**WRB Consulting Services**

**PO Box 1117**

**Salem City, Utah 84653**

**bruceward007@live.com**

**Memo:**

**Date:** 7-12-2019

**To:** Weber County

**Subject:**  Halcyon Lakes Estates Subdivision - Response to Review Comments

Each of the review comments is contained herein. The response to each comment is listed below the reviewer’s comment, indicated with an “a” and is in blue text. If we need something from the Developer (You) it will be underlined and in blue text.

**Weber County Engineering Review # 1**

Project: [Halcyon Lake Estates Subdivision](https://miradi.co.weber.ut.us/projects/view/4474) – Phase 1

User: [Gary Myers](https://miradi.co.weber.ut.us/users/view/1525)

Department: [Weber County Engineering Division](https://miradi.co.weber.ut.us/departments/view/2)

Created: 2019-07-03

Modified:2019-07-03

**Notes**

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. Please add the following notes to the plat: All lots are to retain their own storm water as shown on the improvement plans. All inhabitable space below natural grade will require the approval of the engineer to verify that sump pumps are not discharging into the sewer system.
	1. This note has been added to the Plat
2. Please provide a geotechnical study for the subdivision.
	1. This has been provided.
3. Please provide an approval letter from Hooper Irrigation stating that they have reviewed the design as shown in the plans.
	1. This will be provided.
4. Curb and gutter is required in new developments unless a deferral is granted for the subdivision.
	1. 1800 South will have curb, gutter, and sidewalk. A deferral for 4075 West was recommended by staff and was granted by the Planning and Zoning.
5. Please show the water line in the profile to verify that there are no conflicts with the sewer laterals.
	1. The existing water line in 1800 South and 4075 West are existing and are not shown on the profile. Additional notes and details have been added to the drawings to identify conflicts that may be encountered and that the developer is responsible for paying any additional cost associated with looping mainlines or service laterals. The new water line and new irrigation lines are shown in 1700 South profile.
6. 24' of asphalt is sufficient on the county roads. However, if you intend to widen the road to 36' please provide a detail showing the transition of the asphalt widths.
	1. We have reduced the asphalt width on 4075 West and 1700 South
7. Station 0+00 was used on 4075 West. For clarification purposes please change the stationing on the other roads to a different range.
	1. Discussed this with County Engineering staff. Developer will closely monitor construction to ensure this does not become an issue.
8. On sheet C-08, please show the minimum trench width.
	1. This has been added. See modified trench details.
9. On sheet C-13, please eliminate the waterway at the entrance to 4075 West.
	1. Done.
10. There is currently 12" of concrete under the existing roadway on 1800 South. As the irrigation lines are installed on the north side of the roadway this may cause uneven settlement. Do you have any suggestions as to how to deal with this?
	1. In the event this in encountered, we recommend cutting thru the concrete creating a semi-clean edge, backfilling with structural fill material, and compacting the trench as normal. This should not create differential settlement if the trench is compacted properly and the asphalt is “T-Patched.” Flow-fill could be used if undermining becomes a problem.
11. A discussion will need to take place regarding the storm drain shown being installed in 1800 South. Our masterplan shows this line being a double 48" line to be installed.
	1. After discussion with County Engineering Staff, the plans show extending the 24” approximately 16 feet to the SD inlet box and installing 48” RCP pipe to the end of phase 1. The short piece of 24” avoids having two large SD boxes in very close proximity.
12. Please create and submit the state SWPPP prior to construction.
	1. The contractor will take care of this.
13. Please provide and follow the APWA "T" Patch detail for trenching in the existing roadways.
	1. See modified trench details.
14. Please add a note to the trench detail showing sewer tape being installed.
	1. We will add the making tape to the detail.

Addressing of Lot 9 is incorrect.

1. Address has been updated.

**Hooper Irrigation Company Review**

Project: [Halcyon Lake Estates Subdivision](https://miradi.co.weber.ut.us/projects/view/4474) – Phase 1

User: [Greg Seegmiller](https://miradi.co.weber.ut.us/users/view/1525)

Department: Hooper Irrigation Company

Created: 2019-07-03

Modified:2019-07-03

**Notes**

Our office has reviewed the above-mentioned subdivision located in Weber County.  The development is located at 4175 West on 1800 South in Weber County.  Phase one consists of 14 lots in an overall 28 lot development.  Phase 2 will include a 13.45 Acre water ski pond, which is separate from this review.  This information is intended as a Conditional Preliminary Inclusion based upon the following conditions for Phase 1 only of the development:

1. Pressurized irrigation pipes for this development needs to be ran from the existing system on 4300 West.  Hooper Irrigation is willing to allow the developer to enter into a Pioneering Agreement and Oversize agreement for the cost of the transmission line.  The agreements must be approved and signed by both parties.  Copies of the agreements have been submitted to the developer.
	1. Developer will work with Hooper Irrigation on this item.
2. For the 14 residential lots to be irrigated, the developer will be required to deed 7 shares Hooper irrigation Company for secondary water.
	1. Developer will work with Hooper Irrigation on this item.
3. Water mains must be ran in roadway rights-of-way for future access and maintenance. The lines through lots 3-5 must be relocated to the streets.  Construction plans will need to be reviewed and approved.
	1. All irrigation mains are located in the streets. See improvement drawings.
4. The water main size within the development must be 8” minimum.  The line on 1800 South must be 12” and the line on 4300 West must be 16” PVC C900.
	1. The improvement drawings show these improvements.
5. Profiles of the streets and irrigation pipes must be submitted to determine the locations of drains and combination air/vacs.
	1. The improvement drawings show these improvements.
6. Service laterals and meters will need to be shown in accordance with Hooper Irrigation Standards.
	1. The details have been added and the Hooper Irrigation Standards have been referenced.
7. Valves will need to be shown at intersections.
	1. Valves are shown at the intersections on the improvement drawings.
8. The existing ditches must be piped through the development.
	1. The only ditch in Phase 1 is the open ditch along the north boundary. This is currently not shown to be piped. If this is necessary, please let us know.

**Memo End**