

Frandsen,Blane

From: Frandsen,Blane
Sent: Thursday, January 19, 2017 12:10 PM
To: 'Ernest D Rowley, PLS, CFedS'; Burton,Steven; Andersen,Jared
Cc: 'Verl & Gaye Creager'
Subject: RE: [CAUTION]Creager Subdivision No. 2

1. Can you give me a general idea of the direction of drainage of the parcel which I believe is westerly towards the reservoir and an approximate gradient. It need not be shown on the map that will record and USGS map can be used for such without having to survey such. I will accept such in lieu of contours.
2. OK
3. Will need before the map can record.
4. Will need before the map can record. I'll be sure that a copy of such is entered into Miradi ready to be executed.
5. This came from Jared. I would be ok if they just cleaned what ditch there is and be sure it drains and call it good without a design and plan for now. Executing the Deferral agreement should cover such for the future in my opinion.
6. Done
7. Done
8. Done
9. OK

From: Ernest D Rowley, PLS, CFedS [mailto:ernest@landmarksurveyutah.com]
Sent: Thursday, January 19, 2017 11:36 AM
To: Frandsen,Blane; Burton,Steven
Cc: 'Verl & Gaye Creager'
Subject: [CAUTION]Creager Subdivision No. 2

Blane:

This is the written response to your comments on the referenced project.

1. Contour map at intervals of 1', 2', 5', or 10' as determined by the planning commission.
RESPONSE: I'm wondering if this is necessary since this ground is a farmed field and there is no concern with this needing to be an "R-Lot" designation?
2. 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.
RESPONSE: See response to Item 8 below.
3. The location of percolation test holes on each lot.
RESPONSE: The owners have been asked for the information and it will be noted on the plat when received.
4. No existing curbs, gutters or sidewalks are noted along 5900 East. Therefore, a deferral agreement for such is recommended in lieu of such construction. The agreement will need to be signed by the developer prior to final approval.
RESPONSE: The owners have been made aware of the requirement.
5. If the curb, gutter and sidewalk are deferred, show a proposed roadway swale with slope and design.
RESPONSE: There are no plans on the owners part to modify the existing roadway swale, slopes or drainage until such time that a land use permit is applied for to build homes on the parcels. It is my understanding that this will be some time in the future and that this property will continue to be utilized as it currently is. I am asking that, given these circumstances, the requirement for design improvement drawings be deferred until the owners make land use application.

6. If no swale is designed due to site being flat, 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 curbs and gutters are installed."
RESPONSE: The note is added.
7. There will need to be easements given for the existing ditches in the subdivision. Please assure the proposed 16' irrigation and drainage easement is sufficient for maintenance of the existing irrigation ditch, berms and service access or roadway along the ditch.
RESPONSE: The size of the easement has been increased in accordance with Jared Anderson's suggestion. Thank you for the reminder.
8. The road is projected in the new Ogden Valley Master Plan to be an 66' ROW. We do note that the existing rights of way north and south of the proposed subdivision are at 33' half street who's dedication preceded the new Master Plan recently adopted. I am aware however that a recent acceptance of a 30 foot right of way dedication was approved and do not at this time require the additional dedication. As the masterplan would require such and tha adjoining properties have dedicated the additional 3 feet. The subject will come up each time a building permit is applied for. I would recommend the additional dedication be considered now with the new map or consider giving an offer of dedication for future acceptance by the County. There is a 20 foot PUE and irrigation easement being granted already, this could be renamed as a 20 foot PUE, Irrigation and Sidewalk Easement or reduced to 17 feet easement with a 3 foot side walk easement. The dedication does take the 3 feet off the tax roll and in this case will not restrict the owners usage just make a little less property to be taxed.
RESPONSE: I understand the request and have adjusted the dedication to the 33 foot width. Just a note to reiterate our understanding from the time of application was that this road was only slated to be a 60 foot road and that we only needed to dedicate 30 feet. This is how all of the process and documents to this point have been done.
9. These are large lots with a combined area totaling more than 20 acres. At the time of development a Storm Water Polution Prevention Plan will be required.
RESPONSE: The owners have been informed.

Thank you.
Respectfully,

Ernest D. Rowley, PLS, CFedS
Principal Owner, Landmark Surveying, Inc.
www.LandmarkSurveyUtah.com



- Subdivision Design – City/County Approvals – Land Planning – Site Plans – Construction Surveying – FEMA Flood Insurance Surveys
– Boundary Consulting – Property Surveys – ALTA Surveys

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Certified Federal Surveyor (CFedS)
Member Utah Council of Land Surveyors
Member National Society of Professional Land Surveyors

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