



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 2**

With regards to the memorandum dated September 20th, the following items have been addressed.

1. An excavation permit is required for all work done within the existing right-of-way.  
***All required permits will be obtained prior to the start of work.***
2. 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.***
3. 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.***
4. 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.***
5. Plat specific comments:
  1. Easements are needed for trails, utilities, drainage in the common space; alternatively, a dedicated blanket easement over the common space for such is acceptable.  
***This information has been updated on the Plat.***
6. Plan specific comments:

1. We cannot issue approval of this phase until Phase 1 is approved and recorded (no access exists until then)

***The Phase 1 plat has been recorded.***

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

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

3. Street sign locations need to be shown.

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

4. Will specified curb and gutter type handle the volume of water? Will single catch basins catch all of the water coming down 12% slope?

***During the 10-year 2 hour event, a portion of the flows will be carried in the asphalt section. The catch basins have been located to capture the majority of the water. The catch basins at roadway intersections with local low points have an additional catch basin for redundancy and reduce the amount of bypass.***

5. Current design shows through road (Retreat Rd) at 8-12% through intersections. This would make the cross roads' cross slopes Retreat Rd'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.***

6. All P&P sheets – left profile labels – switch “existing” and “finish”

***Updated through all P&P sheets.***

7. C202 – walls over 5' shall be designed by an engineer

***See attached letter of the typical rock wall design.***

8. C202 – irrigation line doesn't appear to have enough cover (see typical section)

***The irrigation line has a 24" bury depth per Wolf Creek Water and Sewer Improvement District (WCWSID). The line will be emptied prior to the winter and does not need to be buried below the frost depth.***

9. C203 – recommend BMP to control offsite water from entering construction area

***The recommendation is noted, at this time we do not see the need to control the offsite water from entering the construction area. This will be monitored by the Contractor and adjusted if the conditions warrant.***

10. C301 – need easement for irrigation PRV

***Added in Phase 3 Plat and updated in C301***

11. C301 – need easement for SS line (17+86)

***Added in Phase 3 Plat and updated in C301***

12. C302 – need easement for PRV

***Added in Phase 2 Plat and updated in C302***

13. C302 – need easement for SD and pond

***Added in Phase 2 Plat and updated in C302***

14. C302 – recommend showing easement for sanitary sewer

***Added in Phase 2 Plat and updated in C302***

15. C303 – recommend flushing connection at 13+10

***The recommendation will be shared with the WCWSID (we are waiting for their design comments.)***

16. C305 – label contours

***Updated contours.***

17. C401 – recommend showing easement for sanitary sewer

***Added in Phase 2 Plat and updated in C401***

18. C502 – Golden Heights Way cross sections 10+00 to 10+50 should reflect Retreat Road crossing

***The non-typical cross sections on all roads have been updated to reflect the actual roadway slopes.***

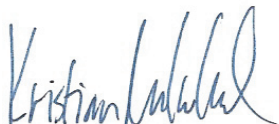
7. After all items have been addressed, a wet stamped copy of the improvement drawings will be required.

***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.