

# memo

## Gardner Engineering

To: Blane W Frandsen  
From: Klint Whitney  
CC: Ronda Kippen, Cecil Satterthwaite, Brett McFarland  
Date: 2/27/19  
Re: John and Vicki Subdivision

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Comments: It appears that Mr. Frandsen did not provide an actual "review" of the and may not have even looked at the previously submitted subdivision plat. Gardner Engineering has been instructed to proceed to Final Plat in which some of the items such as contours and existing site conditions and utility information etc. have been removed. Below is my response to Mr. Frandsen "review".

1. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission. **Shown on original submittal. Removed for final plat.**
2. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided. **Shown on original submittal.**
3. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto. **Shown on original submittal.**
4. The location, widths and other dimensions of proposed public streets, utility easements, etc. **Shown on original submittal.**
5. The location of percolation test holes on each lot. **Shown on original submittal.**
6. Plans or written statements prepared by a licensed civil engineer regarding sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements. **N/A**
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. **N/A**
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. **N/A**
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." **This has been added to the final plat.**
10. There will need to be an easement given for any existing ditches in the subdivision. **N/A**
11. At the time of Development, a Storm Water Construction Activity Permit is required for any construction that:  
**N/A**
  1. disturbs more than 5000 square feet of land surface area, or consists of the excavation and/or fill of more than 200cubic yards of material, or **N/A**
  2. requires a building permit for which excavation or **N/A**
  3. fill is a part of the construction, and less than five acres **N/A**
  4. 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. **N/A**
12. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) permit be acquired for all new development that: **N/A**
  1. disturbs more than 1 acre of ground or **N/A**

2. is part of a common plan of development for a single family residence NA/
3. 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>. NA/
13. After all items have been addressed a wet stamped copy of the improvement drawings will be required.