



Response to Comments:

Singletree Acres – Engineering Review Comments 10-5-2023

Below are the response to comments to the comments that were given on Oct 5th, 2023 for the Singletree Acres Subdivision located at 4520 West & 2200 South in Taylor, Utah.

Weber County Engineering Department – Tucker Weight – Document Comments

1. Submit the annexation when completed for the sewer district
Response: The annexation plat has been submitted to the sewer district for signatures and will be submitted to Weber County once finished.
2. Add the location of the community mailbox.
Response: See the updated location called out on sheet C200 of the updated set of plans
3. Show the location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
Response: See the updated set of plans for corrections.
4. Show existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto
Response: See the updated set of plans for corrections.
5. Show the location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
Response: See the updated set of plans for corrections.
6. There will need to be an easement given for the existing ditches in the subdivision.
Response: The existing ditch that runs North-South on the East side of the property is being abandoned and filled in. The ditch along the frontage of 2200 South is located within the right of way. No easements are necessary on the site.
7. There is no pressure irrigation shown in the subdivision.
Response: See the updated set of plans for corrections.

8. The sewer lines will need to be laid as flat as possible. The 12" line needs to be laid at 0.2% and the 8" line at 0.35%.

Response: See the updated set of plans for corrections.

9. How will you address the existing Flood irrigation for the neighboring properties?

Response: A meeting was held between land owners and Hooper Irrigation. The North flood irrigation shall be piped and run West to a new irrigation box on the neighboring property to the North.

10. 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.

Response: A geotechnical study was performed and the pavement design is in accordance with the Geotech Study. The County requires stricter design, as such the design as mentioned in this comment is showing in the plans. See the updated set of plans for corrections.

11. Submit Permit from UDOT to work in their ROW

Response: An encroachment permit will be started with UDOT once all corrections and coordination has been finalized with Weber County.

12. An excavation permit is required for all work done within the existing right-of-way.

Response: Noted.

13. All improvements need to be either installed or escrowed for prior to recording of the subdivision. Please submit a cost estimate when we get closer to approving the plans.

Response: Noted

14. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. We will need this prior to construction

Response: Noted. The SWPPP will be created and submitted for review once comments are addressed in this review process. .

Weber County Engineering Department – Plan Comments

C000 – None

1/1 – Plat

Response: Comments have been addressed. See updated Plat.

C100 – None

C200 -

1. Show cross section for 2200 S

Response: See updated plans

2. 8" subbase required

- Response:* See updated plans
3. Material for Park Strip
Response: See updated plans
 4. Cross section for pathway
Response: See updated plans
 5. Materials for turnaround
Response: See updated plans
 6. What is this 30' for?
Response: Weber County required this 30' dedication during the Concept Review.
 7. Show on the Plat
Response: See updated plans
 8. Irrigation for neighbors?
Response: East side irrigation ditch only serviced this property and is being abandoned.

C300 -

1. Tie into existing MH
Response: See updated plans
2. No plans for pressure irrigation.
Response: See updated plans

C301 -

1. What is this? It looks like the call out is pointing to the wrong thing.
Response: See updated plans. The plans have been cleaned up and clarified.
2. Should be 5' MH
Response: See updated plans
3. Add color on profile so I can read it better.
Response: See updated plans

C302 -

1. Is this for the MH? Move to correct spot so it is lined up with the plan view.
Response: See updated plans. The plans have been cleaned up and clarified.
2. Can we get these two further apart? It will be hard to maintain or install this.
Response: Engineer of Record has made efforts to discuss this with the commenter. Due to the density of utilities inside of 2200 South, this is believed to be the best possible place for the sewer line.

C303 -

1. Is this a tail water ditch? Or is this pressurized?
Response: The plans were mistakenly labelled. The line is actually storm and not irrigation.
2. Is there a difference between these two lines?
Response: See updated plans. The plans have been cleaned up and clarified.
3. What is this?
Response: Irrigation box. This has been labelled in the new plans.
4. Can you flip it so N is the top? I thought everything was flowing the wrong way.
Response: See updated plans
5. Is there existing SD line or ditch on the South side of the road? Where are you tying into your SD?
Response: See updated plans

6. What is this 30' for?
Response: Weber County required this 30' dedication during the Concept Review.
7. Show on the Plat
Response: See updated plans
8. Irrigation for neighbors?
Response: East side irrigation ditch only serviced this property and is being abandoned.

C304 -

1. ADA ramps at all intersections.
Response: See updated plans
2. We will require Combo boxes so we can get the SD pipe out from under the curb.
Response: See updated plans
3. Where is this?
Response: See updated plans
4. What is this for?
Response: See updated plans. Plans have been clarified and cleaned up.
5. Details?
Response: See updated plans labelling per APWA standards.
6. Is this existing?
Response: Correct. This has been updated and labelled on the plans
7. Do we need a 5' MH at the intersection.
Response: See updated plans. This has been added.
8. 4' MH
Response: This has been updated.
9. Show the other side of the road.
Response: This has been updated.

C305 -

1. Stub utilities to end of property.
Response: See updated plans
2. Where is finish and existing grades?
Response: See updated plans

C400 -

1. Details for pond structure.
Response: See updated plans
2. We require a 0.1 cfs/acre release rate.
Response: See updated plans and calculations.