

# Attachment No. 3.

## BROOKSIDE RANCHES

### PRELIMINARY APPROVAL CONDITIONS

- Compliance with Chapter 6-1, Subdivisions, of the Box Elder County Land Use Management & Development Code.
- Compliance with Article 5, Regulations of General Applicability, of the Box Elder County Land Use Management & Development Code.
- Compliance with all applicable County, State, and Federal laws regulating the proposed use, including all current licenses, permits, etc.
- Current review from County Engineer has not been finalized. Compliance with County Engineer reviews on file as well as pending review aside from road standard #4. Road standard #3 will be permitted.
- Current review from County Road Supervisor has not been finalized. Compliance with County Road Supervisor reviews on file as well as pending review aside from road standard #4. Road standard #3 will be permitted. Also, basement requirements should follow County Engineer's review of geotechnical soils report.
- Address comments from County GIS/Surveyor review.
- As the development requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements, the applicant shall provide a soil erosion and sedimentation control plan prepared by a registered civil engineer. This is known as the Storm Water Pollution Prevention Plan.
- Stub road labeled "restrictive non-buildable parcel" must be finished to road standard #3 to south property line.
- Need septic permit approval from Bear River Health Department.
- Need updated letter proving water availability from Ukon Water.
- Adequate water pressure report which includes hydraulic calculations for fire hydrant systems and fire hydrants for fire suppression.
- Final hydrant locations TBD by County Fire Marshal.
- As the applicant has increased the number of lots from 20 to 30 the applicant owes an additional \$500 in county subdivision application/review fees.