



**Great Basin Engineering Response to Weber County Engineering**

**TWIN ACRES - PLAN REVIEW.**

| <b>Updated: 11/3/2021</b>                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                              | <b>WC Comment &amp; GBE Response</b> |  |
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| <i>Comment</i>                                                                                                                                                                                                                                                      | <i>Response</i>                                                                                                                                                                                                                                                                                                              |                                      |  |
| 1. 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, sidewalk and asphalt, which has been signed by the developer prior to final approval. | The Developer will provide this.                                                                                                                                                                                                                                                                                             |                                      |  |
| 2. 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."      | This has been added to the Plat. Seen Note 4.                                                                                                                                                                                                                                                                                |                                      |  |
| 3. An excavation permit is required for all work done within the existing right-of-way.                                                                                                                                                                             | The developer will provide permits prior to construction.                                                                                                                                                                                                                                                                    |                                      |  |
| 4. All improvements need to be either installed or escrowed for prior to recording of the subdivision                                                                                                                                                               | This will be done.                                                                                                                                                                                                                                                                                                           |                                      |  |
| 5. The alternative access will need to follow the Alternative Access code requirements specified in section 108-7-29 of the weber county code.                                                                                                                      | This Note has been added to the Plat. See note 5.                                                                                                                                                                                                                                                                            |                                      |  |
| 6. Please provide a cost estimate for the alternative access roadway.                                                                                                                                                                                               | <p>The 12' wide alternative access road and 40' wide turnout total 4,500sf<br/>                     Estimated cost of Grading this area is \$2,700<br/>                     Estimated cost of 12" Crushed Gravel Base Course is \$8,750</p> <p>Cost Estimation PDF has been prepared which summarized the above figures.</p> |                                      |  |