

Sandhill Crane Cluster Subdivision

Written Response to Engineering Review

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Please see redlines on Sandhill Crane Engineering Review Nov 2014 pdf (below) and address redlines.
2. The subdivision will need to have curb gutter and sidewalk unless a deferral is granted. **We are requesting a deferral for curb and gutter similar to other subdivisions in the area.**
3. We will need a letter from the water and secondary water Companies stating that they approve of the design of their utility. **See attached letter from Eden Water Works Company. We will be required to install a new line from 5600 East to supply adequate fire flows for the development. The improvement drawings submitted for final will reflect this requirement.**
4. All the necessary easements will need to be shown for the utilities. **Will be shown on the final plat and improvement drawings.**
5. Final Improvement plans will need to be stamped by a Engineer. **On final plat and improvement drawings.**
6. Will the subdivision have secondary water? **The development has shares of Eden Irrigation water which will be used for the common space. Each homeowner will be directed to Weber Basin Water to purchase contract water to drill a shallow well for irrigation. It is anticipate that each lot will irrigate approximately 1/3 acre, requiring 1 acre foot of contract water from Weber Basin.**
7. We will need a plan and profile of the roadway design. **This will be provided on the improvement drawings submitted prior to final approval.**
8. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. **Upon final approval of the of the subdivision an Engineer's Estimate will be submitted for review. The estimated costs will be escrowed with a Weber County approved escrow agent.**
9. A set of as-built drawings will need to be submitted to our office when the project is completed. **Upon completion of the subdivision.**

10. Cluster mailboxes are not required as part of the subdivision development in the Eden Post Office District. A letter from the post office approving the mailbox type and location shall be submitted to the County before final approval of the subdivision. The County must also approve of the location. **Will be submitted prior to final approval.**
11. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 3" minus sub-base and 6" road-base. Compaction test on both will be required. **Will be submitted with improvement drawings.**
12. 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>. **A SWPPP will be provided with the improvement drawings. The contractor will obtain the permit prior to construction.**
13. 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 **A permit will be obtained by the contractor prior to construction.**