Chad,

I can't respond online in the Miranda system.  I'm denied access for some reason.  Please see written response to your comments below.

I appreciate your help with this project.  Please don't hesitate to contact me directly.

Dan S. Hales

801-648-6117

1. The Drive Crossing needs to be piped with Min 18” RCP. Double check with the irrigation company on the size.
   1. This is already done.  The irrigation company placed a 10 inch pipe at the very end of the ditch.  I’ve installed a 24 inch Galavanized pipe.  Far exceeding the capacity of all other pipes currently installed in the same ditch.
2. Due to the evident danger of the drainage ditch that runs along the back of this lot it is recommended that a fence be installed for safety. 5ft. non-climbable fence.  This fence will need to be placed so that maintenance can still be done on the drain.
   1. The fencing recommendation has been noted, and will be consider.
3. Owners of property will be required to bring the road up to county standards once 80% of the subdivision is developed with homes.  An acknowledgement of Sub-Standard Improvements and width will need to be recorded with this subdivision.  There will need to be a deferral of 325 Ft. of curb, gutter and sidewalk as well as 3900 Sq. Ft. of 3” asphalt, 6” Base and 8” Sub-Base.
   1. The future growth and improvement is noted.  Currently the road to this property is a "private drive" owned and maintained by the HOA.  Due to the agricultural use of this and surrounding properties the installation of sidewalk, curb and gutter is not feasible.  This is farm ground that is flood irrigated requiring that source and drainage ditches exist and be unobstructed.
4. The Bureau of Reclamation easement and maintenance easement.  There needs to be an additional note place on the plat stating that the easements will become Weber County drainage easements when the BOR abandons or shares their drains with Weber County.
   1. I can have a note put on the plat but drainage easement ownership is independent of plat information and is not dictated by plat notes.  This seams out of scope for this effort, however, please advise if additional note is required for final approval to split the ground.
5. It appears there is an irrigation ditch that is along the East portion of the lots that appears to service other properties.  There needs to be an easement for this ditch, or information from adjoining property owners/ditch company that states an easement is not needed.
   1. There is an easement in place for ditch maintenance along the east portion of the property.
6. This property is not in a mapped flood plain.  However, because of recent flooding that occurred in the area, it is recommended that the lowest habitable floor be a minimum of one foot above the road elevation.
   1. The recommendation is noted, and is a major consideration for potential building in the future.
7. 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 (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 Dept. of Environmental   
   Quality at the following web site:  <https://secure.utah.gov/swp/client>.
   1. I understand this is required before construction begins and before construction permits would be issued.  Are you saying I need to provide one or both now?  If required now are requiring both SWPPP and UPDES now?
8. 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>
   1. I understand this is required before construction begins and before construction permits would be issued.  Are you saying I need to provide this now to obtain final approval to split the ground?