

MEMORANDUM

To: Tucker Weight, Weber County Planning *Matthew E. Hartvigsen*
 From: Matthew Hartvigsen, P.E. – Consulting Engineer – Uintah Highlands Improvement District
RE: Highlands Bluff Estates Construction Plan Review – Water and Sewer Service
 Date: February 17, 2021

The proposed development is a single family residential subdivision on 4.59 acres. The plans show a cul-de-sac coming off 2225 East and heading easterly for about 500 feet. Culinary water service to the cul-de-sac is shown by a new eight inch main connecting to the existing six inch main on 2225 East. The proposed eight inch sewer main also connects at 2225 East and follows the cul-de-sac. The development would add twelve new residential connections to the District’s water and sewer systems.

Updated drawings from Ensign Engineering were uploaded to Frontier on February 12, 2021. We have the following comments on the water and sewer utilities.

January 5, 2021 Comments	Status as of Feb 17, 2021
<u>Plat</u>	
1. There is an existing sewer main at the back of the proposed lots 1-4. This sewer main should be relocated to a public right of way. At a minimum a utility easement should extend ten feet on either side of the existing main line.	<u>Incomplete:</u> The sewer main has not been relocated to a public right-of-way. It is shown in a 15 foot easement and at a depth of 9 feet. The concern is that there is not sufficient room in the easement to service or maintain the sewer line which sits at the edge of the easement.
<u>Construction Plans</u>	
2. There is an existing sewer manhole at the back of lot 4. The proposed development would block access to the manhole. Relocating the sewer main to a public right-of-way would help solve this problem. If the sewer main is not relocated then a right-of-way will be needed through the lot(s) to provide access to the existing manhole for cleaning by a vactor truck.	<u>Incomplete:</u> A right-of-way has not been provided to access the manhole. The right-of-way should be clearly noted on the plat. The right-of-way needs to be clear of any encumbrances such as fences, trees, and structures (permanent or temporary). The District also requests that they not be responsible to pay for any, paving, landscaping, or sprinklers damaged when accessing the manhole with personnel and equipment. (please refer to the note following the numbered comments)

February 17, 2021 Comments	
3. Notes on the culinary water and sewer utilities that reference Weber County Standards should reference Uintah Highlands Improvement District Standards.	
4. We believe that most home owners would prefer to have a one inch (1”) water service lateral instead of the three-quarter inch (3/4”) lateral. The larger service lateral allows for more appliances and fixtures to run concurrently. Please consider changing the services to one inch.	

Please understand that with no clear access route to the sewer manhole the property owner will not be aware of the proper way to develop the lot. A clear access route would provide the property owner and the District with a better understanding of how the sewer manhole can be conveniently access, inspected, serviced, and maintained.

Please contact me if you have any questions.