

Based on the Weber County Land Use Code Section 106. I have completed a review of the proposal of Hidden Haven Estates Subdivision 2nd Amendment. The following is a list of items that shall be submitted/shown on the plat:

1. A completely filled out subdivision application, **signed by the property owners.** (LUC 106-1-4 (b) 1). The application is signed by Pineview Partners but not Randy Shepherd (owner of lot 12 of Hidden Haven Estates Lot 3 1st Amendment)

2. A subdivision name, approved by the county recorder, and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall also be shown on the top of the plat. (LUC 106-1-5 (a)(1) **The subdivision name on the plat appears as "Hidden Haven Estates Amended Lots 4 & 12" but appears as "Hidden Haven Estates Subdivision 2nd Amendment" on the application. The subdivision name should be the same on both the plat and the application.**

3. The title report is not within 30 days of the date the application was submitted. Information for lot 12 of 'Hidden Haven Estates Subdivision Lot 3, 1st Amendment' must be shown on the title report as well. Per the LUC 106-1-5 (a)(13) the title report shall be dated within 30 calendar days prior to the submittal of the application and shall include a search of recorded documents back to patent that identifies, at a minimum, the following items:

- a) All reference easements;
- b) Reference (the entry number and/or book and page number) to all deeds in the chain of title;
- c) All boundary line agreements;
- d) All rights-of-way, whether the parcel is subject to or has reserve rights;
- e) All current owners;
- f) All outstanding liens, taxes, etc

4. The individual or company names and addresses of the applicant, engineer and land surveyor of the subdivision. (LUC 106-1-5 (a)(3))

5. The existing location, widths and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided. (LUC 106-1-5 (a)(6))

6. Proposed plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed stormwater drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Improvement drawings as required by the county engineer may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent or greater. (LUC 106-1-5 (a)(11))

7. A house number indicating the street address for each lot in the subdivision shall be assigned by the county surveyor marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage. Homes that are built on approved flag lots or rights-of-way shall have the address assigned and posted at the access point from a county road or private road. (LUC 106-1-8 (c) (1)(f))

8. Map narrative. The map shall contain a written narrative which complies with U.C.A. 1953, § 17-23-17 and part I, title 2, chapter 10, of the Weber County Code of Ordinances. (LUC 106-1-8 (c)(1)k)

9. A note on the plat shall indicate the subdivision boundary and the lot corners are set as required by state code and county ordinances. (LUC 106-1-8(c)(2))

10. Subdivisions located in areas which are zoned for agriculture (A-1, A-2, A-3, and AV-3) shall have the following statement on each page of the final plat: "Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision." (LUC 106-1-8(c)(5))

11. Subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain boundaries and when available the floodway boundaries. The plat shall also indicate the base flood elevations in one-foot increments within the floodplain. In lieu of providing the base flood elevations, the floodplain shall be designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of title 12, Flood Damage Prevention Ordinance. (LUC 106-1-8(c)(6))

1. A completely filled out subdivision application, **signed by the property owners.**
2. A written statement of feasibility from the county or state health department which states the recommendation of the health department regarding:
 - a. Sanitary sewage disposal;
 - b. Culinary water availability;
3. A subdivision name, approved by the county recorder, and the general location of the subdivision in bold letters at the top of the sheet. The township, range, and quarter section shall also be shown on the top of the plat.
4. A north arrow, scale, and **date.**
5. The individual or company names and addresses of the applicant, engineer and land surveyor of the subdivision.
6. The surveyed boundary lines of the tract to be subdivided showing lot numbers, **measured and/or recorded bearings, distances, and other controlling data with ties to section corners.**
7. Contour map with, unless specified otherwise by the county engineer, two-foot contour intervals.
8. The existing location, widths and other dimensions of all existing or platted streets and other important features such as, but not limited to, railroad lines, sanitary sewers, storm drains, water supply mains, fire hydrants, water wells, land drains, culverts, watercourses, wetlands, stream corridor setbacks, floodplain, fence lines or other lines of occupation, exceptional topography, easements and buildings and structures within and immediately adjacent (within 30 feet) to the tract of land to be subdivided.
9. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, pathways, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
10. Proposed plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed stormwater drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of

individual lots. Improvement drawings as required by the county engineer may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent or greater.

Below are items that will be required for the final review process.

1. The names, widths, lengths, bearings and curve data on centerlines of proposed streets, alleys and easements; also the boundaries, bearings and dimensions of all portions within the subdivision as intended to be dedicated to the use of the public; the lines, dimensions, bearings, areas and numbers of all lots, blocks and parts reserved for any reason within the subdivision. All lots are to be numbered consecutively under a definite system approved by the county surveyor. All proposed streets shall be numbered consecutively under a definite system approved by the county surveyor and conform as far as practicable to the adopted street numbering system of the county, unless there are street alignment situations where a street name may be better utilized as the primary identifier. The county surveyor must approve these allowable situations. Where streets are given a number as the primary identifier a street name may be assigned as a secondary identifier.

2. A house number indicating the street address for each lot in the subdivision shall be assigned by the county surveyor marked on each lot so as to face the street frontage. Corner lots shall have a house number assigned for frontage. Homes that are built on approved flag lots or rights-of-way shall have the address assigned and posted at the access point from a county road or private road.

3. A signature block conforming to state code and county ordinances shall be included on the plat for the following:

1. Description of land included in subdivision;
2. Private licensed land surveyor's "certificate of survey";
3. Owner's dedication certificate;
4. Notary public's acknowledgment;
5. County planning commission's certificate of approval, to be signed by the planning director for the chair;
6. County engineer's certificate of approval;
7. County attorney's certificate of approval;
8. Board of county commissioners' certificate of acceptance;
9. County clerk's certificate of attest;
10. County surveyor's certificate of approval;
11. Weber-Morgan Health Department certificate of approval.

4. A three-inch by three-inch space in the lower right-hand corner of the drawing for recording information.
5. Map narrative. The map shall contain a written narrative which complies with U.C.A. 1953, § 17-23-17 and part I, title 2, chapter 10, of the Weber County Code of Ordinances.
6. A note on the plat shall indicate the subdivision boundary and the lot corners are set as required by state code and county ordinances.
7. Subdivisions located in areas which are zoned for agriculture (A-1, A-2, A-3, and AV-3) shall have the following statement on each page of the final plat: "Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision."
8. After final approval, the planning division shall submit the plat for signatures to the county surveyor, county health department, and county engineer. After approval and signature by the county engineer, the plat and financial guarantee shall be submitted to the county attorney and the county commissioners respectively, for their approval. The county engineer can approve financial guarantees under \$25,000.00. Financial guarantees can be granted a time extension by the county engineer and/or the planning director if the change in the financial guarantee is less than \$25,000.00 of an increase. The final plat, bearing all official approvals, as above required, shall be recorded in the offices of the county recorder at the expense of the applicant.
9. No street improvements or utilities shall be installed until after approval of the improvement plans by the county engineer. No lots shall be purchased, sold, exchanged nor offered for sale and no construction of buildings upon such lots shall begin until the final plat is so approved and recorded.
10. A copy of the subdivision mylar shall be filed as a record of survey in the county surveyor's Office, prior to the Weber County Surveyor signing the dedication plat.