



December 2, 2019

Chad Meyerhoffer
Weber County Engineering Department
PDF only

RE: Pole Patch 3 Subdivision, Weber County Engineering Department review

Dear Mr. Meyerhoffer,

The following responses are given to your review letter for the subject subdivision review dated 2019-11-15.

1. Subdivision will need to be annexed into Central Weber Sewer Improvement District if it is not presently.

An annexation plat has been prepared and the subdivision is going through the process of being properly annexed into the Central Weber Sewer District, per Utah State Code.

2. With all the improvements etc. coming from Pleasant View we would want to see a letter from them that they do not have any concerns with the development etc.

Pleasant View City has executed a development agreement with the Applicant, which agreement has been posted to Miradi, to indicate that the City approves of the development as proposed.

They should be added as a reviewer of the project like other utilities.

We understand that Weber County personnel must add Pleasant View City as a reviewer.

It would make sense to annex the property into Pleasant View City.

Pleasant View City encouraged the Applicant to remain in Unincorporated Weber County.

3. Is this to be a private roadway?

Yes, an Alternative Access Permit application has been submitted to Weber County.

It will need to follow county standards for a private road and improvement plans submitted.

Private Drive will comply with Emergency Access standards.

4. Will all the lots have water pressure being that close in elevation to the water tank.

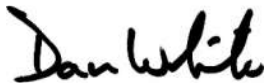
Yes. Each lot owner within the Subdivision is coordinating with Pleasant View City, as the culinary water provider, to design and install individual home booster pumps to provide appropriate pressures.

5. Please show any existing or proposed fire hydrants on the plan.

Shown. Plan and profile sheets including utilities are being developed and will be submitted to Weber County.

6. There appears to be an existing roadway that goes through lot 2. Does anyone have rights to this road?
No, as evidenced by the absence of an easement for such on the Pole Patch Phase 3 plat. The presence of said trail was discussed in a planning meeting held at the County with the Applicant, Mr. Perkes and Mr Meyerhoffer on Friday November 22, 2019. No easement is required, nor will an easement be granted.
7. The protection zone should be shown on the well.
Shown.
8. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed prior to final approval.
Acknowledged.
9. A set of as-built drawings will need to be submitted to the necessary agencies when the project is completed.
Acknowledged.
10. 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 National Discharge Pollution Elimination Systems (NPDES) 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 Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
Acknowledged.
11. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf
Acknowledged.

Thank you,



Dan White, PE
Gardner Engineering