

July 29, 2016

Jared Anderson, Weber County Engineering



**RE: Response to review engineering review on Miradi posted December 23, 2015
Summit Eden Phase 1E, Phase 1F, Phase 1G**

Jared,

Dana reviewed the plans and plats back on December 23, 2015, and we are finally responding to them. The project had been on hold while other projects took priority. Below are written responses to the review comments, and a copy of the review is attached to this letter. Along with this response letter we have resubmitted the plats and plans to the County.

Plat Comments (comments applying to all three plats)

1. Note #4 has been updated to clarify ownership of sewer/water lines
2. Sewer is planned as a pressurized system with lift stations that discharge to Phase 1A. Septic is not planned at this time.
3. This has been removed from the owners dedication
4. Done
5. We have removed the building envelopes. All lots have also been updated to be "R" lots since the building envelopes have been removed.
6. The private driveway easement width has been updated to 100'. This is controlled by a separate document, and the plan is to amend the easement document after construction so the easement follows the extents of the road and utilities instead of the 100' width.

1E Plat Specific Comments:

1. Note #14 has been revised and renumbered to Note #12
2. Done
3. There is a separately recorded document that governs the private driveway easement, not the 1A plat. Also, the easement shown on the 1A recorded plat says it is a 20' easement centered over the as-constructed location of the private driveway, so the location shown on the plat is just conceptual.

1F Plat Specific Comments:

1. Note #12 has been deleted. The 100' easement covers all road surface and adjacent grading.
2. Note #12 has been deleted.
3. Note #15 has been revised and renumbered to Note #12
4. Typos corrected
5. There is a separately recorded document that governs the private driveway easement, not the 1A plat. Also, the easement shown on the 1A recorded plat says it is a 20' easement centered over the as-constructed location of the private driveway, so the location shown on the plat is just conceptual.

1G Plat Specific Comments:

1. Note #12 has been deleted. The 100' easement covers all road surface and adjacent grading.

2. Note #12 has been deleted.
3. Note #14 has been revised and renumbered to Note #12
4. The easements going off the shared driveway, towards the building pads have been eliminated. There is only the 100' easement centered on the main shared driveways. The individual lot owners don't need easements on their own driveways since they are within their lots.

Improvement Drawings Comments:

1. Yes. We still want the driveways to extend to the general location where the home will go which is controlled by the design guidelines and is also the flattest part of each lot.
2. The road easement is now 100' in width which covers the turnouts.
3. All geotech report references have been updated.
4. The waterline has been changed to HDPE to be consistent with the majority of the development.
5. Sheet 1.01, Utility Note 17 has been modified to state 6' cover.
6. Waterlines have been modified to avoid being located under rockeries in all but one area, a detail has been provided and called out for casing.
7. The waterline has been relocated.
8. A joint restraint has been called out for waterlines on steep slopes.
9. We see minimal benefit to the looping along this alignment. In addition there will be substantial cost due to the embankment and rockeries at the end of the waterline in Horizon Run.
10. Valves have been added.
11. IGES has provided a "Rockery Construction for Wet Conditions" report and the wall in the area noted has been called out to be constructed per the report.
12. All sections have been updated to a 100' easement.
13. All sections have been revised.
14. Additional separation has been added to all sections.
15. 6' cover over waterline has been shown on all sections.
16. Radii have been added to all horizontal curves.
17. We have added sheets 6.01 and 6.02 which detail the intersections and the slopes along the drive path as a fire truck turns onto the intersecting driveway.
18. Due to fire flow requirements line size reduction is not available.
19. FH has been relocated.
20. Manway has been relocated.
21. Pressures for PRV Vault #4 have been added.
22. The saddles have been changed to 8x4 tees.
23. Item 3 has been revised to a reducer.

If you have questions or comments towards these responses or the resubmitted plans, please feel free to call me directly at (801) 897-4880.

Respectfully submitted by:



Rick Everson, P.E.

Engineering Review 1

Project: [Summit Eden Phase 1 E](#)
User: [Dana Shuler](#)
Department: [Weber County Engineering Division](#)
Created: 2015-10-15 09:41:35
Modified: 2015-12-23 11:33:41

Notes

I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

General Comments:

1. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
2. A Storm Water Construction Activity Permit is required for any construction that:
 1. disturbs more than 5000 square feet of land surface area, or
 2. consist of the excavation and/or fill of more than 200cubic yards of material, or
 3. 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.
 4. 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>.
 5. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

Plat Comments: (all comments apply to plats 1E, 1F, and 1G)

1. Note 4 – PMWSID will need to determine where their water distribution line end and private begins.
2. Notes 4 and 7 – Will these lots be serviced with sewer or septic? If septic, provide approval from WMHD and show test pit information on plats.
3. Owner's Dedication – The Private Easements section references note 6 which refers to a public utility easement.
4. Owner's Dedication – Recommend checking Authorized Signatory and updating year in signatory and notary blocks.
5. Will building envelopes be shown? If not, please re-submit slope analysis for entire lot.
6. Private driveway width needs to be re-evaluated based on improvement drawings.

1E Plat Specific Comments:

1. Note 14 may need to be updated based on Plat Comment #6.
2. Remove line depicting pavement edge.
3. Easements shown on Lots 6R, 7A, and 7B do not appear to match the 1A recorded plat.

1F Plat Specific Comments:

1. Should note 12 reference a private road or driveway?
2. Consider deleting last sentence of note 12 due to inapplicability.
3. Note 15 may need to be updated based on previous Plat Comment #6.
4. Typographical errors in notes 13, 14, and 15.
5. Easement depiction shown on 6R does not match 1A recorded plat.

1G Plat Specific Comments:

1. Should note 12 reference a private road or driveway?
2. Consider deleting last sentence of note 12 due to inapplicability.
3. Note 14 may need to be updated based on Plat Comment #6.
4. The easement shown servicing the building envelope on each of Lots 1 and 10R does not match what is shown on 1F plat.

Improvement Drawings Comments:

1. For consideration: If building envelopes are removed from the plats, do you still want to building the private driveway that services the building pad?
2. Additional easement width is needed throughout to accommodate turn-outs and rockeries (all phases, including 1A).
3. Sheet 1.01 – update all Geotech Report references.
4. Sheet 1.01 – why not use HDPE water line?
5. Sheet 1.01, Utility Note 17 – 6' of cover on water line may be requested by water operator due to lack of flow in line (dead end line and part time residents). Verify with water operator.
6. Water lines should not be located under rockeries. If unavoidable, water line must be cased. Provide detail depicting cross-section through rockery, including depth of water line under toe(s) of rockery(ies).
7. Consider re-routing water line between 27+50 and 37+75 to avoid rockery.
8. Water lines on steep slopes should be have joint restraints.
9. Consider looping end of line on Horizon Run down to station 13+00.
10. Add valves at the following locations: 13+00, 27+10.
11. Sheet 1.04 – Concentrated flow being directed above rockery near 20+50. Provide verification from IGES that this has been considered in the design.
12. Sheet 1.05, all sections – It doesn't appear that 30' is adequate for the improvements. See Plat Comment #6.
13. Sheet 1.05, all sections – "30.00' ROW" should be an easement.
14. Sheet 1.05, all sections – Need additional separation between conduits and water line (5' min. CL to CL)
15. Sheet 1.05, all sections – 6' of cover on water line? (See note 5 above)
16. Sheets 2.XX – show radii for horizontal curves
17. Sheets 2.XX – can a fire truck make the turn off of a 8-12% road into a driveway?

18. Sheets 2.XX – can lines to houses be reduced from 10”?
19. Sheet 2.01 – FH/culvert conflict
20. Sheet 5.03, Section A-A – relocate manway “27” to wider side of vault.
21. Sheet 5.03 – include pressures for PRV Vault #4.
22. Sheet 5.03 – PRV item 15 – 4” tap or 8x4 tee?
23. Sheet 5.30 – PRV item 3 – should be reducer?

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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