

Response to County Engineer 2-3-2023 review comments

1. Add the location of the community mailbox. **We will show that on the plat, Reeves should have uploaded that on frontier. Ill check**
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. **Shown on improvement drawings.**
3. Please provide improvement drawings. **Submitted on May 2nd**
4. Please provide a letter from the Bureau or Reclamation approving the subdivision on top of their drain lines. **See attached files**
5. All improvements need to be either installed or escrowed for prior to recording of the subdivision. **We will have that before our pre con**
6. Please add note on plat saying no basements are allowed. **We will keep the lowest floor 3 feet above water table. Daylight basements**
7. Follow the requirements of Weber-Box Elder Conservation District. **They have given us the inclusion fees. We will pay those prior to the pre con.**
8. When the improvements plans are complete, a letter from the utility providers will need to be submitted approving the plans. **Will do**
9. What will happen with the storm water when the retention pond is no longer needed? **All storm drainage is going to JDC and to the slough on the east boundary of JDC JDC detention ponds are designed for this development.**
10. You will need to build the road that connects to N Plain City Road for these phases for a second access. **The first phase will be 30 lots, there is 2 accesses through West Park 2 in plain City. Phase 2 the road will be completed to North Plain City road.**
11. During a meeting we had to discuss the Bureau drain lines it was agreed that the developer would post an escrow to cover the cost to replace the drain lines in case they settle after construction. Please provide a cost estimate. **We will put that in the escrow, we will work with Gary M to determine amount. and it is part of the MDA in JDC.**