**SUNCREST MEADOWS – PHASE 4**

**Introduction**

The Suncrest Meadows development is located in the Taylor area of Weber County, southwest of the 4700 West & 2550 South intersection. To date, three phases have been constructed with single family residences on 1-acre lots. The location is part of the West Weber planned hub for Taylor and this phase is an exciting implementation of higher density. In coordination with County staff, a more affordable housing type is advanced involving 82 townhomes.

**Private Community**

The Phase 4 development will be a private PUD (Planned Unit Development) community. The aisleways (streets) will be owned and maintained by the HOA. East and south side fencing will provide a physical barrier between the community and the surrounding 1-acre homesites. Central landscaped areas between buildings will provide recreation space and aesthetic enhancement.

**Townhome Particulars**

The plan shows each townhome unit having a footprint of 24 feet x 48 feet (1152 SF) – the units will be two story. Each of the units, in addition to having two internal garage parking stalls, will have a driveway affording two surface parking stalls with a length of 22 feet to accommodate trucks. The project will have 44 interspersed visitor parking stalls. The units shown each have a back patio space of eight feet. If desired, the front façade of the units can face the central open space areas.

**Street & Pathway Connectivity Plan**

The project has a generous three access locations from 2550 South that will alleviate the difficulties of a congested single access. The central access (shown as 4950 West) will interconnect with the existing, abutting Phase 3 to the south, which has a very limited number of homes and shouldn’t be much of a traffic burden if the larger lot homeowners elect to go north through the project instead of their existing easterly pathway. For this reason, Phase 3 and Phase 4 interconnectivity is shown instead of only a gated emergency access between the phases. Sidewalks are provided along one-side of all the internal roadways. A typical road detail is provided on the plan showing 26 feet of asphalt with bordering ‘rolled’ curbing.

**Parks and Open Space Plan**

There is an existing westerly drainage pond that will be improved for recreational purposes. The area is quite large and will afford a variety of options. Coupled with the internal project common open space areas, the landscaping occupies 137,892 SF (3.17 acres), encompassing 39.3% of the Phase 4 area. The recreation area is fundamentally intended to be private, for the Sunset Meadows project owners, and not part of a local park district.

**Culinary and Secondary Water – Wastewater Plan**

An existing easemented sewer main line and an existing easemented storm line pass through the southerly portion of Phase 4 for the benefit of the former Sunset Meadows project phases. The layout is designed to accommodate these important lines. Taylor West Weber Water is the culinary water provider for the area. The existing sewer system is under the auspices of Weber County until it reaches the Central Weber Sewer Improvement District main in 5100 West.