

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. Please indicate how much ROW is going to be dedicated along Causey Road? [This will be included on the updated plat.](#)
2. There is no Public Utility & Drainage Easement shown along the frontage of the property. 10' minimum PUE. [This will be included on the updated plat.](#)
3. There also needs to be an easement and a stream corridor setback shown along the river. [This will be included on the updated plat.](#)
4. There will need to be an easement given for the existing ditches in the subdivision. The ditch comes from the east part way into the property and then the bank has been cut, and the water flows south through the property to the river. Please locate the ditch on a preliminary plan. It will need to be piped or located outside the right of way. The tail water out of the ditch will also need to be addressed. Is there going to be an easement granted for it, or is there just going to be a note added to the plat that the land owner accepts the tail water out of the irrigation ditch. [The ditch will be shown on the updated plat. The land owner will accept the tail water out of the irrigation ditch.](#)
5. All improvements need to be either installed or escrowed for prior to recording of the subdivision. [At this time we don't foresee any needed improvements, but if something is identified, we will install or escrow for it prior to recording.](#)
6. Per the Flood Damage Prevention Ordinance under Subdivision Proposals it states: "Base flood elevation data shall be provided for subdivision proposals and other proposed development which contain 2 or more lots or 5 acres, whichever is greater." We have no know flood plain analysis on this part of the river. Please provide the flood plain analysis. This has been discussed verbally with Cindy from CLS, and Steve Morrison. I have tried to contact John Crofts, the State Floodplain Coordinator, to find out if the study will need to be submitted to FEMA. [This issue has been resolved through discussions between Michael Tuttle and John Crofts and no flood plain analysis is required at this time.](#)
7. After all items have been addressed a wet stamped copy of the improvement drawings will be required. [A wet stamped copy will be provided.](#)
8. Outstanding items:
  1. Curb, gutter and sidewalk deferral need to be signed. [Agreed and understood.](#)

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.