Trento Estates Subdivision Review-Engineering

By Blane W. Frandsen PE

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**Notes**

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following standard and special comments are required.**

1. Per the County subdivision ordinance, a preliminary plan is required to be submitted with the subdivision application.
	1. The preliminary plan shall be prepared in conformance with the requirements of this ordinance and all other County codes and regulations regulating the subdivision of land. The preliminary plan shall be drawn to a scale not smaller than one hundred (l00) feet to the inch and shall show:
		1. The proposed name of the subdivision.
		2. The location as forming a part of a larger tract or parcel, where the plat submitted covered only a part of the subdivider's tract or only a part of a larger vacant area. In such case, a sketch of the prospective future street system of the unplatted parts, shall be submitted; and the street system of the part submitted shall be considered in the light of adjustments and connections with the future street system of the larger area.
		3. Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties.
		4. The individual or company names and addresses of the subdivider, the engineer and registered land surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
		5. ~~Contour map at intervals of 1'., 2', 5', or l0' as determined by the Planning Commission~~. Not Required
		6. The boundary lines of the tract to be subdivided showing bearings and distances.
		7. The location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
		8. Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
		9. The location, widths and other dimensions of proposed public streets, private streets, or private access rights-of-way, alleys, utility easements, parks, other open spaces and lots with proper labeling of spaces to be dedicated to the public or designated as private streets or private access rights-of-way.
		10. North point, scale and date.
		11. ~~Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot~~. Not Required
		12. ~~The location of percolation test holes on each lot.~~ Not Required
		13. ~~Plans or written statements prepared by a licensed civil engineer regarding the width and type of proposed pavement, location, size, and type of proposed sanitary sewers or other sewage disposal facilities, proposed water mains and hydrants and other proposed storm water drainage facilities and other proposed improvements such as sidewalks, planting and parks and any grading of individual lots. Engineering drawings may be required during preliminary approval in subdivisions where roads are proposed over ground that has an average slope of ten percent (10%) percent or greater~~. Not Required
		14. ~~Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other amenities.~~ Not Required
2. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
3. The ditch in the front of the property will need to be piped with. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
4. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."
5. There will need to be an easement given for any existing ditches in the subdivision.
6. ~~A geotechnical report needs be completed for the subdivision.~~ Not Required
7. ~~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 needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8” of 4” minus sub-base and 6” road-base. Compaction tests on both will be required~~. Not Required
8. The road is projected to need a 60' ROW. The current standard for the street right of way for 5100 West is 60 feet with an existing dedication of only 59.4 feet requiring .06 feet of dedication from the subdivider along the 5100 West frontage.  It is recommended in the preparation of the roadway dedication that the dedication plat rededicate the current right of way of 59.4 feet to verify the full roadway dedication of 60 feet for perpetuity.
9. The Weber Central Weber County General Plan designates 5100 West Zoned for Special Improvements.  The definition of what these improvements are and who will be required to construct such is unclear to this reviewer at this time
10. Evidence of irrigation piping across the parcel frontage is not readily apparent, a title report shall be submitted to confirm or show that such is present or not.  I recommended that the subdivision review from the Engineering Department remain open until a title report is completed and submitted for review. The proposed Utility and Drainage Easement will provide and protect the public right to install and or maintain such. Frontage ditching and culverts maybe installed under the driveways and along the parcel frontage.
11. It is noted that the proposed parcels are served by a septic systems and leach fields.   A pothole locating of the outer limits of the septic system is recommended to assure such lies entirely within the proposed parcel boundaries.
12. No indication of where the existing water services, supply, or wells are located serving the existing residences.  All Wells shall be protected from contamination within a 100’ radius. Since the residences are to be separated from the remaining agricultural parcels, each residence should have its own stand-alone water service or supply separate from that property being parceled off. If this is not possible then a separate instrument or agreement providing water supply to these residences will be needed. The Water purveyor will need to be contacted and a letter of compliance be obtained before the recording of the Subdivision Map.
13. Similar consideration for power, telephone, cable TV, and or internet servicing to each proposed parcel so that they can stand alone letters of compliance from the related utility purveyor should be submitted before final approval and recording of the Subdivision Map.
14. ~~An excavation permit is required for all work done within the existing right-of-way~~. Not Required
15. ~~All improvements need to be either installed or escrowed for prior to recording of the subdivision~~. Not Required
16. ~~A Storm Water Construction Activity Permit is required for any construction that:~~
	1. ~~disturbs more than 5000 square feet of land surface area, or~~
	2. ~~consist of the excavation and/or fill of more than 200cubic yards of material, or~~
	3. ~~requires a building permit for which excavation or fill is a part of the construction, and less than five acres shall apply for a county permit~~. Not Required
17. ~~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 Department of Environmental Quality at the following web site:~~ [~~https://secure.utah.gov/swp/client~~](https://secure.utah.gov/swp/client)~~.~~ Not Required
18. After all items have been addressed a stamped copy of the improvement drawings will be required.

 I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department’s attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

By Blane W. Frandsen PE

Date 02/27/2014