



RESPONSE TO COMMENTS

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

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

Online Comments

1. Can you provide a will serve from Central Weber Sewer?
 1. [This is now provided.](#)
2. Please provide a will serve from the culinary and secondary water. Nilson Homes may already have one for all of JDC but we will need it for this project.
 1. [We have obtained the will serve from the secondary provider and a availability letter from the culinary provider and will provide them with our next submittal, we are still working on the will serve from Bona Vista, our plans are under review with them.](#)
3. Please provide cost estimate when we get closer to approving the plans.
 1. [We now have this from the contractor and will provide it.](#)
4. Please provide letter from Culinary and Secondary Water companies approving the plans.
 1. [The culinary is still under review, the secondary water company doesn't seem to provide letters of approval.](#)
5. With the recent rain and snow there has been a lot of water. We have seen retention ponds near this area that have been full of water for a month or so. Is there a way to get rid of the retention pond and take all the storm water to the east where JDC has its regional detention ponds?
 1. [The natural topography of this land is extremely flat. It would be unfeasible to raise the site to an elevation where the entire site can drain to the regional detention facility. The retention basin configuration was approved at the preliminary stage, we have oversized the basin to handle more than the 100 year storm at an infiltration rate of 1 inch per 33 minutes.](#)
6. Did you add the sewer lateral lines on the plans? Please call them out and provide details. If these are condos then you can have one sewer lateral. If these are town homes or anything other than condos you will need to have a sewer lateral for each unit.
 1. [We did add the sewer laterals and they are now annotated on the PP Sheets, we have provided some documentation from our plumbing engineer as to why we only use one lateral, this document is now uploaded to frontier.](#)
7. All sewer manholes at intersections need to be 5' manholes.

1. Each SS Manhole within an intersection has been upsized to 5'
8. If possible we need you to move the pressure irrigation further away from the sewer lines. With how deep the sewer line is it is hard to maintain if there are utilities close to the line.
 1. We have matched the spacing of the PI of what is adjacent to the project, there isn't room to move the PI closer to the SD.
9. If possible all SD lines need to be at least 0.2% slope.
 1. At a minimum, each pipe was designed to accommodate the runoff flows of a 10-yr storm event. The slope of each pipe was then increased to provide additional hydraulic capacity while considering minimum cover over pipe. Where possible, slopes were increased to meet the recommended minimum slope of 0.2%. However, the topographical nature of this area is extremely flat and the cover over pipe became a limiting factor to how much the slope was increased. Even though a 0.2% slope isn't provided for every pipe, the calculations within the SD report clearly demonstrate the hydraulic capacity of each pipe has been exceeded.
10. All SD boxes that have pipes running through them that run parallel to the curb and gutter need to be combo boxes to get the pipes out from under the curb.
 1. The SD system has been changed to show combo boxes at each inlet junction where 2 or more SD pipes pass through the box.

Plan Comments

11. PP02 – What is the purpose of this sewer stub?
 1. Nilson asked us to stub to the south for future development.