



September 13, 2023

Project: 6298-14 Stagecoach Estates Subdivision
Subject: Engineering comments

Reeve and Associates has prepared this letter to address the comments from the Weber County Engineering Department received on July 17, 2023 for the proposed residential development located in Weber County, Utah. The comments are provided below for reference with responses in **RED**.

1. The sewer line needs to be extended to the end of the subdivision boundary. Is there a reason why the sewer is at 0.22 and not the 0.20 slope? If its at the minimum slope, will it make it under the drainage on the NW corner of the development? **The pipe was extended and the slope was lowered to a 0.20 slope.**
2. All storm drain needs to have storm drain combo boxes and get the storm drain out from under the curb and gutter. **This has been updated in the plans.**
3. All storm drain needs to have more of a separation for future maintenance of that line. **This has been adjusted in the plans.**
4. The County's storm drain minimum size is 15" RCP. **This has been adjusted in the plans.**
5. When the Storm Drain is full along 1800 South will it back up the Land Drain System? **No, the land drain system will no longer be included.**
6. Are there going to be basements in this development? How deep are they going to go? This needs to be determined so that if the storm drain system is full and the land drain system that is not being backed up into the homes/sewer system. **The basement depths are dependent on the depth to ground water. See the geotechnical report for the exact depth. High ground water is anticipated and it is recommended that all the homes are slab on grade.**
7. At all the intersections will there be issues with the water draining through the ADA ramp area? Mainly issues with water freezing in the winter months. **No, the drainage system will help with the water draining down the ramps.**
8. The plans show a land drain system. Who will be over the maintenance of this infrastructure? The County will not take over operation and maintenance of this line. **The land drain system will no longer be included.**

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9. Double check the fire hydrant spacing to ensure that they are not spaced more than 500ft apart or have fire district approval. **The fire hydrants are not spaced more than 500ft.**
10. Applicant will need to be aware of Sec 108-7-23 River and Stream Corridor Setback on lots 90-95. There will also need to be a drainage easement over this drainage, minimum of 30ft. **The lots have been adjusted according to the required setbacks. The drainage easement has been provided for.**
11. There needs to be a note or description on the plans for the ADA Ramps to be grey in color. **This has been adjusted in the plans.**
12. We will need letters from the secondary and culinary water providers approving of the design of their infrastructure. **These will be provided for.**
13. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. **This has been provided for.**
14. In the assessment report it mentions an estimated area of 0.25-0.40 of aquatic resources on the site. Could you provide information how much of this area would be affected by the development. It mentions that the majority of it is on the walker slough, but that a more intensive study would be required to determine the exact amounts. **The report will be updated.**
15. A set of as-built drawings will need to be submitted to our office when the project is completed. **Noted.**
16. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, 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. **This is noted and included in the plans.**
17. 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 through the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov-swp/client> (<https://secure.utah.gov-swp/client>). **This will be provided for.**

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18. A storm water activity permit will need to be obtained through our offices before construction begins. **This will be provided for.**

We appreciate your review of the improvement plans. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,

Jeremy Draper, P.E.
Project Engineer
Reeve & Associates, Inc.
Jeremy@reeve.co

Carson Lance
Designer
Reeve & Associates
carson@reeve.co

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