



Dana Schuler
Weber County Engineering Division
2380 Washington Blvd. #240
Ogden, UT 84401

RE: Summit at Powder Mountain Phase 1C
Response to Engineering Comments

Ms. Shuler,

The following are comments and responses pertaining to the civil engineering plans from your review and received on December 12, 2013.

Plat comments:

1. All sheets: Based on my calculations, the following additional lots should be classified as “R” lots: 36 & 53 (included in previous review).

Response: After completing our lot slope analysis, Lot 36 meets the 75x100 building pad under 25% slope. Lot 53 is under the 25% max slope. Therefore we feel that those lots should not be classified as “R” lots. See attached exhibit for our findings.

2. All sheets: Recommend differentiating between no access line and matchline linetypes.

Response: Changed line type of match line to a larger dash, added both to legend.

3. Additional easements may be needed if subdrains are required.

Reponses: Drainage Easement added to lot 44R along with plat note #28

Sheet 1:

1. Plat Notes – A separate meeting was held on 12/11/13 to discuss the notes. A summary of this meeting will be posted subsequent to this review.

Response: Updated Plat notes as received on 12/13/13 from Ballard Spahr.

2. Owner’s Dedication – Signatory company – I believe you are missing a step in there (see plat 1D).

Response: Updated Owner’s dedication as received on 12/13/13 from Ballard Spahr.

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CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE ENGINEERING - MUNICIPAL OUTSOURCING - ASSET MANAGEMENT - ENVIRONMENTAL SERVICES

Sheet 2:

1. Easement between Spring Park cul-de-sac and Copper Crest should be “waterline” easement.

Response: Labeled easement as waterline.

Sheet 3:

1. Easement between Spring Park cul-de-sac and Copper Crest should be “waterline” easement.

Response: Labeled easement as waterline.

2. Readability of text adjacent to match line.

Response: Updated and reworked area adjacent to match line.

Sheet 4:

1. Easement between Spring Park cul-de-sac and Copper Crest should be “waterline” easement.

Response: Labeled easement as waterline.

Sheet 5:

1. Is there an open space parcel between 59 and 60a? If so, label.

Response: Yes, labeled

Improvement Plan Comments (written response required):

1. Fill slopes – According to geotech report amendment for Grading Recommendations, “fill slopes taller than 15 feet...be constructed as a buttress fill...”

Some of these slopes may require subdrains. Please address how this will be addressed on the plans and plat.

Response: Subdrains, easements and references to geotech report have been added.

2. Sheet 1.03 – Coordinate with plat for type of easements.

Response: Easements now match plat.

3. Sheet 1.04 – Curb and gutter?

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Response: Curb and gutter have been fixed

4. Sheet 2.00 – Sewer line between OS-A and tie in – Suggest adding note to coordinate with stubout of manhole on spring Park in order to maintain constant grade between manholes.

Response: Note add to sheet 2.00 to maintain constant grade.

Regards,

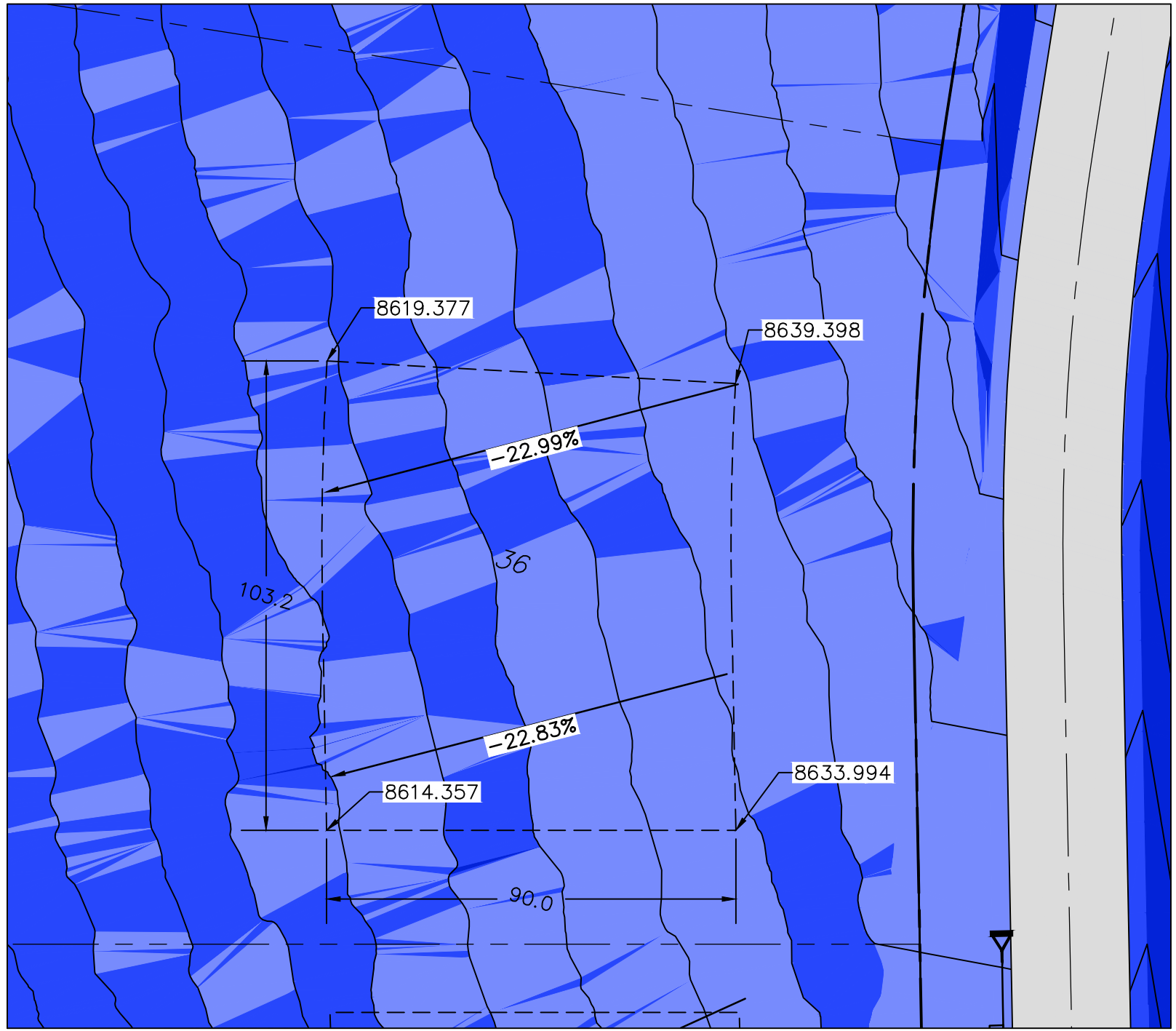


Ryan Cathey, PE
Engineering Manager

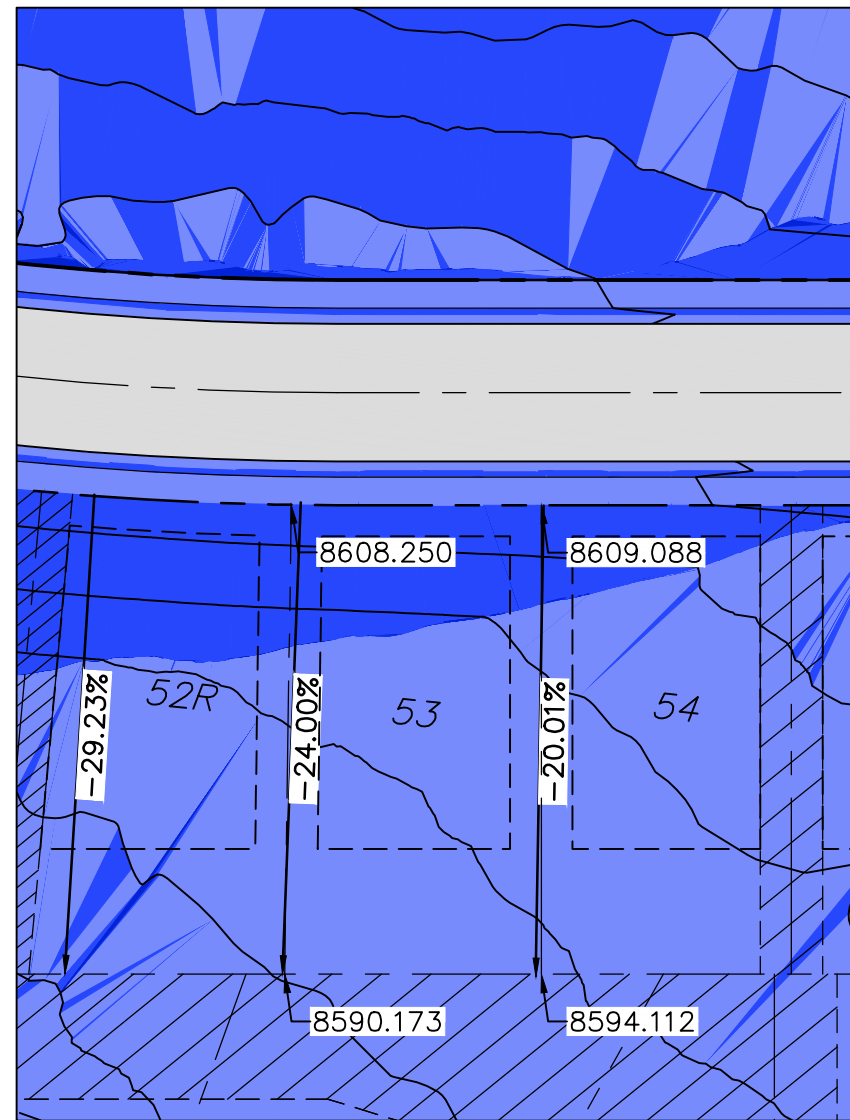
CC: Jared Andersen, PE- Weber County Engineer
Rick Everson, PE- Watts Enterprises, Inc.-Land Owner's Representative

NIVIS

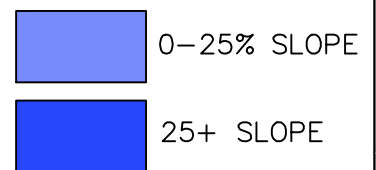
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LOT 36 SLOPE ANALYSIS



LOT 53 SLOPE ANALYSIS



LOT SLOPE ANALYSIS LOT 36 & 53		DATE SUBMITTED: 12/17/2013
NV15 BEYOND ENGINEERING		MURRAY, UT 84047 WWW.NV15.COM
PRIVATE		827 SOUTH STATE STREET, SUITE 200 90148-0000 TEL. 801.743.0000 FAX
DATE: 12/17/13	TIME: 3:33:02 PM	SHEET NUMBER ET01 OF 1 SHEETS JOB NUMBER SLB0793
NETWORK: NONE		
DWG NAME: PFG-PRI_PH1-SLOPES.DWG	LAYOUT: Layout3 (2)	
DESIGNER: ###	MGR: ###	