

DESIGN REVIEW MEMORANDUM

TO: Scott Hess, Planning Director

CC: Dave Espinoza, Public Works Director

FROM: Eric Casperson, P.E, City Engineer

RE: Lock it Up Storage
Final Review

DATE: April 19, 2024

DESCRIPTION:

This development is located at 305 E 2000 N, North Ogden, UT.

Comment

Status as of April 19, 2024

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| Additional roadway dedication may be required as part of this development. | | |
| 1. | Once preliminary approval is granted submit final plat, required studies and improvement plans for review and approval. | Complete |
| 1a.. | Additional rights-of-way or pedestrian easements may be necessary along 2000 N and 1900 N to accommodate the proposed sidewalks. | Complete |
| 2. | Storm Water Detention facilities and piping will be required. No area(s) have been indicated on the preliminary plan for a Detention Facility. Proposal of enlarging the existing detention facilities may be acceptable. Explore and research capacity and the ability to expand. Add an oil and water separator to the expansion of the detention basin. | Complete |
| 3. | Provide for improvements along Washington Blvd to incorporate the Streetscape which will include a 10' wide sidewalk, existing Street lights and Street trees within the landscaped parkstrip. | Complete |
| 3a. | Improvements along Washington Blvd will require a permit and approval by UDOT. | Pending |
| 4. | Sidewalk shall be incorporated into the 66' right-of-way on 2000 N. Sidewalk shall incorporate smooth transitions around Power Poles and where offsets occur. | Complete |
| 5. | LID 80% storm water retention must be addressed with this development. | Complete |
| 6. | Provide the AutoCAD drawing files to the City Engineer for addressing of the Lots. | Pending |
| 7. | Provide a Geotechnical Study for the subject property. Such study shall also include infiltration study under saturated conditions to determine soil's capability to infiltrate the LID 80% stormwater. | Complete |
| 8. | The proposed buildings adjacent to 2000 N shall not encroach into the right-of-way of 2000 N and shall be set back sufficient to accommodate a sidewalk along the south side of 2000 N. | Complete |

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| 8a. | The proposed driveway location for the new office off 1900 North is far enough west to not interfere with the left turn pocket on 1900 N. No changes are needed. | Complete |
| 9. | A cross access agreement shall be required for the drive connection of the new office and the property to the north. | Pending |
| 10. | Sidewalk shall be incorporated into the north side of 1900 N, shall be 6' wide and shall extend west across the new office property and shall connect to the trail system to the west. Trail system to be discussed at a later date. | Complete |
| 11. | Improvements to the Coldwater Creek shall also consider a trail per North Ogden's Trail Master Plan. | Complete |
| 11a. | Improvements to the Coldwater Creek which incorporate property owned by North Ogden City shall be jointly accomplished by means of a Development Agreement | Pending |
| 12. | Coldwater Creek will be impacted by this development. Any re-alignments, enclosed piping extensions or general clean-up of the creek shall require a USACE permit. Verification of needed permit to be done by applicant and submitted to North Ogden City. | Pending |
| 13. | Portions of the property are within the 100 year flood plain. Adequate protection for proposed buildings or adjustments to their location to outside of the flood plain will be required. | Pending |

Should you have any questions, please feel free to contact me.