



December 1, 2023

Steve Burton

Project: Arrowleaf Preliminary

Re: Preliminary comments from Steve Burton

Below please find our response to your emailed comments dated November 16, 2023.

1. Who will own the open space parcel? We need it to be properly labeled as common area or private open space (106-1-8.020). Please indicate how the open space will be owned. If common area please indicate that on the plan. A note has been added to plan stating who will own the common area/openspace.
2. For the wells, your exchange application states you are only drilling two, but your plat shows one well per lot. Please provide an approved exchange application that shows adequate water rights (1 acre foot) per lot. (106-4-2.010) Can you show proof of an exchange application that shows one acre foot per lot? Health dept. requires the plans to show individual lots have their own well, but there are 2 common wells that will supply water to the subdivision.
3. My third comment can be done after preliminary approval is given.
4. Building pads need to be labeled as buildable areas, which need to be indicated on a plat as the only area in which building may take place on a lot or parcel. 101-2-3 Buildable areas also cannot include any setbacks. The building pad on lot 4 goes into the 20 ft side setback. Please adjust that so the building pad is outside of the setback. Please fix this in a resubmittal before prelim can be given. The building pad labels have been revised and a note added about the buildable areas.
5. Parcel 22-008-0083 appears to have been created through an illegal division of property. This lot needs to be included as a lot in this subdivision and cannot be left as a remainder. 106-2-4.010. This needs to be done and shown on the prelim plan before we schedule for prelim approval. The illegal parcel has been added as lot 10 and a note has been added to the plans about this parcel.
6. Comment 6 needs to be done before final subdivision approval
7. I notice there is a 20 ft access easement providing access from the private drive to Bailey Living Trust and Bobcat Investments Irrevocable trust. Our engineering division has requested that this access easement be at least 60 ft wide. This should be done before prelim approval is scheduled. As per our discussion with Steve Burton, the 20' access is for a drive only for the new lot 10. The terrain does not allow for a public road.
8. Comment 8 needs to be done before final subdivision approval.
9. I notice on the title report a Lis Pendens was filed. Has this issue been settled? The outcome of this case could change the subdivision plat and it should be noted that other review comments may be made about the plat depending on the result of the lawsuit. I would like this addressed before preliminary approval. Per developer: "We have identified the part of the property that could be effected and kept it in a public space for the subdivision therefore not changing any lot. It has not yet to be resolved. We are attempting to get the water company to get an easement for their facilities. That is the purpose for the litigation."

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10. Comment 10 can be done before plat records.
11. Comment 11 can be done before plat records.

We appreciate your review and trust we have changed and/or clarified all of your comments.

Sincerely,
REEVE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Nate Reeve', written in a cursive style.

Nate Reeve, P.E.
Principal Engineer
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