

Response to Weber County Comments
Winston Park Subdivision
Benchmark Engineering and Land Surveying
Date: 1/19/2018

Planning

General:

1. A construct permit from the Utah Department of Environmental Quality Division of Drinking Water will be required prior to the subdivision receiving final approval from the County Commission.
A letter will be provided.

Plat:

1. The applicant will be required to establish a declaration of covenants, conditions, and restrictions and provide them for review and approval by the County prior to recording a final plat of the cluster subdivision, as stated in LUC 108-3-9.
Noted
2. A guarantee of improvements will be required as outlined in LUC 106-4-3.
Noted
3. The applicant, prior to recording or as part of recording the final cluster subdivision plat, shall grant and convey to the County, to each lot owner, and to the homeowner association if applicable, an open space easement over all areas dedicated as common area or individually owned preservation parcels, as outlined in LUC 108-3-6.
Noted
4. The Weber County Engineering Division must confirm, prior to final subdivision approval from the County Commission, that the proposed sewer pump station will provide the excess sewage treatment capacity during approval of improvement drawings.
Noted
5. A note describing the applicable ownership standard shall be placed on the final recorded plat, as outline in LUC 108-3-5 (2).
Noted