Winston Park Subdivision

3701 W 1800 S

Ogden, UT. 84401

Ogden 3, LLC

Owners and managers:

Igor Maksymiw

Wade Rumsey

Overall Development Plan for Winston Park

The location of this 40 acre parcel is located at 3701 W 1800 S. The location of the property also lends itself too more a country, rural, and suburbia feel. The parcel of land is under the A-1 zoning and we are seeking a ‘Planned Residential Unit Development’ [PRUD] for this parcel. We envision individuals and families having some open spaces to get out and have outdoor things to do yet be able to take advantage of all of the convenient services of planned subdivision. The subdivision will offer 1/3 acre lots ranging from 12,000-13,000 square foot lots. Within the subdivision itself we will create a small park where owners will commonly share (on the back sides of their properties) for extra space for kids to run and play. We will also feature a walking trail for exercise and fresh air out in the common open space area.

Common Open Space

A 20 ft wide gravel road, built to hold 75,000 lbs will be constructed for the use of Weber County Fire Department, as an alternative road, in case of fire and emergency uses. An easement between lots 26 and 27 will be established for the fire emergency access and to aid those living in the southern most part of the subdivision providing access to the gravel walking trail. Trees and grass will be planted in the park and walking trail areas for subdivision beautification.

Common Open Space for Agricultural Use

Approximately 17 acres within the development will be dedicated pasture or farming land East and North East of the planned subdivision (as shown in our conceptual plan). This open space will be dedicated to either horse grazing or agricultural farming purposes. If used for horses or cow grazing, a fence will be constructed and maintained by the leasee. This will provide a more rural, open feeling for those that purchase land within Winston Park.

Roads and Foot Paths within the Subdivision

60 ft wide road will be built throughout the subdivision providing ample room for regular traffic and emergency vehicles throughout Winston Park. Sidewalks will be found on both sides of the roads. Green space will be also be found between the curb of the road and the sidewalks for grass and trees to enhance the look and feel of the subdivision.

Housing types

No basements will be allowed. Slab on grade houses or split level type homes that are built out of the ground will only be the house types allowed within Winston Park. A minimum of 1,800 square foot homes will be the requirement for the beginning home size.

Building & Construction

A mixed approach will take place for individual lot development & Construction. Ogden 3, LLC will engage builders to purchase lots. Lots will also be sold to independent individuals for owners to engage builders of their preference.

**Bonus Density Regulations Satisfied**

In Section 108-5-5:

2 (a) If a PRUD 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.

 In our landscape plan we will be providing sidewalks on both sides of the roads throughout the subdivision. Between the sidewalk and the curb we will have a green strip where we will be planting two-inch caliper trees as described in the paragraph above.

2 (d) If a PRUD provides a common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, up to a 15 percent bonus density may be granted.

 As shown on our plat, we will have a small park within the subdivision. This will serve as a great area where all the homes on the block will have extra green space to allow kids to play safely. We will also build in a walking trail on the outside part of the subdivision.

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

As shown in our plan, we will designate 15 + acres to agriculture or grazing ground. This area will provide additional open space for residents within Winston Park and create a country, or out of town feel to the area.

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

Ogden 3, LLC have been involved in working with Sierra Homes and Weber County Engineer, Chad Meyerhoffer to support and help provide additional sewer capacity for the area. We believe there is excess capacity with the new pump station built near our development, Winston Park.

 Thank you,

Ogden 3, LLC

Wade Rumsey 208 313 9113

Igor Maksymiw 801 209 6759

Base and Bonus Density Calculation under (PRUD):

Base:

40.259 Acres Total Parcel

 4.873 Acres Roads

35.386 Acres

 / 2 (half or 50% for open space)

17.693 Acres (50% open space goal)

 35.386 acres

x 43,560

1,541,414.16 Total Square Feet

/ 40,000 per lot zoning

38.535 Base Lot Density per zoning

Bonus: (based on comprehensive plan)

1. 2” caliper trees planted throughout development
2. Provide dedicated 50% Open Space, preserved
3. Additional Sewer, participating in the new pump station

38.535

x 50%

19.267 Bonus lots

38.535 Base Lots

19.267 Bonus Lots

57.802 Total Lots