



*Landmark Surveying, Inc.*

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April 7, 2015

Weber County Engineering  
Attn: Blane W. Frandensen, PE  
2380 Washington Blvd. Ste 270  
Ogden, UT 84401

RE: Trento Estates Subdivision - Engineering review comments, 3307

Dear Mr. Frandensen:

You will find on subsequent pages the review comments which you provided to me on April 1, 2015. My responses and comments are imbedded in the review letter that you sent as **bold green text in brackets [ ]**.

All items have been addressed in this response or have been noted as **DONE** which indicates that the item was on the latest plat that I submitted. Thank you for your effort in providing this to me in a timely manner. I will be looking for your approval.

Thank you.

Respectfully,

***Ernest D. Rowley, PLS, CFedS***

*Principle Owner - Landmark Surveying, Inc.*

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Trento Estates Subdivision Review-Engineering

By Blane W. Frandsen PE

Date 02/26/2014Created

2014-02-27 12:37:10

**Modified**

2014-03-03

**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.
  - A. 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 (100) feet to the inch **[DONE]** and shall show:
    - a) The proposed name of the subdivision. **[DONE]**
    - b) 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. **[DONE]**
    - c) Sufficient information to locate accurately the property shown on the plan, including Sections Corner Ties. **[DONE]**
    - d) 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. **[DONE]**
    - e) ~~Contour map at intervals of 1', 2', 5', or 10' as determined by the Planning Commission.~~ Not Required
    - f) The boundary lines of the tract to be subdivided showing bearings and distances. **[DONE]**
    - g) 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. **[DONE]**
    - h) Existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto. **[See items 9, 10, 11, 12, and 13 responses below.]**
    - i) 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. **[DONE]**
    - j) North point, scale and date. **[DONE]**
    - k) ~~Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot.~~ Not Required
    - l) ~~The location of percolation test holes on each lot.~~ Not Required
    - m) ~~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

- n) ~~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. **[This item will be addressed by the land owner.]**
- 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. **[Please see item 10 responses below.]**
- 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." **[DONE]**
- 5. There will need to be an easement given for any existing ditches in the subdivision. **[Please see item 10 responses below.]**
- ~~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. **[The dedication for these two lots are being granted to a 33 foot half width on this west side of the road. This dedication should accommodate the 60 foot total width requirement of the county.]**
- 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 **[Since this is an unknown I have no meaningful response for this item. Should the county clarify this zone and the requirements of such I may be able to better address the comment.]**
- 10. Evidence of irrigation piping across the parcel frontage is not readily apparent, **[this is a rural farming community and the ditches in question are part of the farming operation of the owner. they are there for the operation and convenience of the farm and not for public use. ]** 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 types of ditches used on farm operations were installed by the farming owner and did not require any recorded easement grant for the construction, use or maintenance of the facility. Requiring a title report on this type of farm appurtenance is in my opinion unnecessary.]** The proposed Utility and Drainage Easement will provide and protect the public right to install and or maintain such. **[A 10' PUE has been provided on the plat, the owners dedication has been modified to include the rights of the farmer who currently owns the irrigation ditches to operate, use and maintain them.]**

Frontage ditching and culverts maybe installed under the driveways and along the parcel frontage. **[The two lots in this subdivision already have homes on the parcels and the drives accessing the property are in place and have been for a long period of time.]**

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. **[This document is attached to an email and along with that email is a copy of the subdivision drawing that I have included the septic tank locations and the leach lines.]**
12. No indication of where the existing water services, **[the water is supplied by Taylor-West Weber water, no wells are used for the homes. Mr. DeGiorgio has provided the county with a letter from the water company some time ago.]** 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. **[The drawing noted in item 11 also shows the location of the power supply for the residences. ]**
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:  
A. ~~disturbs more than 5000 square feet of land surface area, or~~  
B. ~~consist of the excavation and/or fill of more than 200cubic yards of material, or~~  
C. ~~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>. Not Required~~
18. After all items have been addressed a stamped copy of the improvement drawings will be required.

**[Provided herewith as an email attachment.]**

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