



Pre-App Number: PA-158269

Property Owner Information	Applicant Information
Name: Mac Davis Mailing Address: 301 S. 4700 W. City, State, Zip: Ogden, Utah 84401 Email: trapdaddy100@gmail.com Phone: 8015107090	Name: Reeve & Associates, Inc Mailing Address: 5160 S 1500 W City, State, Zip: Riverdale Email: mandy@reeve.co Phone: 8016213100

Purposed Access Information	
Physical Address: 301 S. 4700 W., Ogden Utah State Route ID: 0134 Latitude: 41.259008 Access Width(in feet): 30 Access Category: Reg. Priority Urban	Parcel Number: 15-048-0013, 15-048-0023 Milepost Marker: 4.69 Longitude: -112.09318 Access Use: Residential Side of Highway: West

PROJECT NAME AND BRIEF SCOPE OF WORK DESCRIPTION

Davis Acres Subdivision
Adding a residential flag lot to existing lot.

Meeting Date	Time Spent	Participant Name	Representing	Email	Phone
18-FEB-25		Austin LaRue	UDOT	alarue@utah.gov	8017218846
		David Alger	UDOT	dalger@utah.gov	8016201654
		Dustin Jenkins	UDOT	dustinjenkins@utah.gov	8013897282
		Rodger Genereux	UDOT	jaygenereux@utah.gov	8016786283

Total Time Spent:

Access Application Review Level Fee: \$75.00

SITE PLAN / ACCESS NOTES

Site Plan & Access Notes:

Discussed access options - The existing home and land may be subdivided as long as all lots share a single access at the south property line. The lot to the South (previously owned) is to have a Future Cross Access at a minimum so that lot may use the shared access if re-developed.

Add the updated UDOT General Notes to the plan set: available at <https://www.udot.utah.gov/connect/business/permits/access-management/> (located in the Process Drop-down area).

Consider including the current applicable UDOT standard and supplemental drawings as part of the plan set. These are available on the UDOT website at udot.utah.gov

No asphalt impacts to SR-134 are needed or allowed for this development.

Add curb, gutter (B1 Type), and sidewalk along the entire frontage if required by the County. Any detached sidewalk width is required to be 5 ft shown on Standard Drawing PA 5. Attached sidewalk width is to meet the 6 ft minimum (8 ft preferred). Ensure all sidewalk is located with at least 1 ft space to the UDOT right-of-way.

TRAFFIC IMPACT STUDY NOTES

Traffic Impact Notes:

The Traffic Impact Study (TIS) is being waived for a two lot subdivision (with a third lot to share the access in the future) as it is well under warrant for turn lanes. The shared access for all three residential lots is adequate mitigation for the variance request.

TIS WAIVER

Approved: N **Name:**

Title:

UTILITIES NOTES

Utility Notes:

Show existing and tie-in requirements of utilities.

Our policy is that we require trenchless construction unless convincing and sufficient reason is given for open trench construction. The reason for this is the substantial delays caused to the public which we measure in user costs, and the degradation to our pavement which increases maintenance costs and shortens the life cycle duration of the pavement.

DRAINAGE NOTES

Drainage Notes:

Determine if the driveway access will install an 18 inch culvert or simply grade the access to drain away from the highway.

Provide safety end sections on culverts for driveways and meet the grading standards shown in Standard Drawing DG 6 when they are within the clear zone.

OTHER NOTES

Permit Review Fee:



Permit Review Fee Level - 1

Required Documents and Recommended Mitigation Options - for more Information visit: <https://www.udot.utah.gov/connect/business/permits/access-management/>
 Agreements (e.g. Drainage, Cross Access, and Phased Development) are to be signed and recorded as the final documents after plan approval and before the permit is issued.

Complete Site Plans

Variance Request Form (Identify what mitigation measures you are proposing. Signed by applicant and property owner)

Future Cross Access Agreement (with property to the South - parcel 155330001)

Cross Access Agreement (with proposed lots to all share one access) or shown as a single shared access on the recording plat

Other Notes:

Pre-application notes are valid for 12 months. Approved Conditional Access Permits have 12 months from the date of approval to acquire an Encroachment Permit to build the access.

Do not place any obstructions within 55 ft of the center of highway as that is a typical right of way width for full 5 lane section highways.

Work with Larry Slagowski at 801-620-1642 or lslagowski@utah.gov and Matt Hawkes at (801) 750-4315 or mhawkes@utah.gov to research the existing and future right-of-way along the frontage of this development to clean up parcel data and record any right-of-way dedication that may be required.

Required Default Documents

Plan Set

Documents Required / Identified at Pre-Application Meeting

Variance Request Form

Access Agreement (Cross)

Access Agreement (Shared)