

1. It appears that there will be some lots with geological issues on them. There will need to be an “N” by the lot number that references a note below informing that there needs to be a geological study done on the lot at the time of a building permit.

The new Geotech report dated October 24, 2022, indicates that the slope for these lots is adequate for residential construction.

2. Please have the Geologist/Geotechnical Engineer address the roadway in the labeled hazard areas and what needs to be done to mitigate the hazard.

Geotech recommendations will be followed.

3. There are events that take place in the upper valley where there is snow on the ground and a warm rain melts the snow. I can see how this could potentially be a high concern. Will there be any mitigation in place for such an event?

Road drainage and culverts installed in existing drainages will divert water away from lots. Cabin Finished Floor elevations have been set and graded to direct storm water away from buildings.

4. If ground water/springs are encountered how will it be handled.

Geotech recommendations will be followed.

5. Recommendations in the Geotech report need to be followed.

Added note under General Notes.

6. There needs to be a note on the plans that the recommendations in the Geotech report need to be followed.

Will add this to the notes

7. We will need a letter from the sewer and water district approving of the design of the new infrastructure.

Letter has been submitted

8. The cut and fill slopes will need to have easements on them, when outside of the PUE.

The cut and fill slopes that fall within the common area will be included as an easement through the owner's dedication.

9. Any utilities/structures that are outside of defined on the plat, will need to have the proper easements on them.

Utilities outside of defined roadway will be included in Common area or private drive.

10. Rock Walls that are 4ft in height or higher require an engineered design. Design will need to be stamped by Engineer and after installation we will need a letter from the Engineer stating that they were installed properly.

Will provide letter as needed for walls over 4 feet.

11. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed.

Escrow will be established.

12. A set of as-built drawings will need to be submitted to our office when the project is completed.

When project is completed will provide as-built drawings.

13. All requirements of the Fire District need to be met.

Will meet all requirements of Fire District.

14. Show a cross section for the parking areas and walkways/pathways.

15. 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 3" minus sub-base and 6" road-base. Compaction test on both will be required.

Have updated the road cross section.

16. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.

Have provided a SWPPP

17. A Storm Water Activity Permit will need to be obtained through our office before construction begins.

http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf

Will provide permit when construction begins

Sheet SP1

Added PG 64-34 and chip seal to the roadway typical

Sheet GP1

Added Note that SD will be private outside of roadway right of way.

Added Note that walls over 4 ft will be engineered.

Pond and Storm Drain will require an easement

Will there be any flooding concern with this cabin?

See GP1B for grading. FF Elevation and FG elevations are set to prevent flooding. Exterior of cabin should be graded away from foundation.

How will the drainage cross here?

Added note to install pipe as needed to cross sidewalk/trail

Easement?

Sheet PP4

Will the walkways be piped to allow for the drainage?

Added note to install pipe as needed to cross sidewalk/trail

Sheet PP8

Will there need to be anything to slow the water down?