



Edgewater Beach Resort Phase 1 Amended
Comments to Engineering Review 2

General Comments

1. Okay
2. Provided by Contractor
3. Provided by Contractor
4. CC & R's provided by Contractor
5. Provided by Sewer District Engineer (Great Basin Engineering)
6. Completed.

Plan Specific Comments

1. No Comment
2. Completed. See attached descriptions
3.
 1. Will be demo
 2. Provided by contractor
4.
 1. Completed. See Plans
5.
 1. Modified
 2. Handicap parking stalls are 8' wide
 3. Added to plans
6.
 1. C & G are Type "F"
 2. Completed
 3. Shown on plans and easement is attached
 4. Contractor will grade as needed within easement
 5. Everything south of sidewalk matches existing highway grades or drainage ditch
 6. After the retaining walls are built grading will be completed
7.
 1. Modified
8.
 1. All parking has asphalt surface
 2. Included. See attached sheets
9.
 1. See Sheet 11/13
 2. Added 6" gravel surface
 3. High level alarm is set before tank starts filling
 4. Pipe designed per Sewer District requirements

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Engineering Review 2

Project: Edgewater Beach Resort Phase 1 Amended
User: Dana Shuler
Department: Weber County Engineering Division
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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.

General Comments:

1. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
2. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area,
 2. consists of the excavation and/or fill of more than 200cubic yards of material, or
 3. requires a building permit for which excavation or fill is a part of the construction.
3. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) 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 Department of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
4. A plat needs to be re-submitted along with all associated easements and CC&R's.
5. Provide plan approval letter from the sewer system engineer.
6. Approval from Dam Safety is required for the detention pond. See the following websites:

<http://www.waterrights.utah.gov/daminfo/forms.asp>

<http://www.waterrights.utah.gov/daminfo/SmallDamApp1090715.pdf>

Plan specific comments:

1. An easement is required for the existing ditches in the subdivision. Need to see plat.
2. Easements are required for all improvements outside of Phase 1 boundary (grading, water, sewer, irrigation). Provide easements with plat.
3. Sheet 2
 1. There is an existing path along west and south side of property – stay or demo?
 2. Plan of how to maintain access to existing condo during construction must be submitted to Fire Marshal for approval.
4. Sheet 3
 1. Specify material and compaction of berm for detention pond. – I believe you mean to reference APWA, not AWWA. Identify specification section number.
5. Sheet 4
 1. Suggest referencing 6" curb detail (on detail sheet).
 2. Curb and gutter cannot count as width of HC space or aisle. – check first HC spot at entrance, east side.
 3. Recommend waterway along west parking stalls (like there is on east side).
6. Sheet 6
 1. Still need to address c&g capacity issue – type "G" has only 3-5/8" (0.302') depth; calculation shows 0.33' depth.
 2. Retaining walls on driveways – show top and toe elevations. Will they be built now or with units? If with units, which unit? Address on plat.
 3. East boundary line – Provide easements for all improvements outside of boundary.
 4. Grading concerns along east boundary line – contour lines not clear, show tie ins.
 5. Show grading along south boundary line – contours just end in the middle of trail; need to tie in to existing.
 6. Condo garage and storage barns – how will grading be completed without retaining walls in place? Your response "Retaining walls will be built during grading process" conflicts with note shown on the plans.
7. Sheet 7
 1. Edgewater Court at Edgewater Drive (north intersection) – why not use a cross instead of 2 tees on waterline?
8. Sheet 9
 1. Need detail for concrete parking pavement.
 2. Need structural calcs for retaining wall detail.
9. Sheet 10 – Lift station & calcs:
 1. Need electrical details.
 2. All weather access needed.