



11038 N Highland Blvd
Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677
ken@bergcivil.com

Memo

To: PAYSON CITY Planning Department
From: Ken R. Berg, PE
Date: 4/20/2022
Re: Payson View Estates Phase 3 – Preliminary Plan Resubmittal

This memo contains additional information on responses to City review Comments for the above project.

SHEET C1 [COVER]

- A third crossing of the High Line Canal has been shown on these preliminary drawings. The future extension of 1900 South will occur as Springside Meadows and the Mower property is developed. Payson View Estates currently has three points of connection to existing roadways.
- The location of CBU facilities will be coordinated with each final plat.
- An overall legal description has been added to the cover sheet
- Water Model – waiting for results – findings will be addressed at final plat
- Sewer Model – waiting for results– findings will be addressed at final plat
- Housing types will be presented at Planning Commission and City Council

SHEETS C2A – C12B [PRELIMINARY PLAT]

- Connections to existing roadways have been corrected to match existing curb & sidewalk.
- All existing roadway improvements have been added to the drawings
- All reference to Public Open Space Fencing has been modified to comply to Payson City standards.
- Fault Setback hatching legend and notes have been added
- Road names have been revised as noted.
- Existing gas line easement labels have been added

SHEET C13 [OVERALL WATER]

- Valves are shown of all legs on main junctions
- Water Line and Storage Tank Construction Agreement Note has been revised to reference existing agreement and the section of that agreement that allows for the developer to expand the percentage of usage of the tank.
- Water Model – waiting for results – findings will be addressed at final plat

SHEET C14 [OVERALL SEWER]

- Sewer Model – waiting for results– findings will be addressed at final plat

SHEET C15 [OVERALL POWER]

- NO COMMENT

SHEET C16 [OVERALL FIRE]

- NO COMMENT

SHEET C17 [OVERALL GRADING]

- Add a construction note “A STORM WATER MANAGMENT PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION” to all sheets
- Drainage Calculation Note added to refer to detail drainage sheets C18-C20

SHEET C17.1 – C17.7 [GRADING PLANS]

- Add a construction note “A STORM WATER MANAGMENT PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION” to all sheets
- Add a construction note “AN INDIVIDUAL LOT GRADING PLAN IS REQUIRED FOR EACH BUILDING PERMIT APPROVAL”

SHEET C18 [EXISTING DETENTION POND 1]

- Add a construction note “A STORM WATER MANAGMENT PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION” to all sheets
- Add a construction note “AN INDIVIDUAL LOT GRADING PLAN IS REQUIRED FOR EACH BUILDING PERMIT APPROVAL”
- Added a Drainage Narrative to describe the existing pond design process and pond capacities.

SHEET C19 [EXISTING DETENTION POND 2]

- Add a construction note “A STORM WATER MANAGMENT PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION” to all sheets
- Add a construction note “AN INDIVIDUAL LOT GRADING PLAN IS REQUIRED FOR EACH BUILDING PERMIT APPROVAL”
- Added a Drainage Narrative to describe the existing pond design process and pond capacities.

SHEET C20 [RETENTION POND 3]

- Add a construction note “A STORM WATER MANAGMENT PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION” to all sheets
- Add a construction note “AN INDIVIDUAL LOT GRADING PLAN IS REQUIRED FOR EACH BUILDING PERMIT APPROVAL”
- Added additional area to account for all hillside drainage subareas above subdivision

SHEET C21 [OVERALL OPEN SPACE]

- NO COMMENT

SHEET C21.1- C21.8 [OPEN SPACE]

- NO COMMENT

SHEET C22 [GENERAL NOTES]

- NO COMMENT

SHEET C23 [DETAILS]

- NO COMMENT

SHEET SL1 [SURFACE DRAINAGE]

- The 60 minute / 5-year storm event corresponds more closely to the probable storm occurring within a few years following a wildfire (Girvad and Castleton, 2009; Cannon, 2010). The 60 minute / 100 -year storm event calculation is needed for the modeling used and is presented in the table for comparison.

SHEET SL2 [NATURAL VEGETATION]

- NO COMMENT

SHEET SL3 [SLOPE]

- NO COMMENT

SHEET SL4 [HAZARDS]

- The current Geotech report issued by CMT has the fault study and information on the setbacks that the attached figure was taken from