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PROJECT MEMORANDUM

DATE: September 24th, 2014
TO: Carl Oldham, Jenkins/Oldham Development LLC
FROM: Scott McFarland, PE
RE: Love Farms Site Investigation – Layton, Utah
CC:

Mr. Oldham,

This memo summarizes some of our findings of the site investigations of Love Farms (Project) that is located in Layton, Utah. This memo is intended to be a preliminary aid in the determining of the feasibility of the project and does not, in any way, constitute a final or complete study.

The Project is approximately 45 acres located in a small, hillside gully with a small spring fed creek (Holmes Creek) running through the middle. It is surrounded with large mature trees, wetlands, and fields for farming. This property faces several challenging factors, but the end produce could be amazing.

On September 18th, 2014, you and I visited the site as well as a representative from GSH geotechnical engineering. After our site visit, we met with the Layton City Development Review Committee (DRC). The DRC included members from the planning department, engineering department, parks and recreation, and the fire department. From these two meetings, below is a summary of our preliminary understanding of the Project:

Sewer: There are three options for sewer connections. The first would be a connection to the existing 12" sewer line on the south side of Oak Hills Drive. This would require approximately 1,800 feet of offsite sewer. This alignment would require traversing through potential wetlands, require a bore under Oak Hills Drive and also an easements through private lands.

The second option would be a connection to the existing sewer line at the intersection of Gentile Street and Oak Hills Drive. This connection is

approximately 2800 feet of offsite sewer. It would require traversing through potential wetlands and UDOT right of way, and may also require easements through private lands. Due to the low elevations in the gully and the raised roadway this alignment may also require deep manholes and piping.

The third option is to construct a lift station. There is existing sewer line within 50 feet of the proposed project, but is approximately 100 feet higher than the Projects low spot. Layton City currently does not allow lift stations, but said in the DRC meeting, we could seek an amendment to their ordinance. A variance would not apply in this situation.

The first sewer option appears to be the most viable for sewer outfall.

Culinary Water: There are two waterlines near or in the Project that should have adequate pressure and looping for the project. The city will require water shares be included.

Storm Drainage: A detention basin will be required prior to discharging into Holmes Creek.

Secondary Water: Currently, this property is not located within any secondary water boundary, but it is surrounded by them. There is a secondary trunk line that runs along the north side of the project. Working with Weber Basin Water District will be necessary to expand their service area may into this project.

Wetlands: The Project has areas of natural and manmade wetland areas. A delineation may be required on and offsite(for utilities). We have a wetland biologist scheduled for a site visit later in the week.

Soils: The geotechnical engineer and city noted areas of potential slide areas as well as some poor soil conditions. We anticipate high groundwater. We believe this area consists mostly of alluvial deposits from ancient flows from the adjacent mountains. Existing soil conditions should have extensive analysis to provide a safe project.

Floodplain: As expected, the Project does have small areas of Flood Plain along Holmes Creek. We are told by the City that the Holmes Reservoir isn't considered a flood dissipation basin on the FEMA Flood Maps, but we know that it is. The current owner stated that Holmes reservoir rarely discharges any water. We also expect that we will have to work with the state on stream alteration permits for creek crossings and pathways.

Zoning:

The current zoning of the project is Agricultural. The City is currently not allowing any new multi-family zoning.

Mr. Oldham
9/24/14

Access: The Project will have two accesses. One access will include a connection to Oak Hollow Drive, which is an UDOT roadway. Acceleration/Deceleration lanes may be required. We have had no contact with UDOT concerning this project.

Thank you for the opportunity to work on this project with you. We know that it will be challenging, but worth it in the end. Please let me know if you have any further questions or comments.

Thank you,

Scott McFarland, P.E.
Advanced Environmental Engineering
Project Manager