August 30, 2016

**Attn: Blane Frandsen**

**Weber County Engineering Division**

**RE: Dylan-Jessica Manning Acres Subdivision – Review #1 Comments**

We have addressed your comments as follows.

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
	1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (l00) feet to the inch and shall show:
		1. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area. This project does not necessitate future roadway planning.
		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. Centerline dimensions to the state road to the east have been added. A note stating that the Weber River varies in width has been added.
		3. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto. Existing utility’s and proposed utility tie ins were shown on the original submittal. The sewer system is to be septic as approved by Weber Morgan Health department.
		4. The location of percolation test holes on each lot. The location of the test hole was shown on the original submittal.
		5. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities. Open space and common areas are non-applicable to this project.
2. 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. The owner has been advised to work with the planning department on a deferral agreement.
3. 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 note has been added to the plat.
4. The road is projected to be need an XX' ROW. Please dedicate the applicable ROW. No right of way dedication is requires.
5. An excavation permit is required for all work done within the existing right-of-way. Owners Responsibility.
6. All improvements need to be either installed or escrowed for prior to recording of the subdivision. Owner’s responsibility.
7. At the time of development a Storm Water Construction Activity Permit is required for any construction that:
	1. disturbs more than 5000 square feet of land surface area, or
	2. consist of the excavation and/or fill of more than 200cubic yards of material, or
	3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit. Owner to provide prior to being issued a building permit.
8. 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 Utah Discharge Pollution Elimination Systems (UPDES) 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 Department of Environmental Quality at the following web site:  <https://secure.utah.gov/swp/client>. Owner to provide prior to being issued a building permit.
9. Of special note is that this parcel borders a section of the Weber River. Three issues of concern need to be considered: a) The statement on the Plat indicates this is in a flood zone X.  By review it would appear that the north and west portions of the proposed subdivision may actually be in the AE Flood Zone please verify the Flood Zone designation shown on the plat to be correct and show as closely as possibly where the boundaries of the adjoining Flood Zone AE fall with respect to the proposed subdivision; b) The second concern is that the close proximity to the river will need to consider a building set back from the high water line; c)  Third In considering the SWPPP or pollution prevention plan a natural undisturbed buffer zone of 50 feet is the standard recommendation or the equivalent thereto made up of a reduced undisturbed buffer and the lost buffer depth being replaced by structural BMP's. A 50’ Building setback from the river has been added to the plat.
10. After all items have been addressed a wet stamped copy of the improvement drawings will be required.