

Response to Weber County Comments
Winston Park Subdivision
Benchmark Engineering and Land Surveying
Date: 06/01/2017

Engineering

Plat

1. Easement for the sewer needs to be shown on plat. Or could it be addressed in the dedication language?
Sewer easement through Agricultural Lots has been shown on plat.
2. There needs to be a 10 ft. PUE on the frontages on the 60 ft. ROW and a 15 ft. on the 50 ft. ROW.
PUEs have been added.
3. ROW widths need to be labeled.
ROW widths have been labeled.

CSP.01 – Site Plan

1. We do not want to see a concrete waterway.
Concrete waterways have been removed and grading has been updated accordingly.

CSP.02 – Site Plan

1. If this is going to be a future ROW will it be wise to install these trees here? This may be more of a question for the planning department.
Trees were added per the request and requirements of the Planning Department. Issues with this requirement will need to be coordinated with them.
2. Will these trees pose an issue with utilities and excavation in the ROW and with driveway placement and size?
Most likely, but alterations to this requirement will need to be coordinated with the Planning Department as they have required trees to be shown as they are on the civil site plan.

CUP.01 – Utility Plan

1. We would rather work with the developer and get this line deeper, sized for future and parallel to the roadway.
The sewer main running through the Agricultural Lots has been moved to be parallel with 1800 South and all inverts in the system have been lowered by one foot. Further coordination for sizing will need to occur between the County and the developer.
2. If we cannot work with the developer, then we would want to see an easement to connect the sewer in the future.
Please contact Jay Rice (Developer) at 801-633-3994 or jrrice2014@gmail.com to coordinate potential future connection arrangements.

CGD.01 – Grading and Drainage Plan

1. Easements will need to be on the plat for the ponds.
Easements for ponds have been added to the plat.
2. Will these ponds always have water in them? Will this present any issues?
Ponds have been kept shallow to maximize percolation surface area in an effort to minimize any extended ponding. However, it is still likely that these ponds will have some water in them for some portion of the year or intermittently throughout the year varying with weather and seasonal fluctuations, especially with the allowed release rate to the piped ditch in 1800 South being reduced from 0.2 cfs to 0.1 cfs.
3. Pond will need an easement.
Easements for ponds have been added to the subdivision plat.
4. Use 100-yr design storm
Drainage calculations have been updated for a 100-yr design storm.
5. Allowable discharge needs to be 0.1 cfs.
Drainage calculations have been updated for an allowed release rate of 0.1 cfs.

CGD.02 – Grading and Drainage Plan

1. Does there need to be an easement on this ditch? What does it serve?
The existing ditches along the south and west boundary lines are believed to be drainage ditches serving the general area. The ditch along the southern boundary appears to take stormwater from the south and southeast neighboring property and the ditch along the west boundary conveys the water collected by the southern drainage ditch to the existing ditch running along the south side of 1800 South where it then travels west along the roadway.
Ultimately, a solution will need to be found for these existing drainage ditches, likely involving either the relocation or piping of the ditches. An easement has not yet been shown for the existing ditches as plans will likely change before a final solution has been determined. We are open to suggestions.