



July 21, 2011

Weber County Planning
Justin Morris

RE: Comments on Lindsley Ranch Engineering Review

Justin:

The following are responses to the questions raised on the Engineering comments dated 2011-01-12 by Rochelle Pfeaster

1. The irrigation canal along the front of the property will be required to be piped. A plan showing the design and size of the pipe will need to be submitted with an approval letter from the irrigation company. (Subdivision Ordinance 4-2(10)). The open channel is a hazard.
 - a. See the attached design for a 36" RCP culvert within the ditch. The irrigation company has signed the plan and profile sheet
2. Will the remainder of the parcel and new lot use the irrigation water as a secondary water source? If so, how will it be supplied?
 - a. Yes, provisions for turnout boxes are included in the design of the new pipe system to allow all existing users to access the water.
3. All existing buildings, ditches, fences, piping or any improvements within or immediately adjacent to subdivision need to be shown on the plat with their distances from property lines.
 - a. No existing buildings are on or adjacent to the property. Fences and ditches are shown along with the contour lines
4. Location of percolation test holes to be shown.
 - a. Shown as per Weber-Morgan Health Department evaluation form
5. Existing contours to be shown throughout the lot and along the frontage.
 - a. Shown.
6. How will the storm water for the subdivision be addressed?
 - a. Storm water will be maintained on site. All new structures and paved areas will direct storm water to retention areas on site. (grass, gardens, Etc)
7. Curb, gutter and sidewalk will be required unless a deferral is granted. If a deferral is granted the grade within the right of way will need to be brought up to within 1 ft below existing edge of asphalt.
 - a. Deferral has been requested
8. Because of soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is not requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction test on both are required.

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- a. Pending approval of deferral request
- 9. A Storm Water Pollution Prevention Plan (SWPP) is required to be submitted for all new development where construction is required. The state now requires that a National Discharge Pollution Elimination system (NPDES) permit be acquired for all new developments. A copy of the permit needs to be submitted to the County before final approval. Permits can now be obtained thru the Utah State Dep't. Of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>
 - a. It is our understanding that a SWPP is not required for piping an existing irrigation ditch
- 10. A storm water activity permit will need to be obtained through our office before construction begins.
 - a. This may not be required if SWPP is not prepared
- 11. An excavation permit will be required for any work done within the ROW.
 - a. All required permits will be obtained

The following comment from Ted Black, Weber Fire District

- 1. One Fire Hydrant Required
 - a. Existing Fire Hydrant 162 feet south of property as shown in revised plat

Thank you

Robert D. Kunz, P.E., L.S.
Director of Surveys