

Response to Weber County Comments
Winston Park Subdivision
Benchmark Engineering and Land Surveying
Date: 08/28/2017

Engineering

Plat

1. Isn't this already an easement?
10' storm drain easements encroaching into retention easements have been removed from plat.
2. There will need to be a temp turnaround at the end of the phase 1 until road continues on.
Temp turnaround has been added to plat.
3. Easement for the temp turnaround, or Fire Dist. And Road Dept. approval.
Per our conversation with Chad Meyerhoffer, the stubs are shorter than 150' that would require a turnaround, they were designed this way as not to require turnarounds. We are waiting to hear from fire and the roads departments to confirm.
4. Looks like to me that there is still a drainage through this area that a easement needs to be provided for. It does not appear to me that it will fall within the PUE, unless it is to be modified but there would then not be enough room for maintenance.
Applicable easements have been expanded to accommodate the existing drainage ditch.

CSP.01 – Site Plan

1. These will need to be the Truncated Dome Grey in Color.
ADA ramp keynote now specifies “Truncated Dome Grey in Color”.

CSP.02 – Site Plan

1. These will need to be the Truncated Dome Grey in Color.
ADA ramp keynote now specifies “Truncated Dome Grey in Color”.

CUP.01 – Utility Plan

1. 400 ft. spacing max between MH
Sewer system has been redesigned to meet this requirement.
2. 5' MH
5' MHs have been added where required.

CUP.02 – Utility Plan

1. State rules 400 ft. max spacing.
Sewer system has been redesigned to meet this requirement.
2. 5' MH
5' MHs have been added where required.
3. In some of these locations the sewer is fairly close to the secondary water and storm drain. With this present an issue in the future for maintenance of the sewer line with the depth of the sewer.

The alignments of the proposed utility mains have been modified to provide additional width for the sewer main.

CGD.02 – Grading and Drainage Plan

1. If these slopes are part of building up for the roadway there will need to be slope easements on them. Or added into the PUE.
The slope easements have been added to the PUEs adjacent to the new roadways. See plat or CSP.01/CSP.02.

Notes

1. See redlines on Winston Park Subdivision Engineering Review July 2017.
Redlines have been addressed.
2. A more complete review will take place when the improvement plans are submitted.
Noted.
3. The sewer needs to meet State Rules R317.
The sewer system has been redesigned to meet State Rules R317.
4. Will basements be allowed within the development. If they are going to have basements how will ground water be handled. Will the sump pumps have a place to discharge.
Yes. Foundation drain laterals have been added to the storm drain system and are now to be stubbed into each lot. These laterals are to be provided for sump pumps or foundation drain systems to connect to when homes are constructed.
5. We will need a letter from an environmental engineer addressing potential wetlands.
To be provided by developer.
6. We will need a letter from the water district on each phase approving the design of the new infrastructure.
To be provided by developer.
7. We will need a letter from the secondary water provider approving of the design of the new infrastructure.
To be provided by developer.
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 improvement plans have been approved a cose estimate will need to be submitted and approved.
To be provided by developer.
9. A set of as-built drawings will need to be submitted to our office when the project is completed.
As-builts will be provided post construction.
10. The project will need to be annexed into the Central Weber Sewer Improvement District.
To be provided by developer.

11. With the improvement plans submit a cross section of the roadway.
Roadway cross-sections have been added to sheets CSP.01 & CSP.02.

12. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as need for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8” of 3” minus sub-base and 6” road-base. Compaction test on both will be required.
Refer to Geotechnical Report #1160708 prepared by AGECE on October 12, 2016 for information regarding pavement design. Pavement section on CDT.01 is now calling out 3” over 9” for asphalt pavement.

13. 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 System (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 through the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
To be provided by developer.

14. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
To be obtained by developer.