



June 8, 2016

Attn: Blane W Frandsen
Weber County Engineering Division

RE: Reflections Subdivision Review Comments

We have addressed your comments as follows.

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.

A preliminary plan will be submitted.

1. The determination of the access amendment needs to be resolved first to see if this is to be a private street or a dedicated street.

The access will not be either private street or dedicated street. It will be an access easement.

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. If this becomes a public roadway then the right of way dedication will need to be 66 feet.

Those certain areas described as Access and Utility easement are shown on the plan. There is some additional roadway dedication shown along 1900 N only.

3. The location of percolation test holes on each lot.

The locations of test holes are shown with dimensions to lot lines.

4. 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.

The typical access easement section is shown on the plan. Culinary water and hydrants are shown on the plan. Storm water should be handled on site, with each lot owner.

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.

A deferral agreement will be filed, and only applies to the 3 lots fronting 1900 N.

3. 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."

This note has been added.

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

The ditch along 1900 N is within a drainage and utility easement. The existing ditch that flows through the property will be piped along lot and roadway boundaries, as shown on the plan

5. A geotechnical report needs be completed for the subdivision.

Due to the nature of this subdivision, this requirement should be waived.

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.

The typical access easement cross section addresses this concern. We are proposing 3" asphalt on 8" roadbase as per the detail.

7. The road is projected to be need an 66' ROW. Please dedicate the applicable ROW.

The drivable surface is within the access easement, and not to be dedicated as a road.

8. An excavation permit is required for all work done within the existing right-of-way.

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

10. 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 200cubic 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.

11. 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.

Attached.

12. After all items have been addressed a wet stamped copy of the improvement drawings will be required.