

Weber County Planning
 2380 Washington Blvd, Suite 240
 Ogden, Utah 84401

ATTN: Felix Lleverino

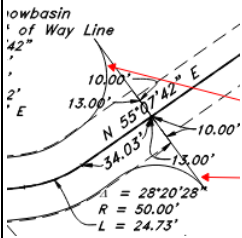
RE: Samarel Subdivision

Felix,

We have received the comments from the 2nd Survey Review and the 2nd Engineering review, Survey and Addressing review, and the Planning review of the Samarel Subdivision. We have addressed each comment on the plans and have responded to each comment in the table below. Please review the revisions noted and the revised plans.

In addition to the comment responses, the following items have been resubmitted for reference or review:

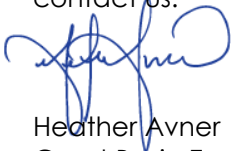
- Engineers Estimate
- Preliminary Grading Plan
- Preliminary Plat
- Plat

Survey 2 nd Final Review Reviewer: Darrel Woodruff Date 3/15/2023	
Comment	Response
Need to dedicate the Sewer and waterline easement also private access easement unless dedicated by other document if it is already dedicated need to show entry # on the plat for each easement	Items have been added to the owners dedication.
 <p>is this part of the access easement and it will need to be dimensioned</p>	The lines have been removed from the plat.
add to owners dedication with no buildings or structures being erected within such easements	This has been added to the owners dedication

Comment	Response
1. Show the ROW width where you will be accessing the property.	The Snowbasin Road ROW has been dimensioned near the property access.
2. 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.	The owner will contact Weber County regarding a deferral agreement for the curb, gutter and sidewalk requirement.
3. Please show the sight triangles and show they meet the standards.	<p>Per Weber County Code Section Sec 108-7-7 Clear View Of Intersecting Streets:</p> <p>“The area of property on either side of an access way formed by the intersection of each side of the access way and the public right-of-way line. The two sides of the triangle shall be ten feet in length measured from the point of intersection and the third side (hypotenuse) being a line connecting the ends of these two sides.”</p> <p>The site triangles in relation to the Snowbasin Road Right of Way line have been shown on the preliminary plat. The triangles meet the standards. Supplementary triangles have been shown at the intersection of the access road and the asphalt line of Snowbasin Road.</p> <p>The following note was added to the preliminary plat: “2. The Site Triangles shall provide unobstructed cross-visibility at a level between two and eight feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located closer than three feet from the edge of any access way pavement. No other obstruction to view in excess of three feet in height shall be allowed.”</p>
4. Please provide a letter from the Sewer and water district approving the plans. I need a current letter from them approving the plans.	A current letter has been included with this resubmittal.
5. Please provide a cost estimate for the improvements including the roadway.	A cost estimate has been included with this resubmittal.

<p>6. The access road will need to follow the alternative access code. Please show what the cross section of the road including depths and materials. Please show a turn around that a fire engine can use.</p>	<p>Fire truck turnaround has been included on the plans and is shown on the preliminary plat. The asphalt section has been included on the preliminary plat.</p>
<p>7. Please show the turn around easement on the plat. You will want to work with the fire district to make sure it will work.</p>	<p>Fire truck turnaround easement has been shown on the plat.</p>
<p>8. Please add a no access line on the eastern side of lot 2. This needs to be the entire length not just 150+-.</p>	<p>The no access area has been extended the entire length of the property abutting the Snowbasin Road ROW on the east side of the property. This is acceptable as long as the access easement is acceptable so that the owners of lot 2 can have access their property.</p>
<p>9. Can you please clarify if any sewer and water infrastructure has been installed. Please show the improvements that are currently installed and the improvements that need to be installed.</p>	<p>Existing and proposed sewer and waterline improvements have been clarified on the preliminary plat.</p>

Should you have any questions regarding these responses or revisions, please feel free to contact us.



Heather Avner
Great Basin Engineering