



**BENCHMARK**  
ENGINEERING & LAND SURVEYING, LLC

## Response to Engineering Review Comments Dated 2.5.16

### Comments in Maradi

1. Please see redlines on  
Mountains\_Edge\_Civil\_Construction\_Plans\_2.5.16\_Engineering\_Review.pdf  
[Brock Loomis] See below in "Comments on Plans" section.
2. There will need to be a No-Access strip placed along the north property lines along Combe Road. This No-Access strip will need to continue south along the future Skyline Dr. See redlines.  
[Brock Loomis] No access strip is shown as requested in redlines. It is now more clearly called out.
3. No Access strip should be modified as shown on redlines.  
[Brock Loomis] No access strip is shown as requested in redlines. It is now more clearly called out.
4. Will there need to be easements on the retention ponds?  
[Brock Loomis] It is proposed that there not be an easement. In the CC&R's of the subdivision we will have a section regarding the pond and the restrictions in the ponded area.
5. 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 (UPDES) 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>.  
[Brock Loomis] After planning commission we discussed that if the area of disturbance is less than 1 acre a SWPPP will not be required. Please see the included area of disturbance drawing which shows an area less than one acre.
6. A Storm Water Activity Permit will need to be obtained through our office before construction  
[Brock Loomis] See included application.

### Comments on Plans:

#### CUP.01

1. This sewer lateral will need to be within a permanent utility easement.  
[Brock Loomis] The sewer lateral has been moved to be within the easement.

2. Fire district review mentions a new fire hydrant. Where is that located? Or is there a new hydrant to be installed with this development.

[Brock Loomis] There is a new hydrant to be installed with this development. It is located in the east side park strip along skyline drive towards the middle of this development.

3. Will this easement be large enough for all the utilities that are within it?

[Brock Loomis] I believe it will be big enough.

#### CGD.01

1. Referring to the retention pond in between lots 1 and 2. This will probably need a new design to meet the volume requirements.

[Brock Loomis] This pond has been removed.