**Weber County Review Response to Comments for Powder Point Subdivision**

**06/16/2023**

**Response to Weber County Engineering Comments 05/16/2023**

1. Do you need to annex into sewer district

This property is already a part of PMWSID

1. Please add a SD easement for the discharge of the SD water.

An SD easement has been added to the Plat accordingly. Plat will be uploaded for review on 4/19.

1. 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.

Weber County has indicated that they do not foresee wanting to make any roads at Powder Mountain public roads and that they will remain private roads. If a deferral on the curb, gutter and sidewalk is needed, we will have the developer provide a signed deferral.

1. 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 4” minus sub-base and 6” road-base. Compaction tests on both will be required.

We have uploaded the soils report that specifies this road section for this area.

1. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

The developer will escrow as necessary.

1. A cost estimate for the improvements will need to be provided when the plans have been approved.

Engineer’s cost estimate has been uploaded as part of the submittal.

1. A CGP SWPPP will need to be submitted prior to construction.

Noted, a CGP SWPPP will be submitted prior to construction.

1. Please provide a letter from PMWSID approving the improvement drawings.

An approval letter from PMWSID will be provided upon receipt.

1. Are the retaining walls within the subdivision boundary?

The retaining walls to the southwest at the entry of the subdivision are outside of the boundary, a grading and maintenance easement will be recorded for these walls.

1. See attached Document for additional Review comments.

Plan set comments:

C000 - Fire is requiring 26' or asphalt please update section.

Section has been updated accordingly. This sheet has been renumbered as C002.

C000 - Is this cross section from a geotech engineer? please show document recommending cross section

Soils report from a Geotech engineer showing recommended cross section has been uploaded. This sheet has been renumbered as C002.

C200 - Please provide stamped design from Geotech Engineer for retaining walls

Snowbasin Rockery Construction Guidelines stamped by Geotech Engineer has been uploaded.

C300 - What are the grades going to be here?

Existing grade (2:1 max).

C300 - What will you do to stabilize this slope?

We have updated our grading through the area to include a rockery stabilized slope and updated C600 Erosion Control to show hatching for slopes greater than 3:1 to be reseeded with and erosion control blanket.

C300 - Will this need some sort of guardrail?

TCC evaluated it per the Roadside Design Guide and with Meridian Ave being a 25mph road, the designed runoff area as currently designed, with the added rockery stabilized slope, is sufficient to not require a guardrail.

C400 - Where will this storm water go? How will it tie into the storm drain system? Are you going to build the pond now?

TCC has added a design for the storm water swale in the plan set, Powder Mountain plans to construct the area pond as shown as part of the Village Nest improvements and will bond for the construction of the pond upon approval of that plan set. TCC has shown the pond plans in this set as well for reference.

**Response to Weber County Planning Comments 04/13/2023**

1. What are the common areas intended to be used for?

Common areas will be used for an Event Center (plans will be submitted in a separate design package), open space, and ski in/ski out access which will double as a snow storage area in the N corner of the project.

1. Where will snow removal take place? What is the plan to ensure the right-of-way remains completely open and accessible during winter snow months?

Snow storage areas are being shown on Sheet C200. Snow removal will be performed by the Master HOA for Powder Mountain and will be performed in accordance with their current agreement for snow removal with the county.

1. What is the plan for natural gas and propane?

It is planned to use propane. Each unit and the Event Center will be required to include a propane tank as part of their Building Permit Design Set.

1. Please provide a cost estimate for subdivision improvements. Please include 'no parking' signs in the cost estimate.

Cost Estimate has been uploaded and “no parking” signs have been added.

1. The preliminary drawing shows the asphalt will only be 20 feet wide, fire is asking for 26 ft width.

The plans have been updated accordingly.

1. The water and sewer district will need to issue a final unconditional approval letter before the plat records.

The approval letter will be provided upon receipt.

1. Please add the plat notes as indicated on the redline attached.

Plat notes have been added as indicated. Plat will be uploaded for review on 4/19.

**Response to Weber County Addressing 1st Final Review 04/06/2023**

In reviewing the above referenced plat, addressing was either missing or incorrect on the provided plat.  We have included corrected and measured addressing in this review, please see attached document.  approval is contingent upon addressing being included on the plat.  All reviews are subject to change with every plat submittal.  If you have any questions or comments, we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Survey  Office at (801) 399-8010  Thank you

Addressing has been added accordingly. Plat will be uploaded for review on 4/19.

**Response to Weber County Survey 1st Final Review 04/06/2023**

In reviewing the above referenced plat, we have marked areas that still require attention.  We have included a copy of the plat marked with these changes. If you have any questions or comments we are here to serve and help you in any possible way to expedite the approval process for this subdivision.

We can be reached at the Weber County Surveyors Office at (801) 399-8020.  Thank you.

All comments have been addressed and updated on resubmitted plat. Plat will be uploaded for review on 4/19.

**Response to Weber County Fire DR 04/03/2023**

4.3.23 Hydrants on C400 approved, but road width (pavement) needs to be 26' wide minimum.

Please add proposed and existing hydrants to the plat map. If there are any questions, please call the Fire Marshal or me. 801.782.3580

Plan review $100.00

Road width has been updated to 26’ wide. Proposed and existing hydrants have been added to plat map. Plat will be uploaded for review on 4/19.