

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

General Comments:

1. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
2. A Storm Water Construction Activity Permit is required for any construction that:
 - A. disturbs more than 5000 square feet of land surface area,
 - B. consists of the excavation and/or fill of more than 200 cubic yards of material, or
 - C. requires a building permit for which excavation or fill is a part of the construction.
3. 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>.

Plan specific comments:

1. An easement is required for the existing ditches in the subdivision.
2. Easements are required for all improvements outside of Phase 1 boundary (grading, water, sewer, irrigation).
3. Since they're not dedicated on plat, provide easements for water, sewer, and irrigation lines within phase 1 boundary.
4. General layout – address setback of buildings to private roads – site distance issue backing out of garages directly onto roadway.
5. Sheet 2
 - A. Show existing path along west side of property – stay or demo?
 - B. Need plan of how to maintain access to existing condo during construction; must meet fire marshal requirements.
 - C. Where does asphalt demo stop? Show sawcut line.
 - D. Do the existing fences stay or go?
 - E. What to do with existing entrance monument/statue?
6. Sheet 3
 - A. Specify material and compaction of berm for detention pond.
 - B. Sanitary sewer installation below detention pond/berm not recommended. Consider re-aligning around berm.
7. Sheet 4
 - A. Please provide callout and detail for "concrete curb."
 - B. May want to double-check number of HC spaces required by law (whole site).

- C. Grades for handicapped spaces – cannot exceed 2% in any direction (check diagonal). Dimensions would be helpful.
 - D. Curb and gutter cannot count as width of HC space or aisle.
8. Sheet 5
- A. Label concrete curb.
 - B. May want to double-check number of HC spaces required by law (whole site).
 - C. Grades for handicapped spaces – cannot exceed 2% in any direction (check diagonal). Dimensions would be helpful.
 - D. Curb and gutter cannot count as width of HC space or aisle.
9. Sheet 6
- A. Label existing and proposed contours.
 - B. Callout HC ramps (typical).
 - C. Recommend adding note addressing maximum allowable cross slope of sidewalks since there are numerous occasions where cross slopes are excessive.
 - D. Mailboxes or gang box location?
 - E. Dumpster pad was deleted from previous submittal. Where is new one?
 - F. Recommend moving HC space from near unit 10 to in front of commercial bldg. B if space is intended to serve such.
 - G. Doesn't appear that c& g will handle flow – type "G" has only 3-5/8" (0.302') depth; calculation shows 0.33' depth. Also, calculation is for 8%; show also for 2.47%.
 - H. Retaining walls needed on driveways between units: 28/29, 13/14, 10/11. Provide detailed grading on driveways to prove they are feasible.
 - I. Behind units 13/14 – swale shown in middle of sidewalk
 - J. South of unit 13 – depression shown – is this intended? will this hold water and cause a problem?
 - K. How did the FFE of the existing condos change from previous submittal to this one?
 - L. The existing contours don't reflect the presence of the existing buildings or
 - M. North of existing condos – north slope does not meet grading requirements around buildings (see plan note 3).
 - N. Between existing condos and condo garage – does not meet grading requirements around buildings (see plan note 3).
 - O. Southeast wall of unit 10 - does not meet grading requirements around buildings (see plan note 3).
 - P. East boundary line – all improvements shall be contained within boundary or an easement needs to be provided.
 - Q. Grading concerns along east boundary line – show contour tie ins (3:1 typ. not adequate; how will 4970 tie to existing?)

- R. Show grading along south boundary line – grading appears to stop at buildings. Trail FG = 72 (ex. 72 is in UDOT ROW)
- S. Show grading of trail at Edgewater Drive. Are ADA ramps needed?
- T. Condo garage and storage barns – how will grading be completed without retaining walls in place?
- U. Why is there a swale between condo garage and storage barns?

10. Sheet 7

- A. Edgewater Court at Edgewater Drive (north intersection) – why not use a cross instead of 2 tees on waterline?
- B. Please add water valve on east branch of tee on way to connection to existing water line.
- C. Lift station:
 1. Need site plan and electrical details.
 2. Verify specified generator size will work with revised pump/motor.
 3. All weather access needed.
 4. What are the materials and dimensions of the wet well and valve box? Hatches? Vents? Traffic rated?
 5. Need piping schematic for valve box.
 6. Overflow tank: manways, foundation or backfill requirements, sensor to detect liquid in it??
 7. Specify size, type, and inverts of connections between wet well and overflow tank.
 8. Specify type and size of valve on connection between wet well and overflow tank.
 9. Specified FG around wet well appears lower than grading plan shows. Recommend having structures above grade by 6-12”.

11. Sheet 10

- A. Need structurally designed, seismic rated retaining wall detail. (see note 1 of boulder retaining walls)

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

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.