

Date: June 17, 2016

Subject: Response to Weber County Engineering Review - 2016-06-06 16:09:17

Project Name: Cedar Cove Estates 4th Amendment

Project Address: 6696 S 2850 E, Uintah, UT 84403

To Whom It May Concern,

Please see below for a list of responses to your review.

In reference to your comment:

"From the Response letter:

Item 1 - the Access easement was to extend to the detention basin. It currently only shows as a drainage easement. From the turn in into lot 34 please provide roadway grading down to and around the basin not to exceed 20% max.

Item 8 - yes, the drainage boundaries are shown per the old subdivision, but the high water line appears to exceed the easement boundaries. Please extend / excavate or adjust the easement boundaries of the basin so that the basin and access roadway are fully contained within a drainage easement.

No surfacing of the roadway is required beyond the turn around and or entry into lot 34.

Please provide a grading concept showing this for our review.

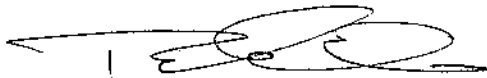
I have tried to assess all the needed improvements around the detention basin and along the existing ditch leading up to the basin but the heavy brush growth and soft muddy ground where the ditch has silted in towards the bottom of the hill makes it very difficult to see if other improvements may be needed. Once the area is cleared and surveyed other items of concern may become apparent adding to this list of concerns and needed improvements."

The 20' easement area denoted on the west side of lot 34 has been adjusted to show that it is a '20' drainage and access easement'. I was told in the attached email that the roadway would be allowed to run into the basin and not have to go all the way around it, as shown in the attached grading plan. The slope from below the driveway to the detention basin on lot 34 will be graded in such a way so as to allow a maximum slope of 20%. From the driveway to the road it will be graded so as to not exceed a maximum of 10% per Weber Fire and LUC regulations.

The detention basin has been extended to the east to allow for a larger basin which will lower the high water line and bring it back to within the detention basin easement. Please see revised plat map dated 06-17-2016 and the attached proposed grading plan.

I appreciate your review and I am hopeful that I have addressed any and all concerns brought up in the Weber County Engineering Division's review on 2016-06-06 at 16:09:17 pm. If you do have any questions please let me know.

Sincerely,



Trevor Anderson

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Trevor Anderson <trevor.c.anderson@gmail.com>

RE: Cedar Cove Topo Exhibit

Frandsen,Blane <bfrandsen@co.weber.ut.us>
To: Trevor Anderson <trevor.c.anderson@gmail.com>
Cc: "Andersen,Jared" <jandersen@co.weber.ut.us>

Mon, Jun 6, 2016 at 3:45 PM

Trevor for the life of me I can't find the slip of paper I wrote your number on.

I've just spoken with Jared and from your turn in into lot 34 we will ask you to try and hit a 15% grade down and around the basin. No more than 20% absolute max. If it will help you can bring the road down and across the high water line into the bottom of the basin. We would like you to grade the roadway when you grade for the turnaround into lot 34 but no paving needed beyond the turn in into lot 34.

As to a note that the owner will forever maintain and or never come to the County to request the takeover of maintenance the answer was no. We have got to make it maintainable for whoever gets stuck with the maintenance.

The basin really should be cleaned out before this fall or with your grading. Once the unpaved roadway down becomes steeper than 10% it will take a track hoe or dozer to get in and maintain the basin. When it starts raining and things get slippery even a track hoe will have some difficulty getting in and out.

Blane W. Frandsen PE

Senior Engineer

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