



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for preliminary plan approval of Winston Park Cluster Subdivision.
Type of Decision:	Administrative
Agenda Date:	Tuesday, May 09, 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

Background

The applicant has submitted a request for preliminary plan approval of the Winston Park Cluster Subdivision, a cluster subdivision consisting of 54 building lots, 17 open space parcels, and 3 common areas. 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 applicant is requesting a 50 percent bonus density 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. As part of the preliminary plan requirements and approval procedure, the preliminary plan must be presented to the Planning Commission for their recommendation. If the Planning Commission's recommendation is not appealed to the County Commission within 15 days of the Planning Commission's recommendation, then the Planning Commission's recommendation shall stand as the County's decision on preliminary approval.

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 proposed preliminary 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 is proposing to be granted the 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 §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 will be required to provide a preservation plan in accordance with LUC§ 108-3-5(4) prior to receiving final approval from the planning commission. This requirement has been added as a condition of approval in the staff recommendation.

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.

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 capacity assessment letter will be required prior to receiving final approval from the planning commission. 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 preliminary plan 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 plat submittal.

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

Public Notice: A notice has been mailed not less than seven calendar days before preliminary approval to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends preliminary plan 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 capacity assessment letter will be required prior to receiving final approval from the Planning Commission and 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 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 LU § 106-4-3.
4. All open space parcels that are less than 1 acre in size must be labeled as common area to be owned by the homeowners association as outlined in LUC-§ 108-3-6 (1) (b).
5. The applicant will be required to provide a preservation plan for the preserved agriculture parcels, in accordance with LUC-§ 108-3-5(4) prior to receiving final approval from the planning commission.
6. 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.

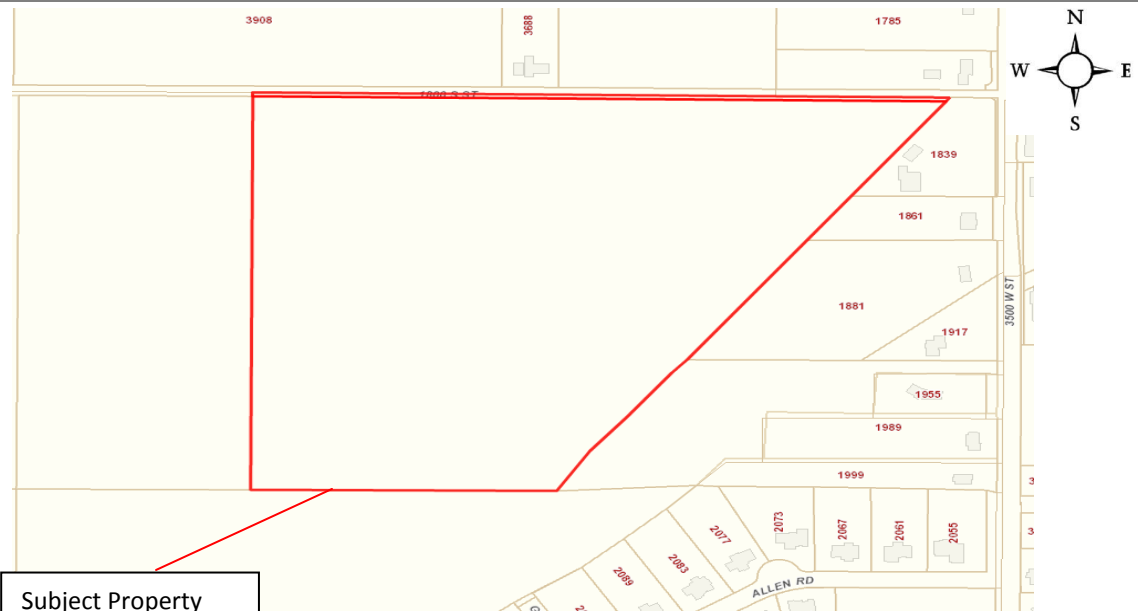
This recommendation is based on the following findings:

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. Proposed preliminary plan
- B. Improvement drawings, including the streetscape and lighting design.
- C. Will serve letters

Map 1



Subject Property

Map 2



Subject Property

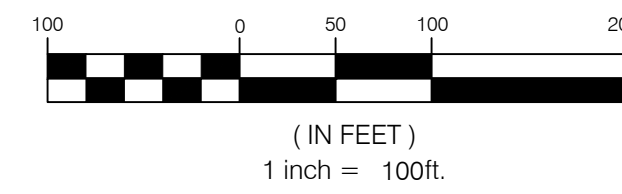
LEGEND

- 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

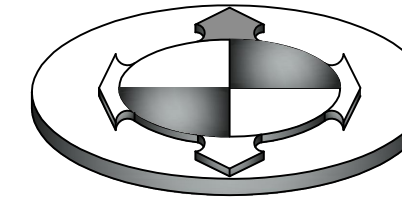
WINSTON PARK SUBDIVISION

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

GRAPHIC SCALE



NORTH



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

RAY L BERTOLDI, TR PARCEL No. 15-057-0006

JEFFERY & TRUDY EAST PARCEL No. 15-057-0007

JEFFERY & TRUDY EAST PARCEL No. 15-057-0004

FRANCIS & NOLA HESSELGESSER PARCEL No. 15-057-0052

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



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...

CONTAINS 40.259 ACRES 54 RESIDENTIAL LOTS, 17 AGRICULTURE LOTS AND 2 OPEN SPACE LOTS

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...

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...

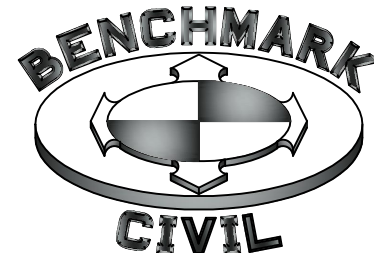
MY COMMISSION NUMBER: ___ NOTARY PUBLIC (PRINT NAME) ___

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



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

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 OF RECORD IN COUNTY OFFICES...

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 ___, 2016

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.

SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER OTHER PUBLIC WORKS 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 ___, 2016

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.

SIGNATURE

WEBER COUNTY RECORDER

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

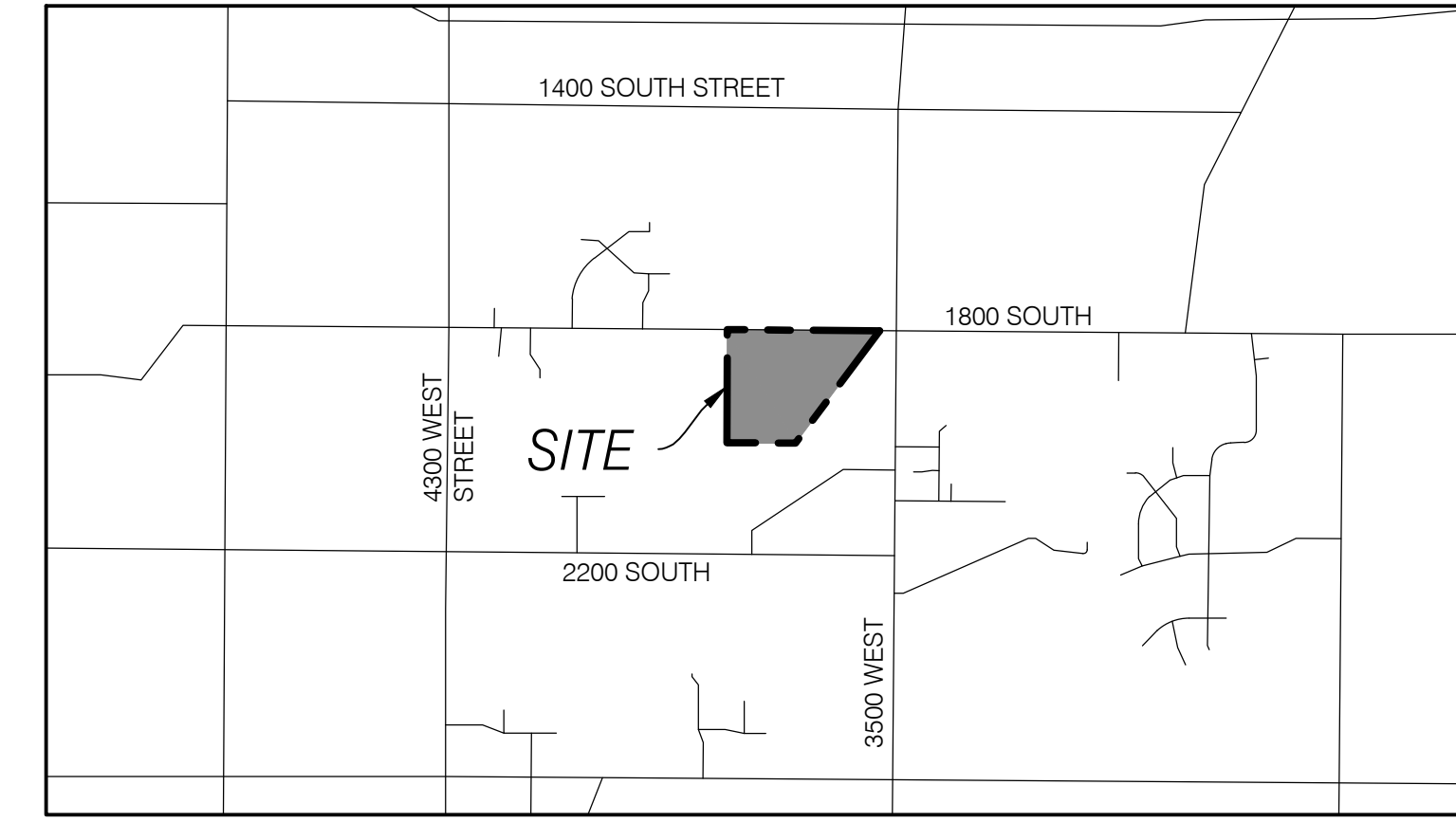
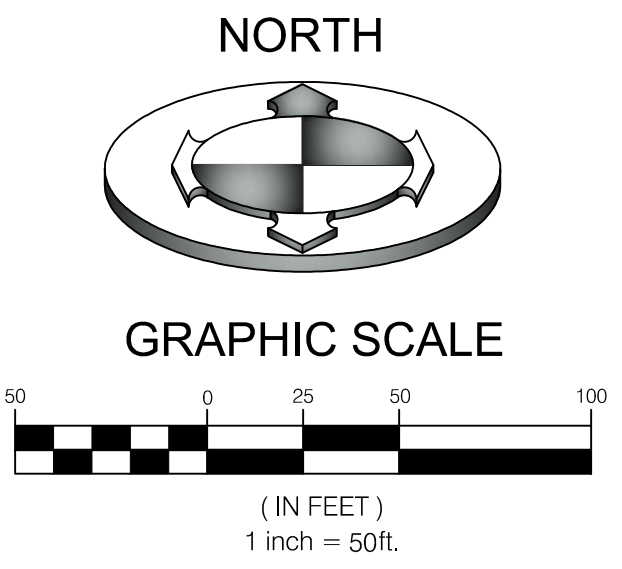
WEBER COUNTY RECORDER

DEPUTY

OWNER/DEVELOPER:
 RICE ASSET MANAGEMENT, LLC
 JAY RICE
 4968 HOLLADAY PINES COURT
 HOLLADAY, UT 84117
 801-633-3994
 Jrrice2014@gmail.com

WINSTON PARK

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
 AND THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B. & M.
 OGDEN CITY, WEBER COUNTY, UTAH



VICINITY MAP
 N.T.S.

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.

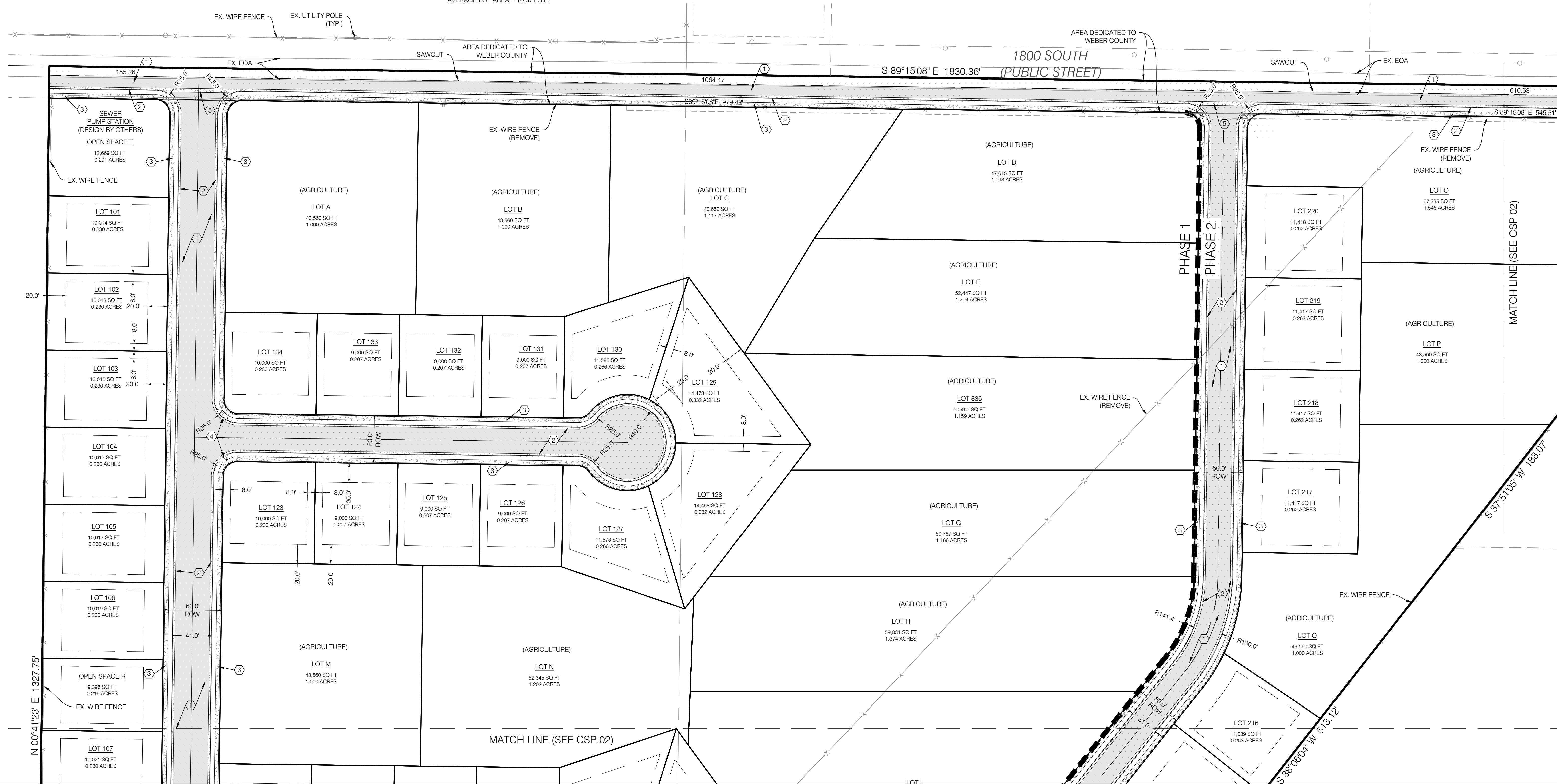
CONSTRUCTION KEY NOTES REFERENCE	
NO	DESCRIPTION
①	ASPHALT PAVEMENT WITH GRANULAR BASE
②	CONCRETE CURB AND GUTTER PER WEBER COUNTY PUBLIC STDS. SHEET 4
③	SIDEWALK PER WEBER COUNTY PUBLIC STDS. SHEET 4
④	ADA RAMP
⑤	CONCRETE WATERWAY

Exhibit B

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.

BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER

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



PROJECT NO. 1607138

DATE: 4/5/2017

DESIGNED BY: DPB

DRAWN BY: SURVEY

DATE: 4/5/2017

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

PROFESSIONAL ENGINEER
 No. 9535281
 DANIEL P. BOURQUE
 4-5-17
 STATE OF UTAH

BENCHMARK
 CIVIL

BENCHMARK
 ENGINEERING &
 LAND SURVEYING

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

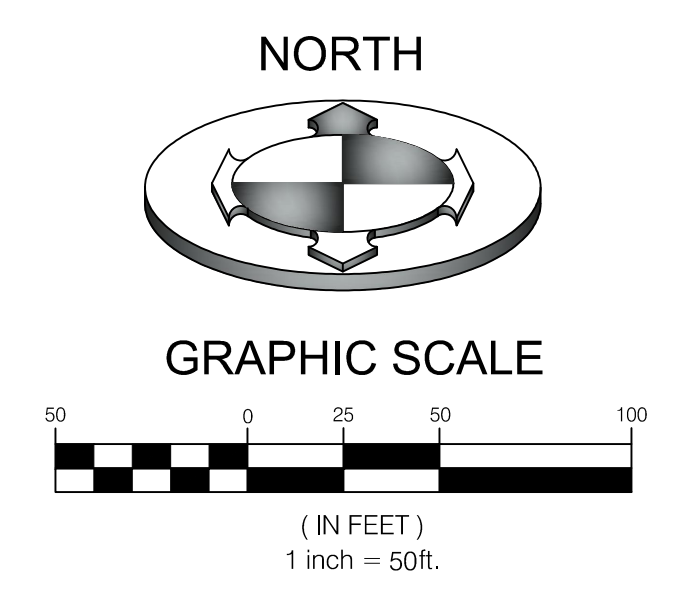
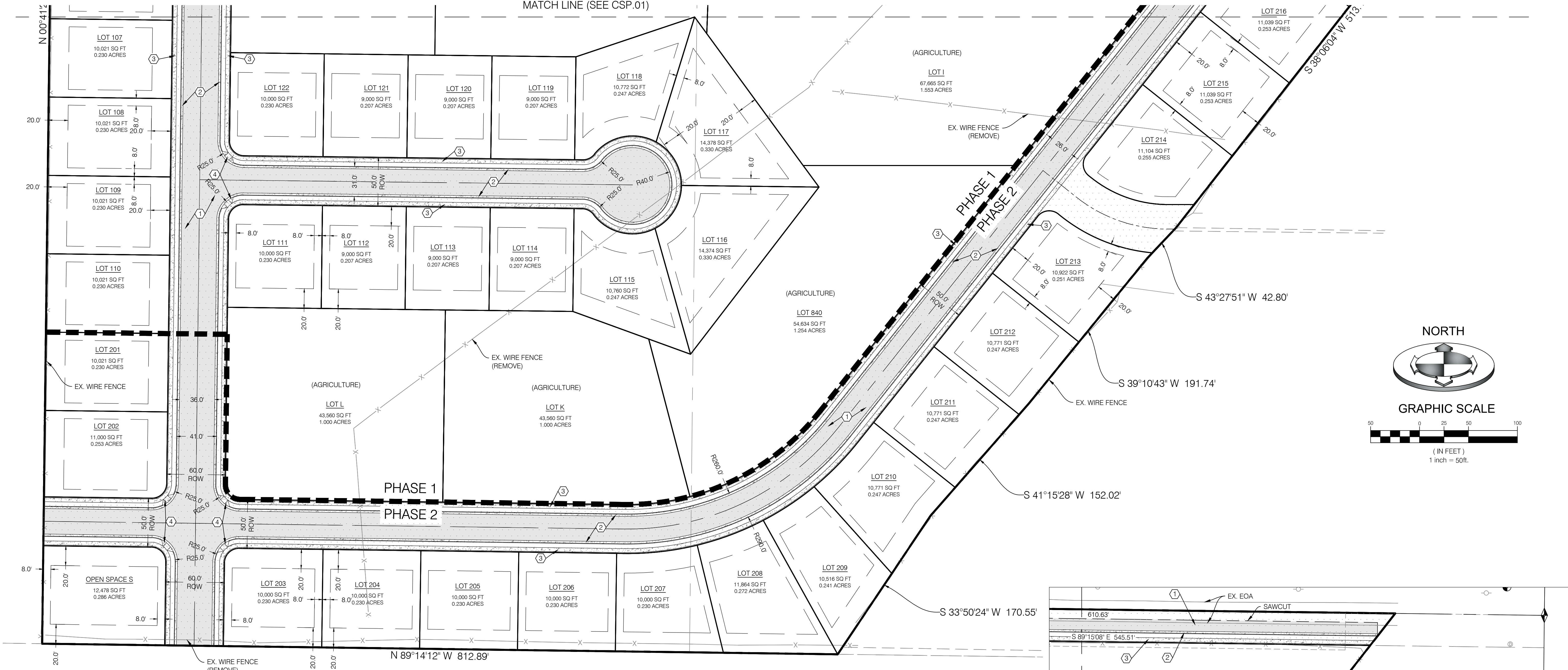
WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

PROJECT NO. 1607138

SITE PLAN

CSP.01
 1 OF 6

MATCH LINE (SEE CSP.01)



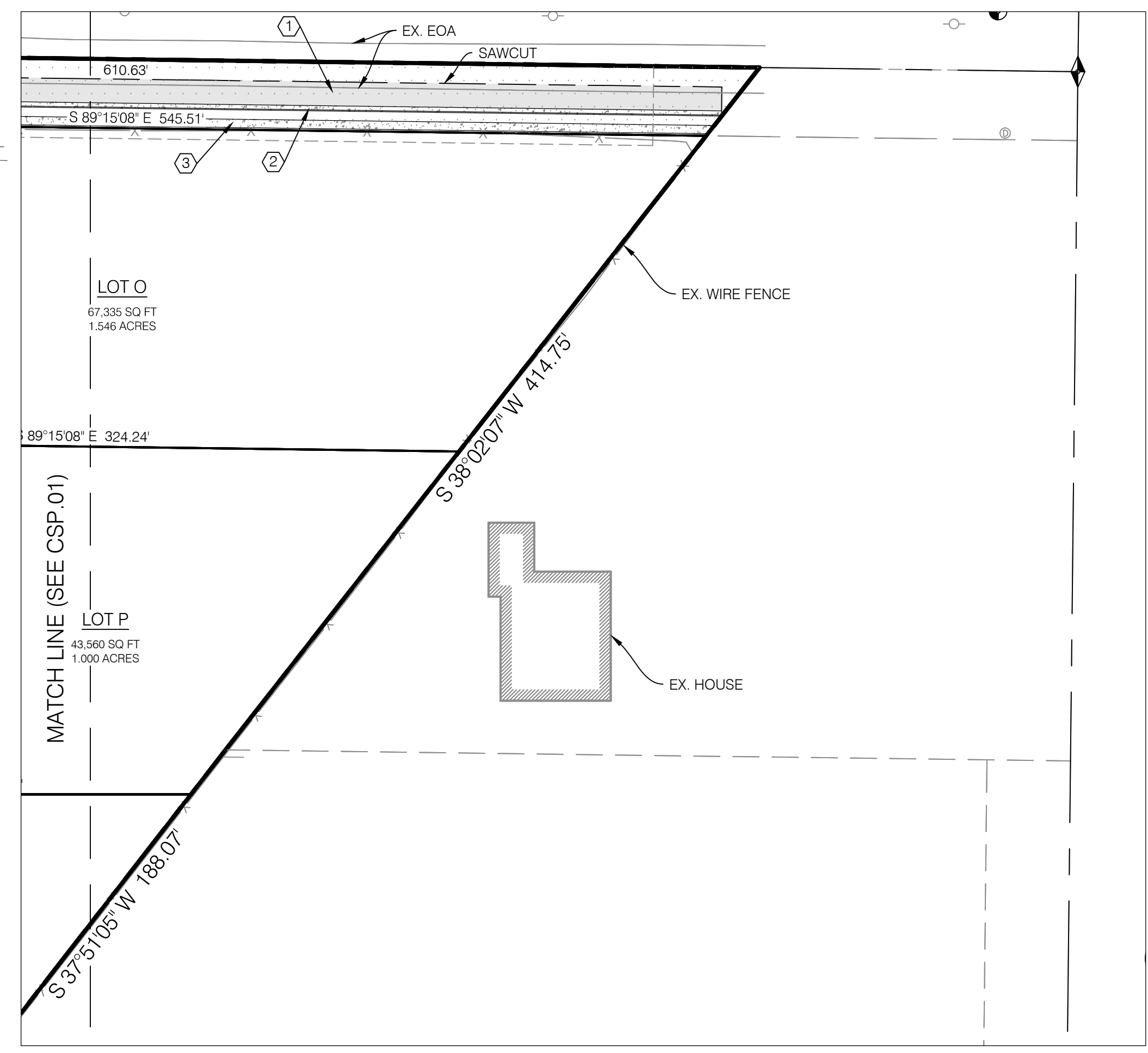
ZONE=A-1

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

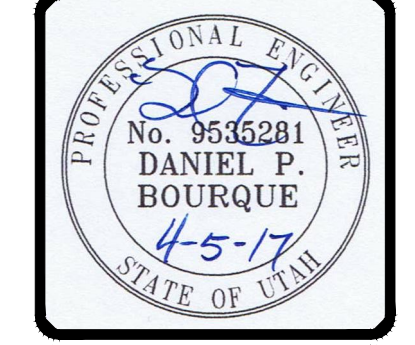
AVERAGE LOT AREA= 10,571 S.F.

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

DRAWN BY: KVIS
 CHECKED BY: DPB
 FIELD DRAWN: SURVEY
 DATE: 4/5/2017
 DWG. FILE: 1607138.sfb



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:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

**CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW.**

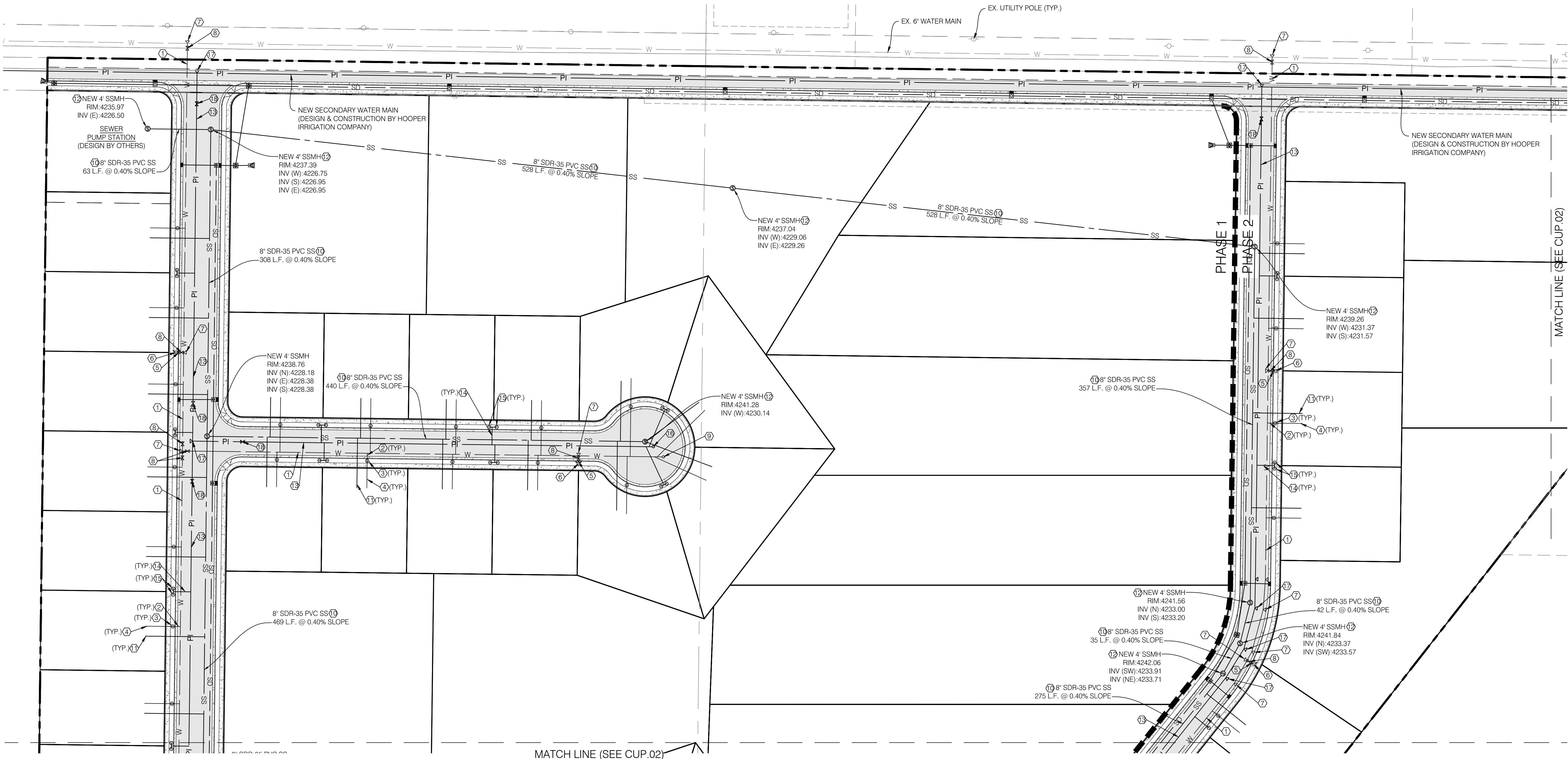
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

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

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 50ft.



NO.	DATE	DESCRIPTION

OWNED BY: KVIS

DESIGNED BY: DPB

FIELD DRAWN: SURVEY

DATE: 4/5/2017

DWG. FILE: 1607138.rvt

SCALE MEASURED DIMENSIONS ON ALL SIZE SHEETS
AS SHOWN ACCORDING TO REQUESTED SIZE SHEETS

PROFESSIONAL ENGINEER

No. 9535281

DANIEL P. BOURQUE

4-5-17

STATE OF UTAH

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

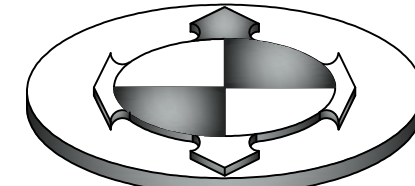
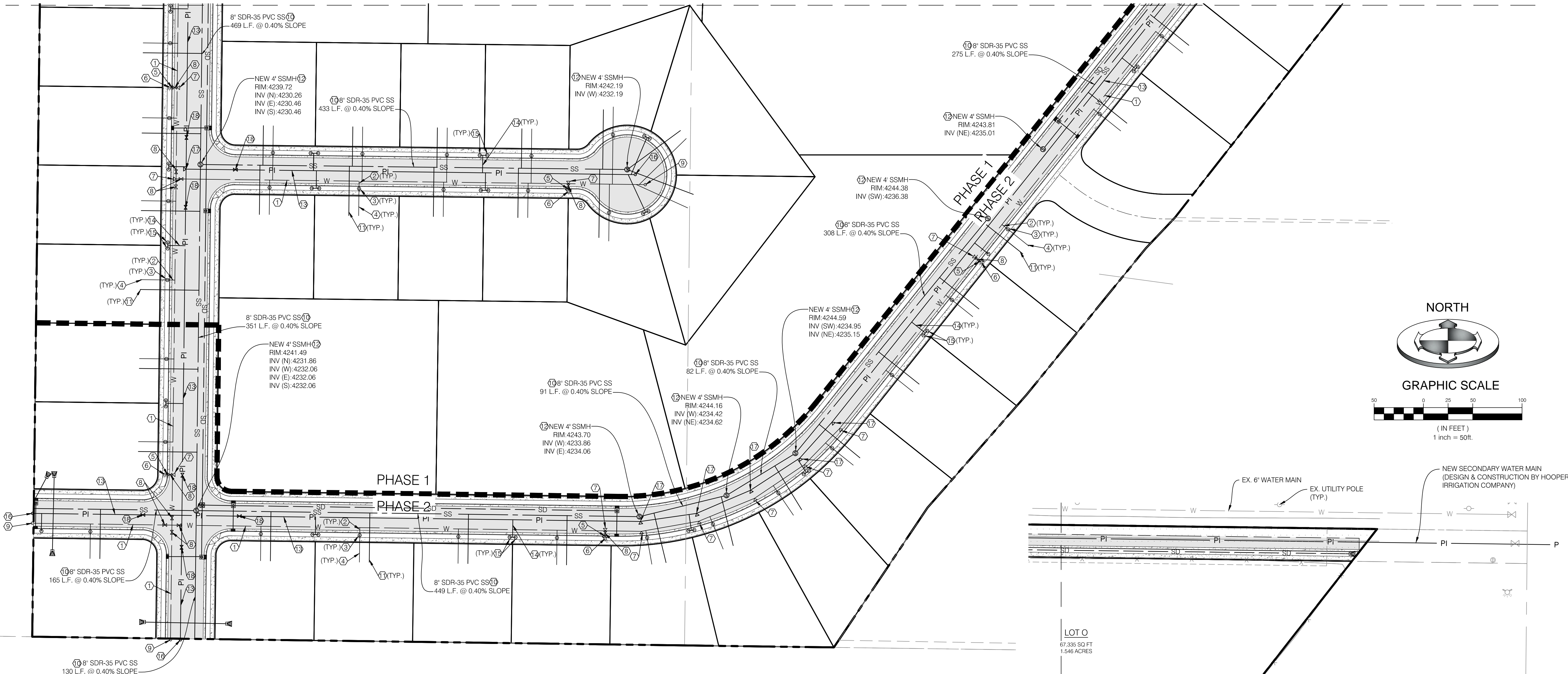
WEBER COUNTY, UTAH

PROJECT NO. 1607138

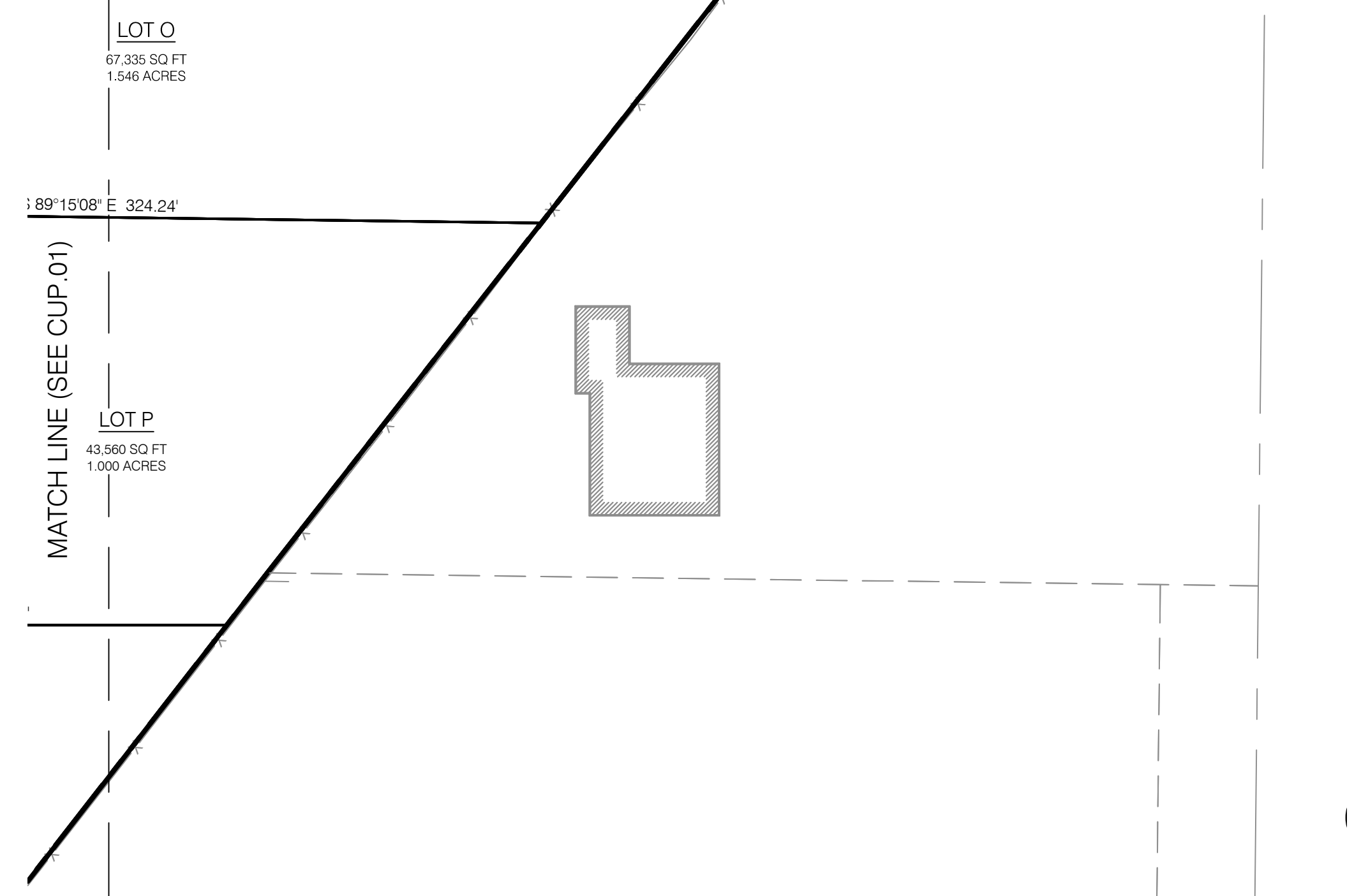
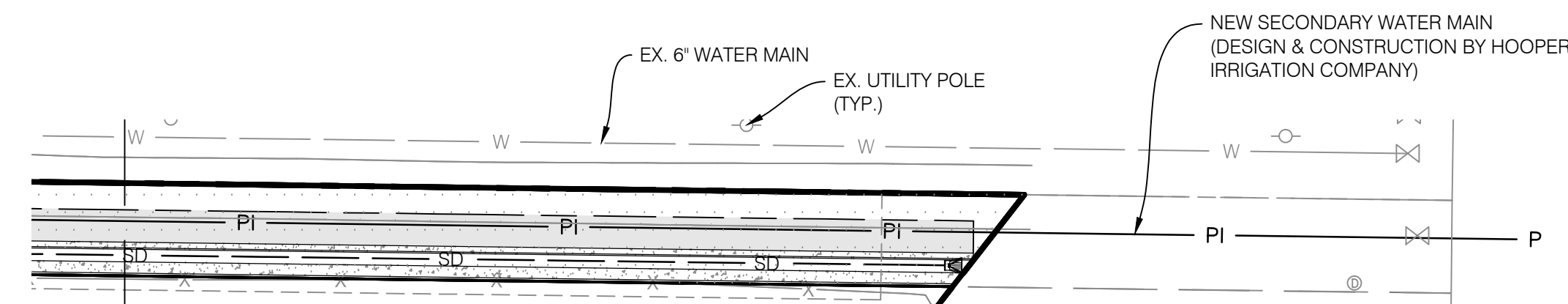
UTILITY PLAN

CUP.01
3 OF 6

MATCH LINE (SEE CUP.01)



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



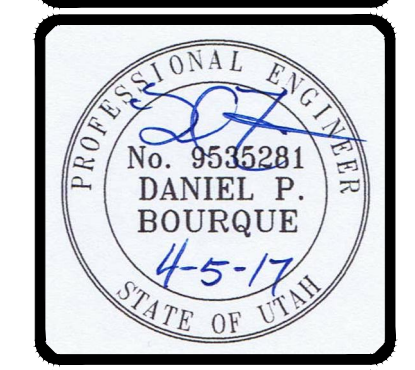
CONSTRUCTION KEY NOTES REFERENCE	
NO.	DESCRIPTION
1	8" PVC C-900 CULINARY WATER MAIN
2	3/4" TYPE K COPPER WATER SERVICE LINE
3	3/4" WATER METER PER APWA #521
4	3/4" POLY WATER SERVICE LINE
5	6" PVC C-900 FIRELINE
6	FIRE HYDRANT PER APWA #511
7	THRUST BLOCK PER APWA #561
8	GATE VALVE PER TAYLOR-WEST WEBER 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:
 PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NO.	DATE	DESCRIPTION

SCALE: MEASURED DIMENSIONS ON FULL SIZE SHEETS
 AS NOTED OTHERWISE 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

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.
 BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER
 1-800-662-4111
 www.bluestakes.org

NOTE:
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

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)

**CALL BEFORE YOU DIG.
IT'S FREE & IT'S THE LAW**

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER

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

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:		634753 S.F.

NOAA ATLAS 14 - 10 YEAR STORM					
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu. ft.)	Allowed Volume to Detain (cu. ft.)	Allowable Discharge = 20cfs/acre
15	2.040	0.51	13693	2623	11070
30	1.370	0.69	18392	5246	13146
60	0.850	0.85	22822	10492	12331
120	0.490	0.98	26313	20984	5329
180	0.355	1.07	28595	31475	0
360	0.225	1.35	36247	62951	0
720	0.142	1.70	45752	125901	0
1440	0.085	2.04	54774	251803	0

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

STORMWATER DETENTION:
Detention Pond 1
Volume = **15,147 cf**

Total Detention Volume : 15,147 cf
Is there enough existing storm water storage? 13,146 cf **YES**

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

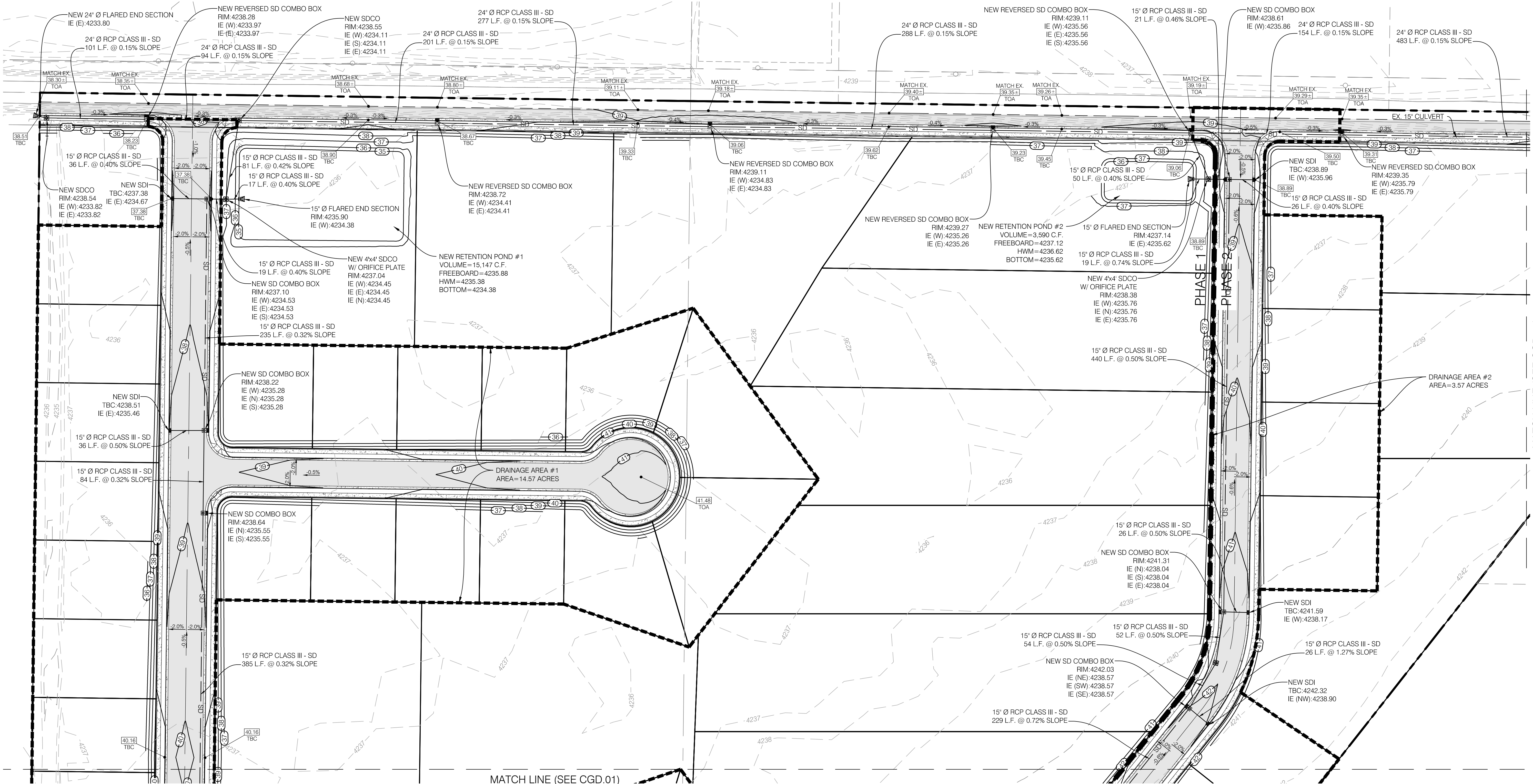
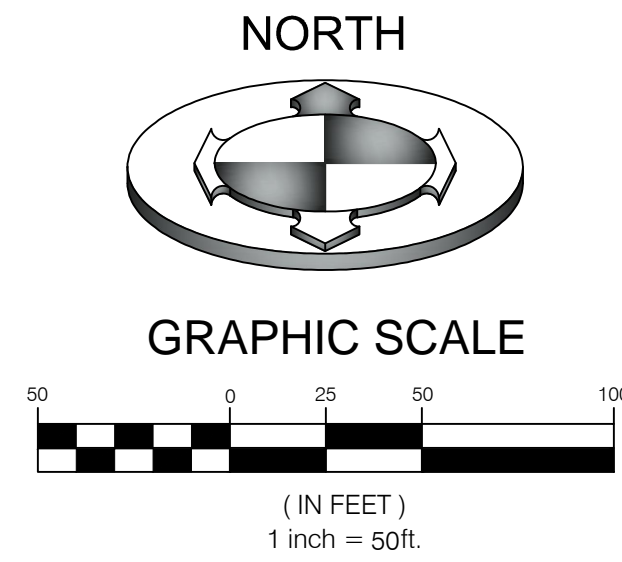
Area Identification (A)	Rational Coefficient (C)	C*A
*Roof = 22,500	0.9	20250 S.F.
**Pavement = 47,439	0.9	42695 S.F.
Landscaping = 85,633	0.2	17127 S.F.
Sum:		155572 S.F.

NOAA ATLAS 14 - 10 YEAR STORM					
Time (min)	Intensity (in/hr)	Rainfall (Inches)	Rainfall Excess (cu. ft.)	Allowed Volume to Detain (cu. ft.)	Allowable Discharge = 20cfs/acre
15	2.040	0.51	3403	613	2760
30	1.370	0.69	4571	1286	3285
60	0.850	0.85	5672	2571	3100
120	0.490	0.98	6539	5143	1396
180	0.355	1.07	7106	7714	0
360	0.225	1.35	9008	15429	0
720	0.142	1.70	11370	30857	0
1440	0.085	2.04	13612	61715	0

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

STORMWATER DETENTION:
Detention Pond 2
Volume = **3,590 cf**

Total Detention Volume : 3,590 cf
Is there enough existing storm water storage? 3,285 cf **YES**



PROJECT NO. 1607138

DATE 4/5/2017

SCALE MEASURES: HORIZONTAL SIZE SHEETS AS SHOWN; VERTICAL AS NOTED

NO. DATE

DESCRIPTION

DESIGNED BY: DBP

FIELD DRAWN: SURVEY

DATE: 4/5/2017

DWG. FILE: 1607138.DWG

PROJECT NO. 1607138

DATE 4-5-17

PROFESSIONAL ENGINEER No. 9535281 DANIEL P. BOURQUE STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING

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

BENCHMARK CIVIL

WINSTON PARK

3908 W 1800 S

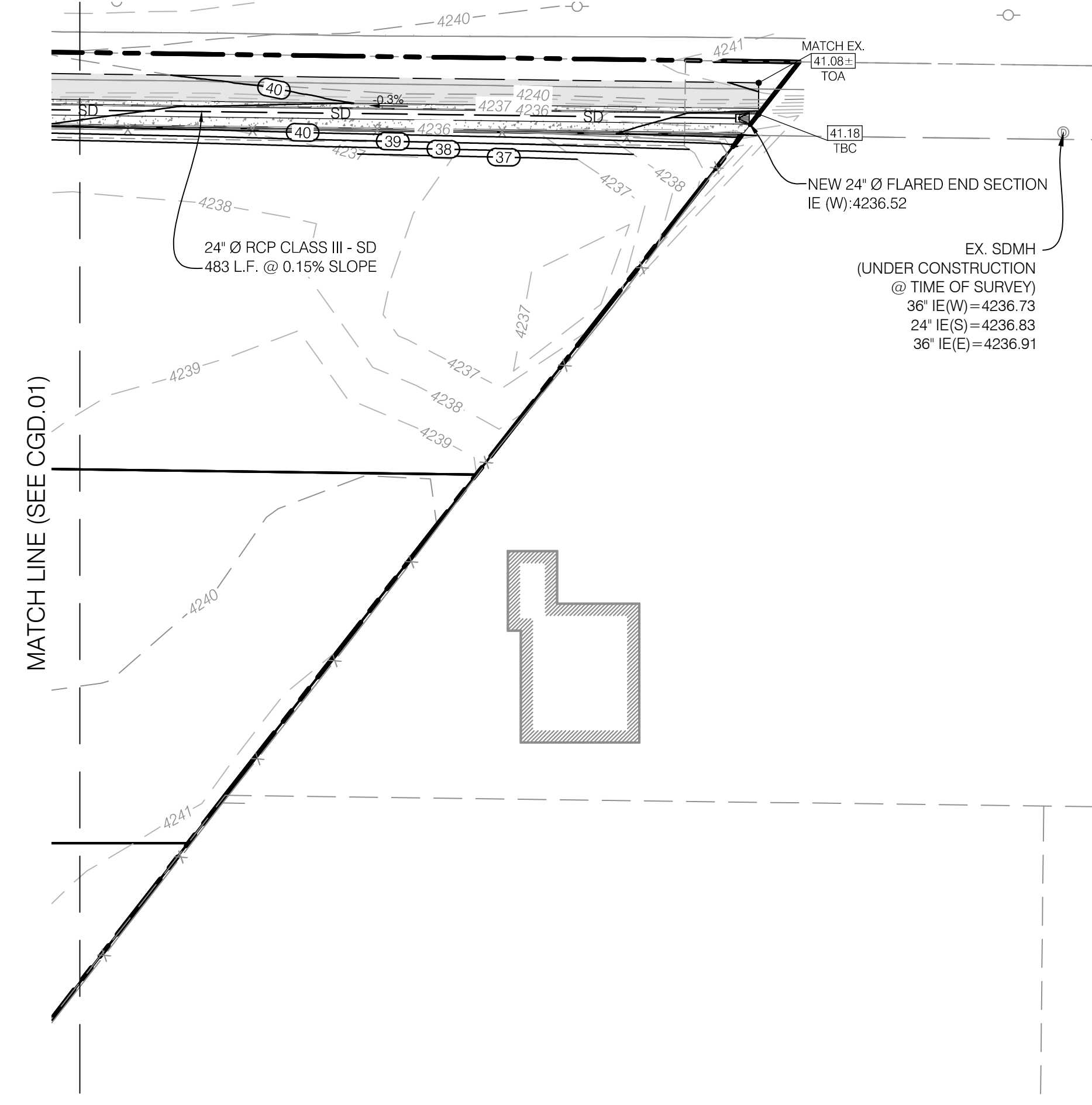
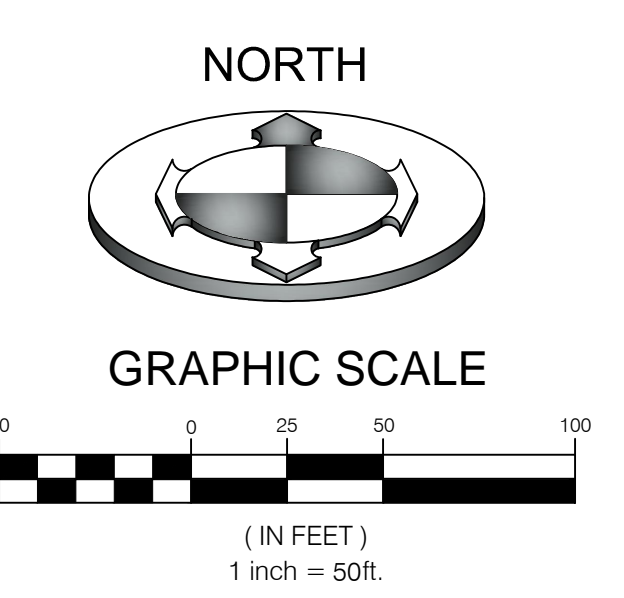
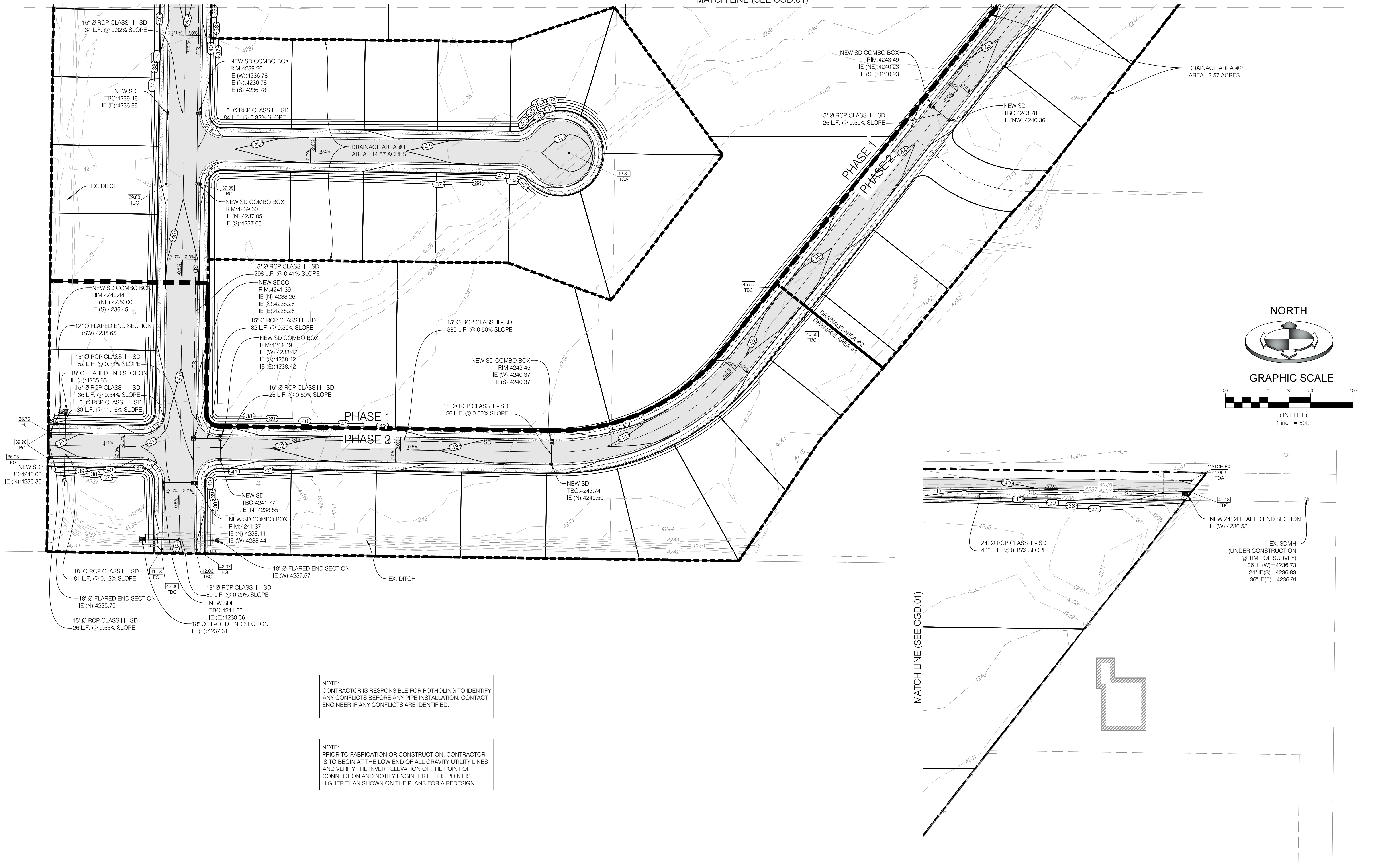
WEBER COUNTY, UTAH

PROJECT NO. 1607138

GRADING & DRAINAGE PLAN

CGD.01

5 OF 6



NOTE:
 CONTRACTOR IS RESPONSIBLE FOR POT-HOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
 PRIOR TO FABRICATION OR CONSTRUCTION, CONTRACTOR IS TO BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

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)

CALL BEFORE YOU DIG.
 IT'S FREE & IT'S THE LAW.

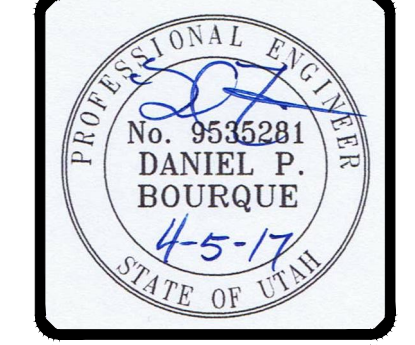
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER

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

NO.	DATE	DESCRIPTION

OWNED BY: KVIS
 CHECKED BY: DPB
 FIELD DRAWN: SURVEY
 DATE: 4/5/2017
 DWG. FILE: 1607138.rvt

SCALE: MEASURED, PLOTTED ON FULL SIZE SHEETS
 AS SHOWN ACCORDING TO REQUESTED SIZE SHEETS



BENCHMARK ENGINEERING & LAND SURVEYING
 CIVIL

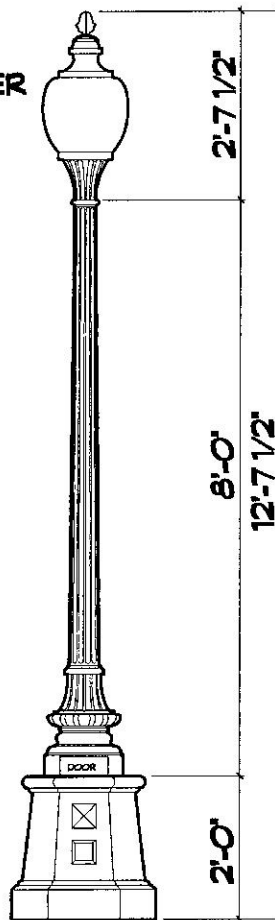
930 SOUTH STATE STREET SUITE # 100
 SANDY, UTAH 84070 (801) 542-1792
 www.benchmarkcivil.com

WINSTON PARK
 3908 W 1800 S
 WEBER COUNTY, UTAH

LUMINAIRE = FP-192
LUMINAIRE POST HEAD = F09
LAMP POLE = ALFL 080
BASE = 13' DIA.
ANCHOR PER DETAIL
FINIAL = FP110

POST STD. COLOR - BLACK
CUSTOM COLOR UPON REQUEST
(POWDER COAT)

METAL IS CAST ALUMINUM
LAMP WATTAGE MADE TO ORDER
CONCRETE BASE = PRECAST



ALFL 080 W/ CONG. BASE



**FELT
LIGHTING**

**FELT ANTIQUE
STREET LAMPS**

1220 EAST 3300 SOUTH, SALT LAKE CITY, UTAH 84106 (801)-484-6671

DATE
Sept. 25, 2000

1-CB

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



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