



Staff Review Transmittal

Weber County Planning Division

Application Information

Application Request: Woodland Estates Subdivision Unit 2 Amendment 2
Applicant: Longfellow Rentals, LLC
File Number: LVW100314

Property Information

Approximate Address: 2413 Woodland Drive
Project Area: 1.147 Acres
Zoning: RE 20
Parcel ID: 07-089-0029

Staff Information

Staff Reviewer: **Ronda Kippen**
rkippen@co.weber.ut.us
801-399-8768

Summary of Staff Review:

ATTACHED ITEMS:

Plans

Written Comments

Attached are review comments and redlined plans regarding your application for the Woodland Estates Subdivision Unit 2 Amendment 2 Subdivision as well as additional comments from Weber County reviewers to date. The items herein need to be addressed prior to the subdivision being forwarded for approval by the Land Use Authority. Detailed written comments regarding the project's compliance with the applicable Weber County Land Use Code are attached. Please refer to <https://miradi.co.weber.ut.us/> to ensure that all comments and reviews from the applicable departments on your project have been addressed. Please provide all corrections in both hard copy and digital (PDF) formats.

Staff Comments:

The following is a checklist synopsis of items of concern. Each are explained better in relationship to their County Code requirements in the subsequent pages.

FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:

1. Please update the preliminary title report to match the preliminary subdivision boundary.
2. It appears that there is another amendment in the process that has already utilized Woodland Estates Subdivision Unit 2 Amendment# 1. Please make the applicable changes to the plat to show "Amendment 2".
3. Please update the "Date" under the heading on the corrected plat.
4. Please provide a 10' PUE along the front property line per the original dedication plat including any additional easements that are identified in the forthcoming title report including any natural, existing and future dedicated easements on the corrected plat.
5. Please identify the lot numbers as approved by the County Surveyor on the plat.
6. Please identify the property address as approved by the County Surveyor Division.
7. Please provide a "Will Serve" Letter from the Water and Power Companies.

Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 3 (RE-20 Zone)
- Weber County Land Use Code Title 106 (Subdivisions) Chapter 1-8 as applicable.

Once a complete application has been submitted the departments will be able to commence with the review process. These departments may make additional comments on the project once they have been able to complete the re-review process. Please review the attached items and make any requested additions or modifications.

Should you have any questions, please feel free to call me at 801-399-8768.

Thank you,
Ronda Kippen
Planner II

This information relates Staff review comments to relevant County Codes.

...

Sec. 106-1-8. Final plat requirements and approval procedure.

Final plat requirements.

...

a. 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 be shown on the top of the plat.

- It appears that there is an application in the process that has already utilized the subdivision name of “Woodland Estates Subdivision Unit 2 Amendment 1”. Please make the necessary changes to the plat to show “Amendment 2”.

c. A north point or arrow which shall make the top of the sheet either north or east, however, exceptions may be approved, the scale of the drawing and the date of the survey noted in the heading. (Meaning the date, year and month the survey markers were placed.)

- Please provide the “Date” under the heading on the plat per the County Surveying Division.

...

e. 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 named or numbered consecutively under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county.

- Please provide the location, widths and other dimensions of all right of ways and easements that are identified in the forthcoming title report including the 10’ PUE from the original dedication plat and any natural, existing and future dedicated easements on the plat.
- Please contact the County Surveyor’s office for the recommended lot number and address for the plat amendment and make the applicable modifications on the plat.

...

n. If no preliminary plans are required a preliminary title report for each tax parcel included within the subdivision boundary shall be included with the application. The preliminary title report(s) shall be dated within 30 calendar days prior to the submittal of application and shall include a search of recorded documents back to patent identifying at a minimum:

- Please provide a corrected title report with a legal description that matches the legal description on the amended subdivision plat.

...

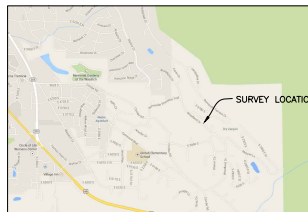
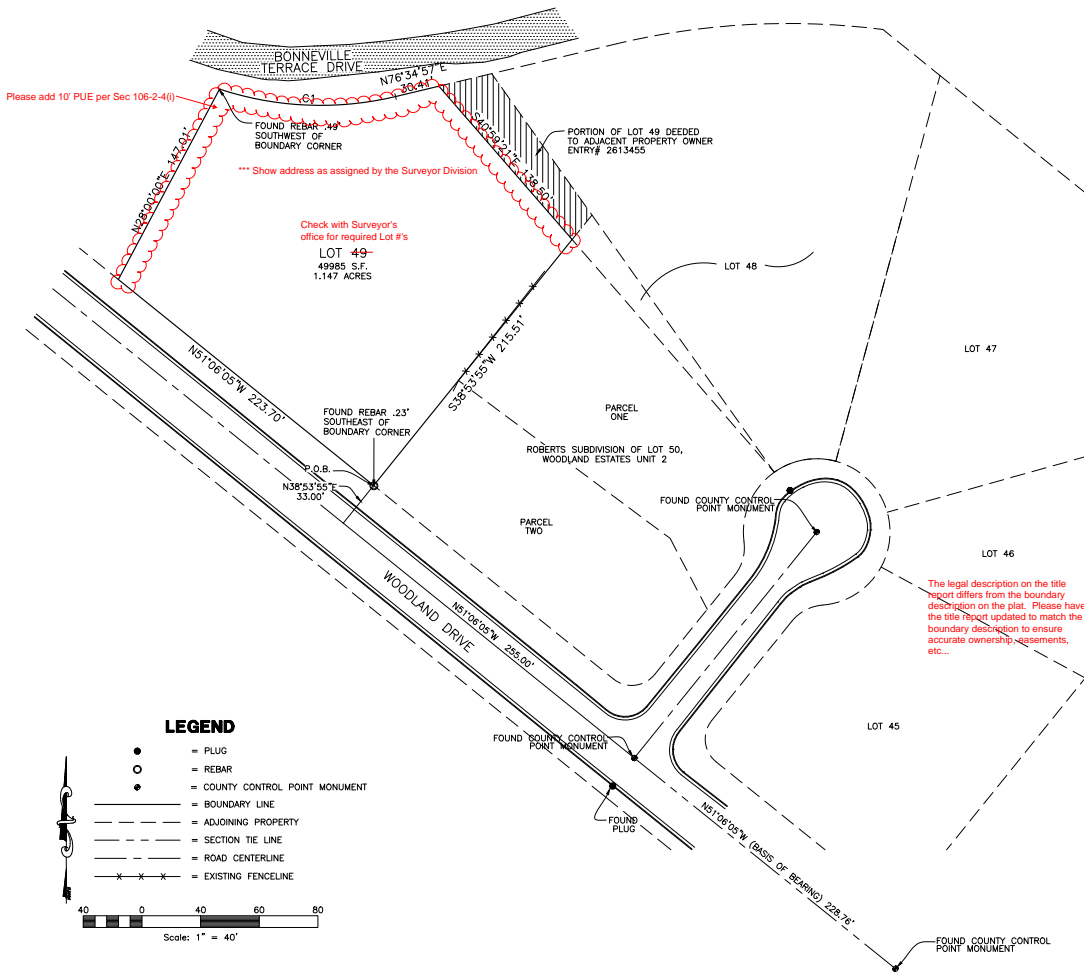
1. Letters agreeing to provide service, including the level of service from applicable utility companies such as water, sewer, electric, gas, and telephone for services to the subdivision.

- Please provide will serve letters from the water and power companies.

WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 1 & 2

PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
 WEBER COUNTY, UTAH
 OCTOBER, 2014

Update with current date



VICINITY MAP
SCALE: NONE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE 2 FOUND COUNTY CONTROL POINT MONUMENTS IN WOODLAND DRIVE, SHOWN HEREON AS N51°06'05\".

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND THE SUBDIVISION TO REFLECT THE TRANSFER OF PROPERTY BETWEEN THE OWNERS OF LOTS 48 AND 49. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES\".

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODLAND DRIVE, SAID POINT BEING 255.00 FEET N51°06'05\" ALONG THE CONTROL LINE OF SAID WOODLAND DRIVE AND 33.00 FEET N38°53'55\"E FROM THE FOUND COUNTY CONTROL POINT MONUMENT AT THE INTERSECTION OF WOODLAND DRIVE AND 2550 EAST; THENCE N51°06'05\" ALONG SAID NORTHERLY RIGHT-OF-WAY 223.70 FEET; THENCE N28°00'00\"E 147.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BONNEVILLE TERRACE DRIVE, SAID POINT ALSO BEING ON A 219.94 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID RIGHT-OF-WAY AND SAID CURVE 121.64 FEET (CHORD BEARING OF S87°35'08\"E 120.09 FEET); THENCE N76°34'57\"E ALONG SAID RIGHT-OF-WAY 30.41 FEET; THENCE S40°59'21\"E 138.50 FEET; THENCE S38°53'55\"W 215.51 FEET TO THE POINT OF BEGINNING.

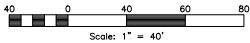
CONTAINING 49,985 SQUARE FEET AND 1.147 ACRES

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	219.94'	121.64'	120.09'	62.42'	S87°35'08\"E	31°41'15\"

LEGEND

- = PLUG
- = REBAR
- = COUNTY CONTROL POINT MONUMENT
- = BOUNDARY LINE
- - - = ADJOINING PROPERTY
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- × × × = EXISTING FENCELINE



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 1 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

7736336
 UTAH LICENSE NUMBER CHAD A. ANDERSON

7736336
 CHAD A. ANDERSON
 STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT WOODLAND ESTATES SUBDIVISION - UNIT 2 - AMENDMENT 2, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND ADJACENT HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERCTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

LONGFELLOW RENTALS LLC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
 COUNTY OF _____)

ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
 COUNTY OF _____)

ON _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, SAYS THAT HE IS THE MANAGER OF _____ A LIMITED LIABILITY COMPANY, AND THAT IF THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID COMPANY BY AUTHORITY OF IT ARTICLES OF ORGANIZATION, AND AS PART OF SAID COMPANY'S BUSINESS, HE HEREBY ACKNOWLEDGES TO ME THAT SAID COMPANY EXECUTED THE SAME.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: CHAD A. ANDERSON
 Designer: E. ROCHE
 Begin Date: 10-29-14
 Name: WOODLAND ESTATES SUB - UNIT 2 AMEND. 1
 Number: 3959-03
 Revision:
 Scale: 1"=40"
 Checked:

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
 TEL: (801) 421-3100 FAX: (801) 421-2665 WWW.REEVE-ASSOCIATES.COM

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

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.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

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

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS; SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON 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 _____, 20____.

WEBER COUNTY SURVEYOR

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 EFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
 And Recorded: _____ Filed For Record
 At _____ In Book _____
 Of The Official Records, Page _____
 Recorded For: _____
 Weber County Recorder
 _____ Deputy.