
Summers Engineering Collective, LLC

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2 March 2022

Chad Meyerhoffer

Weber County Engineering
RE: Stagecoach Estates

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_Jan2022pdf. **I have reviewed the comments and updated the drawings.**
2. There needs to be a note on the plat that references the geotechnical report. **This has been addressed by the Boundary Consultants.**
3. There appears to be some utility conflicts. Check the plans and address them. **The utility conflicts have been resolved. Please see plan & profile improvement plans.**
4. Make sure that the sewer laterals meet a 10ft. separation from the water lines. **All 10-foot separation on all sewer & water laterals have been verified and adjusted.**
5. We can address this in the pre-construction meeting but it would be good to have a note on the construction plans, that states marking tape for the Sewer and Land drain trenches.
6. Are there to be restrictions on the depth of the finished floor of each home? I recommend that there is due to the high ground water. At minimum a note should be added on the plat to advise future lot owners of this possibility, or the requirement for the finished floor. **The surveyor will add this note to the plat.**
7. 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. **The sewer laterals have been adjusted to allow more room between other utilities.**

8. 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. Sec 108-7-23 **Please see the plat. An easement and setback is shown.**

9. All ADA ramps to meet APWA Plan 235.1 Example B Truncated Dome Gray in Color. I see the note and have two questions: Will the contractor find that or will they just see the design. And will the shown radius work with that design? It appears we may need to discuss this more on how to proceed. **Please see the updated handicap ramps on the improvement drawings.**

10. We will need a letter from the water and secondary water district approving of the design of the new infrastructure. **Lync Construction will be taking care of this item.**

11. I did not see the storm water calc's for pond #3. Is it detention or retention? **The storm water calculations for pond #3 are included with this submittal.**

12. 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? **The Contractor will install "Y" or "U" driveways to allow those residents on 1800 South to enter the roadway without needing to back up into traffic.**

13. 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. Is any of this area affected by the development? **The Walker Slough will not be adjusted or modified and will remain as-is.**

14. 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. An engineers estimate will need to be submitted and approved to establish escrow amount. **This will be completed by Lync Construction.**

15. 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.**

16. 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. **Please see the Geotechnical Report which shows the engineered pavement design. The cross-section typicals show the design and refers to the Geotechnical Report. The asphalt, roadbase & subbase thicknesses do meet Weber County minimums.**

17. 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.**

18. 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 cursive script that reads "Jennifer Summers".

Jennifer Summers