



P.O. Box 150048 Ogden, Utah 84415
Phone (801) 394-4515
Fax (801) 392-7544

TRANSMITTAL

DATE: November 4, 2013
FROM: Ryan Bingham
TO: Weber County Engineering Dept.
2380 Washington Blvd., Suite 240
Ogden, UT 84401
ATTN: Chad Meyerhoffer
Cc:
RE: **The Summit at Ski Lake Phase 12**

THE FOLLOWING ARE DELIVERED HEREWITH:

- One (2) Copy Improvement Plans- Full Size
- One (1) Copy Miradi Comments/Responses

THESE ARE TRANSMITTED:

- | | | |
|---|--|-----------------------------------|
| <input checked="" type="checkbox"/> FOR YOUR REVIEW | <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> REJECTED |
| <input checked="" type="checkbox"/> FOR YOUR COMMENTS | <input type="checkbox"/> REVIEWED AS NOTED | <input type="checkbox"/> OTHER |
| <input checked="" type="checkbox"/> FOR YOUR USE & ACTION | <input type="checkbox"/> NO EXCEPTIONS TAKEN | |

COMMENTS/INSTRUCTIONS:

Please Process for Final Approval.

Sincerely,
Ryan Bingham P.E.

A handwritten signature in blue ink, appearing to read 'Ryan Bingham', is written over the typed name.

Shipping Instructions:

- | | | |
|---------------------------------|------------------------------------|---|
| <input type="checkbox"/> FedEx | <input type="checkbox"/> U.S. Mail | <input checked="" type="checkbox"/> Hand Delivery |
| <input type="checkbox"/> U.P.S. | Other_____ | |



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November 4, 2013

Mr. Chad Meyerhoffer
Weber County Engineering Division
cmeyerho@co.weber.ut.us

Dear Chad:

Thank you for your review of The Summit @ Ski Lake No 12. We have reviewed and addressed the comments from <https://miradi.co.weber.ut.us/reviews/view/1964>. For the sake of clarity I have compiled a list of responses to the items commented on by your review team. They are as follows and correspond to the numbers of your comments:

- 1Q. Please see the attached PDFs for additional comments, and respond to the attached comment summary as well.
- 1A. Plat – Page 1:
- aQ. Is there some road slope that should have an easement along here?
aA. Yes. Easement is now shown.
 - bQ. Is it possible to show the dimensions so we can locate the easements without having to redraw the recorded written easement?
bA. Dimensions now shown.
 - cQ. Where does the PUE change to just a 20' sewer easement?
cA. Sewer easement is now shown independent of the slope and PUE/Drainage easements.
 - dQ. There should probably be a note that the lots on the downhill side of the road will accept the water off the roadway unless the design changes to have swales on both sides of the road.
dA. See answer to Question 3 on Miradi Comments.
 - eQ. Should there be a no access line for these lots with double frontage?
eA. Lot 43 is part of Phase 11. See recorded Plat for Phase 11 for no access line.

Improvement Plans - Page 1:

- aQ. How wide does the cobble rock need to be?
aA. This is now shown on the detail - this sheet.
- bQ. 3" Granular Borrow. Provide a Geotech design to change from the minimum.
bA. 3" Minus is now shown.
- cQ. Does there need to be any kind of drain and/or filter fabric here?

- cA. Gravity Block Retaining Wall is now desired. Wall to be built per manufacturer's recommendations. See perf pipe on detail Sheet 6.
- dQ. Please provide easement and design information for temporary turn-a-round. Fire District is requiring "all-weather" surface capable of 75,000 lbs.
- dA. Temp turn-a-round and easement now shown. It will be the same as the turnaround for Phase 11.
- eQ. How are these future lots getting sewer down, since the sewer is not continuing up the road?
- eA. The sewer for lots in future Phase 13 will be taken to the west to an existing line in Innsbruck Drive. It will be designed and constructed as part of Phase 13 in the future.
- fQ. This doesn't appear to line up with where the swale is shown, but it does appear to be correct with the contour lines.
- fA. Swale line has been fixed to correspond to proposed grading.
- gQ. Is there no swale on this side?
- gA. That is correct. There is no swale on this side. See answer to Question 3 on Miradi Comments.
- hQ. Are you sure you want the swale at the toe of the retaining wall? Erosion could be a big problem there.
- hA. Yes, there is not enough room to move the swale to the south due to the proximity to the south property line.
- iQ. How far is the wall from the travel surface?
- iA. 8 feet. See Updated Road Cross Section (A-A).
- jQ. Are you sure you want the swale at the toe of the retaining wall, or is there going to be some separation there?
- jA. Yes, there is not enough room to move the swale to the south due to the proximity to the south property line.
- kQ. Is one box on a 12% grade going to be able to handle all the water?
- kA. This box will only be responsible to catch half of the road width for about 600 feet of road. The capacity is more than adequate to handle these flows.
- lQ. We will want a stamped letter from the engineer that the wall was constructed per their requirements.
- lA. It has not yet been constructed, but it will be the same as the wall that was constructed in Phase 9.

Improvement Plans - Page 2:

- aQ. Please provide swale dimensions, and rip-rap specification. Is there a need for checkdams?
- aA. Please see swale detail at right. 3" to 6" cobble rock is used for stabilization.
- bQ. Please label the grade.
- bA. It is now labeled.

- cQ. What are the grades on the turn-a-round?
cA. This is now shown.

Improvement Plans - Page 3:

- aQ. Is this grading part of this project, or is the drive going to be by others?
aA. Now labeled as "By Others".
bQ. Is this kind of a drive access going to be acceptable by the fire district?
bA. The fire district has reviewed and approved these plans.
cQ. Sewer is going to be 25' deep if this amount of fill is placed. Is that alright with the sewer company?
cA. The Subdivision owner is also the Sewer Company President. He is satisfied with the design.

Improvement Plans - Page 5:

- aQ. Please provide soils report allowing 2000 psf.
aA. The geotech report is being prepared and should be available soon.
bQ. Where is the rolled curb and gutter getting installed? Should this be shown with relation to the drainage swale?
bA. No rolled curb and gutter is proposed with this project. The Hydrant Detail has been updated reflect design conditions. Swales are not found at hydrant locations.
cQ. Please coordinate road section with Sheet 1.
cA. Now coordinates with road section on Sheet 1.
- 2Q. 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.
- 2A. A deferral will be utilized.
- 3Q. A note will need to be added to the plat stating something like: "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."
- 3A. Note has been added.
- 4Q. A geotechnical report needs be completed for the subdivision.
- 4A. The geotech report is being prepared and should be available soon.



- 5Q. 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. The county engineer is now requiring a minimum of 8" of 3" minus granular borrow and 6" road-base. Compaction tests are required as per APWA.
- 5A. The geotech report is being prepared and should be available soon. It will have the required section.
- 6Q. All improvements need to be either installed or escrowed for prior to recording of the subdivision. I am going to hold off on reviewing the Cost Estimate until we have an approved set of plans.
- 6A. Escrow will be provided for any items that haven't been installed prior to recording.
- 7Q. After all items have been addressed a wet stamped copy of the improvement drawings will be required.
- 7A. A wet stamped copy is provided, see attached.

Chad, thank you for your time and consideration in these matters. Please feel free to contact me directly regarding these issues.

Best regards,

Ryan Bingham, P.E.,
Great Basin Engineering
801-394-4515