October 02, 2016

Felix Lleverino

Weber County Planning Dept.

2380 Washington Blvd. Ste. 240

Ogden, Utah 84401-3113

RE: Saddlebred AcresSubdivision October 2016

Mr. Lleverino,

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

Please see redlines on Sacclebred\_Acres\_Preliminary\_Engineering\_Review\_October\_2016.pdf

Elevations on the sewer and storm drain would help with the preliminary review.

The entire parcel of property will need to be annexed into Central Weber Sewer Improvement District.

We will need to see the engineering and calculations on the lift station.

Who will be responsible for the maintenance etc. of the land drain system?

Improvements need to extend to the end of the subdivision boundary.

Storm Water calculations will need to meet county standards. Is the water from the land drain included in these calculations?

I believe we would want to see the same cross section of the road that is on Glenna Way.

Where the County has changed from the 60ft. ROW to a 66ft. ROW we would like to see the road stubbing to the north be a 66ft. ROW. I think we would be fine with the rest of them where you are attaching to a 60 ft. ROW.

Are all the PUE around the lots necessary? With Allen Estates a lot of the lots have done and enquired about vacating them so that they can do sheds in the rear of their property. This should be discussed and looked at to see if they are needed. Unless the developer would like to have them.

All comments in the Geotechnical report need to be followed and addressed on the plans. Please provide data on the plans to address the necessary items.

The Hooper Canal will need to be either fenced or piped per County Ordinance. A letter from Hooper Irrigation approving of the improvements will need to be submitted to our office.

Please submit a set of improvement plans to review. A more thorough review will be done with the improvement plans.

Final Improvement plans will need to be stamped by a Engineer.

We will need a letter from the Water/Irrigation/Sewer Company approving the water/sewer line design.

Fire district will need to approve fire hydrant locations.

We will need a letter from the State Division of Drinking Water with Plan Approval of the new water line extension.

There will need to be an Engineer’s Cost Estimate with an escrow with the County or the improvements need to be installed prior to final approval.

1. Because 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 now requiring a minimum of 8” of 3” minus sub-base and 6” road-base. Compaction test on both will be required.
2. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental
Quality at the following web site: <https://secure.utah.gov/swp/client>.
3. A Storm Water Activity Permit will need to be obtained through our office before construction begins. <http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf>

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department’s attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Sincerely,

Weber County Engineering Dept.

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