

November 9, 2017
Response to Engineer Notes

RE: TERAKEE VILLAGE PRUD

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.

1. A more thorough review will be done when a plan showing the utilities and the improvement plans are submitted. **Additional details will be submitted with final engineering drawings.**
2. Please see redlines *Terakee_Village_Preliminary_Engineering_Review_Oct2017pdf*.
 - a. **The W-2 wetland area, containing 0.28 acres will be mitigated by paying into the Machine Lake Mitigation Bank and/or moving to the W-1 area through a 2:1 exchange;**
 - b. **We are working with the U.S. Army Corps of Engineers on integrating the detention pond and secondary water source near the W-1 wetland area. Design details will be provided with final engineering drawings;**
 - c. **A temporary turn around on each of the phase 1 stub roads has been added to the attached preliminary designs;**
 - d. **The elevations of the sewer MHs have been added for your review;**
 - e. **The drainage ditch to the south of phase 1 within the 900 South right of way will be piped with details shown in final engineering drawings;**
 - f. **SD elevations and design details will be provided with final engineering drawings;**
 - g. **Streets within Terakee Village be 'Private' as shown on the updated phase 1 preliminary engineering drawings;**
 - h. **A Standard Rural Roadway Section has been updated on the attached preliminary engineering drawings;**
 - i. **Fire hydrant locations will be provided with final engineering drawings; and,**
 - j. **We have added a fabric layer between the roadbase and native area to the updated preliminary design.**
3. We would like to see the roads Blackbird Lane, Shoshone Lane, and Pheasant Lane be a 60ft. ROW with 30Ft. of asphalt width. **We have marked roads as private right of ways as shown on the updated preliminary design.**
4. Phases 2&3 will need to have a wetland delineation done on them when submitting those phases. **Agreed. The U.S. Army Corps of Engineers would like to see the Buck Ditch piped prior to the phases 2 & 3 delineation study being done. Just like the W-3 area it believed that they are Hooper Irrigation leakage and are non-jurisdictional. In the remote chance there are any wetlands in phases 2 or 3 they will be mitigated by moving them to upland areas on site and/or paying into the Machine Lake Mitigation Bank.**
5. The sewer needs to have elevations at the manholes. **The 900 South Sewer Design**

- manhole elevations are shown; sewer manhole elevations for phase 1 are also included with the updated drawings.
6. Fire Hydrant locations need to be shown on the plan. As mentioned above, fire hydrant locations will be shown with final engineering drawings.
 7. The drainage ditch along 900 south and 4700 west will need to be piped. Agreed. Details will be shown in final engineering drawings.
 8. Recommendations in the Geotech report need to be followed. Agreed.
 9. There needs to be a note on the plans that the recommendations in the Geotech report need to be followed. A note has been added to the plans.
 10. In the geotech it gives recommendations as to the lowest habitable slab. This information will be determined by the depth of the groundwater/land drain. With this information elevations as to the lowest habitable floor needs to be shown on each lot. Will be shown with final engineering drawings.
 11. We will need a letter from the water and secondary water district approving of the design of the new infrastructure. Agreed that Taylor West Weber Water will need to approve final designs prior to submission. There will be a private secondary water district owned by Terakee Farm since Hooper Irrigation cannot serve a secondary system.
 12. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. Agreed.
 13. A set of as-built drawings will need to be submitted to our office when the project is completed. Agreed.
 14. The County's allowable release rate on the Storm Water Calc's had been 0.1cfs. Recently the County Engineer has gone to a pre and post construction design. Can the drainage areas be shown on a plan. Yes, they will be provided with final engineering design.
 15. 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 3" minus sub-base and 6" road-base. Compaction test on both will be required. Agreed.
 16. 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>. Agreed.
 17. A Storm Water Activity Permit will need to be obtained through our office before construction begins. Agreed.
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