

Memo

To: Chad Meyerhoffer and Gary Meyers

From: Andy Hubbard

cc:

Date: 2-9-2021

Re: The Barn at Terakee Farms Phase 1 Comments and Responses

1. First off, I have not seen any letters from the Corps. of Engineers. This has been on the list at least from back in March 2019 (Frontier) and in my opinion is a rather large issue that needs to be addressed really prior to anything else. In a memorandum it was stated that he was going to pay into the wetlands bank. *Attached, you have had this since October 2019.*
 - a. Developer has stated (2-3-2021) they are going to purchase the needed area within the Wetlands Bank to address this Issue. He will provide documentation ASAP.
2. It has been back and forth on the secondary water supply and just last week January 21, 2021 (Frontier) a plan showing what is going to be done with the secondary water was submitted. It is on my list to review and I could be getting closer to it but here I am justifying why he has not got me the information as needed. I have noticed the information from Ryan Bingham states Marriott-Slaterville City standards. I know the Commissioners have stated that it needs to be designed and installed to Hooper Irrigation standards. I believe that this in the agreement for the water line in our ROW. I see one note on the plat referencing hooper irrigation standards. We will want to see it all installed and approved by hooper irrigation, in our conversations that is what I understood. *Again, Hooper Irrigation is NOT in the area; we have our own source water & system.*
 - a. This is a private System and no connection to Hooper Irrigation has been planned now or in the Future, not sure we have ever known the requirement from the Commissioners for it to meet Hooper Irrigation Standards. We have designed the System.
 - b. The developer has been following recommendations from TWWID on having Secondary Water System within 12 from when construction begins. So we are preparing the plans for the Pump House and pond as a deferred submittal and we are planning on having plans submitted within the next 30 days.
3. I have still not seen any engineered plans showing the secondary water line that will connect the secondary water line to Terakee Meadows. I have been in conversation with Alan Karis who I guess has purchased that project from Mr. Blanch and believed that everything was ready to go with it but we are still waiting on information on it.

I submitted U.C.A. 73-1-15.5 as support that you have no jurisdiction over what is know as the Buck Ditch. It will be moved outside of any of the residential areas all within my perview and NOT Weber County's!

- a. The Plans for Terakee Meadow show a Waterline stubbed to 900 South Street, We have added the Waterline and a Note to Connect to the Future/Existing Line (depending on timing) See Sheet 2A
4. Sheet 8&9 are missing of the engineered plans submitted in August 2020 that state for construction, this may be a mistake, but is should be corrected.
 - a. The Plan set is fully collated and is attached as part of this Submittal Package.
5. We still have not had a pre-construction meeting or when requested to be scheduled, we found out from the contractor that the sewer was being installed and all the requirements for the excavation permit still have not been fulfilled. *Central Weber gave us the go ahead.*
 - a. My understanding is that the Sewer Line Along 900 South Street was approved as a separate submittal and there was a pre-construction meeting held for that but not for the interior of the development. If that is not the case, please let me know and I will inform the contractor and Developer they need to get this resolved with the County before and additional work is completed.
6. We did get a cost estimate and I have been reviewing it, but without an approved set of Construction drawing I cannot complete it. The secondary water pond and infrastructure will need to be added as well. *Agree w/GBE.*
 - a. We have updated the Engineering Estimate to include the changes to the attached plan set and included the Secondary Water System
7. I was emailing Kevin Hall yesterday at central weber concerning the annexation of this property and he has a little different approach than Lance did when he was in that position, so I have been trying to see what his processes are. The property is not annexed from what I have heard. This is with the annexation and this has been a comment from day one (Frontier). *Agree w/GBE.*
 - a. The Annexation I believe has been approved by the CWSD, and the County Surveyors Office and a Mylar has been provided to the Developer for delivery to CWSD.
8. The plans are stamped by Mark Babbitt and the storm water and secondary water information is stamped by Ryan Bingham. *Agree w/GBE.*
 - a. That is correct the Secondary Water System and Buck Ditch Flow Rate Calculations will also be signed by Ryan Bingham
9. The plan shows storm water from the detention pond being discharged onto Costesso Property. Is there an easement or documentation that this is ok to be discharged there? I know this question has been asked to Mr. Blanch in Person, but I may not have any documentation, I will look. *I have an agreement in place with Dennis, reattached (I already sent it to you).*
 - a. We are currently preparing an Easement and some additional Infrastructure to facilitate this discharge point.
 - b. We are working on the final placement of the discharge Point parallel to the Canal to the Ditch running North-South along the East side of the Costesso property which we believe is part of the Weber County Drainage System.
10. I still do not see how the homes are going to be regulated on the depth that they go into the ground. I do not see a note, or elevations on the plat to regulate to so they are not in ground water per the Geotech. I have been told that they are all slab on grade but there is nothing that I can see that we can regulate to that. This has been a comment in Frontier from November 2017. *Agree w/GBE.*
 - a. See Grading plan and Subdivision plat Showing the Lowest Allowable Finished Floor Elevation

11. With the width of the roadway the fire district has requirement of no parking on one side of the road at least. I have not seen in the plans/cc&r's how this is going to be done and enforced. ***You have had the CC&Rs for several years now. Enforced by Terakee Farms, Inc.***
 - a. We are placing No Parking Signs on the West and South Sides of the Private Roads, See Note 16, on sheet one of the Improvement plan Set.
12. I did not see anything in the storm water study that addresses the depth of the groundwater and effects of the depth of the detention ponds. The one pond appears to be a foot into the ground water from the report and may not have the capacity that is needed. ***Agree w/GBE.***
 - a. Since the Leak has been addressed in the Piped Canal, the Ground has dried up significantly, per the developer and contractor, a hole was dug on 2-5-2021 and had a ground water depth of roughly 6' before ground water was encountered.
 - b. We are Happy to Meet on Site to Review the Ground Water Issue with County Staff to verify the results of the current Findings
13. I still do not have a Storm Water Pollution Prevention Plan or a Storm Water Construction Activity Permit, both of which should have been done prior to the construction of the sewer line. ***All have been completed & submitted; including state & county.***
 - a. See attached SWPPP, I will find out the status of the State and County Permit.
14. The new plan does not show curb and gutter along 900 south with storm drain combo boxes? Maybe someone else has approved not doing the curb and gutter? The plans state county engineer may specify use of standard high back curb etc. In our review prior we stated in the redlines that we want to see it. ***Still want low impact design...***
 - a. We are showing high back standard curb along 900 South Street
15. The orifices on the plans do not match those in the storm water calculations.
 - a. These have been adjusted on the plan set to match the Storm Water Calculations ***Agree w/GBE.***
16. This looks like it is something that I did miss, but there is no emergency overflow for the detention ponds should a storm larger than a 100yr occur. ***Agree w/GBE.***
 - a. See Plans for Discharge points and overflow locations.
17. I haven't seen anything addressing the Buck ditch that the users approve the design etc. or a letter from the engineer stating that it is carrying the required amount of water to supply the rights associated with it. ***NOT in Weber County's perview per U.C.A. 73-1-15.5***
 - a. Per our conversation the Calculations for the Flow Rates and Capacity of the Buck Ditch are included with this Submittal.
18. I have not seen the easement document for the temporary turnarounds, it does look like they have been shown as the correct size. ***Agree w/GBE.***
 - a. See Descriptions for Temporary Turnaround Easements (Phase 2 has been given a green light by the developer to get the plans drawn and into you so these may be super temporary)
19. There will need to be an ADA Ramp crossing Bucky Lane along 900 South. It shows it on the east side, but it will need to be along the west side as well.
 - a. This has been shown on the plans set for this submittal ***Agree w/GBE.***

Engineering Review Comments June 2020

1. The County will need an Easement over the Sewer line with the Roadway
 - a. See Attached Sewer Easement Description. ***Agree w/GBE.***

2. Need Storm Water Calculations
 - a. See Attached *You have had since July 2020.*
3. Show Secondary Water Sources and Supply.
 - a. See Secondary Water Plan Calculations and Plans *Agree w/GBE.*
4. Remove Land Drain Lateral Notes.
 - a. Done
5. Change Utility Note 7 to Water District Standards.
 - a. Done
6. Change Asphalt designation to PG-34
 - a. Done
7. 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 64-34 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.
 - a. See updated Cross Section
8. Show Curb and Gutter along 900 South Street
 - b. Done Standard 30" Curb is Shown on 900 South Street, and 24" Rolled curb on the Private Roads *Still working toward low impact design...*
9. Show Secondary Water Connection to Terakee Meadow.
 - a. Done See Sheet 2A *Agree w/GBE; Hooper Irrigation is NOT in the area.*
10. Call out ADA Truncated Dome warning Surface Grey Color cast-in place (APWA Plan 235.1 Example B)
 - a. Done
11. Address the Slope of the Storm Drainpipe in the Storm Water Study.
 - a. Done
12. Will the Pond on Parcel D be Retention or Detention?
 - a. Detention See Updated Plans for Structures and Outfall piping and Easement. *Agree w/GBE.*
13. Ensure Secondary Water has proper clearance under Storm Drain Crossings.
 - a. Done.
14. Conflicting Note on plat and Improvement sheets about Surface of Temporary Turnaround Areas.
 - a. The "Paved" notation on the plat has been removed. *Agree w/GBE.*
15. Has the Irrigation Company or Users seen and Approved the piping of Buck ditch?
 - a. See Calculations and Letters from Ditch *NOT in Weber County's perview per U.C.A. 73-1-15.5*
16. Provide Calculations and Sizing for Orifice plate
 - a. See Attached Storm Water Study. *Submitted in July 2020.*
17. The County is concerned with the shallow depth of ground water in parcels A & B due the detention pond depths. *Agree w/GBE.*
 - a. Since the Leak has been addressed in the Piped Canal, the Ground has dried up significantly, per the developer and contractor, a hole was dug on 2-5-2021 and had a ground water depth of roughly 6' before ground water was encountered.
 - b. We are Happy to Meet on Site to Review the Ground Water Issue with County Staff to verify the results of the current Findings
18. Show Lowest Allowable finished floor elevation on the plat and grading plan.
 - a. This has been set 18" above the highest corner of the lot. *Agree w/GBE.*

19. There will need to be an escrow established for the improvements prior to recording or the improvements. A cost estimate has been submitted and we are working on reviewing it. *Agree w/GBE.*
 - a. See Updated Engineering Estimate for costs to begin the Escrow process
20. We need some official documentation on the wetland delineation and that the corps of engineers is satisfied. *You have had since October 2019.*
 - a. Developer has stated (2-3-2021) they are going to purchase the needed area within the Wetlands Bank to address this Issue. He will provide documentation ASAP.