



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

RE: Summit at Powder Mountain Development Parcel D  
Response to Engineering Comments

Ms. Shuler,

The following are comments and responses pertaining to the civil engineering plans from your review and received on November 7, 2013.

**General Comments:**

1 An excavation permit will be required for all work done within the existing public right-of-way.

*Response: Agreed*

2. A review approval letter from PMWSID will be required.

*Response: Agreed an approval letter will be provided*

3. All improvements need to be either installed or escrowed for prior to recording of the subdivision.

*Response: Agreed*

4. 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.

*Response: Agreed the site will require a Storm Water Activity Permit.*

5. 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>.

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*Response: Agreed Contractor will obtain the SWPPP and UPEDS and provide the documentation to the county before construction activity begins.*

6. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

*Response: A wet stamp set will be provided once final approval is given.*

**Plat Specific Comments:**

**Improvement Plan Specific Comments:**

1. Sheet 1.01 – Last erosion control note is incorrect.

*Response: Agreed Note has been removed.*

2. Sheet 1.02 – Units 2 and 3 encroach into the roadway shoulder.

*Response: Agreed the roadway shoulder will need to be stabilized and reworked during construction on the Units 2 and 3.*

3. Sheet 1.02 – Water line needs reducer at tie in point.

*Response: Water Line reducer has been added to sheet 1.02*

4. Sheet 1.02 – Specify size pressure size, type, and rating.

*Response: information has been added to the Pipes, See Sheet 1.02*

5. Sheet 1.02 – Grinder pump station appears to be out of dedicated PUE.

*Response: Agreed, The PUE has been updated to incorporate the Grinder station. See Plat.*

6. Sheet 1.02 - Lift station – need site plan, details, electrical.

*Response: The lift station design is currently in process. Plans and details will be submitted to the County once design is complete.*

7. Sheet 1.02 – Need all weather access to pump station.

*Response: See sheet 1.03. An all access roadway was added to access the grinder station.*

8. Sheet 1.02 – Show rims, flowlines, and slopes of sanitary sewer manholes and lines.



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*Response: Agree, vertical design information has been added to sanitary sewer. See Sheet 1.02*

9. Sheet 1.02 - Need details for walkways.

*Response: See walkway profiles sheet 5.20*

10. Sheet 1.03 – Units 1 and 2 – FF cannot be below FG.

*Response: Grading has been adjusted see sheet 1.03*

11. Sheet 1.03 – Between units 3 and 2G - Retaining wall needed if grading is steeper than 2:1.

*Response: agreed all areas greater than 2:1 need Rockery walls*

12. Sheet 1.03 – On south portion of property, FFs are consistently shown as 12-13' above FG. Architectural building elevations show otherwise.

*Response: Grading have been adjusted see grading plan sheet 1.03*

13. Sheet 1.03 – FG's don't match contours.

*Response: Grading have been adjusted see grading plan sheet 1.03*

14. Sheet AE-104 – Slope away from foundations 2% for 10'.

*Response: Grading have been adjusted see grading plan. See grading notes Sheet 1.03*

We have addressed all of your comments and are submitting new improvement drawings for your review and approval. Please review and comment if need. If you have any questions please let me know.

Regards,



Brandon Preece  
Assistant Engineer

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

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