

EDEN MIXED USE DEVELOPMENT 2-28-23

#	Sheet Number	Comment	#	Comment Responses
WEBER COUNTY				
PLANNING 1	ARCH PLANS	I have not seen any proposed signage. I can review a signage plan at a building permit level, but will need to see all proposed signs, materials, and dimensions of signs.	1	SEE ARCHITECTURAL PLANS FOR REVISED SIGNAGE
PLANNING 2	N/A	Before the proposed apartments can be occupied, a rezone will need to occur, and the applicant will need to show that enough land entitlements exist for the number of dwellings proposed.	2	OWNER WILL PROVIDE THE NECESSARY LAND ENTITLEMENTS, OWNER WILL BE SEEKING A REZONE TO THE FB VILLAGE ZONE
ENGINEERING 1	C1	The sidewalk will need to be 10' wide all the way across the frontage of the property.	1	SIDE WALK HAS BEEN REVISED TO BE 10' FOR THE LENGTH OF THE FRONTAGE.
ENGINEERING 2	C1	Please make the angled parking to be 45 degree in place of the 60 degree parking.	2	PARKING HAS BEEN REVISED TO 45DEG PARKING AND WE STILL MEET THE PARKING COUNT FOR THE SITE
ENGINEERING 3	C1, C3	Please show the proposed elevations of the improvements in the ROW. Will there be curb and gutter?	3	SEE THE GRADING SHEET C3 FOR ELEVATIONS AND SLOPES, YES THERE WILL BE CURB AND GUTTER SEE THE SITE PLAN SHEET C1 KEY NOTE 2
ENGINEERING 4	C1, C8	The cross section of the road within the ROW will need to be 3" asphalt 6" of road base and 8" of subbase. The asphalt needs to be PG64-34. Please show this cross section on the plans.	4	ASPAHALT CROSS SECTION HAS BEEN REVISED ON THE STANDARD DETAILS SHEET C8 DETAIL 5, THE CROSS SECTION OF THE ROAD AND ACCESS HAS BE PROVIDED ON THE STANDARD DETAILS SHEET C8 DETAIL4
ENGINEERING 5	C8	Please provide a cross section of the improvements within the ROW and the frontage of the building.	5	CROSS SECTION HAS BEEN PROVIDED ON THE STANDARD DETAILS SHEET C8 DETAIL 3
ENGINEERING 6	C1	We would like to see the eastern exit to be a right turn only. Please show a Right turn only sign on the plan.	6	THE EASTERN EXIT HAS BEEN REVISED TO A RIGHT ONLY EXIT, STRIPING AND SIGNAGE HAVE BEEN REVISED FOR THIS, SEE THE SITE PLAN SHEET C1 AND KEYNOTE 8 ON SAME PAGE
ENGINEERING 7	C2	Weber County is currently designing a storm drain project that would run down the west side of your property. If you can please give Weber County and Easement for this project that would help both the county and you. If we have that storm drain line running down your property you will be able to connect your storm drain runoff directly into that system. Please contact Ashley Thoman with the Weber County Engineering office at 801-399-8056 to discuss this project.	7	WE HAVE HAD A CONVERSATION WITH ASHLEY ON THE PROJECT AND OURS AND CURRENTLY HAVE AN INITIAL POSSIBILTY WITH OUR PROJECTS EAST PROPERTY LINE OUR CLIENT OWNS THE FIVE CORNER LOTS AND MY BE OPEN TO AN AGREEMENT AND EASEMENT, IT IS IN ASHLEYS COURT FOR THE INITIAL ASSESSMENT OF POSSIBLE USE AND POSSIBLE FURTHER DISCUSSION.