To: Blane Frandsen

From: Kevin Fuller

RE: Kevin Fuller Subdivision

Dear Sir,

Below is a list you stated were concerns for the Weber County Engineering Department in reference to the proposed Kevin Fuller Subdivision. I have attempted to address each concern individually in writing as you requested. Your concerns are highlighted in red and my responses follow. Please note that on April 7, 2015 a revised plat was submitted for review by Reeve & Associates. I hope that I have adequately addressed all of your concerns. Please feel free to contact me with any other concerns.

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
2. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (l00) feet to the inch and shall show:
	1. ~~The proposed name of the subdivision.~~
	2. ~~The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.~~
3. ~~Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties.~~
4. ~~The individual or company names and addresses of the subdivider, the engineer and registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.~~
5. Contour map at intervals of 1', 2', 5', or l0' as determined by the Planning Commission.

***Completed. Please see revised plat submitted by Reeve & Associates on 4/7/2015***

1. ~~The boundary lines of the tract to be subdivided showing bearings and distances.~~
2. ~~The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.~~
3. ~~Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.~~
4. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.

***Completed. Please see revised plat submitted by Reeve & Associates on 4/7/2015***

1. ~~North point, scale and date.~~
2. ~~Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.~~
3. ~~The location of percolation test holes on each lot.~~
4. ~~Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.~~
5. ~~Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.~~
6. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.

***While curb, gutter, and sidewalk are required by this ordinance, I would submit that the proposed subdivision is within an agricultural area and only the Valley Elementary School located at 5821 E. 1900 N. has curb, gutter, and sidewalk along 1900 N. I am requesting that the curb, gutter, and sidewalk for the Kevin Fuller Subdivision be deferred. I recently requested a deferral on the curb and gutter. Ben Hatfield’s response follows:*** “Thank you for the request. This email will work for me. As the lot is over an acre and in an agricultural area of Ogden Valley I would anticipate deferring this requirement for now. However, the lot is within 1.5 miles of a school and they are typically required that close. But since there is no other lot with curb and gutter on 1900 North besides the school, I would see deferring at this time. There is a trail on the south side of the road that is used as a sidewalk.” ***Additionally, Blane Frandsen responded in agreement to Ben’s response. Blane Frandsen’s response follows: “***I think I can and would support a deferral recommendation for the frontage improvements.  Blane Frandsen”

1. The ditch in the front of the property will need to be piped. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.

***A deferral on the curb, gutter, or sidewalk has been requested and there is currently a ditch running parallel to 1900 N. directly in front of the proposed subdivision which complies with the grade and height requirements?***

1. A note will need to be added to the plat stating: "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."

***This note has been added to the revised plat drawings which were uploaded to Miradi on April 7, 2015.***

1. There will need to be an easement given for the existing ditches in the subdivision.

***There are no existing ditches within the subdivision that are used to provide water access to other parcels of property and, therefore, should not require an easement.***

1. A geotechnical report needs be completed for the subdivision. ***To be submitted at the time of pulling of any new building permit***
2. ~~Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8” of 4” minus sub-base and 6” road-base. Compaction tests on both will be required.~~
3. ~~The road is projected to need an XX' ROW. Please dedicate the applicable ROW.~~
4. An excavation permit is required for all work done within the existing right-of-way. **Due prior to issuance of a building permit**

***There is no existing right-of-way within the Kevin Fuller Subdivision being proposed. Therefore, no excavation permit should be required.***

1. All improvements need to be either installed or escrowed for prior to recording of the subdivision. **No improvements anticipated with this subdivision but must be reconsidered upon pulling of any new building permit.**

***No improvements such as curb and gutter, sidewalks, or roadways are being installed in this subdivision.***

1. A Storm Water Construction Activity Permit is required for any construction that:
	* + - 1. disturbs more than 5000 square feet of land surface area, or
				2. consist of the excavation and/or fill of more than 200 cubic yards of material, or
				3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit. **Not required at this time but will be reevaluated at the time of** **application for any future building permit**

***A permit will be obtained prior to start of construction if required.***

1. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site:  <https://secure.utah.gov/swp/client>.

***This project will disturb less than one acre and is not part of a common plan of development or sale. According to the DEQ website, a storm water pollution prevention plan is not required for projects that will disturb less than one acre. In the Construction Site Qualifying Questions portion of the web site it states:*** “If you selected less than one acre and your project is not part of a common plan of development or sale, then you are not required to obtain construction storm water permit coverage.”