



# RESPONSE TO COMMENTS

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DATE: February 2024  
TO: Weber County Review Staff  
FROM: Mustang Design  
SUBJECT: Response to civil review comments

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Redline comments as shown on returned PDF from city. County comments shown in BLACK. Mustang Design Responses are shown in BLUE.

## Online Comments

1. Do you need to annex into sewer district
  - a. We were informed that Central Weber would be treating the sewer and the county would be maintaining the infrastructure. We should be annexed already.
2. Add the location of the community mailbox.
  - a. Community Mailboxes now shown on LP02. We have also received approval from the postmaster general.
3. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base. Compaction tests on both will be required.
  - a. This is now fixed
4. Will the homes be slab on grade? We may want a note on the plat stating something concerning ground water.
  - a. This is slab on grade, no basements will be allowed. We will add a note on the plat.
5. Please provide cost estimate when we get closer to approving the plans.
  - a. We will provide the bid from the contractor once we receive it.
6. Please provide letter from Culinary and Secondary Water companies approving the plans.
  - a. We are currently working on these approvals and will upload them as soon as we receive them.
7. Is there an easement for the retention pond?
  - a. Currently, Nilson homes owns the property that the basin is planned for, Nilson plans to dedicate this to the county.
8. If pond is not built before recording this plat you will need to escrow for pond.
  - a. The pond will be constructed with the rest of the improvements.

# Civil Drawings

## GP01

9. Where is the emergency overflow?
  - a. We have updated the plans to show the overflow.
10. Who will be building the pond? When will it be built?
  - a. Leisure Villas will build the pond with this project.
11. What is this ditch now? is it at a different location?
  - a. There are a few irrigation ditches here that Nilson will be re-routing with the proposed ditch.
12. Who and when will it be built? Please provide the detail/design for the ditch.
  - a. Nilson homes will build this ditch during the JDC Parkway project. A detail is now provided on DS01
13. Who owns the ditch? We will need approval from them.
  - a. Nilson homes owns the ditch, it will be used by Jay Christensen.

## PP01

14. Provide detail/design for syphon.
  - a. A detail is now provided on DS01.
15. We require SD combo boxes to get the pipe out from under the curb and gutter.
  - a. This is now fixed.
16. 5' Sewer MH at the intersections.
  - a. This is now fixed.
17. How will each driveway tie into the road?
  - a. For driveways with a park strip, follow county standard Type B, for driveways with trail we have provided a detail on DS01 of a modified Type B approach.
18. Where are the sewer laterals for the homes? Will there be a private main line and then sewer stubs?
  - a. We apologize for any confusion; it appears that the sewer didn't print correctly on our previous utility plan. For clarification, there will be one sewer lateral serving each building. Due to the low water demand on senior housing, our plumbers have recommended this to provide adequate scour velocity in the lateral.
19. Add pressure irrigation in profile.
  - a. This has been added.
20. Is this the old location of the irrigation ditch. If so make not to be filled in.
  - a. This is an old ditch, a note has been added to fill in.
21. What is this contour for? is it a old ditch
  - a. This is an old ditch, a note has been added to fill in.

## PP03

22. Please add ADA Ramp detail
  - a. We have added a modified ADA detail from Weber Co Standards to DS01.
23. Please go to the minimum cover to get 0.2% slope on SD.
  - a. This is now fixed.

## DS01

24. needs to be secondary water not culinary
  - a. This is now fixed.
25. 8" of subbase
  - a. This is now fixed.
26. asphalt will be APWA spec class II road.

- a. This is now added.
- 27. 6" where driveways will cross sidewalk.
  - a. This is now Fixed.
- 28. This will need to be rolled gutter
  - a. This is now added.
- 29. Irrigation will need to come from the irrigation line not culinary.
  - a. This is now fixed.
- 30. Where does water go if full and spilling?
  - a. We have modified this detail to show the overflow.

**LP02**

- 31. have detail for tie into the road
  - a. this is now added.
- 32. this plan looks like it is for another site. Update to reflect this location.
  - a. This is now fixed.