

Review Status: Not Approved by Tucker Weight

Review:

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. We will want a no access line on the west side of lots 1, 12, and 13. **A no access line has been provided as requested.**
2. Please add a drainage easement for the slough, probably at least 20' from top of bank on each side including the slough itself. **Lots 25, 26, & 27 will be required to pipe the slough across the entire lot. A 15' easement has been provided along the centerline of the slough.**
3. We will also need a 50 setback from the high water mark for the slough. It is classified as an intermittent stream on the USGS maps. **The centerline of the slough is significantly below & to the east of the easterly lots & the slough will be piped through lots 25, 26, & 27. No flooding potential.**
4. Who is going to own parcel c and b? **Both parcels will be deeded to the existing southerly lots. See plat notes 3 & 4**
5. Please have Parcel A as part of either lot 27 or lot 24. We will need an easement for the detention pond. **See owners dedication on plat stating: Parcel 'A' As Shown Hereon, As A Parcel For Storm Drainage Purposes, To Lot 27, Who Will Own In Fee Simple Parcel A And Be Responsible For It's Maintenance. We Further Dedicate A Storm Drainage Easement With Corresponding Access To Weber County Across Parcel A.**
6. The detention pond will be maintained by the lot owner and we will have a maintenance agreement for the pond. **Acknowledged**
7. Please provide storm drain calculations. **SD Calculations are attached.**
8. Does the neighbor to the South East have an easement to use the dirt road and the existing slough crossing? If so please put that on the plat. **Per title report research there is no recorded easement. Said lot owner has onsite access to 4900 west.**
9. There will need to be an easement given for the existing ditches in the subdivision. **There are no known downstream irrigation users.**
10. A geotechnical report needs be completed for the subdivision. **A geotechnical report has been completed & was submitted with previous submittals.**
11. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction tests on both will be required. **The required road section has been updated as required. See sheet 1. Note that the geotechnical report proposes 3" asphalt on 7" road base.**
12. An excavation permit is required for all work done within the existing right-of-way. **Acknowledged. To be by contractor.**
13. All improvements need to be either installed or escrowed for prior to recording of the subdivision. **Acknowledged. Desire is to record immediately (Engineers estimate attached for review)**
14. Once we have approved the plans we will need to see an engineered cost estimate for the improvements. **Engineers estimate is attached for review.**

15. We will want to see a letter from the culinary and secondary water providers approving the improvement plans. **Final will serve letters from culinary & secondary water providers are attached.**
16. A Storm Water Construction Activity Permit will be required prior to construction. **Acknowledged. To be by contractor.**
17. A Storm Water Pollution Prevention Plan (SWPPP) will be required prior to construction. **Acknowledged. To be by contractor.**
18. Please see the attached documents for additional comments.

All comments & redlines on final plat have been reviewed & updated.

Sheet 2: ADA ramps have been added as specified

Sheet 5 & 6: Slopes have been added where marked

Sheet 7: Existing waterline has been shown

Sheet 8: No box is required as water will flow south into project & collected in lower boxes.

Sheet 9: Casings have been added where marked & irrigation lines have been moved to provide more space between curb & pipe

Sheet 11, 12, & 13: Combo box has been replaced with inlet box as specified

Sheet 12: 1900 South storm water is flowing to & being collected in on-site inlet boxes

Sheet 13: A proposed sewer pipe was missing & has been added. There is an existing 48" culvert just east of the proposed culvert. It is believed that at the proposed slope the new 48" culvert to be installed as part of the project will exceed the flows in the existing culvert. The depth of the proposed sewer also does not allow for an increased culvert size.

Sheet 14: The storm water at the south end of the project will be collected in storm drain inlet boxes & piped then ditched to the existing slough.

Sheet 15: The irrigation lateral has been located farther from the proposed water lateral to avoid cross connections. The combo box has been replaced with an inlet box where marked.

Sheet 16: Project will install a wye & 1 foot capped stub from sewer line. Locations to be determined by county.

Sheet 18: The tie-in manhole has been verified as the deeper of the two

Sheet 19: The pond is to be a detention pond. Marked in yellow is the overflow location which will allow the pond to flow into the existing slough. In order to provide sufficient bury to the inlet boxes in 5050 west street the storm drain pipe must be at the depth provided. The storm water will collect in the inlet boxes & flow south to the pond where it will bubble up into the detention pond. There is a 4" pipe which will drain the out the bottom of the box into the slough allowing the system not to constantly be full of water.