To: Weber County Review Agencies

From: Scott Carlson, PE, PLS

RE: Little Mountain Subdivision Phase 1

Approx. 9129 W 900 South, Little Mountain, UT 84404

 File Number LVL070822

We have received initial review comments from Planning and from Engineering departments on the above noted project. We met with county staff on Tuesday Aug 9, 2022 and based on the discussion at the staff meeting, we have updated the project site plan and uploaded the new plan to the Frontier system. A written response to the comments received is as follows:

Little Mountain Planning Review (preliminary)

Please add these elements to the preliminary subdivision plat:

1.       A subdivision title with Township, Range, and Section – These items have been added to the site plan. When the general site plan concepts are acceptable, we will prepare a final subdivision plat with the required items included.

2.       Individual or company names and the address of the applicant– These items have been added to the site plan.

3.       Include contours so we may determine average elevation. Contours were previously provided with the preliminary engineering drawings submitted in March 2022.

4.       Label 900 South road as public, and show the ROW width. The Transportation Plan shows that 900 South ROW needs to be 100’ wide. – These items have been added to the site plan. The ROW of 900 S is already 100 ft wide.

5.       The interior ROWs need to show the width and that they are public. – These items have been added to the site plan. The ROW of the internal collector street is 66 ft wide.

6.       Access to all four lots is limited to interior access points. Place “No Access” labels on all four lots.

7.       Include a plat note stating that no access is permitted from 900 South.

Please see the attached redlined plat.

Felix Lleverino

Weber County Planning Division

801-399-8767

Engineering Comments

1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall show:
	1. 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.
	2. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
	3. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.
	4. The new roads are projected to be need an 80' ROW due to the land use.
	5. A traffic impact study will need to be submitted for the impact of the proposed development including impacts to 900 South Street.  Any necessary improvements will need to be included in the construction drawings.

Considerations for final approval:

1. Final approval letters from the water and sewer companies will need to be provided that states that their fees and conditions for approval have been completed.
2. The proposed subdivision will need to have curb, gutter and sidewalk.
3. The ditch in the front of the property may need to be piped. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
4. Structures, accessory structures, roads, or parking areas shall not be developed or located within 75 feet on both sides of year round streams, as determined from the high water mark of the stream.
5. There will need to be an easement given for the existing ditches in the subdivision.
6. A cross-section of the proposed road showing the recommended pavement section from the geotechnical report will need to be included in the construction drawings.
7. An excavation permit is required for all work done within the existing right-of-way.
8. Please separate the proposed storm drain from the sewer line so that there is room to dig around either one without conflicts.  The storm drain ponds will need to be located out of the right-of-way.
9. Please include a public utility easement along the roads and wide enough for the existing sewer.
10. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
11. A Storm Water Construction Activity Permit is required for any construction that:
	1. disturbs more than 5000 square feet of land surface area, or
	2. consist of the excavation and/or fill of more than 200 cubic yards of material, or
	3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
12. 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 Utah Discharge Pollution Elimination Systems (UPDES) 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 Department of Environmental Quality at the following web site:  <https://secure.utah.gov/swp/client>.
13. After all items have been addressed a wet stamped copy of the improvement drawings will be required.