Moab Planning Resolution #01-2020: Exhibit H

The following comments are representative of the conditions of approval for Moab Planning Resolution #01-2020, The Four Corners Community Behavioral Health – Moab Clinic and Clubhouse. These comments shall be addressed to the satisfaction of the City Engineer as Conditions of Approval; and satisfied prior to the issuance of a grading permit and/or building permit. This document will act as Exhibit H, City of Moab - Conditions of Approval – Engineering; for the Level II Site Plan Application seen by the Moab Planning Commission February 13, 2020.

Cory P. Shurtleff
Assistant Planner
City of Moab
217 East Center Street
Moab, UT 84532

FCCBH Engineering Comments:

1. General notes number 3 refers to APWA Standard Plans and Specifications 2012 edition which is an old edition. It should refer to Utah APWA most recent version.
2. Future main water construction may not be built in time frame to serve proposed clinic building. Please design your water service line to be connected to water main on 300 N (Nob Hill).
3. We received a legal description of the drainage easement on Mr. & Mrs. Tuttle property. Please submit the signed agreement between the parties or the recorded documents.
4. Our previous comment regarding culinary water and sanitary sewer system impact studies has not been addressed: 9/3/2019 - Please contact the City culinary water consultant Hansen Allen & Luce Inc (attention Ben Miner) and sanitary sewer consultant Bowen Collins & Associates (attention Jeff Beckman) for system impact study of new development. Provide a letter or memo from the consultants about the new development’s impact on culinary water and sanitary sewer systems.

Plat Comments:

1. Please extend easement line to boundary & label distance from intersection to boundary corner to east.
2. Please correct the call out "15' Water Easement" to "15' Utility Easement".
3. Please show the bearings of Southwest corner jog-out where the sewer stub will be located.

Chuck Williams PE
City Engineer
City of Moab
217 East Center Street
Moab, UT 84532