



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for final approval of Winston Park Cluster Subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, June 13, 2017
Applicant:	Jaymak Ogden, LLC
File Number:	LVW040717

Property Information

Approximate Address:	3701 West 1800 South
Project Area:	40 acres
Zoning:	A-1
Existing Land Use:	Agricultural
Proposed Land Use:	Residential
Parcel ID:	15-078-0002
Township, Range, Section:	Township 6 North, Range 2 West, Section 28

Adjacent Land Use

North:	Agricultural/Residential	South:	Agricultural
East:	Residential	West:	Agricultural

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 104, Zones, Chapter 5, Agricultural (A-1) Zone
- Title 106, Subdivisions
- Title 108, Standards, Chapter 3, Cluster Subdivisions

Development History

- The Western Weber Planning Commission reviewed and unanimously endorsed the Sketch Plan on October 11, 2016.
- The Western Weber Planning Commission reviewed and unanimously endorsed the Preliminary Plan on May 9, 2017.

Background

The applicant has submitted a request for final approval of the Winston Park Cluster Subdivision, a cluster subdivision consisting of 54 building lots, 17 open space parcels, and 3 common areas. The Winston Park Cluster Subdivision is separated into 2 phases on one subdivision plat, both of which are being presented for final approval as part of the same application. The proposed subdivision is located at approximately 3701 West 1800 South, Ogden, UT and is in the A-1 zone. Public roads will be created with this proposal to provide access to each lot and the design will create connectivity to the surrounding area for future development.

The Western Weber Planning Commission granted the applicant a 50 percent during the May 9th planning commission meeting based on meeting the purpose and intent of the cluster subdivision chapter, for up to a ten percent bonus density; providing and implementing an approved roadway landscape and design plan, for up to 20 percent bonus density; preserving an agricultural parcel at least ten acres but fewer than 20 acres with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, for up to a 15 percent a bonus density; providing for the development of excess sewage treatment capacity, for up to a five percent bonus density. With the 50 percent bonus density, the applicant will be able to add an additional 18 lots to the 36 base lots, for an overall density of 54 lots.

The proposal has been reviewed against the current subdivision ordinance, the standards in the A-1 zone, and the cluster subdivision standards. The proposed subdivision, in compliance with the recommended conditions, conforms to the zoning, subdivision, and cluster subdivision requirements including adequate frontage and access along future dedicated county roads, adequate lot width, and lot area.

The proposed application has been reviewed against certain standards in the Uniform Land Use Code of Weber County, Utah (LUC). The following is staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Western Weber General Plan by creating lots for the continuation of single-family residential development that is currently dominant in the area and by encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agriculture (A-1) Zone.

The purpose of the Agricultural (A-1) zone is identified in the LUC §104-5-1 as:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

Cluster subdivisions, in accordance with the LUC, are permitted in the A-1 Zone. As stated on the final plat, the subdivision contains 40.259 acres not including the road area, allowing for 36 building lots at 40,000 square feet, the minimum lot size in the A-1 Zone. The applicant is proposing a 50 percent bonus density to increase the number of building lots by 18, for a total of 54 building lots.

Cluster subdivision design and layout standards: The minimum lot width requirement for cluster subdivision lots in the A-1 zone is 60 feet per LUC§ 108-3-7(2)(c). The proposed cluster subdivision meets the lot width as well as the open space width requirements outlined in LUC §108-3-4 (1) which state:

"The open space area in between one cluster of lots and another shall not be less than 75 feet in width and the open space area in between lots and an exterior subdivision boundary shall not be less than 50 feet in width."

The proposed subdivision consists of open space areas between clusters of lots that are a minimum of 80 feet wide and the open space areas in between lots and exterior boundaries are a minimum of 125 feet wide.

The proposed cluster subdivision consists of 54 building lots and each cluster of lots consists of less than one third the total number of lots in the subdivision, complying with LUC § 108-3-4 (2).

The proposed lot sizes vary from 9,000 square feet to 14,473 square feet. The minimum lot based on meeting the criteria outlined in LUC-§ 108-3-7 which states:

"A lot's minimum area is reduced to 6,000 square feet if:

The lot lies within a cluster subdivision that is adjacent to an undeveloped parcel. A parcel is considered undeveloped if it:

- i. Does not contain an existing dwelling; or*
- ii. Contains an existing dwelling that lies further than 150 feet away from all external boundaries of the proposed or subject cluster subdivision."*

The proposed cluster subdivision is adjacent to multiple undeveloped parcels in all directions of the current parcel's boundaries, meeting the requirement to reduce lot size to 6,000 square feet. All lots within the proposed cluster subdivision meet the area and width requirements.

Bonus Density Requirements: The LUC§ 108-3-4 states that the minimum preserved open space requirement in the A-1 zone is 30 percent. The LUC§ 108-3-8(2) states that the county may grant a bonus density of up to 50 percent if the applicant preserves an open space percentage above the 30 percent requirement. The applicant is proposing to preserve 50 percent open space; which will allow up to a 50 percent bonus density to be granted. The applicant has been granted a 50 percent bonus density based on a combination of the following, as outlined in LUC§ 108-3-8:

a.) If a cluster subdivision meets the purpose and intent of the cluster subdivision chapter, up to a ten percent bonus density may be granted.

The purpose of the cluster subdivision chapter is stated in LUC§ 108-3-1 as:

"The purpose of this chapter is to provide flexible development standards to landowners that are committed to developing safe, attractive, conservation oriented neighborhoods that are thoughtfully designed and arranged in a manner that considers, gives deference to, and ultimately protects natural topography, environmentally sensitive areas, wildlife habitat, and agriculturally productive lands. It is intended to benefit those that create cluster subdivisions by offering an inherent gain in the form of reduced infrastructure costs and the possibility for a substantial increase in residential density in the Western Weber Planning Area. It is equally intended to benefit the residents of Weber County by promoting public welfare through the reduction of long-term infrastructure maintenance costs and the permanent preservation of the county's functional open spaces, picturesque landscapes, and rural character."

b.) If a cluster subdivision provides and implements an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.

The applicant has provided a roadway landscape and design plan including sidewalk, curb, and gutter on both sides of all proposed streets as well as street trees of the correct caliper, which will be planted according to LUC §108-3-8 (b). The applicant has also provided a streetlight plan consisting of three street lights that will be located throughout the subdivision, as shown on the improvement drawings (Exhibit C).

e.) If a cluster subdivision preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:

- 1. For a parcel containing at least ten acres but fewer than 20 acres, up to a 15 percent bonus density may be granted.*

The proposed cluster subdivision includes contiguous agricultural preservation parcels. The combined agricultural parcels are 20 acres, meeting this requirement. The applicant has provided an open space preservation plan for the common area and agriculture preservation parcels. (Exhibit D).

i.) If a cluster subdivision provides for the development of excess sewage treatment capacity, up to a five percent bonus density may be granted.

The applicant has proposed to provide for the development of excess sewage treatment capacity by increasing the capacity of the proposed sewer pump station. A condition of approval has been added to the staff recommendation to ensure that the Weber County Engineering Division confirms that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of subdivision improvement drawings.

Culinary water and sanitary sewage disposal: Will Serve letters have been provided by the Taylor West Weber Water Improvement District and the Central Weber Sewer Improvement District regarding culinary water and sanitary sewer disposal. The applicant has provided a water share certificate from Hooper Irrigation regarding secondary water. A capacity assessment evaluation has been provided by the Department of Environmental Quality Division of Drinking Water.

Additional design standards and requirements: The proposal includes a 60 foot wide public road extending through the subdivision from north to south. The proposal also includes two 50 foot wide cul de sac streets and a 50 foot wide public road along the east side of the subdivision that connects to the existing 1800 South road and stubs to the south. Road stubbing has also been provided for future development to areas to the east and west of the proposed subdivision.

A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.

As stated in LUC §108-3-9, *the applicant, prior to recording a final plat of the cluster subdivision, shall:*

1. Establish a homeowners association and submit for the county's review the necessary articles of incorporation, bylaws, and declaration of covenants, conditions, and restrictions that provide for:

a. Compliance with Utah State Code;

b. The reason and purpose for the association's existence;

c. Mandatory membership for each lot or home owner and their successors in interest;

d. The perpetual nature of the easements related to all dedicated open space parcels;

e. Responsibilities related to liability, taxes, and the maintenance of recreational and other infrastructure and facilities;

f. Financial obligations and responsibilities, including the ability to adjust the obligations and responsibilities due to change in needs;

g. Association enforcement remedies; and

h. A notification of the county's ability to enforce the terms of the owner's dedication on the subdivision dedication plat.

2. Register the homeowners association with the State of Utah, Department of Commerce.

This requirement has been added to the staff recommendation as a condition of approval.

Review Agencies: To date, the final plat for the proposed cluster subdivision has been reviewed by the Surveyor's Office. A condition of approval has been added to ensure that all conditions of the Review Agencies, including the Engineering Division and the Fire District, will be addressed prior to final consideration by the County Commission.

Tax clearance: There are no outstanding tax payments currently related to this parcel.

Staff Recommendation

Staff recommends final approval of the Winston Park Cluster Subdivision, consisting of 54 building lots, 17 open space parcels, and 3 common areas. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
2. The applicant will be required to establish a declaration of covenants, conditions, and restrictions and provide them for review and approval by the County prior to recording a final plat of the cluster subdivision, as stated in LUC §108-3-9.
3. A guarantee of Improvements will be required as outlined in LUC §106-4-3.
4. The applicant, prior to recording or as part of recording the final cluster subdivision plat, shall grant and convey to the county, to each lot owner, and to the homeowner association if applicable, an open space easement over all areas dedicated as common area or individually owned preservation parcels, as outlined in LUC §108-3-6.

5. The Weber County Engineering Division must confirm, prior to final subdivision approval from the County Commission, that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of improvement drawings.

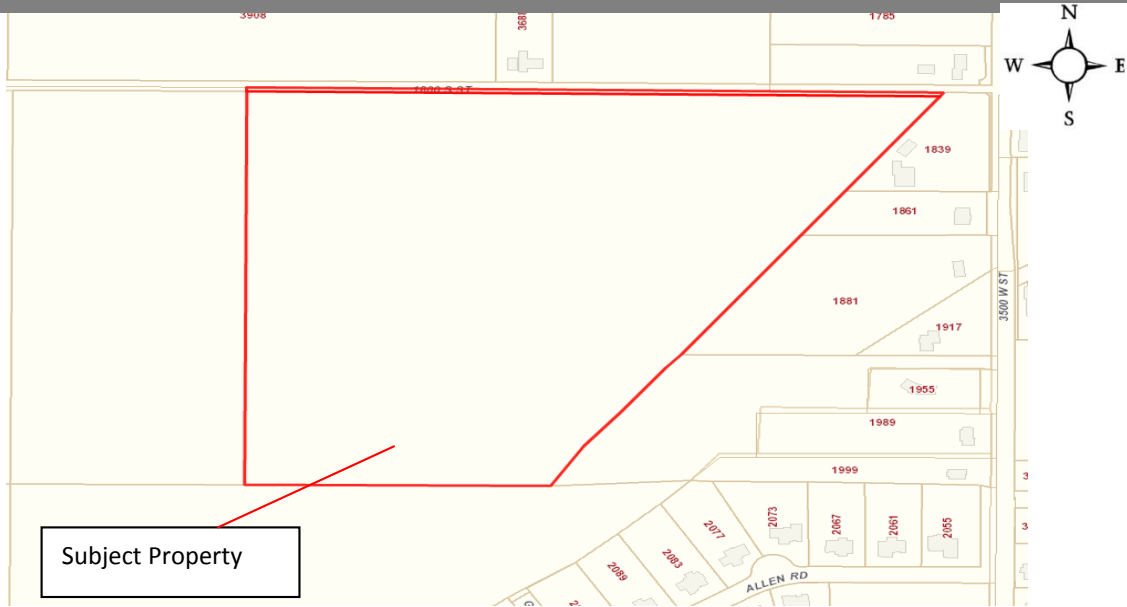
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. Up to a ten percent bonus density may be granted for meeting the purpose and intent of the cluster subdivision.
4. Up to 20 percent bonus density may be granted based on providing and implementing an approved roadway landscape and design plan.
5. Up to a 15 percent a bonus density may be granted based on preserving an agricultural parcel of at least ten acres but fewer than 20 acres with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel.
6. Up to a five percent bonus density may be granted based on providing for the development of excess sewage treatment capacity.
7. The proposed subdivision will not be detrimental to public health, safety, or welfare.
8. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

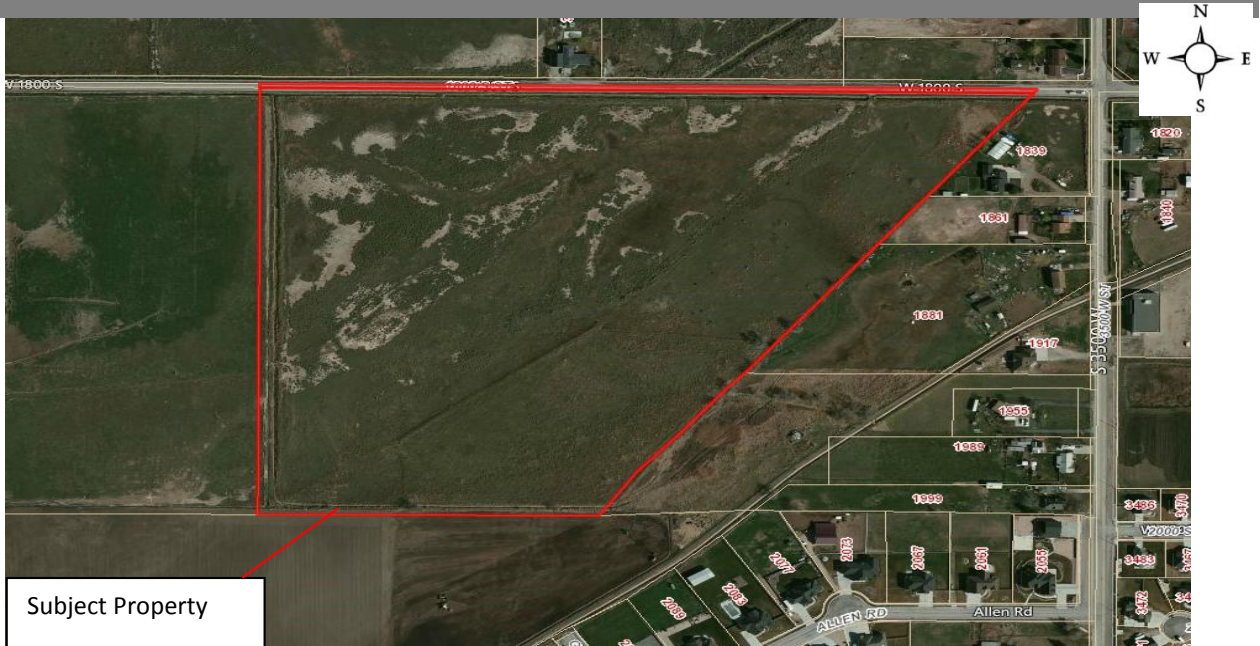
Exhibits

- A. Final plat
- B. Improvement drawings, including the streetscape and lighting design.
- C. Will serve letters
- D. Open space preservation plan

Map 1



Map 2

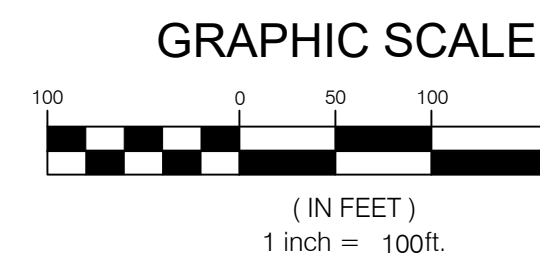


LEGEND

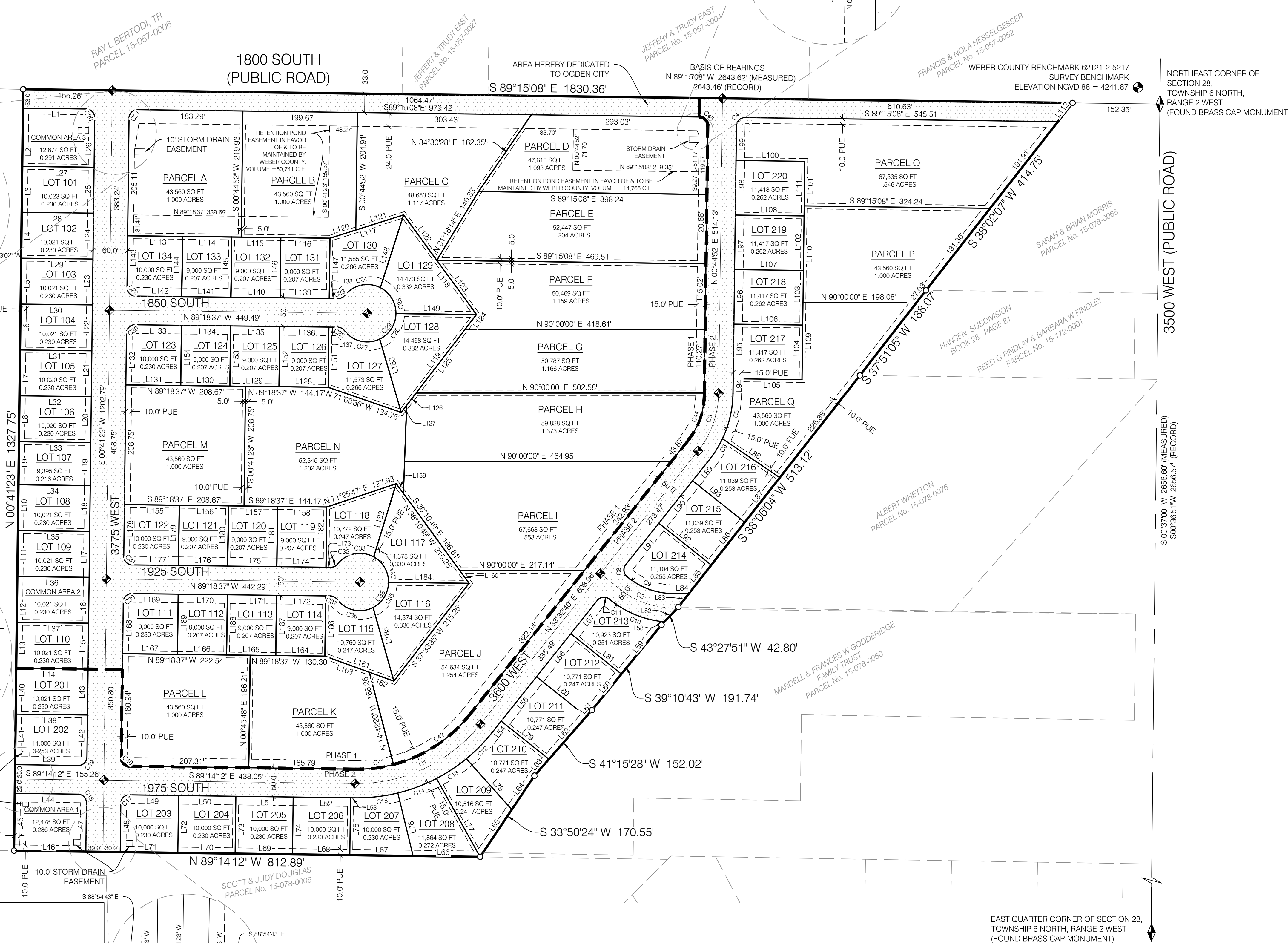
- WEBER COUNTY SECTION CORNER
BOUNDARY CORNER
P.U.E. PUBLIC UTILITY EASEMENT
STREET MON. (TO BE CONST.)
SECTION LINE
BOUNDARY LINE
LOT LINE
STREET CENTERLINE
EASEMENT LINE
RIGHT OF WAY LINE

WINSTON PARK SUBDIVISION
CLUSTER SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017



NORTH QUARTER CORNER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST
(FOUND BRASS CAP MONUMENT)



NOTE:
FOR LOT ADDRESSES
SEE PAGE 2

SURVEYOR'S CERTIFICATE
I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HOLD CERTIFICATE NO. 7240531...



WINSTON PARK SUBDIVISION

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING FENCE LINE EXTENDED DEFINED AS THE WESTERLY BANK OF A SLOUGH BE PREVIOUS SURVEYS, SAID POINT BEING NORTH 89°15'08" WEST ALONG THE SECTION LINE 152.35 FEET FROM THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EXISTING FENCE AND WESTERLY BANK OF SAID SLOUGH THE FOLLOWING SEVEN (7) COURSES: 1) SOUTH 38°02'07" WEST 414.75 FEET, 2) SOUTH 37°51'05" WEST 188.07 FEET, 3) SOUTH 38°06'04" WEST 513.12 FEET, 4) SOUTH 43°27'51" WEST 42.80 FEET, 5) SOUTH 39°10'43" WEST 191.74 FEET, 6) SOUTH 41°15'28" WEST 152.02 FEET, 7) SOUTH 33°50'24" WEST 170.55 FEET TO A POINT ON THE 40 ACRE LINE, THENCE NORTH 89°14'12" WEST 812.89 FEET ALONG SAID 40 ACRE LINE, THENCE NORTH 00°41'23" EAST 1327.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 40.259 ACRES
54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 3 COMMON AREAS

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT, WINSTON PARK SUBDIVISION, AND DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ROADS INTENDED FOR PUBLIC USE AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, SEWER EASEMENTS, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, AND STORM DRAINAGE FACILITIES, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2017

WINSTON PARK SUBDIVISION

ACKNOWLEDGMENT

State of _____ } S.S.
County of _____
ON THE _____ DAY OF _____, 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF THE ABOVE OWNERS DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME)

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

OWNER / DEVELOPER:
NAME: JAY RICE
RICE ASSET MANAGEMENT, LLC
TELEPHONE: (801) 633-3994
ADDRESS: 4968 HOLLADAY PINES CT.
HOLLADAY, UT 84117
JRRICE2014@GMAIL.COM



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS OF RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE

WEBER COUNTY PLANNING COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY, PLANNING COMMISSION ON THE _____ DAY OF _____, 2017

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 2017

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 2017

SIGNATURE

WEBER COUNTY RECORDER

ENTRY NO. _____
FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
WEBER COUNTY RECORDER
DEPUTY

WINSTON PARK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2017

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	250.63'	275.00'	52°13'08"	N 64°39'14" E	242.05'
C2	100.91'	150.00'	38°32'40"	S 70°43'40" E	99.02'
C3	108.85'	165.00'	37°47'49"	N 19°38'46" E	106.88'
C4	23.56'	15.00'	89°59'55"	N 45°44'49" E	4247.13'
C5	81.86'	190.00'	24°41'12"	N 13°05'28" E	81.23'
C6	43.48'	190.00'	13°06'37"	N 31°59'22" E	43.38'
C7	125.34'	190.00'	37°47'49"	N 19°38'46" E	123.08'
C8	23.56'	15.00'	90°00'00"	N 06°27'20" W	21.21'
C9	84.09'	125.00'	38°32'40"	N 70°43'40" W	82.51'
C10	105.08'	175.00'	34°24'12"	S 67°36'44" E	103.51'
C11	23.84'	15.00'	91°02'41"	N 84°04'01" E	21.41'
C12	63.14'	300.00'	12°03'34"	N 44°34'27" E	63.03'
C13	62.46'	300.00'	11°55'43"	N 56°34'05" E	62.35'
C14	72.25'	300.00'	13°47'56"	N 69°25'54" E	72.08'
C15	75.57'	300.00'	14°25'56"	N 83°32'50" E	75.37'
C16	273.42'	300.00'	52°13'08"	N 64°39'14" E	264.05'
C17	23.58'	15.00'	90°04'25"	N 45°43'36" E	21.23'
C18	23.54'	15.00'	89°55'35"	S 44°16'24" E	21.20'
C19	23.58'	15.00'	90°04'25"	S 45°43'36" W	21.23'
C20	23.55'	15.00'	89°56'32"	N 44°16'53" W	21.20'
C21	23.58'	15.00'	90°03'28"	S 45°43'07" W	21.22'
C22	23.56'	15.00'	90°00'00"	S 44°18'37" E	21.21'
C23	13.59'	15.00'	51°55'26"	N 64°43'40" E	13.13'
C24	68.34'	50.00'	78°18'36"	S 77°55'15" W	63.14'
C25	55.43'	50.00'	63°30'55"	N 31°09'59" W	52.63'
C26	55.55'	50.00'	63°39'30"	N 32°25'14" E	52.74'
C27	68.55'	50.00'	78°33'22"	S 76°28'20" E	63.31'
C28	13.64'	15.00'	52°06'58"	N 63°15'08" W	13.18'
C29	247.87'	50.00'	284°02'24"	N 00°47'09" E	61.54'
C30	23.56'	15.00'	90°00'00"	S 45°41'23" W	21.21'
C31	23.56'	15.00'	90°00'00"	S 44°18'37" E	21.21'
C32	13.59'	15.00'	51°55'26"	N 64°43'40" E	13.13'
C33	69.78'	50.00'	79°57'42"	S 78°44'48" W	64.25'
C34	53.99'	50.00'	61°51'50"	N 30°20'27" W	51.40'
C35	54.11'	50.00'	62°00'10"	N 31°35'34" E	51.51'
C36	70.00'	50.00'	80°12'43"	S 77°18'00" E	64.42'
C37	13.64'	15.00'	52°06'58"	N 63°15'08" W	13.18'
C38	247.87'	50.00'	284°02'24"	N 00°47'09" E	61.54'
C39	23.56'	15.00'	90°00'00"	S 45°41'23" W	21.21'
C40	23.54'	15.00'	89°55'35"	S 44°16'24" E	21.20'
C41	67.50'	250.00'	15°28'08"	N 83°01'44" E	67.29'
C42	160.35'	250.00'	36°45'00"	N 56°55'10" E	157.62'
C43	227.85'	250.00'	52°13'08"	N 64°39'14" E	220.04'
C44	92.59'	131.40'	40°22'28"	N 19°38'46" E	90.69'
C45	23.56'	15.00'	90°00'00"	N 44°15'08" W	21.21'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°15'08" W	110.28'
L2	S 00°41'23" W	101.63'
L3	S 00°41'23" W	80.03'
L4	S 00°41'23" W	80.00'
L5	S 00°41'23" W	80.00'
L6	S 00°41'23" W	80.00'
L7	S 00°41'23" W	79.98'
L8	S 00°41'23" W	79.98'
L9	N 00°41'23" W	75.00'
L10	S 00°41'23" W	80.00'
L11	S 00°41'23" W	80.00'
L12	S 00°41'23" W	80.00'
L13	S 00°41'23" W	80.00'
L14	N 89°18'37" E	125.26'
L15	N 00°41'23" E	80.00'
L16	N 00°41'23" E	80.00'
L17	N 00°41'23" E	80.00'
L18	N 00°41'23" E	80.00'
L19	N 00°41'23" E	75.00'
L20	N 00°41'23" E	80.00'
L21	N 00°41'23" E	80.00'
L22	N 00°41'23" E	80.00'
L23	N 00°41'23" E	80.00'
L24	N 00°41'23" E	80.00'
L25	N 00°41'23" E	80.00'
L26	N 00°41'23" E	86.52'
L27	S 89°18'37" E	125.14'
L28	N 89°19'32" W	125.26'
L29	N 89°19'32" W	125.26'
L30	N 89°19'32" W	125.26'
L31	N 89°19'32" W	125.26'
L32	N 89°19'04" W	125.26'
L33	S 89°18'37" E	125.26'
L34	N 89°18'37" W	125.26'
L35	N 89°18'37" W	125.26'
L36	N 89°18'37" W	125.26'
L37	N 89°18'37" W	125.26'
L38	N 89°18'37" W	125.26'
L39	N 89°14'12" W	110.24'
L40	S 00°41'23" W	80.00'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L41	S 00°41'23" W	88.12'
L42	S 00°41'23" W	73.26'
L43	S 00°41'23" W	80.00'
L44	S 89°14'12" E	110.28'
L45	S 00°41'23" W	100.00'
L46	N 89°14'12" W	125.26'
L47	S 00°41'23" W	85.02'
L48	N 00°41'23" E	84.98'
L49	S 89°14'12" E	85.53'
L50	S 89°14'12" E	100.00'
L51	S 89°14'12" E	100.00'
L52	S 89°14'12" E	100.00'
L53	S 89°14'12" E	7.47'
L54	N 38°32'40" E	26.54'
L55	N 38°32'40" E	98.92'
L56	N 38°32'40" E	95.94'
L57	N 38°32'40" E	74.12'
L58	S 43°27'51" W	7.31'
L59	S 39°10'43" W	110.64'
L60	S 39°10'43" W	81.10'
L61	N 41°15'28" E	14.87'
L62	N 41°15'28" E	99.03'
L63	N 41°15'28" E	38.12'
L64	N 33°50'24" E	71.21'
L65	N 33°50'24" E	99.34'
L66	N 89°14'12" W	116.80'
L67	N 89°14'12" W	75.79'
L68	N 89°14'12" W	100.00'
L69	N 89°14'12" W	100.00'
L70	N 89°14'12" W	100.00'
L71	N 89°14'12" W	100.42'
L72	S 00°45'48" W	100.00'
L73	S 00°45'48" W	100.00'
L74	S 00°45'48" W	100.00'
L75	S 00°45'48" W	100.00'
L76	S 13°40'08" E	113.03'
L77	S 29°04'38" E	156.43'
L78	S 41°51'04" E	118.87'
L79	S 51°27'20" E	106.55'
L80	S 51°27'20" E	111.24'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S 51°27'20" E	112.84'
L82	S 43°27'51" W	35.49'
L83	S 38°06'04" W	29.90'
L84	N 90°00'00" E	27.04'
L85	S 38°06'04" W	63.10'
L86	S 38°06'04" W	94.64'
L87	S 38°06'04" W	99.10'
L88	S 55°53'38" E	120.83'
L89	N 38°32'40" E	46.65'
L90	N 38°32'40" E	94.63'
L91	N 38°32'40" E	92.19'
L92	S 51°27'20" E	117.02'
L93	S 51°27'20" E	116.28'
L94	N 00°44'52" E	25.56'
L95	N 00°44'52" E	95.14'
L96	N 00°44'52" E	95.14'
L97	N 00°44'52" E	95.14'
L98	N 00°44'52" E	95.15'
L99	N 00°44'52" E	60.00'
L100	S 89°15'08" E	120.00'
L101	S 00°44'52" W	77.69'
L102	S 00°44'52" W	95.14'
L103	S 00°44'52" W	55.83'
L104	S 00°44'52" W	95.14'
L105	N 89°15'08" E	120.00'
L106	S 89°15'08" E	120.00'
L107	S 89°15'08" E	120.00'
L108	S 89°15'08" E	120.00'
L109	S 89°18'37" E	95.70'
L110	S 89°18'37" E	85.71'
L111	S 89°18'37" E	69.04'
L112	S 89°18'37" E	85.71'
L113	S 89°18'37" E	85.71'
L114	S 89°18'37" E	85.71'
L115	S 89°18'37" E	85.71'
L116	S 89°18'37" E	85.71'
L117	S 89°18'37" E	85.71'
L118	S 89°18'37" E	85.71'
L119	S 89°18'37" E	85.71'
L120	S 89°18'37" E	85.71'
L121	S 89°18'37" E	85.71'
L122	S 89°18'37" E	85.71'
L123	S 89°18'37" E	85.71'
L124	S 89°18'37" E	85.71'
L125	S 89°18'37" E	85.71'
L126	N 37°33'35" E	27.20'
L127	N 37°33'35" E	15.45'
L128	S 00°41'23" W	90.00'
L129	N 89°18'37" W	80.70'
L130	N 89°18'37" W	85.71'
L131	N 89°18'37" W	85.71'
L132	N 89°18'37" W	85.71'
L133	N 89°18'37" W	85.71'
L134	N 89°18'37" W	85.71'
L135	N 89°18'37" W	85.71'
L136	N 89°18'37" W	85.71'
L137	N 89°18'37" W	15.34'

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L187	S 00°41'23" W	105.00'
L188	S 00°41'23" W	105.00'
L189	S 00°41'23" W	105.00'



VICINITY MAP
SCALE: N.T.S.

LOT	ADDRESS
101	1825 SOUTH
102	1887 SOUTH
103	1849 SOUTH
104	1861 SOUTH
105	1875 SOUTH
106	1887 SOUTH
107	1987 SOUTH
108	1911 SOUTH
109	1923 SOUTH
110	1947 SOUTH
111	1942 SOUTH/3765 WEST
112	3751 WEST
113	3737 WEST
114	3727 WEST
115	3713 WEST
116	3701 WEST
117	3694 WEST
118	3714 WEST
119	3726 WEST
120	3738 WEST
121	3752 WEST
122	3764 WEST
123	1870 SOUTH/3763 WEST
124	3751 WEST
125	3737 WEST
126	3711 WEST
127	3713 WEST
128	3701 WEST
129	3702 WEST
130	3714 WEST
131	3726 WEST
132	3738 WEST
133	3752 WEST
134	3764 WEST/1846 SOUTH
135	3701 WEST

LOT	ADDRESS
201	1959 SOUTH
202	1971 SOUTH/3792 WEST
203	1994 SOUTH/3755 WEST
204	3749 WEST
205	3735 WEST
206	3719 WEST
207	3705 WEST
208	3693 WEST
209	1978 SOUTH
210	1947 SOUTH
211	1958 SOUTH
212	1948 SOUTH
213	1936 SOUTH
214	4032 WEST/1918 SOUTH
215	1906 SOUTH
216	1898 SOUTH
217	1866 SOUTH
218	1852 SOUTH
219	1838 SOUTH
220	1824 SOUTH
A	3757 WEST/1822 SOUTH
B	3727 WEST
C	3686 WEST
D	3643 WEST
E	1833 SOUTH
F	1861 SOUTH
G	1869 SOUTH
H	1891 SOUTH
I	1913 SOUTH
J	1951 SOUTH
K	3720 WEST
L	3756 WEST/1962 SOUTH
M	1894 SOUTH
N	N/A
O	1812 SOUTH
P	N/A
Q	1884 SOUTH

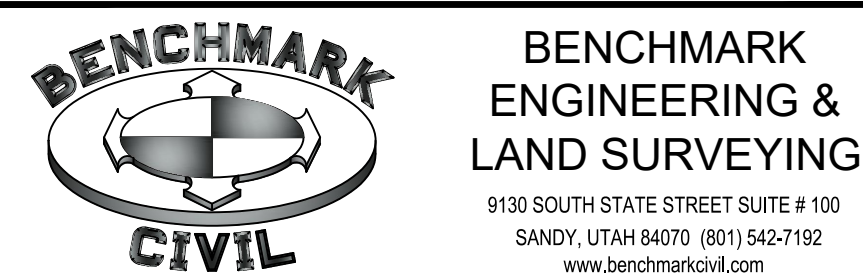


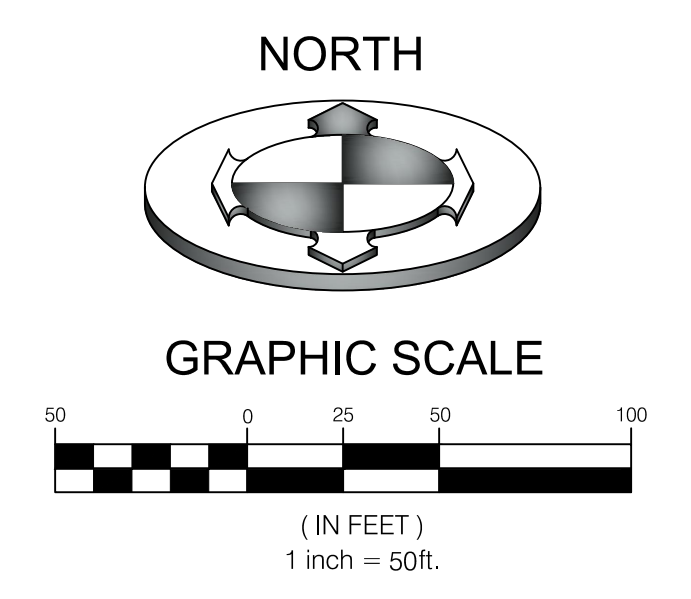
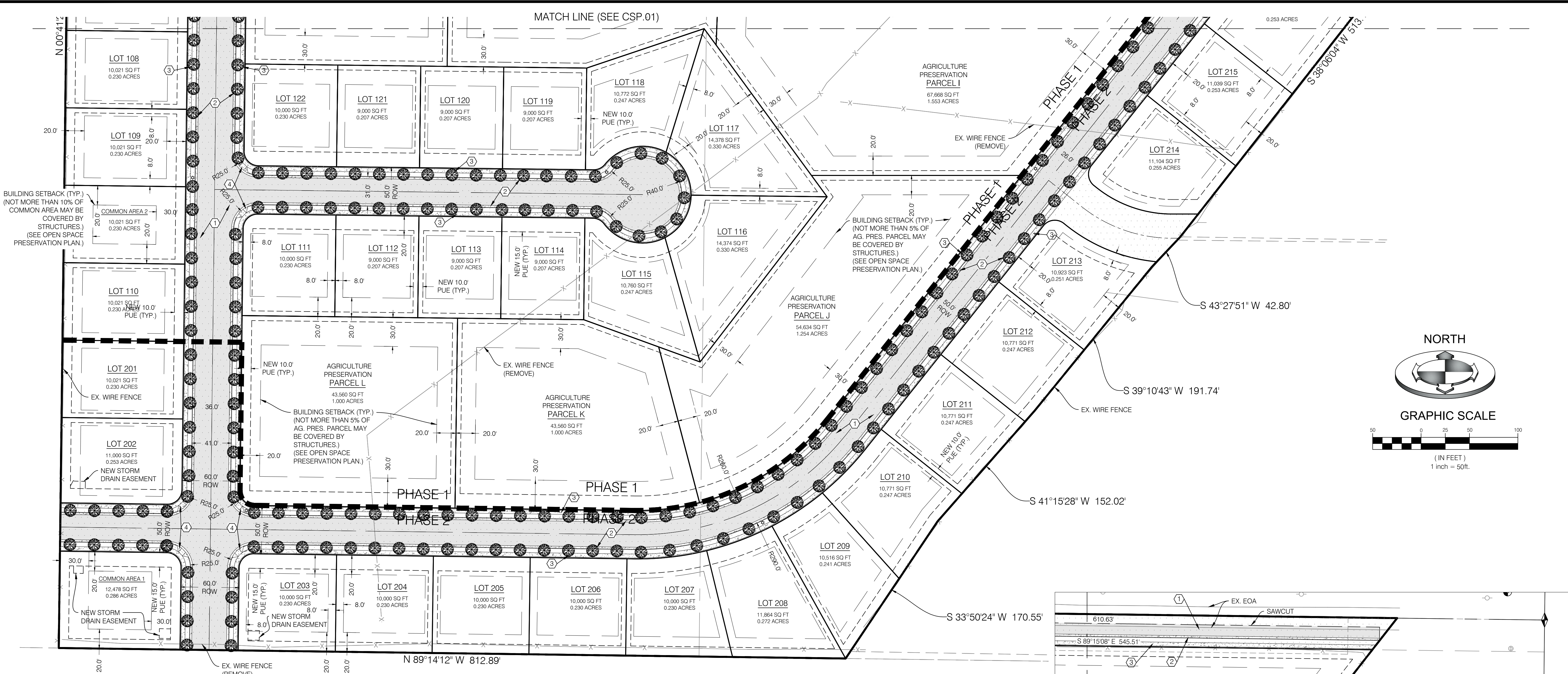
WEBER COUNTY RECORDER

ENTRY NO. _____
 FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____ AT _____
 BOOK _____ OF OFFICIAL RECORDS,
 PAGE _____
 RECORDED FOR : _____

WEBER COUNTY RECORDER

DEPUTY _____





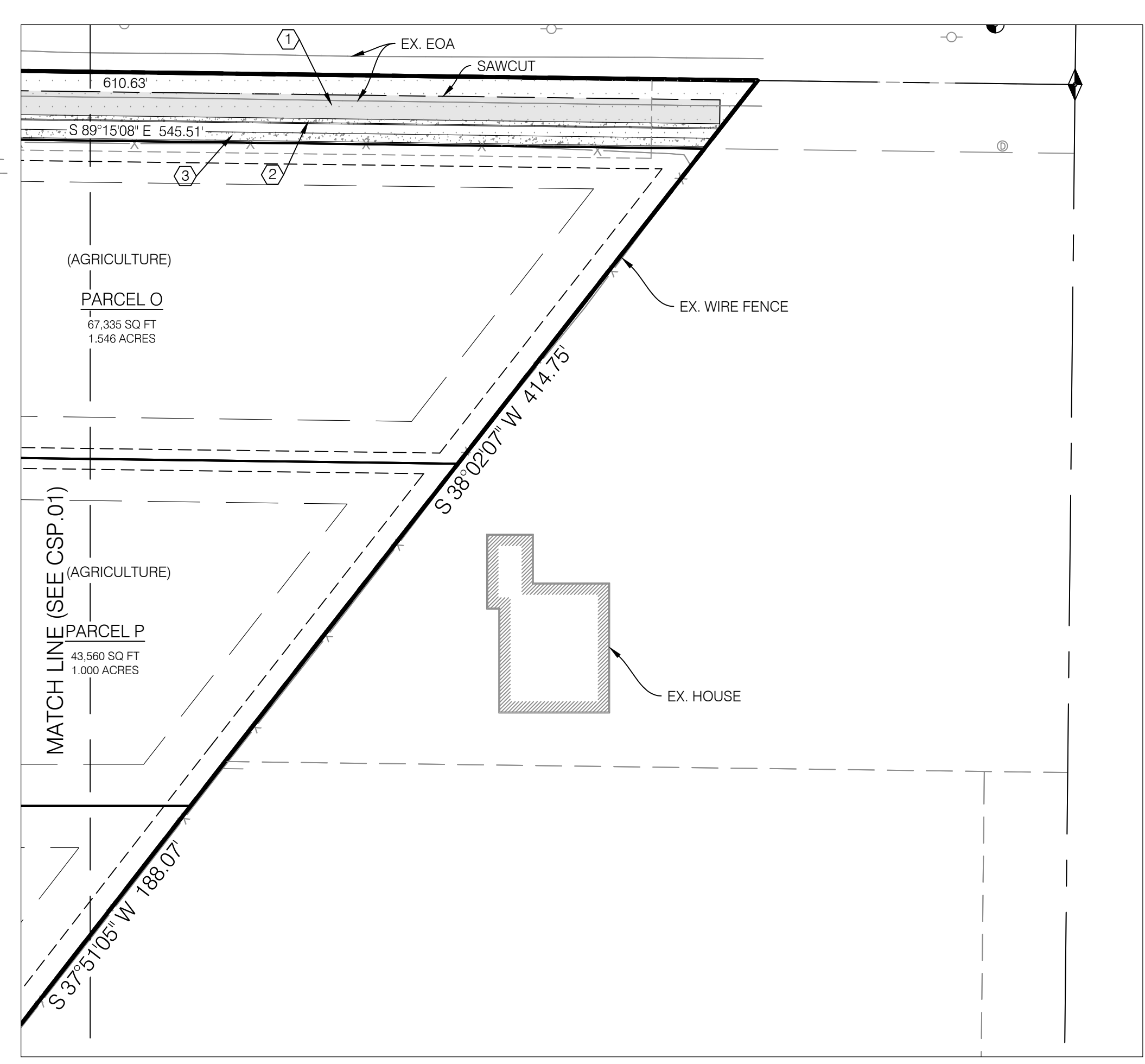
ZONE=A-1

BONUS DENSITY TABLE		
OVERALL AREA (S.F.)	1,693,711	
R.O.W. AREA	236,527	
MAXIMUM 40,000 S.F. LOTS	36	
APPLICABLE ITEMS	% DENSITY BONUS	ADDITIONAL LOTS
a. CLUSTER	10	3.6
b. ROADWAY LANDSCAPE/DESIGN	20	7.2
g. AGRICULTURE	15	5.4
i. SEWER CAPACITY	5	1.8
TOTAL BONUS	50	18
TOTAL PROPOSED LOTS	54	

AREA TABLE		
PARTICULARS	S.F.	%
AREA OF LOTS	578,504	34.2
R.O.W.	236,527	14.0
OPEN SPACE	878,680	51.8
TOTAL	1,693,711	100

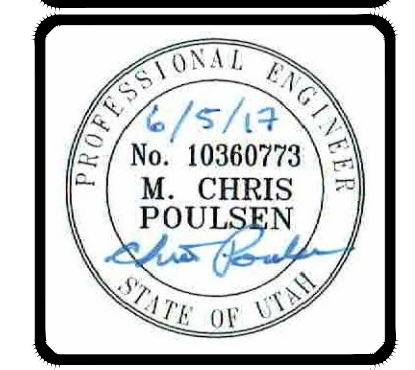
AVERAGE LOT AREA= 10,571 S.F.

CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
①	ASPHALT PAVEMENT WITH GRANULAR BASE
②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4
④	ADA RAMP



NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/5/17	CHANGES PER COUNTY COMMENTS

SCALE MEASURES SHOWN ON ALL SIZE SHEETS
AS SHOWN ACCORDING TO REQUESTED SIZE SHEETS



BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

930 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

WINSTON PARK

3908 W 1800 S
WEBER COUNTY, UTAH

CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
1	8" PVC C-900 CULINARY WATER MAIN
2	3/4" TYPE K COPPER WATER SERVICE LINE
3	3/4" WATER METER PER APWA #521
4	3/4" POLY WATER SERVICE LINE
5	6" PVC C-900 FIRELINE
6	FIRE HYDRANT PER APWA #511
7	THRUST BLOCK PER APWA #561
8	GATE VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
9	BLOW OFF VALVE PER TAYLOR-WEST WEBER WATER ID STDS.
10	8" PVC SDR-35 SEWER MAIN PER WEBER COUNTY ENGINEERING STDS.
11	4" PVC SDR-35 SEWER LATERAL
12	4" SSMH PER WEBER COUNTY ENGINEERING STDS.
13	8" PVC C-900 SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
14	2" POLY SECONDARY WATER LINE PER HOOPER IRRIGATION COMPANY STDS.
15	SECONDARY WATER VALVE ASSEMBLY PER HOOPER IRRIGATION COMPANY STDS.
16	COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS.
17	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
18	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.


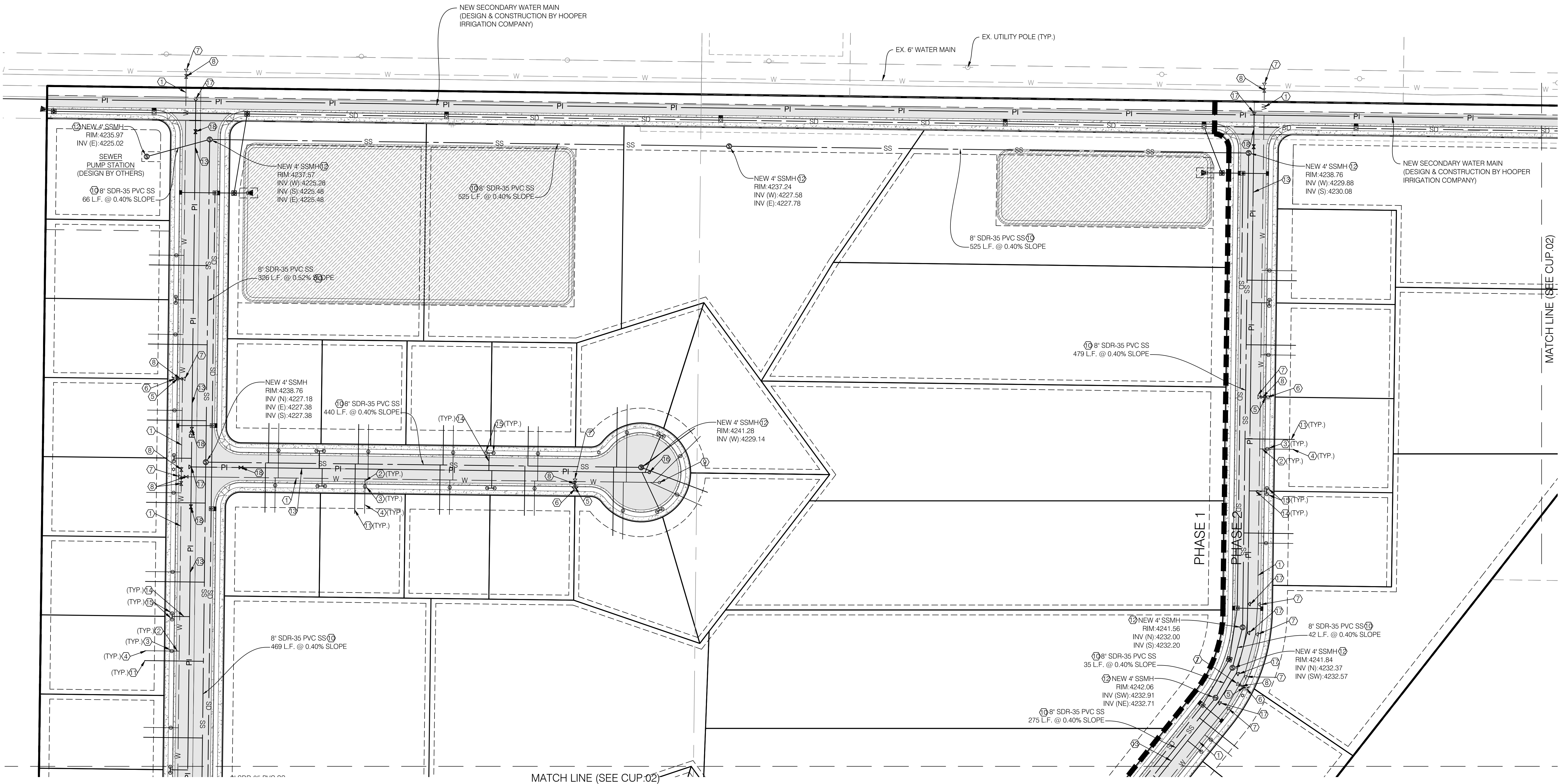
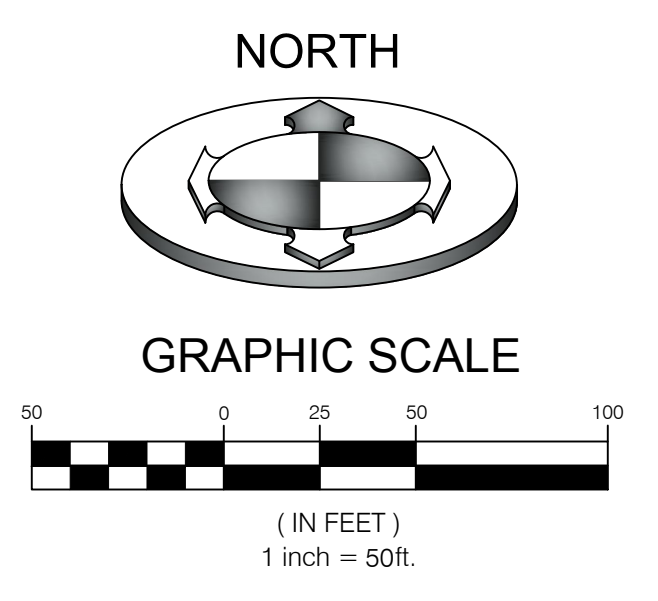
NOTE:
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NOTE:
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BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

1-800-662-4111
www.bluestakes.org

NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
1	6/5/17	CHANGES PER COUNTY COMMENTS

OWNED BY: KVIS

DRAWN BY: MCP

CHECKED BY: SURVEY

DATE: 4/11/2017

DWG. FILE: 1607138.rvt

SCALE: MEASURES SHOWN ON ALL SIZE SHEETS
AS NOTED OTHERWISE, FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER

6/5/17

No. 10360773

M. CHRIS POULSEN

STATE OF UTAH

**BENCHMARK
CIVIL**

**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9130 SOUTH STATE STREET SUITE #100
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WINSTON PARK

3908 W 1800 S

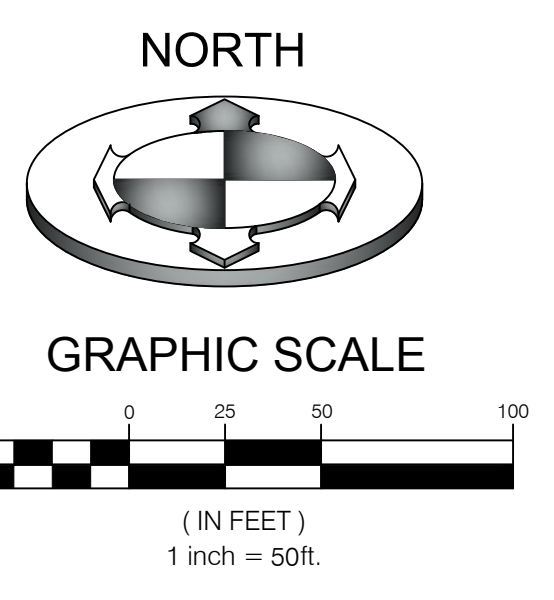
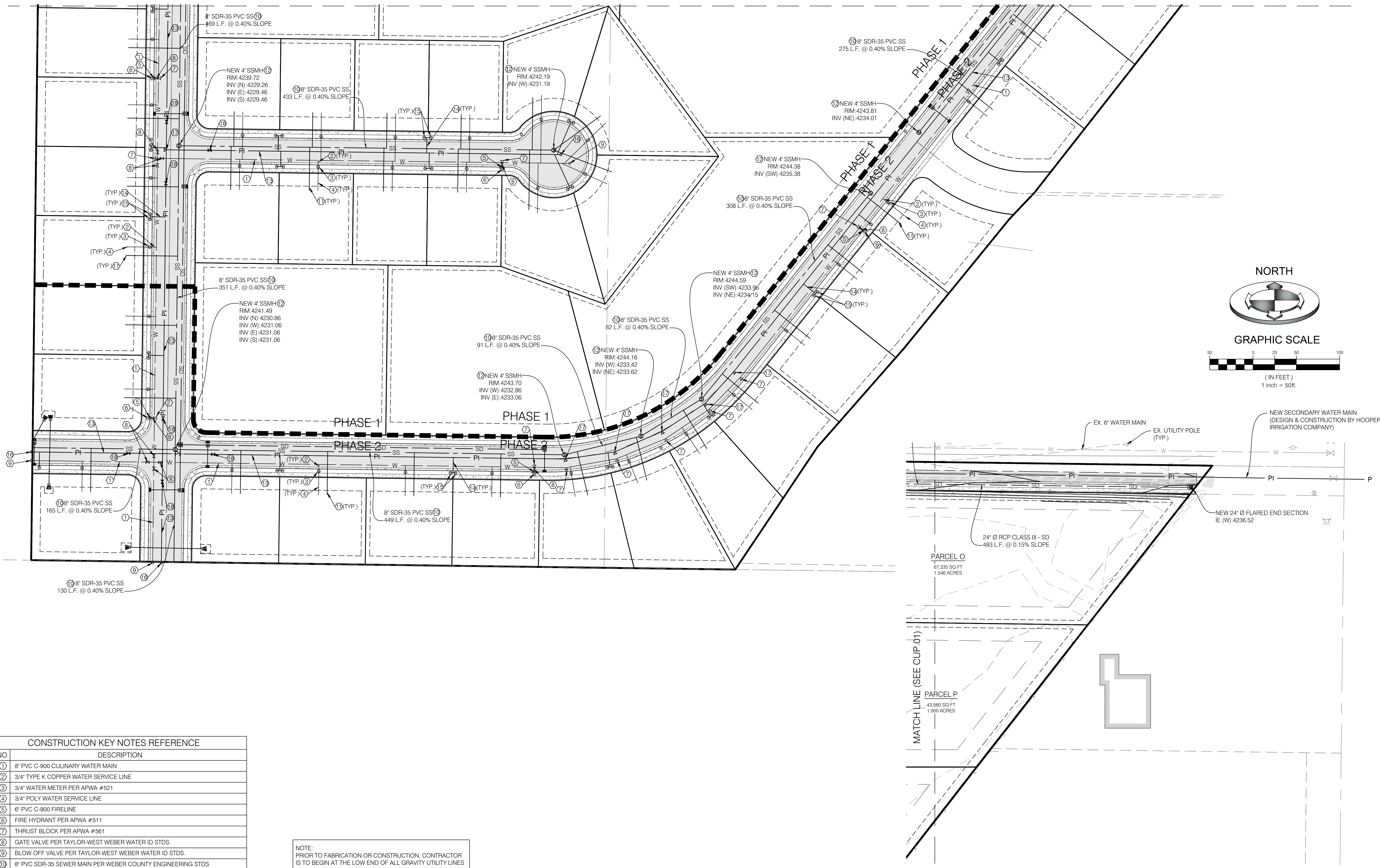
WEBER COUNTY, UTAH

PROJECT NO. 1607138

UTILITY PLAN

CUP.01
3 OF 6

MATCH LINE (SEE CUP.01)



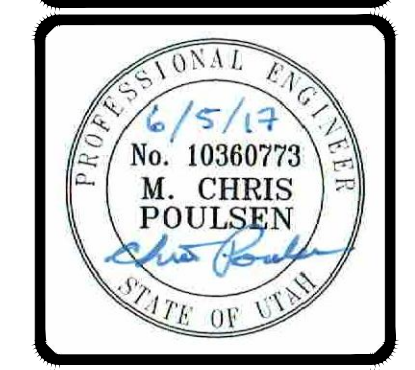
CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
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⑮	SECONDARY WATER VALVE ASSEMBLY PER HOOPER IRRIGATION COMPANY STDS.
⑯	COMBINATION AIR VAC PER HOOPER IRRIGATION COMPANY STDS.
⑰	THRUST BLOCK PER HOOPER IRRIGATION COMPANY STDS.
⑱	GATE VALVE PER HOOPER IRRIGATION COMPANY STDS.

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NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS

SCALE: MEASURED DIMENSIONS ON ALL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 542-7192
 www.benchmarkcivil.com

WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138
UTILITY PLAN
 CUP.01
 4 OF 6

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BENCHMARK
WEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
ELEVATION: 4319.46'
DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

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STORM DRAINAGE CALCULATIONS DRAINAGE AREA #1 Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 117,500	0.9	105750 S.F.
**Pavement = 161,425	0.9	145283 S.F.
Landscaping = 355,828	0.2	71166 S.F.
Sum:		322198 S.F.

NOAA ATLAS 14 - 100 YEAR STORM						Allowable Discharge = .10c/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)	
15	4.560	1.14	30609	1311	29297	
30	3.070	1.54	41215	2623	38592	
60	1.900	1.90	51015	5246	45769	
120	1.090	2.18	58533	10492	48041	
180	0.750	2.25	60412	15738	44674	
360	0.414	2.48	66695	31475	35220	
720	0.254	3.05	81838	62951	18888	
1440	0.143	3.43	92149	125901	0	

* Assumed 2,500 sq. ft. per home
** Assumed 400 sq. ft. per driveway

STORMWATER DETENTION:
Detention Pond 1
Volume = 50,741 cf

Total Detention Volume : 50,741 cf
Is there enough existing storm water storage? 48,041 cf YES

STORM DRAINAGE CALCULATIONS DRAINAGE AREA #2 Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
Sum:		80072 S.F.

NOAA ATLAS 14 - 100 YEAR STORM						Allowable Discharge = .10c/acre
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed (cu.ft.)	Volume to Detain (cu.ft.)	
15	4.560	1.14	7607	321	7285	
30	3.070	1.54	10243	643	9600	
60	1.900	1.90	12678	1286	11392	
120	1.090	2.18	14546	2571	11975	
180	0.750	2.25	15013	3857	11156	
360	0.414	2.48	16575	7714	8861	
720	0.254	3.05	20338	15429	4910	
1440	0.143	3.43	22901	30857	0	

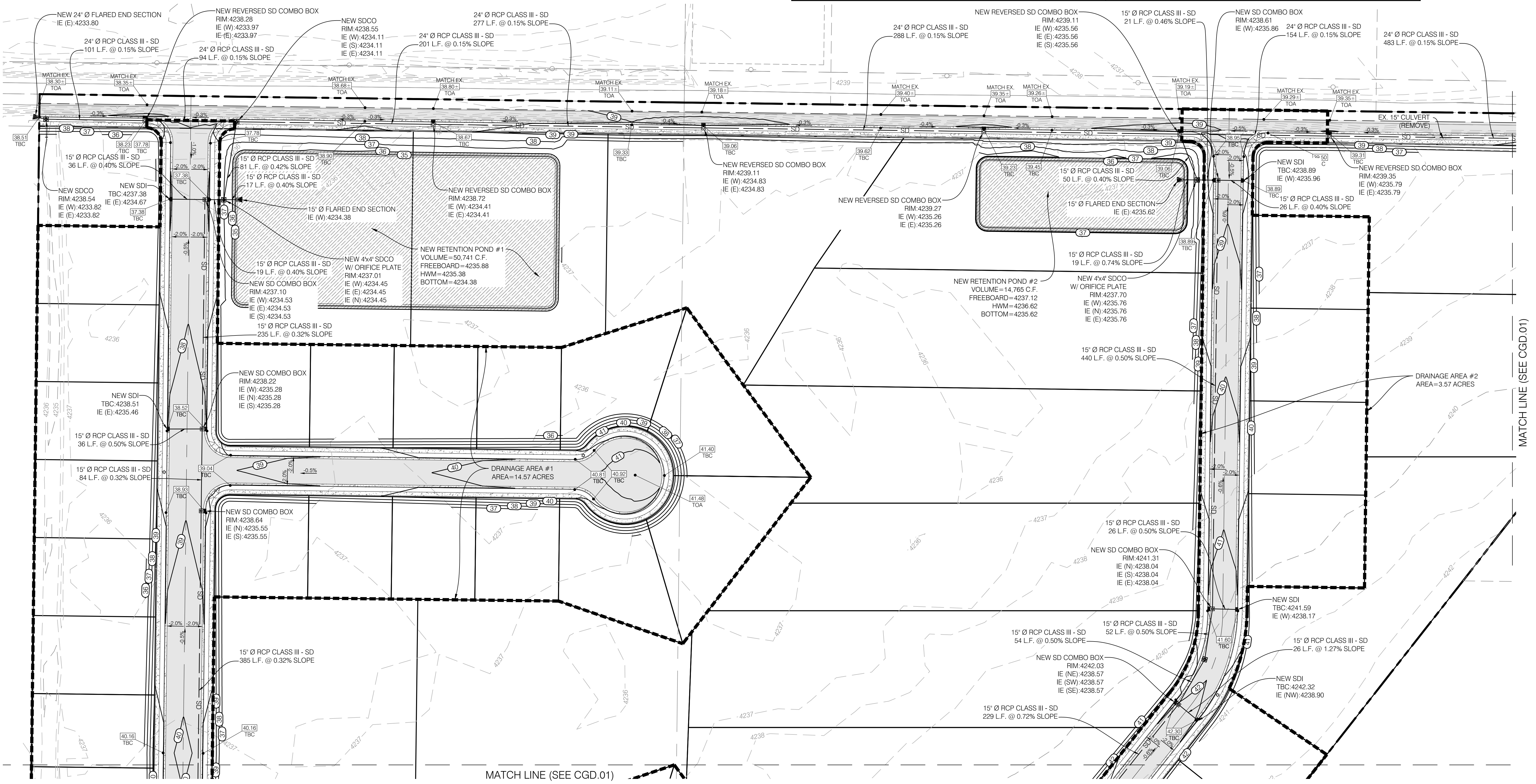
* Assumed 2,500 sq. ft. per home
** Assumed 400 sq. ft. per driveway

STORMWATER DETENTION:
Detention Pond 2
Volume = 14,765 cf

Total Detention Volume : 14,765 cf
Is there enough existing storm water storage? 11,975 cf YES

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 50ft.



DATE: 6/15/17
NO. 1
DESCRIPTION: CHANGES PER COUNTY COMMENTS
CHECKED BY: MCP
FIELD DRAWN: SURVEY
DATE: 4/11/2017
DWG. FILE: 1607138.rvt

SCALE MEASURES: HUNDREDS OF FEET SHEETS
AS SHOWN ACCORDING TO REQUESTED SIZE SHEETS

PROFESSIONAL ENGINEER
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
930 SOUTH STATE STREET SUITE #100
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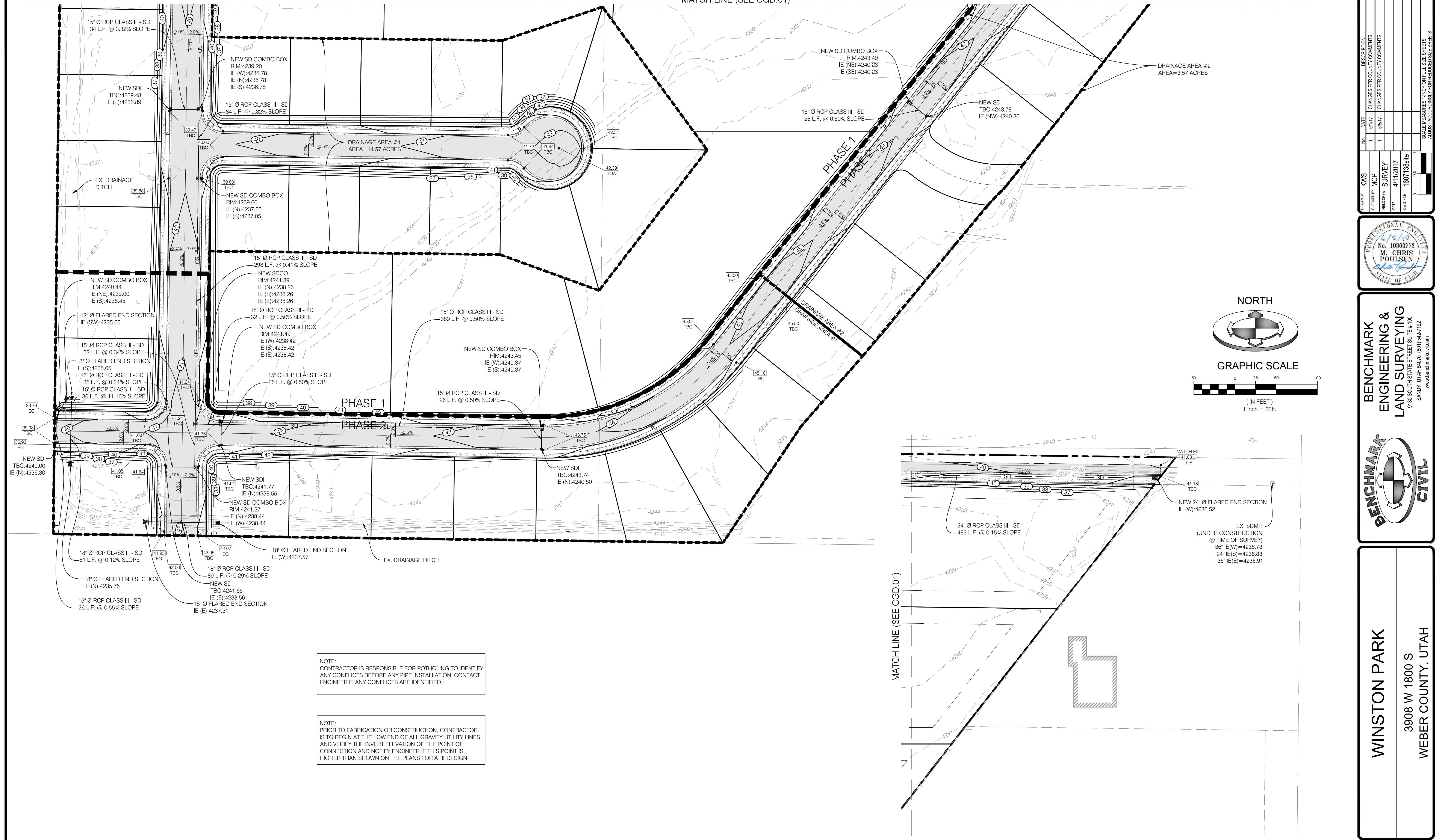
WINSTON PARK
3908 W 1800 S
WEBER COUNTY, UTAH

PROJECT NO. 1607138

GRADING &
DRAINAGE
PLAN

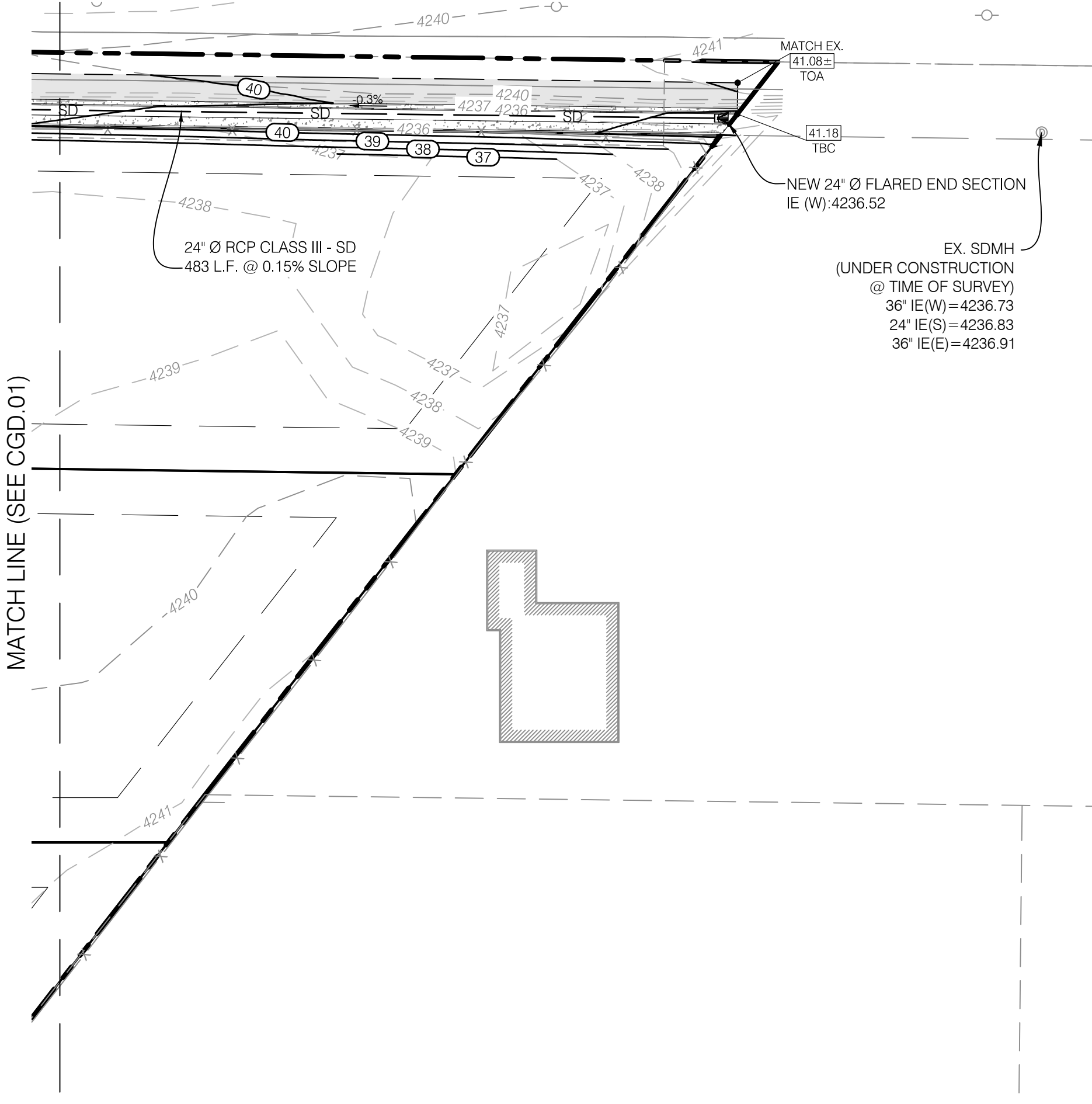
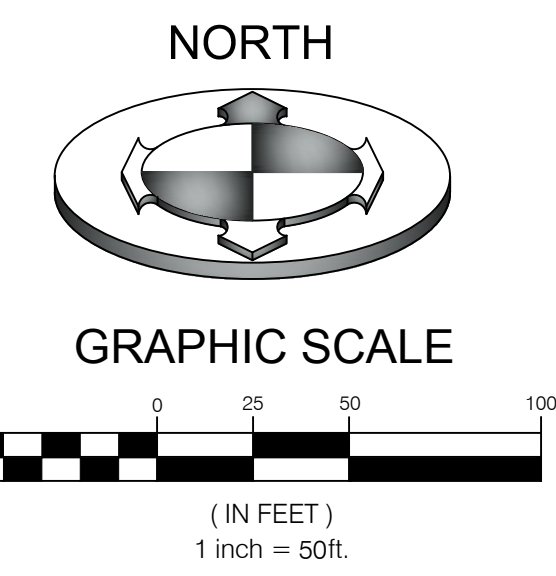
CGD.01
5 OF 6

MATCH LINE (SEE CGD.01)



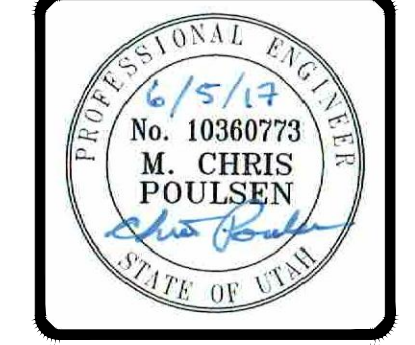
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NO.	DATE	DESCRIPTION
1	6/11/17	CHANGES PER COUNTY COMMENTS
2	6/17/17	CHANGES PER COUNTY COMMENTS
3	4/11/2017	SURVEY
		DATE
		DWG. FILE
		1607138.rvt

SCALE: MEASURED, PLOTTED ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



BENCHMARK ENGINEERING & LAND SURVEYING
 9130 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 542-7192
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WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138
GRADING & DRAINAGE PLAN
 CGD.01
 6 OF 6

BENCHMARK:
 WEST QUARTER OF SECTION 1,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 ELEVATION: 4319.46'
 DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

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TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

April 6, 2017

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that ***preliminary*** approval has been given to provide culinary water only for 54 lots for the Winston Park subdivision to be located at the approximate address of 1800 South 3600 West in Taylor, Utah.

Requirements:

- *Plan review fee = \$1,350 (\$25 per lot)
- *Water rights fee = \$156,708 (\$2,902 per lot or current cost when paid)
- *Secondary water = must hook up to the pressurized secondary water system provided by Hooper Irrigation
- *Hookup/Impact fee will need to be paid by each lot owner (\$5,638 or current cost when paid) before building permit is issued by Weber County

Construction plans must be approved by the District before the start of the project. Final approval will be subject to meeting all of the requirements of the District and all fees being paid and received.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.



Val Surrage - Manager

VS/sph

Expires 10/06/17

INCORPORATED UNDER THE LAWS OF THE STATE OF UTAH



NO. 7207

8 Shares

HOOPER IRRIGATION COMPANY

Capital Stock 10,000 Shares

THIS CERTIFIES THAT

Raymond L. Bertoldi is the owner of Eight Class A Shares of the Capital Stock of

HOOPER IRRIGATION COMPANY

transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed.

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed this 4th day of March A.D. 2016

Juanita Pinkerton
SECRETARY

Thos. A. Co.
PRESIDENT

SHARES

Par Value \$10.00

EACH



State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

Department of
Environmental Quality

Alan Matheson
Executive Director

DIVISION OF DRINKING WATER
Marie E. Owens, P.E.
Director

May 15, 2017

Val Surrage
Taylor West-Weber Water District
2815 West 3300 South
West Haven, Utah 84401

Subject: **Feasibility Evaluation**, Drinking Water Service to Winston Park Subdivision from Taylor-West Weber Water District, System #29019, File #10836

This is not Plan Approval for construction.

Dear Mr. Surrage:

The Division of Drinking Water (the Division) received your request concerning the capacity of the Taylor-West Weber Water District (The District) to provide drinking water service to the Winston Park Subdivision on April 28, 2017. This feasibility evaluation is solely based on the information we received from the District and the existing records available in the Division's database.

The Division's estimate is based on:

- The present number of equivalent residential connections (ERC's) the District is obligated to serve – the District indicated in the attached Project Notification Form (PNF), which was received on April 28, 2017, that the District currently is obligated to serve 2,515 ERC's and the proposed Winston Park Subdivision will add 54 new residential connections (54 ERC's). Therefore, our estimate is based on 2,569 ERC's (i.e. 2,515 plus 54 ERC's);
- Irrigatable acreage, which was provided by the District in the last sanitary survey; and
- Fire flow required by local fire code officials.

This evaluation is courtesy technical assistance, and is not meant to be a detailed or accurate engineering analysis. The Division does not track or verify the number of obligated connections or the status of the obligated connections. It is the responsibility of the Taylor-West Weber Water District and Weber County to verify all information for planning purposes.

Per Utah Administrative Rule R309-510 Minimum Sizing Requirements, the number of allowable connections to be served by a public water system is affected by:

- Source water capacity;
- Storage capacity; and
- Available water rights.

Among these three components, the one with the least capacity determines the allowable number of connections for a public water system. The Division of Drinking Water's feasibility evaluation addresses only the first two components (i.e., source and storage capacities).

The Division of Water Rights is the authority for water rights related regulations. Please consult with the Division of Water Rights directly for certification and interpretation regarding water rights.

The requirements related to indoor water use for these components are:

- A water system must be able to provide **800 gallons per day (gpm) per (ERC) from its water source(s)**;
- A water system must be able to provide **400 gallons per ERC of storage**;
- A water system must have **0.45 acre-feet per ERC of water rights**.

Furthermore:

- If a water system provides water for irrigation use, additional source capacity, storage capacity and water rights are required.
- If a water system provides water for fire suppression, additional storage capacity is required.

Source Capacity

Based on the Division records and the information provided by the Taylor-West Weber Water District, the District has the following approved drinking water sources and safe yields:

Source Number	Water Source Name	Safe Yield (gpm)
WS001	Big Well	900
WS002	Small Well	Inactive
WS003	Weber Basin WCD Wholesale Contract	2,000
WS004	900 South Well	1,000
WS005	Shop Well	Proposed
	Total	3,900

From the table above, the Division estimates the District's water source capacity to be 3,900 gallons per minute (gpm).

The attached capacity calculation work sheet estimates the minimum source capacity required for the District is 2,817 gallons per minute (gpm). This estimate includes:

- 1427.2 gpm for indoor water use; and
- 1419.7 gpm for irrigation use.

It appears that the District has 1,053 gpm excess source capacity, and has adequate source capacity to serve the Winston Park Subdivision.

Storage Capacity

Based on the Division records and information provided by the District, the District has the following approved storage tanks in service:

Storage Tank Number	Source Name	Volume Gallons
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000
ST004	3MG Tank – Temporary OP	3,000,000
	Total	6,250,000

From the table above, the Division estimates the District's water storage capacity to be 6,250,000 gallons.

The attached capacity calculation work sheet estimates the minimum storage capacity required for the District is 2,168,608 gallons based on indoor water use only.

It appears that the District has 4,081,392 gallons excess storage capacity, and has adequate storage capacity to serve the Winston Park Subdivision.

Summary

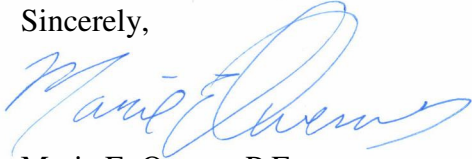
Based on information made available to the Division, it appears that at the present time the District has sufficient source and storage capacities to provide drinking water service to the proposed Winston Park Subdivision.

The District submitted a Project Notification Form for the Winston Park Subdivision on April 28, 2017 and was granted a plan review waiver by the Division, which allows the construction of this subdivision to proceed once approval is granted by Weber County.

Val Surrage
Page 4 of 4
May 15, 2017

If you have any questions regarding this letter, you can contact Kelly Casteel at (801) 536-4265.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marie Owens".

Marie E. Owens, P.E.
Director

KDC/nl/dg/hb

Enclosure — Operating Permit Checklist

cc: Louis Cooper, Environmental Health Director, Weber-Morgan Health Dept, lcooper@co.weber.ut.us
Sean Wilkinson, Weber County Planner, swilkinson@co.weber.ut.us
Jared Andersen, P.E., Weber County Engineer, jandersen@co.weber.ut.us
Dawn White, Gardner Engineering, dan@gecivil.com
Kelly Casteel, Division of Drinking Water, kcasteel@utah.gov
Ross Hansen, Regional Engineer, Division of Water Rights, rosshansen@utah.gov

DDW-2017-004908.docx

PROJECT NOTIFICATION FORM (PNF)

Please provide the following information for all **Drinking Water Projects** by existing PWS's

Use with Plan Submittal [R309-500-6(1)] or when requesting Waiving of Plan Submittal [R309-500-6(3)]

If this is a new PWS, please complete the Supplemental PNF available on our website: drinkingwater.utah.gov/blank_forms.htm

Upon completion, Submit by Email, fax or mail to:

State of Utah - Dept of Environmental Quality - Division of Drinking Water
P.O. Box 144830 - Salt Lake City, Utah - 84114-4830 (801) 536-4200 fax (801) 536-4211

File No: 10836

Date Rec'd: 4/28/2017

1 Name of PWS [owner of system as recorded with DDW]

System Name: Taylor West Weber Water District

System Number: 29019

Address: 2815 W 3300 S

City, State, Zip: West Haven, Utah 84401

Present No. of ERC's system is obligated to serve: 2515

Present No. of ERC's physically connected to system: 2118

Population Served: 7413

No. of ERC's this project will add to system: 54

2 Addressee for Official Correspondence [Mayor, Public Works Director, etc...]

Name: Val Surrage

Title: Manager

Address: Same

City, State, Zip: _____

Phone No: _____

E-Mail Address: _____

3 PE designated as Direct Responsible Engineer for Entire System (if applicable)

Company Name: Gardner Engineering

Name: Dan White

Address: 5150 South 375 East

City, State, Zip: Ogden Utah, 84415

Phone No: 801.476.0202

E-Mail Address: dan@qecivil.com

4 PE responsible for design of this Project [if not same as item 3]

Name: Daniel P. Bourque

Address: 9130 South State, Ste 100

City, State, Zip: Sandy, UT 84070

Phone No: 801.542.7192

Fax No: _____

E-Mail Address: nreeve@reeve-assoc.com

5 Name of Construction Inspector(s) and frequency of inspection

Name: Clay Penman

Full Time: _____ Part Time: x

6 Description of Project [in sufficient detail for DDW to identify]

Winston Park Subdivision: Approx. 3,450 feet of 10" and 950 feet of 8" C900 DR14 PVC waterline (bell and spigot), 9 FHs, mainline valves, and services to 54 lots. Plans provide for, and inspector will ensure, minimum separation standards from sewer lines as set forth in R309-550-7. This subdivision is located on the south side of 1800 S. between approximately 3600 S. and 3700 S. in western Weber County. A feasibility analysis from the DDW similar to File #10285 is requested.

7 Anticipated Construction Schedule:

Advertise for Bids: Unknown, 2017 likely

Bid Opening: Unknown, 2017 likely

Begin Construction: Unknown, 2017 likely

Complete Construction: Unknown, 2017 likely

8 Is this PNF for plan review waiver 3a? [see R309 500-6(3a) to verify]

Yes No

If Yes, you must have a previously approved Master Plan and Construction Standards.

Is this PNF for plan review waiver 3b? [see R309 500-6(3b) to verify]

Yes No

If Yes, you must have a designated PE responsible for the system and previously approved Construction Standards.

Does this project meet any of the criteria to be exempt from the hydraulic modeling rule requirements? [see R309 511-4(1)(a)(i) through (iv) to verify]

Yes No

If Yes, specify rule reference here:

[for example, R309-511-4(1)(a)(ii)]

R309 511-4(1)(a)(iii)

9 Fire Suppression Authority [if system has fire hydrants]

Name: Weber Fire District

Address: 2023 W 1300 N

City, State, Zip: Ogden Utah 84404

Phone No: 801.782.3580

Fax No: _____

E-Mail Address: bthueson@weberfd.com

Req'd flow (gpm): 1000

Duration (hrs): 2

10 Funded by State or Federal Agency?

Drinking Water Board (SRF or FSRF) Loan #: _____

Community Impact Board

None

Other (Specify) _____

Division of Drinking Water – Water System Capacity Calculation Sheet (Last Update 3/30/2017)

Enter the green cells only

System Name **Taylor West Weber (May 2017)**

System Number **29019**

1.1 Indoor Water Use

Convert "Number of other connections" (Cell E9) to ERCs here. [ERCs of other connections = peak day demand of other connections in gal per day / 800 gpd]

Number of residential connections ----- 2,515

Number of other connections --- **54** ----- ERCs of other connections **54.0** (Example: water use of 2 factories equals to water use of 55 homes.)

Enter number of non-residential connections, e.g., 2 industrial connections.

Total Equivalent Residential Connections (ERCs) **2,569.0**

MIN. REQUIREMENTS FOR INDOOR WATER USE			
Source		Storage	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)
800	1,427.2	400	1,027,600

1.2 Outdoor Water Use

Is the drinking water used for outdoor irrigation? Yes No

Residential ERCs using drinking water for irrigation ----- >> **470**

Percentage of Residential ERCs using DW for irrigation ----- >> : 19%

Average irrigated acreage per residential connection ----- >> **0.75**

Total irrigated acreage of other connections (park, school, etc.) ----- >> **6.00**

Enter estimated irrigated acre

Enter total irrigated acres of other connections here.

Irrigation zone **4**

Select Irrigated Zone # from the pick list. See "Irrigation Demands & Map" tab on the bottom of the screen.

MINIMUM REQUIREMENTS FOR IRRIGATION USE			
Source		Storage	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)
4,277	1,419.7	2,136	1,021,008

1.3 Fire Flow Water Use

Does the water system provide fire protection? Yes No

Maximum fire flow demand (in gpm) for water system or pressure zone **1,000**

Maximum fire suppression duration (in hours) for water system or pressure zone **2**

Required Fire Suppression Storage (in gallons) ----- >> **120,000**

Enter fire flow in gpm.

Enter duration in hours.

(*Verify req'd fire flow and duration with local fire code officials.* Enter notes here, e.g. fire official contact info or comments.)

2. Summary of Water System Capacity Requirements

MIN. REQUIREMENTS FOR WATER SYSTEM			
Source (indoor + outdoor)		Storage (indoor + outdoor + fire)	
gpd/ERC	Total (gpm)	Gallons/ERC	Total (gallons)
5,077	2,846.9	2,536	2,168,608

2.1 Does this system have adequate source capacity (per R309-510-7)?
 This source capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Required Source Capacity	2,846.9	gpm	Autolink to 2 "Total Source" cell above.
Existing Source Capacity	3,900.0	gpm	Autolink to 4.2 "Total Existing Source Capacity" cell below.
Source Capacity Deficit	None	gpm	Source deficit indicates that: (1) additional source capacity is needed, and (2) source deficiency should be assessed.
Existing % of Total Req'd	137.0%		Less than 100% indicates: (1) additional source capacity is needed, and (2) source deficiency should be assessed.

2.2 Does this system have adequate storage capacity (per R309-510-8)?

This storage capacity assessment is a general overall system calculation. It may not reflect the variations in individual areas or pressure zones.

Total Required Storage	2,168,608	gal	Autolink to 2 "Total Storage" cell above.
Existing Storage Capacity	6,250,000	gal	Autolink to 4.3 "Total Existing Storage Capacity" cell below.
Storage Capacity Deficit	None	gal	Storage deficit indicates that: (1) additional storage volume is needed, and (2) storage deficiency should be assessed.
Required Fire Storage	120,000	gal	
Is storage deficiency solely due to fire storage?	Not Applicable		If NO, answer one of question set 2.01 to 2.05 in ESS. If YES, answer one of question set 2.06 to 2.10 in ESS.
Existing % of Total Req'd	288.2%		Less than 100% indicates: (1) additional storage capacity is needed, and (2) storage deficiency should be assessed.

3. Transient PWS Indoor Water Use — ERC Calculation (See R309-510, Tables 510-1, 2, & 4 for other facility types.)

Facility Type	MINIMUM REQUIREMENTS FOR INDOOR USE		Storage		ERC/site or pad	Total # of sites/pads	ERCs
	Source	Storage	Gallons/person	Gallon/site or pad			
Modern Recreation Camp	GPD/person*	GPD/site or pad	Gallons/person	Gallon/site or pad	ERC/site or pad		
Modern Recreation Camp	60	0	30	0	0.00		0.0
Semi-Developed Camp w/ flush toilets	20	0	10	0	0.00		0.0
Semi-Developed Camp w/o flush toilets	5	0	2.5	0	0.00		0.0
RV Park	N/A	100	N/A	50	0.13		0.0
Number of people per camp site							
Roadway Rest Stop w/ flushometer valves	7	3.5	8.8				0.0

If applicable, enter number of people per camp site here.

If applicable, use this number in cell I8 or cell I9 on Page 1.

4. Data Input for Calculating ERCs, Source and Storage
Taylor West Weber (May 2017)

4.1 Projected ERCs Calculation (optional)

Total Projected ERCs	2,569
Existing Residential Connections	2515
Obligated Future ERCs (enter below)	54
Winston Park Subdivision	54

Use this number in Cell I8 ("Number of residential connections") on Page 1 to calculate PROJECTED demand & req'ts (including both existing & future connections).

Diaphragm or air pressure tanks shall NOT be considered effective storage volume for (1) community systems, or (2) NTNC with significant demand UNLESS an exception has been granted.

(Enter notes here. If additional space is needed, click the "Additional Notes" tab on the bottom of the screen.)

4.2 Summary - Existing Sources (enter in green cells below)

Total Existing Source Capacity (in gpm)		3,900
WS001	Big Well	900
WS002	Small Well - Inactive	
WS003	Weber Basin WCD Wholes	2000
WS004	900 South Well	1000
WS005	Shop Well - Proposed	
Maximum ERCs (assuming indoor use only)		7020

4.3 Summary - Existing Storage Tanks (enter below)

Total Existing Storage Cap. (in gallons)		6,250,000
ST001	Million Gallon Tank	1,000,000
ST002	2 Million Gallon Tank	2,000,000
ST003	250 K Gallon Tank	250,000
ST004	3 MG Tank - Temporary O	3,000,000



For Value Received _____ hereby sell assign and transfer
unto Raymak Ogden, LLC

2 Shares
of the Capital Stock represented by the within
Certificate, and do hereby irrevocably constitute and appoint
Raymond L. Bertoldi Attorney
to transfer the said Stock on the books of the within named
Corporation with full power of substitution in the premises.

Dated Aug 15 2016

In presence of
Cassie Shaver

Raymond L. Bertoldi

NOTICE: THE SIGNATURE OF THIS ASSIGNMENT MUST CORRESPOND WITH THE NAME AS WRITTEN ON THE FACE OF THE CERTIFICATE. IN EVERY PARTICULAR WITHOUT ALTERATION OR ENLARGEMENT OR ANY CHANGE WHATSOEVER.



Central Weber Sewer Improvement District

April 5, 2017

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401-1473

Reference: Proposed Winston Park Subdivision
3701 West 1800 South
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for the proposed Winston Park Subdivision at 3701 West 1800 South. The Central Weber Sewer Improvement District (District) can accept the sanitary sewer discharge from this location. We add the following conditions that must be addressed prior to any connections being made.

1. The District does not have a gravity flow sanitary sewer line at this location. The closest lines to serve this area are either at the intersection of 1800 South 4300 West or due south of the proposed subdivision on 2200 South. The preliminary utility plans show a sanitary sewer pump station to be constructed in the northwest corner of the subdivision. The connection point from the discharge of the pump station to the District's line is not shown.
2. It would be the responsibility of the developer to work with Weber County on the sizing and details of any sewer line or pump station between the subdivision and connection to the District's line. The District will NOT install, own and/or maintain any of the sanitary sewer lines or sanitary sewer pump station being extended or constructed to serve this property.
3. The District will need to review the location and engineered detail of the point of connection to the District's sanitary sewer lines.
4. The utility drawings indicate a sanitary sewer line being constructed through Agricultural Lots A through E. While the District will not own or maintain these lines we feel there should be a dedicated easement provided to either the County or an entity that will have ownership responsibility for this sewer line.
5. Manholes through the agricultural lots should be raised manholes so groundwater, irrigation water and/or storm water does not enter into the sanitary sewer system. No

buildings or structures should be constructed over the sewer line or within the easement that runs through the agricultural lots.

6. The entire parcel of property to be served will need to be annexed into the District prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
7. The District must be notified at a minimum of 24 hours in advance for the inspection of any connections being made to the District's sanitary sewer lines.
8. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

9. Because of high groundwater table and the District's and State of Utah prohibition of ground water being discharged into sanitary sewer systems we strongly suggest that these residential lots be give a RESTRICTED "R" classification. Those restrictions should be spelled out on the subdivision plat.
10. Impact Fees must be paid prior to any connection to the sanitary sewer. As of this date the District's sanitary sewer impact fee is \$2333 per equivalent residential unit (ERU).

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Jay Rice, JAR Development

Winston Park Cluster Subdivision Lots 101-134 & 201-220 (see attached plat)

Agricultural Preservation Plan

The best use of the common area is open space, as it will allow for the preservation of historic context and agricultural feel of the land. This action would allow for open space to be preserved and allow for the continued productive use of livestock and crops.

Open Space in the Winston Park Cluster Subdivision is divided into two types: Common Area and Agriculture Preservation Parcels. Details, permitted uses, and ownership of each are outlined below.

Common Areas (3 Parcels)

Common Area parcels within the Winston Park Cluster Subdivision are located along the west side of the subdivision along 3775 West (see attached plat). Each of the three Common Area Parcels are accessible by road and are between 10,000 and 13,000 square feet each.

Permitted Uses

Structures: Structures for agricultural or associated purposes may be built on the Common Area Parcels, but are limited to 10 percent of each lot. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Common Area Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Common Area Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: The parties agreeing that the Common Area Parcels shall be owned by the Winston Park HOA.

The Common Area Parcels are required at all times to conform to the use restrictions stated above.

DATED this _____ day of _____, 20

Winston Park HOA

Agriculture Preservation Parcels (17 Parcels)

Agriculture Preservation Parcels within the Winston Park Cluster Subdivision area located throughout the central and east side of the subdivision. Agriculture Preservation Parcels have letter designations A-Q and are 1-acre minimum.

Structures: Agriculture Preservation Parcel A: no structures permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved.

All other Agriculture Preservation Parcels: Structures for agricultural or associated purposes may be built on the Agriculture Preservation Parcels, but are limited to 5 percent of each parcel. This includes but is not limited to structures used for the purpose of housing crops, animals, equipment, vehicles, tools, feed, and implements to support agricultural endeavors. Structures shall not be used for permanent or residential purposes.

Crops and Animals: Agriculture Preservation Parcels A, B, & D: No crops permitted. The integrity of storm drainage retention ponds serving the Winston Park Cluster Subdivision must be preserved. Animals are permitted in accordance with Weber County Land Use Code currently in force.

All other Agriculture Preservation Parcels: Crops and animals are permitted in accordance with Weber County Land Use Code currently in force.

Waste & Maintenance: All animal or agricultural waste must be regularly removed from the Agriculture Preservation Parcels. Waste may be used as fertilizer, provided the waste is tilled, churned, or otherwise integrated into the soil so as not to cause a nuisance to the residential properties.

Agricultural Uses: Except for items stored in appropriate containers or buildings, the Agriculture Preservation Parcels shall be maintained such that trash, refuse, rubbish, inoperable or abandoned equipment, dead animals, scrap lumber, building materials, scrap material, grass clippings, plant waste, or other unsightly waste are not visible from the streets nearest the residential lots.

Ownership: Ownership of Agriculture Preservation Parcels within the Winston Park Cluster Subdivision is restricted to individuals owning a residential lot within the Winston Park Cluster Subdivision. Land-locked Agricultural Lots without road access are restricted to being owned only by individuals also owning a residential lot which shares a property line with the land-locked Agricultural Lot.

The Agriculture Preservation Parcels are required at all times to conform to the use restrictions stated above.