



December 5, 2013

Mr. Chad Meyerhoffer
Weber County Engineering Division
cmeyerho@co.weber.ut.us

Dear Chad:

Thank you for your review of The Summit @ Ski Lake No 12. We have reviewed and addressed the comments from <https://miradi.co.weber.ut.us/reviews/view/2294>. For the sake of clarity I have compiled a list of responses to the items commented on by your review team. They are as follows and correspond to the numbers of your comments:

- 1Q. Please see the attached PDF for additional comments. Will need to review a new plat to see if some of the comments have been addressed.
- 1A. See the responses adjacent to each respective comment on the attached sheets. See also the attached up-to-date version of the plat. Jack is currently reviewing the plat.
- 2Q. 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.
- 2A. A deferral will be utilized.
- 3Q. A note will need to be added to the plat stating something like: "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."
- 3A. Note has been added.
- 4Q. A geotechnical report needs be completed for the subdivision.
- 4A. See attached geotechnical report.
- 5Q. This is the definition of a Restricted Lot: A lot or parcel of land which has an average slope of twenty-five (25) percent or more and does not contain a building envelope of at least seventy-five (75) feet by one hundred (100) feet on a buildable portion of the lot with an average slope of less than twenty-five (25) percent, exclusive of easements or required setbacks and/or has been identified as having potential geologic or other environmental hazards or constraints which require further investigation prior to issuance of a building permit.



- 5A. Lot 45 is now shown as a Restricted Lot, as it has slopes greater than 25%.
- 6Q. 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 granular borrow and 6" road-base. Compaction tests are required as per APWA.
- 6A. Plan calls out for 8" road-base, which is 2" more than the 6" minimum. Per attached letter from Geotechnical Engineer dated Sept. 18, 2012, the 8" of sub-base may be replaced with 6" road base. See options on detail 10 on Sheet 6.
- 7Q. All improvements need to be either installed or escrowed for prior to recording of the subdivision. I am going to hold off on reviewing the Cost Estimate until we have an approved set of plans.
- 7A. Escrow will be provided for any items that haven't been installed prior to recording.
- 8Q. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
- 8A. A wet stamped copy is provided, see attached.

Chad, thank you for your time and consideration in these matters. Please feel free to contact me directly regarding these issues.

Best regards,

Ryan Bingham, P.E.,
Great Basin Engineering
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