**Egnineering**

Project

[Pelican Bluff Sub. 1st Amendment](https://miradi.co.weber.ut.us/projects/view/3826)

User

[Blane W Frandsen](https://miradi.co.weber.ut.us/users/view/714)

Department

[Weber County Engineering Division](https://miradi.co.weber.ut.us/departments/view/2)

Created

2018-05-22 12:04:05

Modified

2018-07-17 09:39:49

**Notes**

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

The preliminary plat 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.

a.  Contour map at intervals of 1'., 2', 5', or l0 .Current USGS contour as long as their are applicable are sufficient **Contours are shown.**

b  The location, widths and other dimensions of all existing streets and other important features such as bike and jogging trails,  easements and buildings within or immediately adjacent to the tract to be subdivided. **Road & Trails are shown**

c. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto. **No existing or proposed utilities.**

d. The locationand width of existing and proposed utilities including waterlines sewer lines, proposed storm water drainage facilities, overhead and buried power and telecommunication and other proposed improvements such as sidewalks, **No existing or proposed utilities.**

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.

3. 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." **Note added**

4.At the time of development a Storm Water Construction Activity Permit is required for any construction that:

a.  disturbs more than 5000 square feet of land surface area, or

b.  consist of the excavation and/or fill of more than 200cubic yards of material, or

c.  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.

5.  At the time of development 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.

**6.  Please add a PUE's along the front lot line and along the short leg o and the long leg of the side lot boundaries across the back boundary are not needed.   PUE Added**

**7.  Please make provision to widen the street paving up to the trail per the Ogden Valley Trasportation Plan Standards.  For both the Street and Trail.**

**8   All improvements must be install ed or escrowed for before map approval.**

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department’s attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Blane Frandsen PE