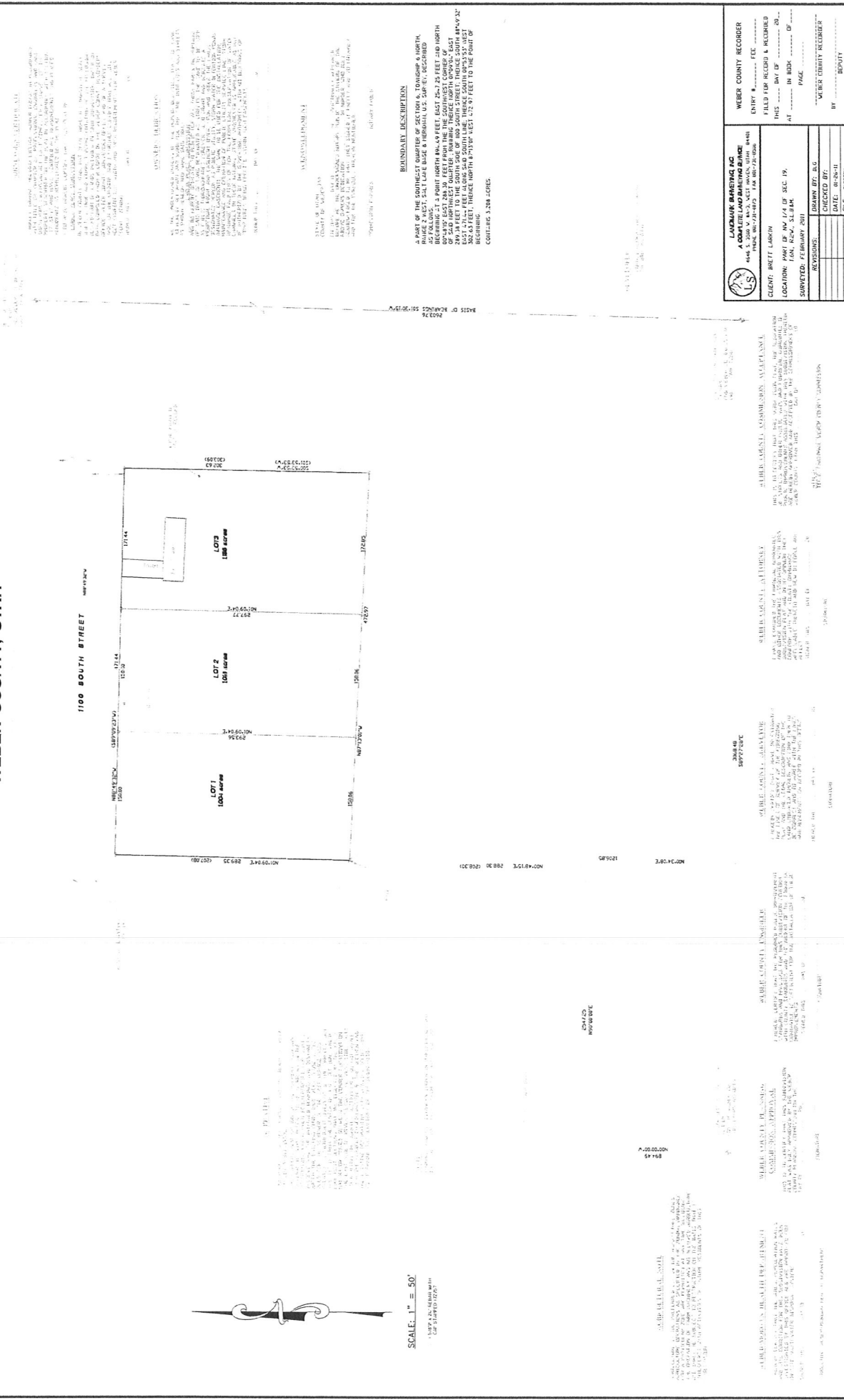


Exhibit A

LARKIN PLACE SUBDIVISION A PART OF THE N. E. 1/4 OF SEC. 7 AND THE N. W. 1/4 OF SEC. 19, T. 6 N., R. 2 W., S. L. B. & M. WEBER COUNTY, UTAH



SCALE: 1" = 50'
 15074-2-14-000-001
 15074-2-14-000-001

WEBER COUNTY RECORDER
 ENTRY #.....
 FILED FOR RECORD #.....
 THIS DAY OF.....
 AT..... IN DISTRICT.....
 PAGE.....
 BY.....

WEBER COUNTY RECORDER
 CHECKED OFF:
 FILE #.....
 FILE #.....

LARKIN PLACE SUBDIVISION
 A COMPLETE LAND PLAT
 15074-2-14-000-001
 CLIENT: BRET LABRIN
 LOCATION: PART OF NW 1/4 OF SEC. 19,
 T. 6 N., R. 2 W., S. L. B. & M.
 SURVEYED: FEBRUARY 2011

REVISIONS:
 DRAWN BY: B.G.
 CHECKED BY:
 FILE #.....

WEBER COUNTY ENGINEER
 I, [Name], a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original survey plat as shown to me by the client, and that the same conforms to the requirements of the Utah Surveying Act, Chapter 13, Utah Code Annotated, 1953, as amended.

DATE: [Date]
 SIGNATURE: [Signature]

WEBER COUNTY ENGINEER
 I, [Name], a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original survey plat as shown to me by the client, and that the same conforms to the requirements of the Utah Surveying Act, Chapter 13, Utah Code Annotated, 1953, as amended.

DATE: [Date]
 SIGNATURE: [Signature]

WEBER COUNTY ENGINEER
 I, [Name], a duly licensed Professional Engineer in the State of Utah, do hereby certify that the above is a true and correct copy of the original survey plat as shown to me by the client, and that the same conforms to the requirements of the Utah Surveying Act, Chapter 13, Utah Code Annotated, 1953, as amended.

DATE: [Date]
 SIGNATURE: [Signature]

Engineering

Project: [Larkin Place Subdivision](#)
User: [Michael Tuttle](#)
Department: [Weber County Engineering Division](#)
Created: 2012-06-06 11:59:44
Modified: 2012-06-18 17:13:22

Notes

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. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
 1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
 1. The proposed name of the subdivision.
 2. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.
 3. Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties.
 4. The individual or company names and addresses of the subdivider, the engineer and registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
 5. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.
 6. The boundary lines of the tract to be subdivided showing bearings and distances.
 7. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
 8. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 9. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
 10. North point, scale and date.
 11. Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.
 12. The location of percolation test holes on each lot.
 13. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots.
Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.
 14. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
 2. The east edge of the plat states "1 ROD RIGHT OF WAT OF RECORD" I assume that this is supposed to be WAY instead of WAT.
 3. Is there any road way being dedicated, or is it already an existing 80' ROW?
 4. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
 5. Is the ditch out front in the ROW or on the private property. If it's in the ROW it will need to be piped. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
 6. There will need to be an easement given for the existing ditches in the subdivision.
 7. An excavation permit is required for all work done within the existing right-of-way.
 8. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
 9. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
 10. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be

submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

11. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

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 review, feel free to contact me.

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 Edit Delete Add a File Email

Weber Fire District Review

Project: Larkin Place Subdivision
User: Ted Black
Department: Weber Fire District
Created: 2012-06-19 13:31:07
Modified: 2012-06-19 13:31:07

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- C (1) One new fire hydrant(s) is required at the center point of the subdivision frontage.
- I Fire flow 1000 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One new fire hydrant is required as indicated, the developer may choose to place a fire hydrant at each end of the subdivision frontage. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2010 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Exhibit C

