June 24, 2020

Ashley Thoman, PE

Weber County Engineering

2380 Washington Blvd., Suite 240

Ogden UT 84401

**RE:** Halcyon Estates Phase 1 – A PRUD Subdivision, Revised Plat and Improvement plans

Dear Ashley:

We received Weber County’s comments and have revised the plans. Below I have listed each comment and then the response to each comment.

1. The proposed name of the subdivision consistently labeled on the plat and improvement drawings.
	1. ***We have changed the name on the improvement plans to be consistent with the Official Plat.***
2. There will need to be an easement on the plat for the existing storm drain pipe in the southwest portion of the subdivision as it crosses lots 28 and 29.
	1. ***The surveyor has added the existing storm drainage easement to the Official Plat.***
3. The plat will also need to show an easement for the proposed storm drain pipe where it is shown outside of the roadway.
	1. ***The surveyor has added PUE’s for the storm drainage to the Official Plat.***
4. The road 1800 South is projected to be need an 80' ROW. Please label the dedication of the ROW half-width.
	1. ***The surveyor has updated the Official Plat.***
5. The dimension shown on the plans indicates 9 feet from back of curb to back of sidewalk.  The park strip is 4-feet and the sidewalk is 4.5 feet.
	1. ***The appropriate dimensions have been updated on all sheets.***
6. The minimum slope of the streets will need to be changed to 0.5%.
	1. ***All streets slopes within the subdivision have been modified to maintain the 0.5% minimum slope.***
7. The storm drain report representing the retention approach and individual ponds will need to be updated to match the proposed storm drain system.
	1. ***An updated Storm Drainage Report has been uploaded to Frontier.***
8. The storm drain pipe system will need to extend to the detention pond instead of bubble-up boxes.  Bubble-up boxes as shown on the plans will collect sediment.  The plans will need to include design information.  The storm drain pipes will need to be shown in the profiles.
	1. ***All bubble up boxes have been eliminated. The storm drainage now drains to the dedicated storm retention basin (Lot 27). Reinforced Concrete Pipe has been added along 4175 West, 1175 South, 4125 West, and in the 4150 West. In addition, we added piping across the basin and installed a storm drain box in the basin with a 2” orifice plat so the basin will be allowed to percolate as well as slowly drain into the 48” RCP in 1800 South. This will prevent water from ponding in the basin for long periods of time while allowing the retention basin to perform its function. The storm drain piping system will all drain to the basin and then 1800 South so that water will not stand in the piping system. See the drainage and grading plan which details the layout and invert elevations.***
9. On sheet C-08 the key note P4 calls for a 5-foot sidewalk, instead of 4-foot.
	1. ***This note has been updated.***
10. On sheet C-10 the plans call out a sewer cleanout.  If this cleanout is for the adjacent property then an easement for that property owner will be required.
	1. ***A PUE has been added to the Official Plat.***
11. The contours shown on sheet C-12 do not have elevation labels.
	1. ***Labels have been added.***
12. On sheet C-14, general notes 4 through 6 no longer apply to the storm drain design.
	1. ***Keyed notes have been updated.***
13. An underground injection control permit would be required for the bubble-up box shown in detail C on sheet C-14.  The groundwater level is a 4 feet below the surface according to the geotechnical report.  The bottom of this box would be close to, if not into, the groundwater.
	1. ***All bottomless boxes have been changed to boxes with concrete bottoms and will drain into the retention basin. This will eliminate the underground injection control permit.***
14. Typical section B on sheet C-14 does not show the 2-foot berm.
	1. ***The profile has been updated.***
15. The overall grading plan will need to show the direction of runoff for the open space.
	1. ***Irrigation/runoff flow arrows have been added to the utility plan (C-13). The agricultural space is extremely flat. In the event of a very large rain event or a large amount of water, this area will runoff to the west of the project and then south-west into the historical flow path.***

***Items 16 – 20 will be handled by the Developer and Contractor. Once approved is given the wet-stamped plans will be delivered or uploaded as needed.***

If you have any questions please do not hesitate to call or email at (801) 360-6297 or bruceward007@live.com.

Sincerely,

Bruce Ward, PE

WRB Consulting