



November 5, 2020

The Honorable Kevin Rhodes
Mayor of Newton Town
PO Box 146
51 South Center
Newton, Utah 84327

**RE: Larsen Farms Subdivision - Final Plat and Construction Plan
Follow-up Engineering Review**

Dear Mayor Rhodes:

Forsgren Associates received a revised copy of the final plat and construction plans submitted via email for Larson Farms Subdivision on November 4th, 2020. We have conducted a follow-up engineering review of the plat and construction plans as requested.

We have found that the comments and recommendations provided in our previous and initial review have been generally addressed with the following exceptions (as noted in Town Council last evening):

Final Plat

1. Under "Narrative and Notes": Item No. 3 should read, "Houses are required to have a two percent (2%) slope away from the house for a distance of not less than 25-feet".
2. As access to Lots "2" and "3" is to be from 100 South Street, the note, "(access from 100 South)" should be placed under the parcel's note indicating lot acreage for Cache County's addressing purposes and clarification.
3. The Owner's Dedication should include "and streets" after "subdivided into lots".
4. The following statement should be placed on the Final Plat:

"The lots and other property in this subdivision are located in an area currently transversed by an asbestos-cement irrigation mainline and such lots and other property may be susceptible to damage due to possible flooding. By obtaining any ownership interest in any lot or property in this subdivision, the owner thereof voluntarily assumes the risk of any ownership or development of such lot or property and agrees to release and hold the Newton Town, its officers, employees, and agents, harmless from any and all liability, claims, demands, and actions of any kind and nature whatsoever which may arise out of or in connection with any flooding within, or adjacent to, this subdivision. The foregoing real covenant and servitude shall permanently run with each and every lot or other property in the subdivision and shall be binding upon and inure to the owner thereof and the owner's successors and assigns."

Construction Plans:

1. The following note should be placed on the cover/title page of the construction plans:

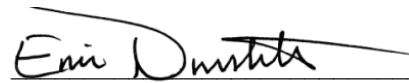
"All expenses involving the necessary improvements or extensions for a culinary water system, gas service, electrical service, telephone service, cable television service, grading and landscaping, storm drainage systems, fire hydrants, pavement, sidewalks, signage, street lighting, and other improvements shall be paid by the developer".
2. Under "General Notes", Item No. 16, "City" should be changed to "Town".
3. Water service to Lot No. 5 is to be provided from the existing 6-inch C900 water main in SR23; this will require a small diameter bore under SR23 per UDOT standards and requirements.

General Comments

1. We understand a septic tank feasibility letter or copy of septic tank permits for the proposed lots is being, or has been, prepared by Bear River Health Department for the Subdivider/Developer. A copy of the same should be forward to Forsgren for our records.

If you have any questions or require additional information, please contact me at (435) 227-0333 or via email at edursteler@forsgren.com.

Sincerely,
Forsgren Associates, Inc.



Eric E. Dursteler, P.E., C.F.M.
Contract Town Engineer

Attachments:

Redlined revised Final Plat and Construction Plan