



March 30, 2022

To: Weber County
Attn:
From: Landmark Surveying
Subject: Pasture Lane Farm Subdivision 1st Amendment

The Engineering review comments dated 3-9-2022 are addressed as follows:

1. Show the location, widths and other dimensions of all existing or platted streets (show the ROW width for 3500 W) 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. **When drafting the locations of the Pasture Land Farm Subdivision, the Paige Sanders Subdivision, the Nordic Meadows Subdivision Phase 1, the George Henderson Subdivision, the Nordic Valley Road Dedication, and record of survey's #667, #1995 and #6672 which are all along 3500 East Street there are 8 different possible locations of the Center line of the road with differences ranging from a couple of inches to over 7 feet.**
2. 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. **Owner will file for a deferral.**
3. Please add a 10' PUE along Nordic Valley Drive. **Added.**
4. Please show the existing PUE shown on lot 1 of the original subdivision. **Lot 1 of the original subdivision has remained a vacant lot with no structures or improvements made to it. Our understanding is no utilities have been placed inside this 10' P.U.E. The purpose of this plat is to combine the Lot 1 with the parcel to the North for the owners to maximize the land for their use. I have a note referring to the State Code Amended plat /statutory vacation to vacate this 10' P.U.E.**
5. The road is projected to be need an 80' ROW for 3500 E. Please dedicate the applicable ROW. **As noted above there are 8 possible locations of the center line of 3500 E. I have held the Center line from the George Henderson Subdivision. I would hope the County checks to verify the accuracy of this centerline and lets me know if I need to make any adjustments. (I tried to find a master plan online to know the planned road widths for the valley but could not find an updated one showing these roads being 80' wide. Could you let me know where I may find that master plan for this and other projects I have.)**
6. An excavation permit is required for all work done within the existing right-of-way.
7. Please upload will serve letters for culinary and secondary water. **Culinary will serve letter has been uploaded.**
8. Please show the nearest fire hydrant location. There may be a need to install a new fire hydrant if the nearest fire hydrant is to far away. **There is a Fire Hydrant at the Southeast corner of the 3500 East and Nordic Valley Road intersection (now shown). There is also a Fire Hydrant at the Northwest corner of the Paige Sanders Subdivision, 160'± from the Northwest corner of our lot.**

Tyler Knight,
Landmark Surveying Inc.

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