

Reeve & Associates, Inc.



September 19, 2023

Project: *Sunshine Valley Phase 4*
Re: *Preliminary Review*
Reeve Job: *4825-25*

Below please find our response to the comments from Tucker Weight, Weber County Engineering, dated 8-30-23.

1. 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. **Developer will defer curb and gutter**
2. The ditch in the front of the property will need to be piped with. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt. **There are no ditches along the proposed site**
3. 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." **Note will be added to the final plat**
4. There will need to be an easement given for the existing ditches in the subdivision. **Revised/Shown on the plan**
5. How wide is the road along the frontage? We may need you to widen road and add asphalt. **Asphalt will be widened in front of proposed site. See revised prelim.**
6. How will lot 401 get access to buildable area? **A proposed 20' shared access easement for the buildable area of lot 401 has been shown on plan**

We appreciate your review and trust we have updated and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Nate Reeve, PE
Principal Engineer
Reeve & Associates, Inc.
nate@reeve.co

A handwritten signature in blue ink, appearing to read 'Nate', with a long horizontal flourish extending to the right.

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