

November 14, 2016

Attn: Weber County Staff

RE: 1st Submittal Review Comments

Engineering:

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
 - a. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
 - i. [The plan is set at 1"=20' and has required elements from the Condo Ordinance.](#)
 - b. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.
 - i. [Contours have been shown on the Drawing.](#)
 - c. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided. **Please Show the limits of the existing street pavements and offset measurements from the center of the street to the planters and fences along 5500 East and to the sidewalk along 2200 north.**
 - i. [Centerline and Right of ways have been depicted on the drawing, based on Historic Deeds, Maps, Field information, and data from the Weber County Surveyor's Office. Dimensions are shown as requested on this Preliminary Drawing and will be turned off for recording.](#)
 - d. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 - i. [We have shown the existing utilities we could locate and from what the owner remembers.](#)
 - e. 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.
 - i. [No new Private or Public Streets are part of this plat, Existing Streets have been shown with centerlines and right of ways, easements of record are shown or have been called out on the survey.](#)
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. We will support the request for deferral for the Curb and gutter installation.
 - a. [The property owner is requesting a deferral and would like to discuss his options with County Staff.](#)
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."
 - a. [The note has been added to plat. See Note 7.](#)
4. **We have been informed that the county surveyors office is in the process of monumenting the old downtown area of Eden which would include the centerlines of 5500 East and 2200 North directly affecting the proposed condominium map. I believe the map will need to be held until such work is complete.** The existing roadway dedications shown on the tentative map are irregular in width. At this point additional dedication is not anticipated but it may be advised to rededicate the public rights of way with the map recording to clarify the right of way limits for both street frontages. **There are noted structural encroachments along both streets. It would be good to try to cleanup such with this map wherever possible.**
 - a. [The County Surveyor's Office has provided us with the Right of way for 2200 North Street, and we have adjusted our southern boundary slightly to match the County information. Developer would be happy to accept any additional Vacation the County is willing to entertain. However, he would like to proceed without this being resolved.](#)
5. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
 - a. OK

Surveyor:

1. Property Corners are required around the Subdivision Boundary
 - a. Property corners are shown and will be set prior to recording.
2. Date of Survey Noted in the Heading
 - a. A Month and Year have been shown on the Heading.
3. Label Adjoining property owners
 - a. Adjoining property owners have been shown.
4. Label any Part or portion of the subdivision to be reserved (WCC-106-1-5(a)(9)).
 - a. Convertible space has been shown and labeled.
5. Correct the Owners Dedication to include appropriate portions of WCC 106-7-1.
 - a. The Owners dedication has been modified and should address the requested information.
6. Show buildings within 30' of Exterior Boundaries.
 - a. Only one building falls within this buffer area and is shown along the East boundary
7. Location of Withdrawable lands
 - a. None
8. Location of Leased Lands
 - a. None on record.
9. Show Any Encroachments by or on any portion of the project.
 - a. Encroachments into the County right of ways have been shown and labeled on the drawing.
10. Update the County Commissioner Approval Block
 - a. This has been corrected.
11. Linear dimensions and location of measurements to the exterior boundaries of the buildings.
 - a. The location and dimensions have been added to the plat.
12. Line Table for Common Areas
 - a. Line tables have been added as needed for the Common Area.
13. Show the Angles or Bearings of the Building Lines.
 - a. All the building dimensions have had bearings added to them
14. What are the dashed lines at the Bottom of Page 3
 - a. A Sidewalk
 - b. Concrete mow strip with fence line
15. Verify Dimensions on Elevation for Unit 2
 - a. Elevations have been adjusted coincide with the dimensions.
16. Text is hard to read on Unit 4 Plan View
 - a. Text has been moved for clarity
17. Verify Dimensions on Elevation for Unit 4
 - a. Elevations have been adjusted coincide with the dimensions.

Planning:

1. Please provide a vicinity map on page one of the plat.
 - a. A Vicinity map has been added to the plan set.
2. Please remove the wording "tentative final plat". Currently the plat is in the preliminary stage and has not been approved to move forward for final plating.
 - a. The "tentative final" is a stamp we use to ensure the incorrect files are not used. However, I understand your confusion and we have removed to stamp for clarity.
3. Please add the correct ownership vesting per the title report to the "Owner's Dedication" and Notary acknowledgment.
 - a. These have been updated to Old Town Eden LLC the current vesting.
4. All improvements must be located within the subdivision boundary. If the improvements are encroaching in the County and State right of ways, they need to be removed or the right of way needs to be realigned.
 - a. Property is Subject to an Encroachment agreement between Weber County and Ben Toone, allowing existing improvements to remain until such time as the County determines it is in the best interest of the public to terminate the encroachment, recorded as Entry #2369855 on October 14th 2008 in Weber County Recorder's Office.



5. Please provide the parking areas for Units 1 & 2. Is the parking area in between Unit 3 & 4 suppose to provide parking for both units? If not, parking will need to be provided for the remaining condo unit.
 - a. A parking site table is included in the plan Set.
6. Please identify what the dashed areas are within the site. It is unclear if these are walking pathways or what the intention of these lines are for.
 - a. These are edges of Concrete asphalt etc. and have been labeled and hatch on this plan set.
7. Please address/correct the redlines on the attached plat.
 - a. We feel that we have address the comments as we understand them and as has been discussed in a meeting with County staff. If we have missed anything or misinterpreted a comment, please let us know.