

Memo

To: Weber County Engineering (Ashley Thoman)

From: Andy Hubbard P.L.S.

cc: Mark Babbitt P.E/P.L.S. Edward Grampp, Mike Flood

Date: 4-22-2022

Re: Riverbend Farms Phase 1, 3rd Submittal comments.

1. Curb, gutter and sidewalk have typically not been required in along the agricultural parcels, so a deferral agreement for these improvements will be signed by the developer prior to final approval for the frontage of Parcel A.
2. A minimum 20-foot easement for the utility lines through properties outside of the subdivision will need to be provided, this any utilities through the future phase 2 that will be constructed with phase 1. If multiple, parallel utilities are proposed then an easement wide enough to encompass the utilities will be required.
 - a. [A Description of the Future Roadway, Sewer, Irrigation, Waterline and Storm Drain/Detention Pond have been provided to the developer to prepare easements for recording prior to the plat recording at which time the Entry # of the easement document can be written on the plat.](#)
3. The sanitary sewer lines that extend to the property to the south and towards 3600 West will need to be installed as a ~~40-inch pipe at the minimum slope.~~ 12-inch pipe at 0.20% slope. The redline plans show the alignment for the 12-inch pipe on sheet C0.
 - a. [This has been completed, but this is a dramatic change from the prior discussions that were had in where oversized line was to be installed.](#)
4. An excavation permit is required for all work done within the existing right-of-way.
 - a. [Ok this will be requested by the contractor prior to beginning construction.](#)
5. All improvements need to be either installed or escrowed for prior to recording of the subdivision. An itemized list of improvements with costs will need to be submitted for review.
 - a. [Ok a Quantity Takeoff has been provided to the Developer and they are working on the costs.](#)
6. A Storm Water Construction Activity Permit is required for any construction that:
 - a. disturbs more than 5000 square feet of land surface area, or
 - b. consist of the excavation and/or fill of more than 200 cubic yards of material, or
 - c. 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.
 - i. [Ok this will be requested by the contractor prior to beginning construction.](#)

7. 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>.
 - a. Ok this will be requested/provided by the contractor prior to beginning construction.
8. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
 - a. This Set has been stamped for your approval
9. Plat Sheet
 - a. Addresses do no Match Cover Sheet
 - i. Cover sheet and Plan Profile sheets have been updated to match the Plat
 - b. Who will the Irrigation Easement be given to and who will maintain it.
 - i. The Easement will be granted via a separate Document maintenance will be either Hooper Irrigation or the Owner of Parcel G
 - c. Easement for Utilities Through Phase 2
 - i. See Response for Item 2
 - d. Easement for SD Pond?
 - i. See Response for Item 2
10. Cover Sheet
 - a. Run Sewer @ 0.20% as 12" as shown.
 - i. See response to Item 3
11. Sheet C1
 - a. Is there a benefit to leaving this section of the Slough Open (un piped)
 - i. Cost savings for Pipe and Box. But this has been fully piped now.
 - b. Detail of Structures (Flared End on Oval)
 - i. See Details on this Sheet
 - c. Ensure Max 3:1 Slope down from Sidewalk
 - i. The Pipe has been extended to accommodate a 3:1 Side slope.
12. Sheet C2
 - a. Secondary Valve Location might be confused as Culinary Valve.
 - i. Valves are Marked with a Cover Stamped "Irrigation" per Hooper Irrigation Standards. And Valve has been shifted 5' to reduce appearance of being a Culinary valve.
13. Sheet C3
 - a. Extend Sewer into 3600 West Street
 - i. See Response to Item 3
 - b. Ensure Max 3:1 Slope down from Sidewalk
 - i. The Pipe has been extended to accommodate a 3:1 Side slope.
 - c. What is happening with the Ditch that exists along the back of 103 & 104
 - i. Ditch into Slough is being abandoned and Filled in NO Inlet or Outlet pipe was found in this region of the Ditch
 - d. Slough crossing appears to conflict with Storm Drain
 - i. Final Internal review conformed 0.1' of clearance, between pipes, but to ensure no conflict the Slough pipe has been changed to OV2438 to provide additional clearance.

- e. Possible Conflict in intersection with SW & SD
 - i. SW will Pass under SD in this Location and the Valve has been shifted Westerly to avoid conflict.
 - f. Labels are illegible.
 - i. Labels have been shifted to ensure legibility.
- 14. Sheet C4
 - a. Pipe Slope does not Match SD Report.
 - i. Pipe has been adjusted to meet slope called for in report.
- 15. Sheet C5
 - a. Add SD pipe Labels in Plan view
 - i. This has been completed.
 - b. What are the Secondary Water Labels pointing to near Lots 131 & 132
 - i. These have been removed, there were left over from previous design.
 - c. There is a sharp transition in the road grade, in the future intersection.
 - i. This has been addressed.
- 16. Sheet C6
 - a. Will future connections core SD Manhole?
 - i. Box will be built with Knockouts for Future Connections and a Plug placed in North and South Connections until phase 2 is constructed.
 - b. Missing or errant label.
 - i. This is left over from prior design and has been removed.
 - c. SW Structure to Close to SD crossing
 - i. This is not a Sewer manhole as previously shown it is a Future Air/Vac Location for the SW system and will be placed to clear SD.
 - d. Label Structure
 - i. It is a Future SW Sump Drain.
 - e. Label Irrigation Line Crossing in Profile view
 - i. This has been done.
- 17. Sheet C6A
 - a. Request for Manholes to be upsized to 5' Diameter
 - i. Inline Manholes are Typically 4' but These have been enlarged to accommodate the extra depth and your request.
 - b. Easement needs to be updated to ensure utilities are located inside its boundary
 - i. This has been done and is shown on the plans, also see response to Item 3
- 18. Sheet C6B
 - a. CWSID map shows this as 48" mainline
 - i. The crew measured it at 36" but it is deep so I t have ben updated to a 48" Line and the New Sewer Manhole has been upsized to 8' dia.to accommodate all the connections.
 - b. Adjust easement to follow the pipelines
 - i. This has been done and is shown on the plans, also see response to Item 3
 - c. 400 foot limit on between Manholes
 - i. Manholes have been adjusted to conform with this requirement.
- 19. Sheet C7
 - a. Cut Corner with SD instead of crossing the intersection
 - i. This has been done.
 - b. Grading plan for future Phase to ensure cover over top of SD

- i. Note has been added to the plan requiring the contractor to place fill to ensure min. 1.0' cover over pipe.
 - c. Labels are Illegible
 - i. Labels have been shifted to ensure legibility.
- 20. Sheet C8
 - a. Is the const RCP Irrig, Missing and Arrow
 - i. No it is for the Existing Pipe, and has been change to reflect existing.
 - b. Is there a pipe stub Here. SW Portal Shows one
 - i. No existing SW pipe exists along 3600 West Street. We are stubbing out a "dry" line until Hooper Irrigation Connects their new main in this location.
 - c. Check Slope.
 - i. The Slopes have been verified and made legible
 - d. Add Slope Label to Profile view
 - i. These have been added
 - e. Curb needs to drain away from the House or have an Inlet.
 - i. The slopes have been adjusted slightly and an inlet box added
- 21. Sheet C9
 - a. Add inlet or adjust curb slope to ensure curb does not drain to the South
 - i. Slope of curb has been adjusted to drain to inlet box.
 - b. Is the Slopes shown in the profile view Centerline or Proposed C&G.
 - i. They were existing CL grades. But have been removed and the profile now shows the TBC Elevations and grades.
 - c. Add inlet to pickup runoff.
 - i. This has been completed.
- 22. Sheet C11
 - a. Provide more separation between manholes.
 - i. This has been adjusted.
 - b. Label s are illegible
 - i. Labels have been clarified
 - c. Where will emergency overflow go.
 - i. See updated Detail for Inlet/Outlet Structure on this Sheet Discharge over the Top of the Cutoff Wall and Flow unrestricted down the 15" Pipe
 - d. North Arrow and Scale are missing
 - i. These have been added.
 - e. Provide Detail on the Outfall Structure elevations and Rip Rap.
 - i. See Updated Sheet and Detail of the Rip/rap and Flared End Section.
- 23. Sheet C13
 - a. Will Fill be Placed around Box @ Station 4+44.93
 - i. No fill is anticipated at this location due to the proximity with the property line. The Elevation of the top has been adjusted down slightly to reduce the height of the box and still allow for water to flow out of the new ditch first.
 - b. Where is the New Irrigation pipe discharge location?
 - i. Discharges into a New Ditch to be Located along west Boundary of lots per the requirements of the Farmer working the AG Parcel.