



April 3, 2020

Chad Meyerhoffer
Weber County Public Works
2380 Washington Boulevard Suite #240
Ogden, Utah 84401

Re: WinCo Foods #80 Cross Dock Facility
2423 N. Rulon White Boulevard
Ogden, Utah
SCJ Project #1225.22

Dear Chad:

This letter serves to provide some additional information regarding our submittal for the above referenced project.

The project scope includes grading and paving with hot mix asphalt pavement an undeveloped area north of the existing building for use as a parking area. Stormwater collection and conveyance improvements in the proposed paved area include a new catch basin and 12-inch pipe which discharges to the existing on-site detention basin. The on-site detention basin will be enlarged, and its outlet modified to accommodate the additional impervious area and remain in compliance with the maximum allowable discharge rate to the County's adjacent stormwater facility. There are no proposed modifications to the existing building. The area of new impervious surface is approximately 46,600 square feet, and the area of disturbance outside of the paved area is approximately 15,800 square feet.

We have reviewed Weber County code section 108 and provide the following comments regarding Section 108-1-4, Considerations in Review of Applications.

The off-street parking facility will be surfaced with five inches of hot mix asphalt pavement. The parking facility is private, and no additional lighting of the parking area is proposed. The existing site driveway will remain, and no new driveway access to Rulon White Boulevard is proposed.

No new exterior signage is proposed as part of this project.

The existing landscaping between the site and Rulon White Boulevard consists of evergreen trees and lawn and will remain. Areas of the site that are disturbed by grading activities and outside of the limit of the proposed parking lot will be restored using native grasses that do not require irrigation beyond their initial establishment.

Landscape Summary

- Total Site Area = 5.04 Ac
- Total Site Project Area = 4.35 Ac
- Total Landscaped Area Required = 0.87 Ac
- % Of Total Project Site to Be Landscaped = 20% Of Total Site Project Area.
- Total Landscaped Area Provided = 0.99 Ac

- Non-Irrigated Native Grass = 27,500 Sf = 0.63 Ac (63% Of Total Landscape Area)
- Existing Gravel Ground Cover = 1,332 Sf = 0.03 Ac (3% Of Total Landscape Area)
- New Gravel Ground Cover = 0 Sf (0% Of Total Landscape Area)
- Existing Irrigated Grass Turf = 14,480 Sf = 0.33 Ac (33% Of Total Landscape Area)

There are no proposed modifications to the existing building.

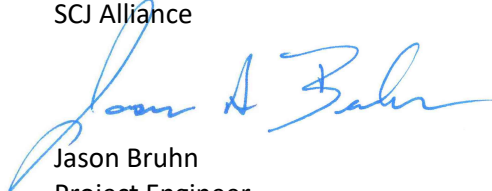
The existing on-site stormwater detention facility will be enlarged to accommodate the additional runoff generated by the new impervious surface. The on-site facility is sized in accordance with the Weber County Storm Water Runoff Design Criteria. The on-site facility is sized to detain the runoff from the site generated by the 10-year storm with a six-hour duration. The on-site detention facility was analyzed with the county's stormwater facility at a water surface elevation of 4271.53, the low water elevation, and with a water surface elevation of 4274.61, the high-water elevation during storm events. The on-site facility will store the required runoff in both cases, and discharge at a rate at or below the allowed rate of 0.1 cfs/acre. The design of the onsite stormwater facility is documented in the drainage report submitted with the construction plans.

This project is proposed to be completed in one phase.

The following is attached for review and approval.

1. Design Review Application
2. Civil construction plans
3. Drainage report
4. Draft NOI application
5. Draft SWPPP
6. Draft Stormwater maintenance agreement
7. Draft Stormwater construction activity permit

Respectfully,
SCJ Alliance



Jason Bruhn
Project Engineer

c:

Enclosure(s):

2020-0224 Cross Dock Submittal.docx