

Exhibit A

Project Narrative:

- Exhibit A is a photo of the present entry to the Falcon Crest subdivision.
- The new gate will be constructed approximately in the same location as the current monuments with a width of approx. 22 feet.
- The gate will stand between two stone walls both veering 10 feet from gate running north about 15 feet.
- A log snake fence will be added to the ends of the stone walls until they meet the road on either side of the gate for security.
- Aspen and fir trees and some shrubs will be placed around the gate structure for a finished look.
- Exhibit C is an actual gate located in Maple Ridge Subdivision Oakley, Utah which is similar in style to the proposed gate.
- Utilities will be run to the gate location for lighting, automation of the gate and security.
- Exhibit B is a sketch of approx. the look of the gate project.
- A Falcon Crest sign about 3'x4' will be located on the right side gate.
- Exhibit D is a survey plot of the location of the gate.
- Exhibit E is a reciprocal Easement agreement between K-J Four Investment and Falcon Crest for the west side of the gate location on K-J Four property. (Not Included)

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards.

Subdivision Access

Lot owners: Assigned security access codes.

Postal Service: Boxes will be located at gate entrance

Public Services: Assigned a security access code:

Sheriff's office

Fire Department

Public Safety Department

Weber Survey Department ...etc.

Trash Pickup: Subdivision trash bin will be located at outside gate entrance

Public traffic access: Controlled by permission from Falcon Crest residents

Enough space at entrance will be available for cars and trucks to turn around

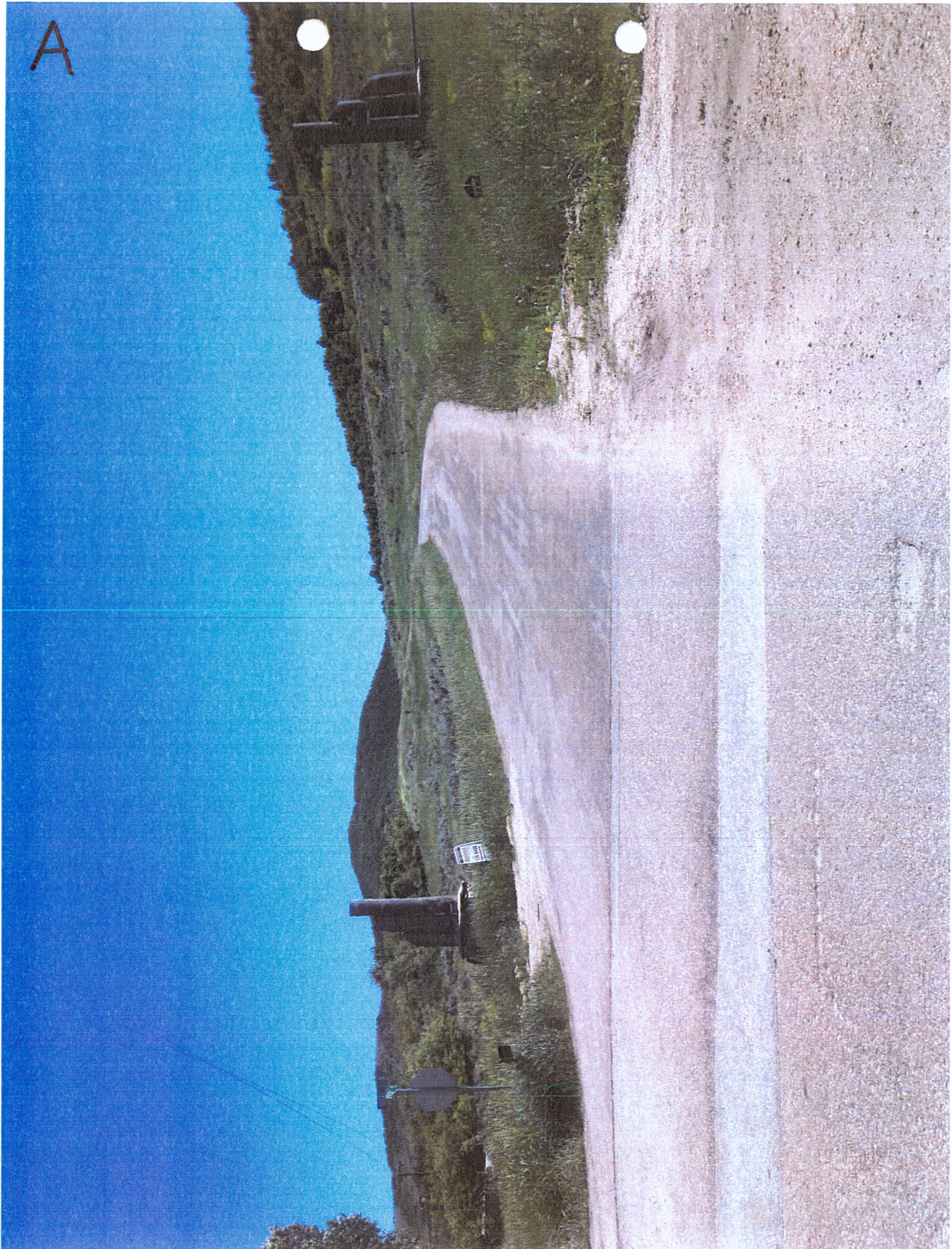
Lighting: Gate lighting will direct downward to prevent glare

Landscape: Landscaping around the gate will be as natural as possible with shrubs, fir and aspen trees added

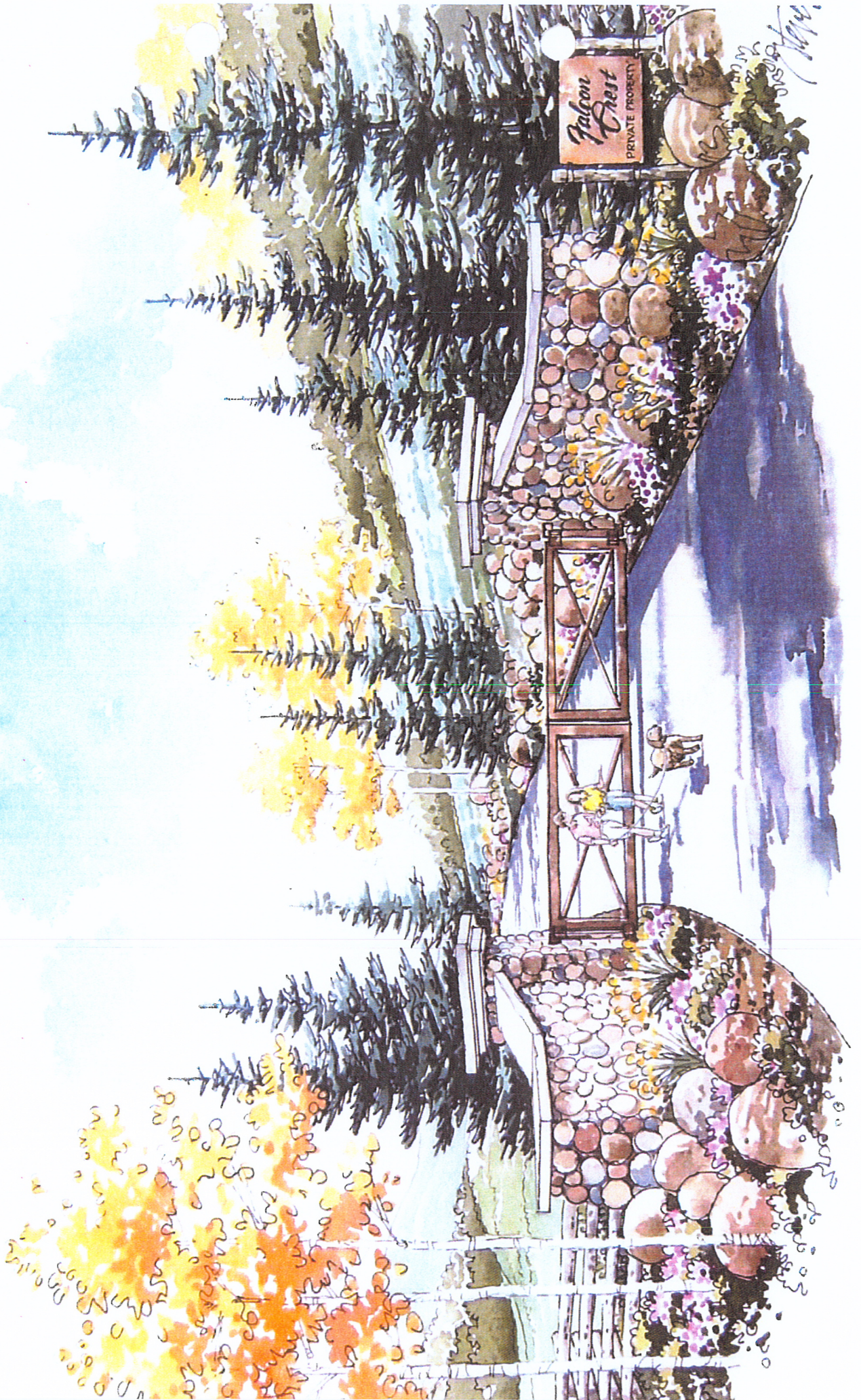
That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standard for such use.

Design, constructive, maintenance and use of the gate will be carefully monitored to ensure it will comply with all county regulations and conditions specified in the zoning ordinance and other agency standards.

A



B





C

Exhibit B

Engineering

[Entry Gate of Falcon Crest Subdivision](#)

[Chad Meyerhoffer](#)

[Weber County Engineering Division](#)

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. What is the distance from the gate to the traveled surface of 1800 South? There needs to be enough room for larger vehicles to be parked at the gate and not be impeding the flow of traffic. I believe that 1800 South is not at a county standard width which is 24ft min. which will need to be used for possible future road work.
2. How does drainage get through the site? Please show on plan how drainage flows.
3. If there is to be any work done within the County Right of Way an excavation permit will need to be obtained.
4. If there is a disturbance of more than 5,000sq ft a storm water construction activity permit will need to be obtained.
5. Project will need to work with utilities.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

I received an email from Brian Dehart addressing my review.

This letter is a response to your review of the Falcon Crest Entrance Gate project.

Concern # 1: The distance from 1800 South to the gate is not set and can be about any length required. Do you have a recommendation that will work?

Concern # 2: The drainage will be on the west side if the road as it is now. A new culvert will replace the present smaller culvert.

Concern # 3: I do not believe any county property or Right of Ways are affected by this project.

Concern # 4: I think a permit will be required to install the new culvert.

Concern # 5: Falcon Crest has requested 2 projects for Rocky Mountain Power; one is to remove existing unused power lines and equipment from the location and another to add power for the gate. Hopefully we can get a telephone line installed at the gate for communication and monitoring requirements.

Regards,

Brian

President Falcon Crest HOA

Engineering

[Entry Gate of Falcon Crest Subdivision](#)

[Chad Meyerhoffer](#)

[Weber County Engineering Division](#)

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The main thing we like to ensure that when a vehicle is parked at the gate waiting to get into the development that it is not impeding the flow of traffic. We have always used a vehicle comparable to the RC Willey delivery truck as an idea of distance. I am not sure what length it is.
2. What is the size of the new culvert? and location?
3. If there is to be any work done within the County Right of Way an excavation permit will need to be obtained.
4. A storm water construction activity permit can be obtained at the following link http://www.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Weber Fire District Review

[Entry Gate of Falcon Crest Subdivision](#)

[Ted Black](#)

[Weber Fire District](#)

Approved

Yes

Fire District requirements:

1. Fire District approval on building permit.
2. Min. clear width 20'.
3. Min. clear height 13'-6".
4. Knox box required.
5. Knox switch required if gate is powered.

Building Inspection Review

[Entry Gate of Falcon Crest Subdivision](#)

[Craig Browne](#)

[Weber County Building Inspection](#)

Approved

Yes

I have completed an initial review of this project and will require the following items.

1. A building permit will be required.

I have tried to address all items of concern from the Building Inspection Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.