

January 15, 2015  
Weber County Engineering Division  
Attn: Dana Shuler

RE: Engineering Review Comments Dated 2014-12-19

1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land.
  - a. The registered land surveyor of the subdivision and the owners of the land immediately adjoining the land to be subdivided.
    1. The Information is shown on the plans
  - b. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
    1. The Information is shown on the plans
  - c. 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.
    2. The Information is shown on the plans
2. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.
  1. This will be handled on each phase of the development
3. The ditch in the front of the property will need to be piped with a properly sized culvert. If the curb, gutter, and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
  1. It is my understanding if Irrigation Ditches along the roads are to remain they will be addressed with the Improvement Drawings for each phase. We will coordinate with the design Engineer for the 3500 West road widening.
4. There will need to be an easement given for the existing ditches in the subdivision.
  1. Only the Wilson Irrigation Canal will remain it has an existing easement that covers it and we will show it on the plans with each phase.
5. 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. The County Engineer is now requiring:
  - a. Minimum asphalt thickness of 3 inches.
  - b. Minimum untreated base course thickness of 6 inches.
  - c. Minimum 4"-minus sub-base thickness of 8 inches.
  - d. Compaction tests on all layers are required.
    1. We will coordinate with the Geotechnical Engineer and County Engineer to provide an acceptable road section for this development, Testing will be completed during the construction phases of this development
6. An excavation permit is required for all work done within the existing right-of-way.
  1. Developer will apply for required permits before beginning construction.
7. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
  1. Developer will ensure this is completed prior to recording.
8. A Storm Water Construction Activity Permit is required for any construction that:

- a. disturbs more than 5000 square feet of land surface area,
  - b. consists 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.
    1. A SWPPP plan will be prepared with each phase of the development. Developer will apply for required permits before beginning construction.
9. A Storm Water Pollution Prevention Plan (SWPPP) is 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>.
1. A SWPPP plan will be prepared with each phase of the development. Developer will apply for required permits before beginning construction.
10. Will CWSID allow laterals on the trunk line? Or are you paralleling it on Farr Parkway? Please clarify sewer layout.
1. Developer has an agreement for a single service lateral into the trunk line, we are proposing to run a parallel line in Farr Parkway to service these lots.
11. Existing or proposed sewer easement needs to be shown.
1. Existing Easement is shown on the revised preliminary plan.
12. Are lots 100 and 101 served by sewer or septic? What about water?
1. Sewer and Water laterals will be provided to each of these lots
13. Will all buildings on parcel E be removed?
1. Buildings to be removed are noted on the drawing and will be removed during the phase construction.
14. Lot 307 has no sewer service.
1. This has been addressed on the revised preliminary plan.
15. Provide phasing plan for utilities and/or road if different from subdivision phasing.
1. This has been addressed on the revised preliminary plan. However the developer may choose to reconfigure the phasing.
16. If phased, roads will need temporary cul-de-sacs.
1. This has been addressed on the revised preliminary plan.
17. Road in front of lot 308 needs to be included in phase 3, if phase 4 is not concurrent with phase 3.
1. This has been addressed on the revised preliminary plan.
18. Asphalt width mislabeled in roadway section.
1. This has been addressed on the revised preliminary plan.
19. Road pavement section does not meet County minimum standards. Geotech recommended section is also acceptable upon County Engineer's approval.
1. We will coordinate with the Geotechnical Engineer and County Engineer to provide an acceptable road section for this development
20. Need storm water calculations including detention/retention.
1. An Overall SWS is being prepared and will be submitted with the first phase of the development.
21. What is the radius of the cul-de-sac on Favero Circle?
1. We are proposing a 55.00' radius for the cul-de-sac