



November 8, 2013

Dana Shuler, PE  
Weber County Engineer  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401

Dear Dana Shuler:

**Reference: The Retreat at Wolf Creek – Phase 3**

With regards to the memorandum dated September 30th, the following items have been addressed.

1. Open space and common area improvements shall be submitted including but not limited to landscaping, trails/pathways, structures, signs, parking, and other amenities.

***The site trails have been added to the improvement package.***

2. There will need to be easements given for the existing utilities in the subdivision.

***All existing utility easements are updated on the plat.***

3. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

***The Developer will escrow the unconstructed improvements prior to recording of the plat.***

4. The proposed subdivision will need to have sidewalk as per the County Commission. As a bare minimum, there will need to be a deferral on the sidewalk, which needs to be signed by the developer prior to final approval.

***The Developer will complete a sidewalk deferral agreement for Phases 2 & 3.***

5. A Storm Water Construction Activity Permit is required for any construction that:

1. disturbs more than 5000 square feet of land surface area, consists of the excavation and/or fill of more than 200 cubic yards of material, or requires a building permit for which excavation or fill is a part of the construction.

***A Storm Water Construction Activity Permit will be obtained prior to the start of work.***

6. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Elimination Systems (UPDES) 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 Department of Environmental Quality at the following web site:

<https://secure.utah.gov/swp/client>.

***A SWPPP is included in the improvement package. A UPDES permit will be acquired and a copy submitted to Weber County.***

7. We cannot issue approval of this phase until Phases 1 and 2 are approved and recorded (no access exists until then).

***The Developer will discuss this comment with the County.***

8. Will-serve letters are required from utility providers.

***The Developer will submit this information.***

9. Plat specific comments:

1. Easements must be shown for all trails, utilities, and storm drainage features, even in common space, specifically at west end of Canyon Court, along north boundary line, and for water line at end of Retreat Road.

***Updated all easements in Phase 3 Plat***

2. Easement needed at sewer laterals (lots 31 and 35).

***Updated***

3. Utility or sewer easement needed between lots 36 and 37.

***Updated***

4. Cul-de-sacs must be 110' diameter (subdivision ord. 2-2.4).

***Updated***

5. Are any lots restricted due to slope? (improvement drawings identify 3) If so, identify with "R" and add label in Legend.

***Lots 37, 44 and 45 are "R" Lots and have been labeled on the plat.***

10. Plan specific comments:

1. Street sign locations need to be shown.

***Street signs locations shown on Sheet C202 and in corresponding C300 sheets.***

2. Current design shows Retreat Rd at 8-12% through intersections. This would make the intersecting roads' cross slopes Retreat's running slope. Is this intentional?

***The roads in this subdivision have been designed to the minor street standard with a maximum grade of 12%. The subdivision will have a low ADT (<400) and with the local nature of the roadway means that most motorists using the road will have traveled it before and will be familiar with its features.***

3. C203 – clarify SD outfall at end of Canyon Court

***On Canyon Court, the SD outfall has been clarified with a Sedimentation Basin and typical detail.***

4. C301 – check angles labeled at SSMH-02

***Corrected***

5. C302 – need cul-de-sac curve and dimensional information

***Updated.***

6. C402 – no grading shown in plans to indicate a “finished grade” as indicated in profile view.

***Updated and labeled finish grade.***

7. Cross sections should reflect intersecting streets (i.e. sheet C501, Retreat Rd station 23+50 should show Canyon Court)

***Updated***

8. C601 – please submit report referenced in “Rock Protected Slope Detail”

***See attached letter for the standard design of the rock walls.***

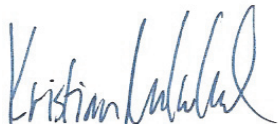
11. After all items have been addressed, a wet stamped copy of the improvement drawings will be required.

***A wet stamped copy of the plans will be submitted upon completion of the review comments.***

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 review, feel free to contact me.

If you need additional information please let me know. Thank you for your assistance with this permit application.

Sincerely,



Kristian Mulholland, P.E.