

Project Narrative (Contd.)

Culinary Water (planned access):

The project will utilize **individual private wells** for culinary water. Wells will be permitted through the Utah Division of Water Rights and designed/constructed in accordance with state and county standards, including required separation distances from septic systems and compliance with any applicable drinking water source protection zones.

Irrigation and Landscape Watering:

Irrigation and landscape watering will be provided by **Liberty Irrigation Company**. The current property owner holds **94.5 Liberty Irrigation water shares**, which will remain allocated to the property and are intended to serve the project's irrigation demands. Coordination with Liberty Irrigation will occur as needed to confirm delivery, point of connection, and applicable requirements for system design and operation.

Wastewater Disposal (planned access):

The project will utilize **individual onsite septic systems**. Percolation testing and system design will be completed by a licensed professional and reviewed/permitted by the Weber-Morgan Health Department. We understand septic systems are restricted within certain **Drinking Water Source Protection (DWSP) zones**. We will obtain and review the source-protection zone shapefile for the **new Nordic well west of the site** and will **site all septic systems outside any prohibited DWSP zones**. Lotting and/or system locations will be adjusted as needed to ensure full compliance.

Parks and Open Space (proposed plan/donation):

We propose a land donation to support open space and potential transportation needs. Specifically, we intend to **donate and deed Parcel #220090096 (±1.24 acres) to Weber County** for use as **open space** or, at the County's discretion, **future right-of-way expansion of 4100 N**. A legal description and exhibit can be provided upon request.