67.36
C13	60.00	114°04'18"	119.46	S42°25'38"E	100.68
C14	60.00	65°55'42"	69.04	N47°34'22"E	65.29
C15	50.00	41°18'15"	36.04	S66°06'20"E	35.27
C16	50.00	69°41'01"	60.81	N58°24'01"E	57.13
C17	50.00	54°25'49"	47.50	N3°39'24"W	45.73

Line Table		
LINE	DIRECTION	LENGTH
L1	N75°23'29"W	60.00
L2	N0°07'52"E	30.00
L3	S89°52'08"E	30.00
L4	N80°40'08"E	30.41
L5	S89°59'20"E	30.00



TYPICAL BUILDING SETBACKS
N.T.S.



LEGEND

- SECTION MONUMENT
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET



CENTURY LINK
APPROVED THIS _____ DAY OF _____ 2014, BY CENTURY LINK

BY _____

TITLE _____

QUESTAR GAS
APPROVED THIS _____ DAY OF _____ 2014, BY QUESTAR GAS COMPANY

BY _____

TITLE _____



ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ 2014, BY ROCKY MOUNTAIN POWER

BY _____

TITLE _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ 2014, BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

CITY ENGINEER
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2014.

SYRACUSE CITY ENGINEER _____

CITY ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 2014.

SYRACUSE CITY ATTORNEY _____

CITY COUNCIL
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS _____ DAY OF _____ 2014, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____

ATTEST _____ CITY RECORDER

PHASE INFORMATION			
ZONE	TOTAL AREA	NET DEVELOPABLE AREA	PHASE 2 LOTS
R-3	9.53 ACRES	7.15 ACRES	34

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ COUNTY RECORDER _____

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle _____ Date _____
Professional Land Surveyor
Certificate No. 172675

BOUNDARY DESCRIPTION

A portion of the NE 1/4 of Section 15, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse, Utah, more particularly described as follows:
Beginning at a point located S0°08'46"W along the Section line 659.54 feet and S89°58'36"W 33.00 feet from the Northeast Corner of Section 15, T4N, R2W, S.L.B. & M.; thence S0°08'46"W 263.00 feet; thence N89°52'08"W 379.39 feet; thence S89°59'20"W 60.00 feet; thence N89°49'03"W 166.00 feet; thence S72°34'08"W 83.91 feet; thence S66°04'41"W 87.61 feet; thence S0°07'52"W 83.97 feet; thence N89°52'08"W 110.00 feet; thence S80°40'08"W 60.83 feet; thence N89°52'08"W 260.00 feet; thence N0°07'52"E 85.28 feet; thence N89°52'08"W 100.00 feet to the westerly line of ANTELOPE RUN Subdivision, according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N0°07'52"E along said Plat 329.23 feet to the south line of to the south line of DESERTSCAPE Subdivision (Amended), according to the Official Plat thereof on file in the Office of the Davis County Recorder; thence N89°58'36"E along said Plat and extension thereof 1,295.47 feet to the point of beginning.
Contains: 9.53 +/- acres

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

TIVOLI GARDENS
PHASE 2

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND DEDICATE TO THE HOME OWNERS ASSOCIATION (HOA) PARCEL "A" TO BE USED AS COMMON AREA AND PUBLIC UTILITY EASEMENT, ALSO THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SYRACUSE CITY.

SIGNED THIS _____ DAY OF _____, 2014

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____, A.D., 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN DAVIS COUNTY



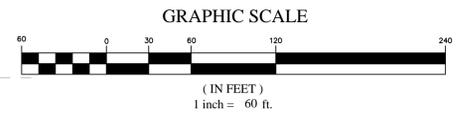
TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
SITE AND UTILITY PLAN

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE AND UTILITY PLAN

Scale: 1"=60'
Date: 12/04/14
Sheet: C03

Drawn: DRP
Job #: 14-033

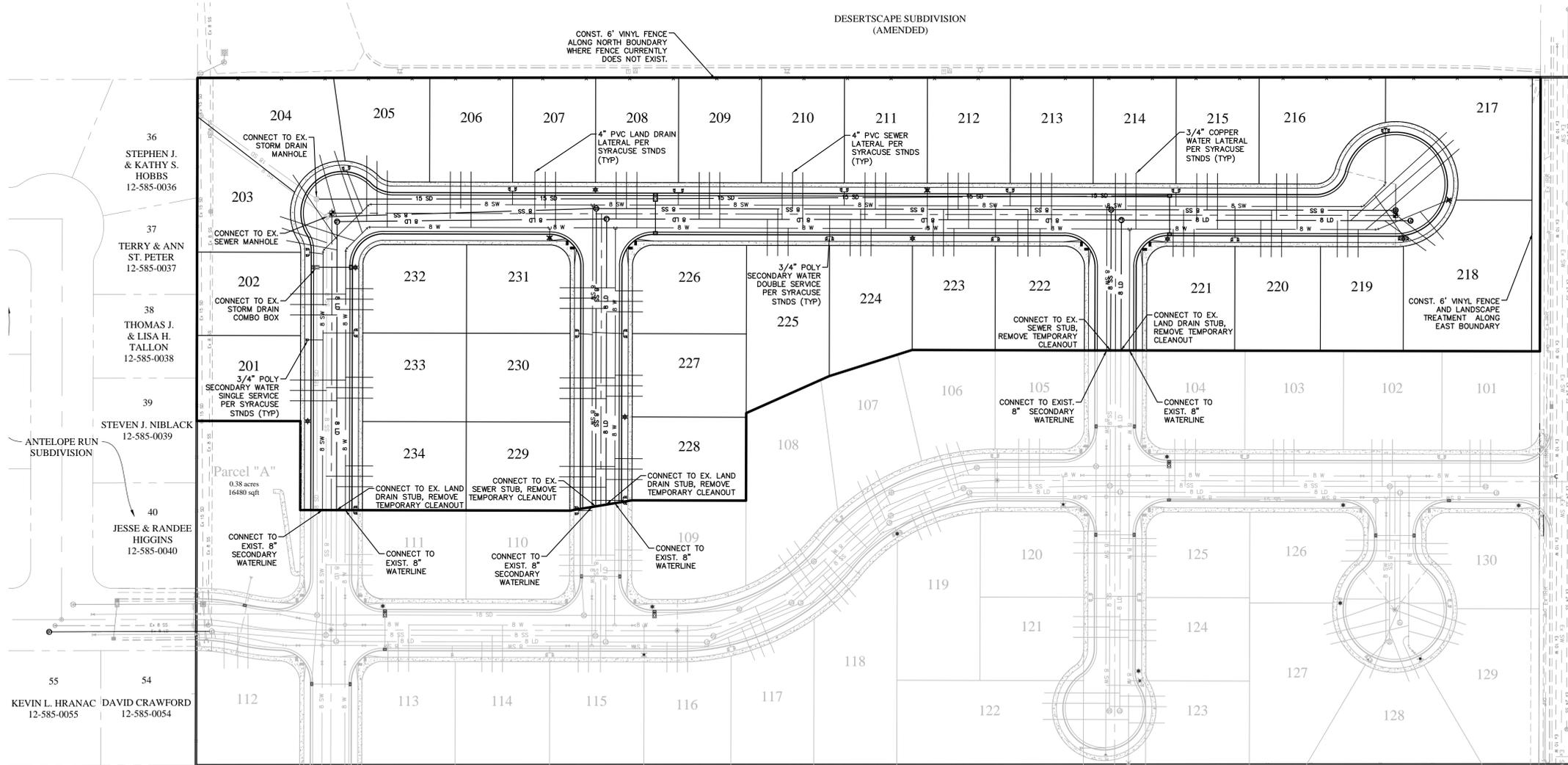


LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- REVERSE-PAN CURB & GUTT
- 15 SD 15" STORM DRAIN
- 8 SS 8" SANITARY SEWER
- 8 W 8" CULINARY WATER
- 8 SW 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
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- Ex SW EXIST. SECONDARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE, & BEND
- WATER BLOW-OFF
- FIRE HYDRANT

BENCHMARK
Vertical data (contour lines and/or spot elevations, etc.) is based on the NGVD29 elevation of 4279.30 published by the Davis County Surveyor on the brass cap monument marking the Center 1/4 Corner of Section 15, T4N, R2W.

NOTES:
1. ALL ADA RAMPS SHALL BE INSTALLED PER CURRENT ADA STANDARDS. CONTACT SYRACUSE CITY PRIOR TO POURING ANY ADA RAMPS.



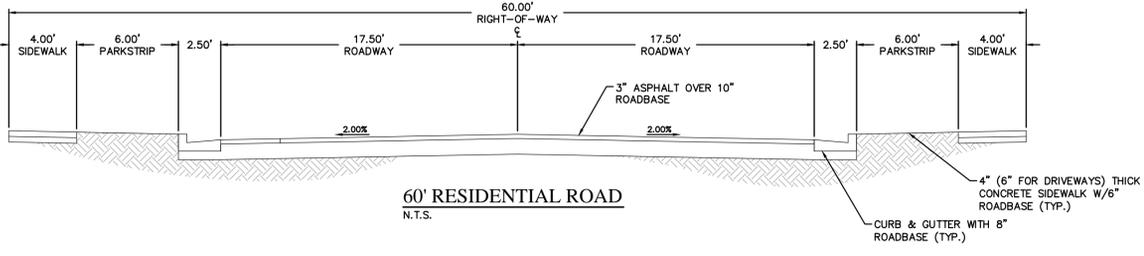
ANTELOPE RUN SUBDIVISION
STEPHEN J. & KATHY S. HOBBS 12-585-0036
TERRY & ANN ST. PETER 12-585-0037
THOMAS J. & LISA H. TALLON 12-585-0038
STEVEN J. NIBLACK 12-585-0039
JESSE & RANDEE HIGGINS 12-585-0040
KEVIN L. HRANAC 12-585-0055
DAVID CRAWFORD 12-585-0054

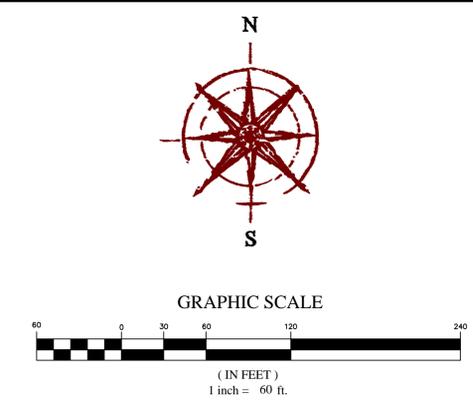
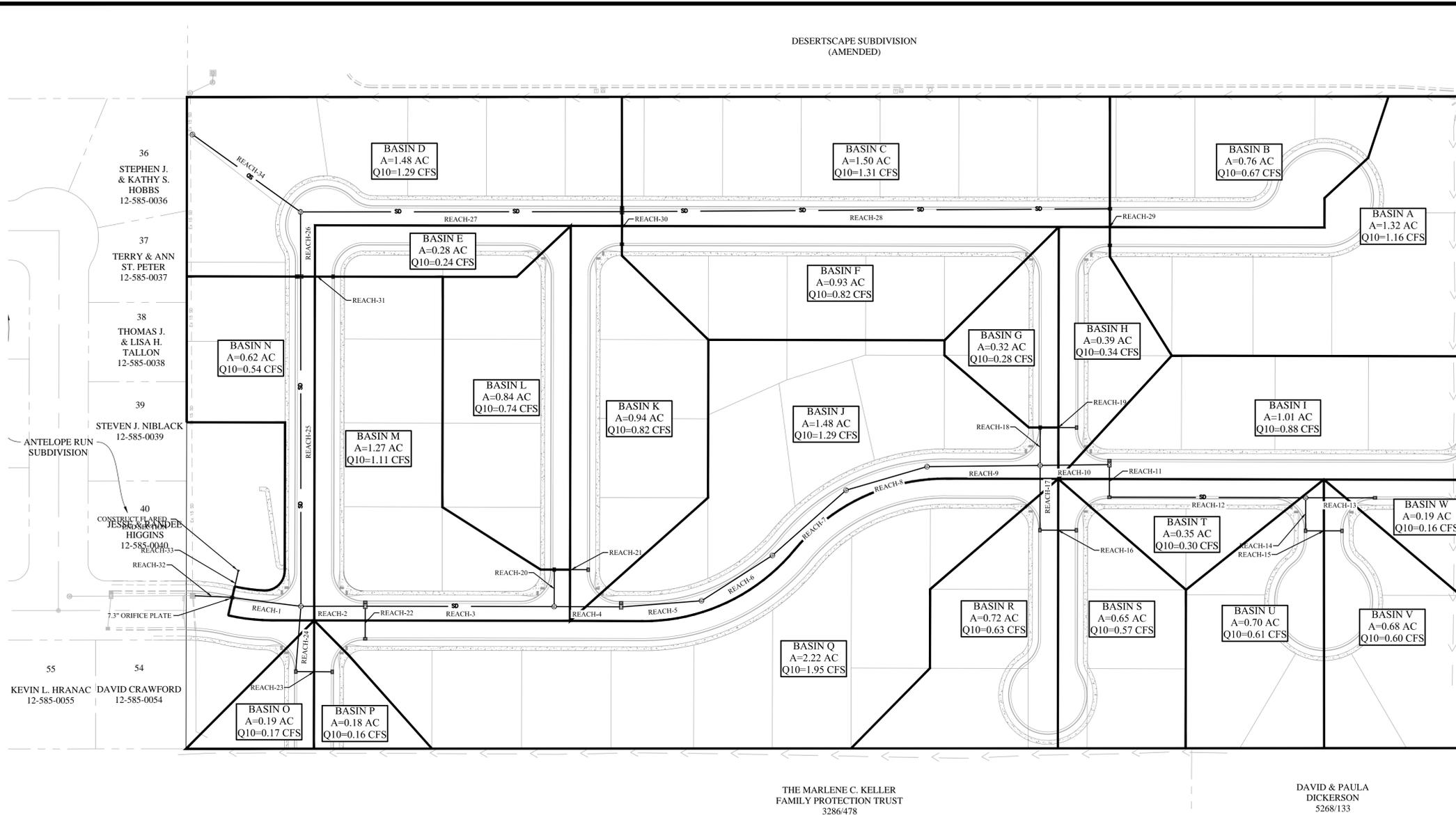
DESERTSCAPE SUBDIVISION (AMENDED)

Parcel "A" 0.38 acres 16480 sqft

THE MARLENE C. KELLER FAMILY PROTECTION TRUST 3286/478
DAVID & PAULA DICKERSON 5268/133

SUNSET PARK VILLAS "A"

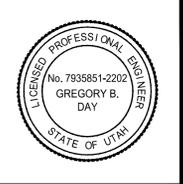




LEGEND

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- FIRE HYDRANT

FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com



TIVOLI GARDENS PHASE 2
 SYRACUSE CITY, DAVIS COUNTY, UTAH
DRAINAGE MASTER PLAN

Detention Pond Design
 Tivoli Gardens
 Syracuse, Utah

100-Year Retention Date: March 27, 2014

Design Criteria
 Intensity Table: NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.20 cfs/acre Per NOAA

Allowable Discharges
 Total Discharge: 3.90 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Rooftops and Driveways	156,240	0.80	124,992
Roadway and Sidewalk	170,869	0.90	153,782
Landscaped	503,711	0.10	50,371
Totals	830,820		329,145

Weighted "C" Value: 0.40

Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.28	0.40	19.50	33.06	29,758	3.90	3,510	26,248
30.0	2.89	0.40	19.50	22.33	40,187	3.90	7,020	33,167
60.0	1.79	0.40	19.50	13.83	49,782	3.90	14,040	35,742
120.0	0.99	0.40	19.50	7.65	55,066	3.90	28,080	26,986
360.0	0.37	0.40	19.50	2.87	62,074	3.90	84,240	-22,166
720.0	0.22	0.40	19.50	1.72	74,422	3.90	168,480	-94,058
1440.0	0.12	0.40	19.50	0.95	82,098	3.90	336,960	-254,862

Maximum Storage Requirement: 35,742
 Maximum Storage Requirement (ac-ft): 0.82

Q10 Designed Pipe Flows
 10-year flow contained within pipe network

Reach	Upstream Reach	Flow (CFS)	Contributing Basin	Flow (CFS)	Cumulative Flow (CFS)	Notes	Designed Size (Inches)
1	2,24,25	14.38	N/A	0	14.38		24
2	3,22	9.17	N/A	0	9.17		24
3	4,20	7.22	N/A	0	7.22		18
4	5	4.37	J	1.29	5.66		18
5	6	4.37	N/A	0	4.37		15
6	7	4.37	N/A	0	4.37		15
7	8	4.37	N/A	0	4.37		15
8	9	4.37	N/A	0	4.37		15
9	18,17,10	4.37	N/A	0	4.37		15
10	11	1.67	I	0.88	2.55		15
11	12	1.37	T	0.3	1.67		15
12	13,14	1.37	N/A	0	1.37		15
13	n/a	0	W	0.16	0.16		15
14	15	0.6	U	0.61	1.21		15
15	n/a	0	V	0.6	0.6		15
16	n/a	0	S	0.57	0.57		15
17	16	0.57	R	0.63	1.2		15
18	19	0.34	G	0.28	0.82		15
19	n/a	0	H	0.34	0.34		15
20	21	0.82	L	0.74	1.56		15
21	n/a	0	K	0.82	0.82		15
22	n/a	0	Q	1.95	1.95		15
23	n/a	0	P	0.16	0.16		15
24	23	0.16	O	0.17	0.33		15
25	31,26	4.88	N/A	0	4.88		18
26	34,27	4.64	N/A	0	4.64		18
27	30,28	2.74	C	1.31	4.05		15
28	29	1.16	B	0.76	1.92		15
29	-	0	A	1.16	1.16		15
30	-	0	F	0.82	0.82		15
31	-	0	E	0.24	0.24		15
32	-	3.85	N/A	0	3.85	OUTFALL METERED PER CITY STANDARDS	15
33	1	14.38	N/A	0	14.38		24
34	Pass Through	1.9	N/A	0	1.9	PASS THROUGH FLOW FROM THE NORTH	15

Calculated flows compared to the maximum capacity of storm drain sized pipes layed at minimum 0.5% grades. The following are the capacities:
 15" RCP @ 0.5% minimum = 4.58
 18" RCP @ 0.5% minimum = 7.45
 24" RCP @ 0.5% minimum = 16.03
 30" RCP @ 0.5% minimum = 29.08

Detention Pond Size
 (average end area method)

Contour	Area	Volume	Cumulative Volume
4299	8665	0	0
4300	9848	9256.5	9256.5
4301	11088	10488	19724.5
4302	12385	11736.5	31461
4303	13738	13061.5	44522.5

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

DRAINAGE MASTER PLAN

Scale: 1"=60'
 Date: 12/04/14
 Sheet: C04



TIVOLI GARDENS PHASE 2
 SYRACUSE CITY, DAVIS COUNTY, UTAH
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

Scale: 1"=60'		Drawn: DRP	
Date: 12/04/14		Job #: 14-033	
Sheet:		C05	

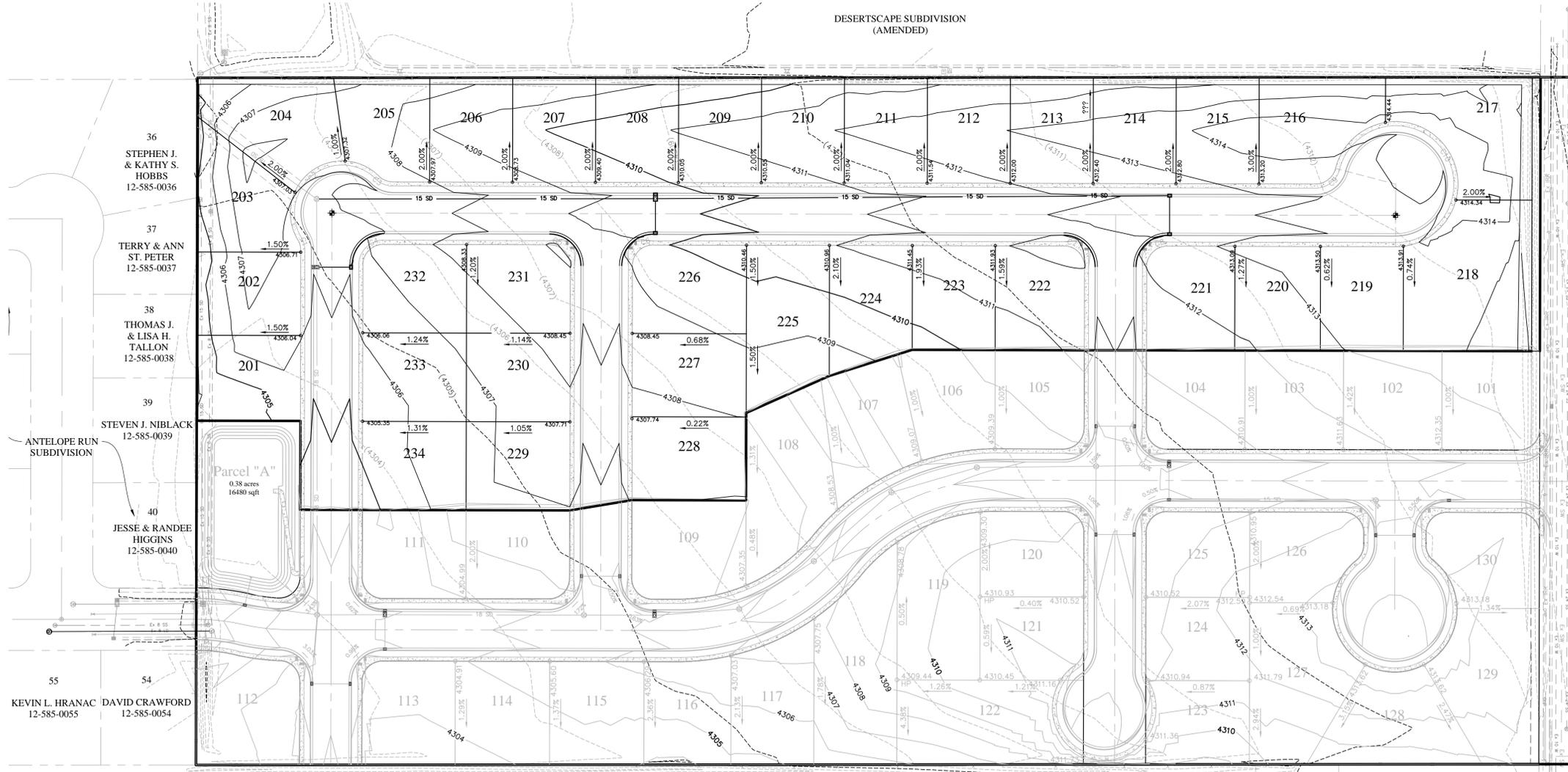


GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- REVERSE-PAN CURB & GUTT
- 15 SD 15" STORM DRAIN
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BENCHMARK
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36 STEPHEN J. & KATHY S. HOBBS 12-585-0036

37 TERRY & ANN ST. PETER 12-585-0037

38 THOMAS J. & LISA H. TALLON 12-585-0038

39 STEVEN J. NIBLACK 12-585-0039

40 JESSE & RANDEE HIGGINS 12-585-0040

55 KEVIN L. HRANAC 12-585-0055

54 DAVID CRAWFORD 12-585-0054

DESERTSCAPE SUBDIVISION (AMENDED)

THE MARLENE C. KELLER FAMILY PROTECTION TRUST 3286/478

DAVID & PAULA DICKERSON 5268/133

SUNSET PARK VILLAS "A"

L.E. BRUGGS & SONS 12-079-0016



TIVOLI GARDENS PHASE 2
 SYRACUSE CITY, DAVIS COUNTY, UTAH
EROSION CONTROL PLAN

#	DATE	DESCRIPTION
1	12/04/14	DRP
2		
3		
4		
5		
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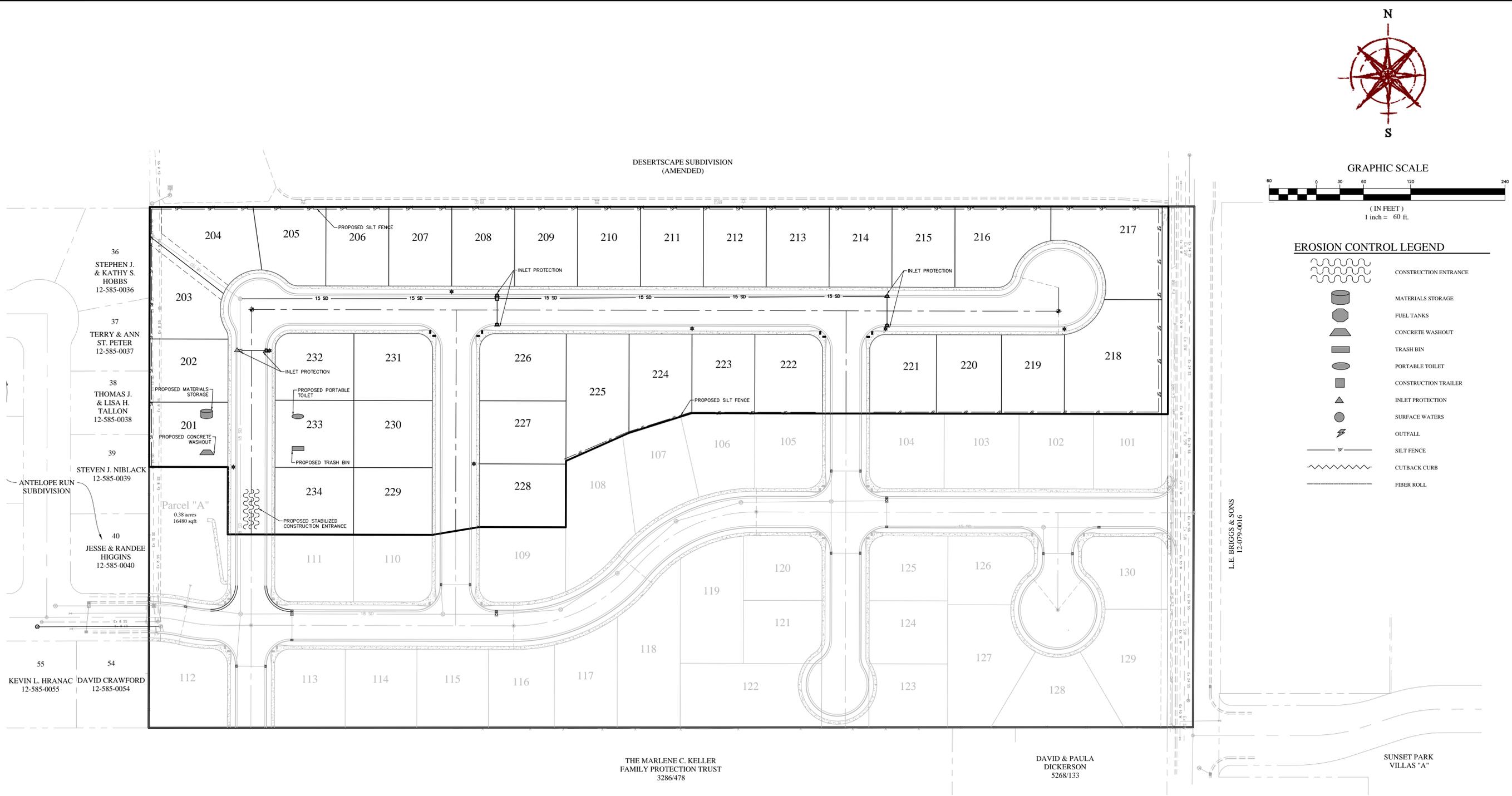
EROSION CONTROL PLAN	
Scale: 1"=60'	Drawn: DRP
Date: 12/04/14	Job #: 14-033
Sheet: C06	



GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.

EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL



36 STEPHEN J. & KATHY S. HOBBS 12-585-0036

37 TERRY & ANN ST. PETER 12-585-0037

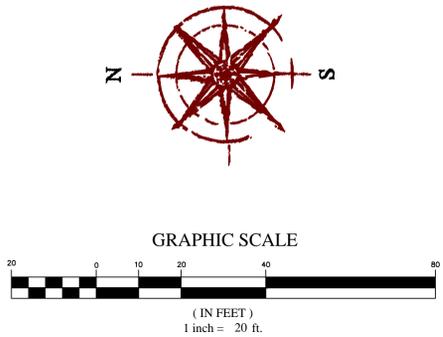
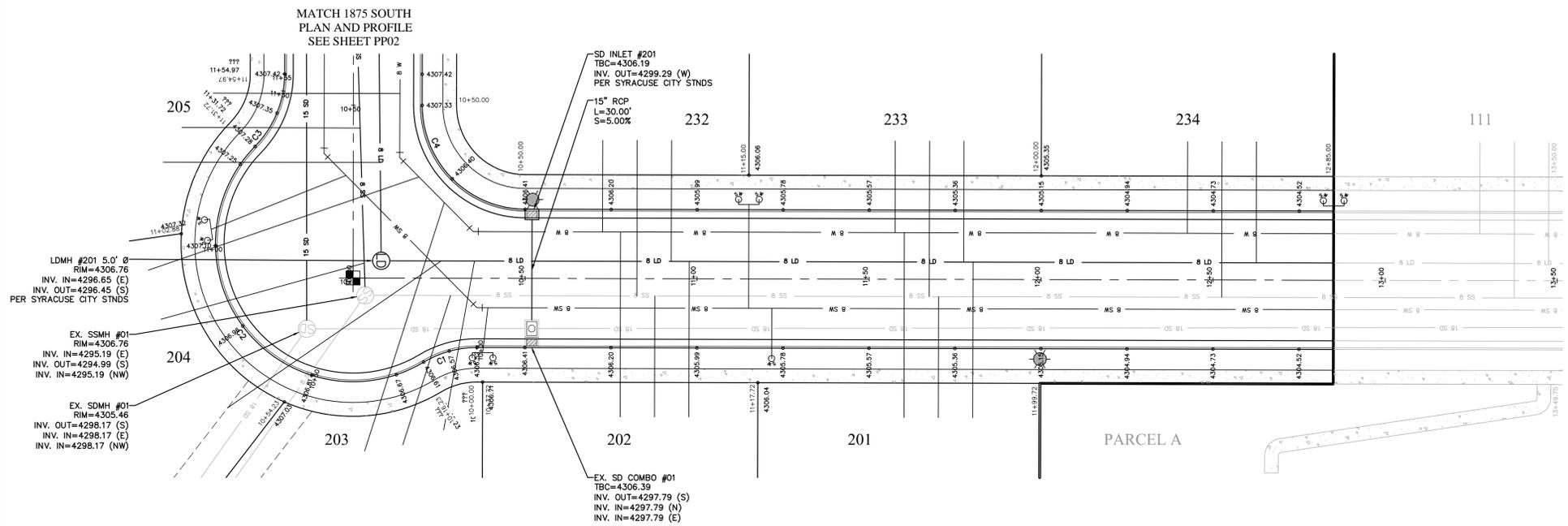
38 THOMAS J. & LISA H. TALLON 12-585-0038

39 STEVEN J. NIBLACK 12-585-0039

40 JESSE & RANDEE HIGGINS 12-585-0040

55 KEVIN L. HRANAC 12-585-0055

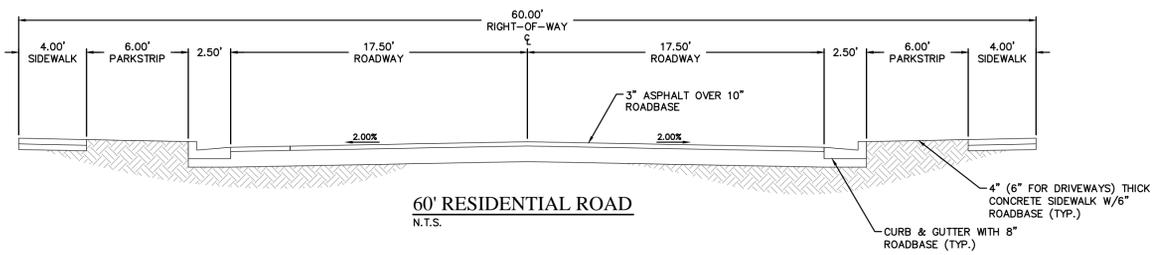
54 DAVID CRAWFORD 12-585-0054



LEGEND

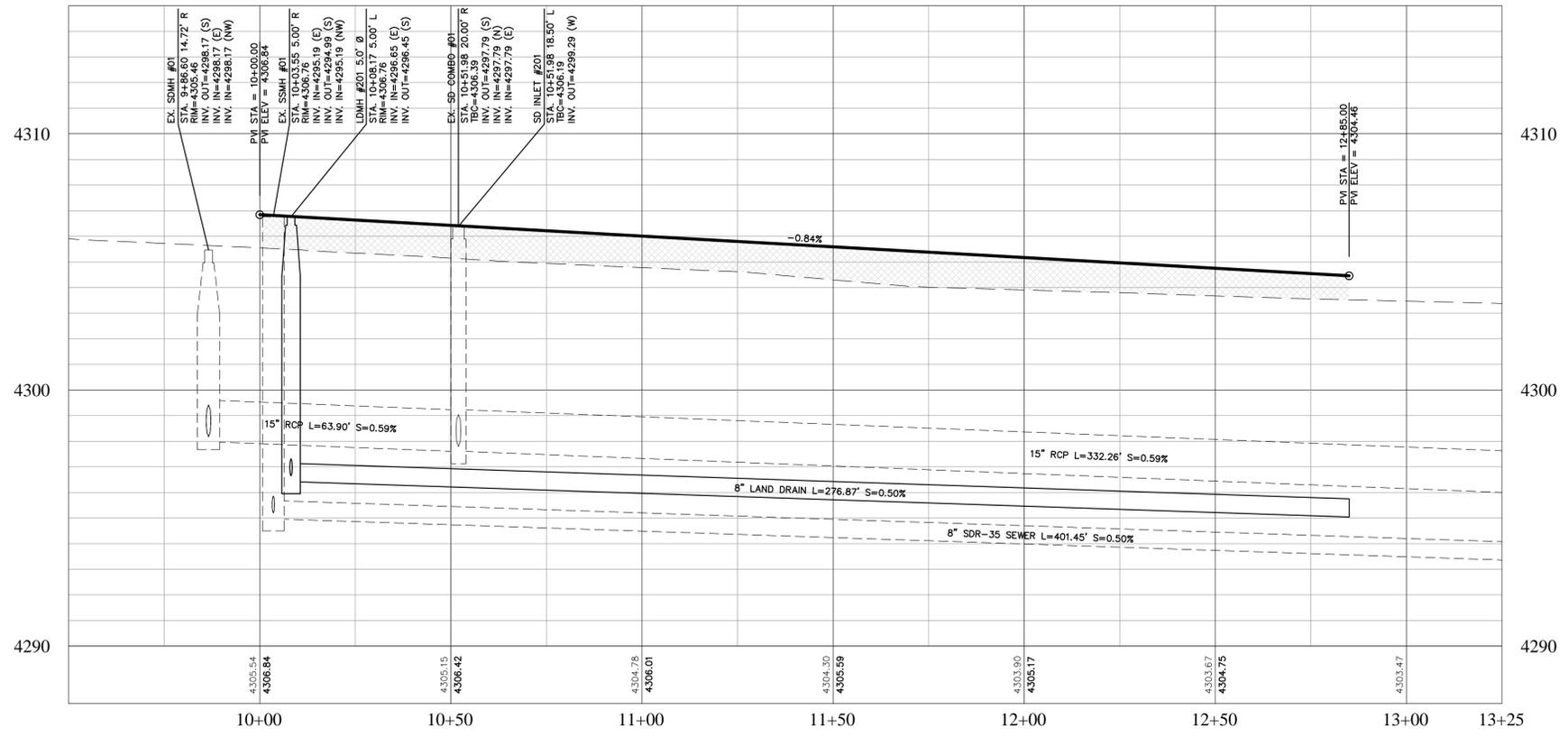
---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	REVERSE-PAN CURB & GUTTER
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
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Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
⊙	STREET LIGHT
⊙	SD MH, INLET, AND COMBO
⊙	SEWER MANHOLE
⊙	VALVE, TEE & BEND
⊙	WATER BLOW-OFF
⊙	FIRE HYDRANT
⊙	STREET MONUMENT
⊙	EXIST. SD INLET & MH
⊙	EXIST. SEWER MH
⊙	EXIST. VALVE, TEE, & BEND
⊙	EXIST. FIRE HYDRANT
⊙	SPOT ELEVATION

1250 WEST PHASE 2 PLAN

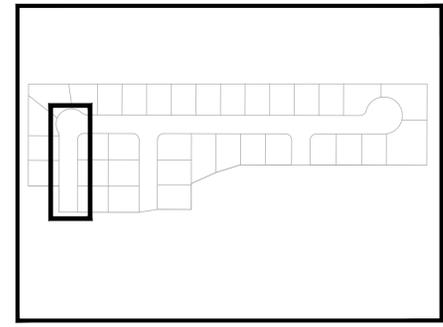


Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	16.23'	30.00'	31°00'10"	8.32'	N15°22'13"W	16.04'
C2	115.48'	40.00'	165°25'05"	312.64'	S51°50'15"W	79.35'
C3	23.26'	30.00'	44°24'55"	12.25'	S67°39'40"E	22.68'
C4	47.12'	30.00'	90°00'00"	30.00'	S45°07'52"W	42.43'
C5	47.12'	30.00'	90°00'00"	30.00'	N44°52'08"W	42.43'
C6	47.12'	30.00'	90°00'00"	30.00'	S45°07'52"W	42.43'
C7	47.12'	30.00'	90°00'00"	30.00'	N44°52'08"W	42.43'
C8	47.12'	30.00'	90°00'00"	30.00'	S45°07'52"W	42.43'
C9	39.54'	30.00'	75°31'21"	23.24'	N52°22'12"E	36.74'
C10	222.99'	50.00'	255°31'21"	64.55'	N37°37'48"W	79.06'

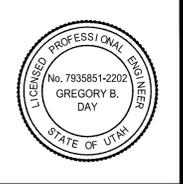


1250 WEST PHASE 2 PROFILE



KEY MAP
N.T.S.

BENCHMARK
Vertical data (contour lines and/or spot elevations, etc.) is based on the NGVD29 elevation of 4279.30 published by the Davis County Surveyor on the brass cap monument marking the Center 1/4 Corner of Section 15, T4N, R2W.



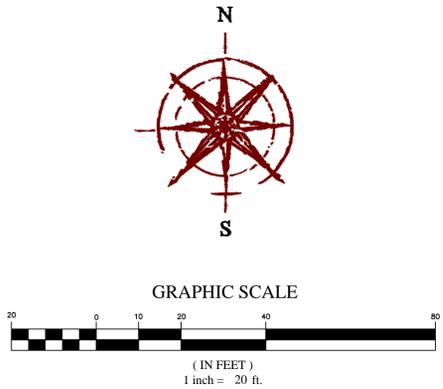
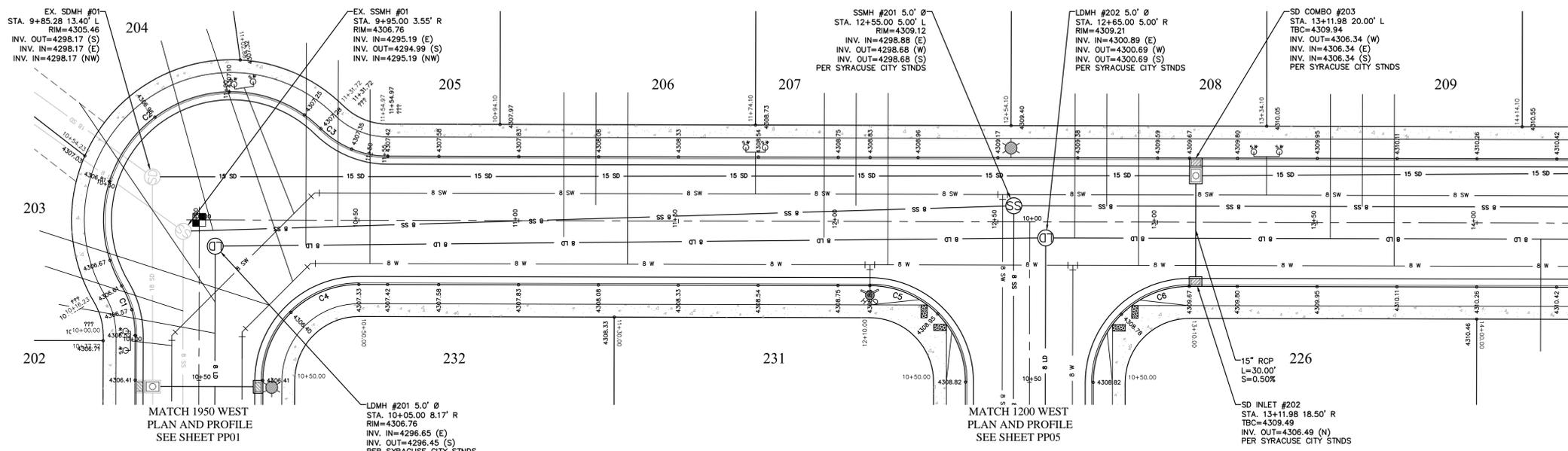
TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
1950 WEST PLAN AND PROFILE

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

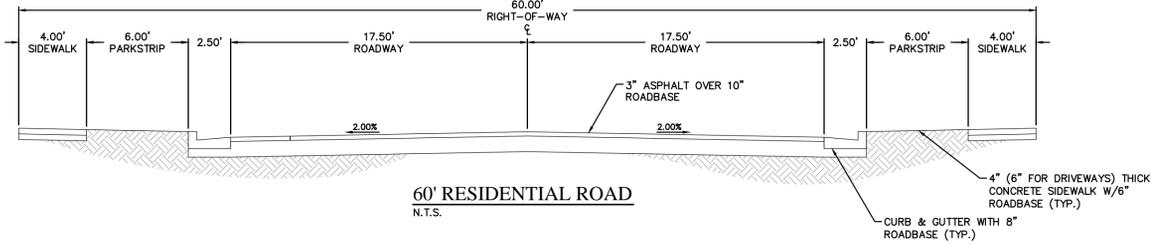


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LEGEND

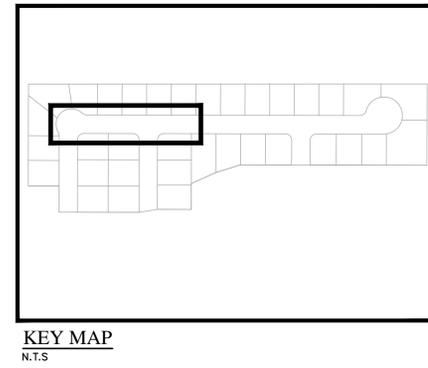
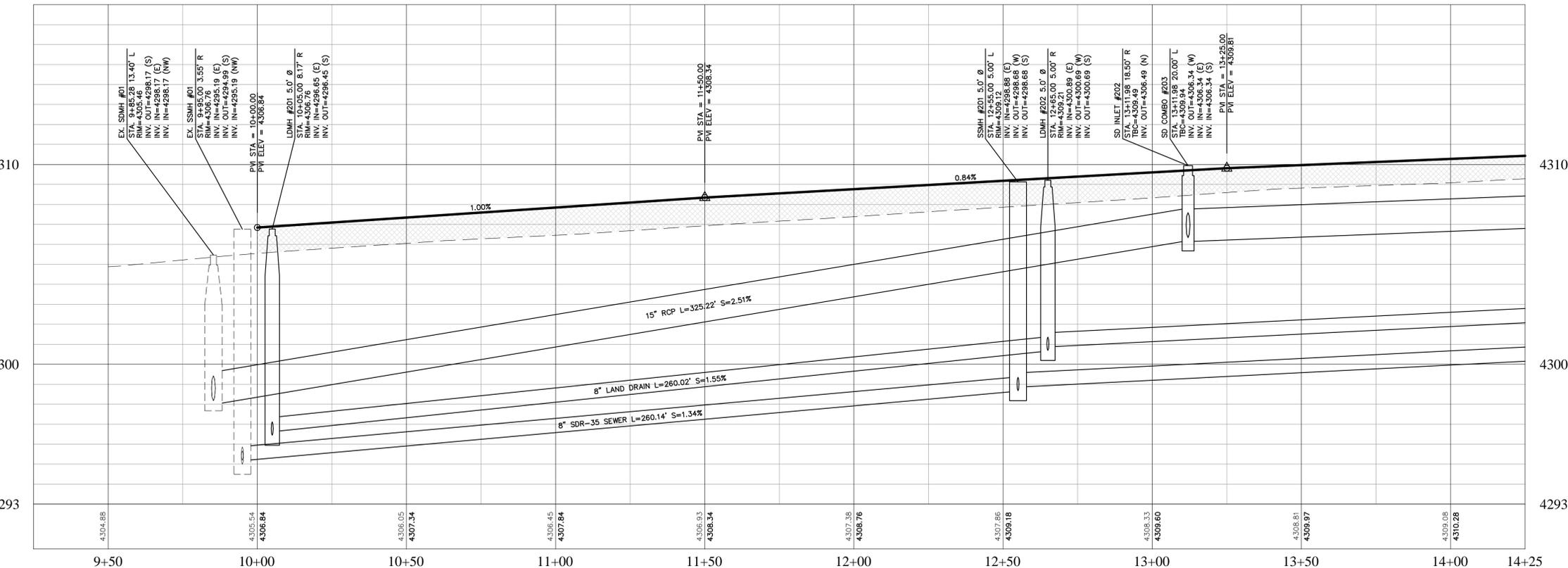
	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	REVERSE-PAN CURB & GUTTER
	15" STORM DRAIN
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(XXXX) symbol"/>	EXIST. CONTOUR MINOR
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	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



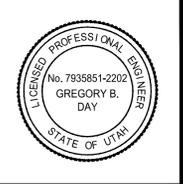
1875 SOUTH PHASE 2 PLAN

Curve Table

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	16.23'	30.00'	31°00'10"	8.32'	N15°22'13"W	16.04'
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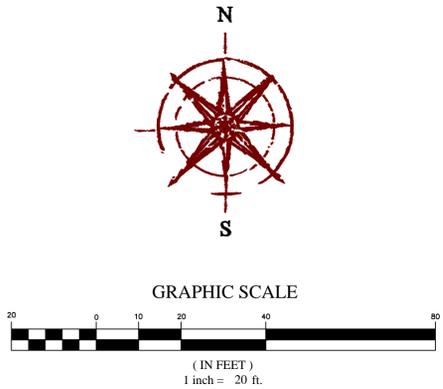
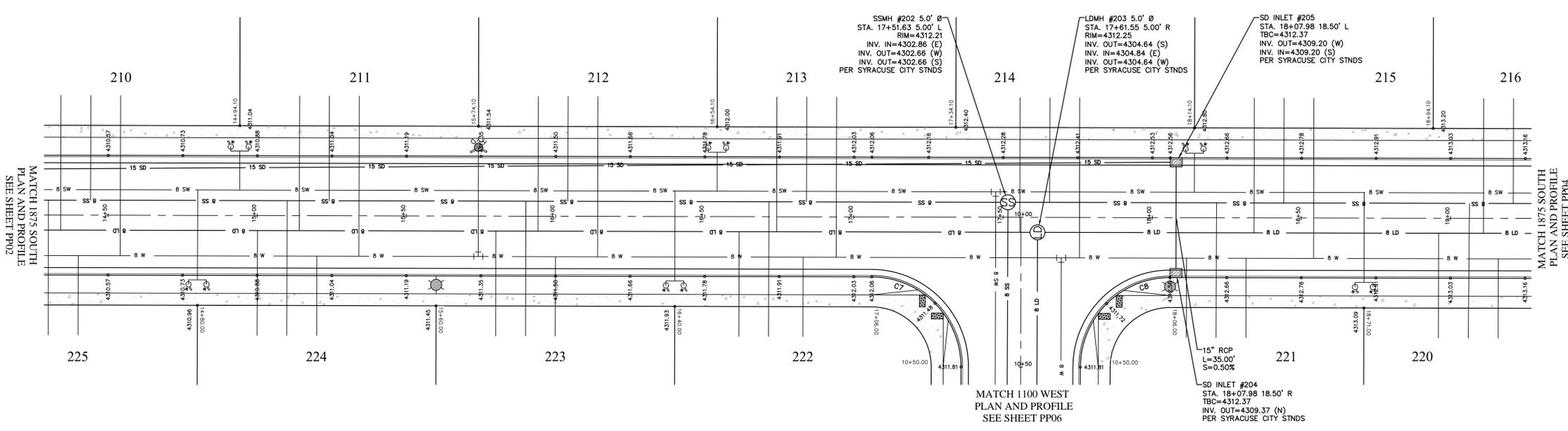
TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
1875 SOUTH PLAN AND PROFILE

REVISION BLOCK

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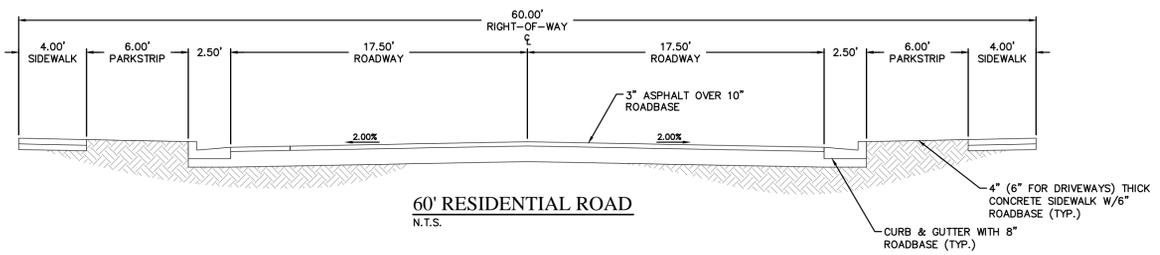


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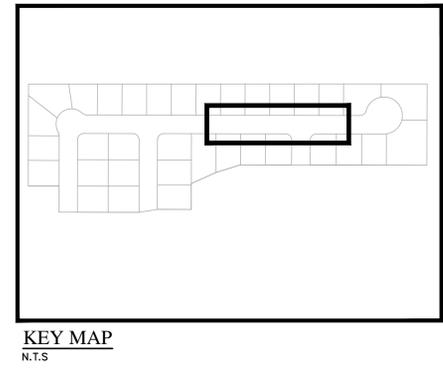
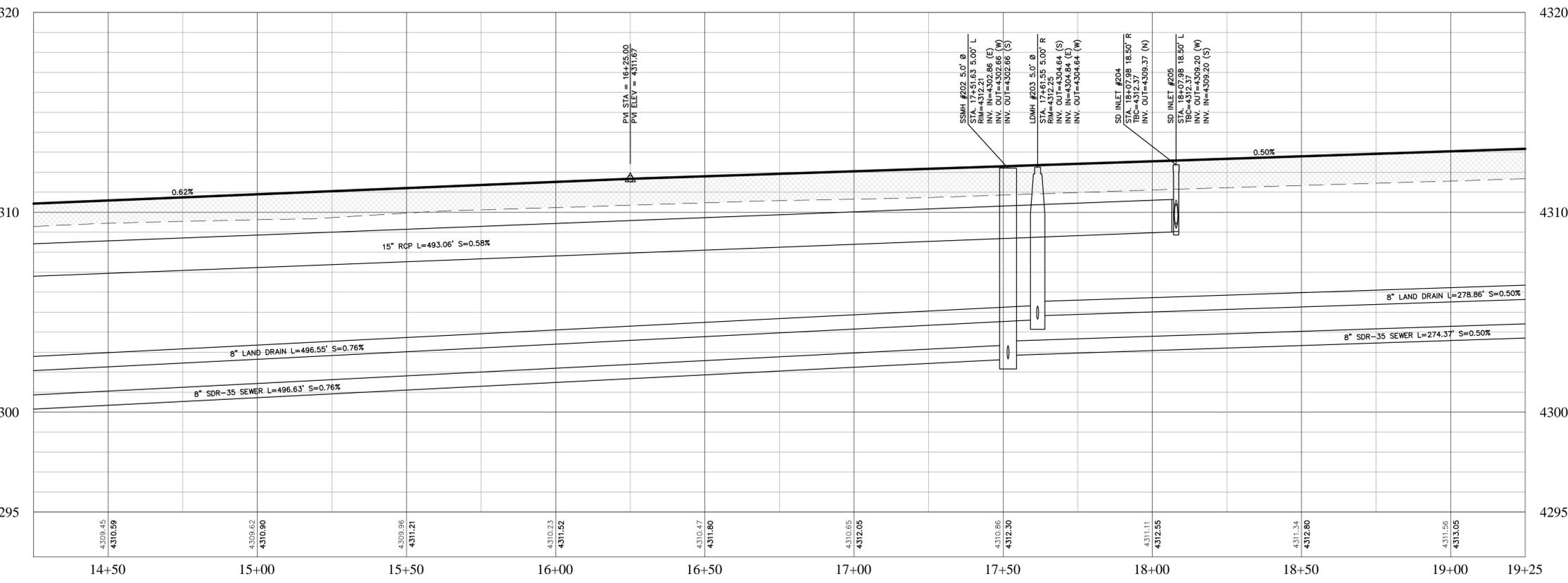
LEGEND

[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	REVERSE-PAN CURB & GUTTER
[Symbol]	15" SD
[Symbol]	8" SS
[Symbol]	8" W
[Symbol]	8" SW
[Symbol]	XXXX
[Symbol]	XXXX
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION

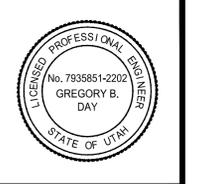


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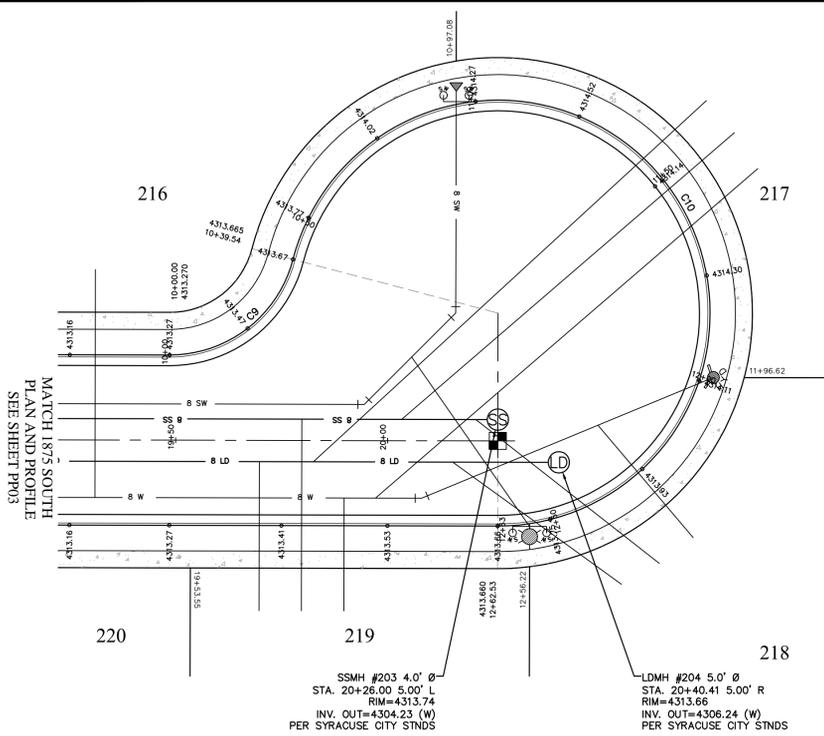


TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
1875 SOUTH PLAN AND PROFILE

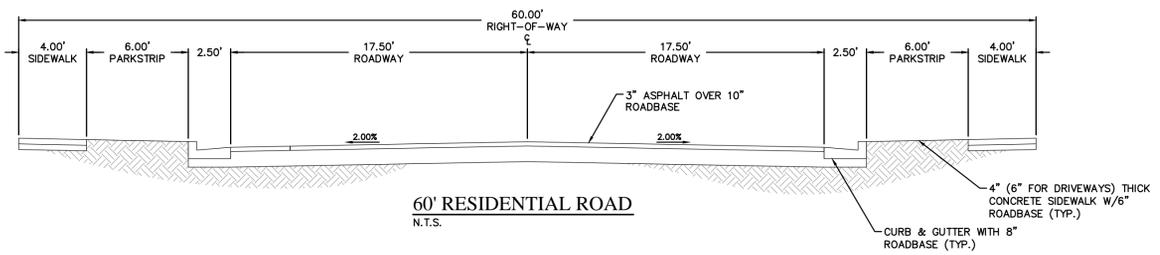
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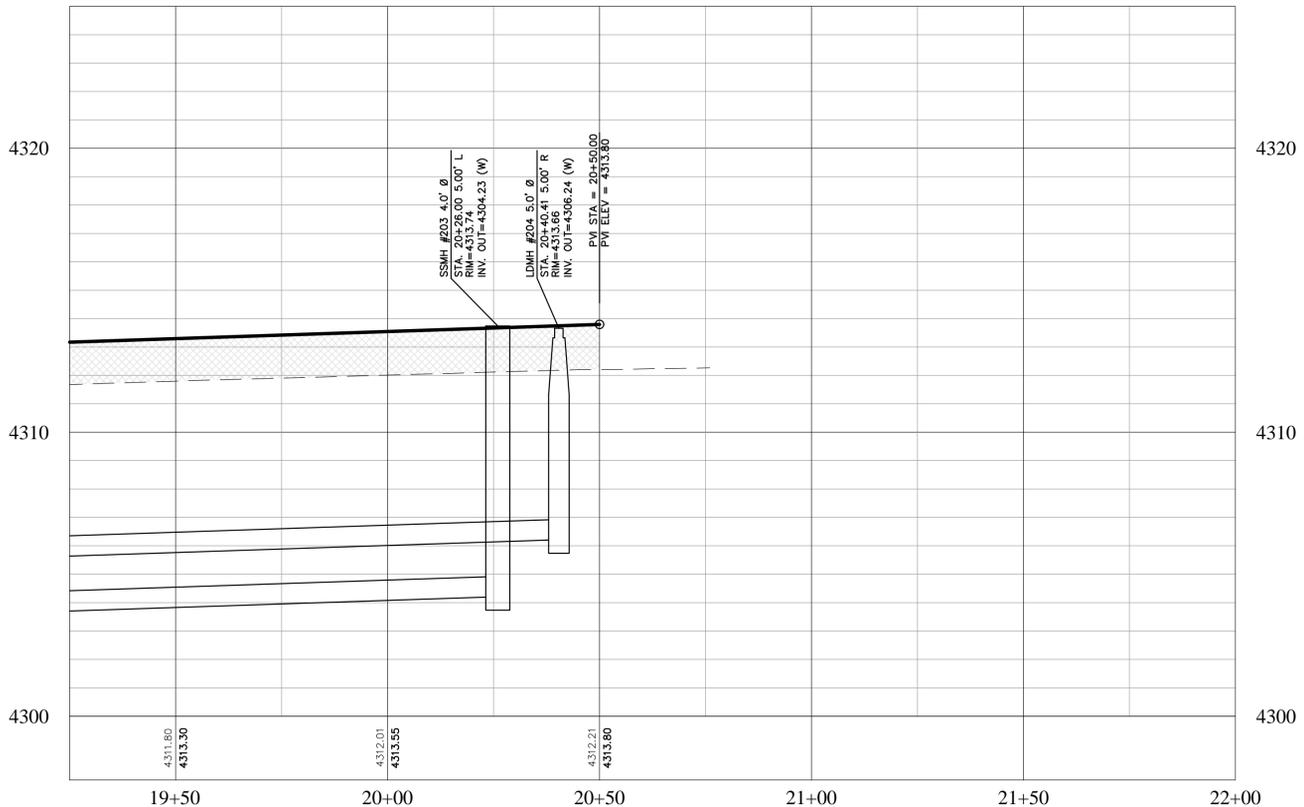




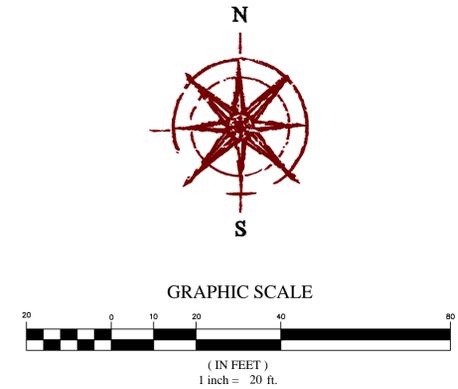
1875 SOUTH PHASE 2 PLAN



Curve Table						
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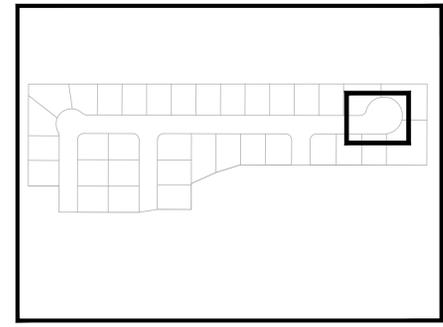


1875 SOUTH PHASE 2 PROFILE

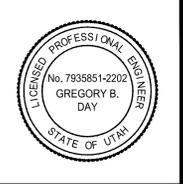


LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	REVERSE-PAN CURB & GUTTER
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
X	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



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TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
1875 SOUTH PLAN AND PROFILE

REVISION BLOCK

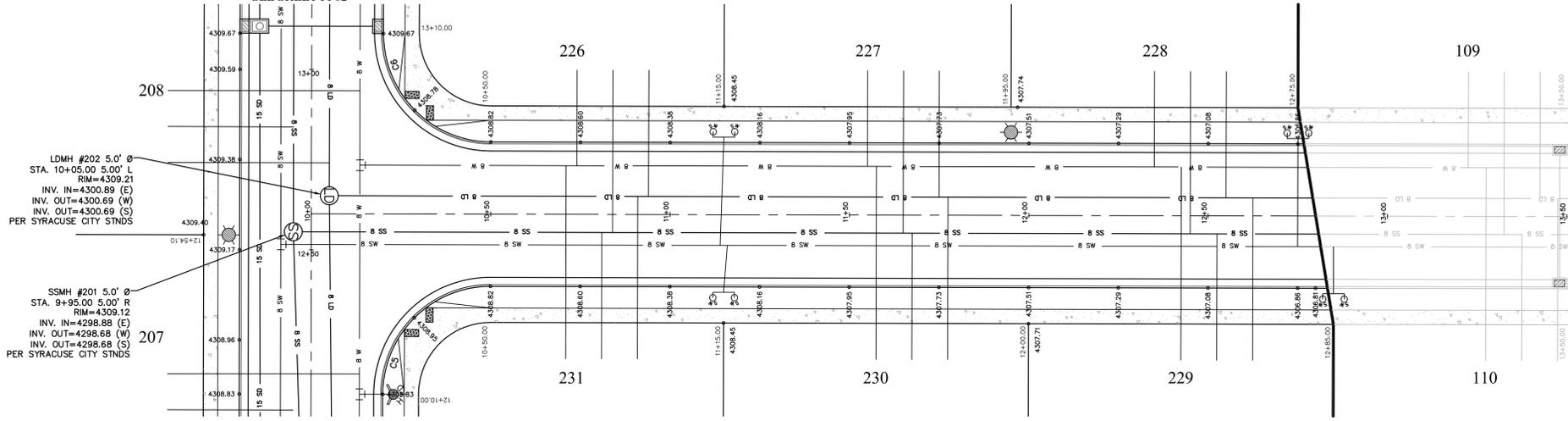
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MATCH 1875 SOUTH
PLAN AND PROFILE
SEE SHEET PP02

MATCH 1875 SOUTH
PLAN AND PROFILE
SEE SHEET PP02

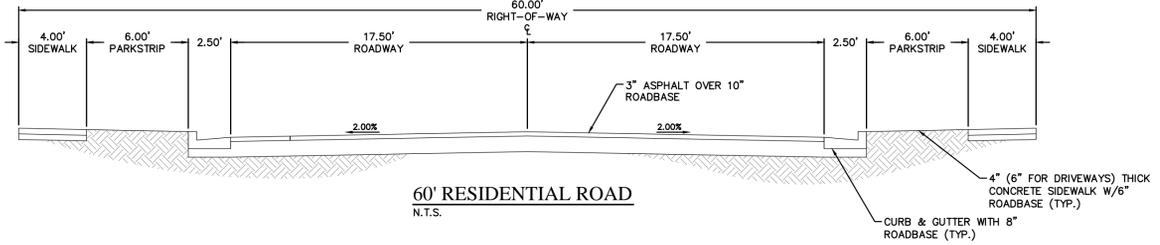


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

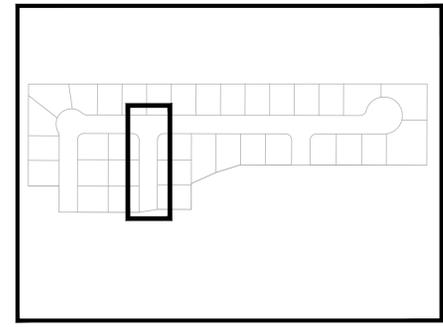
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- REVERSE-PAN CURB & GUTTER
- 15 SD 15" STORM DRAIN
- 8 SS 8" SANITARY SEWER
- 8 W 8" CULINARY WATER
- 8 SW 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
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1200 WEST PHASE 2 PLAN

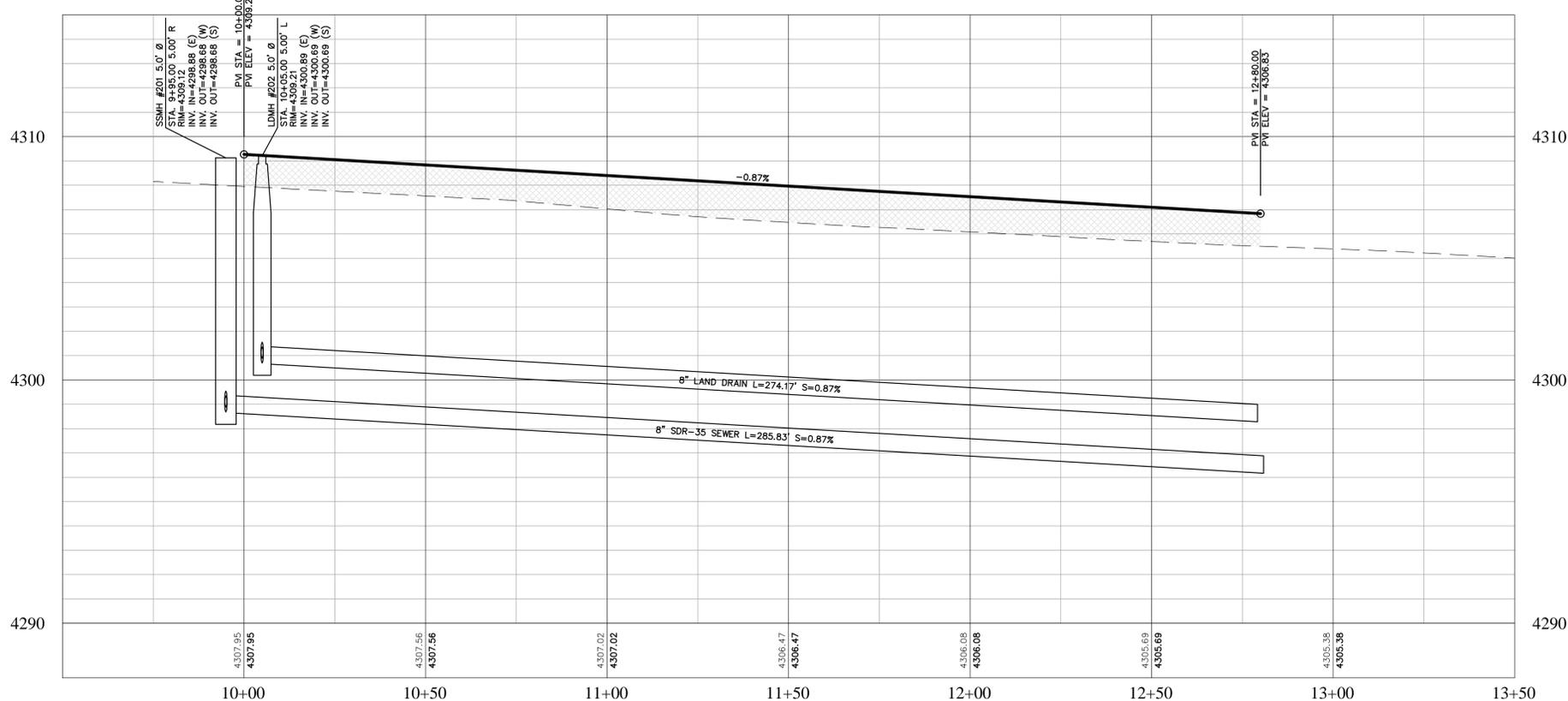


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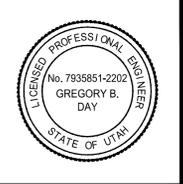


KEY MAP
N.T.S.

BENCHMARK
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1200 WEST PHASE 2 PROFILE

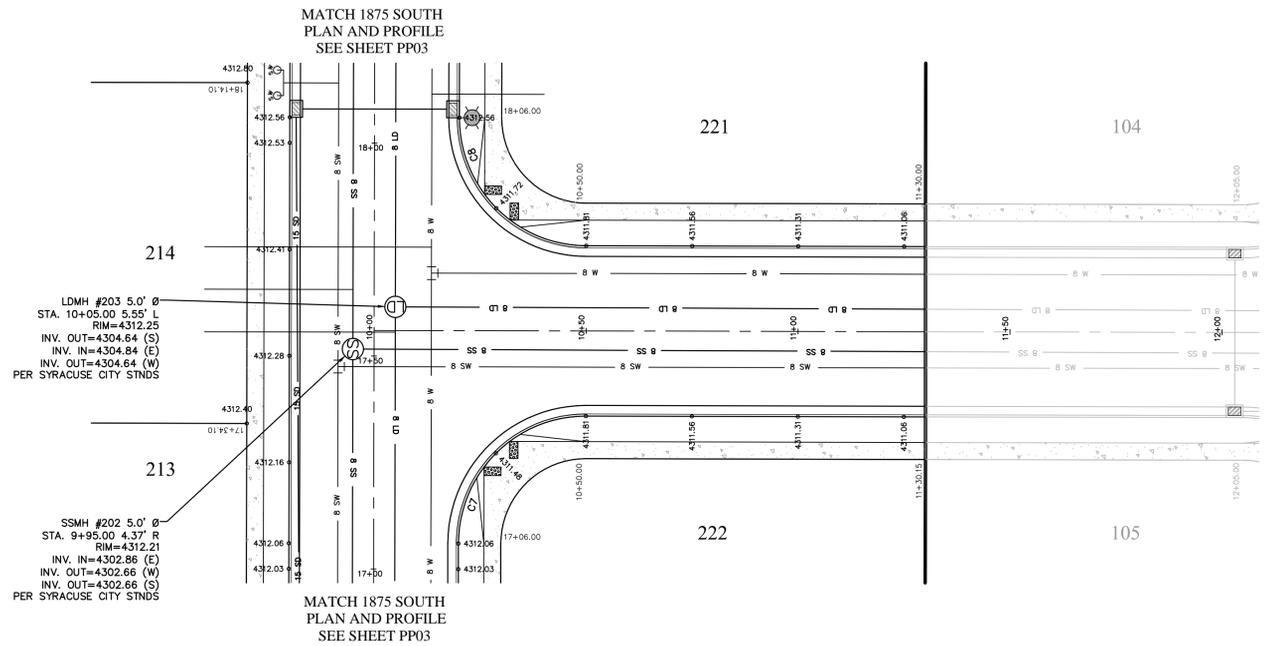


TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
1200 WEST PLAN AND PROFILE

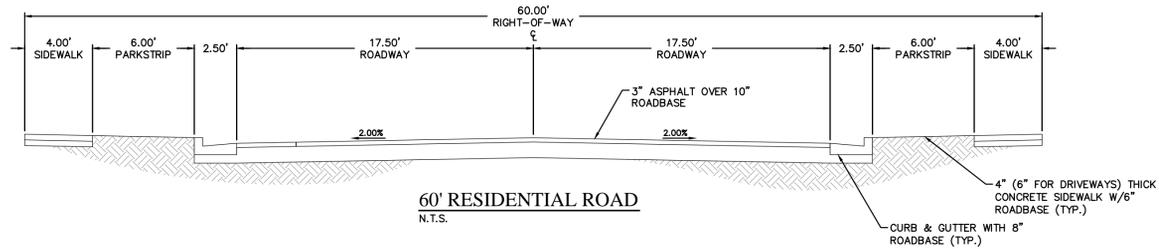
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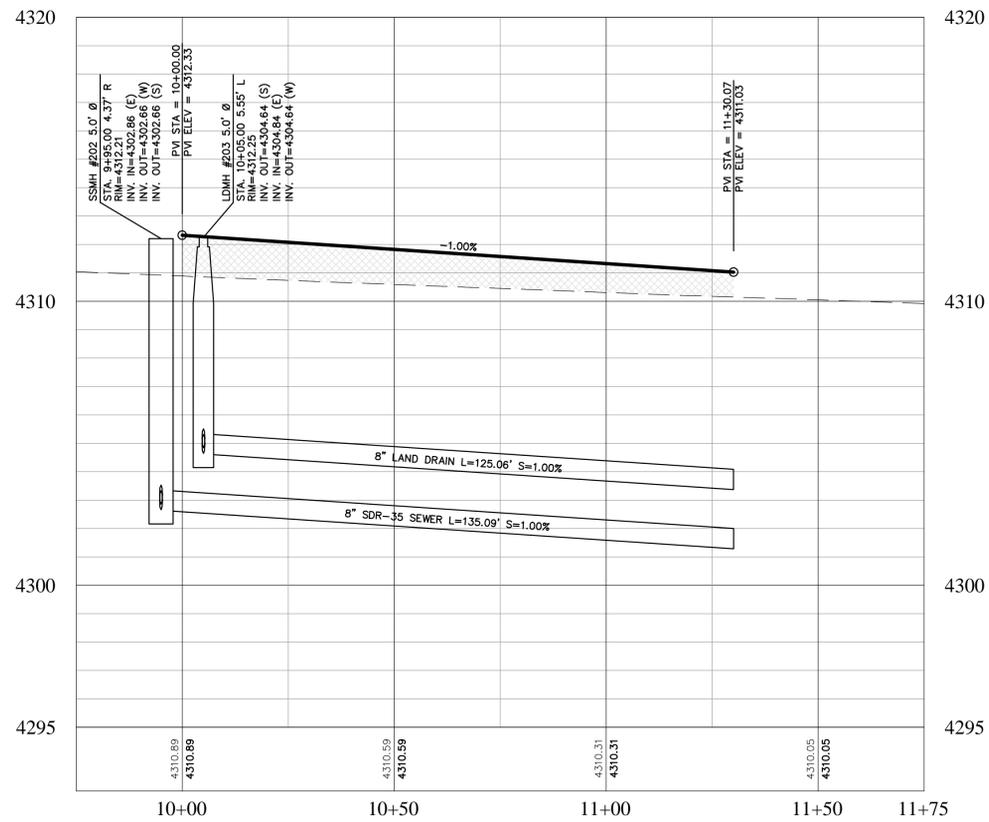
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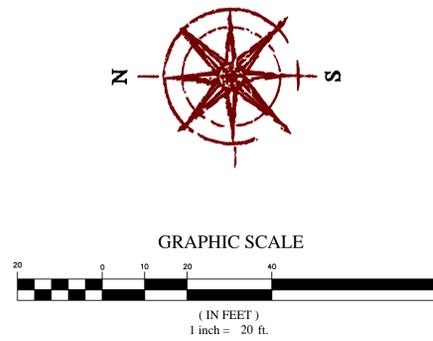
1200 WEST PHASE 2 PLAN



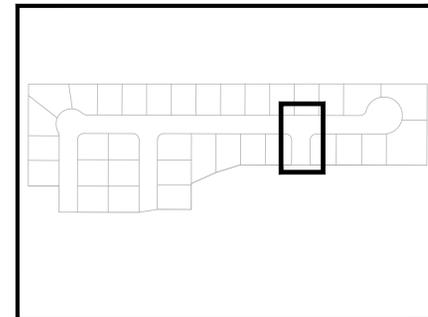
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1100 WEST PHASE 2 PROFILE



- LEGEND
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - REVERSE-PAN CURB & GUTTER
 - 15" SD 15" STORM DRAIN
 - 8" SS 8" SANITARY SEWER
 - 8" W 8" CULINARY WATER
 - 8" SW 8" SECONDARY WATER
 - XXXX CONTOUR MAJOR
 - XXXX CONTOUR MINOR
 - Ex SD EXIST. STORM DRAIN
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TIVOLI GARDENS PHASE 2
SYRACUSE CITY, DAVIS COUNTY, UTAH
1100 WEST PLAN AND PROFILE

#	DATE	DESCRIPTION
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1100 WEST PLAN AND PROFILE

Scale: 1"=20' Drawn: DRP
Date: 12/04/14 Job #: 14-033
Sheet: PP06



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SYRACUSE
EST. CITY 1935

Planner Final Subdivision Review

Subdivision: Tivoli Gardens Phase 2
Completed By: Jenny Schow, City Planner

Date: January 5, 2015
Updated:

8-6-10 Final Plat

Please review and amend the following items:

1. Public utility easements are missing from the lots. Typical is 10'.
2. Add a typical setback detail diagram on all plats including the site triangle on the corner
3. Clean up street labels and add "Public Street" below the street titles
4. Fix lot dimension on lots 202 and 217.
5. Update addressing to that submitted by the city.

Items required 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 (Parcel A)
7. Streetlight Agreement
8. SWPPP NOI
9. SWPPP City Permit
10. Fugitive Dust Control Plan

Items required for Recording:

1. Escrow Agreement
2. Water Shares
3. Title Report - must be updated 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



Engineer Final Plan Review – Tivoli Gardens Subdivision Phase 2 **1950 South Street & 1000 West Street**

Completed by Brian Bloemen on December 12, 2014

Below are the engineering comments for the final plan review of the Tivoli Gardens Subdivision Phase 2.

Plat:

1. Verify the summation of all Lots add up to the total boundary length.
2. Update the year on the signature blocks.
3. The call to the point of beginning needs to be tied to a found monument not a calculated corner.

Plans:

4. End the sewer main on 1200 West Street after the service for Lot 231 and install a manhole instead of extending the main all the way to the intersection.
5. End the sewer main on 1100 West Street at the south side of Lot 222 and install a manhole instead of extending the main all the way to the intersection.
6. The ADA ramps at 1875 South & 1200 West and 1875 South & 1100 West shall only have one truncated dome panel in the east west direction of pedestrian travel.
7. Minimum secondary water service line size is 1".

If you have any further comments or questions please feel free to contact me at 801-614-9682.

Sincerely,

Robert Whiteley
Public Works Director



TO: Community Development, Attention: Jenny Schow
FROM: Jo Hamblin, Fire Marshal
RE: Tivoli Gardens Phase 2

DATE: December 16, 2014

I have reviewed the plan submitted on December 10, 2014 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. Provide written assurance that this will be met.
 - The fire hydrants exceed the maximum travel distance required in table C105.1 of the 2012 IFC please adjust the hydrants to meet the requirement. The hydrant on lot # 231 is the one that needs to be adjusted.
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. 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)