

Project: East Estates Subdivision

Subject: Response to Engineering Review Comments Received on 2/14/2024

From: Eric Godfrey

Date: May 29, 2024

1. Do you need to Annex into sewer district?

Yes. An Annexation plan has been prepared and submitted.

2. Due to high ground water a note on the plat is required that says no basements, or finished floor below elevation of roadway.

Required note has been added to the plat.

3. 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.

A note has been added to the improvement plans indicating that a deferral agreement will be required.

4. 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."

Required note has been added to the plat.

5. There will need to be an easement given for the existing ditches in the subdivision.

Required easement added to plat and improvement plans.

6. 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.

Revised street cross section and provided detail as required.

7. Please provide a letter approving the plans from the Water and Secondary water providers.

The construction plans will be submitted and letters of approval provided.

8. Are you hoping to work with the Winston Park developers to bring the sewer east on 1800 South?

We have reached out to Wade Rumsey but have not established any plans with them.

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

Improvements will be completed prior to recording as required.

10. Please provide a Cost Estimate when you are closer to approved plans.

Cost estimate to be provided upon review from Hooper Irrigation and Taylor West Weber Water to ensure accuracy of included items.

11. See attached documents for additional review comments.

Improvement Plan Comments

CE1-02:

- Plat has been correct to align with the design of our improvements. We are including the frontage to the east, aligning with the piping included in our prior design, rather than the frontage to the west that we do not intend to modify. Additional piping outside the updated subdivision boundary has not been added.
- Revised drainage design to prevent retention of stormwater in roadside swales.

CE2-01:

- Updated roadway cross section as required.
- Culverts added to roadside swales to direct drainage to lots for retention.
- Invert elevation tags included at culvert locations.

CE2-02:

- Revised existing storm drain line to 48".
- Revised sewer design to 0.2% slope.

E5-01:

- Replaced Weber County Standard Drawing details with APWA, Hooper Irrigation, and Taylor West Weber standards.

Plat Comments

- Additional documents have been included for vacating existing R.O.W. easement.
- Landscape easement has been removed.
- Additional documents have been included for establishing new R.O.W. easement.
- Storm Drain easement has been added where it crosses the south lot.