

30 March 2021

Legacy Mountain Estates PRUD

Response to Weber County Engineer Comments dated March 12, 2021

A Review has been added to the Legacy Mountain Estates PRUD 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):

1. This was a brief review of the complete layout. When more detailed plans are submitted for each phase they will go through a more detailed review at that time.

We have provided Plan and Profile sheets for each of the street and rear yard sewer mains. Plans include utility layout of the water and sewer lines and storm drain crossings. A set of plans is attached to this response letter.

2. The geotechnical report will need to be revised to include the additional acreage that was added to the revised preliminary drawing.

The Geotechnical Report has been updated to include the Nord and Samarel Properties added to the project. A copy is attached to submittal.

3. There is a well nearby with protection zones extending onto the project area. Lakeview Water should be consulted on the restrictions of the well protection zones.

Legacy Mountain Estates is working closely with Lakeview Water Company. They will be part of the Water District. Legacy Mountain Estates will be constructing culinary water supply and distribution lines, Pressure Reducing Stations, a Booster Pump Station and a 250,000 gallon concrete storage reservoir within their development and be connected to the Lakeview water system at two locations. The sewer system will connect to the sewer mains in the public streets at the Chalets at Ski Lake. No Septic Tanks or drain fields will be installed within the Legacy Mountain Estates that would impact the Source Protection Zone.

4. The ephemeral streams that run through the project will need to be shown on the plans. Structures, accessory structures, roads, or parking areas shall not be developed or located within 50 feet from the high water mark of a natural ephemeral stream.

Drainage protection Easements have been shown on the Preliminary Subdivision Plan and will be shown on the final PRUD Plat.

5. No work of any kind shall be allowed in a stream corridor or any change that would alter the flow of a stream without a stream channel alteration permit and/or an approved water right from the state department of natural resources, division of water rights.

Stream Alteration Applications are being prepared for locations where the proposed road and utilities cross natural ephemeral streams and at locations that detention ponds impact the streams.

6. The slope of the proposed roads will need to be shown on the drawings. If slope easements are needed for the construction of the proposed roads, those should also be shown on the drawings.

Slope easements and retaining wall locations are shown on the plan and profile sheets and will be added to the final plat.

7. 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.

A cost estimate will be prepared for the site improvements, once the improvement plans have been approved .

8. 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 roadway should be designed to accommodate emergency service vehicles.

The update Geotechnical dated March 30, 2021 recommends a pavement section of 3-inches of asphalt over 14-inches of untreated base course or 3-inches of asphalt over 6-inches of untreated base course over 9-inches of structural fill.

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

A roadway cross-section has been added to the plans.

10. Please include information regarding how the storm water drainage will be managed.

Based on our earlier meeting with Chad Meyerhoffer and a conference call with Gary Myers several months ago, storm water will be detained onsite and released into the natural drainages using a minimum of a 10-year design storm, up to a 25-year design storm. Because of the proximity to Pineview reservoir, detention could be reduced, as long as Low Impact Design Standards were implemented to reduce sediment and contaminants from flowing down stream to Pineview Reservoir.

11. 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>.

A SWPPP was prepared back in January 2021 and will be updated.

12. 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

A Storm Water Activity Permit will be obtained.

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

As-built drawings will be provided upon completion of the project, as requested.

I have tried to address all items of concern from the engineering department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this letter, feel free to contact me.

Responses prepared by:

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