

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**March 6th, 2024
4:00 p.m.**

1. Minutes: February 28, 2024

2. Administrative Items

2.1 LVE011624 Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road called 3675 West Street.

Staff Presenter: Felix Lleverino

2.2 LVR051321 Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (47 lots) located at 800 S 3600 W.

Staff Presenter: Felix Lleverino

2.3 LVT102323 Request for final approval of the Orchards at JDC Ranch Phase 1, the right-of-way called JDC Ranch Parkway, located at approximately 2850 W 2600 N, Plain City.

Staff Presenter: Tammy Aydelotte

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 before the meeting if you have questions or comments regarding an item*

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

Minutes of February 28, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Bill Cobabe, Planner 3; June Nelson, Secretary

1. Minutes: February 14, 2024 APPROVED

2. Administrative Items

2.1 UVA101323: Consideration and action on preliminary plat approval of the Arrow Leaf Subdivision (9 lots) located at approximately 4731 N. 2900 E. in Liberty. **Planner: Bill Cobabe**

The applicant is requesting approval of a nine-lot subdivision that will gain sole access from 2900 E in Liberty. 2900 E is built and maintained as a public road. The proposed future private lane will slope up from 2900 E on the west side and extend approximately 1800', providing access and frontage for all nine lots. An additional (see the Area Map on page 4). The appropriate 66' area for the 2900 E will need to be dedicated; provision is made for that on the preliminary plat.

The Arrow Leaf Subdivision will be served with an individual well and septic systems. This proposal is located at approximately 4731 N. 2900 E.

As part of the approval process, the proposal has been reviewed against the current Weber County Land Use Code (LUC), and the standards of the FV-3 zone found in LUC §104-14. The following section is a brief analysis of this project against current land use regulations.

Staff recommends preliminary plat approval of Arrow Leaf Subdivision, consisting of 9 lots. This recommendation is based on the following conditions:

1. Before submitting for final plat and prior to final plat recordation, all applicable Weber County reviewing agency requirements shall be met.
2. Proof of all applicable water rights shall be submitted.
3. A "Natural Hazard Disclosure" shall be recorded with the final plat.
4. That a buildable area be created on each lot in the conjunction with the County's buildable area requirements and the recommendations of the geologist.
5. That secondary or irrigation water follow the requirements and covenants on the subdivision ordinance.
6. That the well protection area be completely within the property

boundary. The following findings are the basis for the staff's recommendation:

1. The proposed subdivision preliminary plat conforms to the Ogden Valley General Plan.
2. The proposed subdivision preliminary plat complies with the applicable County codes.

Administrative preliminary plat of Arrow Leaf Subdivision, consisting of 9 lots, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report and the map that was viewed on the screen in Administrative Review.

Date of Administrative Approval: 02/28/2024

Rick Grover
Weber County Planning Director

Adjourned 4:12 p.m.

Respectfully Submitted
June Nelson

Lead Office Specialist



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVE011624, Consideration and action on a request for approval of the East Estates Subdivision (two lots) and the dedication of area to 1800 South and the creation of a new road, 3675 West Street.

Agenda Date: Wednesday, March 06, 2024

Applicant: Eric Godfrey (Authorized Rep.)

Property Information

Approximate Address: 3688 West 1800 South

Project Area: 9.60 acres

Zoning: A-1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-057-0004

Township, Range, Section: 6N 2W Section 21

Adjacent Land use

North:	Agricultural	South:	Residential
East:	Agricultural/ Residential	West:	Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2
- Title 106, Subdivisions

Summary

The East Estates subdivision would separate three one-acre lots from a 9.6-acre farm parcel. To provide the appropriate amount of frontage for each lot, this development plan includes the creation of a new street called 3675 West that will likely continue northward to the adjacent vacant land to the north and to the adjacent planned development to the west called Stage Coach Estates.

The area of the remaining vacant parcel amounts to 6.6 acres. The remaining vacant parcel will be labeled as a Remainder Parcel. Considering that the remainder parcel is not an agricultural parcel, a notice mentioned in the state code 17-27a-605 will not apply.

The following section is the staff's analysis of the proposal.

Analysis

General Plan: This proposal conforms to to the community character vision to promote a diversity of lot sizes and property uses See page 21 of the Western Weber General Plan. Staff has also referenced the Future Streets and Transit map to verify conformity.

Zoning: The property is located within the A-1 Zone. The purpose of this zone is stated in the LUC §104-2.

"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."

Site Development Standards:

A-1 Zone:

Minimum lot width: 150 feet

Minimum lot area: 40,000 square feet

Each lot within the development conforms to the minimum lot size allowable by the zoning code.

Road Dedication: The land use authority will sign the dedication plat accepting the road dedication. Before the land use authority signs the subdivision plat, the roadway improvements shall be constructed and a 10% fund is deposited with the County Engineering Department that will be held for one year to ensure that the subdivision improvements are without defects, or the funds to cover the cost of all incomplete improvements plus a 10% contingency fund is deposited with the County Engineering Department.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

Culinary Water: Taylor West Weber Water District has provided a final will-serve letter containing final requirements. The connection fees have been paid in full. See Exhibit C.

Secondary Water: Hooper Irrigation Company has provided a preliminary will-serve letter stating that the owner has sufficient shares to connect the property to the pressurized system. Any ditches within the subdivision will need to be piped. A final will-serve letter will be provided by the District once the final plans are approved, fees have been paid, and the water shares have been transferred.

Sewer Connection: The Central Weber Sewer District will serve the sanitary need of this development. Annexation into the District is required before the subdivision may record.

Review Agencies: The Weber County Planning Division has posted final review comments notifying the owner that annexation into the sewer district must be complete before the plat records. The Engineering Department has posted final review comments allowing a deferral agreement for curb, gutter, and sidewalk however, a cost estimate for the roadway improvements will be required. The County Surveyor has posted their final subdivision plat review comments that will be addressed by the revised plat. The Weber Fire Department requires that the subdivision plat show the turn-around easement where the road stubs to the south.

Staff Recommendations

Staff recommends approval of the East Estates Subdivision (two lots) and the dedication of land to 1800 South Street and 3675 West Street. This recommendation is based on the following conditions:

1. The subdivision improvements are complete or guaranteed financially before the plat is recorded.
2. If applicable, the developer enters into a Monument Improvement Agreement with the County Surveyor's Office.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. East Estates plat
- B. Street profile
- C. Culinary will-serve
- D. Secondary will-serve
- E. Central Weber Sewer Letter

Area Map



Exhibit A

EAST ESTATES SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
NOVEMBER 2023

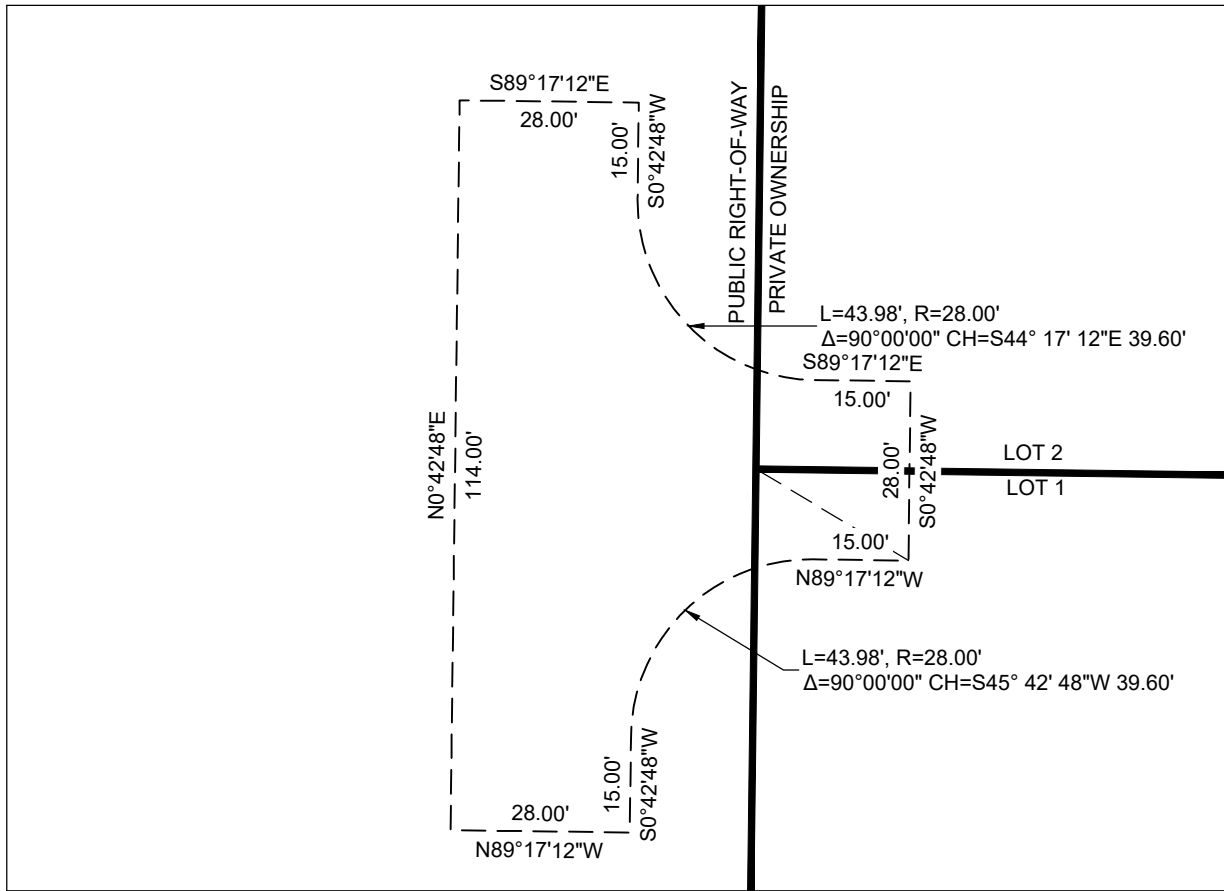
VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEING LOCATED NORTH 89°14'56" WEST 612.56 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG SAID SOUTH LINE NORTH 89°14'43" WEST 534.17 FEET; THENCE NORTH 00°42'48" EAST 415.07 FEET; THENCE SOUTH 89°14'56" EAST 334.21 FEET; THENCE SOUTH 00°45'04" WEST 325.07 FEET; THENCE NORTH 89°14'56" WEST 268.00 FEET; THENCE SOUTH 00°42'48" WEST 50.00 FEET; THENCE SOUTH 89°14'56" EAST 468.17 FEET; THENCE SOUTH 00°42'59" WEST 40.03 FEET TO THE POINT OF BEGINNING. CONTAINING 3.059 ACRES.

DETAIL "A"
TEMPORARY TURN AROUND



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS EAST ESTATES SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2023.



OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EAST ESTATES SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS ____ DAY OF _____, 2023.

BY: JEFFREY F. EAST

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 20____, before me _____ (NOTARY), A Notary Public, personally appeared _____ (SIGNER), Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

SODERBY LLC
150570006

JEFFERY EAST
150570027

COLYN FLINDERS
150570048

REMAINDER PARCEL
150570004

KAREN HARSHA
150570021

STACIE GLOVER
150570028

BUCK & NOLA HESSELGESSER
150570052

0' 30' 60' 120' 180'

Scale in Feet
1" = 60'

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- - - - - EASEMENT
- x EXISTING FENCE LINE

NOTES

1. ZONE (A-1) CURRENT MAIN BUILDING YARD SETBACKS: FRONT 30', REAR 30', SIDE 10' WITH TOTAL WIDTH OF 2 SIDE YARDS NOT LESS THAN 24'.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

AGRICULTURAL NOTE:
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC GODFREY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°14'56" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. WARRANTY DEED RECORDED AS ENTRY NUMBER 2648104 AND THE DEDICATED PLAT OF FLINDERS SUBDIVISION WERE USED TO DETERMINE BOUNDARY LOCATION ALONG WITH DEEDS OF ADJOINING PROPERTY OWNERS AND RECORDS OF SURVEY NUMBERS 7253, AND 75.

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 _____, 2023.

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 _____, 2023.

COUNTY ATTORNEY

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____, 2023.

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 THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 2023.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2023.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 2023.

DIRECTOR WEBER-MORGAN HEALTH DEPT.

Exhibit B

UTILITY CONTACTS:

CULINARY WATER
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 W 3300 S, WEST HAVEN, UT, 84401
801-731-1668

SECONDARY WATER
HOOPER IRRIGATION COMPANY
5375 S 5500 W, HOOPER, UT, 84315
801-985-8429

SANITARY SEWER
WEBER COUNTY-CHAD MEYERHOFFER
2380 WASHINGTON BLVD, OGDEN, UT, 84401
801-399-8004

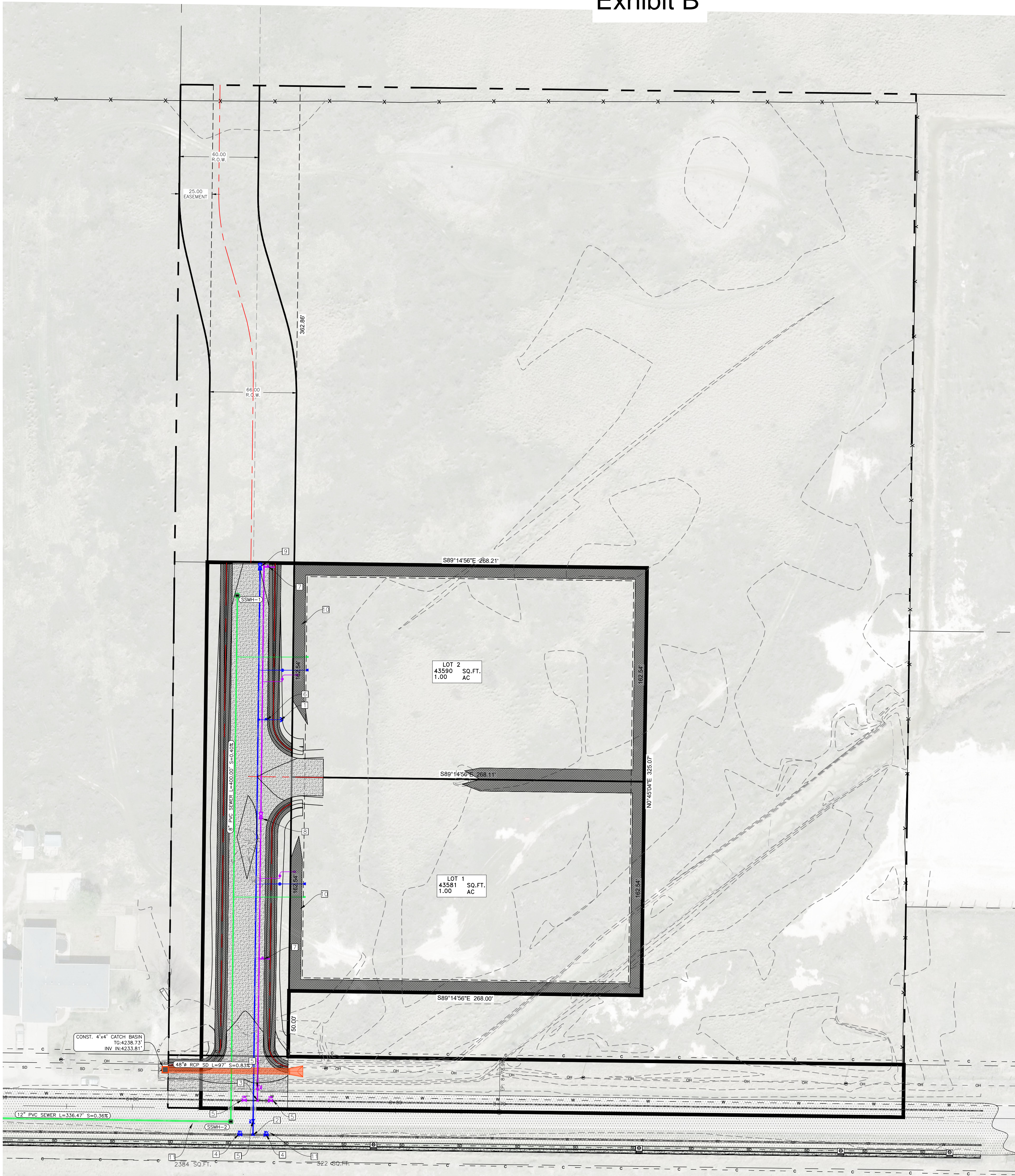
STORM SEWER
WEBER COUNTY-CHAD MEYERHOFFER
2380 WASHINGTON BLVD, OGDEN, UT, 84401
801-399-8004

ELECTRIC
ROCKY MOUNTAIN POWER
635 1100 W, LAYTON, UT, 84041
801-886-7007

GAS
DOMINION ENERGY
333 S STATE ST, SALT LAKE CITY, UT, 84145
800-323-5517

TELEPHONE
LUMEN/CENTURY LINK
385-479-7345

FIRE:
WEBER FIRE DISTRICT
DEPUTY CHIEF-DAVID REED
801-782-3580 EXT. 205
DREED@WEBERFD.COM







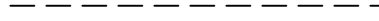






















VICINITY MAP



KEYNOTES

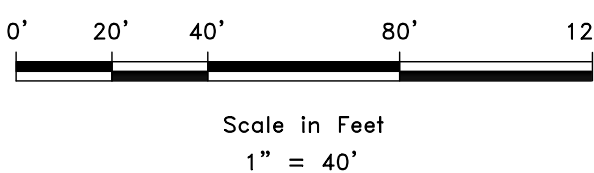
- | | |
|----|--|
| 1 | PROPOSED FIRE HYDRANT |
| 2 | 8"x4" TEE |
| 3 | 8" TEE |
| 4 | 12" GATE VALVE |
| 5 | 8" GATE VALVE |
| 6 | 8" GATE VALVE |
| 7 | PROPOSED GRAVITY DRAIN PER HOOPER IRRIGATION STANDARDS |
| 8 | PROPOSED 8" COMBINATION AIR VALVE |
| 9 | PROPOSED BLOW-OFF VALVE |
| 10 | PROPOSED STORMWATER RETENTION BERM |
| 11 | PROPOSED ASPHALT PATCHING |

LEGEND

- | | |
|---|------------------------------|
|  | SUBDIVISION BOUNDARY |
|  | LOT LINE |
|  | EXISTING FENCE |
|  | PUBLIC UTILITY EASEMENT |
|  | EXISTING WATER LINE |
|  | EXISTING STORM DRAIN |
|  | EXISTING SANITARY SEWER |
|  | EXISTING SECONDARY WATER |
|  | PROPOSED STORM DRAIN |
|  | PROPOSED WATER LINE |
|  | PROPOSED SANITARY LINE |
|  | EXISTING WATER METER |
|  | EXISTING FIRE HYDRANT |
|  | EXISTING WATER VALVE |
|  | EXISTING CATCH BASIN |
|  | EXISTING SANITARY MANHOLE |
|  | EXISTING STORM DRAIN MANHOLE |
|  | EXISTING LAND DRAIN MANHOLE |
|  | NEW WATER METER |
|  | NEW SANITARY SEWER MANHOLE |
|  | NEW STORM DRAIN MANHOLE |
|  | NEW CATCH BASIN |
|  | NEW LAND DRAIN MANHOLE |
|  | NEW STREET LIGHT |
|  | NEW FIRE HYDRANT |
|  | EXISTING PAVING |
|  | PROPOSED ASPHALT PAVING |

DEVELOP

DEVELOPER COMPANY
ERIC GODFREY
DEVELOPER ADDRESS
DEVELOPER CITY
801-628-0225



OVERALL UTILITY PLAN

EAST ESTATES

3600 W 1800 S
OGDEN, WEBER, UTAH

**GARDNER
ENGINEERING**

CIVIL ■ LAND PLANNING
MUNICIPAL ■ LAND SURVEYING

580 W 2100S., WEST HAVEN, UT 84401
801.476.0202 F 801.476.0066



CE1-01

Exhibit C



**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

10/30/2023

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve Approval** has been given and the Taylor West Weber Water District ("the District") has the capacity to provide **only** culinary water for Tyler Farr for a **2 lot subdivision**. The property is located at 3688 W. 1800 S. Taylor UT. The District has the capacity to serve this property for culinary purposes only. The lot will need to be connected to Hooper Irrigation for outdoor watering. No outdoor watering with Taylor West Weber Water. Taylor West Weber Water specifications and standards must be followed in all installation procedures. The District has recently undergone an impact fee study so the fees will be subject to change based on the study. As of now the fees are as follows:

Requirements:

- Plan review fee \$100 per lot = \$100
- Plan approval
- Water rights impact fee=\$1,078.00 per lot. \$2,156.00 (Total) **Paid 9/8/2023**
- Secondary Water= Connect to Hooper Irrigation Water
- Impact fee= \$6,375.00 Per lot This includes the cost of the meters. Based on current impact study fee will change January 14, 2024.(new fee \$6,856.00 per lot)
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.
- An approved contractor must install the service connections.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. IMPACT FEES ARE SUBJECT TO CHANGE BASED ON THE IMPACT STUDY. Plan review fees must be paid before approval for construction of the water infrastructure is given. Impact fees must be paid before the homes are built.

Sincerely,

Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit D



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

December 7, 2023

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: PRELIMINARY WILL SERVE LETTER – East Estates Subdivision

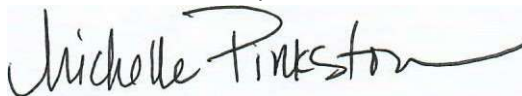
The East Estates Subdivision is located at approximately 1800 South and 3675 West and consists of 2 building lots. The subdivision is in the boundaries of the Hooper Irrigation Company service area.

The subdivision plat plan has been reviewed by Hooper Irrigation. The preliminary plans have been conditionally approved for the above subdivision. There are sufficient shares affiliated with the property to connect to the secondary pressurized system for the building lots and the shares are in good standing.

Any private ditches within the subdivision which will need to be piped with a minimum of 18-inch RCP, according to Hooper Irrigation standards and specs, to ensure a continuation of water flow for irrigation users. This project alone is in consideration and guaranteed service and the plan review are good only for a period of one year from the date of this letter, if not constructed. A final will serve letter will follow this letter after all plans have received final approval, fees have been paid, and water shares have been turned in to Hooper Irrigation.

Hooper Irrigation's specifications are available at the Company office. If you have questions, please call 801-985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary



Central Weber Sewer Improvement District

November 7, 2023

Felix Lleverino

Weber County Planning Commission

2380 Washington Blvd #240, Ogden, UT 84401

SUBJECT: East Estates

Sewer Service

Will Serve Letter

Felix:

At the request of Tyler East, for 2 Lots at East Estates located at approximate address of 1800 S 3680 W. This property will need to be annexed into Central Weber Sewer District prior too service. We require annexation into the district before building and offer the following comments regarding Central Weber providing sanitary sewer service.

1. At this time, Central Weber has the capacity to treat the sanitary sewer flow from this subdivision. The Inasmuch as system demand continuously changes with growth, this assessment is valid for three (3) years from the date issued on this letter.
2. If any connection is made directly into Central Weber's line the connection must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.
3. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that will be installed to serve this subdivision.
4. 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 allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.



Central Weber Sewer Improvement District

5. The entire parcel of property to be served will need to be annexed into the District prior to any connection to the District's line. This annexation must be complete before the sale of any lots in the subdivision.
6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits. Annexation Book 86 page 6.

If you have any further questions or need additional information, please let us know.

Sincerely,

Clay Marriott

Project Manager

CC: Chad Meyerhoffer, Weber County
Kevin Hall, Central Weber Sewer
Tyler East



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: LVR051321 Consideration and action on final approval of the Riverbend Farms Cluster Subdivision Phase Two (47 lots) located at 800 S 3600 W.

Agenda Date: Wednesday, March 06, 2024

Applicant: Ed Grampp

File Number: LVR051321

Property Information

Approximate Address: 800 South 3600 West

Project Area: 34.3 acres

Zoning: A-1 and A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 150430034,

Township, Range, Section: 6N 2W Sec 15 and 16

Adjacent Land use

North:	Agricultural	South:	Agricultural/ Residential
East:	Agricultural	West:	Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Development History

On Tuesday, June 15, 2021, the Planning Commission granted preliminary approval to Phases 1 and 2.

On September 21, 2021 the Planning Commission granted final approval to Phase 1 with a positive recommendation to the County Commission.

On February 8, 2022 The Planning Commission approved an amendment to the Open Space preservation plan that reflects the placement of a Hooper Irrigation Company regional holding within open space parcel A.

On April 5, 2022, Phase 1 final approval was granted by the County Commission.

On March 6th, 2024, final approval for Phase 2 was considered by the Planning Director.

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 2 Agricultural Zones
- Title 106, Subdivisions

Summary

The applicant is requesting final approval of Riverbend Farms Cluster Subdivision Phase 2 (47 lots) including Open space parcels I, J, and L. Open space parcel L is reserved for agriculture to remain open space. Open space parcels I and J are preserved for open space pathways where a ten-foot pathway will be constructed. Street trees will be placed every 50 feet and all the street lighting and residential home lighting will be dark sky compliant which is regulated under LUC 108-3-8.

Final approval of this request from the Planning Director is the final step before the developer, Nilson Land Development, may record the subdivision plat after a subdivision improvement agreement is prepared and approved by the County Engineering Department. The developer may begin installing subdivision improvements after the County Engineer has

approved the civil drawings and the developer may print the final subdivision plat after they have addressed the final remaining county review agency comments.

According to 106-1-8.030, after approval of the final plat, the applicant shall submit a final plat printed on a 24-inch by 36-inch mylar sheet that includes the required signatures of all non-county employees. The final subdivision plat is submitted with the associated improvement plans that have been reviewed and conditionally approved by the County Engineer. The County Surveyor has posted their review comments of the final subdivision plat. The Planning Division has reviewed the subdivision plat and the improvement plans and are ready to approve.

Analysis

General Plan: Cluster developments are favored by the residents of Western Weber for the preservation of recreation areas such as parks and parkways over agricultural lands. This proposal does preserve areas for public pathways along the Weber River.

Zoning: The property is located within the A-1 and A-2 Zones. The purpose of these zones is stated in the LUC §104-2.

1. *The AV-3 Zone and A-1 Zone are both an agricultural zone and a low-density rural residential zone. The purpose of the AV-3 Zone and A-1 Zone is to:*
 1. *Designate low-intensity farm areas, which are anticipated to develop in a rural residential development pattern;*
 2. *Set up guidelines to continue agricultural pursuits, including the keeping of farm animals; and*
 3. *Direct orderly low-density residential development in a continuing rural environment.*
2. *The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.*

Site Development Standards: The minimum lot size for lots within a cluster subdivision in the A-1 and A-2 Zones is 60 wide and 9000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

Weber County Code requires that each phase preserves the appropriate amount of open space. Phase 2 is preserving 56% of the total area within Phase 2. Since this development was granted a 50% bonus density, the following criteria are met:

1. Provide a minimum 50 percent open space of the net developable acreage, as defined in section 101-1-7.
2. Provide one street tree of at least two-inch caliper, from a species list as determined by county policy, every 50 feet on both sides of each street within the subdivision boundaries. In the event infrastructure or a driveway approach makes a tree's placement impossible, that tree shall be located as close to the 50-foot spacing as otherwise reasonably possible, provided compliance with the clear view triangle as defined in section 108-7-7.
3. Comply with all provisions of title 108, chapter 16: Ogden Valley Outdoor Lighting Ordinance, which is incorporated by reference herein as applicable to a cluster subdivision in the Western Weber Planning Area that receives bonus density. A note shall be placed on the final subdivision plat indicating this requirement.

Open Space Covenant: The open space covenant describes the intended ownership and uses for each open space parcel: Open space parcel (OSP) L will be owned by a farmer who will use it to produce a crop. (OSP) I and J will be owned by the HOA and used for pathway space that will be a common area maintained by the Home Owner's Association.

Flood Zone: This parcel is within the 500-year floodplain area of the Weber River according to the April 12, 2021 Flood Insurance Rate Map FIRM.

Culinary Water: The final will-serve letter from Taylor West Weber Water District is included with this report.

Irrigation Water: The Hooper Irrigation Company has provided a final will-serve letter stating that the utility plans are approved.

Storm Water Management: Great Basin Engineering Firm completed and submitted a Storm Water Management Plan that is under review by the Weber County Engineering Department. The Storm Water Management plan shall be approved by the County Engineer before the plat is recorded.

Sewer Services: The annexation of Riverbend Cluster Subdivision phases one and two into the Central Weber Sewer District is complete.

Review Agencies: The County Engineering Department has reviewed the final subdivision plat, stormwater management plan, and the final subdivision improvement plans. The Planning Division has included conditions of approval that are required to be fulfilled before recording the subdivision plat. The County Surveyor's office will require a Monument Improvement Agreement. The Weber Fire District has posted its approval, with a requirement to install fire hydrants at the appropriate spacing.

Staff Recommendations

Staff recommends final approval of Riverbend Farms Cluster Subdivision Phase 2. This recommendation is based on all review agency requirements and upon the following conditions:

1. A Monument Improvement Agreement from the County Surveyor is completed.
2. If applicable at the time of recording the subdivision plat, a Cost Estimate for all remaining subdivision improvements, including landscaping in the common area and street trees is approved by Planning and Engineering.
3. The Subdivision Improvement Agreement is recorded with the final plat.
4. Final conditions from the Taylor West Weber Water District are satisfied before recording the final plat.

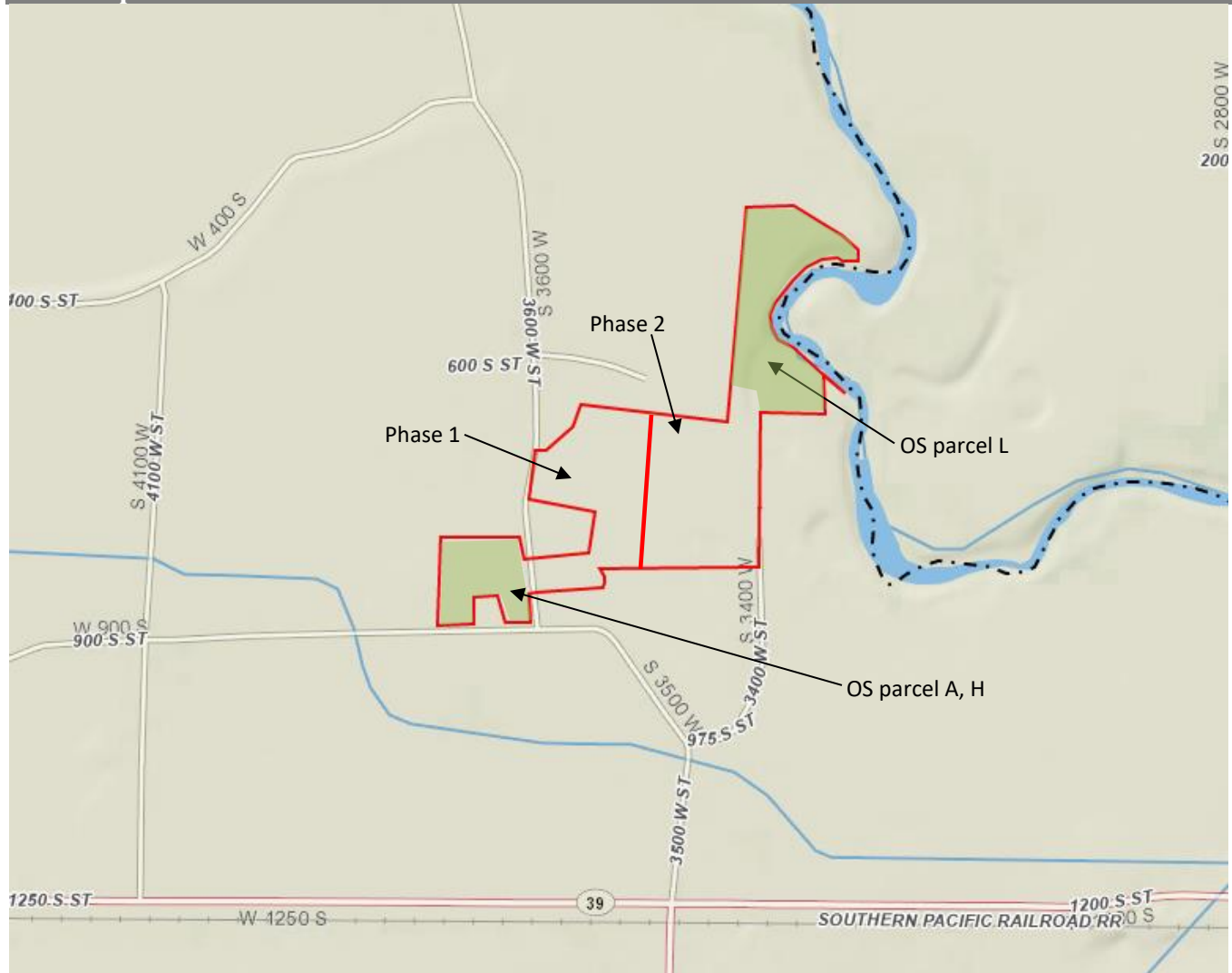
The following findings are the basis for the staff's recommendation:

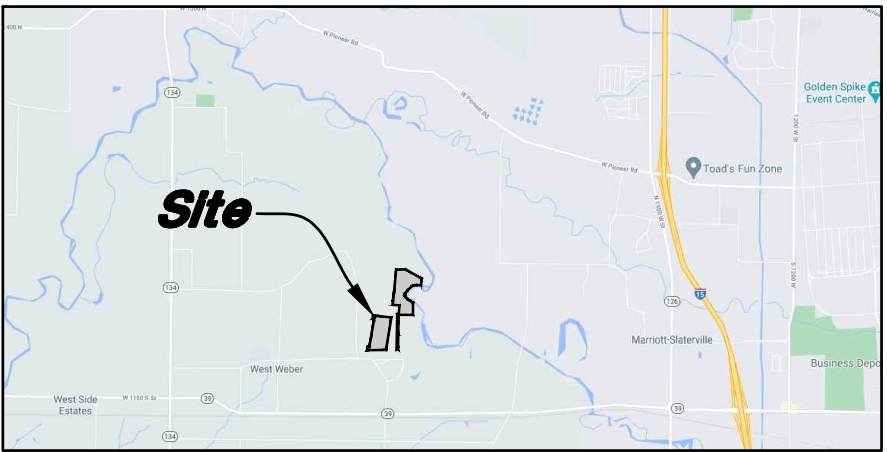
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.
3. The subdivision conforms to zoning and subdivision ordinances.

Exhibits

- A. Riverbend Farms Cluster Subdivision Phase 2
- B. Phase 2 Final Improvement Drawings
- C. Landscape plan
- D. Final culinary will serve letter
- E. Hooper Irrigation Final will-serve letter

Area Map





VICINITY MAP
Not to Scale

NOTES

1. 10' Public Utility and Drainage Easements along the Front Property line and across all of Parcels A-H.
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
3. Lowest Finished Floor Elevation (LFFE) to be a maximum of 3.0' below Existing Grade or 4.0' below the Top Back of curb at the Lowest corner of the Lot whichever is higher.

BENCHMARK

Brass Cap Section Monument located in the South East Quarter Corner of Section 16, T6N, R2W, SLB&M, U.S. (Found Brass Cap Monument in good condition dated 1963).

Legend

- Monument to be set
- Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Floodplain
- Easement
- Buildable area
- Bank of Slough
- Existing Boundary
- Set Hub & Tack
- A Nail will be set in Curb
- Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe
- Section Corner

Riverbend Farms Phase 2

A Cluster Subdivision

A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
February 2024

NARRATIVE

This Subdivision plot was requested by Edward Grampp for the purpose of creating 47 residential Lots, 1 Agricultural preservation parcel (L) and 2 common Area parcels (I and J).

Basis of Bearings for this Subdivision is N 89°23'10" W between the Reference Monument for the Southeast corner of Section 16 and the reference monument for the South east corner of Section 15.

Complete boundary reprecurement and exterior boundary details can be found on a Survey filed with Weber County Surveying department as Filing #72468.

Property corners were monumented as depicted on this plot.

ACKNOWLEDGMENT

State of Utah
County of Weber

The foregoing instrument was acknowledged before me this _____ day of 2024 by
Bryan Bayless _____

Residing At: _____

Commission Number: _____

Commission Expires: _____

A Notary Public commissioned in Utah

Print Name

BOUNDARY DESCRIPTIONS

A part of the Southeast Corner of Section 16 and the Southwest Quarter of Section 15, Township 6 North Range 2 West, Salt Lake Base and Meridian,

Beginning at a point on the Southeast corner of Open Space G, Riverbend Farms Phase 1 said point being 278.56 feet South 89°19'36" East along the Calculated Section Line and 868.69 feet North 0°40'24" East from the Southeast corner of said Section; and running thence South 89°07'36" West 628.47 feet to the Southeast corner of Riverbend Farms Phase 1; thence nine (9) courses along the Eastern Boundary of said Phase 1 as follows: (1) North 12°05'54" East 116.50 feet to a point of non-tangent curvature, (2) Southeasterly along the arc of a 333.00 foot radius curve to the left a distance of 58.14 feet (Central Angle equals 10°00'12" and Long Chord bears South 82°52'58" East 58.07 feet); (3) North 02°06'56" East 66.00 feet; (4) North 09°59'56" East 332.82 feet; (5) North 10°08'45" East 247.85 feet; (6) North 10°09'12" East 242.74 feet; (7) North 07°24'45" East 66.00 feet; (8) North 82°37'58" West 51.23 feet; and (9) North 07°22'02" East 104.62 feet; thence South 81°52'12" East 169.95 feet; thence South 83°35'30" East 443.95 feet to a point on the West boundary line of Open Space G; thence South 09°32'27" West 1091.06 feet along said West Boundary line to the Point of Beginning

Together with:

Beginning at a point on a corner of Open Space G, Riverbend Farms Phase 1 said point being 633.05 feet South 89°19'36" East along the Calculated Section Line and 2037.60 feet North 0°40'24" East from the Southeast corner of said Section; and running thence four (4) courses along the West and North Boundaries of said Parcel G as follows: (1) North 00°43'36" East 10.00 feet; (2) South 89°16'24" East 52.52 feet; (3) North 04°50'20" East 304.09 feet; and (4) North 85°09'40" West 230.87 feet; thence North 04°50'20" East 129.02 feet; thence North 07°17'55" East 251.26 feet; thence North 05°35'21" East 791.88 feet; thence North 88°00'25" East 307.05 feet; thence South 60°01'10" East 624.80 feet; thence South 07°11'23" West 222.70 feet; thence North 85°39'07" West 150.61 feet to a point on a non-tangent curve to the left having a radius of 265.80 feet; thence along said arc a distance of 170.99 feet, Central Angle equals 36°51'31" and Long Chord bears South 72°18'54" West 168.06 feet to a point of non-tangency; thence South 46°24'03" West 184.50 feet; thence South 40°28'27" West 102.35 feet to a point of curvature to the left having a radius of 100.00 feet; thence Southerly along said arc 140.66 feet, Central Angle equals 80°35'22" and Long Chord bears South 00°10'46" West 129.34 feet; thence South 40°06'55" East 107.11 feet; thence South 56°17'58" East 95.63 feet; thence South 56°36'08" East 107.75 feet; thence South 47°45'12" East 14.77 feet; thence South 00°09'34" West 403.63 feet; thence North 89°16'24" West 526.00 feet to the POINT OF BEGINNING.

Containing 34.303 acres, more or less.

Found Reference monument to the Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument in good condition dated 1963)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Calculated using the Found Reference Monument)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

Calculated Southeast corner of Section 16, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Reference Monument #3)

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, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah.

Signed this _____ day of _____, 2024.

Chairman, Weber County Commission

Attest: _____

Title: _____

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. 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 _____, 2024.

Weber County Surveyor

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 _____, 2024.

Chairman, Weber County Planning Commission

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ of _____, 2024

Weber County Engineer

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 _____, 2024.

Weber County Attorney

DEVELOPER:
Riverbend Farms Community LLC
C/O Ed Grampp
1493 East Ridgeline Drive #520
Ogden, Utah 84405
(801) 633-9605

SURVEYOR:
Great Basin Engineering, Inc.
c/o Andy Hubbard, PLS
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Licence No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Riverbend Farms Phase 2 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2024

6242920
Licence No.

Andy Hubbard

OWNERS 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 Riverbend Farms Phase 2 Subdivision and do hereby dedicate and grant to Weber County a perpetual right and easement on and over the agriculture preservation parcel L, to guarantee to Weber County that the agriculture preservation parcels remain open and undeveloped except for approved agricultural, recreational, Secondary Water and storm water purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and Secondary Water purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Common Open Space and/or public utility easements, the same to be used for the maintenance and operation of Sanitary Sewer lines and Structures, Storm Drainage Lines and Structures and/or public utility service lines and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, we also dedicate and grant to Weber County, all those parts or portions of said tract designated as Trail Easement, the same to be used as a public trail for pedestrian ingress and egress as may be authorized by the governing authority,

We also do hereby dedicate, grant and convey to the Owners Association the Parcels referred to as Common Open Spaces parcels I, through J, and also dedicate and grant a perpetual right and easement over, upon and under the lands designated hereon as Open Spaces I though J and Agricultural Parcel L for Secondary Water Facilities, Storm Water Detention, Agricultural uses and purposes. The same to be used for the maintenance and operation of storm drainage facilities, Secondary Water facilities as applicable as may be authorized by the governing authority, with no residential buildings or structures being erected within such parcels as shown hereon which is defined in the Covenants, Conditions, and Restrictions (CC&R's) for this development, and additionally dedicate and convey to Weber County a perpetual open space easement on, under, and over all parcels and areas denoted as open space parcels or areas to guarantee to the public that those parcels and areas remain open and undeveloped in a manner consistent with the approved open space plan.

We also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility and drainage easements the same to be used for the installation maintenance and operation of public utility service lines, 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 erected within such easements; and further 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.

Signed this _____ Day of _____, 2024.

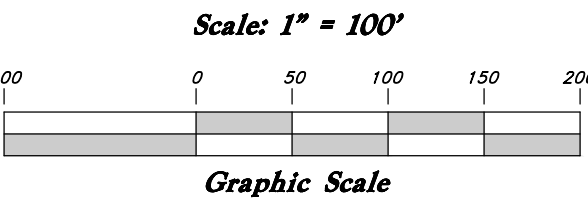
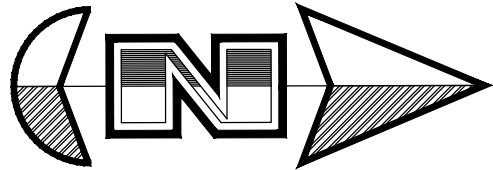
- Robert Hawkes Real Estate LLC -

- Riverbend Holdings, LLC -

Robert Hawkes

Bryan Bayless

5617 South 1475 East,
SOUTH OGDEN UT 84403



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Sheet 1 of 2

WEBER COUNTY RECORDER

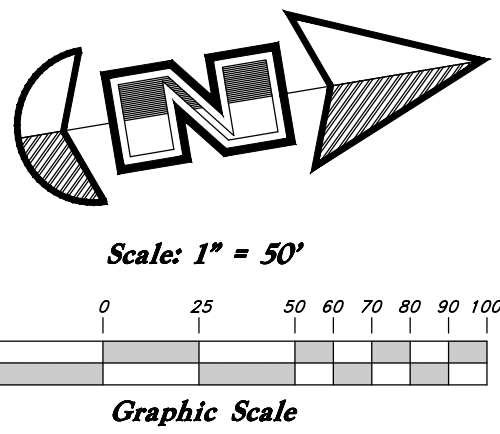
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	10°00'12"	333.00'	58.14'	S 82°52'58" E	58.07'
C2	2°59'20"	333.00'	17.37'	S 89°22'44" E	17.37'
C3	96°19'02"	10.50'	17.65'	S 42°42'53" E	15.64'
C4	7°13'09"	407.85'	51.39'	S 2°17'07" W	51.35'
C5	9°03'07"	400.00'	63.19'	N 3°39'09" E	63.13'
C6	1°20'58"	400.00'	9.42'	N 8°51'12" E	9.42'
C7	84°40'38"	10.50'	15.52'	N 54°32'04" E	14.14'
C8	84°39'14"	10.50'	15.51'	N 35°27'56" W	14.14'
C9	87°50'21"	10.50'	16.10'	S 53°26'51" W	14.57'
C10	92°29'36"	10.50'	16.95'	S 36°23'10" E	15.17'
C11	4°43'09"	230.00'	18.94'	S 7°30'03" W	18.94'
C12	6°00'52"	230.00'	24.14'	S 2°08'02" W	24.13'
C13	90°00'00"	10.50'	16.49'	S 44°07'36" W	14.85'
C14	2°59'20"	267.00'	13.93'	N 89°22'44" W	13.93'
C15	90°00'00"	10.50'	16.49'	N 45°52'24" W	14.85'
C16	79°35'55"	10.50'	14.59'	S 49°19'38" W	13.44'
C17	92°09'39"	10.50'	16.89'	S 36°33'09" E	15.13'
C18	87°30'24"	10.50'	16.04'	N 53°36'50" E	14.52'
C19	10°44'02"	170.00'	31.85'	N 4°29'37" E	31.80'

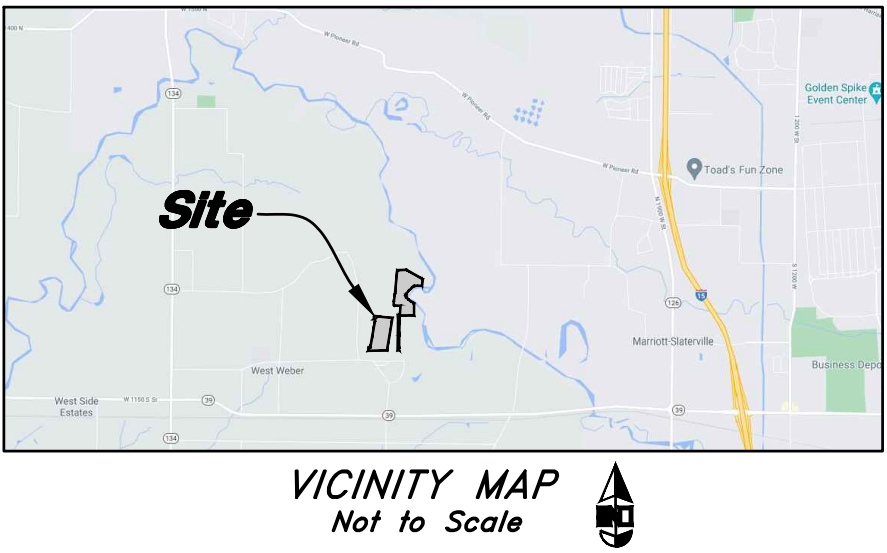
Center line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	2°59'20"	300.00'	15.65'	S 89°22'44" E	15.65'
C101	10°24'05"	433.00'	78.61'	N 4°19'38" E	78.50'
C102	2°10'25"	350.00'	13.28'	S 81°32'46" E	13.28'
C103	10°44'02"	200.00'	37.47'	N 4°29'37" E	37.41'



Riverbend Farms Phase 2

A Cluster Subdivision
A part of Section 15 and Section 16, T6N, R2W, SLB&M, U.S. Survey,
Weber County, Utah
February 2024

- Legend**
- Monument to be set
 - Found Centerline Monument
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Buildable Area
 - Floodplain
 - Easement
 - Buildable area
 - Bank of Slough
 - Existing Boundary
 - Set Hub & Tack
 - A Nail will be set in Curb
 - Extension of Property
 - Set 5/8"x 24" Long Rebar & Cap w/ Lathe
 - Section Corner



* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Culinary water services will be 1" Dia. Poly Pipe (200 P.S.I. CTS Poly Pipe AWWA Standard C901) to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All Inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per district standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 1" diameter pipe - 200 PSI CTS Poly (AWWA Standard C901
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe (DR18)

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

CAUTION NOTICE TO CONTRACTOR

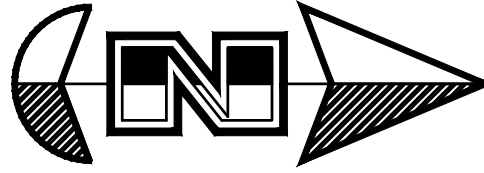
The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

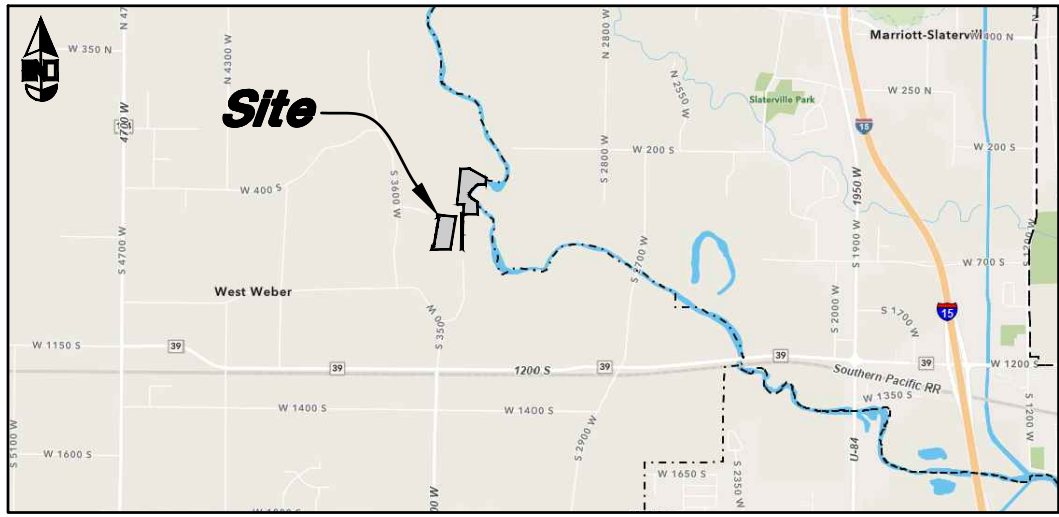
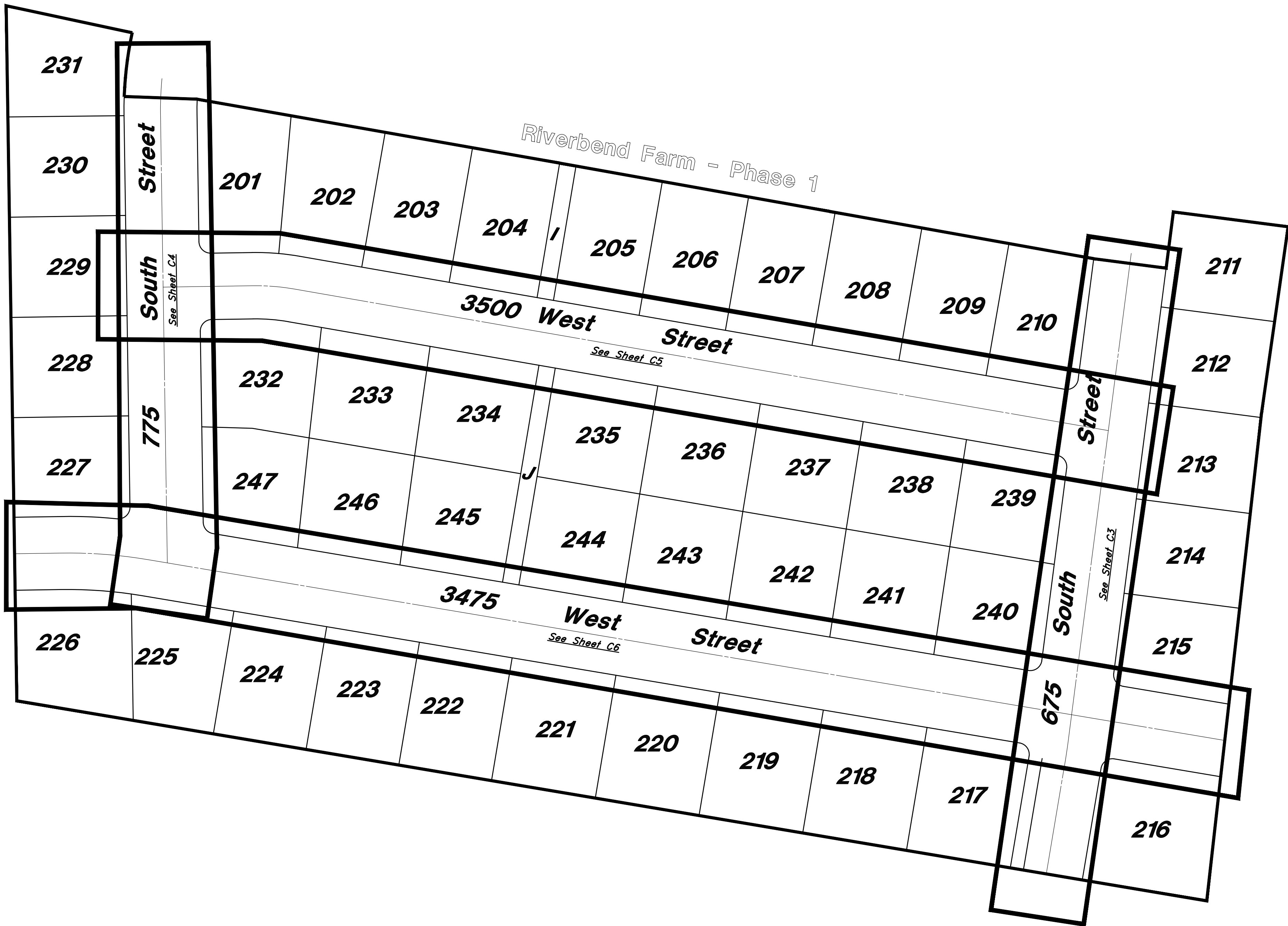
The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of Section 15,
T6N, R2W, SLB&M, U.S. Survey, Weber County, Utah
February 2024



- NOT TO SCALE -



VICINITY MAP
(Not to Scale)

Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Existing Concrete
- New Concrete

Sheet List:

- C0 - Cover
- C1 - Grading
- C2 - Utility
- C3 - 675 South Street
- C4 - 775 South Street
- C5 - 3500 West Street
- C6 - 3475 West Street
- C7 - Details
- C8 - Details

Call before you Dig
Avoid cutting underground
utility lines. It's costly.



Cover

Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of
Section 15, T6N, R2W, SLB&M, Weber County, Utah

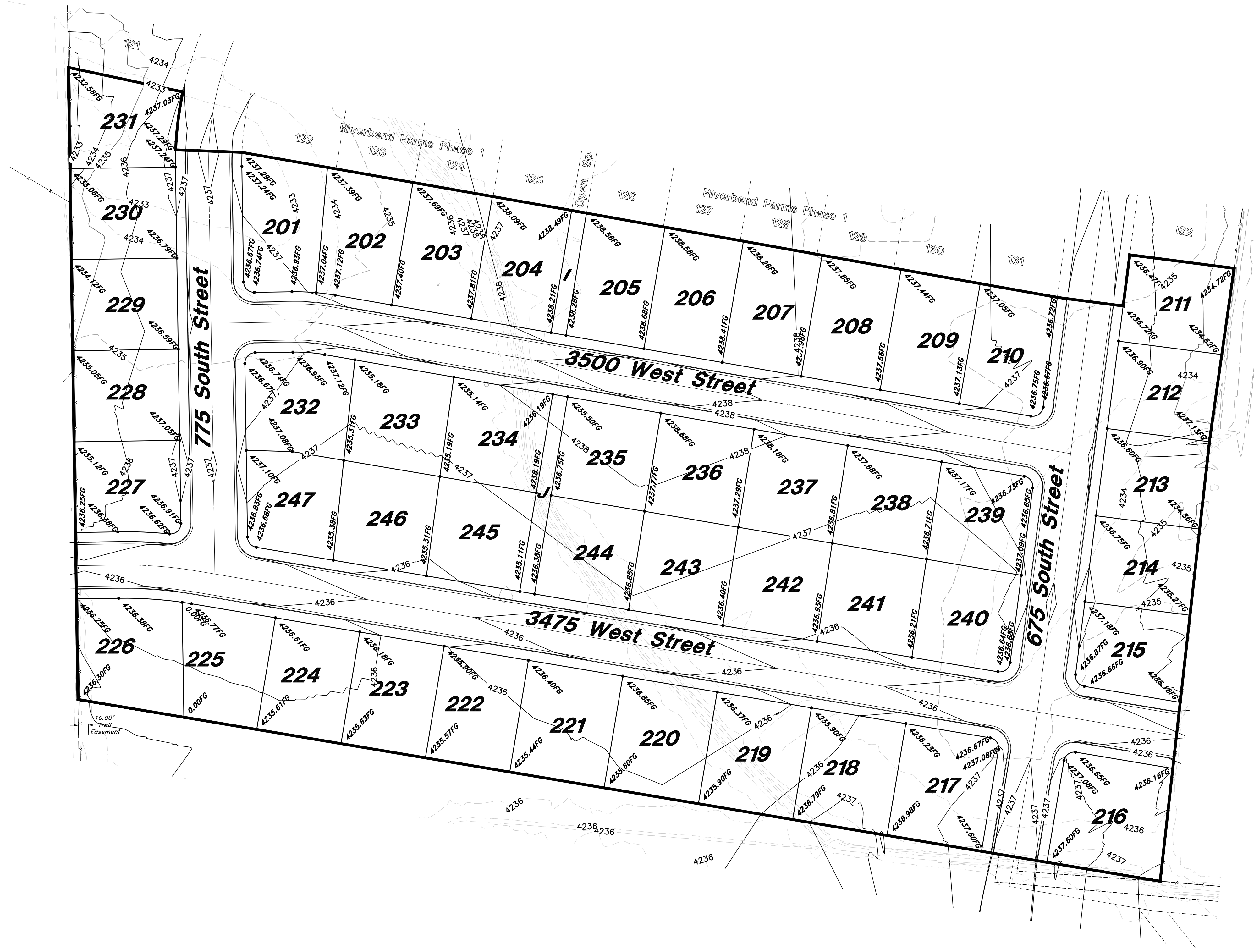
February 2024

SHEET NO.

C0

21N724 - BP

NOT FOR CONSTRUCTION



1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than those dictated by the Geotechnical Report.
3. Fill slopes shall be no steeper than those dictated by the Geotechnical Report.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. A trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report on the final completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted on the report. Six (6) additional test determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to construction.
15. The Contractor shall provide shielding in accordance with OSHA requirements for trench work.
16. Complete base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
18. The recommendations in the following Geotechnical Engineering Report by Gordon Geotechnical Engineering, Inc. are included in the requirements for grading and site preparation.
The report is titled "GEO TECHNICAL ENGINEERING STUDY, WEST WEBER DEVELOPMENT"
Address: 4444 S. Main Street, Salt Lake City, Utah 84143
Date: June 3, 2024
19. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project purposes and is being provided to the contractor for reference. It is expected and understood that such survey may not accurately reflect existing topographic conditions.
20. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other erosion control. The contractor shall stabilize all exposed areas of the surrounding properties and streets from site runoff with sandbags and earth berms.


1. It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
2. Refer to the typical details for a standard and open face curb and gutter for dimensions.
3. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ALL CONSTRUCTION TO CONFORM TO COUNTY and/or DISTRICT STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY



GREAT BASIN
ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
(801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Grading Plan

Riverbend Farm Phase 2

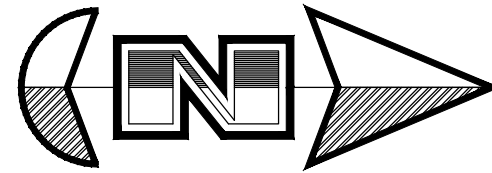
A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SLB&M, Weber County, Utah

February 2024

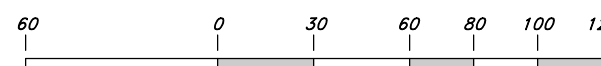
FEET NO

C1

21N724 - BF



Scale: 1" = 60'



Graphic Scale

* See All Sheets*

NOTES

- All construction shall conform to Weber County standards and specifications.
- Culinary water services will be 1" Dia. Poly Pipe (200 P.S.I. CTS Poly Pipe AWWA Standard C901) to be centered on the frontage and extended 10' beyond the right of way line.
- 4" Sanitary sewer laterals to be constructed 10' down slope from the center of the lot and extended 10' beyond the right of way line.
- Saw Cut Existing Asphalt to provide a smooth clean edge.
- All Utility trenches within the Street right of way shall have a City approved imported granular backfill.
- Thrust block all water line fittings.
- All inlet grates shall be bicycle safe.
- All fire hydrants and access roads shall be installed prior to any construction of any buildings.
- All fire hydrants shall be placed with 4 1/2 inch connections facing the point of access for the Fire Department Apparatus.
- Prior to the beginning of construction of any buildings, a fire flow test of new hydrants shall be conducted to verify the actual fire flow for this project. The Fire Prevention Division shall witness this test and shall be notified a minimum of 48 hours prior to the test.
- An excavation permit is required for all work done within the existing Right of Way.
- A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 Sq. Ft. or 200 Cubic Yards.
- All improvements need to be either installed or escrowed prior to recording of the subdivision.
- If construction activity will disturb more than an acre then a State SWPPP will be required. This includes the construction of the homes etc. on each lot.

GENERAL UTILITY NOTES:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per district standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- All gravity flow utility lines shall be installed prior to any pressurized utilities unless written permission is obtained from the engineer of record before construction begins.

UTILITY PIPING MATERIALS:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

CULINARY SERVICE LATERALS

- 3/4" to 1" diameter pipe - 200 PSI CTS Poly (AWWA Standard C901)
- Over 2" diameter pipe - AWWA C-900 Class 150 pipe (DR18)

WATER MAIN LINES AND FIRE LINES

- Pipe material as shown on utility plan view or to meet city standards.

SANITARY SEWER LINES

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35

STORM DRAIN LINES

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" to 21" pipes - Concrete Pipe, ASTM C14, Class III up to 13' of cover. For greater than 13' feet of cover, use reinforced concrete pipe and classes listed below.
- 24" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

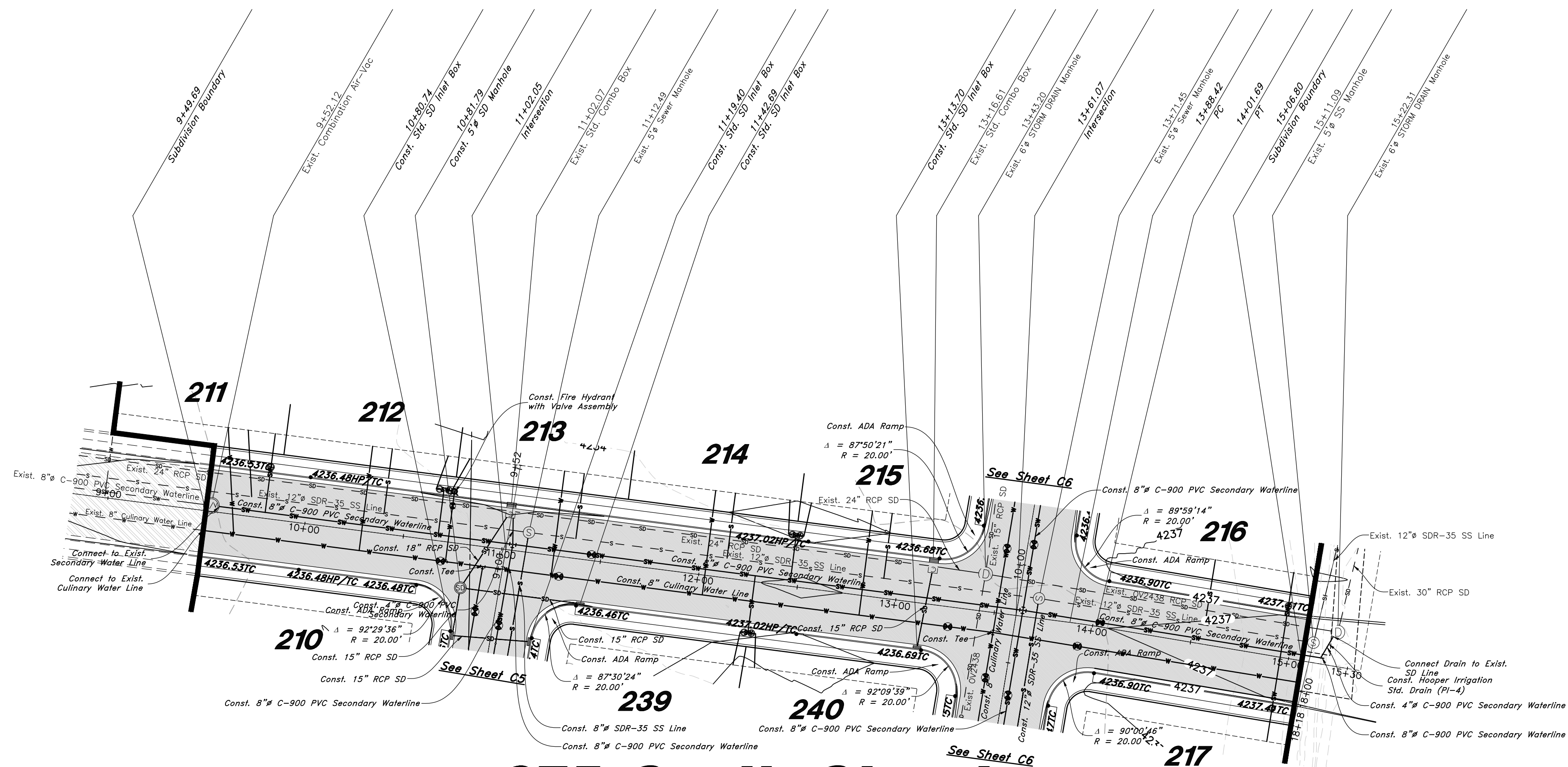
CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

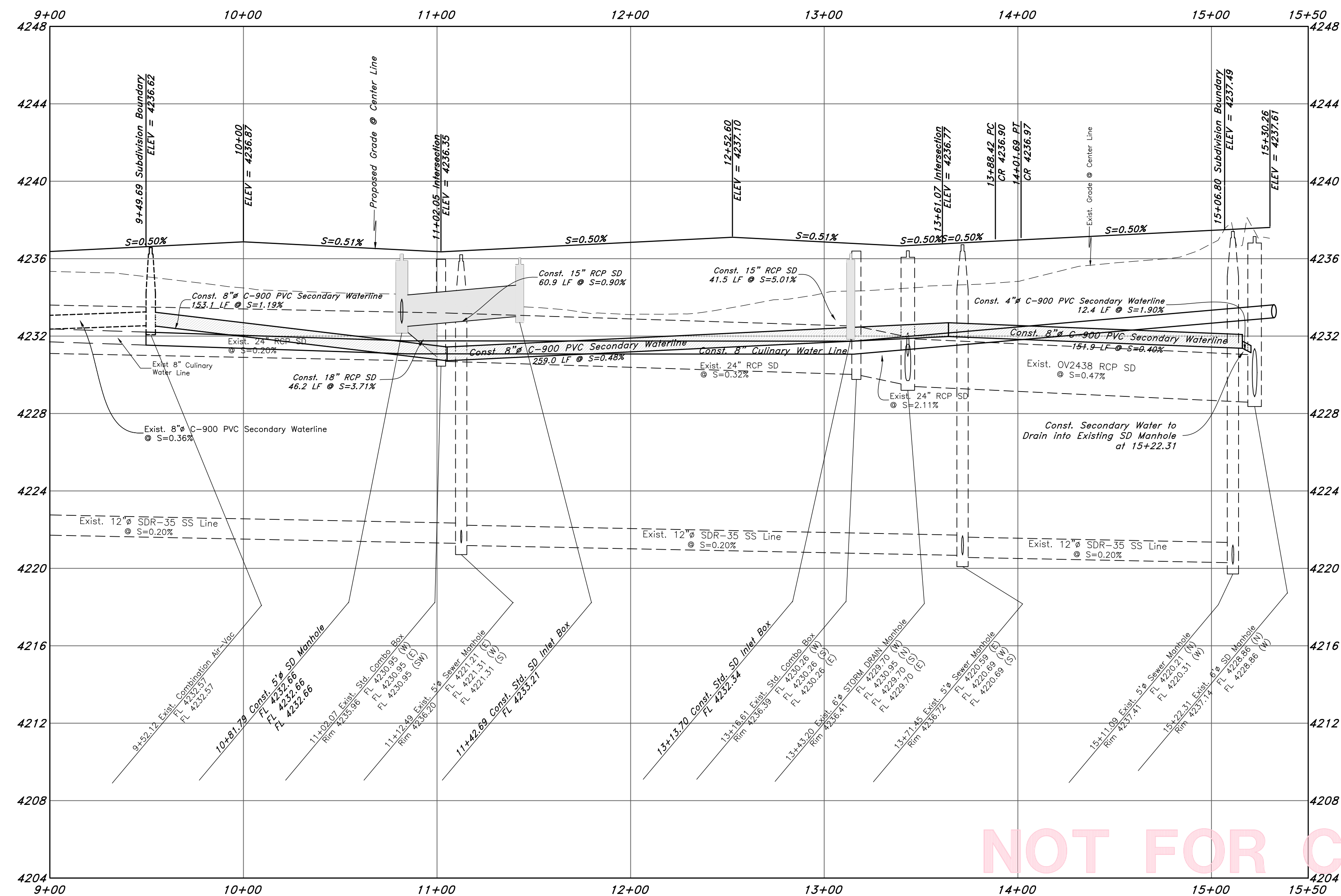
PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.





675 South Street

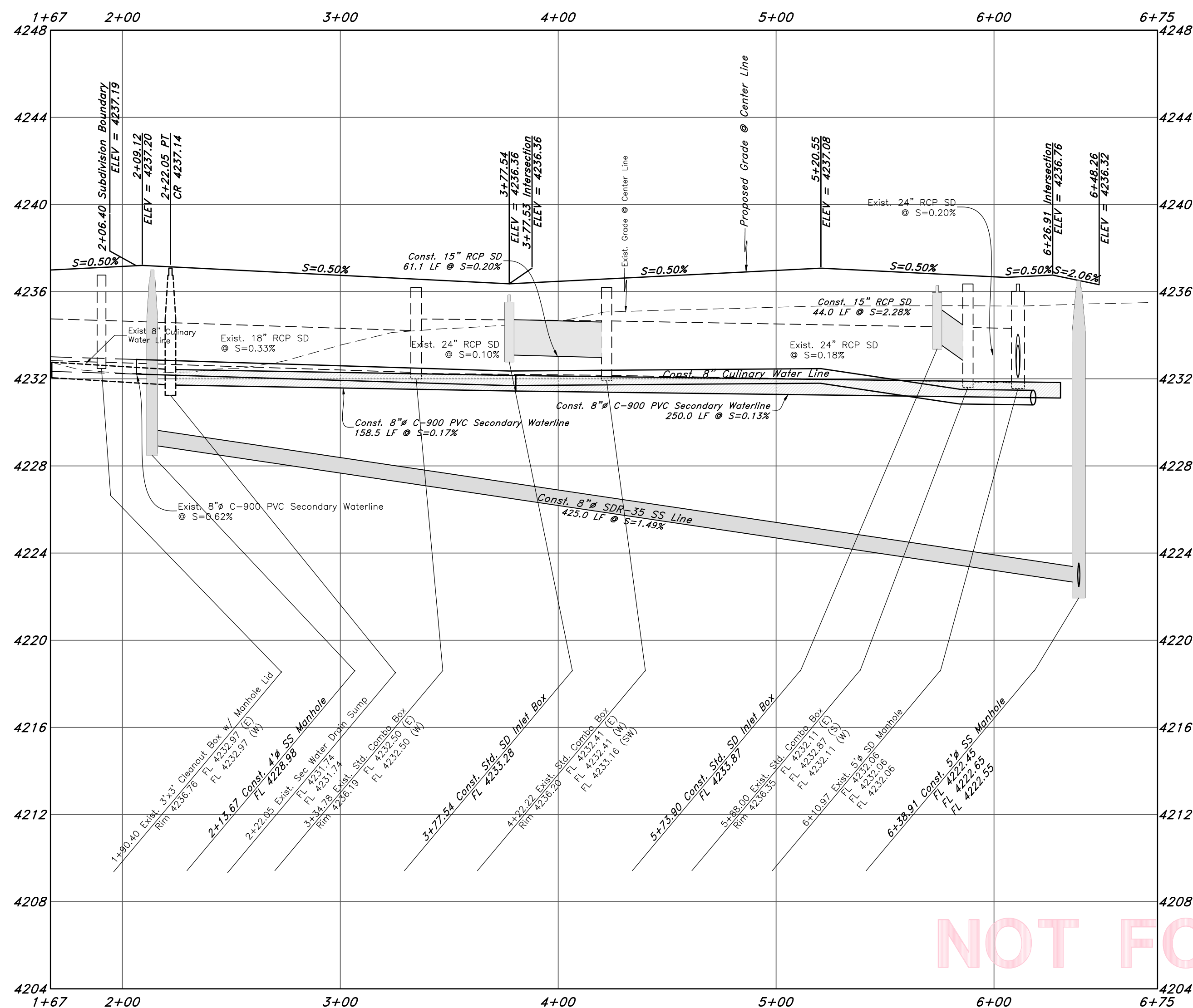
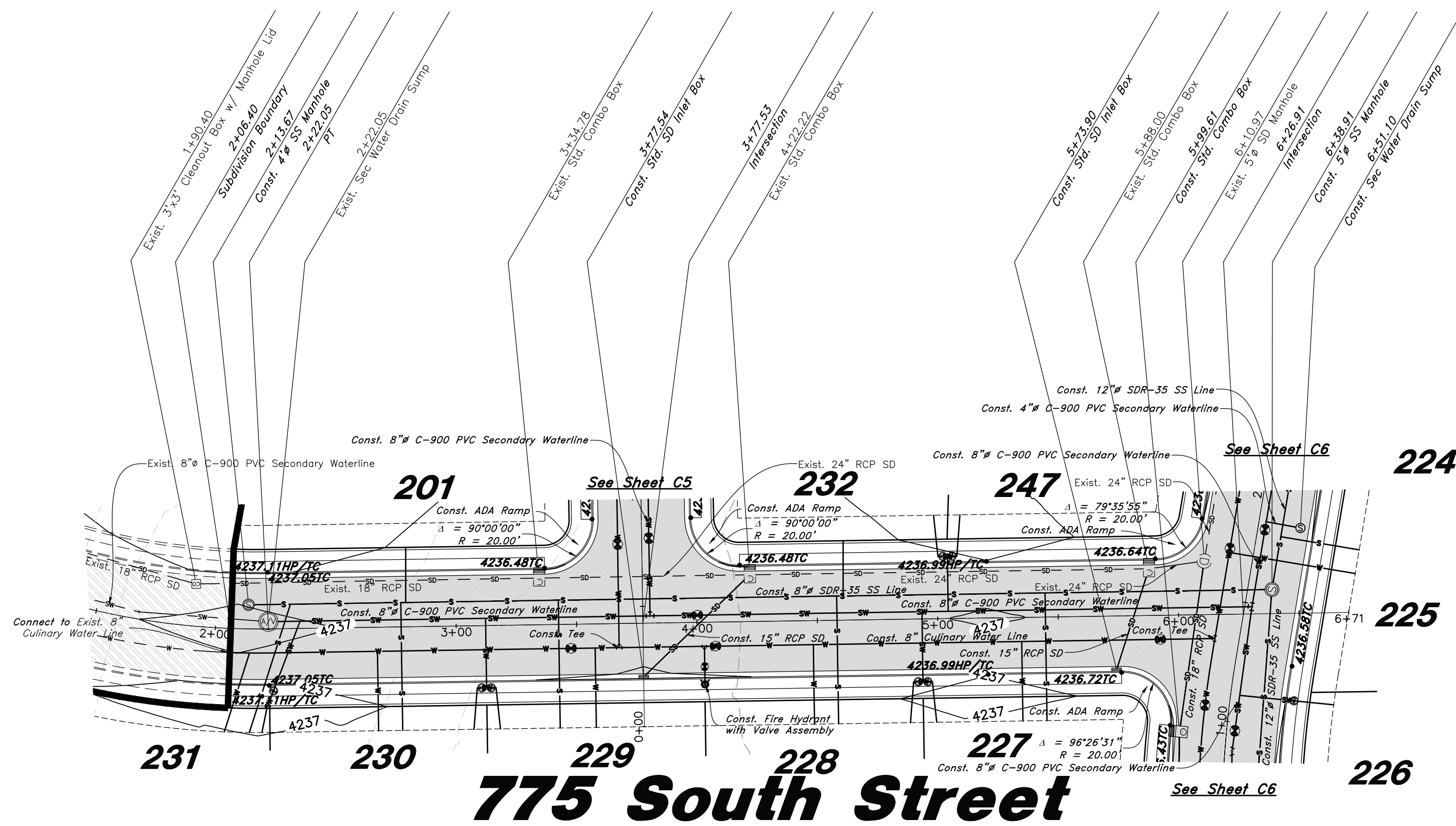


San. Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
Electrical Manhole	
Catch Basins	
Exist. Fire Hydrant	
Fire Hydrant	
Exist. Water Valve	
Water	
Sanitary Sewer	
Culinary Water	
Gas Line	
Irrigation Line	
Storm	
Telephone Line	
Secondary Waterline	
Fire Line	
Land Drain	
Power pole	
Power pole w/guy	
Light Pole	
Fence	
Flowing of ditch	
Overhead Power line	
Corrugated Metal Pipe	
Reinforced Concrete Pipe	
Ductile Iron	
Paving	
Top of Asphalt	
Edge of Asphalt	
Gutterline	
Flowline	
Finish Floor	
Top of Curb	
Top of Wall	
Top of Walk	
Top of Concrete	
Natural Ground	
Finish Ground	
Exist. Contour	
Finish Grade	
Exist. Grade	
Ridge Line	
Direction of Flow	
Existing Asphalt	
New Asphalt	
Heavy Duty Asphalt	
Concrete	
Open Face	
Curb & Gutter	



1-800-662-4111


21N724 - R



(Note: All items may not appear on drawing)

 x x x

OHP
CMP
CP
RCP
DI
PVC
TA
EA
CL
FL
FF
TC
TWL
JW
TCN
NG
90
90
95.33TA
95.72TA
R

 **GREAT BASIN**
ENGINEERING

5746 SOUTH 1475 EAST OGDEN UTAH 84403
MAIN (801) 294-4515 SALC (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

775 South Street

Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, SL&M, Weber County, Utah

SHEET NO.

C4

21N724 - R

Call before you Dig

Avoid cutting underground utility lines. It's costly.

Call

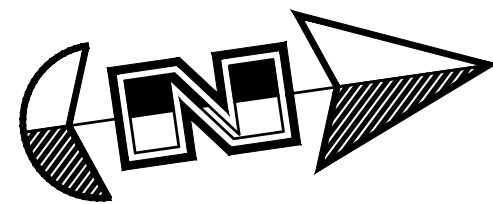
Call

811

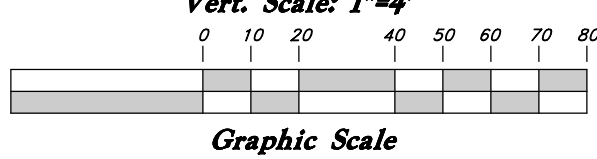


800-662-41

NOT FOR CONSTRUCTION



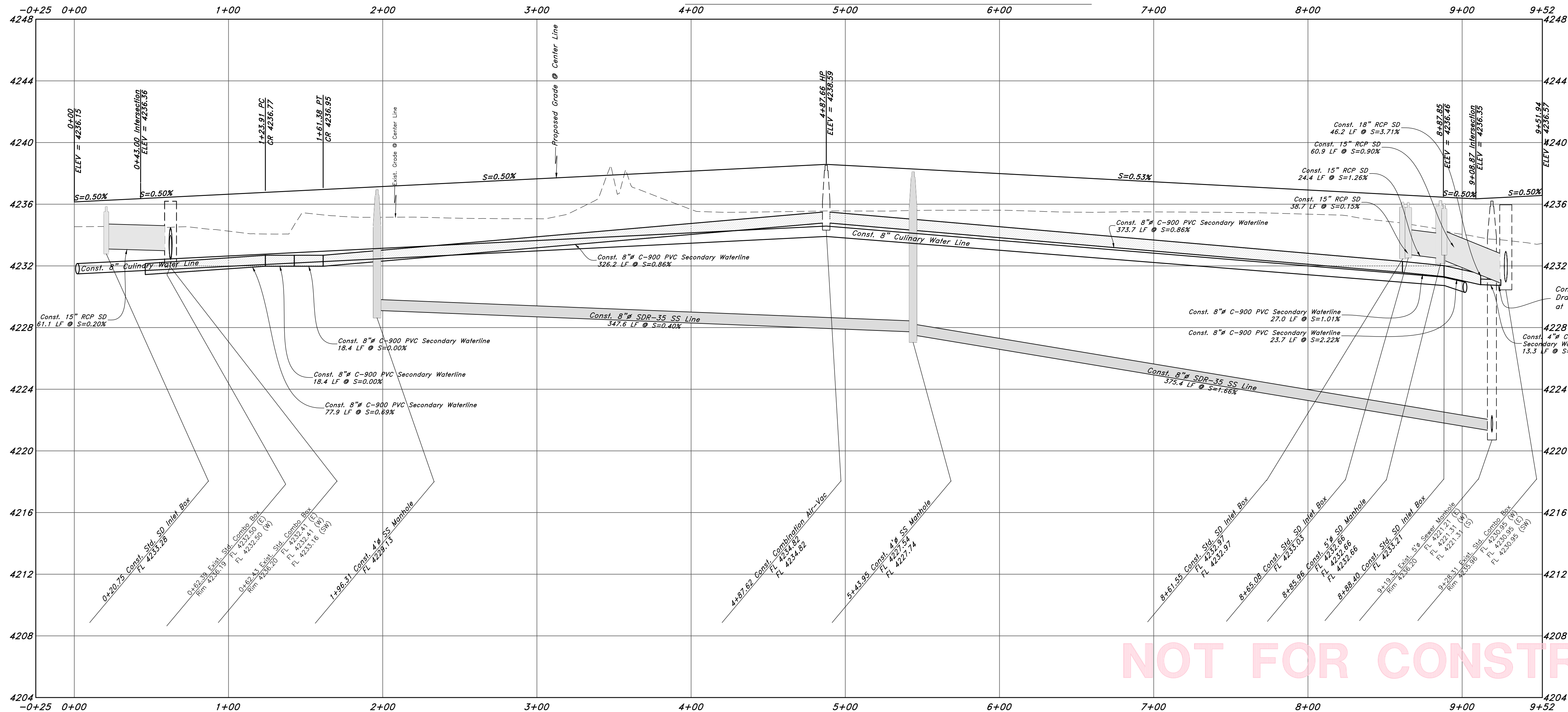
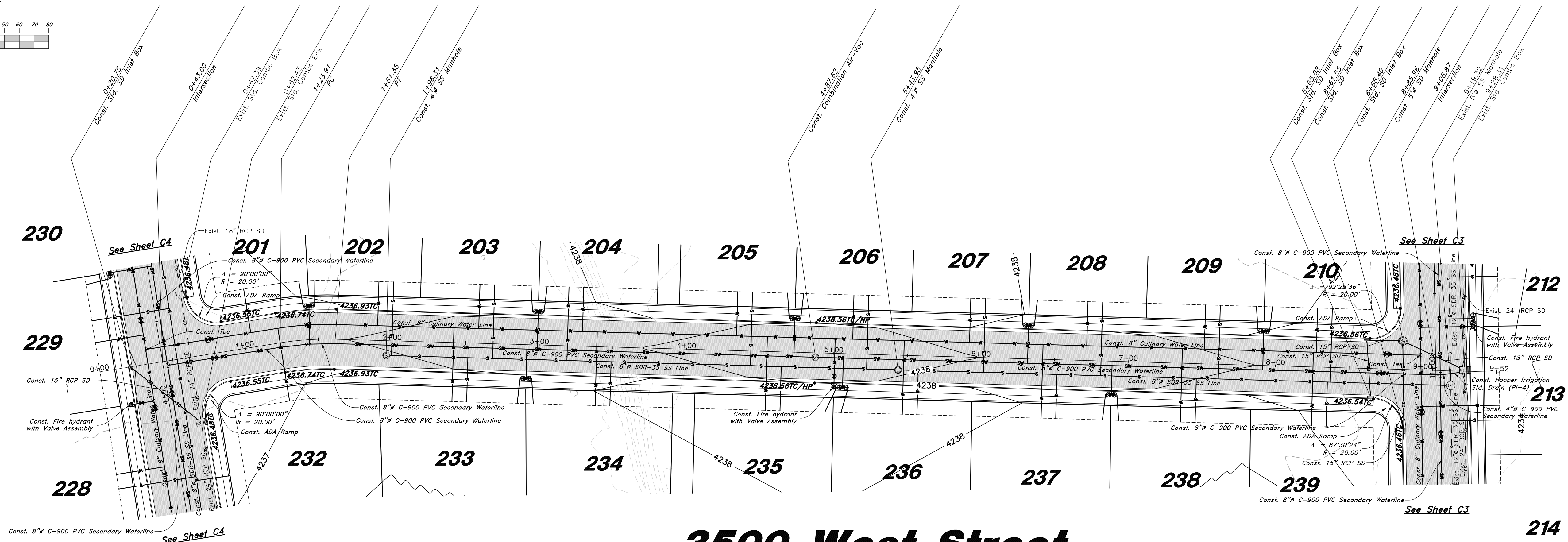
Horz. Scale: 1"=40'
Vert. Scale: 1"=4'



Legend

(Note: All items may not appear on drawing)

- San, Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Wall
- Top of Concrete
- Natural Ground
- Finish Contour
- Exist. Contour
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Concrete
- Open Face Curb & Gutter



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 SLLC (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

3500 West Street

Riverbend Farm Phase 2

A part of the Southeast Quarter of Section 16 and the West Half of Section 15, T6N, R2W, S16&M, Weber County, Utah

February 2024

SHEET NO.

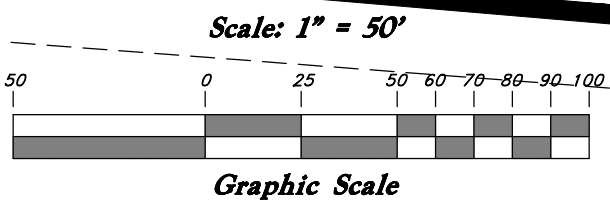
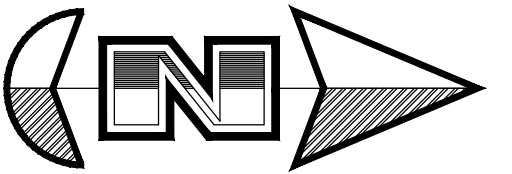
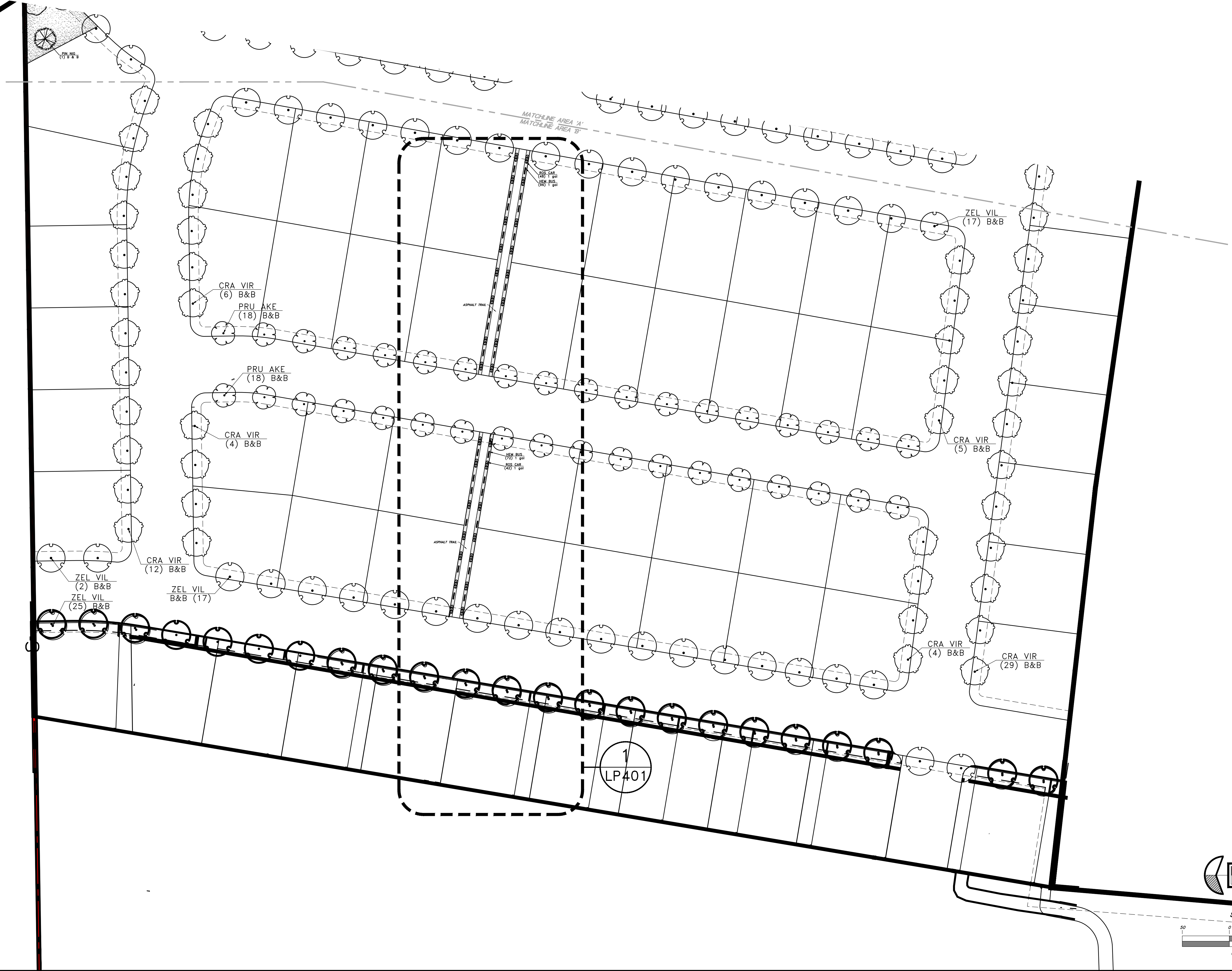
C5

21N724 - BP

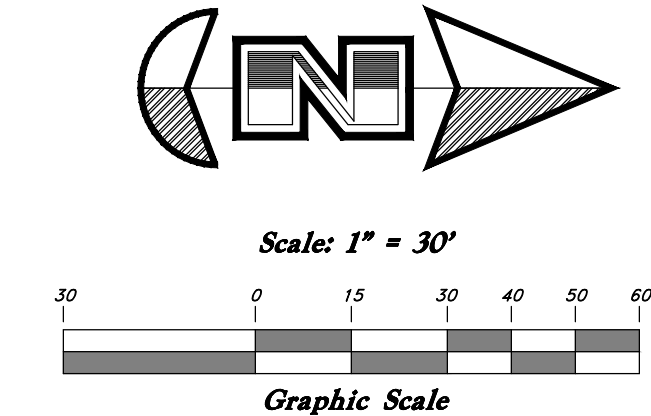
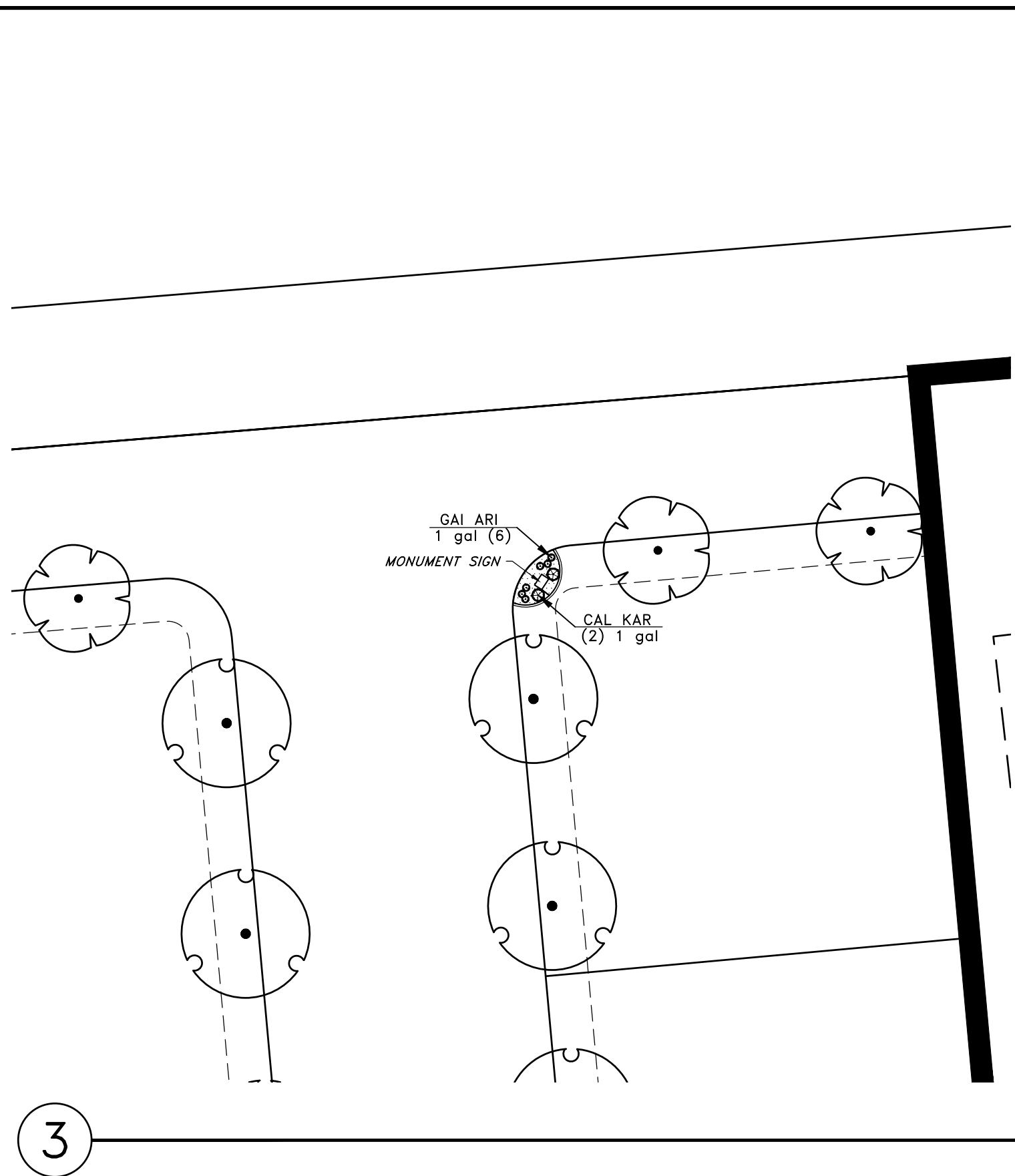
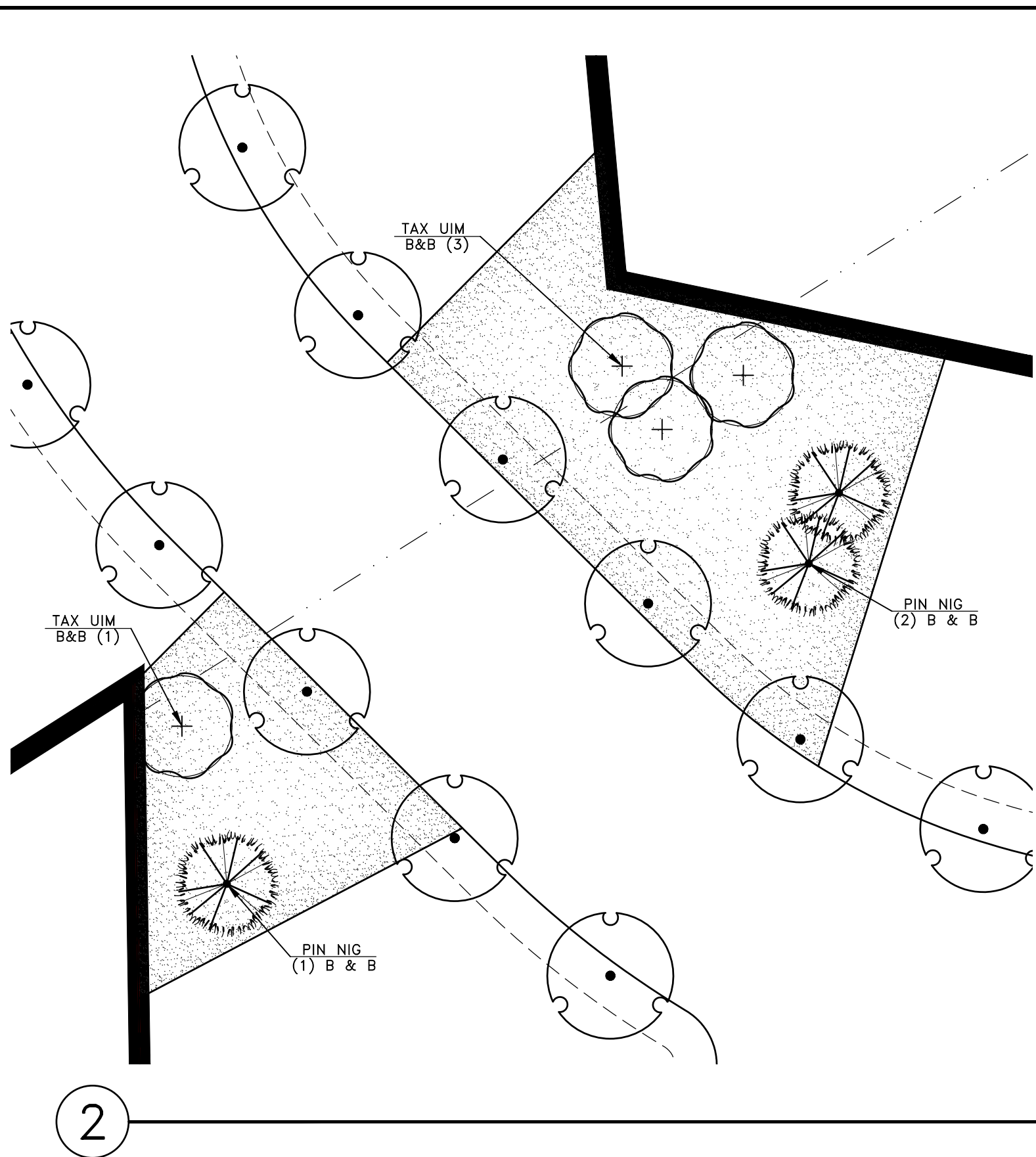
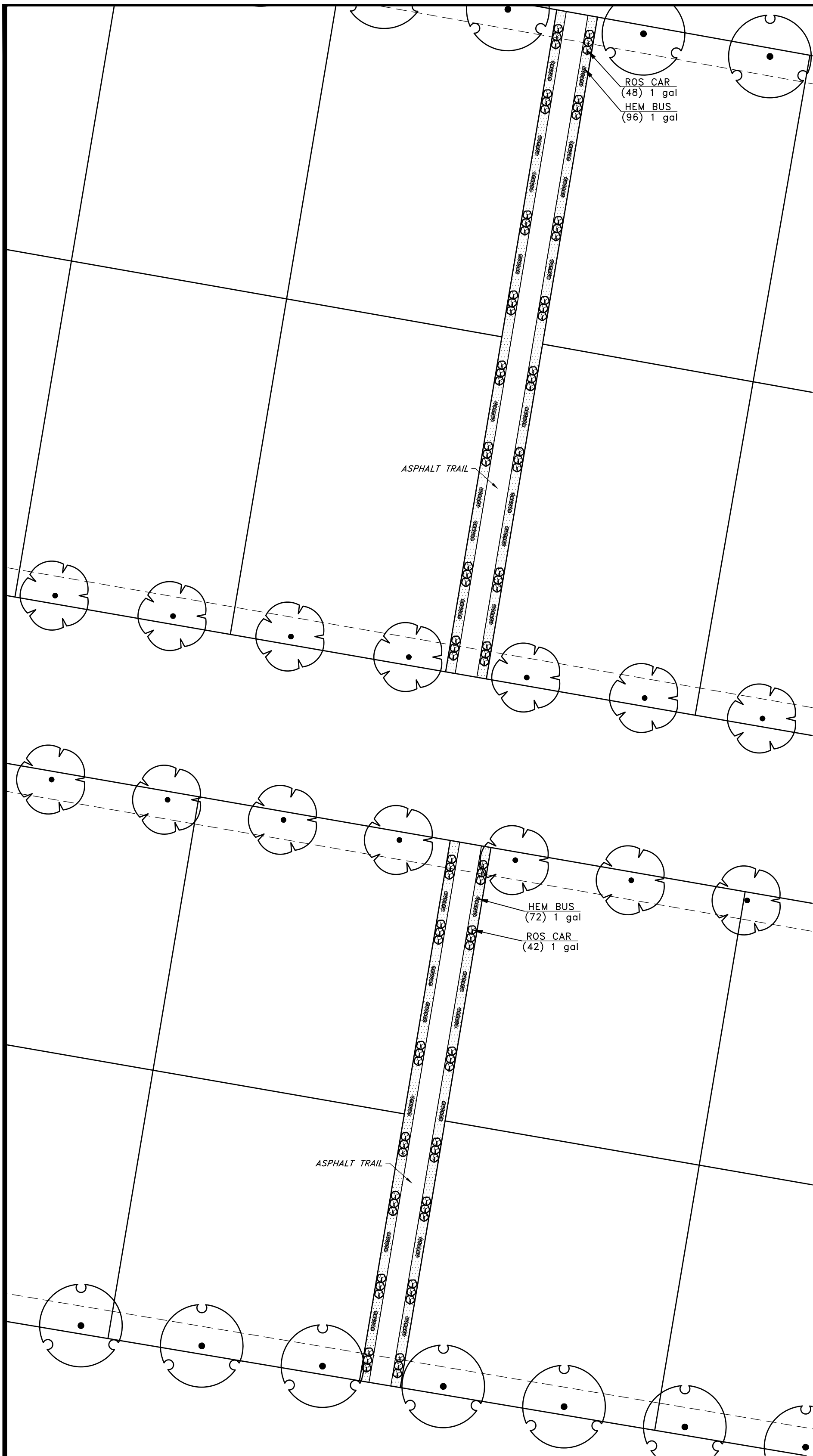
NOT FOR CONSTRUCTION



1-800-662-4111



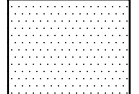
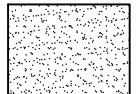
Overall Landscape Plan		June, 2021	
Riverbend		LP102	
A part of Section Southeast Quarter of 16 and the West Half of Section 15, T6N, R2W, SL&M, U.S. Survey		SHEET NO.	
		21N724	
5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM			
REV	DATE	DESCRIPTION	
1	6/8/2021	County Comments, Site Table	

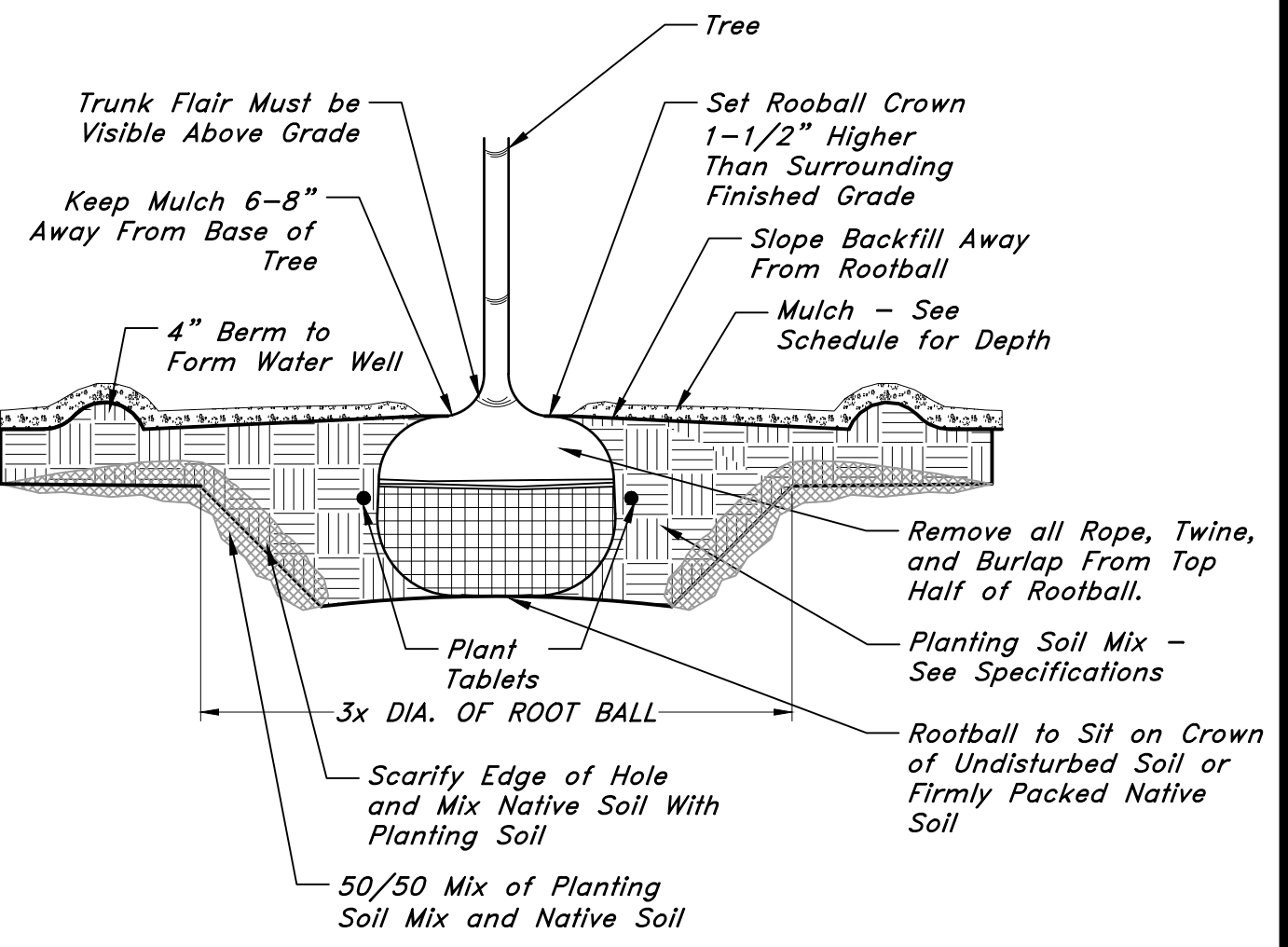
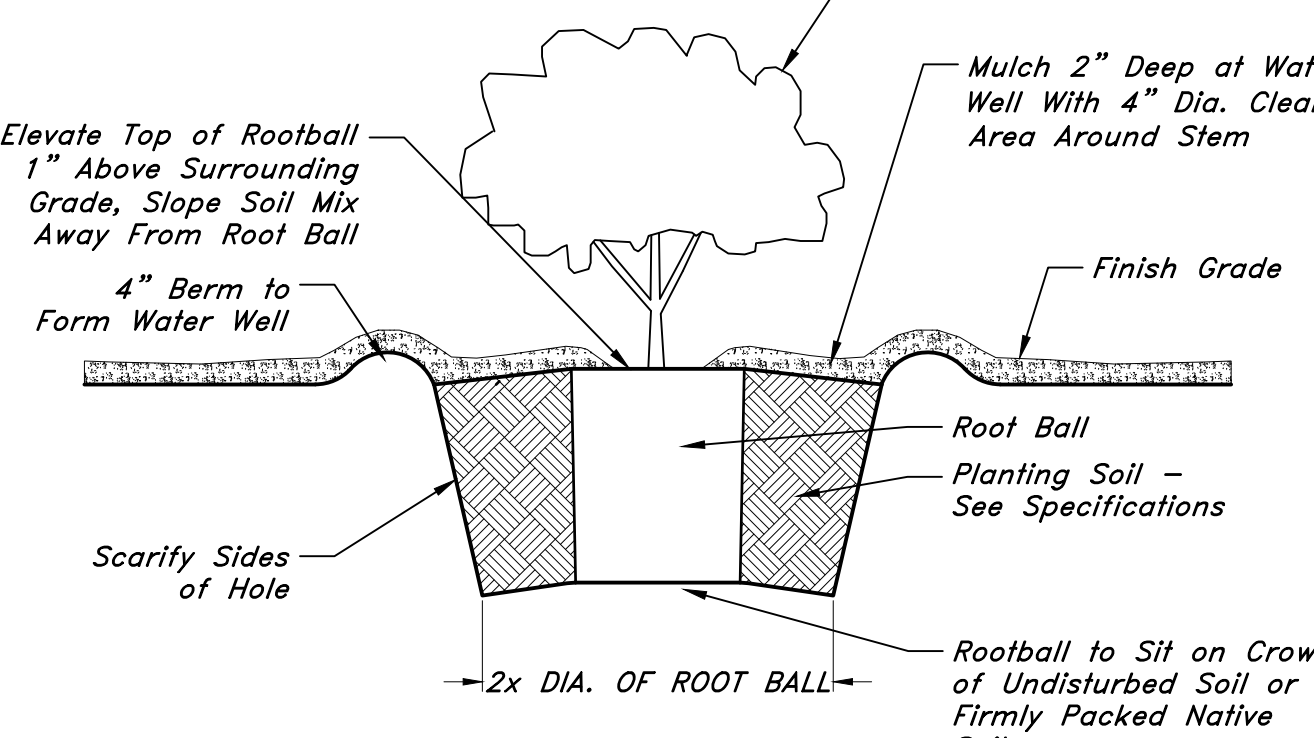
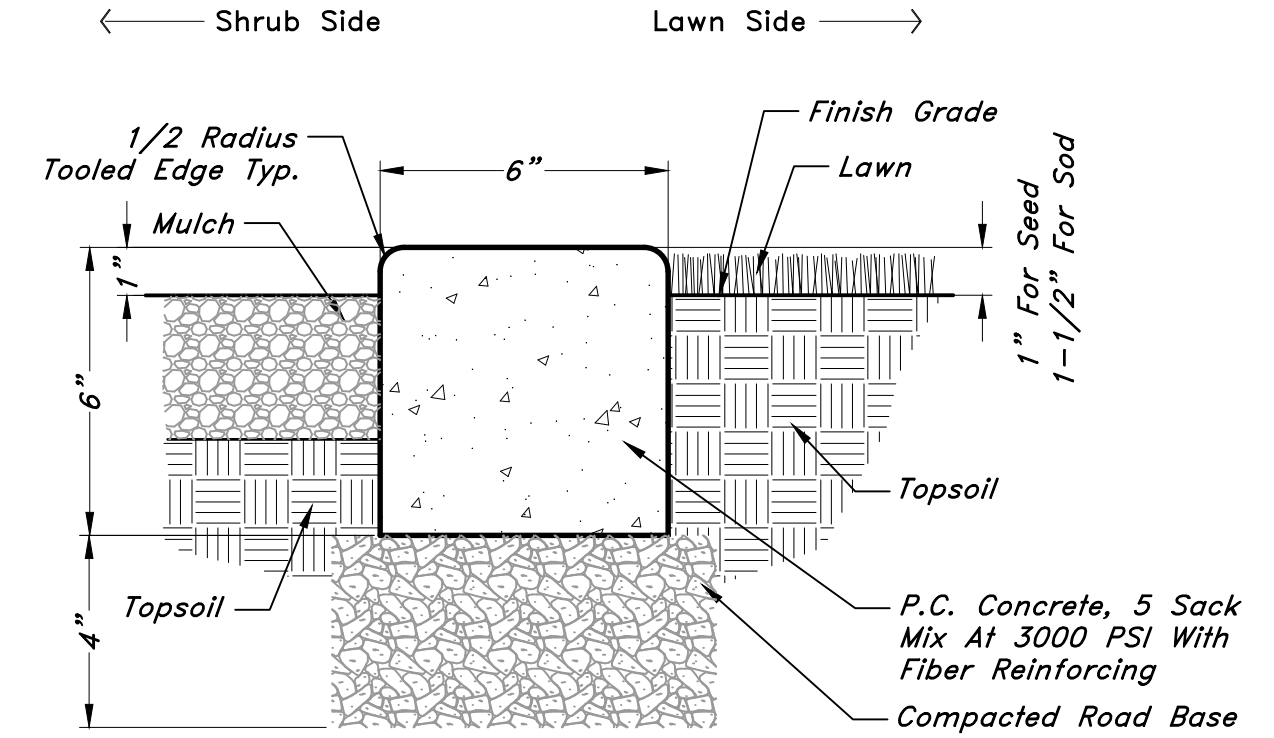


PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE SUBGRADE AND VERIFY THE DEPTHS OF TOPSOIL AND MULCH. NOTIFY THE ARCHITECT IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT BEGIN LANDSCAPE WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.
2. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THIS CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. TOPSOIL IS TO BE HARVESTED AND STOCKPILED SITE, SCREEN AND AMEND AS NECESSARY TO MEET "ACCEPTABLE" STANDARDS FOR TOPSOIL AS DESCRIBED IN "TOPSOIL QUALITY GUIDELINES FOR LANDSCAPING" (NOES, ISAMM, UTAH STATE UNIVERSITY) <http://extension.usu.edu/files/publications/publication/AG-50-02.pdf> CONTRACTOR IS RESPONSIBLE FOR PROVIDING 6" OF TOPSOIL FOR TURF AND 12" OF TOPSOIL FOR TREES.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS, COORDINATE ROUGH GRADING WITH THE GENERAL CONTRACTOR.
5. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE QUALITY STANDARDS OF THE PROJECT WILL BE REFUSED BY THE LANDSCAPE ARCHITECT.
6. TURFGRASS SOD SHALL BE CERTIFIED NUMBER 1 QUALITY/PREMIUM SOD - SEE SPECIFICATIONS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PIN NIG	11	Pinus nigra 'Austrian Black Pine	B & B		6-7' HT
TAX UIM	16	Taxodium distichum 'Green Whisper' / Bald Cypress	B&B	2"Cal	
TIL STL	6	Tilia tomentosa 'Sterling' / Sterling Silver Linden	B&B	2"Cal	
ULM PRO	10	Ulmus wilsoniana 'Prospector' / Prospector Elm	B&B	2"Cal	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
ROS CAR	114	Rosa x 'Carefree Wonder' / Rose	1 gal		
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE		
CAL KAR	2	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
GAI ARI	6	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal		
HEM BUS	216	Hemerocallis x 'Little Business' / Little Business Daylily	1 gal		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	TYPE	
	3,968 sf	Decorative Gravel Mulch / 2"-3" Washed Crushed/Angular Gravel	Stone Mulch		
		Place 3" Deep Over Dewitt Pro5 Weed Barrier Fabirc			
	77,764 sf	Dwarf Fescue Sod	sod		
		Plant Over 6" Deep Imported Topsoil - See Specifications			





**2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668**

2/23/2024

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District has the capacity to provide **only** culinary water for Riverbend Phase 2 Subdivision, a 47-lot subdivision. The address is approx. 775 S. 3500 W. West Weber UT. Plan review fees have been paid. The water right fees have been paid. Plans have been reviewed for both culinary and secondary water lines. Taylor West Weber Water will not give final subdivision approval without pressurized secondary water infrastructure installed and operational.

Requirements met:

- Plan review fee= **Paid**
- Water Right Impact fee= \$104,566.00 97 lots total **Paid**. Phase one and two.
- Plan review is complete.
- Letter from Hooper Irrigation explaining their plans for the pressurized secondary water system.

Requirements for final approval and for building lot approval:

- Secondary water= Must install a pressurized secondary water system according to the agreement and plans. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. Building of any home will not be permitted without a pressurized system in operation.
- Impact fees=\$6,856.00 per lot. This fee includes the cost of the meter. This fee will be collected at the time building permits are requested. Fees are subject to change.
- Installation of the water line and services Taylor West Weber will need to be notified prior to work on the water lines. Taylor West Weber standards must be followed in all installation procedures.
- Construction of the pipelines must pass all inspections.
- Taylor West Weber Water reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL FOR A BUILDING PERMIT MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER. A SIGNATURE BLOCK FOR TAYLOR WEST WEBER WATER MUST BE ON THE FINAL RECORDED MYLAR AND SIGNED BY A REPRESENTATIVE OF THE DISTRICT.

Sincerely,

Ryan Rogers-Manager
Taylor West Weber Water District



PO Box 184 5375 S 5500 W Hooper, Utah 84315	Phone: (801)985-8429 Fax: (801)985-3556 hooperirrigationco@msn.com
---	--

February 28, 2024

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Riverbend Farms Subdivision, Phase 2

Phase 2 of the development is located at approximately 850 South and 3600 West and consists of 47 lots.

Hooper Irrigation Company will have pressure irrigation water available for the above project located at the above address.

This letter states that the above project is within the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines and will provide service upon occupancy. This project alone is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429.

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary



Staff Report to the County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for final approval of the Orchards at JDC Ranch Phase 1, the right-of-way called JDC Parkway, located at approximately 2850 W 2600 N, Plain City.

Agenda Date: Wednesday, March 6, 2024

Application Type: Subdivision, administrative

Applicant: Bryan Bayles

File Number: LVT102323-2

Property Information

Approximate Address: 2850 W 2600 N

Project Area: 2.431 acres

Zoning: R-3

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 19-019-0007, -0008, 0009

Adjacent Land Use

North:	Plain City	South:	Plain City
East:	Farr West	West:	Plain City

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer(s): RG

Applicable Ordinances

- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)
- Utah Code Title 17 (Counties) 27a (CLUDMA), Part 6 Subdivisions

Background and Summary

The application was accepted for review on July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 was broken up into two phases; one to include the 39 lots, and the other phase just for JDC Parkway. The purpose for separating out the right-of-way was simply to address concerns related to review processing timelines.

On September 19, 2023 the Western Weber Planning Commission recommended preliminary approval of the application. The development agreement associated with the property requires the preliminary plan to be reviewed by the County Commission after receiving approval from the planning commission.

On October 3, 2023, the County Commission granted preliminary approval. Including this phase, the Master Developer is platting 39 out of the 725 units allowed under the development agreement, leaving 686 residential units left to plat in other phases of development.

On January 17, 2024, The Orchards Phase 1, that includes the lots, was granted final approval.

Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village, and is planning a ROW that is commensurate with the anticipated impact of the proposed number of dwelling units in this area of the master plan for JDC Ranch.

Public street infrastructure: Phase 1 of the Orchards – ROW includes JDC Parkway, which is included in this request for approval is 80' in width, and will be a public right-of-way. There will be a roundabout located at 2675 North Street. Per the recorded development agreement, this 83' wide Right-of-way shall include a 7' landscape area, 10' concrete walk, and 5' park strip on one side, and a 5' walkway, and 4' park strip on the other. This cross-section includes 52' from top back of curb to top back of curb. All roadway standards outlined in the development agreement shall be followed.

Review Agencies: This right of way plan has been reviewed by the Planning Division, Engineering Division, and the Weber Fire District. The final subdivision plat and improvement drawings will be reviewed by the county surveyor and engineering division.

Per Utah Code, 17-27a-6, a section plat is required when any land is to be subdivided. This plat proposes to subdivide land and dedicate this land as a public right-of-way

Staff Recommendation

Staff recommends final approval of the Orchards at JDC Ranch Phase 1 ROW (JDC Parkway) at 2850 W 2600 N, Plain City.

This recommendation for approval is subject to all review agency requirements and based on the following findings:

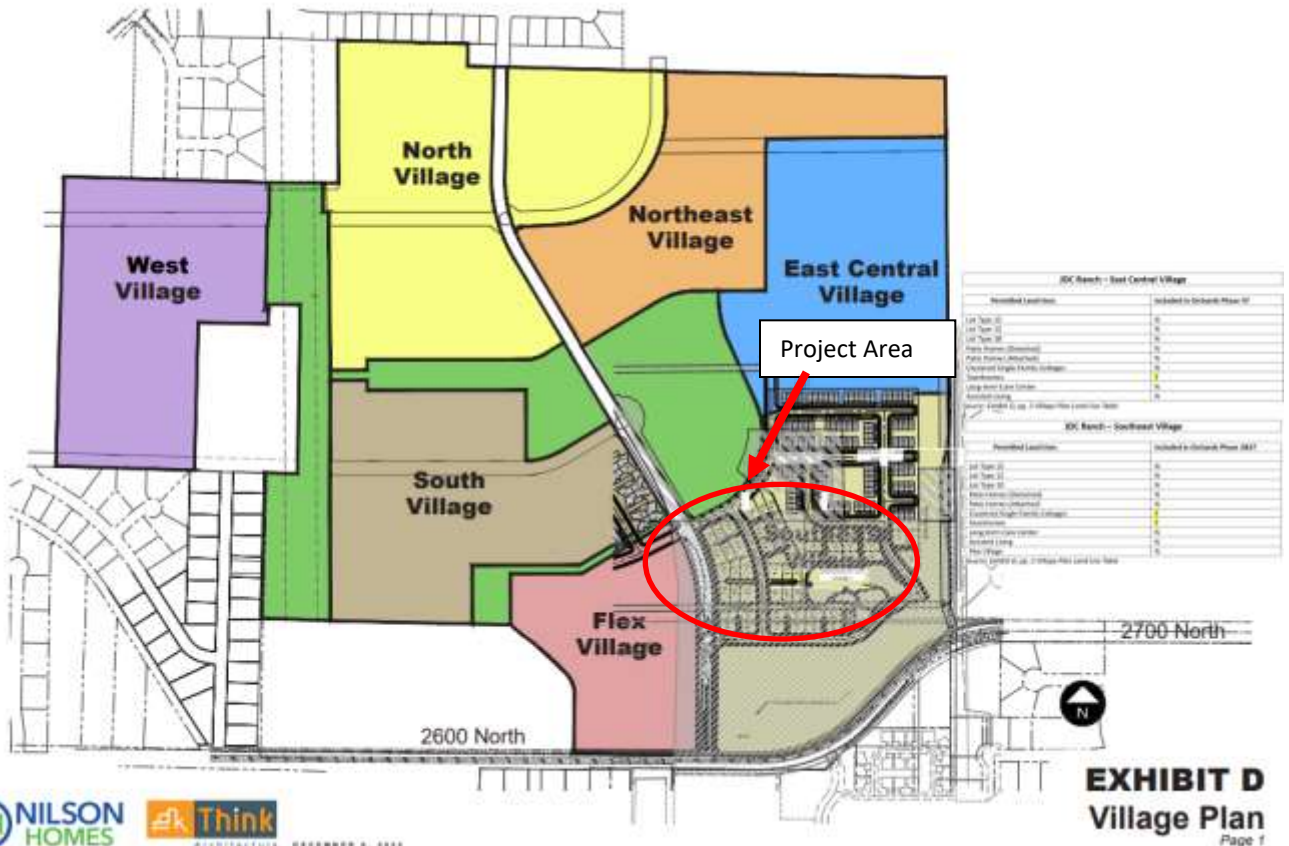
1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.

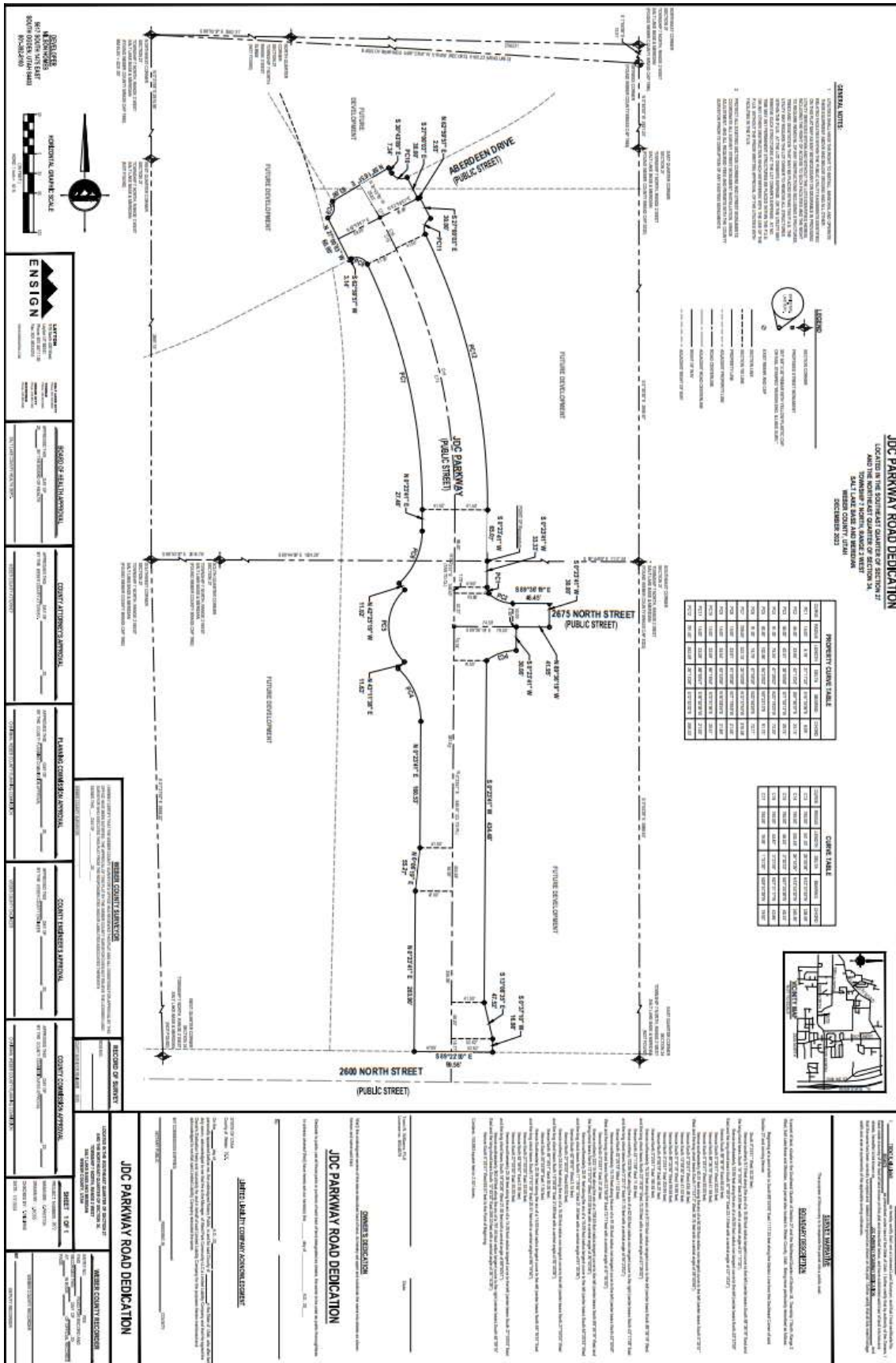
Exhibits

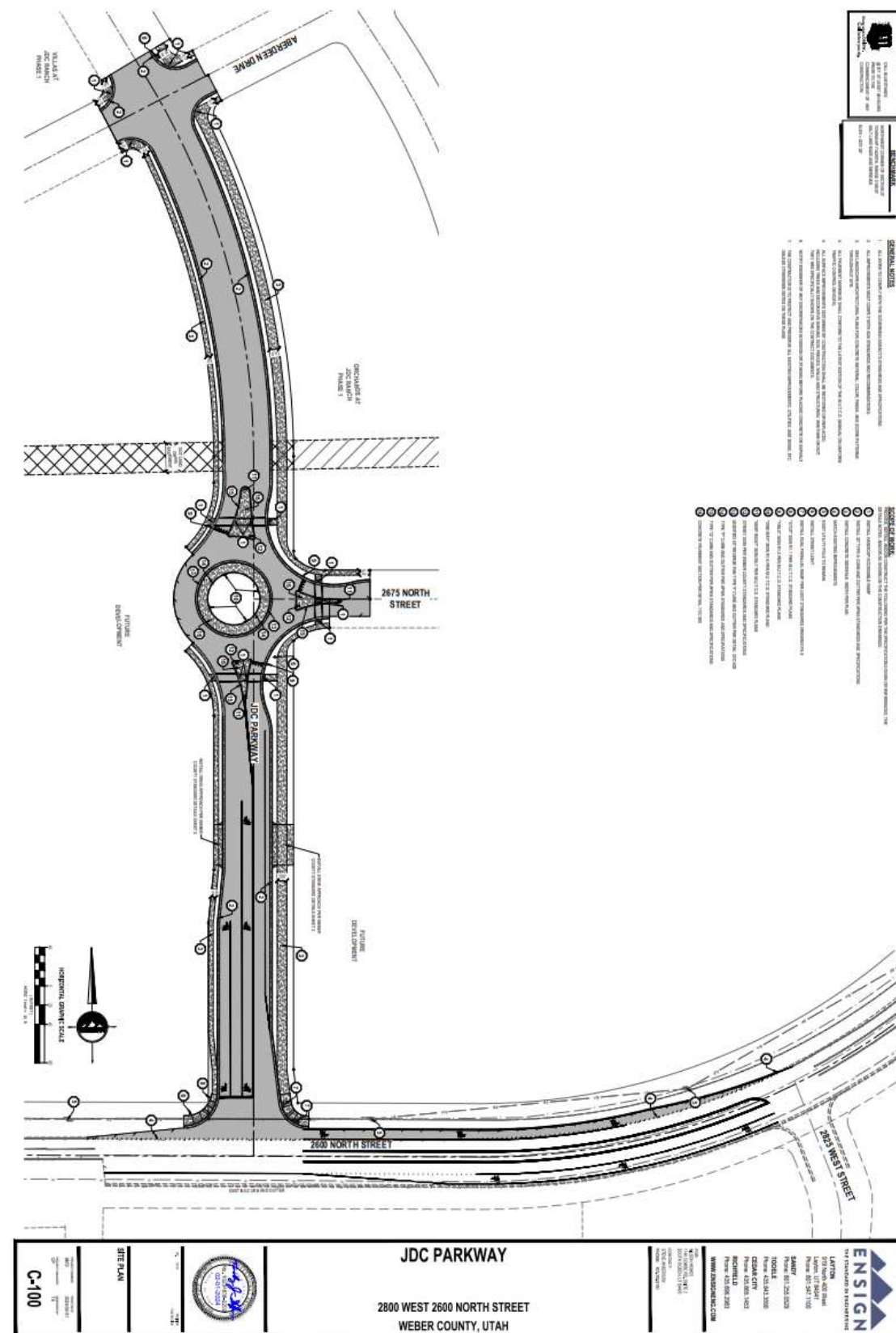
- A. Proposed Final Plat
- B. Open Space Plan

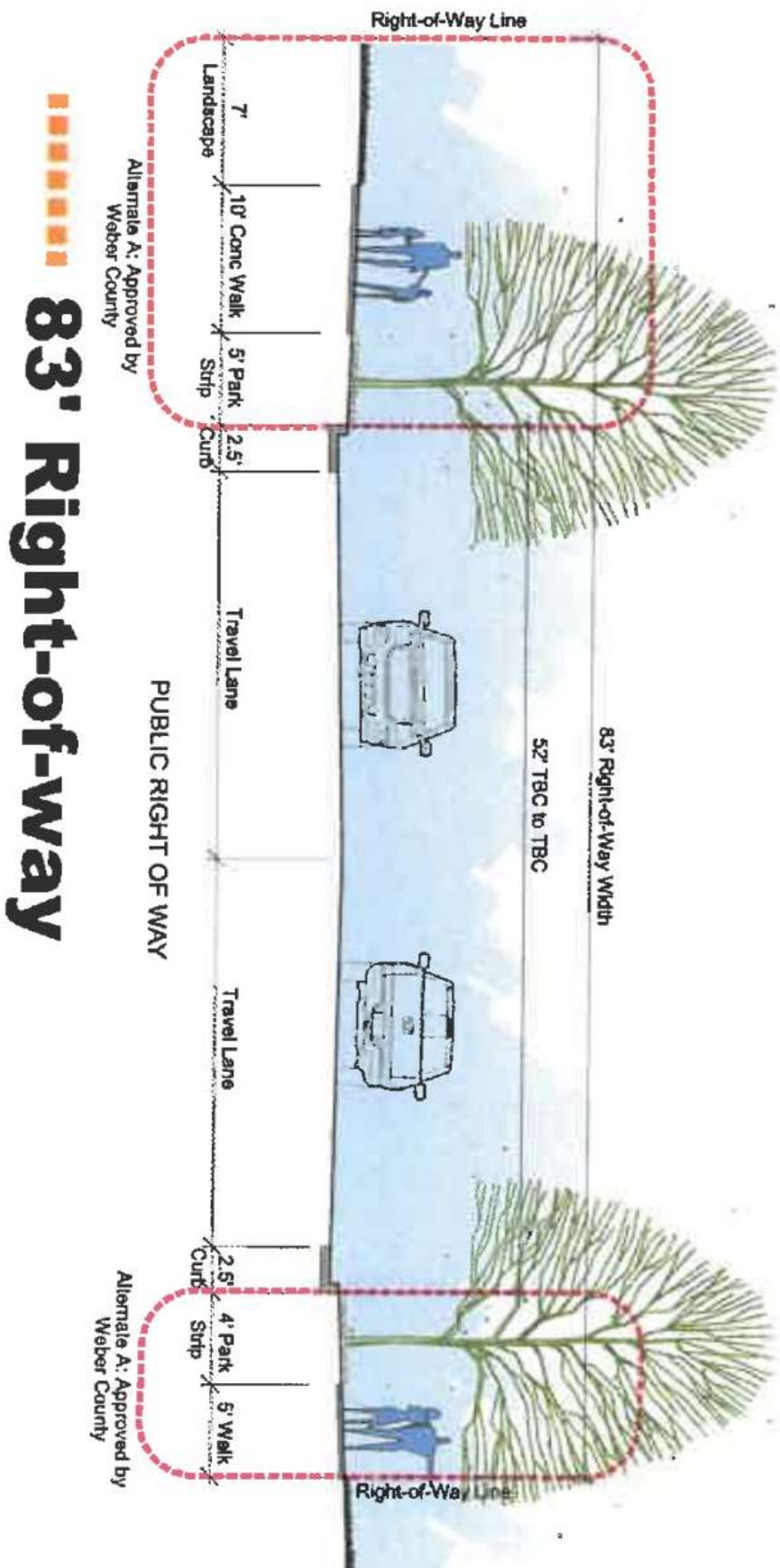
Location map











83' Right-of-way