



April 6, 2016

Weber County Engineering  
Attn: Blane Frandsen  
2380 Washington Blvd  
Ogden, UT 84401

RE: 3577 McLean Subdivision Engineering Review

Dear Blane:

In response to your review comments of 4-3-2016 the following is submitted.

1. The preliminary plat shall be prepared in conformance with the requirements of the subdivision ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plat shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:

a. RESPONSE: This plat is being done as a Preliminary/Final which is allowed under the County ordinances. Rather than include all preliminary items on this plat I will send a separate map showing the required preliminary items that do not need to be on the final plat.

1. The map exhibits many items which are very faded please consider darkening this information on the plat.
  - a. RESPONSE: I have looked at the .pdf and see that unless you zoom in fairly close the text does look somewhat light in the owners dedication, etc, however, when these print the text is clean and legible. But on the next submittal I will darken the text for you.
2. Please add a 10' wide PUE along the roadway frontage of 4100 West.
  - a. RESPONSE: I have added the easement.
3. Please continue the roadway dedication, PUE, and drainage easement across the frontage of the remainder parcel.
  - a. RESPONSE: I have extended the dedication to the north. I have not extended the easements because this strip is being reserved for a future road and I have shown it as road dedication. I anticipate that this will meet the county's needs?
4. Please widen the connecting portion of the remainder parcel fronting at 4100 to 66' feet in width considering that this may be a future street accessing the remainder parcel and or parcels to the west and south.
  - a. RESPONSE: I have widened this strip to 60 feet instead of the 66 feet. My reasoning is that County Ordinance (Sec. 106-2-2.)<sup>1</sup> defines 66' roads as being Major collector streets. In looking at the

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<sup>1</sup> "Sec. 106-2-2. -Street and alley widths, cul-de-sacs, easements. (b) Major and Major and collector streets shall conform to the width designated on the master street plan wherever a subdivision falls in an area for

neighborhood, I don't see where this area would qualify for that designation and I'm not familiar with a designation of such on the county master plan. In section (c) it defines 60 feet as "Standard residential streets" but does not give an indication of what the definition of Standard Residential street is. "[M]inor terminal streets and loop streets" are defined as 50 feet in width.

- b. My question to you is if the county sees this area developing where there is a need for the "Standard residential street" as opposed to the "minor terminal street and loop street" as I originally anticipated?
  - c. In any event I have increased the opening width to 60 feet and hope that will be sufficient.
5. Please add contours to the Plat as determined by the Planning Commission.
    - a. RESPONSE: Sorry to be uninformed, but can you tell me what the Planning Commission has determined in this situation? I will, however, add contours to the plat for your use but will remove them for the final plat.
  6. The location of percolation test holes on each lot.
    - a. RESPONSE: This information is being worked on with the Health Department.
  7. 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.
    - a. RESPONSE: The owner/developer will make application to the county for a deferral.
  8. 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. The ditch in the front of the property will need to be piped.
    - a. RESPONSE: These items should be part of the development/building permit application process. I will not be addressing them in this platting process.
  9. 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."
    - a. RESPONSE: This note has been added.
  10. This subdivision is located within an area considered as having high potential for liqifaction. A geologic site reconnaissance and or geologic hazard report requirement is being considered in a pending ordinance. Said ordinance will probably not required a natural hasard study for a single lot subdivisions, although no special study may be required in the pending ordinance disclosure of the high potential for liquifaction may be required. At the time of development additional geologic studies may also be recommended or required before a building permit is issued.
    - a. RESPONSE: Since this is a change to the ordinances that is only in the "consider[ation]" phase and has not been approved prior to the application of this subdivision, I believe that this can not be required of this subdivision process. I do recognize that should the ordinance be passed prior to the

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which a master street plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plan is submitted to the planning commission, major or collector streets shall be provided as required by the planning commission, with minimum widths of 80 or 100 feet for major streets and 66 feet for collector streets. (c) Standard residential streets shall have a minimum width of 60 feet, except that minor terminal streets and loop streets or minor private streets and private access rights-of-way in summer home subdivisions may have widths of not less than 50 feet. "

application for building permit on this lot that the owners may have to comply with what the new ordinance requirements dictate at that time. I will notify the owners of that potential.

11. All improvements need to be either installed or escrowed for prior to recording the subdivision.
  - a. RESPONSE: I will notify the owner/developer. I'm assuming that with a deferral for the curb, gutter, sidewalk that the item that you will be looking for is the piping of the land drain ditch?
12. As of March 1st 2016 the State of Utah has issued and approved a New MS4 Storm Water Permit for communities and counties within the the State of Utah including Weber County. The provisions of this permit are presently under review and consideration by the county and may affect the development of this subdivision.
  - a. RESPONSE: Is there a way that you can communicate with the ower/developer on what this permit may entail?
13. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
  - a. RESPONSE: The improvement drawings are not being done as part of this subdivision platting.

Respectfully,

***Ernest D. Rowley, PLS, CFedS***

*Principle Owner - Landmark Surveying, Inc.*

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