

Chad Meyerhoffer  
Summerset Phase 3  
1<sup>st</sup> Submittal Comment responses.

1. A more thorough review will be done when a plan showing the utilities and the improvement plans are submitted.
  - 1.1. The Submitted plans and your markup show the Plan and profiles for the Grades and Utilities please review the latest plan set.
2. Please see redlines on Summerset Farms Ph3 Engineering\_Review\_June2022pdf.
  - 2.1. Only a couple markups are shown, asking for Combo Boxes in 4 Places but should most likely be 5. And the Box at Station 14+62.16 should be a standard box since it only has 15" Pipes
  - 2.2. Secondary Water line is in the Same Location as Phase 1. To Shift the Waterline, I have added 2 45° bends to get it on the other side of the street.
3. The sewer needs to have elevations at the manholes.
  - 3.1. The Submitted plans show the Plan and profiles for the Sewer along with Grades and Utilities please review the latest plan set.
4. Subdivision will need to be annexed into Central Weber Sewer Improvement District.
  - 4.1. This has already been done for the entire development area.
5. Fire Hydrants need to meet fire district standards.
  - 5.1. Hydrant placement and Valving Etc have been shown per comments and discussions with TWWWID and are submitted to TWWWID for their final approval,
6. The Wilson canal will need to have an easement on it, and it will need to be either fenced or piped and approved of by Wilson irrigation.
  - 6.1.
7. We will need a Geotech study done on the property.
  - 7.1. A Geo tech was provided as part of the Overall development, are you requesting a specific one for this Phase?
8. Will basements be allowed on the lots? If so you will need to show where the sump pumps will be discharged to, or elevations to where basements can go without getting into the ground water.
  - 8.1. Basements are allowed, and will be gravity drained into the Land Drainage System via a Lateral as shown on the Improvement Plan and Profile Sheets,
9. Two of the accesses to this project are coming from other developments that have not posted escrows to guarantee their installation. The developer will need to be aware of this if a phasing plan is created.
  - 9.1. The Access is from the Existing Phase 1 and Phase 2 developments completed by the same developer please clarify.
10. We will need a letter from the water and secondary water district approving of the design of the new infrastructure
  - 10.1. Plans have been submitted to Hooper Irrigation and TWWWID requesting approval and these letters.
11. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed prior to final approval.
  - 11.1. OK Developer will provide once plans are approved.
12. A set of as-built drawings will need to be submitted to our office when the project is completed.
  - 12.1. OK will provide at that time.
13. The County's allowable release rate on the Storm Water Calc's had been 0.1cfs. Recently the County Engineer has gone to a pre and post construction design. Detention will need to be shown on the plat with an easement.
  - 13.1. Design of the Detention and Storm water System was provided an approved as part of the Overall Development and the Pond was put in as part of Phase 1.
14. 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 sub-base and 6" road-base. Compaction test on both will be required.
  - 14.1. We are showing the same road Section depths from the prior phase. Are you requesting something different?
15. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. 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>.

15.1. Will be provided prior to Pre-Con Meeting

16. 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](http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf)

16.1 Will be taken out prior to Pre-Con Meeting.