

Weber County Planning and Engineering
2380 Washington Blvd, Suite 240
Ogden, Utah 84401

Attn: Ashley Thoman

RE: Legacy Mountain Estates PRUD Subdivision

Ashley,

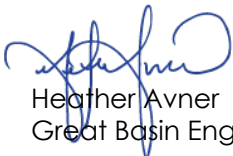
We have received the comments on the Legacy Mountain Estates project that are associated with the Civil plans and storm water study. We appreciate the time that was taken by the County to review these plans. The comments have been addressed and are noted in the table below. The Civil plans and Storm Water Study have been updated as necessary and are included with this response letter.

Civil Site Plan – County Comments		
Comment		Response
1	A traffic impact study will need to be submitted for the impact of the proposed development including any impacts to Highway 39. Any necessary improvements to Highway 39 will need to be approved by UDOT.	A study is in progress
2	Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.	OK
3	Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.	Part of the Conditional Use/PRUD submittal

4	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 planning director has determined that a deferral for curb and gutter is not required
5	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."	A note will be added regarding runoff
6	There will need to be an easement given for the existing drainages in the subdivision. There are two drainage easements that exist on the plat for The Chalets at Ski Lake Phase 8 that will need to be matched on the Legacy Mountain Estates plat.	OK
7	A stream alteration permit(s) will need to be approved by the State before work can take place within the stream corridor as required by the State.	Permits have been submitted to the State.
8	The recommendations of the geotechnical report will need to be followed. This includes but is not limited to the 3:1 cut and fill slopes.	OK
9	Compaction tests on the road construction will be required. The street cross section will need to label the shoulder roadbase thickness as 10"	OK
10	The slopes around the roundabouts will need to be labeled on PP1.3 and PP2.1.	OK
11	The cul-de-sacs of Legacy Point and Legacy Circle will need to show finished grade contours.	OK
12	There is a storm drain inlet located where Legacy Drive connects to Quail Lane that will need to be relocated.	The inlet box has been shown on the plans.
13	An excavation permit is required for all work done within the existing right-of-way.	OK
14	All improvements need to be either installed or escrowed for prior to recording of the subdivision.	OK
15	The Engineering department has not reviewed the CCRs yet.	OK

16	Please include the grading for the water tank and tank access road.	Grading for the water tank can be found on sheet CG2.2 and PP6.1
17	The storm water study will need to include some additional information:	
	1. the calculation on the historic pass through flows that are mentioned in the orifice calculations.	The historic flows have been included in the storm water study.
	2. Pond A-3 appears to be undersized by 1,038 cubic feet	Pond A-3 has been revised.
	3. Does the State Dam Safety need to review the ponds?	Dam Safety should not need to review the plans after the latest revision. None of the ponds are detaining more than 14 feet of water and the embankment slopes are at a 3:1 slope.
	4. On sheet SWS there isn't a delineation line between A-3 and A-8	The line has been included.
	5. the calculations for flows in the pipes should be part of the study to verify the size of proposed pipes	Pipe sizing calculations have been included.
18	A Storm Water Construction Activity Permit is required for any construction that: <ul style="list-style-type: none"> 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. 	OK
19	Please add the NOI and SWPPP as documents on the Frontier system.	OK

Should you have any questions regarding these revisions, please feel free to contact us.



Heather Avner
Great Basin Engineering