



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on August 1, 2024.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

A. Presentation – Years of Service Awards

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

A. Concept Plan – Anderson’s Legacy Subdivision – Approximately 2650 East Gentile Street

6. PUBLIC HEARINGS:

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will not be held prior to the City Council Meeting.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ By: _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org, and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-336-3826 or 801-336-3820.

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Electronic Information: An electronic or hard copy of any electronic information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.A.

Subject: Presentation – Years of Service Awards

Background: The following employees with 20 years of service or more will be recognized at Council Meeting. Employees with 15 years or less will be recognized in their department staff meetings.

Community Development

5 – Chad Wilkinson

Finance

5 – Gwendolyn Gray

20 – Jean Park

Fire

5 – Mark Blamires

5 – Ashton Nicholson

5 – Joshua Romney

5 – Gavin Tuttle

20 – Karen Nilsen

20 – Kevin Ward

Management Services

5 – Michelle Gallacher

5 – Susan Parker

5 – Katherine Petersen

Parks & Recreation

10 – Casie Maughan

20 – Ryan Pickup

Police

5 – Cody Bowman

5 – Aryus Crane

10 – Jamie Garcia

10 – Timothy Moore

10 – Dana Teague

20 – Michael Beavers

20 – Tracy Hokum

20 – Isabelle Puefua

25 – Kristen Eklund

Public Works

5 – Chase Grandpre

5 – Bradley Schaff

25 – Darrin Taylor

40 – Johnny Gallegos

Alternatives: N/A

Recommendation: N/A

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Concept Plan – Anderson’s Legacy Subdivision – Approximately 2650 East Gentile Street

Background:

The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision on a parcel she owns that was illegally split over ten years ago. Before the applicant can build a home on the parcel, it will need to be subdivided and entitled legally through the subdivision review process. The parcel is within the City’s Sensitive Lands Overlay area, which requires conceptual, preliminary, and final approvals from the City. The conceptual plan is before the Council at this time.

The parcel is zoned R-1-10 (Single Family Residential) and backs onto the Holmes Creek Irrigation Reservoir. Single-family homes surround the parcel with the same R-1-10 zoning designation. The single lot is .36 acres and slopes dramatically towards the reservoir. The buildable area will meet the required setbacks for the zone but will be located towards Gentile Street where the lot has less slope.

The applicant has submitted geotechnical studies to the City, which have been reviewed by the City’s third-party geotechnical company. Per the studies and recommendations of the geotechnical engineers, notes have been placed on the concept plan that addresses how the home is to be constructed on the lot.

Alternatives:

Alternatives are to: 1) Grant conceptual plan approval to Anderson’s Legacy Subdivision subject to meeting all Staff requirements and geotechnical recommendations; or 2) Deny the proposed conceptual plan to Anderson’s Legacy Subdivision.

Recommendation:

On July 9, 2024, the Planning Commission voted unanimously to forward a positive recommendation to the City Council to approve the conceptual plan for Anderson’s Legacy Subdivision subject to meeting Staff requirements and geotechnical recommendations.

Staff supports the Planning Commission’s recommendation.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council

From: Kem Weaver, Planner II

A handwritten signature in blue ink, appearing to read "Kem Weaver", is written over a horizontal line.

Date: August 1, 2024

Re: Anderson's Legacy Subdivision – Concept Plan

Location: Approximately 2650 East Gentile Street

Zoning: R-1-10 (Single-Family Residential)

Description:

The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision on a parcel she owns that was illegally split over ten years ago. Before the applicant can build a home on the parcel, it will need to be subdivided and entitled legally through the subdivision review process. Single-family homes surround the parcel with the R-1-10 zoning designation.

Background:

The parcel is zoned R-1-10 and backs onto the Holmes Creek Irrigation Reservoir. The single lot is .36 acres and slopes dramatically towards the reservoir. The buildable area will meet the required setbacks for the zone but will be located towards Gentile Street where the lot has less slope.

The parcel is within the City's Sensitive Lands Overlay area, which requires conceptual, preliminary, and final approvals from the City. The conceptual plan is before the Council at this time. The applicant has submitted geotechnical studies to the City, which have been reviewed by the City's third-party geotechnical company. Per the studies and recommendations of the geotechnical engineers, notes have been placed on the concept plan that addresses how the home is to be constructed on the lot.

The notes on the concept plan address compliance with all geotechnical studies and recommendations, structural engineering of the home, notification of the reviewed and approved geotechnical studies and how they can be accessed, and stipulations that further

studies are required if there are to be any changes to the concept plan. These same notes will transfer to both the preliminary plat and final plat of the single-lot subdivision. Once the building permit is approved by the City, the homeowner or their general contractor must sign an indemnification agreement acknowledging they understand and will comply with all geotechnical requirements.

Recommendation:

On July 9, 2024, the Planning Commission voted unanimously to recommend the Council approve the concept plan for Anderson's Legacy Subdivision subject to meeting all Staff requirements and geotechnical recommendations.

Staff supports the recommendation of the Planning Commission.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Andy Hubbard; andyh@greatbasinengineering.com
Gwen Anderson; lanakila1958@gmail.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: June 27, 2024

SUBJECT: Anderson's Legacy – Cycle 1, Review 2
Concept Plan
2692 East Gentile

I have reviewed the concept plan and legal description for the right-of-way vacation received in Engineering on June 13, 2024 for the proposed Anderson's Legacy Subdivision located at 2692 East Gentile. The plans have been stamped "Approved as Corrected." The following will need to be addressed with the submittal of the preliminary plan. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis. Items that have been addressed are stricken-through and new comments based on changes to the drawings are in red.

General Notes –

- ~~1. Fire flow – Based on the water model, the available fire flow in front of the home is 6,100 gpm with 80 psi. The Fire Marshal will determine the required fire flow as well as the need for any additional fire hydrants. (DG 4.06.H) Any existing fire hydrants will need to be added to the plan.~~
2. The vacation of the Gentile right of way will need to be approved by the City Council. The City will not vacate the ROW until the dedication plat has been submitted for City signatures and recording. A legal description of the area to be vacated will need to be submitted for review ~~with the preliminary subdivision application.~~ **The legal description submitted has been reviewed and is approved as submitted.**

Concept Plan –

- ~~1. All years in the signature blocks will need to be updated to 2024.~~
- ~~2. UDOT easement Entry 3200977 will need to be added to the drawing.~~
- ~~3. The southern section of the Gentile right of way will need to match the right of way established with the Warranty Deed Entry 3200976.~~
- ~~4. The chord bearing for the 3rd call after POB is 14d49'44" in the written description and 14d39'44" on the plat.~~
- ~~5. The chord bearing for the 5th call after POB is 44d52'14" in the written description and 44d52'13" on the plat.~~
6. When recreating the boundary from the written description, there is a failure to close of 0.11 feet. This will need to be reduced to 0.015 feet. (DG 9.02.B.1) When recreating the boundary from the calls on the drawing, this failure to close is reduced to be within approved tolerances.

- ~~7. When overlaying the UDOT plans and this plan, the driveway for the property to the east appears to cut the northeast corner of the area to be vacated by the City. Not Addressed - The driveway and drive approach will need to be surveyed and included on the drawing. Any area encumbered by the drive approach or driveway cannot be vacated by the City and will need to be removed from the boundary.~~
- ~~8. The boundary description will need to include a rotation to NAD 83. (DG 9.02.F.7)~~
- ~~9. The streets will need to be labeled as "Public".~~
- ~~10. In the legend, "WCS - Weber County Surveyor" should be changed to "DCS - Davis County Surveyor."~~
- ~~11. Any fire hydrants in the area will need to be added to the plan.~~
- ~~12. The storm drain pipe network will need to be added to the plan.~~
- ~~13. The location of the "Exist. 4" Sewer Lateral" could not be verified through video of the sewer main. Should the lateral not exist, the new sewer lateral will need to connect to the main within the asphalt.~~
- ~~14. The side/rear PU&DEs can be reduced to 5-foot wide. (MC 18.25.040) The PU&DEs along the right-of-ways will need to remain at 7-foot wide.~~
1. The first locating call has a length of 1322.66' on the plat and 1320.85' in the boundary description.

General Notes - Applicable to future stage of development

1. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply, 3 acre-feet per developed acre for single family residential. This is required for all development regardless of secondary water use. The final water exaction amount will be based on the final dedication plat. (MC 19.23.010)
2. Due to the size of the development, the development will not need to comply with the Low Impact Development requirements in Section 6 of the City Guidelines and Design Standards.
3. This property is located adjacent to the Weber Basin secondary water service area. They will need to be contacted to determine if secondary water is available to service this development. A will serve letter will need to be provided at the preliminary stage of development from the irrigation company.
- ~~4. The water meter and lateral are proposed to be larger than the standard of 5/8" and 3/4" respectively. If increased to 1-inch, the change will need to be noted on the final dedication plat. (DG 4.10.B.1)~~

Geotechnical – The following notes or something similar will need to be added to the final dedication plat.

- ~~1. Each individual lot owner/building contractor/purchaser is responsible for complying with the geotechnical studies and reports completed by CMT Technical Services and peer review comments by GeoStrata. Layton City is not responsible for any engineering or inspection failure or any damages resulting therefrom. Any damage caused to public property, public interest in property, public improvements, or public facilities in the subdivision, by either a failure to comply with the referenced reports, shall be repaired by the party failing to comply therewith. Each lot owner/building contractor will be required to sign a document prepared by Layton City that indicates the existence of geotechnical reports regarding the subdivision and will comply with said reports.~~
- ~~2. The project structural engineer shall provide adequate structural reinforcement for the building design to accommodate additional settlement resulting from seismic deformation on the order~~

of 4 inches (10 centimeters) to ensure that the life safety egress requirements are met for the structure.

- ~~3. The lot owner/building contractor shall allow a CMT geotechnical engineer preform observations of the site grading prior to initiation of any construction and that CMT document their observations in a report submitted to Layton City for review prior to the City issuing a building permit. The lot owner/building contractor shall also allow a CMT geotechnical engineer preform a foundation exaction observation for the foundation of the proposed residential structure prior to forming the foundation to allow CMT to assess the condition of the foundation subgrade and document their observations and assessments in a report submitted to Layton City for review prior to the City issuing a building permit. (See CMT response to review letter dated March 13, 2024 and CMT Geotechnical Engineering Study November 7, 2023 for additional information.)~~
- ~~4. The lot owner/building contractor shall provide any changes to the approved grading site plan to CMT for review so that CMT can assess whether their final conclusions and recommendations remain applicable.~~



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen
Asst. City Manager • Steve Garside

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Anderson's Legacy @ 2692 E Gentile St

CC: 1) Engineering
2) Andy Hubbard, andyh@greatbasinengineering.com
3) Gwen Anderson, lanakila1958@gmail.com

DATE: May 17, 2023

I have reviewed the conceptual plat received on May 3, 2023 for the above referenced project. The Fire Department, with regard to the conceptual plat, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built.
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided.
3. Where applicable, two means of egress may be required.

4. On site fire hydrants may be required.
5. A wildland severity assessment is required to be conducted for this property. Please contact the Layton Fire Marshal's Office to schedule the assessment: 801-336-3940.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and may have their requirements. This review by the Fire Department must not be construed as final approval by Layton City.

CF\#3Commercial Site Plan:sh
Plan #S23-068 District #33
Project Tracker #LAY2305033266
ERS #12660



Memorandum

To: Andy Hubbard, Gwen Anderson, Nadine Goaslind
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: June 14, 2024
Re: Anderson's Legacy, Conceptual Approval – 2692 E. Gentile St.
Review: Review III

Anderson's Legacy located at 2692 East Gentile Street lies within the City's future Snow Canyon Park service area and Holmes Creek Reservoir.

The Parks & Recreation Department has reviewed the plans submitted on June 13th and has no comments or concerns regarding Anderson's Legacy.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.



ANDERSON'S LEGACY SUBDIVISION

APPROXIMATELY
2650 EAST
GENTILE STREET

CONCEPT PLAN

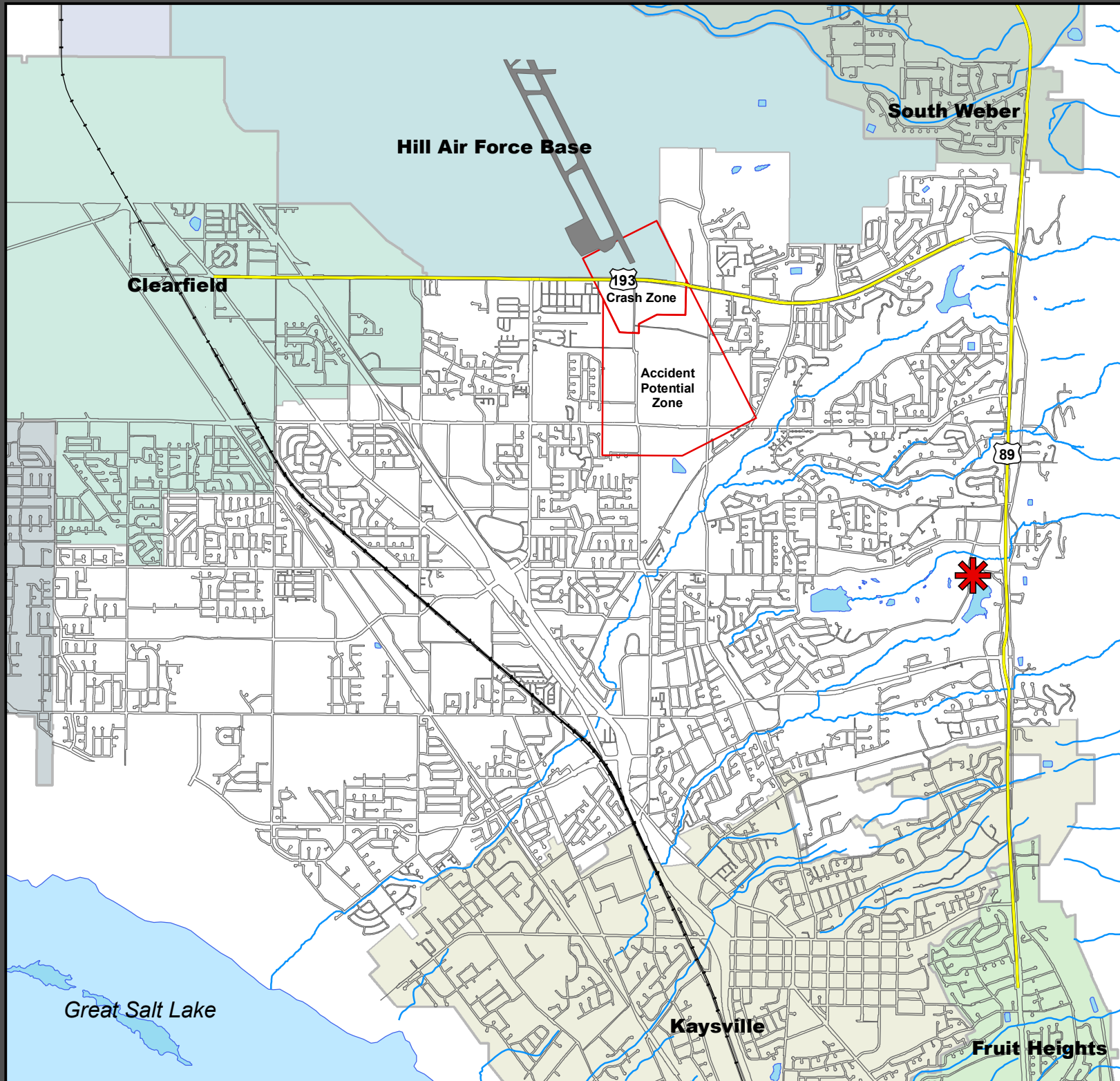
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1





ANDERSON'S LEGACY SUBDIVISION

APPROXIMATELY
2650 EAST
GENTILE STREET

CONCEPT PLAN

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 2



Anderson's Legacy

A part of the Southeast Quarter of Section 14, Township 4 North,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Layton City, Davis County, Utah
July 2024

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Anderson's Legacy in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this _____ Day of _____, 2024.

13 Jun, 2024

6242920
License No.

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 Anderson's Legacy, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements 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 Layton City.
Signed this _____ day of _____, 2024.

Gwen N Anderson

ACKNOWLEDGMENT

State of Utah }
County of Davis } ss
The foregoing instrument was acknowledged before me this
day of _____ 2024 by _____
Residing at: _____
Commission Number: _____ A Notary Public commission in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Ms. Gwen Anderson for the purpose of creating a buildable parcel.

Brass Cap Monuments were found at the Southwest Corner, the West 1/4 Corner, and the Center of Section 14, T4N, R1W, SLB&M, U.S. Survey. A line bearing S 0°13'30" W between said Southwest Corner and said West 1/4 was used as Basis of Bearings. Property Corners were monumented as depicted on this drawing.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Commencing at the Southeast corner of said Section 14, thence 1320.85 feet South 89°55'07" West along the Section line to the Point of Beginning, being the beginning of a curve to the right of which the radius point lies South 65°42'44" East; thence two (2) courses along the East Right of Way Line of 2625 East Street (Gentle Street) recently widened as follows: (1) Northeasterly along the arc of a 328.50 feet radius curve a distance of 13.35 feet (Central Angle equals 02°19'43" and Long Chord bears North 25°27'07" East 13.35 feet); to a point of reverse curvature to the left with a radius of 371.50 feet; and (2) Northeasterly along said arc a distance of 26.64 feet, Central Angle equals 04°06'29" and Long Chord bears North 24°33'43" East 26.63 feet concentric with the right of way control line for Gentle Street (Project No. S0089(406)398) to the Existing Easterly Right of Way Line of Gentle Street being a point on a non-tangent curve to the right having a radius of 373.50 feet; thence along said arc a distance of 26.01 feet, Central Angle equals 03°59'25" and Long Chord bears North 30°38'56" East 26.01 feet to a point 9.00 feet perpendicularly distant Easterly from the back of curb line being a point on a non-tangent curve to the left having a radius of 234.07 feet; thence four (4) courses along a line 9.00 feet perpendicular distant Easterly and Southerly from the back of curb line as follows: (1) Northeasterly along said arc a distance of 55.20 feet, Central Angle equals 13°30'47" and Long Chord bears North 16°43'19" East 55.08 feet; (2) North 09°57'55" East 19.40 feet to a point on a non-tangent curve to the right having a radius of 21.53 feet; (3) Northeasterly along said arc a distance of 28.54 feet, Central Angle equals 75°56'27" and Long Chord bears North 44°52'13" East 26.49 feet to a point of non-tangency; and (4) North 83°05'58" East 24.74 feet to a point 0.50 feet West of an Existing concrete driveway, being a point on a non-tangent curve to the left having a radius of 18.97 feet; thence Southeasterly along said arc a distance of 19.70 feet, Central Angle equals 59°29'21" and Long Chord bears South 41°11'29" East 18.83 feet to the South right of way line of Gentle Street to a point of non-tangency; thence North 60°50'18" East 1.72 feet along said Southerly right of way line; thence South 74°57'18" East 36.55 feet; thence South 00°04'51" East 129.23 feet to said Section Line; thence South 89°55'07" West 141.90 feet along said Section line to the Point of Beginning.
Containing 15,735 square feet
or 0.3612 acres, more or less.
(Rotate 0°21'16" Clockwise for NAD 83 Bearings)

NOTES

- Public Utility and Drainage Easement (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
- Subdivision total Area 16,135 sq.ft.
- Verify location of existing sewer lateral if not in place, new lateral will need to be installed per Layton City standards.
- Lots with -R designation are on Geotechnical requirements from reports and studies prepared by CMT technical services. (see Geotechnical Notes.)

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney
this _____ day of _____, 2024.

Signature

LAYTON CITY ENGINEER

Approved by the Layton City Engineer
this _____ day of _____, 2024.

Signature

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this _____ day of _____, 2024.

Attest _____
Title _____

Mayor

LEGEND

Found Section Monument
Calculated Section Position
Record
Davis County Surveyor
Centerline Road
Existing Parcel Line
Survey Monument Line
P.U.E
Lot Line
Boundary Line
Set Back Lines

Set 5/8"x 24" Long
Rebar & Cap w/ Lathe

West 1/4 Corner of
Section 14, T4N, R1W,
SLB&M, U.S. Survey (Found
Brass Cap Monument)

Center of Section 14, T4N,
R1W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

Fire Hydrant

East 1/4 Corner of Section 14,
T4N, R1W, SLB&M, U.S. Survey
(Not Found - Positioned Using
Witness Corner)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

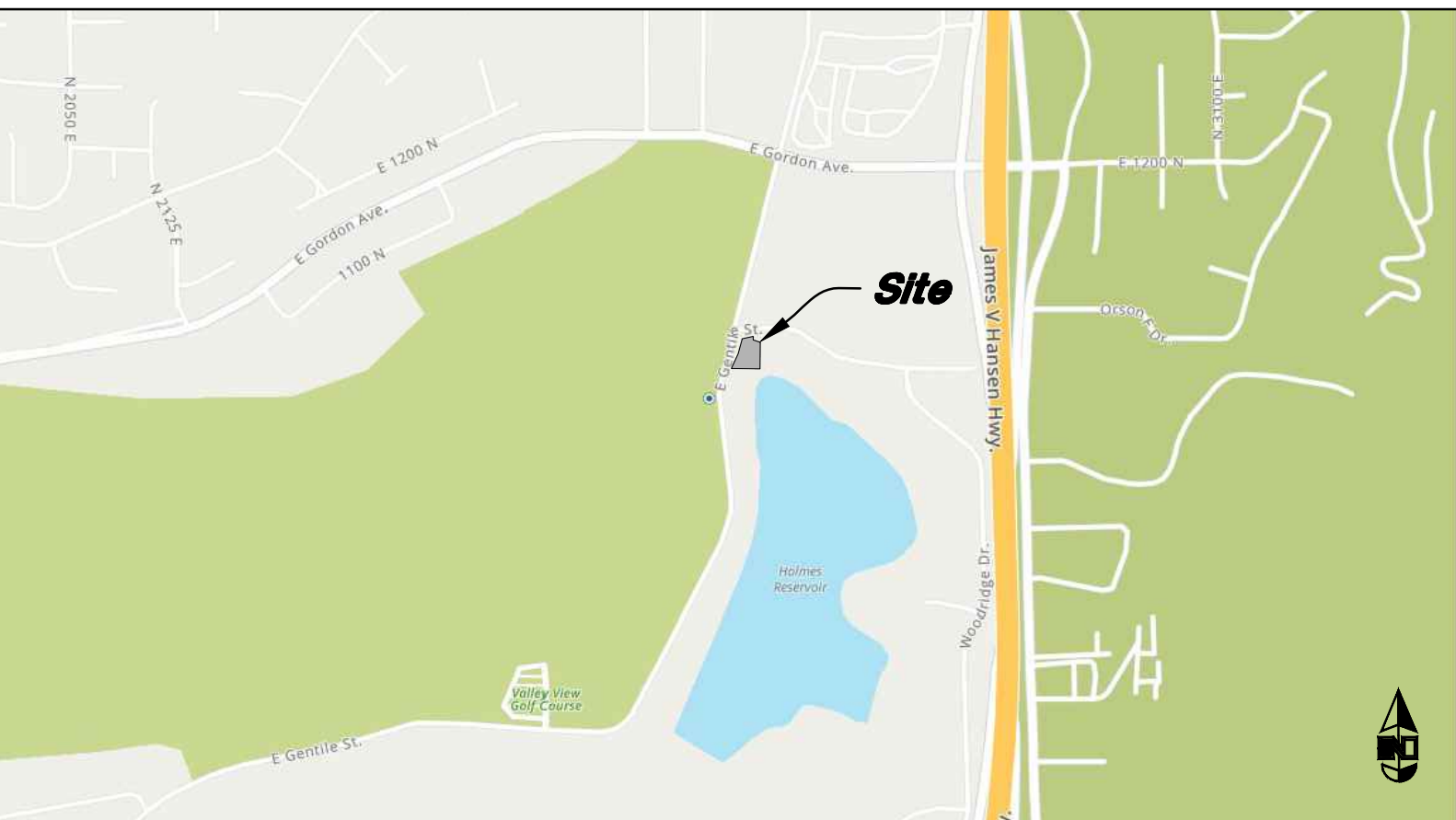
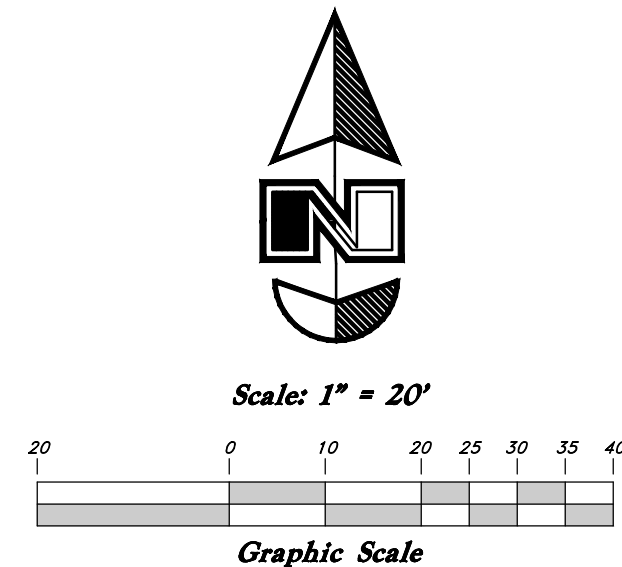
2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)

2644.56' Calc'd (2646.36' D.C.S.)



VICINITY MAP
Not to Scale

Geotechnical Notes:

- Each individual lot owner/building contractor/purchaser is responsible for complying with the geotechnical studies and reports completed by CMT Technical Services and peer review comments by GeoStrata. Layton City is not responsible for any engineering or inspection failure or any damages resulting therefrom. Any damage caused to public property, public interest in property, public improvements, or public facilities in the subdivision, by either a failure to comply with the referenced reports, shall be repaired by the party failing to comply therewith. Each lot owner/building contractor will be required to sign a document prepared by Layton City that indicates the existence of geotechnical reports regarding the subdivision and will comply with said reports.
- The project structural engineer shall provide adequate structural reinforcement for the building design to accommodate additional settlement resulting from seismic deformation on the order of 4 inches (10 centimeters) to ensure that the life-safety egress requirements are met for the structure.
- The lot owner/building contractor shall allow a CMT geotechnical engineer perform observations of the site grading prior to initiation of any construction and that CMT document their observations in a report submitted to Layton City for review prior to the City issuing a building permit. The lot owner/building contractor shall also allow a CMT geotechnical engineer perform a foundation excavation observation for the foundation of the proposed residential structure prior to forming the foundation to allow CMT to assess the condition of the foundation subgrade and document their observations and assessments in a report submitted to Layton City for review prior to the City issuing a building permit. (See CMT response to review letter dated March 13, 2024 and CMT Geotechnical Engineering Study November 7, 2023 for additional information.)
- The lot owner/building contractor shall provide any changes to the approved grading site plan to Great Basin Engineering Inc and CMT for review so they can assess the feasibility of the changes and whether the final conclusions and recommendations from CMT remain applicable.

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	75°56'27"	21.53'	28.54'	N 44°52'13" E	26.49'
C101	13°30'47"	234.07'	55.20'	N 16°43'19" E	55.08'
C102	3°59'25"	373.50'	26.01'	N 30°38'56" E	26.01'
C103	4°06'29"	371.50'	26.64'	N 24°33'43" E	26.63'
C104	2°19'43"	328.50'	13.35'	N 25°27'07" E	13.35'
C105	59°29'21"	18.97'	19.70'	S 41°11'29" E	18.83'

HOLMES CREEK IRRIGATION CO.

Approved by Holmes Creek Irrigation Company
this _____ day of _____, 2024.

Signature

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission
on the _____ day of _____, 2024.

Chairman

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this _____ day of _____, 2024.

Attest _____
Title _____

Mayor

Tentative Final