



October 3, 2023

Project: Stagecoach Estates Subdivision
Subject: Construction Plans Revisions

Reeve and Associates has prepared this letter to address revisions that have been made to the Stagecoach Estates Subdivision in Weber County, Utah. The review comments are listed below for reference with responses in **red**.

1. See redlines on Stagecoach_Engineering Review_Sept2023
 - An extension of the existing 48" line to replace the undersized storm drain components in 1800 South has been added to the plans. This will allow the storm drain detention basins to operate as planned and increase the functionality of the existing storm drain system.
 - A note has been added to the plans that sewer marking tape and Sikaflex is required on all sewer pipe.
 - The spacing from the centerline to the culinary water has been modified to 5' on the 66' ROW roads.
 - The secondary water drains have been relocated to tie into structures.
 - The road profile tie-in to the existing 1700 South Street to the west has been shown with additional information.
 - A sewer connection to the west along 1700 South has been extended.
 - Various storm drain pipe labels have been added on different sheets.
 - The stub of 1700 South to the East is designed at a minimal slope of 0.5%.
 - The turnaround at the north end of street A has been labeled as 6" thick concrete outside of the roadway section.
 - The piped slough section has been revised to avoid conflict with the utilities that have been extended to the end of the roadway. Additional information is located on sheet 27.
 - Grading in the roadway knuckles has been revised to correct contours.
 - The sewer has been shifted to allow more spacing between the sewer and storm drain for maintenance.

2. Utilities close to sewer need to have more of a separation for future maintenance of that line. I have marked a couple areas that maybe the combo box could be switched so that it gives more space for the sewer to be worked on in the future. If it can I think that would make it better. **The separation from the sewer has been increased.**



3. Are there going to be basements in this development? How deep are they going to go? This needs to be determined so that if the storm drain system is full that it is not being backed up into the homes/sewer system. **Please refer to the note on the plat regarding basements.**
4. See redlines on the storm drain ponds and system elevation. It appears that if the 48” pipe along 1800 South is half full flowing the storm water will be backed up and the pond will always be full of water. We are not going to want to see this. **An extension of the existing 48” to replace the undersized pipe has been included on the plans. This will allow the system to drain.**
5. At all the intersections will there be issues with the water draining through the ADA Ramp area. Mainly issues with water freezing in the winter months. **Additional catch basins have been added at locations where more than approximately 100’ of roadway will cause drainage flows across the ADA ramps.**
6. With each phase there will need to be the proper detention to cover that phase. This will be looked at as each phase develops. **Understood. The detention basins are located in phases 1 and 2 and should be in place prior to the future phases.**
7. Make sure that all of the storm drain sizes and slopes are shown on the plans. Maybe even take off the legend that shows 12” pipe, just so there is no confusion. **The 12” pipe has been removed from the legend. Additional pipe labels are shown on the plans.**
8. Applicant will need to be aware of Sec 108-7-23 River and Stream Corridor Setback on lots 90-95. **Understood. The plat includes additional information on the setbacks.**
9. If the walker slough is to be altered, a stream alteration permit will be required. **The Walker slough is to be piped and realigned along a portion of its length.**
10. We will need letters from the secondary and culinary water providers approving of the design of their infrastructure. **The construction plans will be submitted and letters of approval provided.**
11. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. **Prior to recording escrow will be established.**
12. In the assessment report it mentions an estimated area of 0.25-0.40 of aquatic resources on the site. Could you provide information how much of this area would be affected by the development. It mentions that the majority of it is on the walker slough, but that a more intensive study would be required to determine the exact amounts. **A separate report has been prepared addressing impacts to aquatic resources on the site. Please refer to this report.**

Reeve & Associates, Inc.



13. A set of as-built drawings will need to be submitted to our office when the project is completed. **As-built drawings will be submitted on project completion.**

14. 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 permit will be acquired before construction begins and provided to the county.**

15. A Storm Water Activity Permit will need to be obtained through our office before construction begins. **The permit will be acquired before construction begins.**

Sincerely,

Jeremy Draper, P.E.
Project Engineer
Reeve & Associates, Inc.
jeremy@reeve.co

Kenneth Hunter, P.E.
Project Engineer
Reeve & Associates, Inc.
ken@reeve.co

Solutions You Can Build On™
Civil Engineering / Land Planning / Structural Engineering / Landscape Architecture / Land Surveying

5160 South 1500 West • Riverdale, Utah 84405 • Tel: 801-621-3100 • Fax: 801-621-2666
Email: office@reeve.co • Website: www.reeve.co