

Engineering

Project: [Terakee Farm PRUD Phase 1 Subdivision](#)
User: [Chad Meyerhoffer](#)
Department: [Weber County Engineering Division](#)
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Notes

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.**

1. A more thorough review will be done when a plan showing the utilities and the improvement plans are submitted. **Agreed.**
2. Please see redlines on Terakee_Farm_Preliminary_Engineering_Review_Dec2017pdf. **Updated preliminary design submitted addressing redlines.**
3. If the proposed roadway design on 3600 West can be installed within the County ROW and address travel lanes, drainage, power poles and pedestrian access then this access can be allowed for the first phase of the development. All the required right of way will need to be obtained by the applicant to address the above criteria. This will need to be demonstrated prior to preliminary approval. Each phase after this will be looked at as far as access unless a new primary access is installed to full county standards and this be the secondary access. **Roadway design can be installed within County ROW.**
4. All the improvements along 3600 West will be the responsibility of the applicant. **Agreed.**
5. Curb gutter and sidewalk will be required. **Agreed.**
6. Is there any FEMA Flood Plain within this phase? **No, there is not.**
7. This area is known to historically flood, how will this development alleviate the change of flooding. **The area where phase one is located is not known to flood; however, detailed plans will be provided with final engineering design.**
8. The sewer needs to have elevations at the manholes, and we need to see where it will be discharged to. **To be provided with final engineering drawings.**
9. Fire Hydrant locations need to be shown on the plan. **Updated preliminary plan shows fire hydrant locations.**
10. We will need a geotech that gives recommendations as to the lowest habitable slab. This information will be determined by the depth of the groundwater. With this information elevations as to the lowest habitable floor need to be shown on each lot. **Will be provided with final engineering design.**
11. We will need a letter from the water and secondary water district approving of the design of the new infrastructure. **Water District is requiring 12" line to the development site & 10" lines within development. Secondary water plan will be provided with final engineer design plans.**
12. Secondary water is not shown on the plan. Will there be secondary water. **Agreed.**
13. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. **Agreed.**
14. A set of as-built drawings will need to be submitted to our office when the project is completed. **Agreed.**
15. The County's allowable release rate on the Storm Water Calc's had been 0.1cfs. Recently the County Engineer has gone to a pre and post construction design. Can the drainage areas be shown on a plan. **Will be provided with final engineering design plans.**
16. 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. The Geotech will need to address that this cross section is suitable for the development. **Will be provided with final engineering design plans.**
17. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. 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>. **Agreed. Will be provided with final engineering design.**
18. A Storm Water Activity Permit will need to be obtained through our office before construction begins. **Agreed.**
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,

Chad Meyerhoffer
Weber County Engineering Dept.
Phone: (801) 399-8004

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