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Weber County Engineering
4/22/14

This letter concerns the above referenced Development. I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

1. Please see redlines on The_Ridge_Phase 1_Engineering_Review.pdf.

- SEE REDLINE DRAWINGS FOR RESPONSES TO COMMENTS ON PLANS.

2. Show the average slopes of the natural ground over the buildings to know if the area would be a restricted lot or not. Maybe the Geotech report should address the slopes.

- THE SLOPE ANALYSIS HAS BEEN INCLUDED WITH THE REVISED PLANS.

3. Please show the stream corridor setback on the stream from high water mark. A stream alteration permit will need to be obtained for the drainage channel to the natural drainage.

- THE 100 FT STREAM CORRIDOR SETBACK IS SHOWN. THE STREAM ALTERATION PERMIT IS UNDERWAY AND WILL BE SUBMITTED.

4. Recommendations in the Geotech report need to be followed.

- THE RECOMMENDATIONS HAVE BEEN INCORPORATED.

5. If ground water is encountered how will it be dealt with? How will the recommendations in the Geotech be followed?

- SEE THE GENERAL GRADING NOTES ON SHEET C2.

6. We will need a letter from the sewer and water district approving of the design of the new infrastructure.

- Wolf Creek Water and Sewer Improvement District has agreed to provide Weber County a letter approving the design of the proposed infrastructure for the project.

7. Will additional water be coming from off the site that may impact the drainage system and the storm water calculations.

- AREAS OF STEEP SLOPES ABOVE THE PROJECT HAVE BEEN INCLUDED IN THE CALCULATIONS. THESE AREAS ARE CLOSE ENOUGH TO THE PROJECT TO CONTRIBUTE TO THE PEAK RUNOFF AND WILL BE CAPTURED BY THE SITE STORM DRAIN SYSTEM.

8. The cut and fill slopes will need to have easements on them.

- SEE EASEMENT DOCUMENT

9. Some of the driveways appear to tie into the road at a steep slope. Please provide a design of how they will tie in. In winter conditions will the driveways be accessible?

- THE DESIGN SLOPES ARE SHOWN.

10. Please submit the Wet Land Delineation, this may affect the main road that goes through with the future phase.

- THE ROADWAY ALIGNMENT HAS BEEN REVISED TO AVOID WETLANDS. THE STREAM ALTERATION AND WETLAND DELINEATION IS UNDERWAY.

11. The Fire District will need to approve of the drives back into the buildings to make sure they meet their requirements as well as the fire hydrant locations.

- THE FIRE MARSHAL HAS REVIEWED AND APPROVED THE PLANS.

12. Will there be sufficient parking for each of the units?

- The Planning Division has determined that enough parking has been provided to support the units.

13. In looking at the plan it appears that there will not be enough area for vehicles to turnaround in the driveways. In some areas it looks like some of the vehicles may block in others. See redline areas on attached plan for areas of concern.

- Weber Fire District has reviewed the plan layout and has determined that there is enough room for emergency personnel to maneuver. Planning has approved the parking plan.

14. Will a garbage truck be able to access the dumpster?

- Yes.

15. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed.

- The appropriate funds will be escrowed prior to recordation of the plat.

16. A set of as-built drawings will need to be submitted to our office when the project is completed.

- THE CONTRACTOR WILL MAINTAIN ASBUILT PLANS DURING CONSTRUCTION AND WILL PROVIDE A COPY.

17. All fill areas will need to have compaction tests at 1 foot lifts, and the larger fill areas are recommended to sit through a winter to help with settlement. Fill areas to support structures, concrete flatwork, or pavements should consist of structural fill per the geotech report. Structural fill to be approved by geotech prior to placement.

- SEE GENERAL GRADING NOTES SHEET C2.

18. Will each of the buildings be protected from sheet flooding that occurs in the area?

- DRAINAGE AROUND THE BUILDINGS WILL BE PROVIDED TO PREVENT FLOODING. THE INSTALLATION OF THE ROADWAY AND STORM DRAIN SYSTEM WILL HELP ALLEVIATE FLOODING TOWARDS BUILDINGS.

19. 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. The Geotech has called out more stringent requirements on the road cross section that will need to be followed.

- ROAD SECTIONS MEETING THE REQUIREMENTS OF THE GEOTECH REPORT ARE DETAILED ON SHEET C5.

20. 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>.

- A SWPPP HAS BEEN PREPARED AND WILL BE MAINTAINED ON THE SITE. AN NPDES PERMIT HAS BEEN ACQUIRED.

21. 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)

- The required Storm Water Activity Permit will be obtained prior to construction activities.