

MEMORANDUM

TO: Valerie Claussen, MPA, AICP – Pleasant View City Planner

FROM: Brandon K. Jones, P.E.
Pleasant View City Engineer
Jones and Associates Consulting Engineers



CC: Melinda Greenwood – Pleasant View City Administrator
Valerie Claussen, MPA, AICP – Pleasant View City Planner

RE: **INTERMOUNTAIN DENTAL PROJECT – 2797 North on US-89**

Date: March 12, 2015

The purpose of this Memo is to communicate our on-site observations and recommendations regarding the Intermountain Dental Project located at 2797 North on US-89 in Weber County as follows:

1. It is our understanding that as of March 2, 2015, all Central Weber Sewer Impact fees and Pleasant View City Sewer and Storm Water Impact fees have been paid.
2. The City storm water impact fee included a fee for not only the new Dental Office but also the existing storage unit buildings and related hard surfacing. The fee was based on both the new Dental Office and the existing storage units having adequate storm water detention facilities, which reduces the impact fee. The storm water detention system for the new Dental Office appears to be adequate for storm water control; however, the existing storm water detention basin for the storage units is not functioning properly based on our on-site observations. Surface runoff from the storage units is not being properly collected and discharged into the existing basin. In addition, the existing inlet and piping are filled with mud and debris and do not appear to be functioning.

Prior to issuing an occupancy permit to the new Dental Building we recommend the following:

- a. The new storm water piping and control structures connecting to the existing detention basin, as shown the construction plans we received from Silverpeak Engineering (stamped 1-30-15), must be completed. However, we recommend that the new outfall line from the existing detention basin be connected to the City's existing 24" storm drain rather than the existing 12" storm drain near the railroad tracks.

- b. All debris and obstructions should be removed from the area west of the storage units to allow storm water to enter the existing basin. Some grading may be required.
 - c. We also observed areas of ponded water containing possible oil contamination. This should be reviewed and addressed by the County as there may be a storm water quality issue.
 - d. The sanitary sewer from the new building to the existing mainline has been completed; however, it will be necessary for the contractor to physically cut a clean hole in the top of the existing sewer main so that the new sewer service line will function. This should be coordinated with the City.
3. It should be noted, that any further development on this property will need additional on-site detention and may need other improvements depending on what is proposed. Also, the additional corresponding storm water and sanitary sewer impact fees will need to be paid to the City.
 4. We recommend that the City relate to Weber County that should additional development be proposed, Pleasant View City needs to be a part of the process, so that we are able to ensure that the City's infrastructure has adequate capacity to serve the proposed development.

Should you have any questions, please let us know.