
Summers Engineering Collective, LLC

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7 January 2022

Chad Meyerhoffer

Weber County Engineering

Chad,

Thank you for your review of the Stagecoach Improvement drawings. Below are my responses to your review comments.

1. Please see redlines on Stagecoach Engineering Review November2021pdf. **I have reviewed the comments and updated the drawings.**
2. All recommendations in the Geotech Study need to be followed and disclosed to potential buyers. The Contractor will need to have the Geotech onsite to inspect the areas as mentioned in the report (Groundwater/fill). **This has been forwarded along to the Owner & Developer.**
3. There needs to be a note on the plat that references the geotechnical report. **The surveyor will make this modification on the plat.**
4. We want to see the sewer main at minimum slope on a 12" pipe in all areas. Clarify that the sewer pipe will be green and that the land drain pipe will be white so there is no confusion. **All sanitary sewer pipes have been resized to a 12" pipe with a 0.21% minimum slope. Notes have been added to distinguish between the land drain and the sanitary sewer. See the updated improvement drawings.**
5. There are areas where the sewer is close to another utility and will make it difficult to dig up in the future. Can we give ourselves as much room as possible in all areas. **Modifications have been made to the drawings to further separate the utilities located by your redlines on the drawings.**
6. Fire Hydrants need to meet fire district standards. **Fire hydrants shall meet district standards.**
7. The Walker slough will need to have an easement on it, it is also on the USGS Map and will require the stream corridor setback. **The surveyor will make this modification.**

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8. All ADA ramps to meet APWA Plan 235.1 Example B Truncated Dome Gray in Color. **A note has been added to the drawings to specify the ADA ramp requirement.**
 9. We will need a letter from the water and secondary water district approving of the design of the new infrastructure. **This will be submitted by Lync Construction.**
 10. We will need the storm water calc's show an allowable discharge of 0.2cfs and this needs to be cfs. **Storm Water Calculations are included with this submittal to be at 0.1 cfs. All improvement drawings and details have been updated to show this as well.**
 11. In the traffic study it mentions it would be preferred to have an internal roadway to provide access to the 12 lots on 1800 South. How could this be accomplished? **This is a recommendation, and the Client decided to not include it in the final layout.**
 12. In the assessment report it mentions and estimated area of 0.25-0.40 of aquatic resources on the site. Could you provide information as to how much of this area would be affected by the development. It mentions that the majority of it is on the walker slough. **The Walker Slough will not be adjusted or modified and will remain as-is.**
 13. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed prior to final approval. **This will be completed by Lync Construction.**
 14. A set of as-built drawings will need to be submitted to our office when the project is completed. **We will be happy to provide as-built drawings once the construction is completed.**
 15. 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 cross-section typicals have been updated to reflect this requirement.**
 16. 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 National Discharge Pollution Elimination Systems (NPDES) 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 SWPPP has been submitted.**
 17. 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 **The Storm Water Activity Permit will be prepared by Lync Construction.**

Thank you for your review and look forward to your review and approval. Please let me know if you have any other comments or questions.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Summers". The signature is written in a cursive style with a large, looped initial "J".

Jennifer Summers