Weber County Engineering

Attn Chad Myerhoffer

Re: Winslow Farr Jr. Subdivision

Chad

1. I was asked to see if I couldn't review this to help with getting this on the next agenda so I am quickly going through items to point out some of the larger issues that I see.  Some of the items from Dana's earlier review may still apply and if there is someone else in our department that is reviewing this those items will apply as well.
	1. Thank you. We appreciate you jumping on this.
2. We will need improvement plans for the curb gutter and sidewalk, unless there is a deferral granted.  This will also need to address the storm drain.
	1. We are currently working on these plans and will provide a set for the County to review once Preliminary Approval for the development has been granted.
3. I believe there is secondary water installed and I do not see it on the plan or the services to the lots.
	1. We are working with the Irrigation company to determine the location, size and service lateral placement this information will be shown on the above mentioned improvement plans
4. Each of the sewer connections are shown connected into Central Weber's mainline, we will need a letter from them stating that they are ok with that and they will need to conduct inspections on the laterals.
	1. Will serve letters have been provided to the County, we will be submitting the above mentioned plans to Central Weber Sewer and will provide a letter of approval once granted.
5. The property will need to be annexed into Central Weber's Sewer Improvement District.
	1. Along with the improvement plan we are completing an Annexation plat for the Sewer district to incorporate these parcels into the district. This will be approved and completed prior to final approval of the development from the County.
6. There will need to be an easement for the sewer on lot 110, there may already be record of one.  Please provide a letter from Central Weber that address their easement.
	1. An Easement has already been recorded for this sewer line the location and recording information have been shown on the revised preliminary plan and will be shown on the final subdivision plat
7. An excavation permit is required for all work done within the existing right-of-way.
	1. The developer will coordinate with the County to ensure this is completed.
8. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
	1. The developer will coordinate with the County to ensure this is completed.
9. A Storm Water Construction Activity Permit is required for any construction that disturbs more than 5000 sq. ft. or 200 cu yds.
	1. We will be preparing the plan and booklet required for SWPP with the above mentioned set and the developer will coordinate with the county to ensure the permit from the state and County are in place prior to construction
10. If construction activity will disturb more than an acre then a state permit will be required.  This includes the construction of the homes etc. on each lot.  Please provide information addressing the area that will be disturbed if it will be under an acre.
	1. We will be preparing the plan and booklet required for SWPP with the above mentioned set and the developer will coordinate with the county to ensure the permit from the state and County are in place prior to construction
11. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
	1. A wet stamped set will be provided once approved.
12. An Estimate for improvements for a financial guarantee will need to be submitted and approved.
	1. The developer will coordinate with the County to ensure this is completed.
13. Planning can address parcels A, B, C, and D.
	1. We are working with planning to address these parcels.

Sincerely

Andy Hubbard P.L.S.

Principal