



January 28, 2022

Weber County Planning Commission
2380 Washington Blvd.
Ogden, Utah 84401

Project: *TC Gailey Subdivision*
Re: *Engineering Review*
Reeve Job: *7713-01*

Below please find our response to your engineering review comments dated December 6th, 2021.

1. Please follow all the requirements by Taylor West Weber Water District.
 - a. All requirements per Taylor West Weber Water District have been followed.
2. Please provide a letter from Taylor West Weber Water approving the plans
 - a. Letter has been provided.
3. Please provide a letter from Hooper Irrigation approving the plans.
 - a. Working with Hooper Irrigation
4. Please provide a letter from Hooper irrigation addressing their canal. In that letter have them address if the easement large enough, if they require you to pipe the canal.
 - a. The canal is not required to be piped.
5. The irrigation improvements will need to follow some type of standard. In the past, we have required these types of ponds to follow Hooper Irrigation standards and requirements.
 - a. Working with Hooper Irrigation.
6. Please change the line type for the irrigation lines for the lots. I cannot tell where they begin and end.
 - a. Line type for the irrigation lines has been changed.
7. Please provide better detail for the irrigation system (pump station, power, structure for pump, lined pond, etc.).
 - a. Pump sizing calculations, the pump detail, and the wet well detail have been provided (Sheet 6).
8. Please provide a more detailed irrigation calculation report (maybe include a hydraulics report).
 - a. Pump sizing calculations provided (Sheet 6).

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9. Who will own and maintain the irrigation system?
 - a. The irrigation system will be owned and maintained by the HOA.
10. Please provide a road cross section on the plans showing widths and depths of materials.
 - a. Road cross-section detail has been provided (Sheet 2).
11. Please provide plan and profile sheets for the improvements.
 - a. Plan and profile sheets provided (Sheet 4 & 5).
12. Please add an easement for irrigation pond on the plat.
 - a. Revised on plat.
13. Please add easements on the lot lines for the irrigation lines.
 - a. Easements provided on lot lines for irrigation.
14. Please add an easement for the SD line on the west side of lot 6.
 - a. Easement provided for the SD line.
15. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
 - a. Noted.
16. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed." If there is no curb and gutter.
 - a. Revised on plat
17. There will need to be an easement given for the existing ditches in the subdivision.
 - a. Shown
18. An excavation permit is required for all work done within the existing right-of-way.
 - a. Noted
19. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
 - a. Noted.
20. Please provide a cost estimate when plans have been approved.
 - a. Noted.



21. A Storm Water Construction Activity Permit is required.
 - a. Will be provided by Developer.
22. A Storm Water Pollution Prevention Plan (SWPPP) is required for the project prior to construction.
 - a. Will be provided by Developer.
23. Please see attached document for further review comments.

Sheet 3:

- "Check elevations, looks like pond will never fill."
 - a. Elevations have been revised. Stormwater is designed to flow into the irrigation basin from the northern irrigation 12" RCP. It is then designed to flow out of the basin to the south and into the wet well, which will then pump irrigation to the overall site.
- "County does not like having patched this close together..."
 - a. Asphalt is proposed to be cut out between the close patches.
- "Where does the existing 15" SD tie in?"
 - a. The 15" SD line ties into the roadside drainage and the existing line in 1400 S.
- "May need Chevron sign."
 - a. Concrete edge has been extended.

We appreciate your review and trust we have updated and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

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