



Weber County Planning Division

AGENCY REVIEW OF SUBDIVISIONS

1. Agency Weber County Fire District Date JUNE 21, 2011
2. Agency Address _____
3. Checked by: Ted Black Position _____
4. Under existing conditions, the development of this subdivision:
 - Is feasible as shown
 - Is not feasible
 - Is feasible with requirements shown on returned plan
5. Comments: see review letter

Subdivision Name & Address: FELT SUBDIVISION, 4911 N 3000 E, LIBERTY UT 84310

Number of Lots: 1 LOT

Developer's Name & Address: VINCE & ALYSON FELT, 3803 BELL HOLLOW LANE, KATY TX 77494

Property I.D. # 22-008-0020 & 22-174-0002 Phone: (713) 417-9456

Revised Preliminary Review
 Final Review
 Preliminary & Final Review

Please review the attached proposed subdivision plan for:

- | | |
|--|---|
| <input type="checkbox"/> Future development of the area
<input type="checkbox"/> Dedication of streets legal description, property ownership
<input type="checkbox"/> Availability of culinary water system
<input type="checkbox"/> Availability of secondary water
<input type="checkbox"/> Water Source (Well)
<input type="checkbox"/> Septic system approval
<input type="checkbox"/> Other | <input type="checkbox"/> Fire hydrant locations (existing and proposed.)
<input type="checkbox"/> Future school requirements
<input type="checkbox"/> Engineering related special problems
<input type="checkbox"/> Availability of utility and right-of-ways
<input type="checkbox"/> Soils Information (S.C.S.)
<input type="checkbox"/> Sewer District Approval |
|--|---|

--Please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano

(2)

General Requirements:

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards.

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Ted Black
Fire Marshal

cc: File

WEBER FIRE DISTRICT

Fire Marshall, Ted Black

Sic Plan Review

FELT SUBDIVISION

Reviewed By: Ted Black

Code compliance is the responsibility of the owner, contractor and/or developer. Errors or omissions in this review shall not relieve this responsibility.

This Project: (See review letter)

is feasible

is feasible with corrections

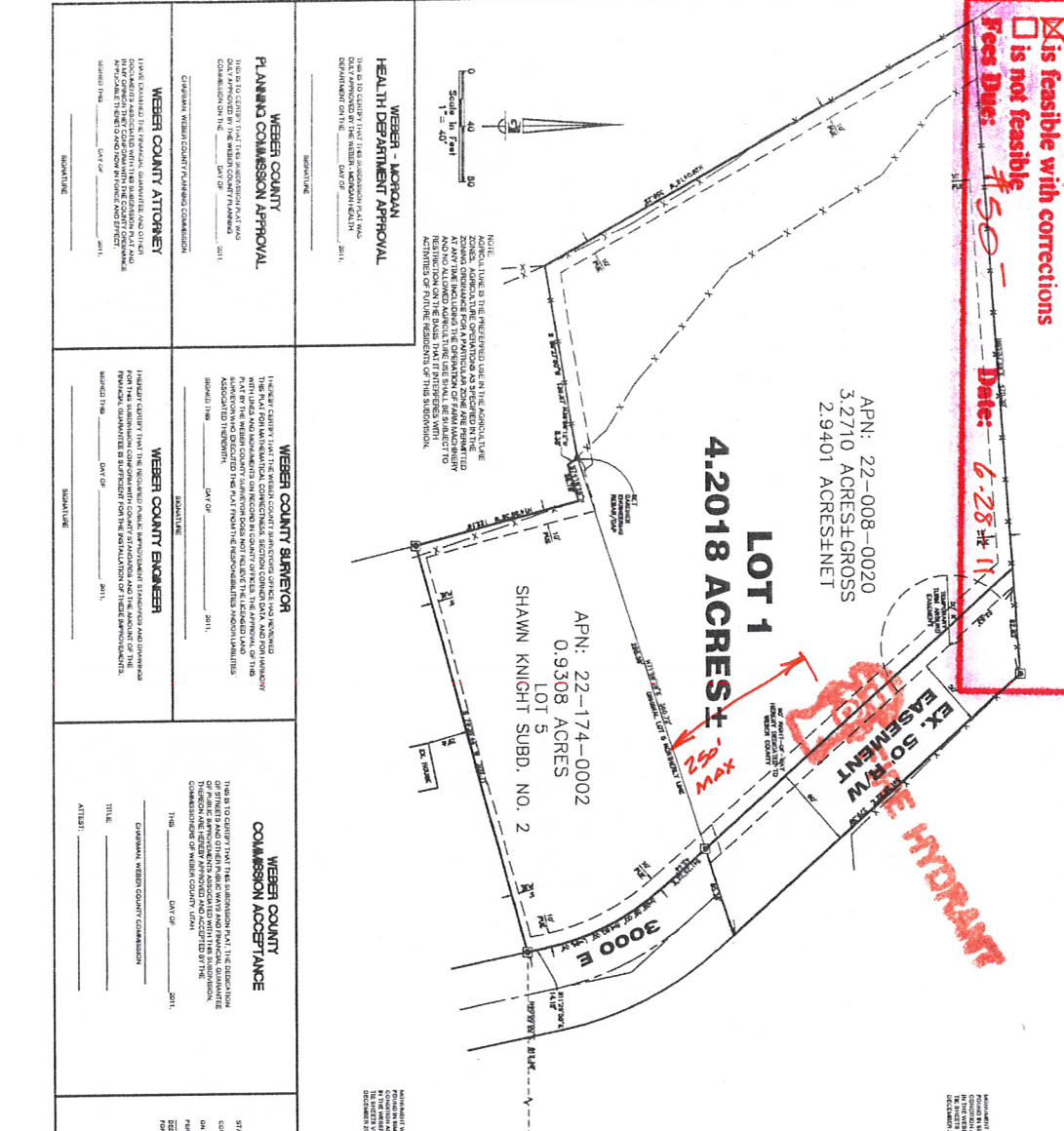
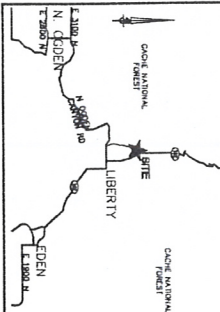
is not feasible

Fees Due: \$500

Date: 6-28-11

A PART OF THE NORTHEAST 1/4 OF SECTION 18,
RANGE 1 EAST, SLB&M, U.S. SURVEY
TOWNSHIP 7 NORTH
WEBER COUNTY, UTAH
JANUARY 2011

COUNTY MAP



APN: 22-008-0020
3.2710 ACRES± GROSS
2.9401 ACRES± NET

LOT 1
4.2018 ACRES±

APN: 22-174-0002
0.9308 ACRES
LOT 5
SHAWM KNIGHT SUBD. NO. 2

LEGEND

- DEVELOPER'S BOUNDARY
- PLANNING COMMISSION BOUNDARY
- PROPERTY LINE
- SEWER LINE
- EASEMENT
- UTILITIES
- PUBLIC UTILITY EASEMENT

WEBER - MCPHON
HEALTH DEPARTMENT APPROVAL
THIS IS TO CERTIFY THAT THE SUBDIVISION PLANS AND THE PROPERTY DESCRIPTION COMPLY WITH THE HEALTH DEPARTMENT'S 2011.

WEBER COUNTY SUPERVISOR
I HEREBY CERTIFY THAT THE SUBDIVISION PLANS, THE DESCRIPTION OF LOTS AND THE PROPERTY DESCRIPTIONS COMPLY WITH THE HEALTH DEPARTMENT'S 2011. I AM NOT PROVIDING THIS CERTIFICATION AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED TO ME BY THE SUBDIVISION ENGINEER.

WEBER COUNTY ACCEPTANCE
THIS IS TO CERTIFY THAT THE SUBDIVISION PLANS, THE DESCRIPTION OF LOTS AND THE PROPERTY DESCRIPTIONS COMPLY WITH THE HEALTH DEPARTMENT'S 2011. I AM NOT PROVIDING THIS CERTIFICATION AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED TO ME BY THE SUBDIVISION ENGINEER.

ACKNOWLEDGMENT
STATE OF UTAH }
COUNTY OF WEBER } ss
I, COUNTY CLERK, DO HEREBY CERTIFY THAT THE SUBDIVISION PLANS AND THE PROPERTY DESCRIPTIONS COMPLY WITH THE HEALTH DEPARTMENT'S 2011.

OVERALL BOUNDARY DESCRIPTION

THIS BOUNDARY DESCRIPTION OF THE FELT SUBDIVISION IS BASED UPON THE RECORDS OF THE PUBLIC RECORDS OF THE SALT LAKE COUNTY CLERK'S OFFICE, WHICH RECORDS CONTAIN THE ORIGINAL SURVEY PLANS FOR THE FELT SUBDIVISION, LOCATED IN THE UNINCORPORATED AREA OF WEBER COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS: [Detailed description of the subdivision's location and boundaries]

SURVEY NARRATIVE

The survey was conducted by a registered professional land surveyor in the State of Utah, and the surveyor hereby certifies that the survey was conducted in accordance with the laws and regulations of the State of Utah. The survey was conducted on June 28, 2011, and the surveyor hereby certifies that the survey was conducted in accordance with the laws and regulations of the State of Utah.

SURVEYOR'S CERTIFICATE

I, [Surveyor Name], a duly licensed professional land surveyor in the State of Utah, do hereby certify that I have personally supervised and conducted this survey, and that the survey was conducted in accordance with the laws and regulations of the State of Utah. I hereby certify that the survey was conducted in accordance with the laws and regulations of the State of Utah, and that the survey was conducted in accordance with the laws and regulations of the State of Utah.

OWNER'S SUBDIVISION DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE FELT SUBDIVISION, DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS AND RIGHTS SHOWN ON THESE PLANS, AND WE DO SO WITHOUT RESERVE.

PLANNING COMMISSION APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION PLANS, THE DESCRIPTION OF LOTS AND THE PROPERTY DESCRIPTIONS COMPLY WITH THE HEALTH DEPARTMENT'S 2011.

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE PLANS, SPECIFICATIONS AND OTHER INFORMATION SUBMITTED TO ME BY THE SUBDIVISION ENGINEER, AND I HEREBY CERTIFY THAT THE SUBDIVISION PLANS AND THE PROPERTY DESCRIPTIONS COMPLY WITH THE HEALTH DEPARTMENT'S 2011.

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE SUBDIVISION PLANS, THE DESCRIPTION OF LOTS AND THE PROPERTY DESCRIPTIONS COMPLY WITH THE HEALTH DEPARTMENT'S 2011.

COUNTY RECORDER
RECORDED FOR: [Date]
RECORDED BY: [Name]
RECORDED FROM: [Name]
COUNTY RECORDER: [Name]



Weber Fire District Residential Site Plan Review

Date: June 28, 2011

Project: Felt Subdivision, 4911 N 3000 E

Is feasible as shown
 Not feasible
 Is feasible with the requirements as indicated

A = Approved C = Correction Required N = Not Applicable I = Insufficient Info

Fire Hydrant Requirements	
C	(1) One new fire hydrant(s) as indicated on plan. Maximum Spacing 500 ft.
I	Fire flow 1000 g.p.m.
I	Water storage capacity for fire fighting 120,000 gallons.
Access road Requirements	
A	Roads shall have a minimum clear and unobstructed width of twenty six feet.
A	Roads shall have a minimum clear and unobstructed height of 13'-6".
A	Roads shall have a maximum grade of 10%.
A	Interior turning radius on all corners shall be a minimum of 28'-0".
A	Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an <u>approved</u> area for turning around fire apparatus constructed with the same requirements as the roads.
N	Second fire apparatus access road required.
C	\$50.00 fee required for this plan review.

Comments: One new fire hydrant is required as indicated on the plan. A letter of water availability is required. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.