



Wadman Nature Park Expansion Project

500 W 4400 N
Pleasant View, Utah
Presented by Canyon Ledge, LLC



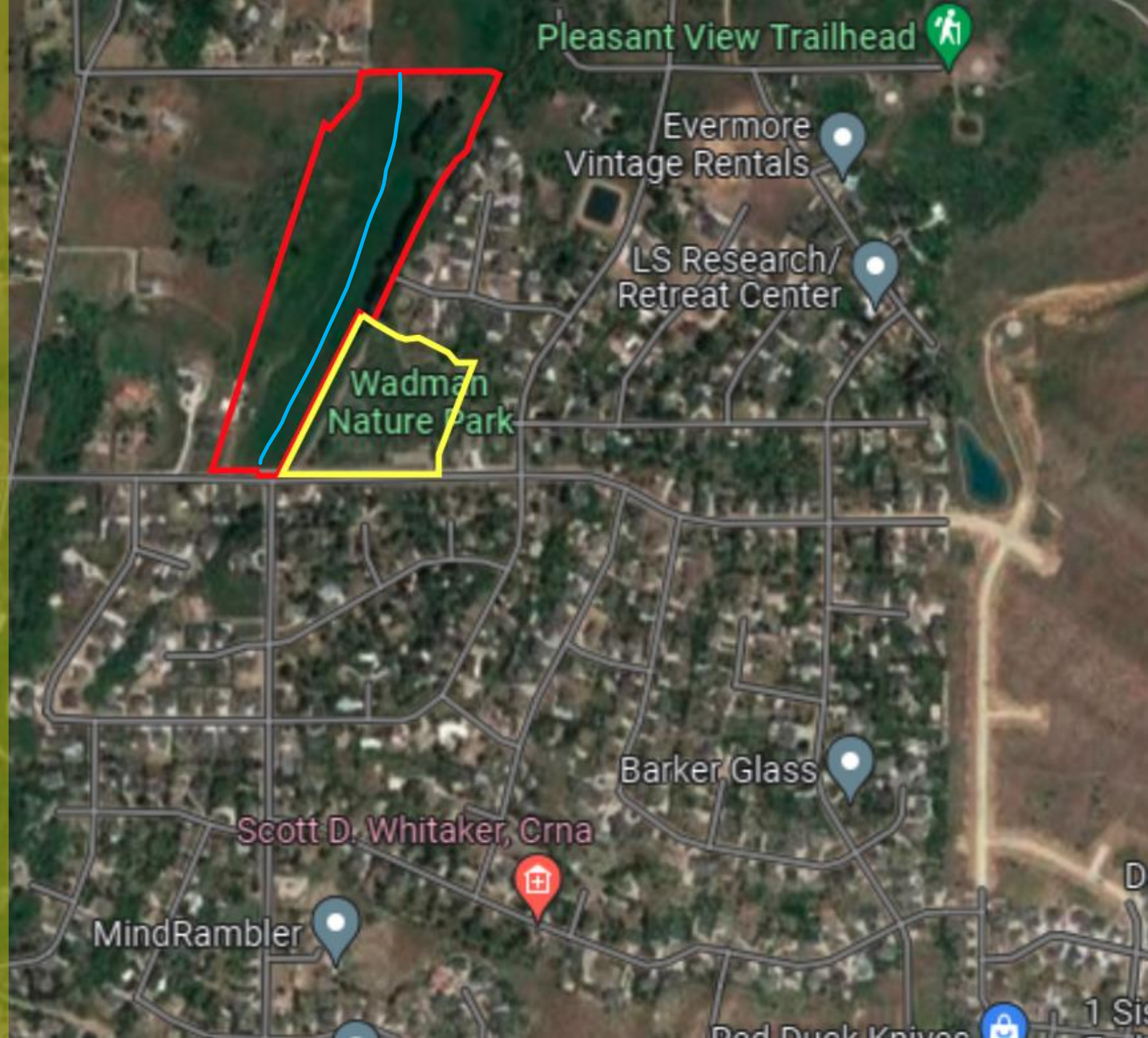
Jaiden T. Olsen, PE

- Owner of Canyon Ledge, LLC
- Bachelors Degree in Civil Engineering
- Masters Degree in Structural Engineering
- Licensed Professional Engineer in Utah
- Wife graduated from Weber High
- 6 years of experience in Real Estate and Development

LOCATION

CURRENT
ZONING:
A-5

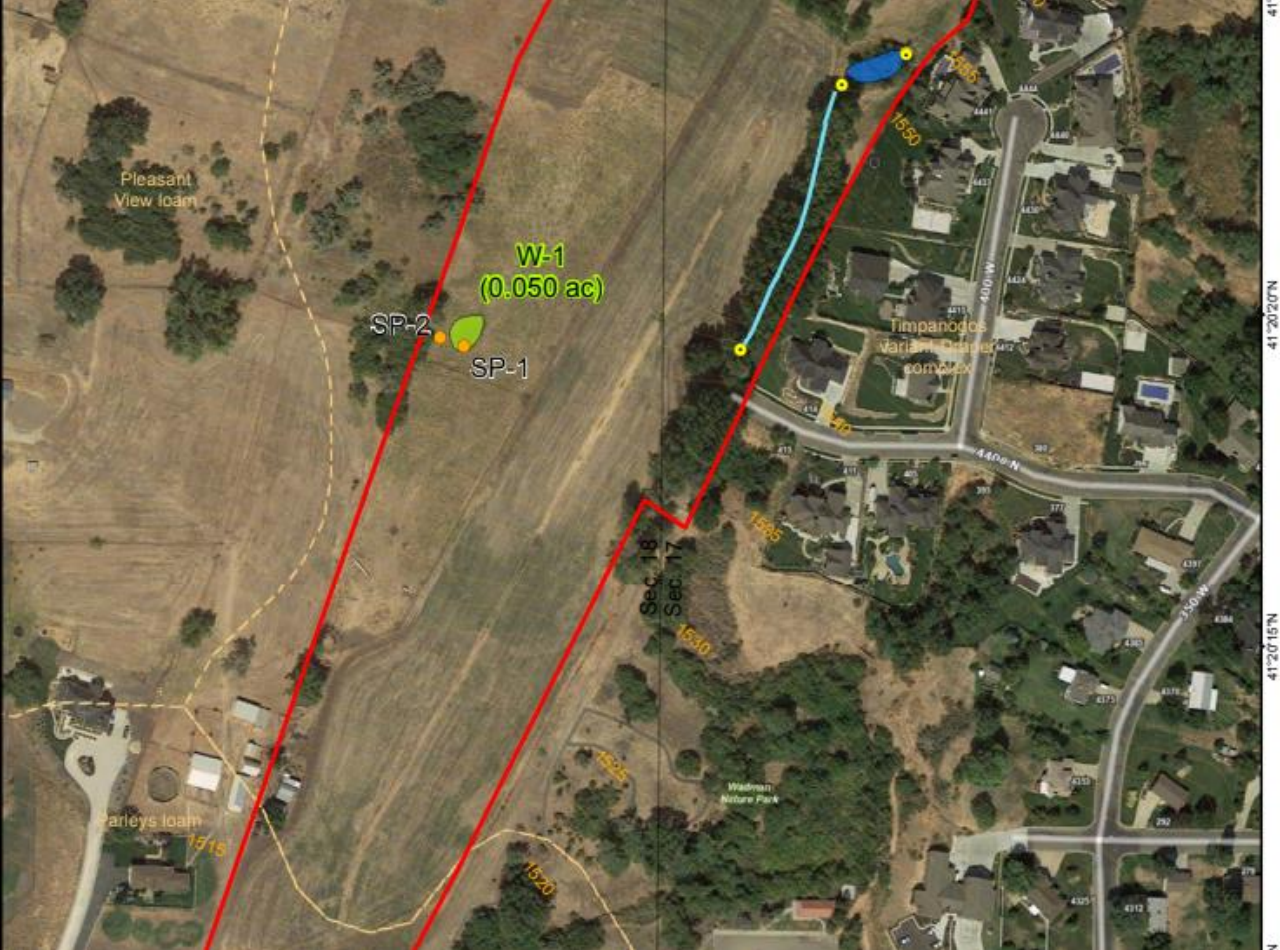
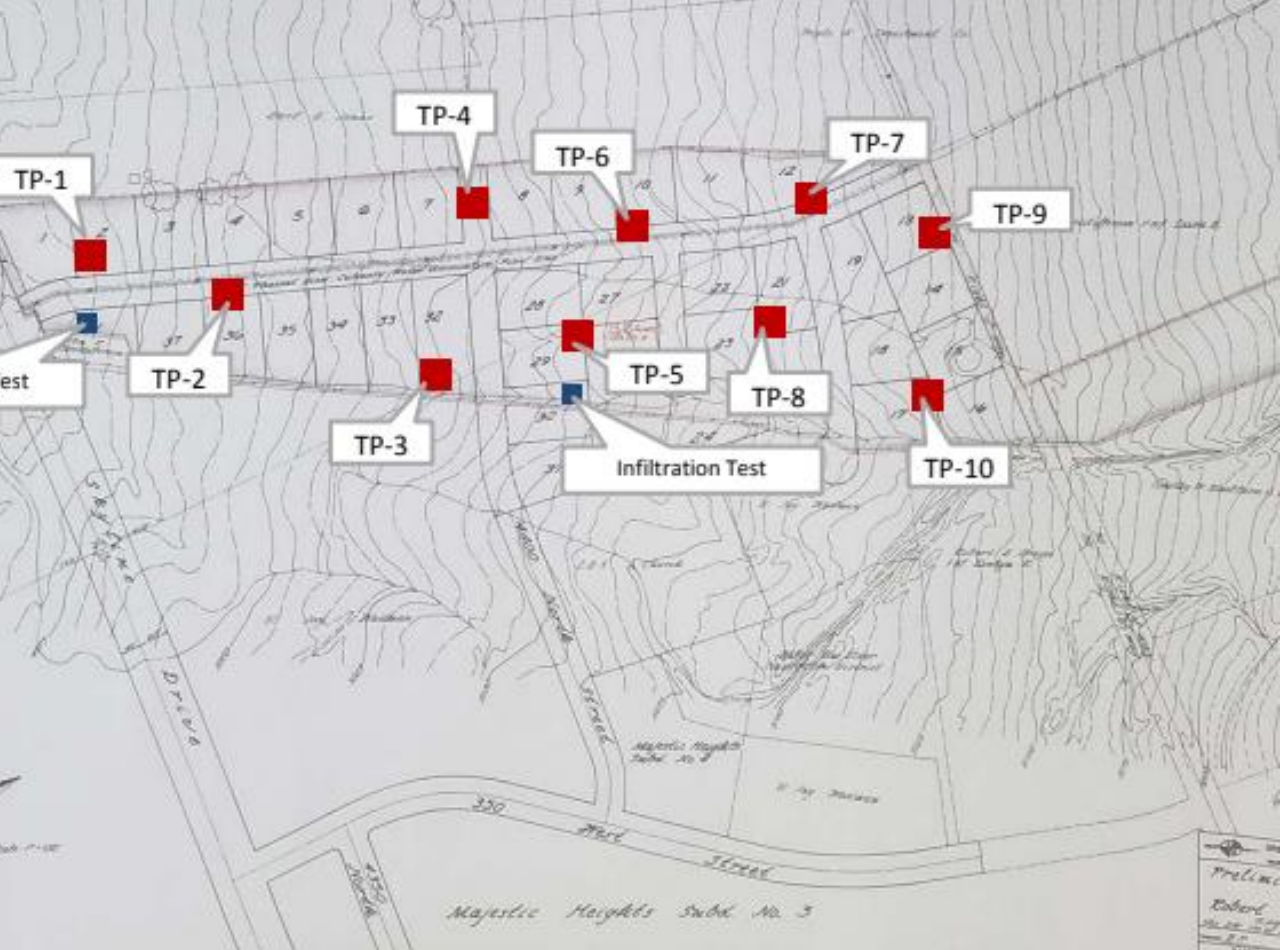
Address is roughly
4400 N 500 W in Pleasant View



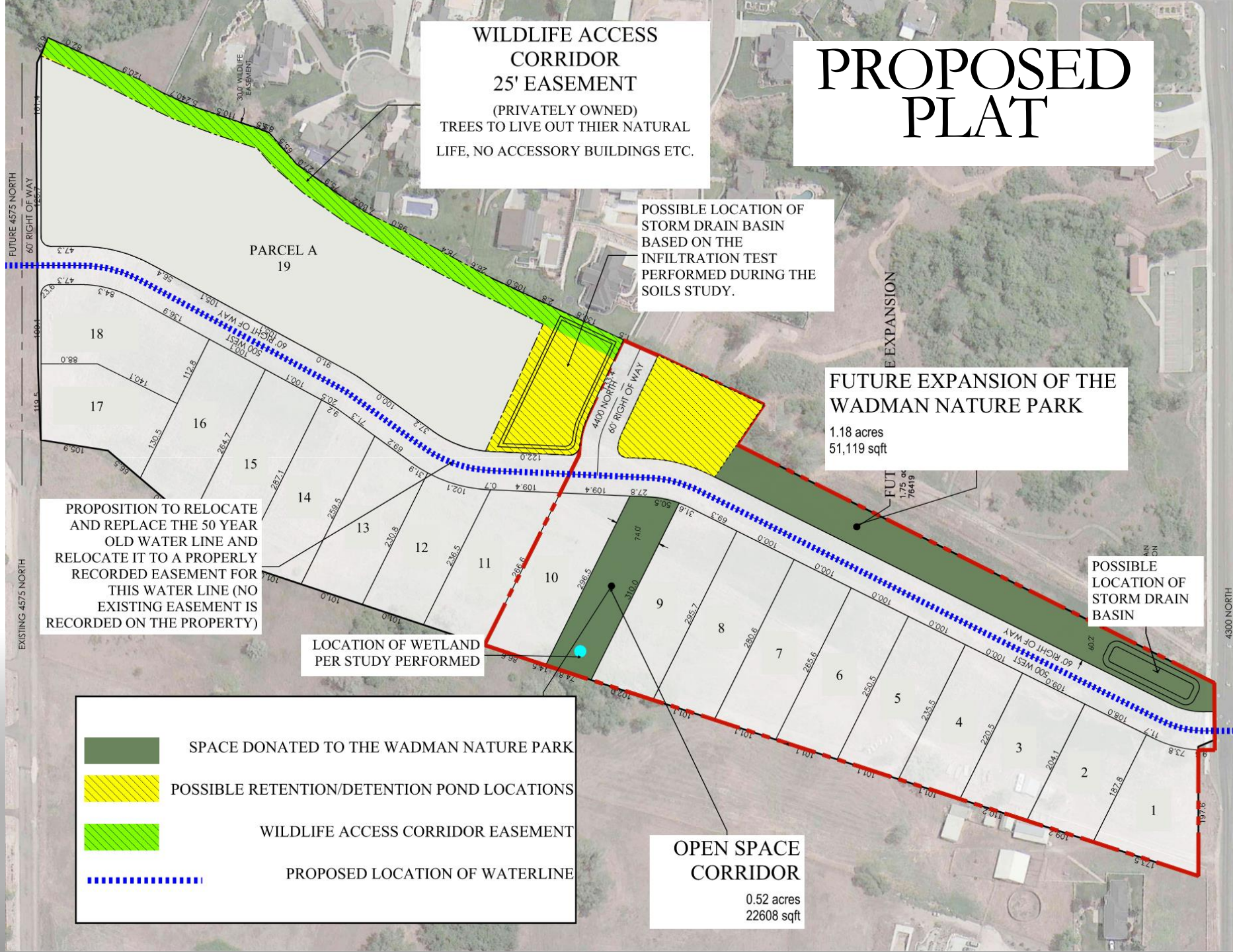
What has changed since 2019

- Site Specific Evaluations
 - CMT Soils Report
 - Aquatic Resources Delineation – Wetland Resources
- Clarification regarding the 2016 Pleasant View City Foothill Area Land Planning Study
 - “The study was designed to guide development not to constrain or restrict it.”
 - “...the subject property does not appear to conflict with any identified natural or manmade constraints that have not been addressed by further study.”
- Proposed Platt addresses concerns of the community and generous donations to the neighborhood and the nature park. As well as 19 vs 34 lots.





WHAT HAS CHANGED SINCE 2019



**WILDLIFE ACCESS
CORRIDOR
25' EASEMENT**
(PRIVATELY OWNED)
TREES TO LIVE OUT THIER NATURAL
LIFE, NO ACCESSORY BUILDINGS ETC.

PROPOSED PLAT

POSSIBLE LOCATION OF
STORM DRAIN BASIN
BASED ON THE
INFILTRATION TEST
PERFORMED DURING THE
SOILS STUDY.

**FUTURE EXPANSION OF THE
WADMAN NATURE PARK**
1.18 acres
51,119 sqft

PROPOSITION TO RELOCATE
AND REPLACE THE 50 YEAR
OLD WATER LINE AND
RELOCATE IT TO A PROPERLY
RECORDED EASEMENT FOR
THIS WATER LINE (NO
EXISTING EASEMENT IS
RECORDED ON THE PROPERTY)

LOCATION OF WETLAND
PER STUDY PERFORMED

POSSIBLE
LOCATION OF
STORM DRAIN
BASIN

SPACE DONATED TO THE WADMAN NATURE PARK

POSSIBLE RETENTION/DETENTION POND LOCATIONS

WILDLIFE ACCESS CORRIDOR EASEMENT

PROPOSED LOCATION OF WATERLINE

**OPEN SPACE
CORRIDOR**
0.52 acres
22608 sqft



Thank you

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