

K KUNZ ENGINEERING

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Weber County Engineering
Attn: Ashley Thoman

The following are comments on the review for the Blaine Hadley Farms Subdivision. The response is in red following each item

1. The preliminary/final plans shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. **It was our understanding that since no improvements are planned at this time, and it is only a three lot subdivision, this plat would suffice as both the preliminary and final plat.**
2. The section corner reference in the Basis of Bearing paragraph appears to be incorrect. **This reference has been correct to section 33**
3. The owner's dedication refers to a temporary turn around and irrigation easements that are not shown on the plat. Please revise the paragraph as necessary. **This wording has been removed.**
4. The vicinity map incorrectly labels 3300 South as 3900, and the narrative refers to 5900 West instead of 4300 West. **These references and lables have been corrected.**
5. The legend includes a lot line, but that linetype is not used for the west boundary of the proposed lots. **This line has been corrected.**
6. The location, widths and other dimensions of all existing or platted easements, right-of-ways and buildings within or immediately adjacent to the tract to be subdivided. Easements and right-of-ways listed in the title report will need to be shown on the plat or removed from the title report. **The easements shown in the title report relate to old easements by the telephone company and the irrigation company (called "Blanket" Easements) that put property owners in the entire section on notice that they may be building near or on their properties. No facilities were constructed on the subject property, and therefore none are shown. The easement still stands as a notice to any future property owners, and should remain in the Title Report, but cannot be show graphically on this plat.**
7. Existing and proposed storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto. As necessary the plans shall address the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, and any grading of individual lots. **This property will seek a "deferral agreement" and no improvements are anticipated as part of this development.**
8. 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. **See response to item 7 above.**

9. 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**
10. There will need to be an easement given for any existing irrigation or drainage ditches within the subdivision that will remain in service. **See item 6 above. No main line facilities are on this property, only the laterals that serve this property.**
11. All improvements need to be either installed or escrowed for prior to recording of the subdivision. **See Item 7 above.**
12. An excavation permit is required for all work done within the existing right-of-way. **No work is anticipated within the County Right of Way**
13. A Storm Water Construction Activity Permit is required for any construction that: **Only construction on this development is a new home to be build on lot 3. Any necessary permits will be obtained with the building permit.**
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200 cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit.
14. A Storm Water Pollution Prevention Plan (SWPPP) is now 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>. **See item 13 above.**
15. After all items have been addressed a stamped and signed improvement drawings from a licensed engineer will be required. **No improvement plans are anticipated at this time.**

If you have any questions on these items that I can clarify, please call me.

Robert D. Kunz, Owner
Kunz Engineering