

WESTERN WEBER PLANNING COMMISSION

MEETING AGENDA

September 12, 2017

5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call*

5:00 p.m. Regular Meeting of the Western Weber Planning Commission

1. Consent Item

1.1 LVJ071217: Consideration and action on a request for final approval of Jacquelyn Estates Cluster Subdivision Phase 2.

1.2 LVS070317: Consideration and action on a request for final approval of Saddlebred Acres Subdivision, consisting of 2 lots, located at approximately 4000 W 2200 S.

1. Action/Administrative Items

2.1 CUP 2017-13: Consideration and action on a conditional use permit application for an Agri-Tourism operation identified as the Green Acres Dairy. Steve Burton, Weber County Planner, to present.

2.2 LVS080717: Consideration and action on a request for preliminary plan approval of Sunset Equestrian Cluster Subdivision. Steve Burton, Weber County Planner, to present.

4. Public comment for items not on the agenda

5. Remarks from Planning Commissioners

6. Planning Director Report

7. Remarks from Legal Counsel

8. Work Session Agenda

WS1. Training, review, and discussion regarding the West Central Weber County General Plan

Planning Commission Agenda Script:

CHAIR

1. Follows personal/meeting opening SOP's.
2. Reads application request line from agenda/staff report.
3. Requests that the Director explain the decision type and explain who will be presenting. For example, *"Mr. Grover will you please explain the decision type and who will be presenting."*

DIRECTOR

1. Explains decision type. Identifies (not necessarily explain) decision type on subsequent items.
2. Describes flow of specific item presentation. For example:
 - a. Mr./Ms. (Staff) will provide a brief outlineⁱ of the project
 - b. Followed by the applicant, Mr./Mrs. (applicant), who will present you with background information and the detailsⁱⁱ necessary to demonstrate his/her vision for the project and possibly code compliance.
 - c. Following the applicant's presentation, Mr./Ms. (Staff) will return and present information related to applicable codes, code compliance, review agency comments, and a Staff recommendation.
 - d. Mr./Ms. (Staff), the time is yours.

STAFF

1. Presents brief project outline provided in footnote i.

APPLICANT

1. Presentation as provided in footnote ii.
2. Offers to answer PC questions.

STAFF

1. Presentation as provided in 2(c).
2. Offers to answer PC questions.

CHAIR

1. Opens item to take public comment/Closes public comment.
2. Invites Staff and Applicant to answer questions.
3. Asks for a MOTION/SECOND in order to open a PC discussion.
4. Follows remaining SOP's.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point

- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts

- ❖ Written statements should be accurate and either typed or neatly hand written with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.

ⁱ This is a subdivision located at approximately (address). It lies within the (Zone), covers (acres), consists of (# Lots), and consists of approximately 1,100 feet of public road improvements. Do you have questions about the outline...if so, I would be happy to answer them? If not, I will turn the time over to Mr. (applicant).

ⁱⁱ Possibly include personal introduction/information and resume, introduction of other professional contributors, property ownership time or lease situation, visuals (photos, renderings), anticipated impacts and offered mitigation or rationale behind impacts being acceptable, and statement of code compliance.



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Jacquelyn Estates Cluster Subdivision Phase 2.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 12, 2017
Applicant:	Julie Standing
File Number:	LVJ071217

Property Information

Approximate Address:	4900 W 2200 S
Project Area:	7.77 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-079-0113
Township, Range, Section:	Township 6 North, Range 2 West, Section 29

Adjacent Land Use

North:	Residential	South:	Residential
East:	Agricultural	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions

Development History

- Jacquelyn Estates Cluster Subdivision Phases 1 and 2 received preliminary approval from the Western Weber Planning Commission on July 11, 2014.
- Jacquelyn Estates Cluster Subdivision Phase 1 was recorded with the Weber County Recorder's Office on March 29, 2016.

Background

The applicants have submitted a request for final approval of the Jacquelyn Estates Cluster Subdivision Phase 2, a cluster subdivision consisting of 13 building lots, and 2 common areas. The proposed subdivision is located at approximately 4900 W 2200 S, Ogden, UT and is in the A-1 zone. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area. The number of lots allowed by right and based on current zoning, for the entire subdivision (Phase 1 and Phase 2), is 13 (40,000 square feet). With the requested 50% bonus density, the number of lots for the entire subdivision increases to 19. Phase 1 consisted of 6 lots, and Phase 2 will complete the phasing plan with 13 lots.

The cluster subdivision code has been amended since Phase 2 received preliminary approval, as such, final approval of Phase 2 is subject to the provisions of the cluster subdivision code that existed at the time of preliminary approval. The proposed subdivision has been reviewed against and appears to be in compliance with the previous cluster subdivision code, known as Chapter 22B.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agriculture (A-1) Zone. The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Cluster subdivisions, in accordance with the Land Use Code, are permitted in the A-1 Zone.

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The following is a brief synopsis of the review criteria and conformance with the Uniform Land Use Code of Weber County (LUC).

Cluster subdivision design and layout standards: As stated in 22B-4, the minimum lot width requirement for cluster subdivision lots in the A-1 zone was 100'. Each lot within Phase 2 has a minimum width of 100'.

The applicant has proposed 2 clusters of building lots surrounded by open space. One cluster consists of 5 lots and the other consists of 8 lots, in compliance with 22B-5. The amount of open space provided for the entire subdivision is 5.9 acres (49%). The open space in Phase 1 consisted of a 3.49 acre Common Area parcel. The open space in Phase 2 consists of a 2.38 acre Common Area parcel and a 0.11 acre Common Area parcel.

Bonus Density Requirements: 22B-6 states that cluster subdivisions in the A-1 Zone may be granted up to 50% bonus density. During preliminary approval, the entire subdivision as a whole, including both phases, was granted a 50% bonus density based on the following criteria:

- 15% for developing a cluster subdivision that meets the intent of the standards.
- 19% for additional open space in excess of the minimum 30% open space.
- 25% for providing two lots (ten percent of the lots) permanently set aside for affordable housing.

As part of the final approval of Phase 1, only 1 lot was set aside for affordable housing. One lot from Phase 2 must also be set aside for affordable housing. A deed restriction shall also be recorded on the lot, limiting the sale, or rental of the homes to a household with incomes at or below eighty (80) percent of the County median income. A condition of approval has been added to the staff recommendation to ensure that this standard is met prior to the recording of the final Mylar.

Natural Hazards Areas: The proposed subdivision is located in a Zone X as determined by FEMA to be an area determined to be outside the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area; therefore a geologic and geotechnical report has not been provided to the County.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water. A Capacity Assessment letter from the Utah Department of Environmental Quality Division of Drinking Water has been provided for the entire 19 lot project. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

Additional design standards and requirements: The proposed cluster subdivision will have a 50' width dedicated county road extending from 2200 South to the stubbed 50' width road in Phase 1.

As stated in 22B-8, *the subdivider shall cause to be formed prior to the recording of the final plat, a Lot Owners Association and shall establish articles of incorporation of the Association, by-laws and covenants outlining the purpose, organization and operation of the Association.*

This requirement has been added to the staff recommendation as a condition of approval.

Review Agencies: A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Engineering Division, Surveyor's Office, and the Fire District will be addressed prior to submitting the final Mylar for signatures and the recording of the final plat.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Staff Recommendation

Staff recommends final approval of the Jacquelyn Estates Cluster Subdivision Phase 2, consisting of 13 building lots and 2 common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a Lot Owners Association and establish articles of incorporation, by-laws and covenants, as outlined in 22B-8, Cluster Subdivision Provisions, prior to receiving final approval from the County Commission.
3. A guarantee of Improvements will be required as outlined in LUC § 106-4-3, prior to receiving final approval from the County Commission.
4. One lot from Phase 2 must be set aside for affordable housing, and a note must be placed on the plat, indicating which lot is set aside for that purpose. A deed restriction shall also be recorded on the lot, limiting the sale, or rental of the homes to a household with incomes at or below eighty (80) percent of the County median income. This standard must be met prior to recording the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. 15% for developing a cluster subdivision that meets the intent of the standards.
4. 19% for additional open space in excess of the minimum 30% open space.
5. 25% for providing two lots (ten percent of the lots) permanently set aside for affordable housing. Up to a five percent bonus density may be granted based on providing for the development of excess sewage treatment capacity.

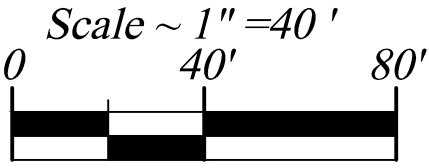
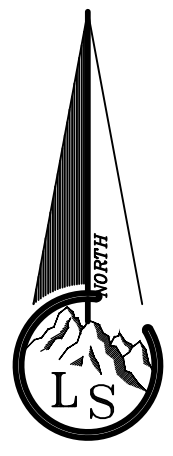
Exhibits

- A. Final Subdivision Plat

Map 1



Exhibit A



Legend

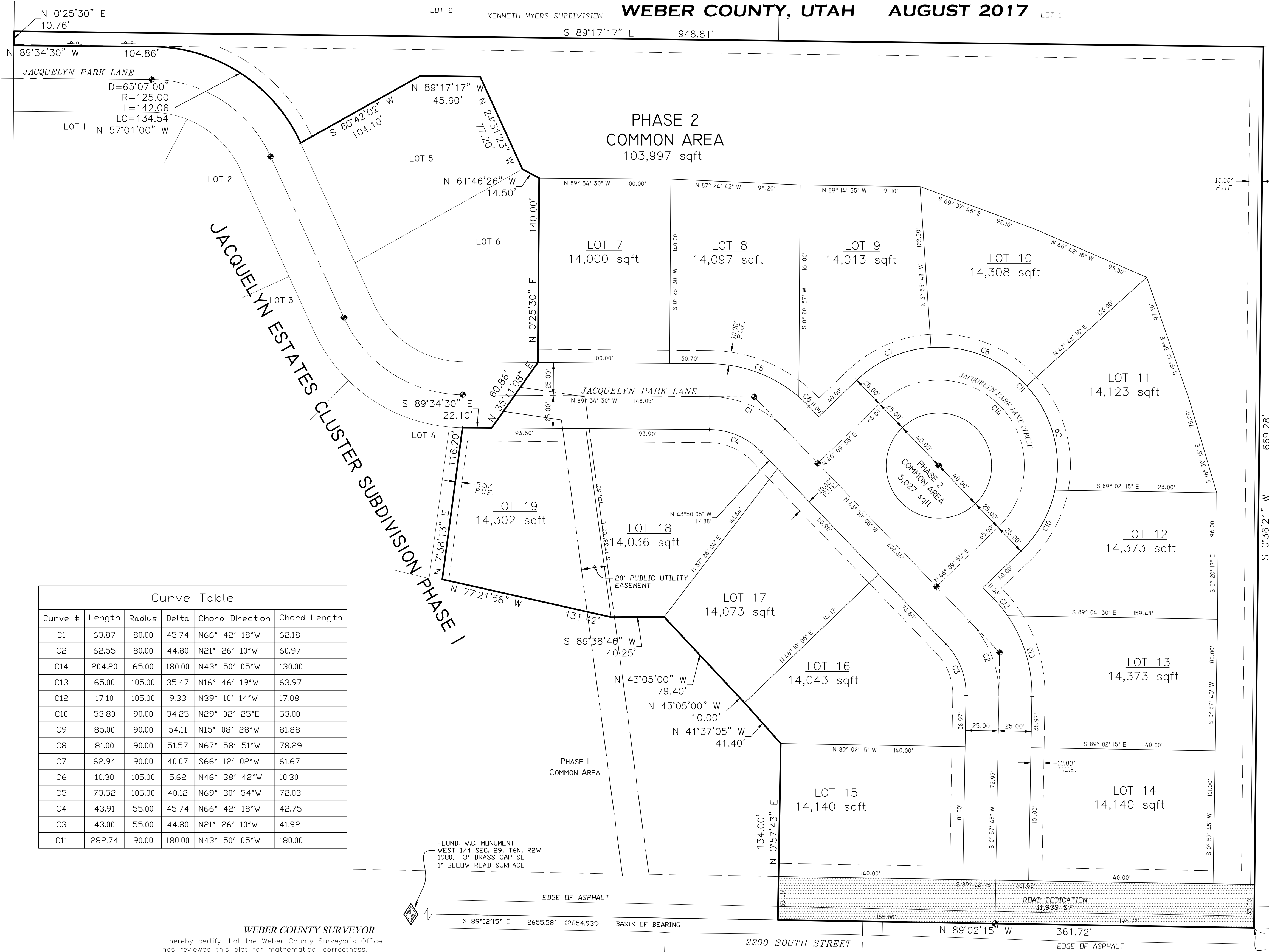
- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ROAD/STREET DEDICATION

NOTE:
NO BASEMENTS ALLOWED IN THIS DEVELOPMENT.

JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 2

A PART OF THE NORTHWEST QUARTER OF SECTION 29, T. 6 N., R. 2 W., S.L.B. & M.

WEBER COUNTY, UTAH AUGUST 2017



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	63.87	80.00	45.74	N66° 42' 18"W	62.18
C2	62.55	80.00	44.80	N21° 26' 10"W	60.97
C14	204.20	65.00	180.00	N43° 50' 05"W	130.00
C13	65.00	105.00	35.47	N16° 46' 19"W	63.97
C12	17.10	105.00	9.33	N39° 10' 14"W	17.08
C10	53.80	90.00	34.25	N29° 02' 25"E	53.00
C9	85.00	90.00	54.11	N15° 08' 28"W	81.88
C8	81.00	90.00	51.57	N67° 58' 51"W	78.29
C7	62.94	90.00	40.07	S66° 12' 02"W	61.67
C6	10.30	105.00	5.62	N46° 38' 42"W	10.30
C5	73.52	105.00	40.12	N69° 30' 54"W	72.03
C4	43.91	55.00	45.74	N66° 42' 18"W	42.75
C3	43.00	55.00	44.80	N21° 26' 10"W	41.92
C11	282.74	90.00	180.00	N43° 50' 05"W	180.00

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this ____ day of _____, 20____.

Signature

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20____.

Attest:
Chairman, Weber County Commission
Title: Weber County Clerk

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this ____ day of _____, 20 ____.

Signature

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets and Private Streets as shown hereon and name said tract JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 2:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by Jacquelyn Estates HOA Inc. Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

We hereby grant and convey to Jacquelyn Estates HOA Inc. Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each member of Jacquelyn Estates HOA Inc. in common with all others in the subdivision and grant and dedicate to the governing entity a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to the governing entity that the Common Areas remain open and undeveloped except for recreational, parking and open space purposes as may be approved by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Signed this ____ day of _____, 20____.

Craig L. Standing - President CJ Homes Development Inc.

Julie Standing - VP CJ Homes Development Inc.

CORPORATE ACKNOWLEDGMENT

State of Utah)
County of _____)
On this _____, day of _____, 2____, personally appeared before me _____, whose identity is _____ (name of document signer) personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of _____ (Name of Corporation) and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ (name of document signer) acknowledged to me that said Corporation executed the same.

Notary Public

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING NORTH 89°02'15" WEST 381.06 FEET ALONG THE QUARTER SECTION LINE FROM THE CENTER OF SAID SECTION 29; RUNNING THENCE NORTH 0°57'45" EAST 134.00 FEET; THENCE NORTH 41°37'05" WEST 41.40 FEET; THENCE 43°05'00" WEST 10 FEET; NORTH 43°05'00" WEST 79.40 FEET; THENCE SOUTH 89°38'46" WEST 40.25 FEET; THENCE NORTH 77°21'58" WEST 131.42 FEET TO THE BOUNDARY JACQUELYN ESTATES CLUSTER SUBDIVISION PHASE 1; THENCE NORTH 7°38'13" EAST 116.20 FEET; THENCE SOUTH 89°34'30" EAST 22.10 FEET; THENCE NORTH 35°11'08" EAST 60.86 FEET; THENCE NORTH 0°25'30" EAST 140.00 FEET; THENCE NORTH 61°46'26" 14.50 FEET; THENCE NORTH 24°31'23" WEST 77.20 FEET; THENCE NORTH 89°17'17" 45.60 FEET; THENCE SOUTH 60°42'02" WEST 104.10 FEET; THENCE ALONG A 125.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 65°07'00" 142.06 FEET ALONG THE CURVE (L.C.= NORTH 57°01'00" WEST 134.54 FEET); THENCE NORTH 89°34'30" WEST 104.86 FEET TO THE EAST R.O.W. LINE OF 4900 WEST STREET; THENCE NORTH 0°25'30" EAST 10.76 FEET TO THE SOUTH BOUNDARY LINE OF KENNETH MEYERS SUBDIVISION LOT 2; THENCE ALONG SAID BOUNDARY SOUTH 89°17'17" EAST 948.81 FEET; THENCE SOUTH 0°36'21" WEST 669.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 350,716 SqFt = 8.05 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE PHASE TWO OF A NINETEEN (19) LOT CLUSTER SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE BEARING AS SHOWN.

FOUND. W.C. MONUMENT
CENTER SEC. 29, T6N, R2W
1965, 3" BRASS CAP SET
1" BELOW ROAD SURFACE

FOUND. W.C. MONUMENT
WEST 1/4 SEC. 29, T6N, R2W
1980, 3" BRASS CAP SET
1" BELOW ROAD SURFACE

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the ____ day of _____, 20____.

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20____.

Signature

Weber County Recorder

Entry no. _____
Fee paid _____ 2016.

Filed for record and recorded
____ day of _____
at _____

in book _____ of official records,
on page _____

County Recorder: Leann H Kilts

By Deputy: _____



Landmark Surveying, Inc.
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4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Craig Standing
801-540-7989

Part of the NW 1/4 of Section 29, Township 6 North,
Range 2 West, Salt Lake Base and Meridian.

Subdivision

Revisions

DRAWN BY: ATB

CHECKED BY: TK

DATE:

FILE: 3010phs2-v3.dwg



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Saddlebred Acres Subdivision, consisting of 2 lots and the dedication of a half width (33 feet) public street.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 12, 2017
Owner:	Kyle Hirschi
Authorized Representative:	Dave Whitaker
File Number:	LVS070317

Property Information

Approximate Address:	4000 W 2200 S
Project Area:	28.624 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0006, 15-078-0120
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

North:	Residential	South:	Residential
East:	Agricultural	West:	Agricultural

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions

Background

The applicant has submitted a request for final approval of Saddlebred Acres Subdivision, consisting of 2 lots, located at approximately 4000 W 2200 S, in the A-1 zone. Public roads will be created with this proposal to provide access to each lot. A 33 foot 'future road' is shown along the western property line to complete the half width road that is proposed with the adjacent subdivision to the west. The future road will be dedicated and developed by the applicant as Saddlebred Acres is amended to include additional lots.

The proposal has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area.

Zoning: The subject property is located in the Agricultural (A-1) Zone. The purpose of the Agricultural (A-1) zone is identified in the LUC§ 104-5-1 as:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Single-family dwellings, in accordance with the Land Use Code, are permitted in the A-1 Zone.

The proposed Lot 1 in the Saddlebred Acres Subdivision is 6.004 acres and has approximately 189 feet of frontage. Lot 2 is 22.351 acres and has approximately 163 feet of frontage. Both lots will gain access from the extension of Glenna Way, a public street (see Exhibit A). The proposed subdivision is in compliance with the minimum lot area requirement of 40,000 sq. feet and the minimum lot width requirement of 150 feet, as outlined in LUC§ 104-5-7.

Natural Hazards Areas: The proposed subdivision is located in Zone X as determined by FEMA to be outside of the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit C).

Additional design standards and requirements: The proposed subdivision will have a 60' width dedicated county road to provide access and frontage to each lot. Improvement plans submitted with the application indicate that the 60' road will eventually extend through the property and connect to the adjacent parcels to the north and west as the subdivision is amended to include additional lots (see Exhibit B). The proposal will also include curb, gutter, and sidewalk along both sides of the dedicated road.

Review Agencies: A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Surveyor's Office, Engineering Division and the Fire District, will be addressed prior to receiving final approval from the County Commission.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: A notice has been mailed not less than seven calendar days before final approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of Saddlebred Acres Subdivision, consisting of 2 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A guarantee of Improvements will be required, as outlined in LUC § 106-4-3.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Final subdivision plat
- B. Improvement drawings
- C. Will serve letters

Map 1



SMITH, AJAY
15-078-0110

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
TAYLOR CITY, WEBER COUNTY, UTAH
AUGUST 2017

S89°15'08"E (BASIS OF BEARINGS) 2643.46' (R) 2643.59' (M) STATE PLANE NORTH AS PER WEBER COUNTY SURVEY

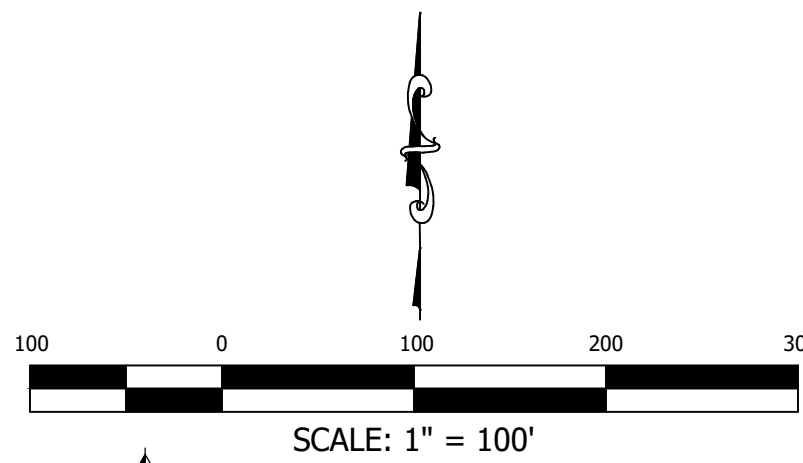
ALBA M BERTOLDI
15-078-0002

S00° 32' 11"W
1322.22'

MARDELL GOODERIDGE

ANNIE WINN
-078-0091

NORTHEAST CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE & MERIDIAN, U.S. SURVEY.
FOUND WEBER COUNTY SURVEY BRASS CAP
MONUMENT DATED 1963.



I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS SADDLEBRED ACRES SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #166385 DATE

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF LOT 20 OF ALLEN ESTATES SUBDIVISION PHASE 2, SAID POINT BEING N89°15'08" W 840.44 FEET AND S00°32'11" W 1322.22 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE ALONG THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 2 THE FOLLOWING THENCE (3) COURSES: (1) S44°55'30" W 162.04 FEET, (2) S23°02'43" W 180.61 FEET, (3) S10°18'27" W 105.81 FEET, (4) A RADIUS OF 715.75 FEET, CHORD BEING N08°00'00" W 140.00 FEET, (5) S00°00'00" W 105.81 FEET, (6) S23°02'43" W 180.61 FEET TO THE EAST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE S33°10'10" E ALONG THE SAID EAST RIGHT-OF-WAY LINE 18.06 FEET; THENCE S53°20'43" W 60.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENNA WAY; THENCE N32°03'10" W ALONG SAID WEST RIGHT-OF-WAY LINE 18.06 FEET TO THE WEST BOUNDARY LINE OF ALLEN ESTATES SUBDIVISION PHASE 1 AND PHASE 2 FOLLOWING SIX (6) COURSES: (1) S53°20'43" W 150.49 FEET, (2) S53°04'16" W 93.25 FEET, (3) THENCE S55°09'32" W 32.12 FEET, (4) S57°20'38" W 57.02 FEET, (5) S57°58'84" W 118.15 FEET, (6) S58°58'51" E 128.97 FEET, THENCE S48°59'49" W 37.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.624 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS SADDLEBRED ACRES SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____,
20____.

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, XXXXXXXXXXXXXXXXXXXXXX, WHO DULY ACKNOWLEDGED TO ME
THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
TAYLOR CITY, WEBER COUNTY, UTAH
AUGUST 2017

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236

PROJECT #1034014 08/23/2017, JKS

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC
WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION,
THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS DAY OF , 20 .

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST	TITLE
--------	-------

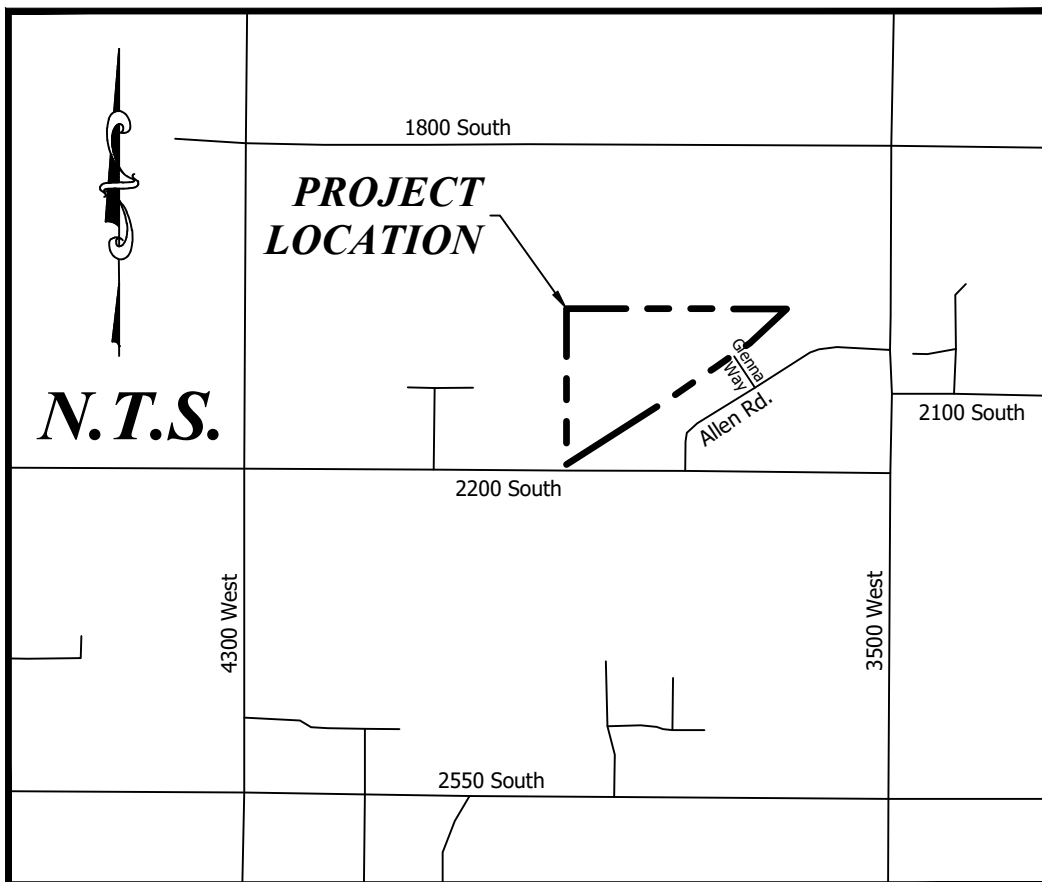
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS DAY OF 20

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY _____



VICINITY MAP

APPROVED ON THIS _____ DAY OF _____, 20____, BY
THE HOOPER IRRIGATION CANAL COMPANY.

DISTRICT MANAGER

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 32°03'10" W	90.00'
L2	N 32°03'10" W	74.35'
L3	N 32°03'10" W	69.53'
L4	N 32°27'02" E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	89.00'	200.00'	025°29'48"	N 44°48'04" W	88.27'
C2	75.65'	170.00'	025°29'48"	N 44°48'04" W	75.03'
C3	102.35'	230.00'	025°29'48"	N 44°48'04" W	101.51'

PROPERTY LINE _____
ADJACENT PROPERTY _____
ROAD CENTERLINE - - - - -
SECTION LINE _____
TIE TO MONUMENT _____
EASEMENT LINE - - - - -

RECORD CALLS ()

SET 5/8" REBAR WITH H&A ENTELLUS
CAP, LS #166385, AT CORNER
(UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER
(AS NOTED)

GENERAL NOTES	
1.	SURFACE WATER FROM STREET TO DRAIN ONTO PRIVATE PROPERTY UNTIL FUTURE DEVELOPMENT TAKES PLACE.
2.	E-ONE GRINDER PUMPS FOR INDIVIDUAL HOUSES TO CONNECT TO EXISTING MANHOLE IN ALLEN ROAD

APPLICANT:
DAVID WHITAKER
689 SOUTH 550 EAST
KAYSVILLE, UT 84037

ENGINEER / SURVEYOR:
H & A ENTELLUS
181 NORTH 200 WEST, SUITE #4
BOUNTIFUL, UT 84010



HHA Entellus™

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SADDLEBRED ACRES SUBDIVISION

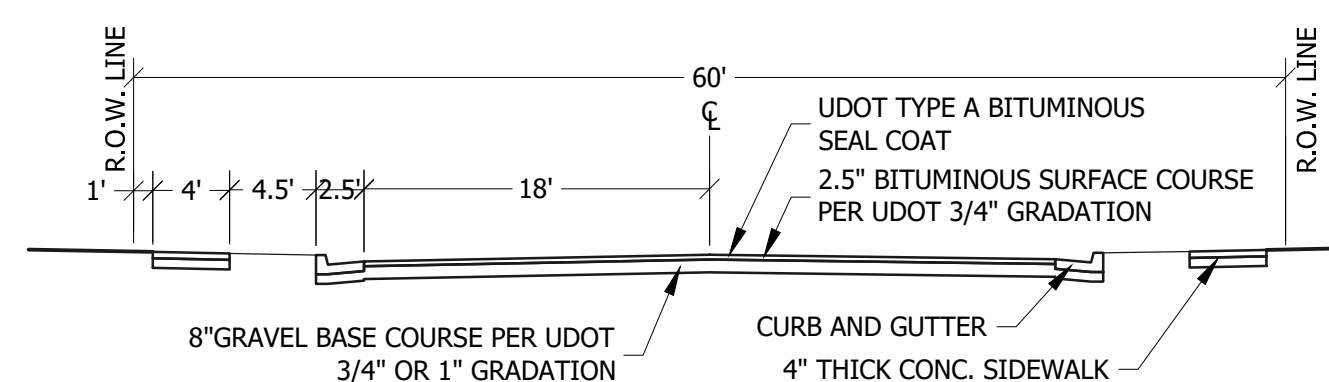
TAYLOR CITY, WEBER COUNTY, UTAH

Parcel # 15-078-0006
1/4 OF SECTION 28, T.

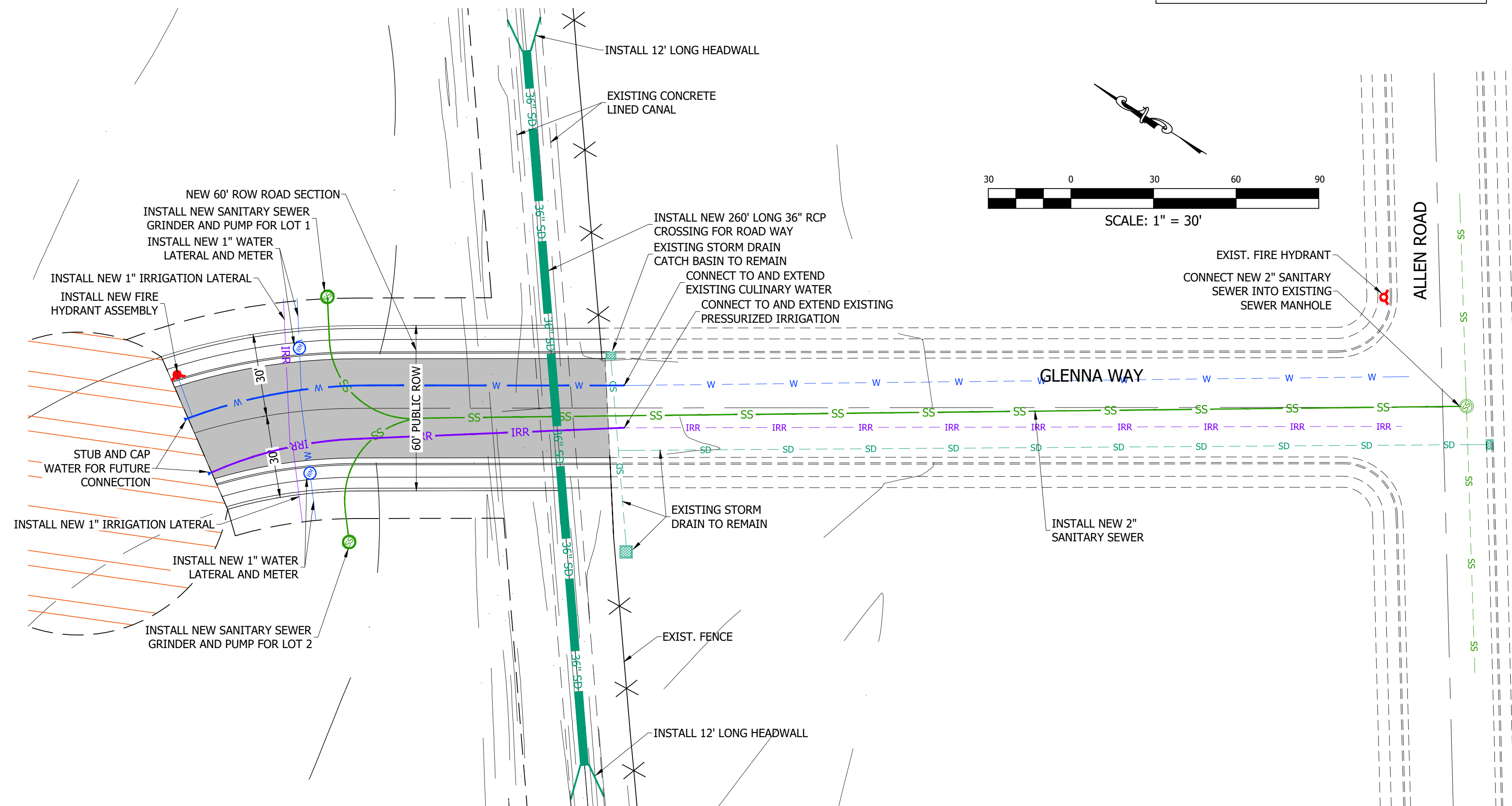
DATE:	DESCRIPTION

DRAWN:	
KS	06/29/2017
APPROVED:	
TA	06/29/2017
PROJECT:	
1034014 Preliminary.dwg	

C400
PRELIMINARY
SUBDIVISION PLAN



TYPICAL 60' ROADWAY X-SECTION



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

July 3, 2017

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **preliminary** approval has been given to provide culinary water only for two lots for Saddlebred Acres at the approximate address of 2105 South Glenna Way in Taylor, Utah.

Requirements:

- *Plan review fee = \$50 (\$25 per lot)
- *Water rights fee = \$8,726 (\$4,363 per lot)
- *Secondary water = must hook up to the pressurized secondary water system provided by Hooper Irrigation
- *Hookup/Impact fee = will need to be paid by each lot owner (5,638 or current cost when paid) before building permit is issued by Weber County

Final approval will be subject to meeting all of the requirements of the District and all fees shares being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 1/3/18



Central Weber Sewer Improvement District

July 5, 2017

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Proposed Saddlebred Acres Subdivision
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 2 Lot Saddlebred Acres Subdivision at approximately 3700 West and 2200 South. Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the review of the design of the collection system for the subdivision.
4. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

July 5, 2017

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: AVAILABILITY LETTER – Saddlebred Acres Subdivision

The development is located at approximately 4000 W 2200 S in Taylor consisting of two lots.

This letter is ONLY to state that the above named project is in the boundaries of the Hooper Irrigation Company and pressurized irrigation water will ONLY be available under the following conditions:

- * The subdivision utility plan is reviewed and approved by Hooper Irrigation.
- * Plan Review fees are paid to Hooper Irrigation.
- * Proof of Water Shares is signed over to Hooper Irrigation Company.
- * Access Fees are paid.

The non- refundable fees are as follows: The plan review is \$300 plus \$55 per lot and the application fee is \$200. We consider these fees to be minimal and are only to cover the costs of review by the administration, inspectors, and the Engineer. The plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, Hooper Irrigation's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by Hooper Irrigation.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions, Hooper Irrigation will issue the "Will Serve" letter.

If you have any questions please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager

Weber County Planning Commission
July 5, 2017
Page -2-

5. Impact Fees must be paid prior to any connection to the sanitary sewer. As of the date of this letter the current sanitary sewer impact fee for a residential unit is \$2,333.

If you have further questions or need additional information please do not hesitate to contact me.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: J. D. Whitaker, PJF Corporation



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for an Agri-Tourism operation identified as the Green Acres Dairy.
Agenda Date:	Tuesday, September 12, 2017
Type of Decision:	Administrative
Applicant:	Ron Gibson
Authorized Agent:	Andrea Gibson
File Number:	CUP# 2017-13

Property Information

Approximate Address:	449 S 4700 W, Ogden, UT
Project Area:	60 Acres
Zoning:	Agricultural Zone (A-1) and (A-2)
Existing Land Use:	Agricultural
Proposed Land Use:	Agri-Tourism
Parcel ID:	15-048-0012, 15-048-0026, 15-050-0014, 15-050-0016
Township, Range, Section:	Township 6 North, Range 2 West, Section 17

Adjacent Land Use

North:	Agricultural/Residential	South:	Agricultural/Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 104, Chapter 7 Agricultural Zone (A-2)
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7 Supplementary and Qualifying Regulations
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and access Regulations
- Title 108, Chapter 21 Agri-Tourism
- Title 110, Chapter 1 Western Weber Signs

Summary and Background

The applicant is requesting approval of a conditional use permit for an Agri-Tourism operation known as "Green Acres Dairy". The operation will consist of approximately 60 acres and lies in the Agricultural (A-1) and (A-2) Zones which allow Agri-Tourism only when authorized by a conditional use permit. The proposed Agri-Tourism operation will be considered an accessory use to the existing agricultural uses located on all parcels involved. The Planning Division is recommending approval based on the findings and conditions outlined in this report.

Green Acres Dairy currently qualifies as a "Large Farm" as outlined the Uniform Land Use Code of Weber County, Utah (LUC) §108-21-4 which includes agriculturally productive property consisting of 40 acres or more but fewer than 80 acres. The proposed use will allow the owner to continue utilizing the farm as it has been historically operated and to allow for some additional commercial and education abilities to be implemented while promoting the preservation of agricultural property.

Conditional use permits should be approved as long as any harmful impact is mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application meets these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The West Central Weber County General Plan identifies agriculture as a prominent feature of the County and has the desire to preserve the openness by promoting and protecting working farms (see the West Central Weber County General Plan adopted September 23, 2003 pages 1.3, 2.4 & 2.).

Zoning: The subject property is located within the A-1 and A-2 zones which are categorized as "Agricultural Zones".

The purpose and intent of the A-1 Zone is further described in LUC §104-5-1 as follows:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

The purpose and intent of the A-2 Zone is further described in LUC §104-7-1 as follows:

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

The A-1 and A-2 Zones have specific standards identified in LUC §104-5-7 and §104-7-6 that shall be met as part of the development process. The standards are as follows:

- Minimum lot area: 40,000 square feet
 - LUC§108-21-3(2)(b) requires the minimum lot area for all agri-tourism parcels to consist of an area not less than twice the minimum lot area per the zone.
- Minimum lot width: 150', 300' for permitted uses requiring 5 acres in the A-2 zone.
- Minimum yard setbacks:
 - Front: 30'
 - Side: 10'/14' (total width of 2 side yards not less than 24 feet)
 - Rear: 30'
- Main Building height:
 - Maximum: 35'
- Accessory building height:
 - Maximum: 25', unless meeting requirements of LUC §108-7-16, Large accessory buildings

The A-1 and A-2 zones allow permitted and conditional uses as well as additional permitted uses that require 2 and 5 acres at a minimum for the more intensive uses in the zone.

Conditional Use Review: The proposed agri-tourism use is conditionally allowed in both the A-1 and A-2 Zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has provided the required material to facilitate a thorough review of the proposed project (see Exhibit A).

Agri-tourism Applicability and Review: General development standards have been established to ensure the purpose and intent of the LUC §108-21 has been met and to provide an acceptable level of assurance that authentic, agriculturally related products and experiences are offered to the public.

Narrative: The applicant has provided an extensive narrative (see Exhibit A) that depicts the history of the farm, the overall vision for the proposed agri-tourism operation, the proposals for both agriculturally related and non-agriculturally related products, uses, activities, facilities and equipment, the anticipated seasonal operations, patrons, employees and parking needs.

Green Acres Dairy has been in Weber County for 150 years and is currently a 6th generation farm that plans on continuing to farm in Weber County for many years. The applicant is seeking to create hands on farm experiences for the community. The applicant will host groups of people, including school groups, church groups, local leaders, and businesses, to tour the dairy and provide hayrides throughout the year. The applicant has included a seasonal plan to continue the operation year round.

General site and building design/layout: The applicant has provided a site plan for the combined 60 acre site identifying the proposed uses on the site (see Exhibit B). The site plan includes a parking area that is approximately 34,165 sq ft; Corn maze 1, which will be approximately 283,140 sq ft; Corn maze 2, which will be approximately 100,000 sq ft; a hay maze area and pumpkin patch, which will be approximately 123,274 sq ft. Food trucks will be located at the southern end of Maze 1. The rest of the site includes the existing dairy that will also be part of the operation. The combined area of all activity centers (areas) does not exceed 20 percent of the farm's overall gross acreage, as shown on the site plan. The application states that 3 portable toilet units will be provided and that waste water will be hauled away. The applicant will be providing barrels for garbage that will be hauled to the applicant's dumpster.

The existing buildings on the 60 acre site include a single family dwelling located east of the pumpkin patch. The bookkeeping and paperwork will be done inside of the dwelling. The other buildings are part of the existing dairy, which will be toured by visitors as part of the operation.

- **Production:** The operation will include growing pumpkins, onions, and potatoes. This produce will be available to the community to purchase by way of, what the applicant calls a "pick your own produce" activity. The "pick your own produce" is being classified as a Farmers Market which is considered a permitted use on "Large Farms".
- **Agri-tourism uses/activities:** To ensure an acceptable balance and mixture of agriculture and non-agriculture related uses/activities a minimum of one-half of all uses and activities will be agriculturally related. The proposed activities and uses consist of the following:

Agriculture Related Uses/Activities:

Corn Maze
Hay Maze
Educational classes
Pumpkin Patch
Pick Your Own Produce (Farmers Market)
Petting Zoo
Planting seeds
Milking Cows
Hay Rides
Cow Train Rides
Live Animal Nativity
Dairy Tours
Farm Games

Non-agricultural Uses/Activities:

Corn Blasters
Contained Fire Pits
Small Boutique
Play Area
Special events
Jumping Pillow
Farm Camp
Easter Egg Hunt
Small Group Birthday Parties
Paintball Games

Some of the proposed uses, including weddings, 5K runs and paintball games may be classified as a "Special Event" which is permitted and a special event permit will be required. The application states that 100 guests are anticipated to attend each event. The application also states that 4 employees will be monitoring grounds, parking, and the mazes at all times.

- **Hours of operation:** LUC §108-21-3(9) states that "Agri-tourism uses/activities, not including residential overnight accommodations and/or those conducted within a completely enclosed building, shall be limited to operating during the daily hours of 8:00 a.m. and 10:00 p.m. The planning commission may consider a variation to this standard upon finding that a proposed use/activity is reliant on and/or based on making observations that can only occur during hours otherwise not permitted." The applicant has proposed the following hours of operation:

September-October:

Monday - Thursday: 4-9 PM

Friday: 4-11PM

Saturday: 11 AM - 11 PM

Sunday: Closed

Special hours for school tours and field trips as needed.

- **Development agreement:** Prior to the construction of any structure intended for the purpose of accommodating non-agricultural uses, the applicant will be required to record a farm stay and a commercial development agreement provided by Weber County on all parcels utilized as part of an approved agri-tourism operation. A single family dwelling or farm house and/or any number of structures that qualify for an agricultural exemption are exempted from this requirement. The applicant will need to amend the site plan for any structures that are not currently identified on the site plan (see Exhibit B). A condition of approval has been added to ensure that a development agreement is executed and recorded prior to the issuance of any non-agricultural building permits as a part of the approved conditional use permit.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-13, a conditional use permit for an agri-tourism operation identified as Green Acres Dairy located at 449 S 4700 W, Ogden, UT. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. A farm stay and a commercial development agreement will be executed and recorded prior to any construction of any structure intended for the purpose of accommodating non-agricultural uses.

This recommendation is based on the following findings:

1. The proposed use conforms to the West Central Weber County General Plan.
2. The proposed use will protect and preserve agricultural property in Weber County.
3. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site Plan

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 6/28/17	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
---------------------------------------	-------------------	-----------------------------	--------------------------

Property Owner Contact Information

Name of Property Owner(s) Ron Gibson		Mailing Address of Property Owner(s) 429 S 5000 W Ogden, UT 84404	
Phone 8019400477	Fax 8017318456		
Email Address gibsonsgreenacres@gmail.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Andrea Gibson		Mailing Address of Authorized Person 4790 W 500 S Ogden, UT 84404	
Phone 8019406339	Fax 8017318546		
Email Address gibsonsgreenacres@gmail.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Green Acres Dairy	Total Acreage 60	Current Zoning
Approximate Address 449 S 4700 W Ogden, UT 84404	Land Serial Number(s) 150500014 150500016 150480012 150480026	

Proposed Use Agritourism

Project Narrative

Green Acres Dairy has been in Weber County for 150 years. We are a 6th generation farm and want to continue to farm in Weber county for many years to come. With the growth of our community, we want to reach out and create hands on farm experiences for our community and county. We want people to come visit, learn, and enjoy our farm. We want to build relationships with the public so that they can become our agricultural advocates so that farming can remain a viable part of Weber County. We also want to diversify by growing products that the public wants and needs. Will now have pumpkins and onions and plan to start growing potatoes. We will make these available to the community as pick your own produce. We will host groups of people to tour the dairy and go one hayrides throughout the year. This includes school groups, church groups, local leaders and businesses.

Fall activities may will include: 2 corn mazes, 1 hay maze, large and small farm games, hayrides, narrative/educational history tour of western weber county agriculture, dairy tours, petting zoo, cow train rides, giant corn pit and tire playground. Farm Equipment will also be on display. We will also have a pick your own pumpkin patch and fall farm decorations (corn stalks, hay bales) for purchase. small contained fire pits will be available for roasting marshmallows. A jumping pillow for exercise will be available. Corn blasters will be available to aim corn at targets.

Winter activities will be farm tours & a live animal nativity.

Spring activities will include a baby animal days, petting zoo, planting seeds, small boutique, cow train rides, milking cows, Easter egg hunt and dairy tour. Farm games will also be included.

Summer activities will include small group birthday parties, a farm camp for children ages 4-12, farm tours.

We also plan to host occasional on the farm weddings, 5K runs, and paintball games.

We anticipate around 100 guests at each event.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

In order for our community to stay rural and viable, we need the partnerships of local families and political officials. We believe as we open up our farm to others, that they will see the value of agriculture in Weber County.

The location is away from main traffic roads and is seperated by housing or ditch banks. Temporary fencing is installed where needed.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

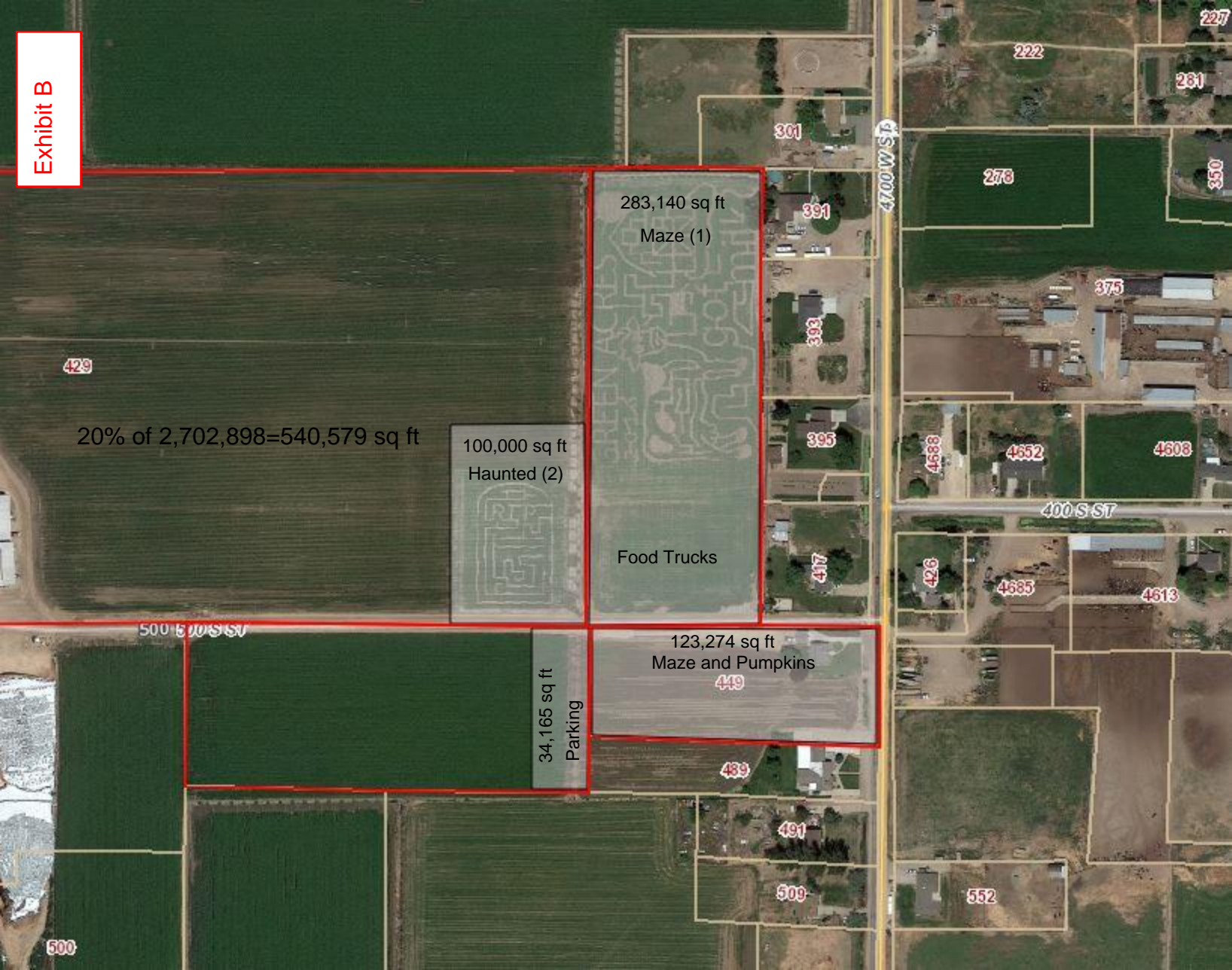
The location is away from main traffic roads and is seperated by housing or ditch banks. Temporary fending is installed where needed. We will have hand sanitizer stations by food and toilets. We will have running water and will haul all waste water away. We will provide 3 portable toilet units. We will provide barrels for garbage and haul our garbage to our dumpster.

Parking is abundant and well lit. It is away from houses and adjacent to our pumpkin patch. We will have 4 employees monitoring grounds, parking and maze at all times.

We have Farm Bureau Property and Casualty Insurance #78170199 Agent: Steve Bowden 801-866-9472

Fire extinguishers are on site as well as an evacuation plan during the corn maze. No smoking and/or drinking will be allowed.

Exhibit B



20% of 2,702,898=540,579 sq ft

100,000 sq ft
Haunted (2)

283,140 sq ft
Maze (1)

Food Trucks

123,274 sq ft
Maze and Pumpkins

34,165 sq ft
Parking



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary plan approval of Sunset Equestrian Cluster Subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, September 12, 2017
Owner:	Fieldbrook Taylor Partners, LLC
Authorized Representative:	Doug Nosler
File Number:	LVS080717

Property Information

Approximate Address:	4075 W 2200 S
Project Area:	134.58 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0001, 15-078-0035, 15-078-0110
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

North:	Residential	South:	Residential
East:	Agricultural	West:	Agricultural

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- The Western Weber Planning Commission reviewed and unanimously endorsed the Sketch Plan on June 13, 2017.

Background

The applicant has submitted a request for preliminary plan approval of Sunset Equestrian Cluster Subdivision, an 8 phase cluster subdivision consisting of 180 building lots, 40 individually owned agriculture parcels and 15 open space common areas. The proposed subdivision is located at approximately 4075 W 2200 S, Ogden, UT and is in the A-1 zone. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area for future development.

The applicant is requesting a 45.2 percent bonus density based on meeting the purpose and intent of the cluster subdivision chapter, for up to a ten percent bonus density; providing and implementing an approved roadway landscape and design plan, for up to 20 percent bonus density; providing common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, for up to a 15 percent bonus density; preserving more than 20 acres of agricultural parcels with an open space preservation plan, for up to a 20 percent bonus density. With the 45.2 percent bonus density, the applicant will be able to add an additional 56 lots to the 124 base lots, for an overall density of 180 lots.

The proposal has been reviewed against the current subdivision ordinance, the standards in the A-1 zone, and the cluster subdivision standards. The proposed subdivision, in compliance with the recommended conditions, conforms to the zoning, subdivision, and cluster subdivision requirements including adequate frontage and access along future dedicated county roads, adequate lot width, and lot area. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their review and recommendation. If the Planning Commission's recommendation is not appealed to the County Commission within 15 days of the Planning Commission's recommendation, then the Planning Commission's recommendation shall stand as the County's decision on preliminary approval.

The proposal has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agriculture (A-1) Zone. The purpose of the Agricultural (A-1) zone is identified in the LUC§104-5-1 as:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Cluster subdivisions, in accordance with the Land Use Code, are permitted in the A-1 Zone.

The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The following is a brief synopsis of the review criteria and conformance with the LUC.

Cluster subdivision design and layout standards: The applicant is proposing curb, gutter, and sidewalk along both sides of all proposed streets, according to the submitted preliminary plan (Exhibit A). All lots within the proposed cluster subdivision meet the minimum lot width requirement of 60' per LUC §108-3-7(2)(c). The proposed cluster subdivision meets the open space width requirements of 75' between clusters of lots per LUC §108-3-4(1). The proposal also consists of several clusters of lots, not exceeding 20 lots per cluster as outlined in LUC §108-3-4-2.

The proposed building lot sizes vary from 9,194 square feet to 27,660 square feet. The minimum lot size can be reduced below 15,000 square feet based on meeting the criteria outlined in LUC §108-3-7 which states:

A lot's minimum area is reduced to 6,000 square feet if:

The lot lies within a cluster subdivision that is adjacent to an undeveloped parcel. A parcel is considered undeveloped if it:

- i. Does not contain an existing dwelling; or*
- ii. Contains an existing dwelling that lies further than 150 feet away from all external boundaries of the proposed or subject cluster subdivision.*

The proposed cluster subdivision is adjacent to multiple undeveloped parcels to the east and west of the current parcel's boundaries, meeting the requirement to reduce lot size to 6,000 square feet. All lots within the proposed cluster subdivision meet the area and width requirements.

Open Space Preservation: The proposal consists of 40 individually owned agricultural parcels. The Open Space Preservation Plan (Exhibit C) indicates that ownership of land locked agricultural lots without road access is restricted to individuals who own a residential lot that shares a property line with the landlocked agricultural lot. The ownership standard per LUC §108-3-5 states that *"Individually owned preservation parcels of less than ten acres in area may only be owned by an owner of a lot within the same cluster subdivision"* shall be memorialized by placing a note on the final plat, explaining the ownership standard. A note on the plat would allow the county to enforce this standard by not approving land use permits for either the residential lots or the agriculture preservation lots if the ownership is not the same. A condition of approval has been added to the staff recommendation to ensure the note is placed on the final plat.

Bonus Density Requirements: The LUC §108-3-4 states that the minimum preserved open space requirement in the A-1 zone is 30 percent. The LUC §108-3-8(2) states that the county may grant a bonus density of up to 50 percent if the applicant preserves an open space percentage above the 30 percent requirement. The applicant is proposing to preserve 45.2 percent open space; which will allow up to a 45.2 percent bonus density to be granted. The applicant is proposing to be granted the 45.2 percent bonus density based on a combination of the following, as outlined in LUC §108-3-8:

a.) If a cluster subdivision meets the purpose and intent of the cluster subdivision chapter, up to a ten percent bonus density may be granted.

"The purpose of this chapter is to provide flexible development standards to landowners that are committed to developing safe, attractive, conservation oriented neighborhoods that are thoughtfully designed and arranged in a manner that considers, gives deference to, and ultimately protects natural topography, environmentally sensitive areas, wildlife habitat, and agriculturally productive lands. It is intended to benefit those that create cluster subdivisions by offering an inherent gain in the form of reduced infrastructure costs and the possibility for a substantial increase in residential density in the Western Weber Planning Area. It is equally intended to benefit the residents of Weber County by promoting public welfare through the reduction of long-term infrastructure maintenance costs and the permanent preservation of the county's functional open spaces, picturesque landscapes, and rural character."

b.) If a cluster subdivision provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.

The applicant has provided a roadway landscape and design plan (Exhibit B) including street lights and street trees of the correct caliper, which will be planted according to §108-3-8 (b).

e.) If a cluster subdivision provides common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, up to a 15 percent bonus density may be granted.

The applicant has proposed to implement walking and equestrian trails within the common area and agricultural open space parcels throughout the subdivision. The location of the proposed trails is on the preliminary subdivision plans (Exhibit A). The West Central Weber County General Plan indicates that equestrian trails are highly desired in the area. The proposed walking and equestrian trails should comply with the multi-purpose trail cross section shown in the West Central Weber County General Plan (2003 *West Central Weber County General Plan: Trails*).

g.) If a cluster subdivision preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows: For a parcel containing at least 20 acres but fewer than 30 acres, up to a 20 percent bonus density may be granted.

More than 20 acres of agricultural parcels will be owned by individuals who own building lots in the subdivision. The applicant has provided an agriculture preservation plan and easement to be granted the 0.2 percent bonus density, not the entire 20 percent.

Natural Hazards Areas: The proposed subdivision is located in Zone X as determined by FEMA to be outside of the 500-year floodplain. The proposed subdivision is not in a Natural Hazards Study area.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. Hooper Irrigation Company has also provided a Will Serve letter regarding secondary water (see Exhibit C).

Additional design standards and requirements: The proposed cluster subdivision will have 50', 60', and 66' width dedicated county roads extending through the subdivision to the adjacent property to provide future connectivity to the surrounding area.

The applicant has provided a project notification form from the Utah State Department of Environmental Quality Division of Drinking Water as part of the preliminary plan. A capacity assessment letter will be required prior to receiving final approval from the planning commission. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

As stated in LUC §108-3-9, *the applicant, prior to recording a final plat of the cluster subdivision, shall:*

- 1. Establish a homeowners association and submit for the county's review the necessary articles of incorporation, bylaws, and declaration of covenants, conditions, and restrictions that provide for:*
 - a. Compliance with Utah State Code;*
 - b. The reason and purpose for the association's existence;*
 - c. Mandatory membership for each lot or home owner and their successors in interest;*
 - d. The perpetual nature of the easements related to all dedicated open space parcels;*
 - e. Responsibilities related to liability, taxes, and the maintenance of recreational and other infrastructure and facilities;*
 - f. Financial obligations and responsibilities, including the ability to adjust the obligations and responsibilities due to change in needs;*
 - g. Association enforcement remedies; and*
 - h. A notification of the county's ability to enforce the terms of the owner's dedication on the subdivision dedication plat.*
- 2. Register the homeowners association with the State of Utah, Department of Commerce.*

This requirement has been added to the staff recommendation as a condition of approval.

Review Agencies: A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Surveyor's Office, Engineering Division and the Fire District, will be addressed prior to final plat submittal.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends preliminary plan approval of Sunset Equestrian Cluster Subdivision, an 8 phase cluster subdivision consisting of 180 building lots, 40 individually owned agriculture parcels and 15 open space common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A capacity assessment letter will be required prior to receiving final approval from the Planning Commission and a construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
3. A guarantee of Improvements will be required, as outlined in LUC §106-4-3.
4. The applicant must label 'Open Space' Parcels as common area to be owned by the homeowners association, as outlined in LUC §108-3-6 (1) (b).
5. The applicant must label the individually owned agricultural parcels as agricultural preservation parcels on the final plat, as outlined in LUC §108-3-5(4)(d).
6. A note describing the applicable ownership standard for individually owned agricultural parcels shall be placed on the final recorded plat, as outlined in LUC §108-3-5 (2).

This recommendation is based on the following findings:

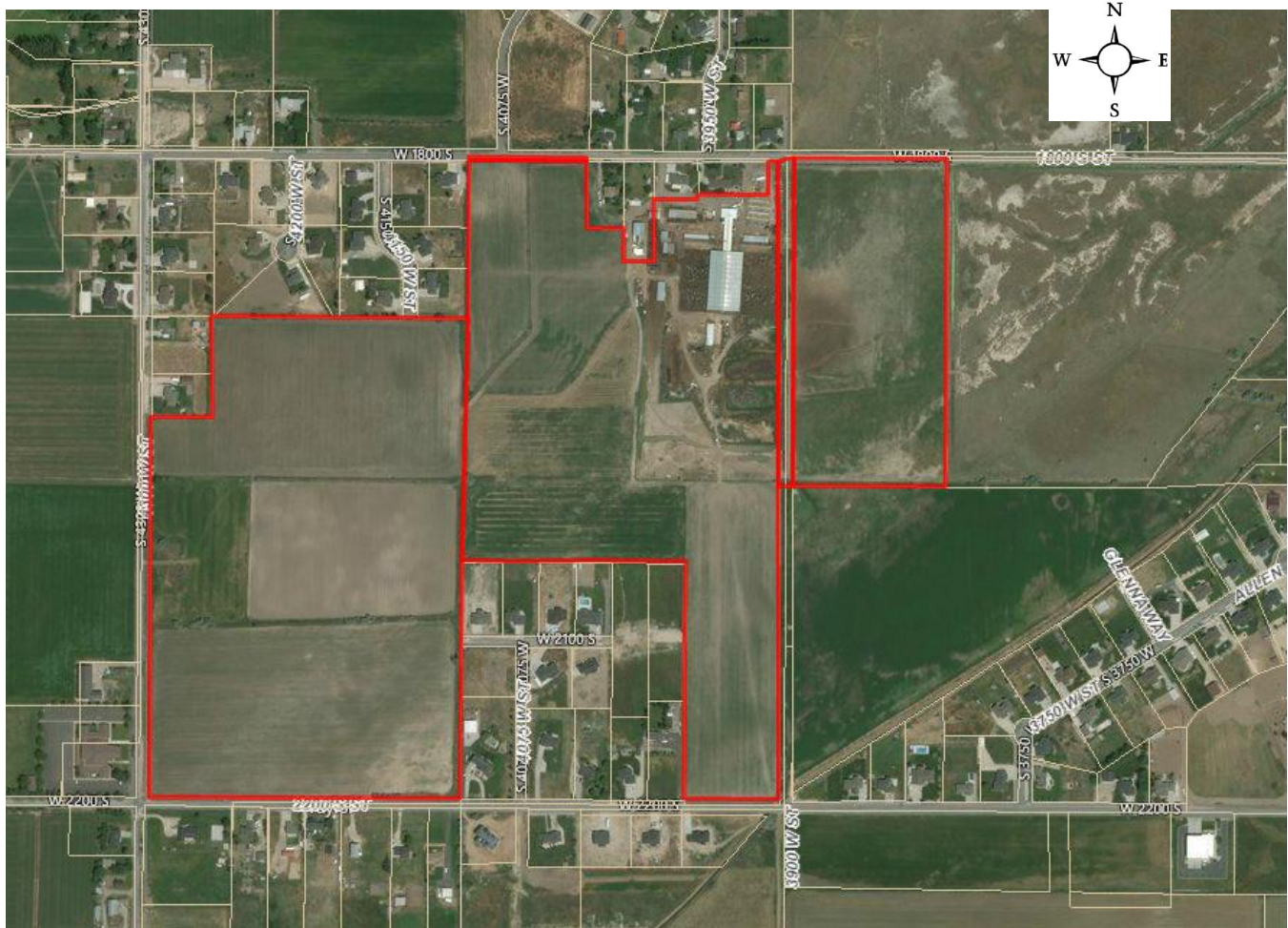
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. Up to 10 percent bonus density may be granted for meeting the purpose and intent of the cluster subdivision.

4. Up to 20 percent bonus density may be granted based on providing and implementing an approved roadway landscape and design plan.
5. Up to a 15 percent bonus density may be granted based on providing common area that offers easily accessible amenities such as trails, parks, or community gardens that are open for use by the general public.
6. Up to a 20 percent bonus density may be granted based on preserving more than 20 acres but fewer than 30 acres of agricultural parcels through an agriculture preservation plan and easement.

Exhibits

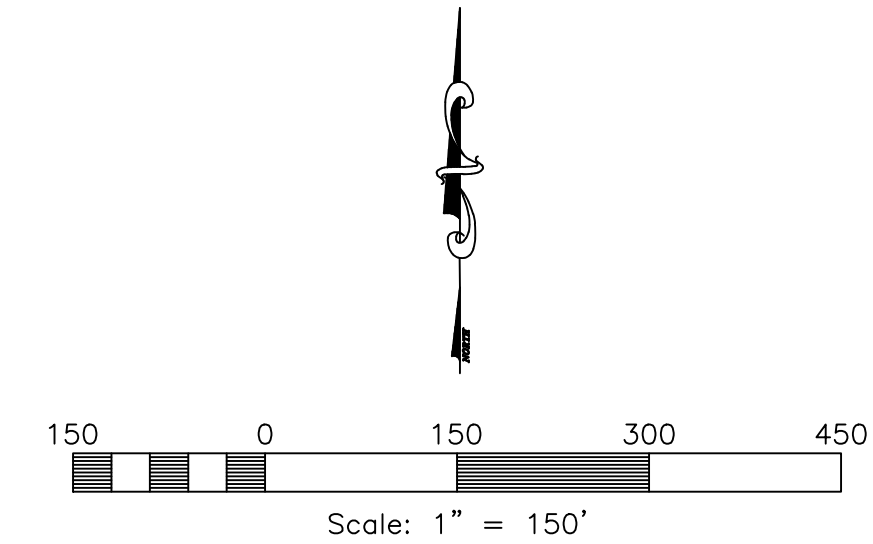
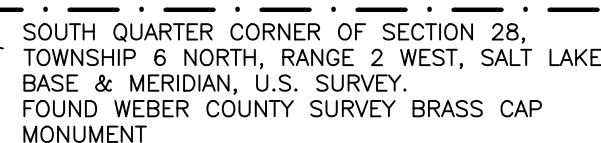
- A. Proposed preliminary plan
- B. Street landscape and lighting design
- C. Will serve letters

Map 1



WEBER COUNTY, UTAH

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Sheet 1 - Cover/Index Sheet
Sheet 2 - Notes/Legend/Street Cross-Section
Sheet 3 - Preliminary Plan
Sheet 4 - Preliminary Plan
Sheet 5 - Preliminary Plan
Sheet 6 - Preliminary Plan
Sheet 7 - Preliminary Utilities Plan
Sheet 8 - Preliminary Utilities Plan
Sheet 9 - Preliminary Utilities Plan
Sheet 10 - Preliminary Utilities Plan

A PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SECTION 28, SAID POINT BEING N89°15'08"W 1982.76 FEET FROM NORTHEAST CORNER SAID SECTION 28; THENCE S00°40'05"W 1319.22 FEET; THENCE N88°58'51"W 661.97 FEET; THENCE S00°42'57"W 1358.28 FEET; THENCE N89°19'18"W 423.93 FEET; THENCE N00°46'46"E 1001.00 FEET; THENCE N89°13'14"W 900.33 FEET; THENCE S00°46'09"W 1001.00 FEET; THENCE N89°13'14"W 1324.08 FEET; THENCE N00°49'18"E 1994.38 FEET; THENCE S89°09'17"E 27.00 FEET; THENCE S00°49'10"W 407.99 FEET; THENCE S89°10'50"E 244.00 FEET; THENCE N00°49'10"E 407.88 FEET; THENCE S89°09'16"E 1051.19 FEET; THENCE N00°46'28"E 664.28 FEET; THENCE S89°07'58"E 502.24 FEET; THENCE S01°26'36"W 290.33 FEET; THENCE S88°33'24"E 150.00 FEET; THENCE S01°26'36"W 58.15 FEET; THENCE S88°33'24"E 125.00 FEET; THENCE N01°26'36"E 186.72 FEET; THENCE S88°33'24"E 180.00 FEET; THENCE N01°26'36"E 20.00 FEET; THENCE S88°33'24"E 290.00 FEET; THENCE N01°26'36"E 149.25 FEET; THENCE S89°07'58"E 74.34 FEET; THENCE S89°15'08"E 660.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,862,085 SQUARE FEET OR 134.575 ACRES MORE OR LESS

Total Area.....	134.58	ac.
Right-of-Way.....	20.71	ac.
Developable Area.....	113.87	ac.
Open Space.....	60.84	ac. (45.2%)
Base Density.....	124.00	lots
Bonus Density		
10% Purpose and Intent		
20% Street Trees and Lighting		
15% Public Access to Open Space		
20% Extra Open Space		
Total Lots Proposed.....	180	lots
Agriculture Parcels.....	40	parcels

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Fieldbrook Properties, Inc.
Chris Haertel/Doug Nosler
Irvine, CA 92618
PH: (949) 453-9279

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig



REVISIONS		
DATE	DESCRIPTION	
07/21/17	JM	Prelim Completed
08/23/17	ER	City Redlines

**Sunset Equestrian
Cluster Subdivision**
WEBER COUNTY, UTAH

Cover/Index Sheet



Engineer: N. REEVE
 Drafter: E. ROCHE
 Begin Date: 6-15-17
 Name: SUNSET EQUESTRIAN
 CLUSTER SUBDIVISION
 Number: 5336-05

Sheet	10
1	
	Sheets

1/4/2016 | E:\c336\05 Preliminary\08-23-17.dwg
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General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPLETION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- 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 THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES, AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY WATER BLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	333.00'	231.83'	227.18'	120.84'	N19°04'38"W	39°53'19"
C2	333.00'	26.20'	26.19'	13.11'	N41°16'31"W	4°30'28"
C3	300.00'	232.46'	226.69'	122.42'	N21°19'52"W	44°23'48"
C4	267.00'	55.10'	55.00'	27.65'	N05°02'42"W	11°49'28"
C5	267.00'	118.33'	124.19'	35.84'	S14°24'18"W	28°53'44"
C6	267.00'	26.45'	26.44'	13.24'	N40°41'28"W	5°40'36"
C7	333.00'	70.19'	70.06'	35.23'	N37°29'26"W	12°04'39"
C8	333.00'	91.73'	91.44'	46.16'	N23°33'55"W	15°47'02"
C9	333.00'	20.00'	20.00'	10.00'	N13°56'50"W	3°26'30"
C10	333.00'	75.84'	75.67'	38.08'	N05°42'07"W	13°02'55"
C11	300.00'	232.22'	226.47'	122.28'	S21°21'13"E	44°21'06"
C12	267.00'	106.69'	105.98'	54.07'	S32°04'54"E	22°53'42"
C13	267.00'	21.18'	21.18'	10.60'	S18°21'42"E	4°32'43"
C14	267.00'	78.81'	78.52'	39.69'	N07°38'00"W	16°54'40"
C15	30.00'	17.09'	16.86'	8.78'	N72°51'34"W	32°38'13"
C16	65.00'	22.08'	21.98'	11.15'	N66°16'28"W	19°28'01"
C17	65.00'	79.21'	74.40'	45.37'	N69°04'48"E	69°49'27"
C18	65.00'	74.85'	70.79'	42.20'	N01°10'36"E	65°58'58"
C19	30.00'	17.09'	16.86'	8.78'	N15°29'46"W	32°38'13"
C20	20.00'	31.42'	28.28'	20.00'	S45°49'20"W	90°00'00"
C21	267.00'	103.84'	103.19'	52.58'	S11°57'50"W	22°16'59"
C22	300.00'	116.67'	115.94'	59.08'	S11°57'50"W	22°16'59"
C23	333.00'	129.51'	128.69'	65.58'	S11°57'50"W	22°16'59"
C24	267.00'	60.62'	60.49'	30.44'	S16°36'02"W	13°00'34"
C25	267.00'	43.22'	43.17'	21.68'	N05°39'30"E	9°16'25"
C26	332.00'	118.67'	115.94'	59.08'	S11°57'50"E	22°16'59"
C27	333.00'	37.39'	37.37'	18.71'	N19°53'20"E	6°25'58"
C28	333.00'	92.12'	91.83'	46.36'	N08°44'51"E	15°51'01"
C29	275.00'	25.96'	25.95'	12.99'	S86°30'57"E	5°24'34"
C30	275.00'	45.06'	45.01'	22.58'	S79°07'03"E	9°23'16"
C31	55.00'	3.09'	3.09'	1.54'	S76°01'56"E	3°13'02"
C32	55.00'	61.50'	58.34'	34.41'	S70°19'39"W	64°03'49"
C33	55.00'	57.56'	54.97'	31.73'	N08°18'53"E	59°57'44"
C34	55.00'	57.56'	54.97'	31.73'	S51°38'51"E	59°57'44"
C35	55.00'	63.06'	59.66'	35.51'	S65°31'55"W	65°41'25"
C36	30.00'	38.17'	35.65'	22.16'	S69°07'44"W	72°53'43"
C37	325.00'	35.99'	35.97'	18.01'	S77°35'45"E	6°20'41"
C38	325.00'	47.94'	47.90'	24.02'	N84°59'40"W	8°27'08"
C39	20.00'	31.42'	28.28'	20.00'	S44°10'40"E	90°00'00"
C40	30.00'	17.09'	16.86'	8.78'	N74°30'14"E	32°38'13"
C41	65.00'	176.15'	126.99'	296.55'	N44°10'40"W	155°16'26"
C42	30.00'	17.09'	16.86'	8.78'	N17°08'26"E	32°38'13"
C43	332.00'	33.47'	33.45'	16.75'	S03°36'13"W	5°46'31"
C44	332.00'	75.19'	75.03'	37.76'	S12°58'46"W	12°58'35"
C45	332.00'	77.99'	77.82'	39.18'	S26°11'51"W	13°27'37"
C46	332.00'	77.99'	77.82'	39.18'	N39°39'30"E	13°27'37"
C47	332.00'	77.99'	77.82'	39.18'	N53°07'07"E	13°27'35"
C48	332.00'	26.72'	26.71'	13.37'	N62°09'14"E	4°36'39"
C49	299.00'	332.65'	315.76'	185.91'	S32°35'15"E	63°44'37"
C50	266.00'	238.01'	230.15'	127.64'	N26°20'57"W	51°16'00"
C51	175.00'	66.34'	65.94'	33.57'	S51°17'41"E	21°43'10"
C52	175.00'	83.01'	82.23'	42.30'	N75°44'35"W	27°10'39"
C53	150.00'	128.01'	124.16'	68.20'	N64°53'01"W	48°53'49"
C54	225.00'	16.68'	16.67'	8.34'	S87°12'30"E	4°14'49"
C55	226.00'	94.58'	93.89'	47.99'	N77°20'34"W	23°58'43"
C56	275.00'	47.22'	47.16'	23.67'	N70°16'21"W	9°50'18"
C57	275.00'	67.11'	67.24'	33.88'	N82°12'51"W	14°02'42"
C58	250.00'	104.21'	103.46'	52.87'	S77°17'42"E	23°53'00"
C59	225.00'	48.24'	48.14'	24.21'	N83°05'42"W	12°17'00"
C60	225.00'	45.55'	45.48'	22.85'	S71°09'12"E	11°36'00"
C61	275.00'	59.74'	59.62'	29.99'	S71°34'36"E	12°26'48"
C62	275.00'	55.35'	55.26'	27.77'	S83°33'58"E	11°31'55"
C63	125.00'	106.68'	103.47'	56.83'	S64°53'01"E	48°53'49"
C64	483.00'	121.95'	121.62'	61.30'	S58°06'22"W	14°27'58"
C65	483.00'	80.03'	79.94'	40.11'	S46°07'34"W	9°29'38"
C66	483.00'	80.03'	79.94'	40.11'	N36°37'57"E	9°29'35"
C67	483.00'	19.21'	19.21'	9.61'	S30°44'47"E	1°16'44"
C68	483.00'	80.82'	80.73'	40.51'	S24°48'48"W	9°35'15"
C69	483.00'	80.03'	79.94'	40.11'	S15°16'22"W	9°29'36"
C70	483.00'	80.03'	79.94'	40.11'	N05°46'46"E	9°29'36"
C71	483.00'	2.89'	2.89'	1.45'	S00°51'40"W	0°20'34"
C72	450.00'	500.85'	475.39'	279.93'	N32°34'28"E	63°46'11"
C73	417.00'	237.49'	234.30'	122.06'	S48°08'37"W	32°37'53"
C74	417.00'	119.83'	119.42'	60.33'	S23°35'44"W	16°27'52"
C75	417.00'	55.80'	55.76'	27.94'	S04°31'23"W	7°40'00"
C76	30.00'	13.89'	13.76'	7.07'	N77°25'57"E	26°31'31"
C77	65.00'	50.77'	49.49'	26.76'	N86°33'27"E	44°45'10"
C78	65.00'	63.92'	61.37'	34.81'	S42°54'42"E	56°20'33"
C79	65.00'	47.60'	46.54'	24.92'	N06°14'14"E	41°57'20"
C80	30.00'	13.89'	13.76'	7.07'	S13°57'09"W	26°31'31"
C81	20.00'	31.42'	28.28'	20.00'	N44°18'37"W	90°00'00"
C82	30.00'	13.89'	13.76'	7.07'	N12°34'23"W	26°31'31"
C83	65.00'	43.75'	42.93'	22.74'	S06°33'16"E	38°33'44"
C84	65.00'	65.00'	62.33'	35.51'	N41°22'28"E	57°17'45"
C85	65.00'	53.54'	52.04'	28.39'	N86°22'53"W	47°11'34"
C86	30.00'	13.89'	13.76'	7.07'	S76°02'51"E	26°31'31"
C87	20.00'	31.42'	28.28'	20.00'	N45°41'23"E	90°00'00"

Construction Notes:

- PVC 8" SS Slope = 0.40% MIN.
- PVC 10" SS Slope = 0.30% MIN.
- RCP 15" SD Slope = 0.32% MIN.
- RCP 18" SD Slope = 0.26% MIN.
- RCP 21" SD Slope = 0.21% MIN.
- RCP 24" SD Slope = 0.17% MIN.
- RCP 27" SD Slope = 0.15% MIN.
- RCP 30" SD Slope = 0.13% MIN.

Drainage Notes:

Detention Basin #1:		
Watershed Area	134.58	AC.
Required Volume	294,902	Cu. ft.
Provided Volume	298,340	Cu. ft.

Control boxes will limit discharge at historical rate of 0.1 cfs/acre.

Legend

- ↕

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SS

--EX.SS--

IRR

--EX.IRR--

--EX.W--

SD

--EX.SD--

LD

--EX.LD--

×

■ ■ ■ ■

= WITNESS CORNER MONUMENT

= BOUNDARY LINE

= LOT LINE

= ADJOINING PROPERTY

= EASEMENTS

= SECTION TIE LINE

= PROPOSED SANITARY SEWER LINE

= EXISTING SANITARY SEWER LINE

= PROPOSED IRRIGATION WATER LINE

= EXISTING IRRIGATION WATER LINE (SIZE VARIES)

= PROPOSED CULINARY WATER LINE (SIZE VARIES)

= EXISTING CULINARY WATER LINE

= PROPOSED STORM DRAIN (SIZE VARIES)

= EXISTING STORM DRAIN

= PROPOSED LAND DRAIN (SIZE VARIES)

= PROPOSED LAND DRAIN (SIZE VARIES)

= EXISTING FENCE LINE

= PROPOSED TRAIL

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←S=0.5%

= EXISTING FIRE HYDRANT

= PROPOSED FIRE HYDRANT

= EXISTING SANITARY SEWER/STORM DRAIN MANHOLE

= PROPOSED SANITARY SEWER MANHOLE

= PROPOSED GATE VALVE

= PLUG W/ 2" BLOW-OFF

= PROPOSED STORM DRAIN MANHOLE

= PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE

= PLUG & BLOCK

= AIR-VAC ASSEMBLY

= ROADWAY SLOPE

= EXISTING STRUCTURE
-
- Street Section (50' R.O.W.)
- SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.
-
- Street Section (66' R.O.W.)
- SCALE: NONE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.
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| DATE | 08/23/17 ER |
| DATE | 08/23/17 ER |
| DATE | 08/23/17 ER |
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| DATE | 08/23/17 ER |
| DATE | 08/23/17 ER |
| DATE | 08/23/17 ER |
- Sunset Equestrian
Cluster Subdivision

WEBER COUNTY, UTAH

Notes/Legend/
Street Cross-Section
- Revised: 08-23-17

REGISTERED PROFESSIONAL ENGINEER
3753928
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: N. REEVE

Drafter: E. ROCHE

Begin Date: 6-15-17

Name: SUNSET EQUESTRIAN
CLUSTER SUBDIVISION

Number: 5336-05

Sheet

2

10
Sheets

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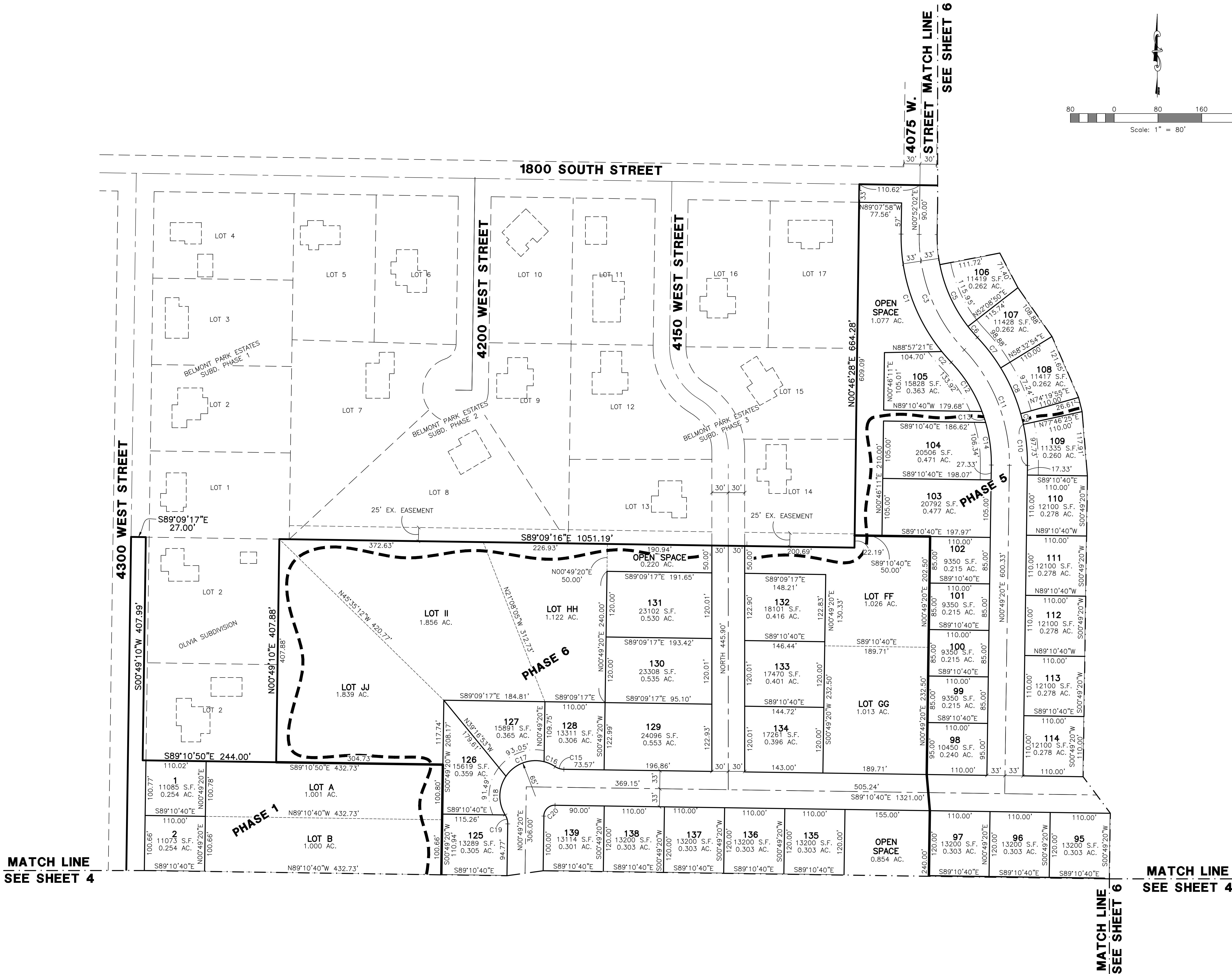
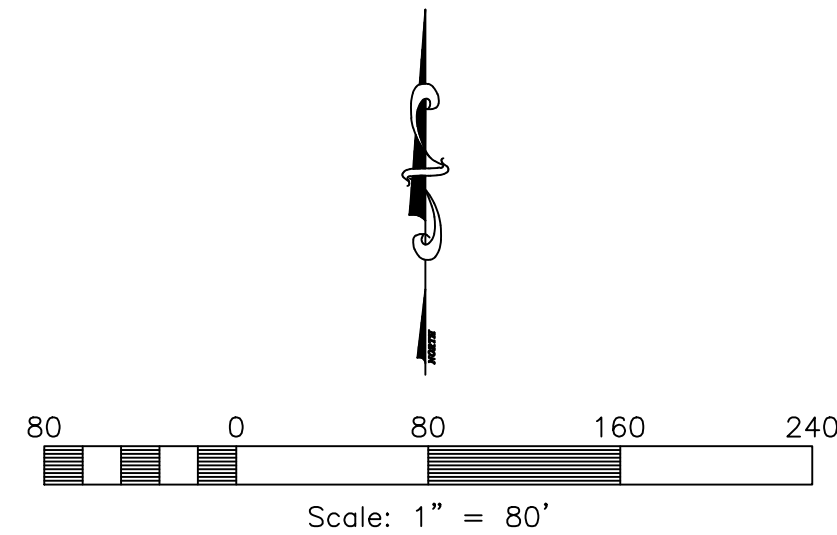
REVISIONS	DATE	DESCRIPTION
	07/21/17 JM	Prelim Completed
	08/23/17 ER	City Redlines

Sunset Equestrian
Cluster Subdivision
WEBER COUNTY, UTAH
Preliminary Plan



Project Info.	
Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

Sheet	10
3	Sheets



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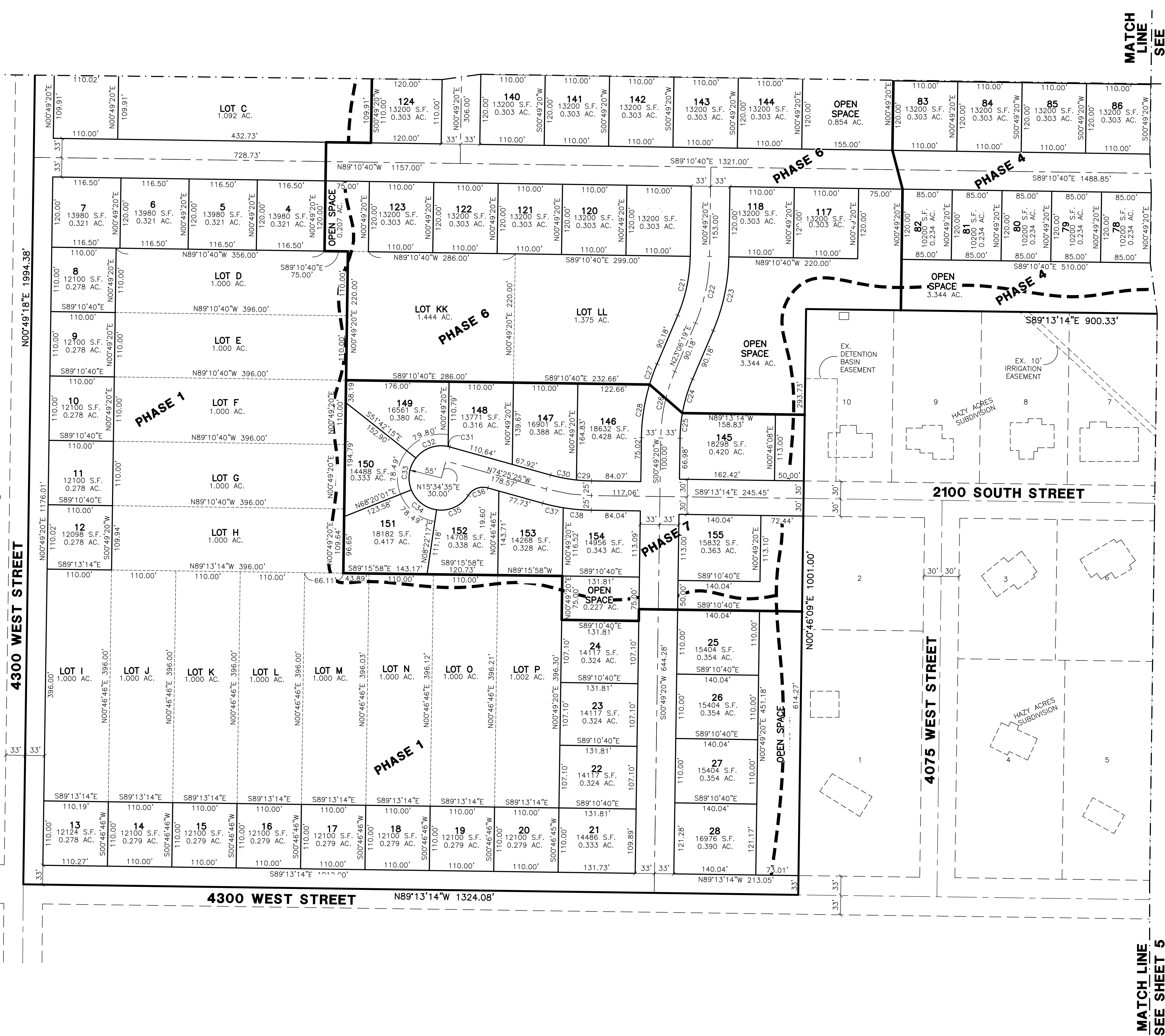
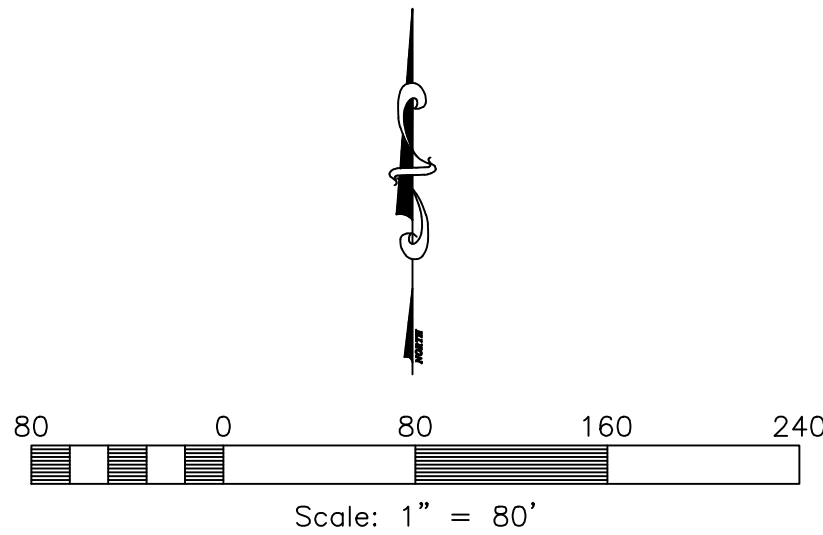
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SEE SHEET 3



MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 3

Revised: 08-23-17



Project Info.
Engineer: N. REEVE
Drafter: E. ROCHE
Begin Date: 6-15-17
Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number: 5336-05

Sheet
4
10
Sheets

**Sunset Equestrian
Cluster Subdivision**
WEBER COUNTY, UTAH
Preliminary Plan

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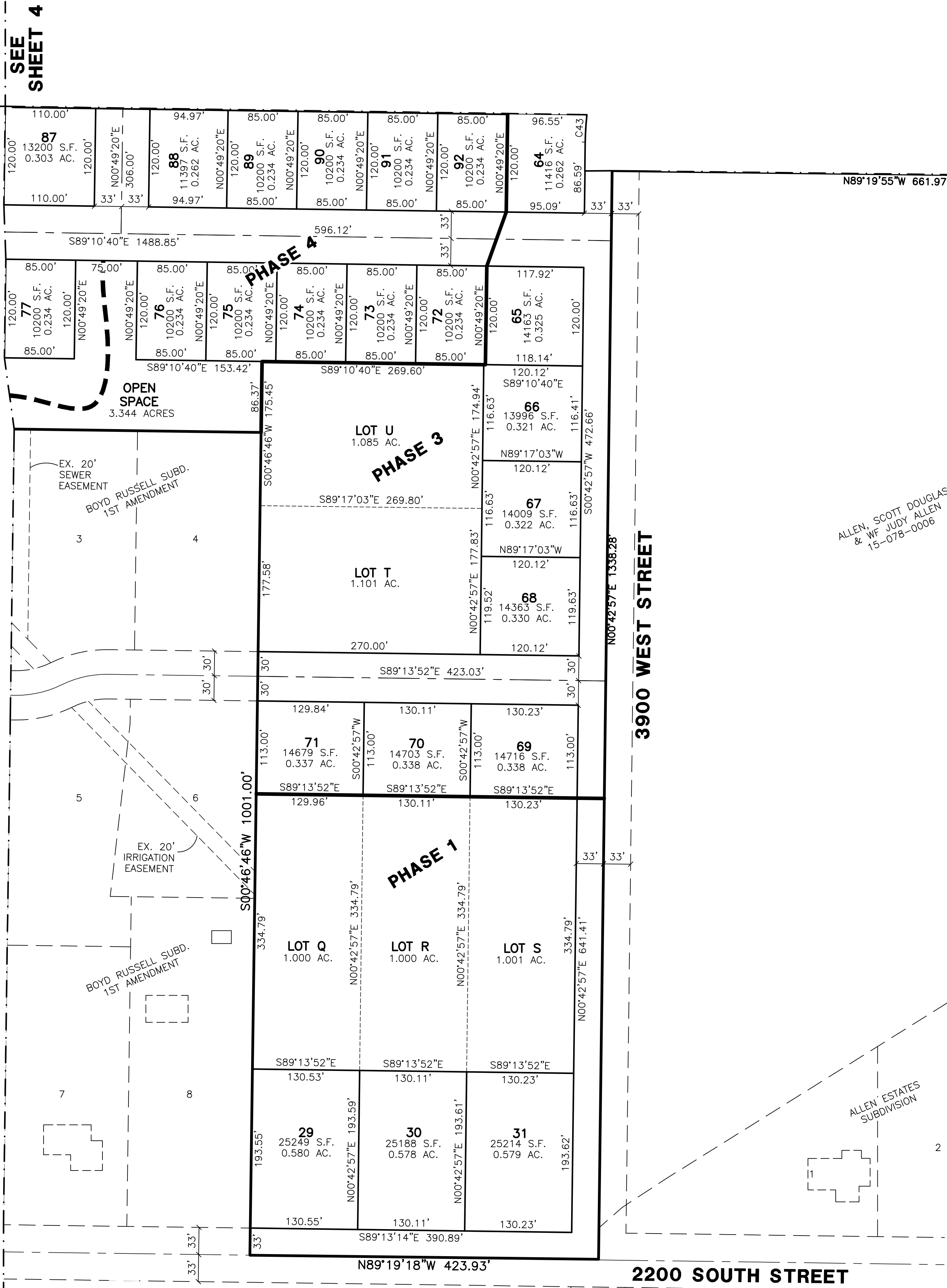
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MATCH LINE
SEE SHEET 4

MATCH LINE
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MATCH LINE
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Sunset Equestrian
Cluster Subdivision

WEBER COUNTY, UTAH

Preliminary Plan



Project Info.	
Engineer:	N. REEVE
Drafter:	E. ROCHE
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Sheet	10
5	Sheets

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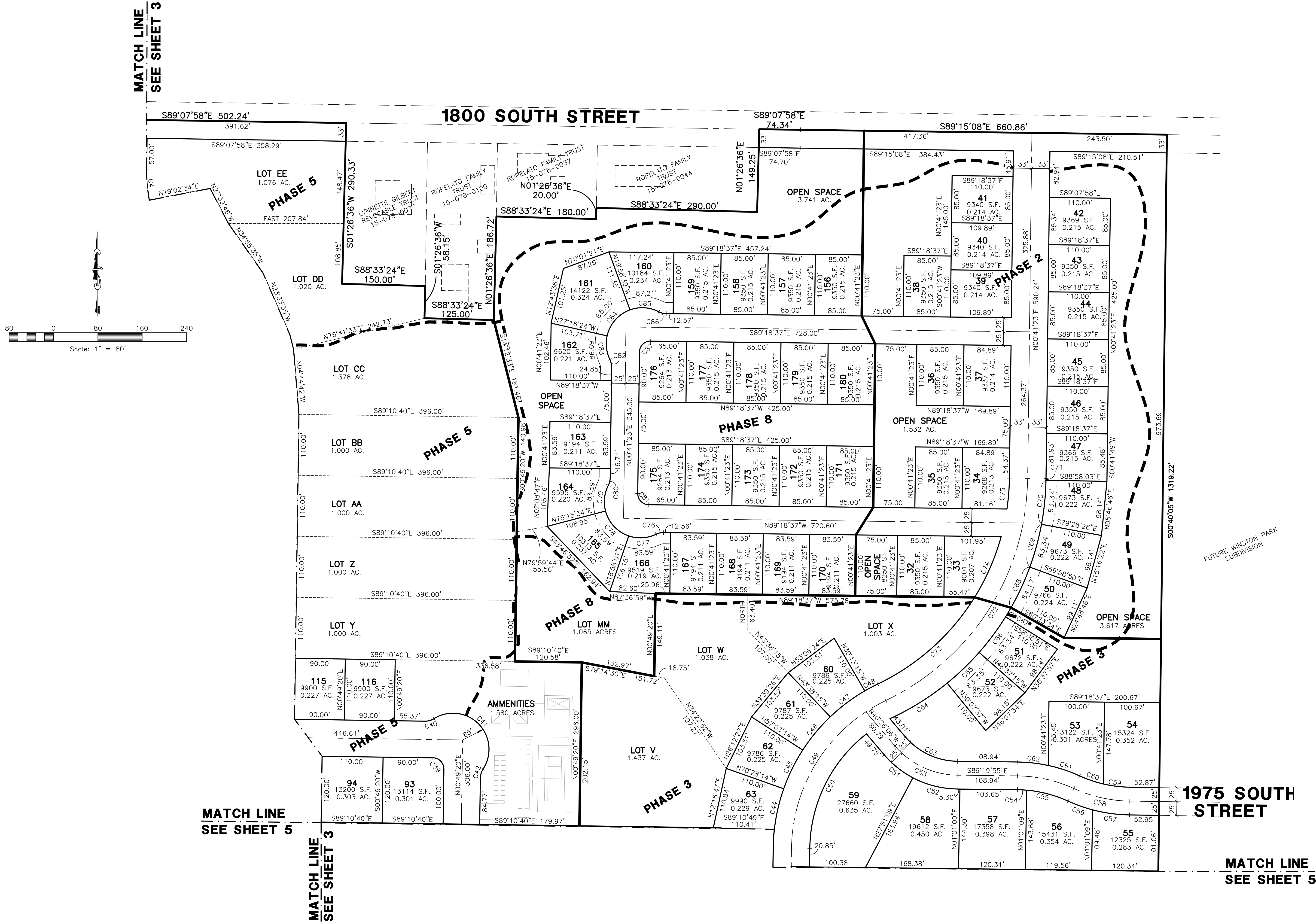
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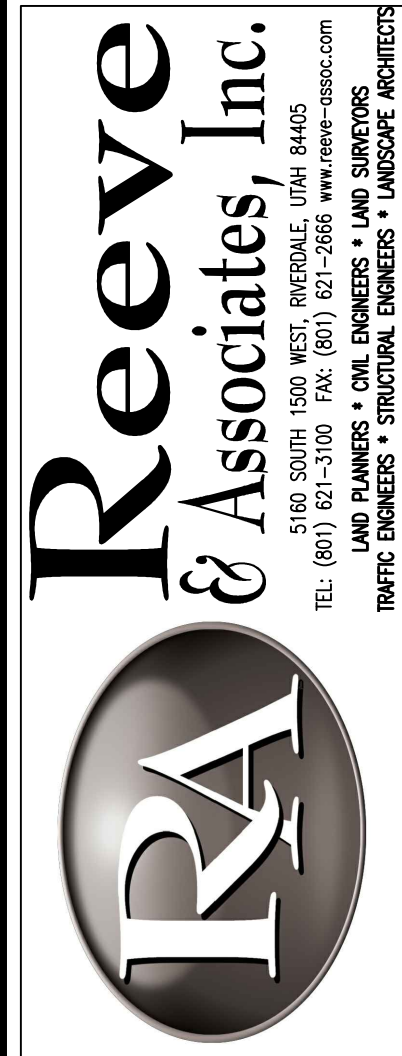
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Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Preliminary Plan



Project Info.	
Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

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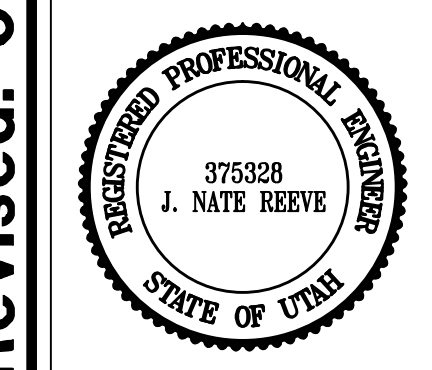
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Sunset Equestrian Cluster Subdivision

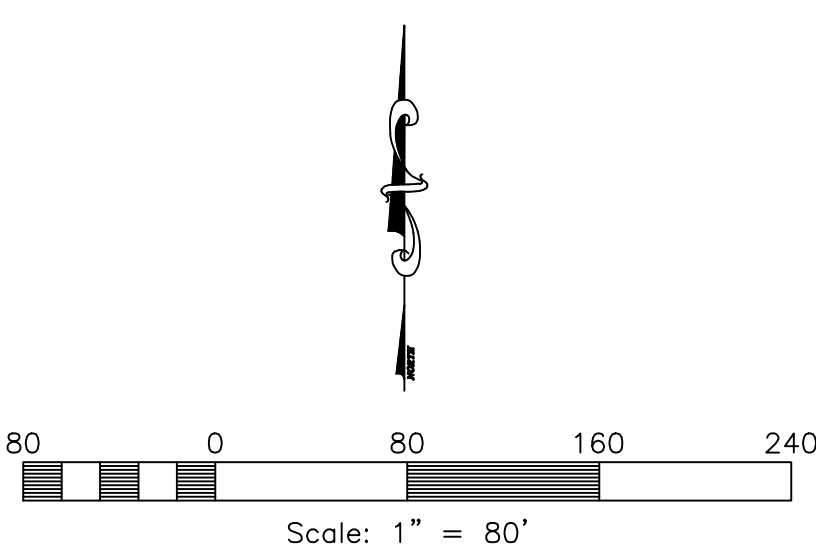
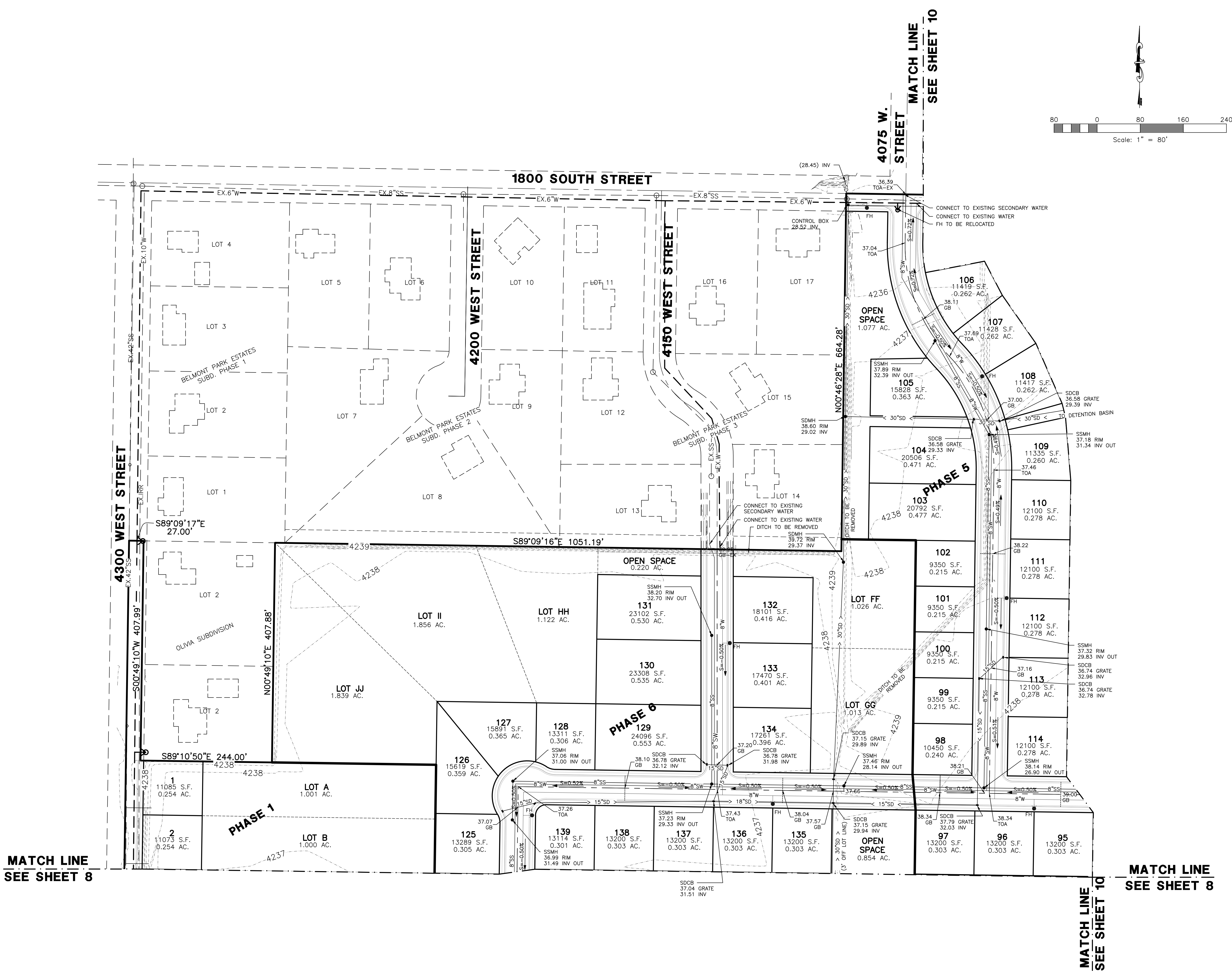
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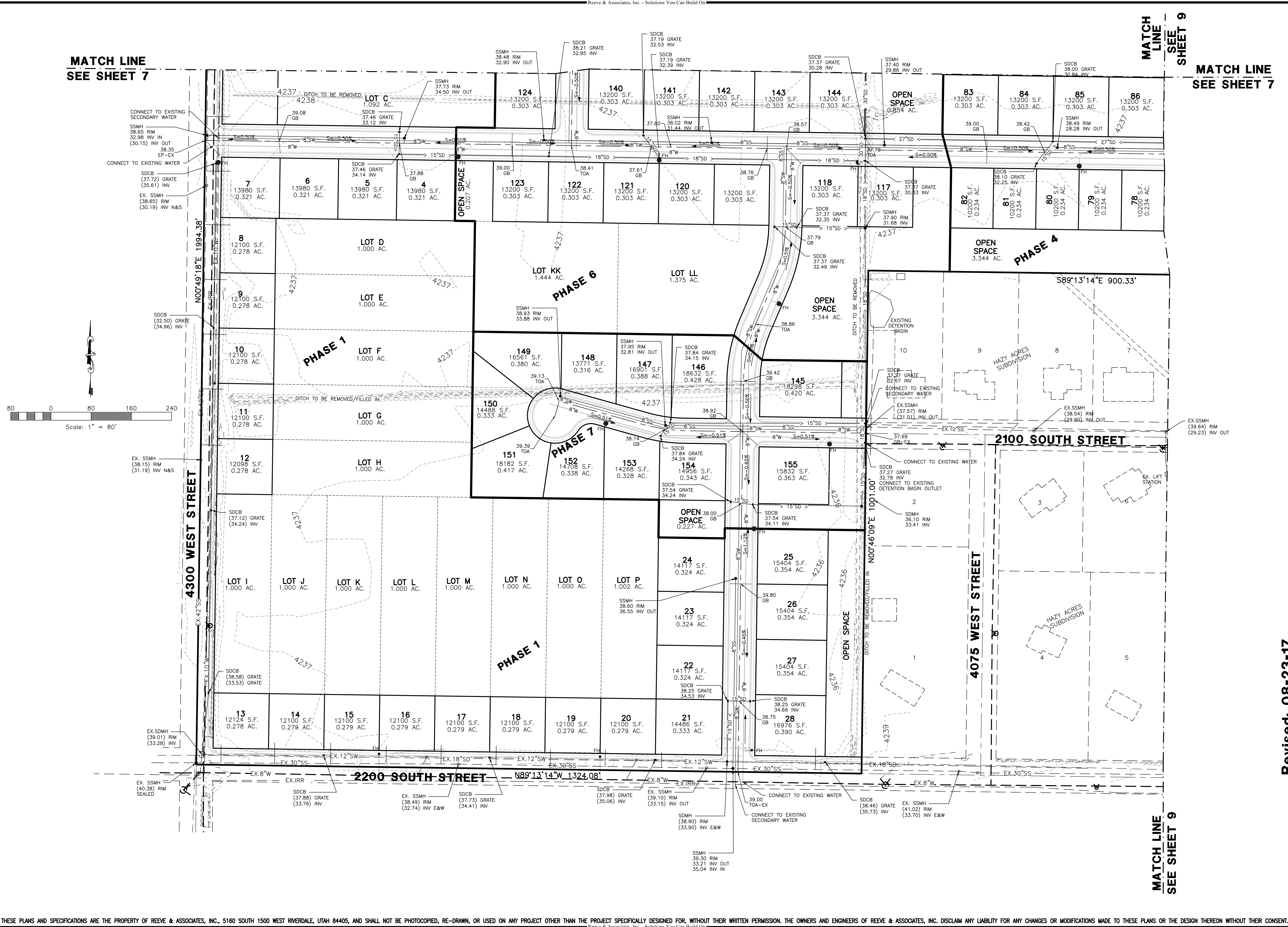


Project Info.	
Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

Sheet	10
7	Sheets



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Revised: 08-23-17

Project Info.
Engineer: N. REEVE
Drafter: E. ROCHE
Begin Date: 6-15-17
Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number: 5336-05

Sheet 8 of 10 Sheets

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Revisions:
DATE DESCRIPTION
07/21/17 JM Prelim Completed
08/23/17 ER City Redlines

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH
Preliminary Utilities Plan

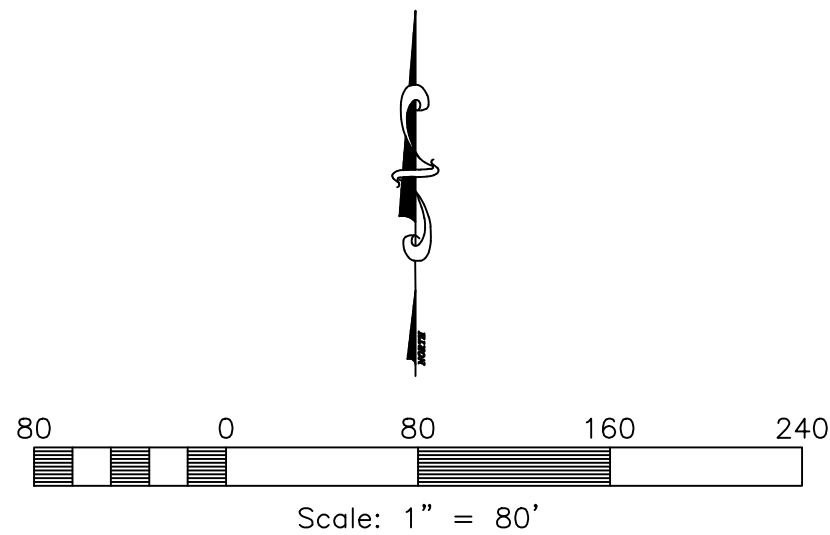
MATCH LINE
SEE SHEET 10

MATCH LINE
SEE SHEET 8

MATCH LINE
SEE SHEET 8

MATCH LINE
SEE SHEET 10

NOTE: WHEN TEMPORARY
LIFT STATION IS REMOVED,
EXISTING SS LINE IS TO BE
RE-ROUTED FROM WEST TO
EAST



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Sunset Equestrian Cluster Subdivision

WEBER COUNTY, UTAH

Preliminary Utilities Plan

Revised: 08-23-17

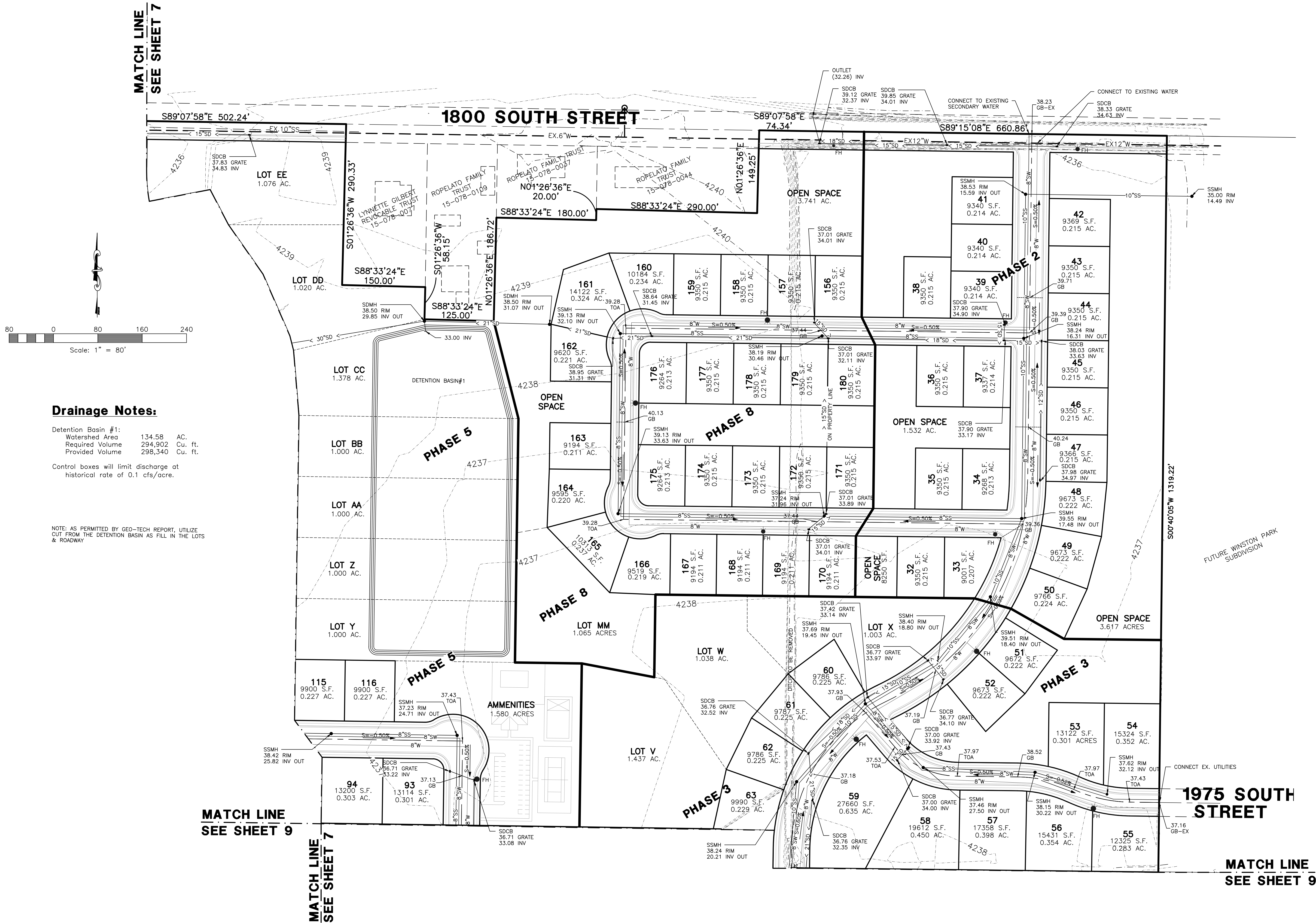


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Drafter:	E. ROCHE
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Sheet	10
9	Sheets

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5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	07/21/17 JM	Prelim Completed
	08/23/17 ER	City Redlines

Sunset Equestrian Cluster Subdivision

WEBER COUNTY, UTAH

Preliminary Utilities Plan

REGISTERED PROFESSIONAL ENGINEER

375328
J. NATE REEVE
STATE OF UTAH

Project Info.

Engineer: N. REEVE
 Drafter: E. ROCHE
 Begin Date: 6-15-17
 Name: SUNSET EQUESTRIAN CLUSTER SUBDIVISION
 Number: 5336-05

Sheet **10** Sheets

1/4/2016 | E:\Projects\05_Landscape\Street_Tree_Lighting_Plan2.dwg | Reeve & Associates, Inc. - Solutions You Can Build On

Exhibit B

SHEET 2

SHEET 3

SHEET 4

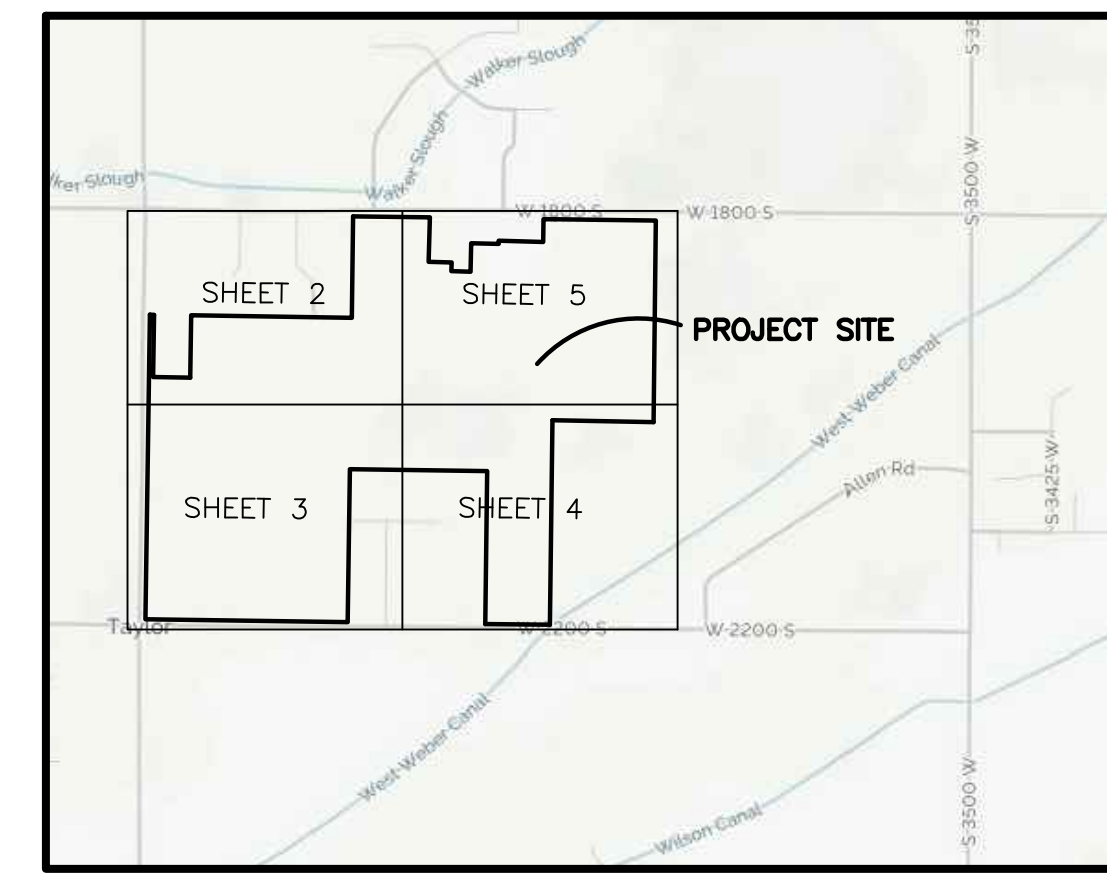
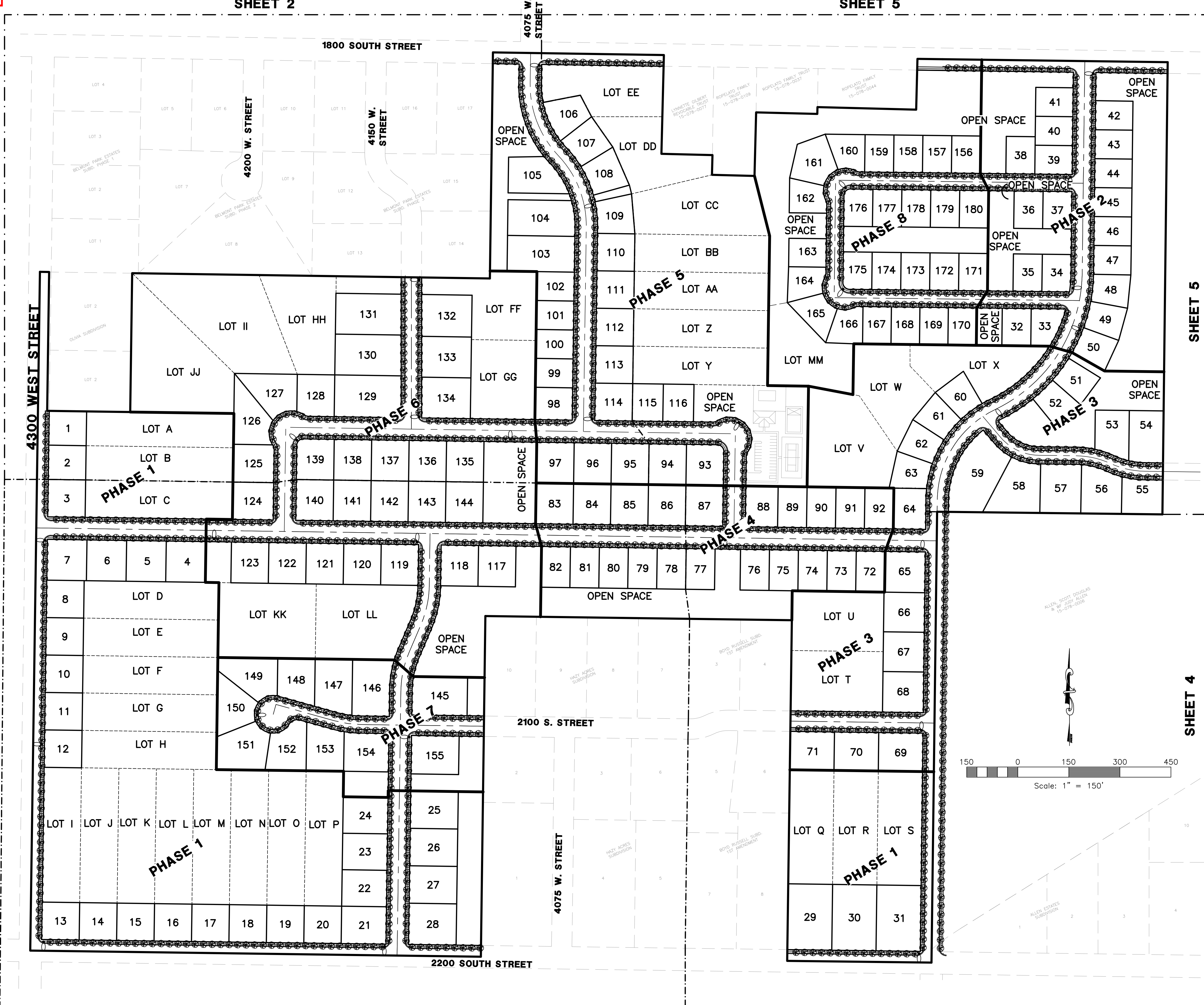
SUNSET EQUESTRIAN Cluster Subdivision

WEBER COUNTY, UTAH

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SHEET 2

SHEET 5

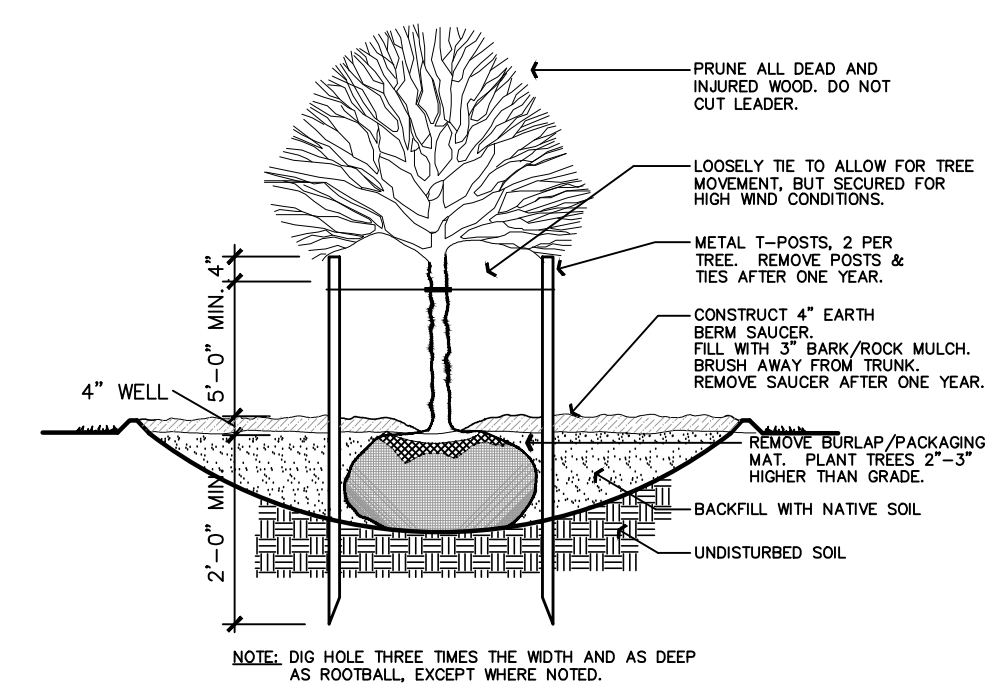


Street Tree Plant Table

Trees shall be planted 25' on center, per code.

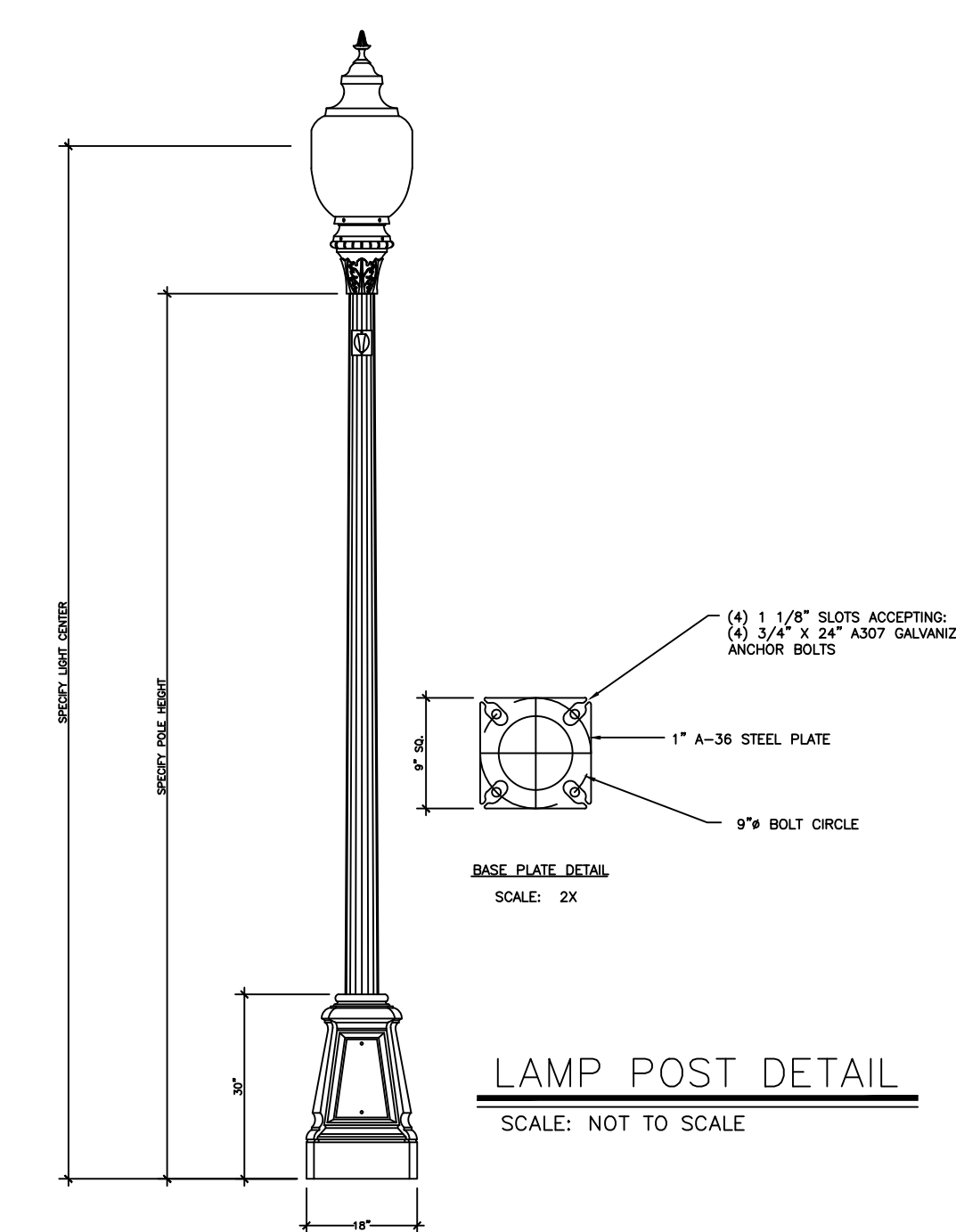
Symbol	Tree Type (see specific species below)		Planting Size
	Deciduous Street Tree		2" cal.
	Acer trun. x plat. 'JFS-KW249'	Ruby Sunset Maple	2" cal.
	Cercis canadensis	Eastern Redbud	2" cal.
	Koeleruteria paniculata	Goldenrain Tree	2" cal.
	Malus 'Merilee'	Merilee Crabapple	2" cal.
	Malus 'Prairie Fire'	Prairie Fire Crabapple	2" cal.
	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	2" cal.
	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
	Pyrus 'Aristocrat'	Aristocrat Flowering Pear	2" cal.
	Pyrus 'Chanticleer'	Chanticleer Flowering Pear	2" cal.
	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" cal.

○ Street Light



DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE



LAMP POST DETAIL

SCALE: NOT TO SCALE

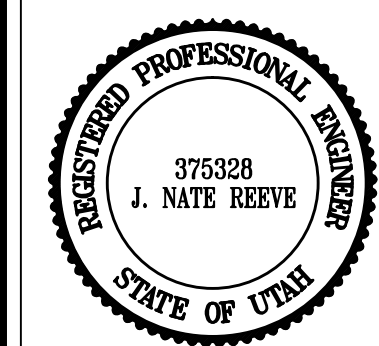
Fieldbrook Properties, Inc.
Chris Haertel/Doug Nosler
Irvine, CA 92618
PH: (949) 453-9279

Blue Stakes Location Center
Call: Toll Free
1-800-662-4111
Two Working Days Before You Dig

Revised: 08-23-17

Sunset Equestrian Cluster Subdivision

Tree & Street Light Plan



Project Info.	
Engineer:	N. REEVE
Drafter:	E. ROCHE
Begin Date:	6-15-17
Name:	SUNSET EQUESTRIAN CLUSTER SUBDIVISION
Number:	5336-05

Sheet	5
1	Sheets

1/4/2016 | EReche | G:\5336\05\Landscape\Street Tree_Lighting Plan2.dwg

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Revised: 08-23-17

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RA

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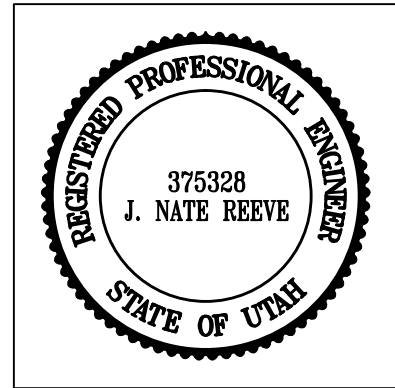
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REVISIONS	DESCRIPTION
DATE	City Revisions
08-23-17	ER

Sunset Equestrian Cluster Subdivision

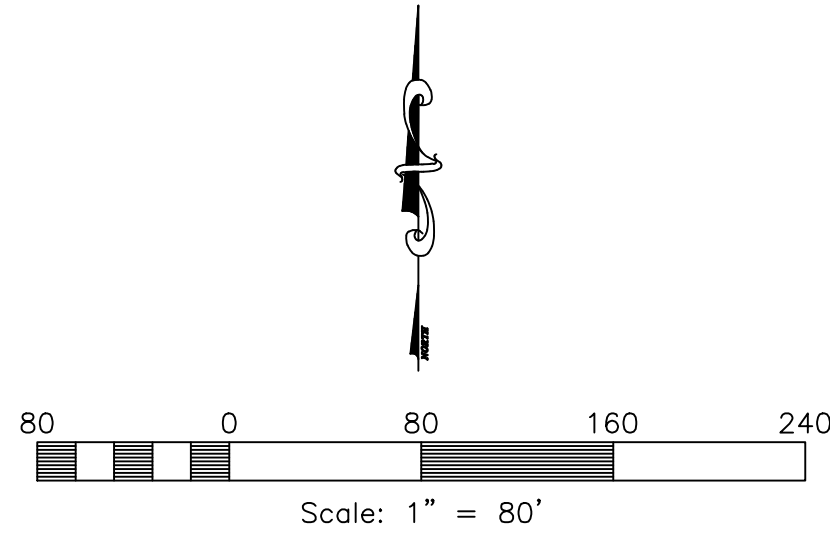
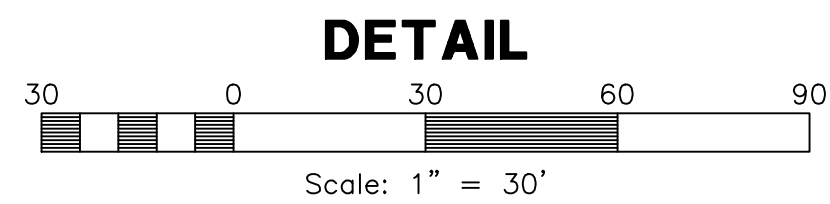
WEBER COUNTY, UTAH

Tree & Street Light Plan



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Sheet	5
2	Sheets

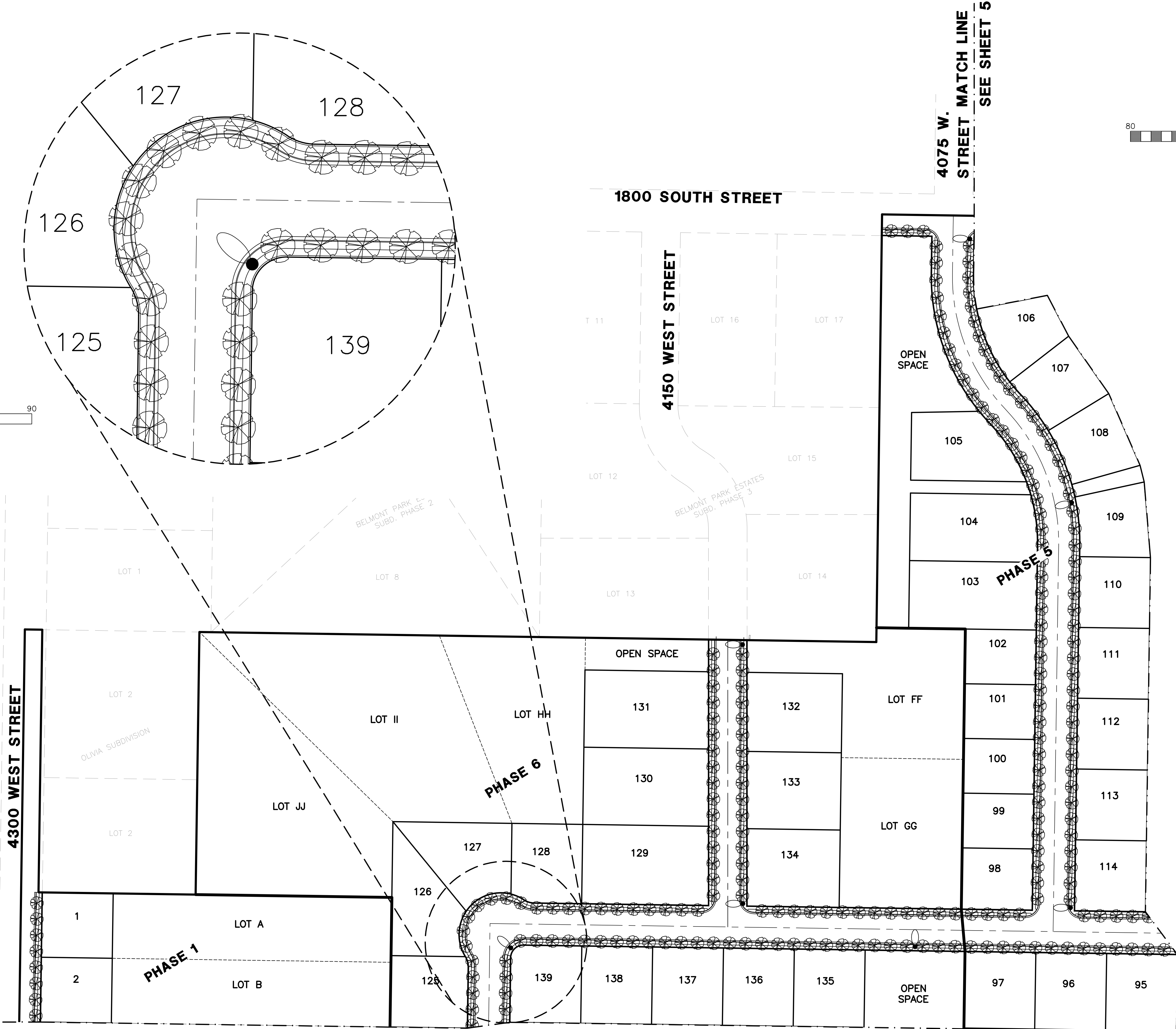


MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 5

4075 W. STREET MATCH LINE
SEE SHEET 5

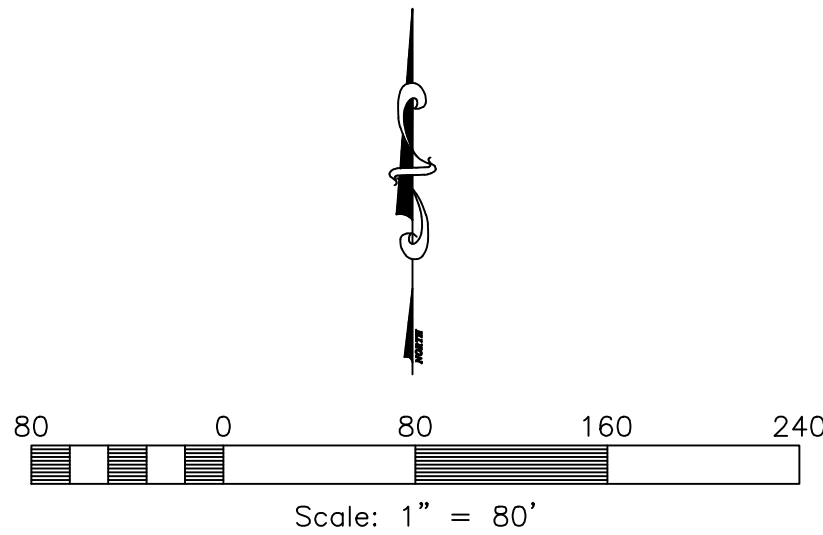


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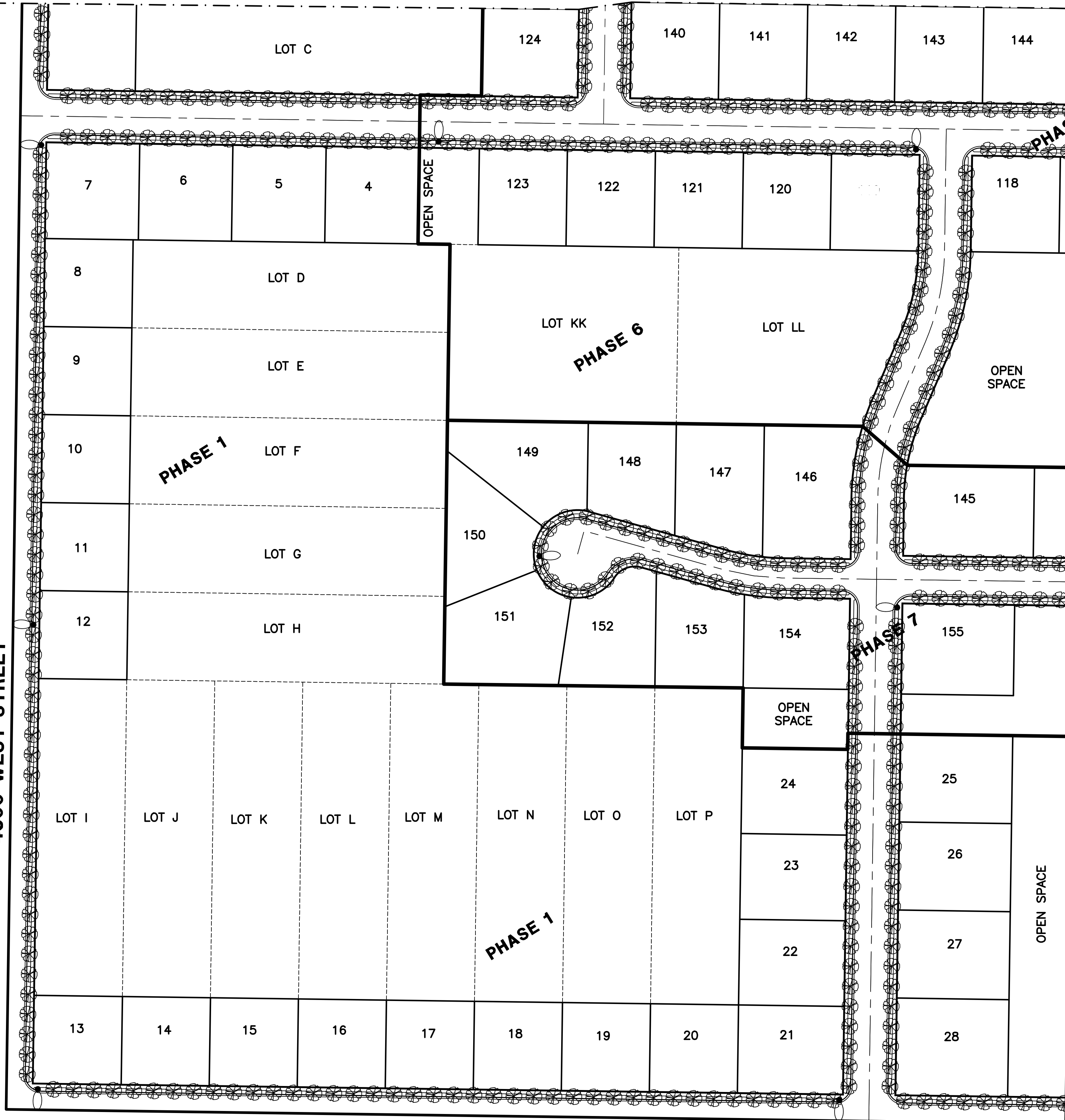
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MATCH LINE
SEE SHEET 2



4300 WEST STREET



4300 WEST STREET

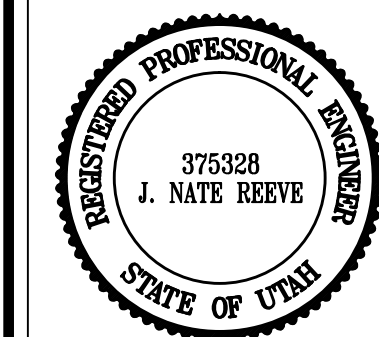
MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 2

Revised: 08-23-17

Sunset Equestrian
Cluster Subdivision
WEBER COUNTY, UTAH
Tree & Street Light Plan



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Sheet	5
3	Sheets

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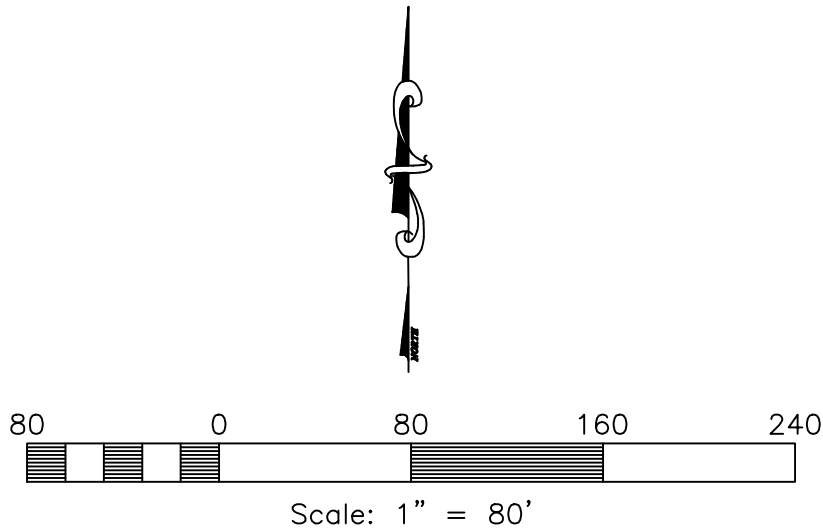
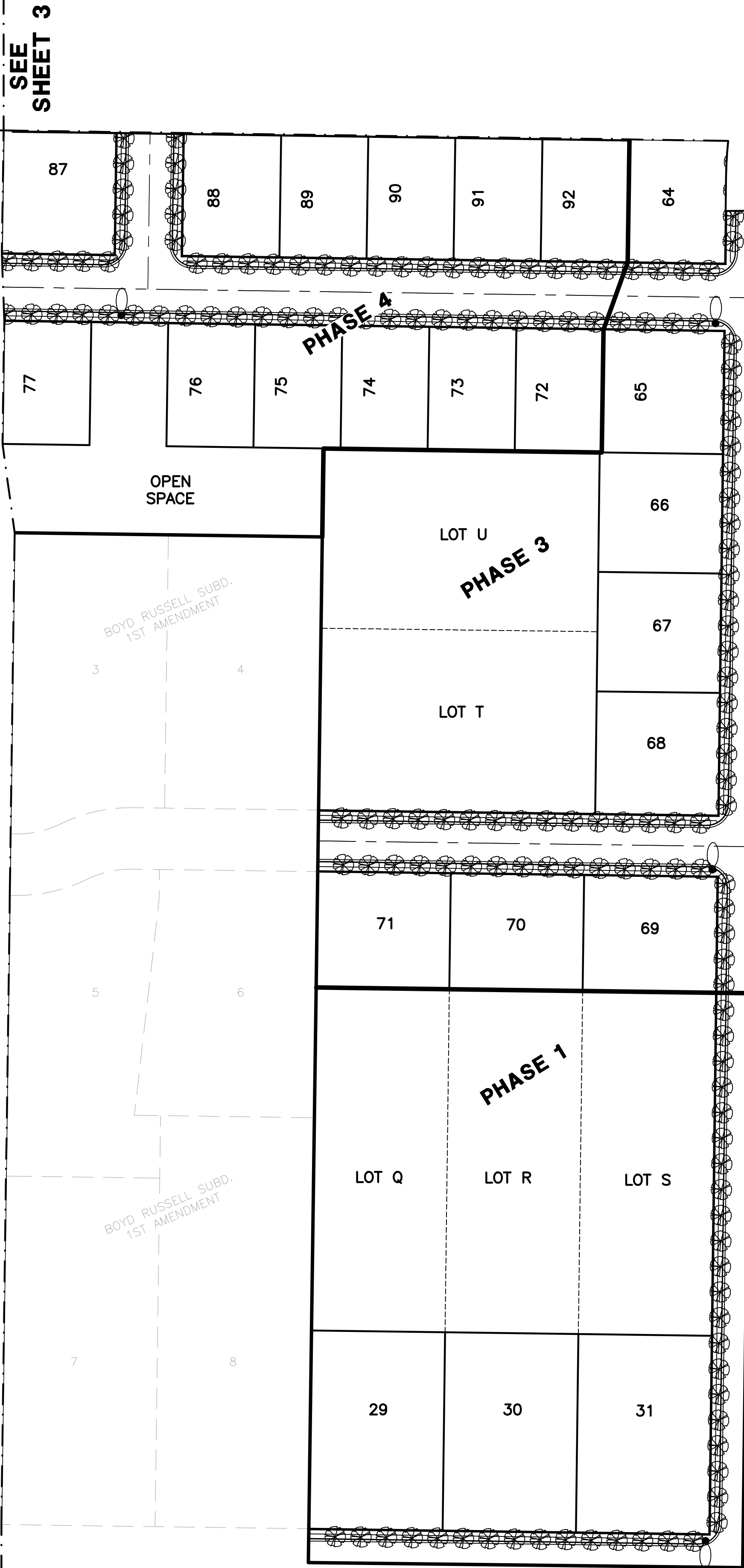
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MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 5



Revised: 08-23-17



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Sunset Equestrian Cluster Subdivision
WEBER COUNTY, UTAH

Tree & Street Light Plan



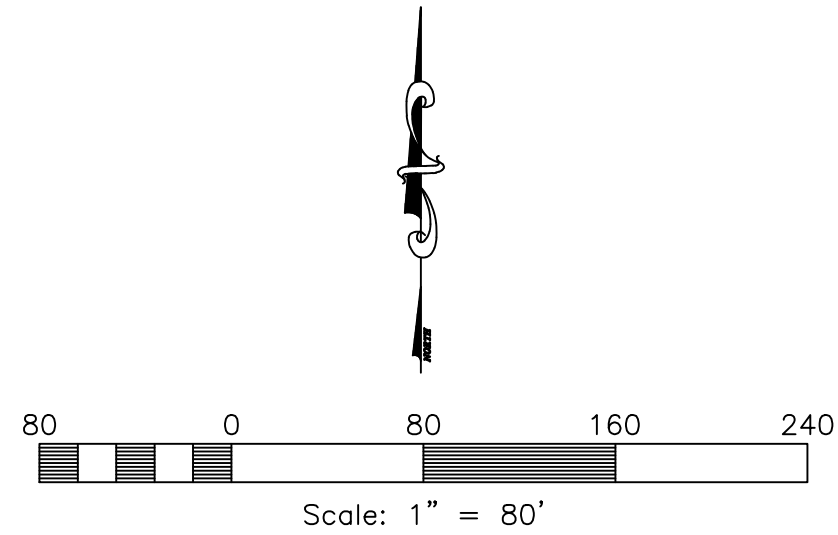
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4	Sheets

1/4/2016 | Ercche | G:\3336\05\Landscape\Street Tree_Lighting Plan2.dwg

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MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 4

MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 4

LOT EE
PHASE 5

LOT DD

LOT CC

LOT BB

LOT AA

LOT Z

LOT Y

115

116

PHASE 5

94

93

AMMENITIES

PHASE 5

LYNNETTE OILBERT
REVOCABLE TRUST
15-078-0077

ROPELATO FAMILY
TRUST
15-078-0109

ROPELATO FAMILY TRUST
15-078-0037

ROPELATO FAMILY
TRUST
15-078-0044

OPEN SPACE

OPEN SPACE

LOT MM

PHASE 8

LOT V

PHASE 3

LOT W

LOT X

60

61

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PHASE 3
OPEN SPACE

OPEN SPACE

OPEN SPACE

PHASE 8

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PHASE 2

Revised: 08-23-17

Sunset Equestrian
Cluster Subdivision
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TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South
West Haven Utah 84401

July 27 2017

To: Doug Nosler

Subject: Sunset Equestrian Cluster Subdivision

Taylor West Weber Water District will serve culinary water to
This subdivision of approx. 180 lots upon meeting our
requirements.

Plan review fee of \$25.00 per lot

Water right fees of \$4363.00 per lot (or current fee at the time of
payment) . Fees must be paid before final approval will be given.

This is culinary water only secondary must be supplied by others.

All piping for subdivision will be done to water District
specifications



Val Surrage

Manager

Taylor West Weber Water District



Central Weber Sewer Improvement District

July 18, 2017

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Sunset Equestrian – Cluster Subdivision
4000 West 2200 South (approximately)
Will Serve Letter

Planning Commission:

We have been asked review the possibility of providing sanitary sewer service for a 180 Lot Sunset Equestrian – Cluster Subdivision located at approximately 4000 West 2200 South in Weber County. The Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The District does have a gravity flow sanitary sewer line at this location on 2200 South. We have the capacity to accept and treat the wastewater from this subdivision. Details of the connection to the District's line must be submitted to the District, reviewed and approved prior to any connection being made to the District's line.
2. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. Annexation requirements and an annexation petition are available from the District's Office.
3. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).
4. The District must be notified for inspection if at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.

Weber County Planning Commission
July 18, 2017
Page -2-

5. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Chad Meyerhoffer, Weber County Engineering
Doug Nosler

July 11, 2017

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: AVAILABILITY LETTER – Sunset Equestrian

The development is located at approximately 1800 South 4000 West in Taylor, Utah consisting of 180 residential lots and 53 open space lots.

This letter is ONLY to state that the above named project is in the boundaries of the Hooper Irrigation Company and pressurized irrigation water will ONLY be available under the following conditions:

- * The subdivision utility plan is reviewed and approved by Hooper Irrigation.
- * Plan Review fees are paid to Hooper Irrigation.
- * Proof of Water Shares is signed over to Hooper Irrigation Company.
- * Access Fees are paid.

The non-refundable fee for the plan review is \$300 plus \$55 per lot and a \$200 application fee. We consider this fee to be minimal and it covers the cost of review by the administration, inspectors, and the Engineer. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, Hooper Irrigation's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by Hooper Irrigation.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions, Hooper Irrigation will issue the "Will Serve" letter.

If you have any questions please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager