



March 31, 2021

Attn: Chad Meyerhoffer

RE: Crimson Ridge Phase 2 & Harbor View Estates Subdivision

We have addressed the plan review comments dated March 17, 2021 as follows:

1. Please see redlines on Reserve at Crimson Ridge PH2&3_Engineering_Review_March2021pdf.

Sheet S1/3 (Harbor View Estates)

Have updated plat to show two 20' x 20' snow storage areas as was discussed as acceptable in our preconstruction meeting on March 31st. Eliminated snow storage area by turn around as requested. Developer will provide letter of agreement for the HOA to maintain the landscape island.

Sheet PP1

Easements on the retaining walls large enough for maintenance?

We have modified so that retaining walls are eliminated with exception for this sheet and by the relocated entrance for Phase 2C. Walls are in open space designated common areas so no additional easement is required.

How will this trail hold up if traffic parks on it or in the driveway.

We have increase the pavement thickness to be 3" asphalt on 8" road base to accommodate driveway traffic.

Compaction Tests

Have added requested note regarding compaction testing. Compaction testing is also covered in the referenced Geotech report that is referenced on this sheet.

Will there need to be a slope easement to maintaining the roadway?

No fill slope easement needed for roadway fill on sheet PP1. It all is within the HOA Common Open Space area.

Sheet PP2

Slope Easement?

No fill slopes on sheet PP2.



Sheet PP3

Will the sewer need to be slowed down?

It is not anticipated that there will be a need for sewer to be slowed down. There are 8 lots connection above stream to the connecting manhole location in question. These 8 lots will alternate as to when they discharge sewer effluent. Also with the system being effluent discharge, the water will slow as it travels through the flatter sloped pipes. Also with the layout of the sewer, the sewer runs are relatively short (typically under 200 LF in length), with P.I. angles due to curvature in the road. These bends and the sewer going through the manholes will also induce slowing.

Have added also shown fill slope easements as requested. This easement is called out on the plat as requested.

Sheet PP4

Slope Easement?

Have added fill slope easements as requested. This easement is called out on the plat as requested.

Sheet D1 & D2

Updated the details shown to be in compliance with allowed State code and as desired to not be "clamshell type". See revised updated details drawings.

2. Some of the comments may not pertain to Harbor View Estates, but will for future phases.

Noted.

3. We would still recommend that the roadway for this cul-de-sac, be private.

Developer has met the requirements for public roads and would like to request that the road be public. Planning Commission has given final approval on the plat for Harbor View Estates.

4. We will need a storm water maintenance agreement.

See provided signed Storm water maintenance agreement.

5. Subdivision will need to be annexed into Pineview West Sewer Improvement District.

Noted. Annexation plat has been turned into Weber County Surveyor.



6. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed prior to final approval. I have reviewed the cost estimate and have a few things different and it is missing all the improvements for the water system to be complete.

Noted. We have updated and provided an updated cost estimate with the associated water tank, well house and related lines associated with the new water tank. Either escrow or letter of credit at the bank (as discussed on the phone) will be set up.

7. A set of as-built drawings will need to be submitted to our office when the project is completed.

Noted.

8. 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 3" minus sub-base and 6" road-base. Compaction test on both will be required.

Engineered pavement section is found on the previously submitted Geotech report by AGEC (dated September 15, 2020) on page 20, section H Pavement. We have updated to the required minimum Weber County Pavement Section as was requested in prior plan submittals. No additional updates are required. Refer to detail cross section on sheet PP7 (top left corner), and PP1 (to left corner for future phases), where the requested county pavement section thickness and compaction testing are called out on the plans. The Geotech report is also called out and the contractor has a copy of the required compaction testing. See section A.6 of the Geotech report. The referenced Geotech report from AGEC was emailed to Chad on 1/8/2021 for your reference as needed.

9. A Storm Water Activity Permit will need to be obtained through our office before construction begins.

http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf

Noted. Contractor to obtain prior to construction.