

2 June 2020

Weber County Planning Department
2380 Washington Blvd., Suite 240
Ogden, Utah, 84401

Attention : Felix Lleveromo

RE: Dixie (Schlaf) Subdivision

Dear Felix,

We have reviewed the comments made by Weber County Planning, Engineering and Surveyor and have the following response:

Engineering Review:

1. We have added street widths and easements to the subdivision plan and have included a separate plan and profile sheet showing the plan and profile of the existing private road that one lot subdivision has frontage on. This drawing also includes the existing topography of the lot.
2. On the Plan and Profile drawing, the existing water lines, sewer lines and storm drain lines are shown on Via Monaco. The water lateral will be a simple 1-inch tap on the existing water 8-inch waterline, above the pressure reducing station with a 1-inch meter (Max). The sewer connection to the lot will be through a 2-inch force main. The owner will need to install an individual sewage lift station sized to accommodate only his home. A 15-inch RCP will need to be installed in the drainage borrow to access his driveway to the lot.
3. We have shown the 20-foot wide Easement along the north property line of Lot 1.
4. The owner requests a deferral agreement for the curb and gutter, as there is no curb and gutter on the adjoining developments.
5. Note has been added to the plat stating "Due to the topography and the location of this subdivision all owners accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed".
6. Note has been added to plat stating that "an excavation permit will be required for all work done within the existing right-of-way".

Planning Review:

1. The footprint of the adjacent home and garage to the north have been shown on the plat.
2. A note has been added referencing the existing geologic study prepared by CMT Engineering Laboratories Project Number 13838 dated January 5, 2019 is available for review at Weber County Planning Office.
3. The Planning Commission signature block has been revised as requested

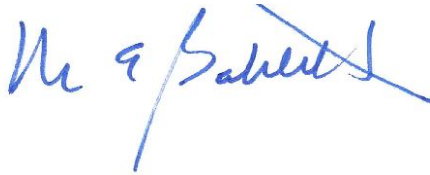
Surveyor Review:

1. The subdivision name has been changed from Dixie Subdivision to Schlaf Subdivision.
2. The Owners Dedication Signature block has been revised to John Michael Schlaf.
3. The boundary description has been revised and it now closes.
4. Road widths, easements and adjacent buildings within 30-feet of the subdivision have been added.

5. Fencing along the east line of the subdivision has been added with dimensions to the property line.
6. The Weber County Surveyors signature block has been updated as requested.
7. A narrative has been added to the plat.
8. The Northwest corner of Section 24, T6S, R1E is in place, contrary to the Weber County tie sheet that found it destroyed in 2018. **THIS MONUMENT HAS NOT BEEN DESTROYED.** On May 1, 2020 I revisited the site and found the monument buried approximately 15-inches below grade next to a "T" Post, just exactly the way we have it referenced on our plat. Attached are pictures taken that morning. Please remove reference to this monument being destroyed.
9. We did find that the monument at the North Quarter Corner had been damaged, with the top of the monument missing, but the stem of the monument still in place. We have revised our labeling of this monument.

Please review the attached copies of the subdivision plat and Utility Plan with topography.

Sincerely,



Mark E Babbitt, PE / PLS
Great Basin Engineering, Inc.



Northwest Corner of Section 24, T6S, R1E as of May, 2020