



March 24, 2016

Blane W. Frandsen
P.E. Plan Checker

Project: Henry Flats Cluster Subdivision Improvement Plans
Re: Henry Flats Cluster Subdivision Improvement Plans

Below please find our response to your posted comments dated August 27, 2015. Please note that our numbering reference system corresponds to your comment numbering system.

Sheet 1.

1. Added note.
2. Labeled Easement.
3. Noted.

Sheet 2.

1. Updated utility contact info.
2. Changed.
3. Changed note.
4. Changed second note.
5. Added note regarding silt fence to remain until landscaping is installed.
6. Replaced verbiage as requested.
7. Added wiring to cross section.
8. Added as requested. Wiring is within detention pond.

Sheet 3.

1. Added gate, access, and driveway.
2. Added note to deepen pavement. Also added note to sheets 5 and 6.
3. Added note to construct signage and jersey barriers. Also added dead end signage.
4. See note 1 under construction notes. (also see APWA standards detailed on sheet 13).
5. Added as requested.
6. Noted.
7. Added 4' waterway.
8. Added sleeve and note to mark sidewalk.
9. Noted.
10. See sheet 2 for typical cross section.
11. Changed construction note. (note 1 of construction note)

Sheet 4.

1. See sheet 2 for typical cross section.
2. Fill is to be imported as required. (see sheet 8 for lot grading)
3. Added signage respectively.

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4. Curb wall is not needed.
5. Added survey monuments as shown on plat at PC, PT, & intersections.

Sheet 5.

1. See sheet 2 for typical cross section.
2. See sheet 8 for grading.
3. Adjusted length of vertical curve.
4. Updated SD pipe to an 18" RCP and added general construction note 2. which states, "Per Amcor, we have Type 2 bedding less than 500 lbs from ACPA fill height chart."

Sheet 6.

1. See sheet 2 for typical cross section.
2. See updated cross slopes for improvements.
3. Hatching represents road dedication. Hatch legend was added.
4. Added inlet at end of curb & gutter & tying to the existing 18" SD pipe along 400 South.
5. Intersection stationing added.
6. Transition stripe added per MUTCD guidelines.
7. Showed location of irrigation line.
8. Vertical curve added to profile.
9. Added 50' pavement transition.
10. Adjusted grades and have provided a 50' transition.

Sheet 7.

1. Labeled Irrigation pipe & easement.
2. Increased size of drain line to 6" and added requested notes.
3. The 10" pipe is for storm water detention orifice discharge. Added sign stating, "valve to remain open except during irrigation season".
4. Extended rip rap to wetlands.
5. Noted. Maintenance agreement to be provided by developer.
6. The boxes are no longer needed due to location of secondary water irrigation valve and have been removed.
7. Added sheet 12 for detention basin.

Sheet 8.

1. See added cross sections.
2. Added note regarding hydric soils.
3. Labeled irrigation pipeline & easement.
4. Cut and fill quantities are not required as a part of our scope w/client. Location of borrow supply to be determined by contractor.
5. Deleted flow arrow. Existing drainage patterns are being maintained.
6. Flow is going where it has historically: into wetland area.
7. The detainable area on this site all drains to one basin.
8. Added pad elevations. Finish grade elevations have been provided.

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9. Added yard drain that ties to exist. storm drain pipe.
10. Drive access was provided with swing gates at the detention basin.

Sheet 9.

1. See general note 1.
2. See general note 2.
3. Added note 1 to new sheet 12. Also see general note 3.
4. Widened access to 36' width.
5. See added note 4 on sheet 9.

Sheet 10.

1. Added note 2.i.
2. Added as last note to 4.a.
3. Added as last note to 4.b.
4. Note was replaced under 4.c.
5. Corrected note 5.a.
6. Updated as requested.
7. Updated note 7.c. as requested.
8. Updated note 7.g.
9. Updated note 7.j.
10. Added note 9.
11. Added updated language to note 6.f.

Sheet 11.

1. Added sheet 12 detailing basin as requested.
2. Valve wiring location and related details were updated.
3. See sheet 12 note 2 for slope protection.
4. See sheet 12 note 3.

We appreciate your review and trust we have changed and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,
REEVE & ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read 'Nate', is positioned above a horizontal line.

Nate Reeve, P.E.
Principal Engineer
nreeve@reeve-assoc.com

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Civil Engineering • Land Planning • Structural Engineering • Landscape Architecture • Land Surveying • Construction Surveying
920 Chambers St., Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com