

Weber County Planning
 2380 Washington Blvd, Suite 240
 Ogden, Utah 84401

ATTN: Felix Lleverino

RE: Samarel Subdivision

Felix,


We have received the comments from the Engineering review, Survey and Addressing review, and the Planning review of the Samarel Subdivision. We have addressed each comment on the plans and have responded to each comment in the table below. Please review the revisions noted and the revised plans.

Addressing 1 st Final Review & Survey 1 st Final Review	
Reviewer: Darrel Woodruff	
Date 12/16/2022	
Comment	Response
Preliminary Plat Comments	
what does the rectangular box and dashed line represent and is there going to be any easements for water utilities if so needs to be dimensioned and shown on legend	The box and dashed line have been removed. A 26' access and utility easement has been included over the drive approach.
Plat Comments	
Weber County Planning Commission block	Block updated
show and dimension shared access easement per planning review along with any utility easements if needed	ok
Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b)	Survey date added. Property corners will be set as soon as weather permits.
General Location of the Subdivision in bold letters at the top of the sheet. (e.g. City, County, State) WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)	"Huntsville, Weber County, Utah" was added to the titleblock

irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.	There are no irrigation canals or water channels located on the site.
is the sewer and water easements already deeded or do they need to be dedicated in owners dedication if they are already deeded need to show entry # or book and page of deeded easement	Please refer to the owners dedication on the plat. The sewer and water easements are included.
The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)	OK
what does the rectangular box and dashed line represent on page 1 and is there going to be any easements for water and utilities if so needs to be dimensioned and shown on legend	The box and dashed line have been removed. A 26' access and utility easement has been included over the drive approach.
A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f see addressing review for addressing number	Street addresses added.


Engineering Review Reviewer: Tucker Weight Date 12/12/2022	
Comment	Response
1. Do you need to annex into sewer district?	The subdivision is already incorporated into the sewer district. Please refer to the Will Serve letter on the Frontier website [EXECUTED Water Shares Assignment (Samarel to Lakeview Water Corporation)(10-26-22).pdf] This property was sold to the Samarel's from Ron Catanzero with sewer and water connections and are part of the original sewer district.

<p>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.</p>	<p>OK</p>
<p>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.)</p>	<p>Shown on sheet P1 "Preliminary Plat"</p>
<p>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, which has been signed by the developer prior to final approval.</p>	<p>Curb, gutter and sidewalk will be deferred through a deferral agreement.</p>
<p>5. 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."</p>	<p>Note 1 added.</p>
<p>6. Please show the sight triangles and show they meet the standards.</p>	<p>Shown on sheet P1 "Preliminary Plat"</p>
<p>7. Please provide a design for the access road showing the slopes of the road and the slope of the road as it ties into Old Snow Basin Road.</p>	<p>The grading design for the access road has been included for reference.</p>
<p>8. Will you be doing anything to mitigate Storm Water from the new road?</p>	<p>Storm water will drain in a southeasterly direction down the driveway and onto native ground. Prior to the building permit being issued, a storm water study will be performed for each lot, and storm water detention/retention will be provided.</p>

<p>9. There may be a need for a culvert in the swale where you tie into Old Snow Basin Road.</p>	<p>All storm water in Old Snowbasin Road drains to the other side of the street in this area. There is not a swale at the access point to the site. A culvert will not be needed. See google earth image below:</p> 
<p>10. Please provide a letter from the Sewer and water district approving the plans.</p>	<p>Please refer to the Will Serve letter on the Frontier website [EXECUTED Water Shares Assignment (Samarel to Lakeview Water Corporation)(10-26-22).pdf]</p>
<p>11. Please provide a cost estimate for the improvements including the roadway.</p>	<p>Currently, the plat is indicating an “access easement,” not a private road. Surface improvement and utility quantities within the access easement and Snowbasin Road ROW are indicated below:</p> <ol style="list-style-type: none"> 1. Asphalt paving: 8,310 sf± (1,431sf± within Snowbasin Road ROW) 2. Water service: 160 lf± 3. Water meter: 1 each
<p>12. The private road will need to follow the alternative access code. Please show what the cross section of the road including depths and materials.</p>	<p>Currently, the plat is indicating an “access easement,” not a private road.</p>
<p>13. Please show the access easement on the plat.</p>	<p>Access easement is shown.</p>
<p>14. Please add a no access line on the eastern side of lot 2.</p>	<p>A “No Access (150'±)” note has been added to a portion of the frontage on Snowbasin Road</p>
<p>15. Can you please clarify if any sewer and water infrastructure has been installed.</p>	<p>All infrastructure shown outside of the property boundary has been constructed. A sewer manhole at the northeast corner of the property has also been constructed just within the property.</p>

Planning Review Reviewer: Felix Lleverino Date 11/23/2022	
Comment	Response
This should be labeled "No Access Allowed" 106-2-4.10 (c)	150'± area labeled along Snowbasin Road.
"It shall be demonstrated that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right." 108-7-32 (b). Create an easement agreement for the shared access. Once the agreement is recorded, we will require that entry# is included as a label on the plat.	26' wide access and utility easement shown. An access agreement will be prepared between the two lots.
Weber County Planning Commission	Block updated
Add the developer name and address 106-1-5.10 (c). 106-1-8.10 (b) (1) A note on the subdivision plat shall be required, which provide: a. Notice that the parcel is located within a natural hazard study area; b. Notice that a natural hazard study and report is available for public inspection in the county planning division office; c. Notice that a hazard has been identified on the parcel and the type and severity of the hazard; d. The professional who prepared the report, with his or her contact information; and e. Any restrictions on the use of the parcel required within the natural hazard report, or by the land use authority.	The owner is the developer. Owner Information revised to "Owner/Developer Information" The following notes were added: 2. The subdivision is located within a natural hazard study area. The following report performed by WESTERN GEOLOGIC & ENVIRONMENTAL LLC can be found at the Weber County Planning Division office: REPORT GEOLOGIC HAZARDS RECONNAISSANCE PROPOSED SAMAREL SUBDIVISION ABOUT 6200 EAST OLD SNOWBASIN ROAD HUNTSVILLE, WEBER COUNTY, UTAH Dated: September 13, 2022 The report indicates a high geologic hazard rating for earthquake ground shaking, and a medium geologic hazard rating for landslides and slope failures. No restrictions are required at the home site. For further questions related to geologic hazards, contact Bill D. Black, P.G., at Western Geologic, (801) 359-7222 3. Access is restricted at the southeast frontage (150± feet) due to slope mitigation.

Should you have any questions regarding these revisions, please feel free to contact us.



Heather Avner
 Great Basin Engineering