

Engineering

Project: Terakee Meadow
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. Brad Blanch Written Responses on Next Page**

1. Please see redlines on Terakee Meadow Final Plan_Engineering_Review_Dec2018.pdf.
2. All utilities need to be installed to the end of the subdivision boundary.
3. Subdivision will need to be annexed into Central Weber Sewer Improvement District.
4. Fire Hydrant locations need to be approved by the fire district. It does not appear they meet their requirement.
5. The drainage ditch along 4300 west will need to be piped.
6. Curb and gutter will be required unless a deferral is granted. It may be necessary to get the drainage to work.
7. The road cross section needs to be updated to current county requirements. 3" asphalt PG 64-28 or approved by county engineer, 6" base, and 8" sub base. Or if the Geotech report calls for a greater design then that should be shown.
8. We will need a geotech study done on the property.
9. Will basements be allowed on the lots? If so you will need to show where the sump pumps will be discharged to, or elevations to where basements can go without getting into the ground water.
10. We will need a letter from the water and secondary water district approving of the design of the new infrastructure.
11. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed prior to final approval.
12. A set of as-built drawings will need to be submitted to our office when the project is completed.
13. 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. Detention will need to be shown on the plat with an easement.
14. 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.
15. 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>.
16. 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,

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

Files

Name	Size	Date Uploaded
Terakee Meadow Final Plan Engineering Review Dec2018.pdf	49.27 MB	2018-12-31 13:46:53

Terakee Village Written Responses -

1. Andy Hubbard from Great Basin Engineering is working on the redline edits and making appropriate updates.

2. Agreed.

3. Agreed.

4. Agreed.

5. Agreed.

6. Agreed.

7. Agreed.

8. We agreed that a letter from engineer will suffice since the soil conditions are the same as Terakee Village.

9. No basements will be allowed here or at Terakee Village.

10. Agreed.

11. Agreed.

12. Agreed.

13. Agreed.

14. Agreed.

15. Agreed.

16. Agreed.