



## Vaquero Village Subdivision Phase 2

### Comments & Response

#### Engineering Review #1

From: Great Basin Engineering  
For: Weber County Planning & Engineering

Review dated: 10/29/2020

A Review has been added to the Vaquero Village Phase 2-Subdivision project.  
Review Status: **Not Approved by Ashley Thoman**

#### Review:

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. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
  1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (100) feet to the inch and shall show:
    1. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.

This is not necessary as the plans show everything that remains, thusly there is no need to show anything else.

2. Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.

The existing surface has been shown at 1' intervals on "Page 2: Overall Grading Plan"

3. The boundary lines of the tract to be subdivided showing bearings and distances.

The boundary lines have been labeled with bearings and distances on "sheet 2 of 2" the Plat.

4. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.

All existing features within the immediate vicinity have been shown including streets, easements, property owners, exceptional topography, railroads, and water courses. Please see "sheet 2 of 2" the Plat.



5. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.

All existing and proposed utilities have been shown on "Page 1 Overall utility Plan"

6. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.

These have been provided on "sheet 2 of 2" of the Plat.

7. Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.

The Plat has been updated to show this restriction, please see "sheet 2 of 2" of the Plat.

8. The location of percolation test holes on each lot.

These have been provided on "sheet 2 of 2" of the Plat.

9. Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater.

Engineering plan and profiles have been provided, please see "sheet 3 & 4 of the plan set"

10. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.

These have been provided on "sheet 2 of 2" the Plat. This phase of The Vaquero Subdivision will have (2)Open Spaces, a trail system, but no other amenities.

2. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.

Curb & gutter will be provided by the developer along with a continuation of the trail system provided in Phase 1 of The Vaquero Subdivision, please see "sheet 2 of 2" the Plat for the location of the trail system, and "sheet 3 & 4 of the plan set" for the Curb and gutter locations and TBC grades.



3. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."

This note has been added to the plat, please see "Sheet 1 of 2" the Plat.

4. There will need to be an easement given for the existing ditches in the subdivision.

The existing ditches are the property of the developer and will be vacated and removed at time of construction as they will no longer be in use.

5. Recommendations from the geotechnical report need to be utilized in the plans, including pavement cross-section and shallow groundwater.

The recommendations laid out in the geotechnical evaluation have been implemented. All subgrade walls will have foundation drains. The roadway profile will reflect what is recommended in the Geotech report specifically: "3 inches of asphalt over 11 inches of untreated base. As an alternative, a pavement section of 3 inches of asphalt, 6 inches of untreated base, and 7 inches of granular borrow."

6. An excavation permit is required for all work done within the existing right-of-way.

Permits will be gathered as needed by the developer.

7. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

The developer has been made aware if this requirement.

8. A Storm Water Construction Activity Permit is required for any construction that:

1. disturbs more than 5000 square feet of land surface area, or
2. consist 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, and less than five acres shall apply for a county permit.

This project is expected to disturb more than 5000 Square feet of land surface area. Permits will be gathered as needed by the developer.

9. 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 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>.



A SWPPP has been provided.

10. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

The plans are under review by a Professional Engineer and will be stamped prior to final submittal.

### Vaquero Village Subdivision Phase 2

#### Comments & Response

#### Engineering Review #2

From: Great Basin Engineering

Review dated: 11/13/2020

For: Weber County Planning & Engineering

A Review has been added to the Vaquero Village Phase 2-Subdivision project.

Review Status: **Not Approved by Ashley Thoman**

Review:

I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

The drawings shall be prepared in conformance with the requirements of the subdivision ordinance and all other County codes and regulations regulating the subdivision of land and shall show:

1. **The location of percolation test holes on each lot.**  
The percolation locations have been shown on "Sheet 1 of 2" of the Plat.
2. **Open space structures and other amenities need to be labeled.**  
The three open space structures/amenities have been labeled:
  1. The trail system.
  2. Proposed Detention pond.
  3. Existing irrigation Pond.

"Buildable areas" are called out only to show the potential location for a future building on the open space. No structures or amendments are currently planned for these locations.
3. **The existing contours will need an occasional label to identify existing conditions.**  
The existing surface has been shown at 1' intervals on "Page 2: Overall Grading Plan".
4. **The irrigation pond and facilities will need to include more information such as capacity, floor and berm elevations.**  
An exhibit for the Existing Irrigation Pond has been added to the planset.



5. **The plans will need to indicate what will happen to the existing ditch that runs through the lots.**  
The Existing private ditch will be vacated as it will no longer be in use. The existing ditches are the property of the developer and will be vacated and removed at time of construction as they will no longer be in use.
6. **Storm drain calculations will need to be provided. Please include more information regarding the outfall such as what it is draining into and the facility's capacity to convey storm water.**  
A full Storm Water Study will be provided.
7. **Can the finished grade of 650 North be sloped towards the detention pond without a low point near station 1+70? Theoretically if all the roadways could be graded to channel the water between the curbs to the detention pond, then the pond would serve the purpose of containing the major storm event.**  
Unfortunately No, the surface topography does not allow for sloping the road in this manner. The design provided maintains 0.5% drainage slope while mitigating large storm events. See storm water study for details
8. **The outlet structure detail needs to be updated, as shown on the plans.**  
This has been done
9. **The materials and diameters listed under "storm drain lines" on sheet 1 will need to be reinforced concrete pipe with a minimum diameter of 15-inch.**  
The note has been updated.
10. **The minimum allowable slope for the storm drain pipe is 0.5%.**  
This is unfeasible for this project, our design provides the necessary drainage to convey the 10 year storm without surcharging, while maintain the minimum scour velocity.
11. **On sheet 3, there is a storm drain inlet placed in front of lot 212. Can this be moved towards the property line to avoid conflicts with a future driveway?**  
Unfortunately no, moving the storm drain inlet would disrupt the drainage of the ROW, this right a way is designed to minimize onsite fill, while still accomplishing all drainage goals. The lot in question has a frontage of over 112ft and there are no other obstructions restricting the potential location of a driveway, it is our belief that this one obstruction will not create difficulties for the contractor or future owner, nor will it create issues with traffic or snow removal.
12. **It is recommended that the blowoff on the end of the secondary water line be placed to the side of the roadway (if a blowoff is planned there).**  
Secondary water blow offs will be placed at the end of the line outside the roadway.



13. All improvements need to be either installed or escrowed for prior to recording of the subdivision.  
This will be accomplished.

14. A Storm Water Construction Activity Permit is required for any construction that:
1. disturbs more than 5000 square feet of land surface area, or
  2. consist 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, and less than five acres shall apply for a county permit.

This project is expected to disturb more than 5000 Square feet of land surface area. Permits will be gathered as needed by the developer.

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 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>.  
A SWPPP has been prepared for this site.

16. After all items have been addressed a wet stamped copy of the improvement drawings will be required.  
The plans are under review by a Professional Engineer and will be stamped prior to final submittal



**Vaquero Village Subdivision Phase 2**

**Comments & Response**

**Weber County Planning**

From: Great Basin Engineering  
For: Weber County Planning & Engineering

Review dated: 11/17/2020

A Review has been added to the Vaquero Village Phase 2-Subdivision project.  
Review Status: **Not Approved by Felix Lleverino**

**Preliminary requirements:**(see the attached redlined plat)

Submit an Open Space Preservation plan. The open space preservation plan shall include the following:

1. An overall cluster subdivision map identifying all open space areas and open space area amenities.
2. An open space site plan that:
  - a) Identifies the open space parcel ownership types specified in subsection (c)(9) of this section;
  - b) Identifies each proposed ownership type with a unique color;
  - c) Shows the locations of existing and proposed future structures and other open space amenities; structures housing a subdivision utility or serving as a subdivision amenity shall be subject to all applicable standards including all design review and applicable architectural standards found in title 108 of the Weber County Land Use Code; and
  - d) Includes all park improvements and is accompanied by a letter of approval from the local park district for open space that will be gifted as a park parcel to a local park district.
1. A narrative describing all proposed open space parcels, their proposed method of ownership, their proposed method of maintenance, their proposed uses, and any proposed building envelopes.
2. The phasing of open space parcels and their relationship to the overall subdivision phasing plan, if any.

These Requirements have been met, please see "Page 6 Open Space preservation Plan".