



Date: September 10<sup>th</sup>, 2021

Response memorandum for Review comments received via Frontier on September 8<sup>th</sup>, 2021  
pertaining to **Mountain Views Land and Livestock Subdivision**

Review Status: Conditional by Ashley Thurman  
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. The development agreement will need to be completed before final approval is given.
  1. **Owner to complete development agreement**
2. Engineering calculations and design of the irrigation pond will need to be submitted for our review. The secondary water system will need to be approved, setup and escrowed or constructed prior to final approval. The pond area will need to be dedicated to the secondary water system.
  1. **Calculations and pond data added to sh. CE1-03**
3. Please provide verification of the approval of the culinary water system for the design of culinary improvements.
  1. **Owner to provide will serve letter from West Warren Water Company**
4. The notes on the first page need to be updated to eliminate the sewer section and all references to a city.
  1. **Cover sheet notes revised to remove sewer references, and reference Weber County as the municipality**
5. Review the fire hydrant locations to avoid conflicts with the sidewalk and place them closer to property lines to avoid potential conflicts with driveways, if the culinary water company agrees. The blowoff at the end of the roadway may be in the way of vehicles.
  1. **Revised fire hydrant locations to be near property lines**
6. The storm drain inlets also should be relocated closer to property lines.
  1. **Revised roadway design to place low points nearer to property lines**
7. The sidewalk will need to be moved one foot away from the property line, reducing the swale to 12-feet. This allows for future work (concrete forms, etc) to take place on the sidewalk without entering private property.
  1. **Updated street section to include 12-ft swales, and 1 ft. between back of walk and property lines**
8. The proposed secondary water line may be cheaper to construct if it is moved 10-feet west of the culinary water line in 7500 West, if there is room amidst the other utilities.
  1. **Revised secondary main to 10' west of culinary main**
9. On sheet CE1-01 there is a "Cap Off" note at the south side of 7500 West that isn't pointing to anything.
  1. **Removed "Cap Off" callouts**

10. The culinary and secondary water systems have structures shown in the profile view that aren't labeled. The storm drain and irrigation are at the same depth and will conflict where they cross.
  1. Added labels to culinary and secondary water structures, revised main trunk design to remedy crossing conflicts
11. On the profile view of sheet CE2-02 near station 14+00 the storm drain pipe running north and south should be shown to verify if there will be a conflict with the waterlines.
  1. Added pipe cross to profile, added loop to culinary main to remedy crossing conflict
12. On sheet CE2-03, please add a design slope for the swale to determine the direction of flow.
  1. Added slope tags to swales on sheet CE2-03
13. In some sheets, lots 14 and 15 are not labeled and don't have a culinary lateral.
  1. Added missing culinary laterals, updated lot label location to allow visibility on each sheet
14. The irrigation ditch along 7500 West will need to be piped separately from the storm drain. The proposed pipeline will need the approval of the irrigation company. The ditch on the east side of the road carries stormwater runoff. The runoff from 7500 West can be directed into this ditch on the east side of the road.
  1. Removed combo box tying storm drain to irrigation line, added storm drain line under curb in 7500 W to collect storm water, discharged via flared end pipe to ditch on East side of 7500 W
15. The secondary water system in the cul-de-sac terminates to the south in a low point. These low points typically require a place to drain. A drain connection to the storm drain system at this low point is recommended.
  1. Added gravity drain tied to storm drain system
16. The standard cross-section and plans will need to be adjusted to show the sidewalk one foot away from the property line. At the intersections the sidewalk should not cross onto lots.
  1. Updated street cross section
17. The proposed ADA ramps at the intersections will need to be shown on the plans to verify that the storm drain inlets do not create a conflict.
  1. Added ADA ramps
18. There will need to be an easement given for the existing ditches in the subdivision if they will remain in use, such as the irrigation ditch along 7500 West and the ditch along the west side of the project.
  1. Added 20' easement along ditches to remain in use
19. A detail of the swale dam will need to be added to the plans.
  1. Added check dam detail to sheet CE5-01
20. 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 4" minus sub-base and 6" road-base. Compaction tests on both will be required.
  1. Updated street section detail to call for required 3" pavement, 6" base course, and 8" 4" minus subbase
21. An excavation permit is required for all work done within the existing right-of-way.
  1. Contractor to acquire required excavation permits prior to construction
22. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
23. 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.
24. 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>.
1. **Added SWPPP plan to drawing package**
25. After all items have been addressed a wet stamped copy of the improvement drawings will be required.