



**BENCHMARK**  
ENGINEERING & LAND SURVEYING, LLC

Dear Ben,

Below is a list of review comments received from the county with responses. Please let me know if you have any questions or concerns. I look forward to our planning commission meeting on the 9<sup>th</sup>.

Thank you for your help, I appreciate it!

Brock Loomis  
801-814-1914

**Reviewer: Chad Meyerhoffer**

1. Subdivision cannot be approved until the new Skyline Dr. has been constructed.
  - a. **Response: I will need to discuss this with you in more detail. I understand there will be certain conditions for approval depending on the construction of Skyline Drive.**
2. All utilities will need to be installed prior to the new skyline road being constructed. We will not allow any work within the newly constructed roadway.
  - a. **Response: Sewer laterals have already been installed. Water laterals will be installed as a part of the Skyline Drive project. Pressurized irrigation lines will connect to a main on the north side of the property and will not need to go in to the new road.**
3. There will need to be a No-Access strip placed along the north property lines along Combe. See redlines.
  - a. **Response: A 1' no access strip is shown on the final plat.**
4. We will need to see a detail of the berm that will be constructed to retain the storm water. This berm will more than likely need to extend north along the property lines to be able to retain the storm water. How will this berm remain onsite through the homeowners landscaping etc? Submit the Storm Water Calculations.
  - a. **Response: The berms have been removed and retention ponds are now shown in the civil plans. See CGD.01. A note will be added to the plat that retention ponds are to remain during and after home construction and landscaping. Storm water calculations are shown on CGD.01.**
5. Improvements will need to be installed or escrowed for prior to the recording of the subdivision.
  - a. **Response: Noted.**
6. 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>.
  - a. **Response: Noted. An erosion control plan is included with the civil construction plans and I will obtain the permit from the state.**

7. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
  - a. **Response: Noted.**
8. We have heard that storm water comes down the driveway on the east side of this project and then is discharged onto the proposed lot 4. If there will be water draining through here how will it be dealt with?
  - a. **Response: It is the responsibility of the adjacent property owners to retain their stormwater on their lot. If necessary a berm will be constructed along the property line to ensure no stormwater will drain on to lot 4.**

**Reviewer: Daniel Milligan**

1. Will the configuration create a remainder parcel on the west side of Skyline Drive.
  - a. **Response: The land for Skyline Drive will be dedicated to the county before the Mountains Edge Subdivision is recorded. The Mountains Edge Subdivision will be made up of the remainder parcel on the east side of the new Skyline Drive. I have spoken to Ben Hatfield about this and he was going to discuss how this will be handled with other county employees and then get back to me.**
2. Date of the survey: Date of the survey noted in the heading (Meaning the Date, year and month the survey markers were placed)
  - a. **Response: This information has been added to the plat however the dates cannot be added until the survey is finalized, which cannot occur until after the road dedication.**
3. The location, widths, and other dimensions of all existing or platted streets within or immediately adjacent to the tract to be subdivided.
  - a. **Response: Road names and dimensions of existing streets adjacent to the subdivision are shown on the final plat and the civil construction plans.**

**Reviewer: Brandon Thueson**

1. Fire Hydrant(s): The proposed location of the new fire hydrant is acceptable.
  - a. **Response: NA**
2. Fire Flow: All dwellings structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with an NFPA 13D compliant fire sprinkler system or be provided with area separations compliant with the IBC/IRC. For more information regarding fire flow, please contact Fire Marshal Thueson at 801-782-3580.
  - a. **Response: Noted**
3. Provide a temporary address marker at the building site during construction.
  - a. **Response: A temporary address marker will be placed at the building site during construction**
4. Fire Access: Shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. There shall be no parking allowed on this road.
  - a. **Response: A 20' clear width and 13 foot 6 inches of vertical clearance will be provided. The civil construction plans call out that the access road must be able to support a 75,000 lb. load. The road will be constructed with 3" of asphalt over 8" of road base.**
5. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
  - a. **Response: Grades will not exceed 10%.**

6. Radius on all corners shall be a minimum of 28'-0".
  - a. Response: A standard drive approach will be used at the entrance of the subdivision. See civil construction plans.
7. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
  - a. Response: Access road does not exceed 150'.
8. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
  - a. Response: The civil construction plans call out that the access road must be able to support a 75,000 lb. load. The road will be constructed with 3" of asphalt over 8" of road base.
9. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
  - a. Response: Roads will be paved with asphalt.
10. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
  - a. Response: Noted.
11. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
  - a. Response: Noted.