



### Engineer Review 3

Project: Sunshine Valley Estates

User: Tucker Weight

RE: Engineering Response Letter

1. Is the road private or public? **Public Street**
2. You will need to obtain a stream alteration permit with the state. **Stream Alteration Permit has been submitted to the state.**
3. You will need to apply for a flood plain permit. **With the new CLOMR, no flood plain permits are needed for this project.**
4. Has the CLOMR been accepted? What is the status of the CLOMR? **CLOMR has been submitted to FEMA and in discussions with them, approval is anticipated for the end of April.**
5. Verify if there are wetlands and address the results. **There are no identified wetlands in this area to be handled.**
6. We do not allow detention to be in drainage swales. We require a detention pond. **Two separate retention/detention ponds are proposed in lieu of use of the bioswales. See Sheet 9 for locations.**
7. I have not yet received the engineering for the bridge. It will have to be stamped by a structural engineer. **See the included bridge submittal stamped by a structural engineer.**
8. Asphalt will need to be PG 64-34 grade show on road cross section detail.
9. We require a Geotechnical Study to be done to design or confirm the pavement design. **See the included Geotech Study with the pavement design.**
10. Are there any irrigation ditches or lines running through the property? **All irrigation ditches and lines in this property are shown on the utility sheet.**
11. Show the BFE for locations along the river in each lot. We will want a note requiring the lowest floor to be 1 foot above the BFE. **All BFE elevations are shown on the grading sheet – sheet 9 and are 1' above FEMA's established Flood Elevation.**
12. 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 has been added to the plats.**
13. Need an easement for the ditch on the south side of lot 201 and 202. Also an easement for the ditch on the east side of lots 101 and 102. Is the ditch for irrigation or storm water drainage? **Easement for this ditch has been added to the plats.**

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14. A Storm Water Pollution Prevention Plan (SWPPP) is 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> SWPPP has been prepared and us included in this submittal.

A handwritten signature in blue ink, appearing to read 'Thomas Hunt', is positioned above the typed name.

Thomas Hunt, P.E.  
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