



Date: December 15, 2021

Response memorandum for review comments received pertaining to **Buffalo Run Acres Subdivision**

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. An access permit through UDOT is required.
 1. **A UDOT access permit application has been submitted**
2. Show the location, widths, and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements, and buildings within or immediately adjacent to the tract to be subdivided.
 1. **Existing features shown on plans**
3. Show existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 1. **Existing and proposed utilities shown on plans**
4. 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 for 4700 W. which has been signed by the developer prior to final approval.
 1. **Proposed street section includes curb, gutter, and sidewalk**
5. The ditch in the front of the property will need to be piped, follow UDOT Standard.
 1. **Added pipes to existing ditches along 4700 W per UDOT standards**
6. There will need to be an easement given for the existing ditches in the subdivision.
 1. **Ditches within subdivision to be backfilled**
7. A geotechnical report needs be completed for the subdivision.
 1. **Geotechnical report provided by CMT on September 7, 2021, included with resubmittal**
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 4" minus sub-base and 6" road-base. Compaction tests on both will be required.
 1. **Required asphalt, base, and sub-base thickness shown on street cross-section detail**
9. Please provide a letter from the secondary water company approving the improvement plans.
10. Please provide a letter from the culinary water company approving the improvement plans.
11. An excavation permit is required for all work done within the existing right-of-way.
 1. **Contractor to acquire excavation permit prior to construction**
12. Please provide Sewer Laterals to each existing home you will be passing. This will be required as part of the excavation permit.

1. Sewer lateral provided to existing lots passed by proposed subdivision (noted on plans as Ex. Lot 1 and Lot 18)
13. An engineered cost estimate needs to be submitted when the improvement plans have been approved.
14. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
15. A Storm Water Construction Activity Permit is required prior to construction.
 1. Contractor to acquire Storm Water Construction Activity Permit Prior to construction
16. A Construction General Permit (CGP) Storm Water Pollution Prevention Plan (SWPPP) is required prior to construction.
 1. SWPPP to be completed and UPDES permit acquired prior to construction
17. Please see attached documents for more review comment