



Memorandum

To: Michael Tuttle
Roy City Corporation

From: Chaz Schlange, BLA
Wasatch Civil Consulting Engineering

Date: May 30, 2013

Subject: Hill View Acres Subdivision No. 2

We have made the requested changes for the subject property and resubmitting for approval:

1. It appears that this is just splitting an existing lot and that no new utilities are to be installed.
A culinary service lateral will be constructed for Lot 7.
2. Where this already a recommendation for a deferral on the curb, gutter and sidewalk, 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." **Note added to Preliminary Plat**
3. Please show a 10' Public Utility and Drainage easement along the front lot lines.
A 10' Public Utility and Drainage Easement has been added to the Preliminary Plat
4. Where does the 10' sewer easement in back of Lot 8 go? It appears that this needs to be included on Lot 7 as well. **The 10' Easement was required by the Health Department as secondary access for septic drain field in case the primary field fails on Lot 7**
5. Please provide the letters to vacate the PUE along the lot line.
We would prefer to hold a public hearing and notice to vacate the Public Utility Easement, as in accordance with Section 17-27a-208 of the State Code. In our experience forgoing the public hearing process as allowed in Section 17-27a-608(2) and providing signed approval from all parties and utility companies, is a more time consuming process. We have instructed our client to file a petition for the vacation. The Public Utility Easement shall be vacated as part of the vacating ordinance prepared by Weber County.
6. FYI, an excavation permit is required for all work done within the existing right-of-way. **Noted**
7. FYI, a Storm Water Construction Activity Permit is required for any construction that: **Duly Noted**
 1. Disturbs more than 5000 square feet of land surface area;
 2. Consist of the excavation and/or fill of more than 200 cubic 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.
8. FYI, where the original subdivision was done in 1968, and all the lots are fully stabilized, this would not be considered a "Common Plan of Development". **Duly Noted**