



September 13, 2016

Jared Anderson, Weber County Engineering

**RE: Response to review engineering review on Miradi posted June 15, 2016
Fairways at Wolf Creek PRUD Phases 4 & 5**

Jared,

Thank you for your review of the plans and subdivision plats. Below are written responses to your comments:

1. We will submit a Storm Water Construction Activity Permit with the Final Subdivision Application.
2. We will prepare a SWPPP prior to final subdivision approval. Part of the SWPPP is filing the NOI, and at present time it is premature to file the NOI since construction is not taking place this year. Please note this as a condition of approval when we submit the Final Subdivision Application.
3. Please note this as a condition of approval when we submit the Final Subdivision Application. At this time, we have a will serve letter which has been uploaded to Miradi on 5/18/2016.
4. All atypical setbacks have been labeled.
5. Easement has been labeled.
6. Easement has been labeled.
7. As mentioned in Plat Note #1, all side yard setbacks are 9' unless labeled otherwise.
8. Easement has been labeled.
9. Bituminous surface course has been defined on SP01.
10. Asphalt section has been updated to reflect geotech report, and a note has been added to reference the geotech report.
11. The swale has been relocated inside property boundary.
12. Elevations have been checked and labeled.
13. Grading plan has been divided into GR01 and GR02 for better readability. The structures within the pond in Phase 4 are APWA standard details on sheets DT04, DT05, and DT06. The underground detention system in Phase 5 is detailed on sheets DT07, DT08, and DT09.
14. Slope has been checked and it is less than 5%.
15. The areas in which grading goes outside of the road right of way, the grading is a cut (not a fill), so the slope is not structurally holding up the road. The homes would be filling in that slope, not cutting it steeper, and this could be reviewed at the building permit level.
16. See sheets DT07, DT08, and DT09.
17. Design has been adjusted to eliminate low point.
18. TBC elevations have been added.

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:

A handwritten signature in blue ink, appearing to read 'Rick Everson', is written over a light blue horizontal line.

Rick Everson, P.E.

Engineering Review 1

Project: [Fairways @ Wolf Creek PRUD Phase 4 & 5](#)
User: [Jared Andersen](#)
Department: [Weber County Engineering Division](#)
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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.**

1. A Storm Water Construction Activity Permit is required for all work that disturbs more than 5000 square feet.
2. 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>.
3. Approval required from Wolf Creek Water & Sewer Improvement District on design for sewer, secondary water, and culinary water.
4. Phase 4 Plat label all atypical setbacks.
5. Phase 4 Plat label storm drain easement on southwest property line of lots 69 and 68 for swale.
6. Phase 4 Plat label storm drain easement on back property lines of open space, lots 83,81,80,79,78,77,76,75 and 69 for drainage swale.
7. Phase 5 Plat label side setbacks.
8. Phase 5 Plat label storm drain easement on northeast property lines of lots 100 and 84 for drainage swale.
9. SP 01 define bituminous surface course.
10. SP 01 update asphalt section to reflect geotech report.
11. UT 01 note who's responsible for maintenance of drainage swale on north and west side of subdivision boundaries
12. GR 01 check elevations from SD-M to SD-N, in conjunction with system.
13. GR 01 provide detail for detention structure.
14. GR 01 Check slope of drainage swale between lots 68 and 84.
15. GR 01 Need to discuss slope easements requirement for majority of lots in Phase 5.
16. GR 01 provide detail for underground detention structure.
17. PP 05 address low point in curb north side of road station approx. 40+40.
18. Show tbc elevations on cul de sac to ensure drainage.

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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