

1. The amount of 12% finished grade slopes is concerning. A response to comments stated that these have been coordinated with the Fire Marshal, but I haven't confirmed that nor did I get a chance to compare the preliminary version to current design to know if these are the same slopes as we saw on the first version.

*Owner plans to coordinate approval of latest road design plans with Fire Marshal.*

2. For the drainages that run through the subdivision the plat will need to show easements and setbacks. There will need to be flow calculations for the sizing on the culverts under the public roads.

*Easements for the ponds and drainages have been added to the plat.*

3. Snow storage easements will need to be shown on the plat in the cul-de-sacs.

*The right of way perimeter of the cul-de-sacs is about 315', The maximum number of connections is 2 per cul-de-sac. It is anticipated that there will be over 200' around the perimeter for snow storage. Additional easements can be added. Is there a specific location or depth requested?*

4. There are many items on the title report such as easements, rights-of-way, etc. that will need to be included on the plat or removed from the title report. They might all be shown already, but I was surprised how many things are listed in the title report.

*The title report has been redlined to identify survey related items and is included in this response. The plat has been updated as needed to address survey related items.*

5. There are multiple detention ponds shown which will need to be maintained. The maintenance vehicles are large and heavy. The plans and plat will need to show access to pond structures and easements. The detention ponds will need to have a minimum of 1-foot of freeboard with an emergency overflow designed to convey flows that bypass the orifice restriction in a larger storm event than the pond can contain.

*The plat and plans have been modified to show roads and easements as needed. The ponds have been modified and the DR plan sheets show min 1 foot of freeboard (see DR1-DR0)*

6. The plans show rip rap at outlets and in the roadside swales. The size and depth of the riprap should be designed to withstand the volume and velocity of water. The plans will need to include more of this information.

*We have proposed check dams in roadway swales on both sides of the road every 350 feet in areas with steep slopes where high velocities are expected. 6" rip rap will withstand 6 ft/sec velocity. With the installation of the proposed check dams, it is anticipated that expected flows will remain less than 6 ft/s velocity. See DR1 for overview of the location of check dams and we have provided keynote callouts on UT2 and UT3. See DR4 and DR5 for details of check dam and check dam on SD Box.*

7. The sewer within the project will need to include an easement and possibly an access road where the sewer line is beyond the right-of-way.

*Sewer easement have been shown on the plat and sufficient width for future access. These have been coordinated with WCWSID.*

8. The County will look to Wolf Creek Sewer and Water for the specifics on this item. We will also defer to them on the review and approval of the sewer system. A letter from them stating their review and approval of plans with a reference to the date on the plans.

*A letter will be provided from WCWSID.*

9. There are many concerns with the soils in the area. After discussing them internally it may be best to have a meeting with the geotechnical engineer to discuss the concerns and then ultimately we will want a letter from them that states they have reviewed the construction drawings and they have verified that their recommendations have been followed or any additional input.

*A letter will be provided by the Geotechnical, Mark Christensen, covering the items discussed in our meeting on 9/8/22.*

10. The offsite sewer design and UDOT/landowner approval/easements will need to be submitted for the County's review.

*A copy of the offsite sewer alignment plans will be submitted. UDOPT is reviewing the plans and Nix Construction is potholing existing utilities as requested by UDOT.*

11. The design of the retaining walls will need to be submitted and a letter of construction approval for a structural engineer will be required.

*The retaining wall design has been included.*

12. The plat will need to include language that each lot is responsible for the storm water on each lot and will provide calculations for each building permit.

*A note has been added to the plat to identify this requirement.*