

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

Engineering

1. Please have a Geotech Engineer determine what the elevation of the lowest habitable floor should be.
The lowest habitable floor should be 3' above the water table at each lot. A note was added to CGD.01 & CGD.02 stating the lowest habitable floor.
2. We do not want the Backflow Preventers on the storm drain, are there any other options?
Retention ponds have been raised so that the bottom of the pond is at the elevation of the top of the pipe running along 1800 south. The highwater mark was changed to ensure that 1-ft depth in the pond remain. The freeboard was removed, and a berm is shown along the sides of the pond to prevent water from flowing onto adjacent lots. During a storm greater than a 100-yaer, water would overtop the pond and flow over the back of curb and onto the public way.
3. Has the sewer lift station been designed, that will be part of this development?
The sewer lift station will be designed by others and has not yet been designed.
4. In phase 2 the two manholes shown by common area 1 and lot 203 could be cleanouts where there are no laterals between them and the intersection manhole.
Manholes are for future connections to adjacent properties
5. We will need a letter from an environmental engineer addressing potential wetlands.
Letter to be submitted once obtained
6. We will need a letter from the water district on each phase approving of the design of the new infrastructure.
Letter to be submitted once obtained
7. We will need a letter from the secondary water provider approving of the design of the new infrastructure. We will need the to address when they will install the line that this development will connect to, as addressed on plan. This will need to be done at the time or prior to the improvements in the development.
Letter to be submitted once obtained
8. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed. Once the improvements plans have been approved a cost estimate will need to be submitted and approved.
Noted

9. A set of as-built drawings will need to be submitted to our office when the project is completed.
Noted
10. The project will need to be annexed into the Central Weber Sewer Improvement District.
Noted
11. 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 Utah 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.
Noted
12. A storm Water Activity Permit will need to be obtained through our office before construction begins.
Noted.