

VALLEY CENTER ESTATES 2ND AMENDMENT 11-1-23

#	Sheet Number	Comment	#	Comment Responses
WEBER COUNTY				
SURVEY 1	PLAT	PUE NEEDS TO EXTEND ALONG ENTIRE FRONTAGE OF LOT 5	1	PUE HAS BEEN EXTENDED FOR THE LENGTH OF THE FRONTAGE WHERE NOT ALREADY PROVIDED
SURVEY 2	PLAT	ADDRESS WILL BE ASSIGNED ON NEXT REVIEW	2	NOTED
SURVEY 3	PLAT	PLEASE LABEL THIS EASEMENT. IS THIS THE TURNAROUND EASEMENT OR IS IT JUST THE TIE TO THE POB?	3	NOT AN EASEMENT, THIS WAS THE TIE TO P.O.B.
SURVEY 4	PLAT	PLEASE LABEL THIS EASEMENT (SHARED ACCESS EASEMENT)	4	SHARED ACCESS EASEMENT #3151709 BETWEEN 22-047-0036 AND 22-316-0003
SURVEY 5	PLAT	DEEDS MAY BE REQUIRED TO CONVEY THIS PROPERTY	5	DEED WILL BE PROVIDED
SURVEY 6	PLAT	FOR THE BENEFIT OF WHICH LOTS/PARCELS? NEEDS TO BE DEDICATED (SHARED CROSS ACCESS EASEMENT)	6	THIS IS FOR LOTS 6-9 DEDICATION HAS BEEN REVISED TO INCLUDE THIS EASEMENT
SURVEY 7	PLAT	BASIS OF BEARINGS DOESN'T MATCH BEARING FROM VALLEY CENTER ESTATES 1ST AMENDED, PLEASE SHOW RECORD BEARING	7	BASIS OF BEARING AND BASIS OF BEARING BY RECORD HAVE BEEN PROVIDED
SURVEY 8	PLAT	LOT NUMBERING NOT APPROVED, LOT NUMBERS FROM FIRST AMENDMENT CANT BE USED. All lots are to be numbered consecutively under a definite system approved by the county surveyor. WCO 106-1-5(a)(4)	8	LOT NUMBERS HAVE BEEN REVISED AS COMMENTED ON THE PLAT. PARCEL 1 IS NOW LOT 9
SURVEY 9	PLAT	SHOW CORNERS AS SET ON DRAWING	9	LOT CORNERS ARE SHOWN TO BE SET
SURVEY 10	PLAT	NEED TO SHOW EVIDENCE OF OCCUPATION AND EXISTING IMPROVEMENTS. The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6) All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(a)(15)	10	EXISTING BUILDING LOCATIONS WITHIN 30' HAVE BEEN SHOWN. EXISTING SEPTIC, FENCES, ASPHALT, AND CURB ARE SHOWN.
SURVEY 11	PLAT	NEEDS TO BE DEDICATED (STORM DRAIN EASEMENT)	11	DEDICATION HAS BEEN REVISED TO INCLUDE STORM DRAIN EASEMENT
SURVEY 12	PLAT	TURNAROUND EASEMENT NOT SHOWN ON DRAWING	12	THERE IS NO TURN AROUND EASEMENT, TEMPLATE NOTE NOT REMOVED IN PREPARATION OF PLAT, HAS BEEN REMOVED
SURVEY 13	PLAT	SHARED CROSS ACCESS EASEMENT AND STORM DRAIN EASEMENT NEED TO BE DEDICATED.	13	DEDICATION HAS BEEN REVISED TO INCLUDE THESE EASEMENTS
SURVEY 14	PLAT	Weber County Surveyor: I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this _____ day of _____ . _____ Weber County Surveyor WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)	14	SIGNATURE BLOCK HAS BEEN REVISED

SURVEY 15	PLAT	BASIS OF BEARINGS DOESN'T MATCH DRAWING	15	BASIS OF BEARING AND BASIS OF BEARING BY RECORD HAVE BEEN PROVIDED
PLANNING 1	PLAT	Please include 'parcel 1' as a lot in the subdivision or add it to another lot in the subdivision, because this property is not exempt from platting requirements under UCA §17-27a-605.	1	PARCEL 1 IS NOW INCLUDED IN THE SUBDIVISIO AS LOT 9
ENGINEERING 1	PLAT	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.	1	THE FROERER'S WOULD LIKE TO SEEK A DEFERRAL AGREEMENT FOR THE IMPROVEMENTS
ENGINEERING 2	PLAT	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."	2	NOTE HAS BEEN ADDED
ENGINEERING 3	PLAT	Please show the asphalt widths. We may need you to add asphalt to the shoulder depending on how wide the road currently is.	3	ASPHALT WIDTHS ARE SHOWN FOR THE PREVIOUSLY COMPLETED SURVEYS