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. Please see the attached pdf for additional comments and clarification.
2. 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. There is some existing curb and gutter on a portion of the roadway.
3. The turn-a-round needs to be installed to be brought up to county standard. Please provide construction drawings.
4. You may want to verify the setbacks with the planning department. I'm not sure what they would consider a side, and what would be the back in Lot 2R.
5. Are there any easements that need to be shown on the property for the residences up the hill. You may want to label it as access and utility easement instead of just access easement.
6. The buildable areas don't appear to meet the 75'x100' < 25% requirement. You might as well remove the buildable area and leave them as R lots.
7. You may want provide a ROW access easement on the back of Lot 1R where the current access appears to cross the property line.
8. The drainage easement would only need to be be 50' total width, which matches the easement on the down hill side of the road.
9. After visiting the site on August 16th it appears that there are plenty of leaves and vegetation that have not been washed away by water flows. As such it appears that this wouldn't meet the definition of a stream that would required a stream cooridor setback.
10. A geotechnical report needs be completed for the subdivision.
11. An excavation permit is required for all work done within the existing right-of-way.
12. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department’s attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

Mike:

Thanks for meeting with me onsite last week to review the land and drainage channels. I am responding to your comments/requirements and forwarding copies to the surveyor/engineer in anticipation of compliance.

(2) There is full curb and gutter provided along frontage of Lot 2, but no sidewalk. To my knowledge none of the occupants of the private road portion of Bybee nor Carriage Lane needed or provided curb, gutter, sidewalk. I will try to obtain a deferral on the sidewalk, if possible.

(3) I will install county acceptable turnabout and Landmark engineering will submit drawings. Will subdivision be approved contingent upon completion of that construction or must it be completed prior to approval being given?

(4) Will speak with Ben Hatfield/Jim Gentry regarding lot line setbacks and amend as necessary.

(5) Will amend easements where applicable to acess and utility easements and pay particular attention to the private driveway access along the shared lot line of lots 1&2, amending that line if necessary to accommodate anticipated driveway.

(6) With the drainage easement requirement reduced somewhat, Engineer and I will revisit buildable area attempting to comply with size and slope to keep it within regular lot parameters. If that proves impossible, it will be designated a restricted lot, submitted as such, and applicant will move for Hillside Review prior to receiving building permit.

(7) Will request surveyor to better accommodate driveway access as requested.

(8) Will amend drainage easement as recommended.

(9) 25’ each side of midline on stream will be amended and show on final plat.

(10) Will contract with local geotech company for geotech report.

(11) Will obtain excavation permit prior to disturbing any area within the ROW.

(12) Shall mark a 20’X10’ area in northeast quadrant of turnabout as snow storage area for county snowplowing.

(13) Remainder parcel will be designated for the land left over from existing parcel upon acceptance by county of subdivision.

Thanks and best regards.

Matt Rasmussen Builder/Developer

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