Weber County Engineering: Chad Meyerhoffer

1. See redlines on Winston Park Subdivision Engineering Review January2021.pdf

Comments from the Plan Set (Winston Park Subdivision Engineering Review January2021.pdf) have been addressed. See below for the enumerated list of comments and the written responses.

1. A more thorough review will be done when plan and profile drawings are submitted.

Noted. Plan and profile sheets will be submitted with next set of plans.

1. The County does not allow concrete waterways within the ROW.

Waterways have been removed from plans.

1. Storm drain to be combo boxes with the storm drain in the park strip or asphalt.

SDIBs have been swapped out for Combo Boxes, except where the SDIB is an initial collector with only one outlet pipe (per discussion with the County). The storm drain pipe is located in the asphalt, see CGD.01 & CGD.02.

1. Will basements be allowed within the development? If they are going to have basements how will ground water be handled. Or define an elevation for each lot from top of curb.

No full basements will be constructed. Some houses may be split level or similar architectural style to minimize depth of foundation, but all will remain above the groundwater elevation.

1. Please submit the storm water study.

Drainage calculations for the subdivision are provided on CGD.02.

1. We will need a letter from an environmental engineer addressing potential wetlands.

A letter from an environmental engineer will be provided by the owner once obtained.

[Wade Rumsey]: A Wetland Assessment has been performed. Completed by Frontier Corporation, LLC. I have lodged on the Frontier Weber County tracking site his assessment.

1. We will need a letter from the water district and secondary water company approving of the design of the new infrastructure.

Approval letters from the water and secondary water company will be provided once obtained.

[Wade Rumsey]: Culinary Water & Sewer will-serve letters have been submitted and uploaded to the Frontier tracking site. Secondary Water notes are reflected in the civil drawings and official letter will be submitted once obtained by Hooper Irrigation.

1. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. Once the improvement plans have been approved a cost estimate will need to be submitted and approved.

Noted.

1. A set of as-built drawings will need to be submitted to our office when the project is completed.

Noted.

1. The project will need to be annexed into the Central Weber Sewer Improvement District.

Noted. The Owner (or Representative) will coordinate with Central Weber Sewer to complete annexation.

[Wade Rumsey]: We are working on the formatted plat to be submitted to Darrell Woodruff. This is currently underway and will be completed with the timing of the review and upcoming Central Weber Sewer District board meetings.

1. With the improvement plans submit a cross section of the roadway with details, asphalt to be PG64-32.

The details on CSP.01 and CSP.02 have been updated to show asphalt will be PG64-34. The Keynotes have also been updated.

1. We will want to see the sewer main extend to 1800 South and be 12” at minimum slope.

A 5’ manhole has been added at the intersection of Fitzroy Rd and 1800 South. The sewer pipe in Fitzroy Rd has been upsized to 12” and the slope adjusted to 0.194%.

1. 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 details on CSP.01 and CSP.02 have been updated with this information.

1. 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 Dept. of Environmental
Quality at the following web site: <https://secure.utah.gov/swp/client>.

SWPPP will be submitted prior to any construction activity.

1. 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>

Storm Water Activity Permit will be submitted prior to any construction activity.

Winston Park Subdivision (Plan Set) Engineering Review

**PLAT**

1. Is there an easement on the storm drain facilities (near the detention pond)?

A drainage easement has been added to the plat.

1. We will need a sewer easement on this parcel as well granted.

Owner will coordinate with adjacent property owner and with Taylor Lift Station designers to ensure an easement is properly granted and documented.

**CGN.01**

1. Utility Note # 18 – ADS HDPE pipe can only be used outside of the ROW or with permission from the County Engineer.

The note has been revised. All SD pipes for this subdivision will be RCP Class III.

1. Sewer Note # 29 – Will need to account for ground water during testing.

The note has been amended to remove the text “to 5 psi” and to indicate that groundwater must be accounted for during testing.

1. Sewer Note # 30 – Will need sewer marking tape in trench.

Note has been modified as redlined.

**CSP.01**

1. Cross Section “A” – Show all thicknesses etc.

The cross section has been updated to call out materials and thicknesses.

1. We do not allow concrete waterways in ROW.

All waterways have been removed.

1. The County will not own or maintain streetlights. This will need to be the HOA.

The keynote has been updated to state that streetlights to be maintained by HOA.

**CSP.02**

1. Remove Keynote #7 – Concrete Waterway.

This Keynote has been removed.

1. Asphalt to be PG64-34 with Chip Seal.

This has been noted in the cross-section and Keynote #1.

1. Add label to cross section for 6” road base.

Done.

1. Add label to cross section for 8” Pit Run 3” Minus.

Done.

1. Sidewalk to have base and be 6” thick through driveway.

This has been noted in the cross-section.

**CUP.01**

1. We are going to want to see this sewer line extend to 1800 South and this will be the main line 12” in size and at min. slope from lift station.

The sewer main along Fitzroy Road has been updated per County’s requirements.

1. Storm drain boxes to be combo boxes with the SD in asphalt or park strip.

SDIBs have been swapped out for Combo Boxes for primary conveyance system. Initial collectors are to be left as SDIBs per discussion with the County.

**CUP.02**

1. This (sewer pipe to the west) will be the mainline 12” min. slope. There will have to be an agreement to pay the difference with impact fees. We are not going to want to see two lines paralleling each other.

The pipe has been upsized to 12” at 0.194% slope.

**CGD.01**

1. Will storm water back up from the main storm drain (at flared end section #202)?

An in-line check valve will be installed to prevent backflow on the structure prior to the city connection.

1. If this pipe (at ex. combo box #205) is flowing full will it back up into the detention pond? Will this pond always retain water? We want to see the water pass by the development.

The pond is designed to detain water and release to the County’s system at a rate of 0.10 cfs/acre. To help prevent stagnant water in the pond, a perforated pipe is being installed beneath the pond bottom.

1. For the detention pond, will the water be able to drain in a storm event?

The pond is designed to the 100-year 24-hour storm, it is intended to drain out into the system in 1800 South. In a storm event exceeding the design storm, stormwater will overflow a baffle wall in the structure prior to the city connection and flow unrestricted into the city’s system.

1. How far will water back up when the SD along 1800 South is running full?

The stormwater will back up to the structure prior to the city connection where it will meet an inline check valve/ backflow preventer. Stormwater from the city system will never flow into the private system.