



Memorandum from Chad Meyerhoffer

1. See redlines on Winston Park Subdivision Engineering Review April 2021.pdf.
The redlines from the referenced plan set have been addressed, see below.
2. If full basements are not going to be done, how will this be regulated, or conveyed to the builders. Will there be an elevation defined for each lot from the top of curb? This will need to be on the Plat.
The Plat has been updated with a note which reads, "Per Geotechnical Report, the water table varies from 4 1/2' to 7' below existing grade. It is recommended that the lowest habitable elevation should be 3' above the observed water table elevation."
Wade: The note on the Plat reads: "The lowest allowable livable finish floor elevation will need to be approved by Geotechnical Engineer and County Engineer due to ground water table.
3. Please submit the storm water study.
A drainage report will be submitted with the updated plans.
4. With the latest plan that was submitted there are a lot of utilities close to the sewer line, this will be difficult to do maintenance on the sewer line. More space must be provided.
The irrigation line has been relocated to provide more clearance for the sewer, see CUP.01 and CUP.02.
5. We will need a letter from the water district and secondary water company approving of the design of the new infrastructure.
The Owner is coordinating with the utility companies to obtain the required letters. They will be provided to the County as soon as the plans have been approved by said companies.
6. 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.
The Owner will establish the escrow and provide the cost estimate.
7. A set of as-built drawings will need to be submitted to our office when the project is completed.
Noted. As-builts will be submitted to the County upon completion.



8. The project will need to be annexed into the Central Weber Sewer Improvement District. The annexation plat has been submitted to Weber County Survey Department, and they have provided an approval letter. The annexation was reviewed by the CWSID Board on April 19, 2021.
9. We will want to see the sewer main extend to 1800 South and be 12" at minimum slope. The design for the sewer connection to the lift station has been completed, see Sheet CPP.07.
10. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-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 Geotechnical report recommended a pavement section of 3" asphalt over 9" of high-quality base course or 3" asphalt over 6" base course and 6" granular borrow. The plans specify the County's minimum recommendation as it is the more stringent design standard, see cross-sections on CSP.01 and CSP.02. See also pavement section detail 1/CDT.01.
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>.
The SWPP will be provided with this submittal.
12. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
The Contractor will complete a Storm Water Activity Permit prior to construction.



CSP.01

1. Show on Plat finished floor elevations.

The Plat has been updated with a note which reads, "Per Geotechnical Report, the water table varies from 4 1/2' to 7' below existing grade. It is recommended that the lowest habitable elevation should be 3' above the observed water table elevation."

CSP.02

2. Keynote 4 should reference APWA Plan 235.1 Example B, with truncated dome cast in place gray in color at intersections.

Keynote 4 has been updated to reference the desired APWA plan, see CSP.01 and CSP.02.

CPP.02

3. Storm Drain to be extended to catch east drainage.

The profile has been updated to show the 24" pipe extending to the east to connect to an existing 24" pipe, see CPP.02.