

Engineering

Project: Terakee Village PRUD Phase 1
User: Chad Meyerhoffer
Department: Weber County Engineering Division
Created: 2019-01-09 08:46:06
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Notes

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required. Brad Blanch Written Responses on Next Page**

1. Please see redlines on Terakee_Village_PH1_Engineering_Review_Dec2018.pdf.
2. With the roads being private we will need to work with the developer on a public access agreement to adjoining properties.
3. The Traffic Study does state that there are some deficiencies, but that this site will only contribute 1.5% to them.
4. With the close proximity to the school curb gutter and sidewalk will be required.
5. Road cross section needs to be updated to the geotech's design where it is greater than our minimum.
6. Provide a detail for the corner curb cut. APWA Plan 235.1 Example B, with truncated dome cast in place gray in color.
7. Fire District to approve of the fire hydrant locations.
8. Please show any other requirements from the fire district, painting curb, etc.
9. Please provide information on the secondary water district and how it is set up, supplied, etc.
10. Geotech references that the groundwater be determined for each individual home if a land drain is not installed. Each lot should have an elevation placed on them from the top back of curb as to where the lowest floor should be. The location at where the contractor should take the elevation from on the curb and gutter should be shown on the plans.
11. Where is the storm drain being discharged? Detention needs to be designed for a 100yr storm?
12. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed.
13. A set of as-built drawings will need to be submitted to our office when the project is completed.
14. 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 (PG 64-28 or approved by county engineer). The county engineer is now requiring a minimum of 8" of 3" minus sub-base and 6" road-base. Compaction test on both will be required.
15. 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>.
16. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf

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 letter, feel free to contact me.

Sincerely,

Chad Meyerhoffer
Weber County Engineering Dept.
Phone: (801) 399-8004
e-mail: cmeyerho@co.weber.ut.us

Files

Name	Size	Date Uploaded
Terakee Village PH1 Engineering Review Dec2018.pdf	12.91 MB	2019-01-16 10:15:23

Terakee Village Written Responses -

1. Andy Hubbard from Great Basin Engineering is working on the redline edits and making appropriate updates.

2. Agreed.

3. Agreed.

4. Agreed.

5. Agreed.

6. Agreed; Andy incorporating into final design.

7. Agreed.

8. Agreed; Weber County Fire Marshal letter on next page.

9. Agreed; being provided with Written Responses to Hooper Irrigation Company Review.

10. Agreed. No basements will be allowed.

11. Storm drain discharges into Weber County land drain on the north side of 900 South; drain then traverses east to 4300 West and then south through land drains managed and maintained by Weber County.

12. Agreed.

13. Agreed.

14. Agreed.

15. Agreed.

16. Agreed.

Street Signage

David Reed <dreed@weberfd.com>
To: bradblanch@gmail.com

Mon, Dec 3, 2018 at 10:38 AM

That's really border line like you said it is 32 feet. You can build it out at 31 and if we need to red curb some areas especially around corners we can. Let me know if that option works for you.

Thanks!



David Reed
Fire Marshal/Peace Officer
Weber Fire District
801-782-3580 ext. 205

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