

GARDNER ENGINEERING

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To: Weber County Planning and Engineering
From: Jeff Holley, Tyler Nielson
Date: December 9, 2022
Re: Snow Basin Subdivision Phase 1

1. Please provide a plan/design showing what the grades for the road will be.
 1. **Plan set for current submittal includes roadway plan and profile sheets**
2. Please provide a cross section of the roadway. It will need to follow the alternative access code. Show the turnouts that fire will need.
 1. **Roadway cross section shown on each plan and profile sheets, turnouts indicated with detail callouts**
3. Please address Storm Drain Runoff from the road.
 1. **Culvert locations indicated on plan sheets**
4. Please show existing drainages and where you will be crossing them with the road. We may need to see a study to determine the size of culvert.
 1. **Existing drainage indicated with drainage easement**
5. Show the location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
 1. **Tie in street, and non-buildable topography indicated on CE0-01 and plan and profile sheets**
6. Show the location of the Water Tank for Legacy.
 1. **Legacy Water tank has been added to plan set**
7. 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.
 1. **Requirement removed per County meeting on 11/21/22**
8. 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."
 1. **Required note has been added to the plat included in this submittal package**
9. There will need to be an easement given for the existing drainages in the subdivision.
 1. **Drainage easement indicated on plan sheets**
10. A geotechnical report needs to be completed for the subdivision.
 1. **Owner to provide geotechnical study**
11. An excavation permit is required for all work done within the existing right-of-way.
 1. **Owner/contractor to acquire all necessary permits prior to start of construction**
12. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
 1. **Owner to complete improvements or escrow for improvements prior to recording**
13. Please provide a cost estimate for the improvements.
 1. **Cost estimate provided with current submittal package**
14. Is each lot going to have a well, or will multiple lots share wells?
 1. **All of phase 1 served by a single well located on Lot 2**

15. Will you be using septic or tying into Mountain Sewer?
 1. **No septic or sewer tie-ins intended for this project**
16. We may need you to help pay for improving the intersection of Old Snowbasin road and Hwy 39
 1. **N/A**