Reply to Engineering comments from Builder/Developer

Project

[Pas De Calais Subdivision](https://miradi.co.weber.ut.us/projects/view/706)

User

[Chad Meyerhoffer](https://miradi.co.weber.ut.us/users/view/40)

Department

[Weber County Engineering Division](https://miradi.co.weber.ut.us/departments/view/2)

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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.**

1. See attached redlines.
2. It appears to me that this will be an amendment to the Calais Subdivision.  If not will lot 1 of the Calais Subdivision need to be vacated? ***Yes, application for vacation will be submitted soon. Will be renamed within 3 lot subdivision.***
3. Where these new lots fall in a area where there was an old pond that has had some fill material brought in, we would like to see a Geotech study done on the property. ***Geotech work has already taken place within the subdivision and was comprehensive. If additional geotech work is necessary, that too will be undertaken at engineering’s request.***
4. All public streets and private access rights of way shall be graded and surfaced in accordance with the Public Works Standards (Sub Ord 4-2.3.1).  Access will also need to follow the design standards under the Zoning Ordinance, Supplementary and Qualifying Regulations 23-29, 23-31, and 23-32.  It appears that in the Fire Districts Review they are asking for a minimum of 26 ft wide of drivable surface. ***Shall comply with all zoning, supplementary, and qualifying regulations and will constantly update engineering as work progresses. 26 ft. of drivable surface will be provided per Fire Request.***
5. If it is required that this access be installed up to these standards prior to recording the subdivision, there will either need to be an escrow set up here at the County or the improvements installed and approved with a 10% contingency prior to recording. ***Intention is to have improvements installed to standards prior to recording, in the event that that is impracticable, escrow shall be deposited with county.***
6. It appears that the Fire District is requiring 2 fire hydrants.  These hydrants will be required to be installed or escrowed for prior to the recording of the subdivision.
7. Please provide a cross section of the access design. ***Will check with UHID regarding connections with intention to install 2 fire hydrants to comply with request.***
8. Please provide information showing that the detention pond capacity will remain the same once the access is created. ***Engineer will give a contour map of pond with new road cross sections and any changes required to maintain pond capacity to remain the same as at present.***
9. Contours need to be shown on the plat. ***Engineer will embed these within second draft.***
10. Are there any exiting easements that are on this parcel from when it was a pond that need to be vacated? ***Only easements for the small stream which will remain with the land even after new subdivision.***
11. All structures or buildings located within or immediately to the tract of land to be subdivided need to be shown on the plan. ***One home only on Southeasterly section of plat, no structures or improvements on any of the lower land.***
12. There may need to be a separate plan created to show this information.
13. 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>.  ***Will seek permit with DEQ.***
14. 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> ***Will seek permit prior to setting utilities, building road, or changing contours.***

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

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