



August 27, 2016

Blane W. Frandsen  
Weber County Engineering Division  
2380 Washington Blvd.  
Ogden, UT 84401

RE: Review of Yellow Rose Garden Subdivision dated 08-12-2016 on Miradi

Dear Blane:

The following is the required written response to the review comments as referenced hereinabove.

1. Per the County Subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.

**RESPONSE 1:** Blane, I believe that this plat is being done as a combined Preliminary Final platting process. While the ordinance requires preliminary data or information I believe that much of that information is premature to be designing and showing at this point in the process because the owners are not planning to do any construction for a year or more. The property will still be used as farm ground for some time. What I am requesting of the county is that the preliminary requirements identified below in my responses be waived until the owners come for a building permit. I believe that at that time the need for the items noted below would be appropriate.

1. 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 on hundred (100) feet to the inch and shall show:

1. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.

**RESPONSE:** I would ask that this be waived per response 1 above.

2. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto. (Show Culvert Crossing 1900 N for the irrigation ditch crossing.)

**RESPONSE:** Because the owners are not ready to build the design of and installation of these utilities would be premature and could be installed in a location that would be appropriate for future plans. I would ask that this be waived per response 1 above.

3. 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. (Please add the widths of the pavements along 1900 and along Pineview Eden Highway. Please show the right of way width along Pineview Eden Highway. Please show where the barricades are placed at the southerly end of Pineview Eden Highway. Please show the location of the end of road barriers and gate leading to the Trail head to the Lake.)

**RESPONSE:** The width of Pineview-Eden Highway has been added to the plat. However, the request for pavement width of 1900 is a request that I have not had asked for before. Can you help me understand the need and where in the ordinance such is required? The request for the location of barricades to the trail head which is on Federal Property is one that I also do not know why it needs to be on this plat and perhaps you can help me understand the reason to include a movable object on a permanent record.

4. Pineview Eden Highway does not to be a county road but is held by the US government. It appears to be used by the public for access to the Reservoir. Correspondence from the appropriate Federal Agency holding possession of the Highway needs to be obtained and submitted to the County to confirm the developer has access to the subdivision from the old Highway.

**RESPONSE:** Please see an email that I am forwarding to you regarding this item.

5. Should a PUE be considered along Pineview Eden Highway.

**RESPONSE:** Please let me know if this is being required.

6. The access easement is shown to Lot 2 as a 12 foot wide easement. We need an acceptance letter from the Fire Department that this meets their requirements. It seems narrow there and there is no turn around at the easterly end of the Private right of Way. The District Generally needs an all weather surfacing with structural section able to support a 75,000 lbs fire truck.

**RESPONSE:** The owner will be notified of the need for the letter from the Fire Department, however, because this road will not be built for some time and the ground will be continued to be farmed we are asking that the road drawings and construction details be waived until the time that building permits are applied for.

7. 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. How is culinary water to be provided to each of the three lots?

**RESPONSE:** These items are part of the improvement plans that we are asking a waiver for because of the timing with respect to future construction.

8. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities. (Please show the trail from the end of Pineview Eden Highway that leads to the Lake.)

**RESPONSE:** The ordinance governs the items noted when they are being proposed as part of the development. Please let me know what the need, justification, or ordinance that would require showing an existing trail that is not on the property being subdivided nor part of this development.

2. 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.

**RESPONSE:** The owner will be notified of this requirement.

3. In the event that a deferral on the construction of Curbs and gutters, 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."

**RESPONSE:** The note has been added in anticipation of a deferral.

4. At the time of development 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.

**RESPONSE:** The owners will be notified of this requirement.

5. At the time of development 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>.

**RESPONSE:** Because we are not anticipating construction on this subdivision in the near future and we are asking for a waiver for construction drawings we anticipate that this permit and drawings will be required at the time that a building permit is applied for.

6. Can the Owners be identified for the property west of Pineview Eden Highway as well as for the triangular parcel between the highway and Lot 3 and to the south of the subdivision as has been done to the east of the Subdivision.

**RESPONSE:** These have been added.

7.. Please be advised that the parcel to the east of this subdivision is pending its final approval as the Reflections subdivision which proposes a pipe being installed in an easement just east of the 10 foot irrigation **easement shown on this plat.**

**RESPONSE:** Can you provide us more information on how this pipe installation affects this plat or development of this property? Thank you.

8. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

**RESPONSE:** Since we are asking for a waiver of the development drawings we anticipate that having the engineer sign such will not be required.

Please let us know of the status of the waiver that we are requesting. Thank you.

Respectfully,

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

*Principle Owner - Landmark Surveying, Inc.*

ernest@LandmarkSurveyUtah.com

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