



June 24, 2016

Attn: Blane W Frandsen  
Weber County Engineering Division

RE: Reflections Subdivision Engineering Review 2 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 has been submitted.*

1. The determination of the access amendment needs to be resolved first to see if the concept of an access easement is approved.

*This is an internal affair.*

2. The right of way dedication for 1900 N by the general plan would be for a 40 foot half street.

*The Plat correctly shows 1900 N as a 40' half-width street*

2. The proposed subdivision will need to have curb, gutter and sidewalk along 1900 North similar to that provided easterly along 1900 North in the vicinity of the school. Regarding the improvements along the proposed access easement as a bare minimum there will need to be a deferred by the planning commission to be signed by the developer prior to final approval.

*We are requesting a deferral at this time.*

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."

*Note was added on previous review. See the plat.*

4. 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 cross section addresses this comment, and now shows 3" asphalt, 6" road base and 8" sub base. We have noted that compaction results will be submitted at time of construction.*

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

*Noted*

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

*Noted*

7. 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.

**Noted**

8. 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. Permits can now be obtained online thru the Utah State Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>. Please see Engineering Review 2 regarding the SWPPP review.

*A SWPPP was submitted with the second submittal, following the first review. Attached.*

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

**Noted**