



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

RE: Summit at Powder Mountain Phase 1A, Lot 35, PRUD
Response to Engineering Comments

Ms. Shuler,

The following are comments and responses pertaining to the civil engineering plans from your review and received on October 11, 2013.

General Comments:

1. Open space and common area improvements shall be submitted including but not limited to landscaping, structures, signs, parking, and other Amenities.

Response: See Response from Richard Miller Nv5 Survey Manager dated 9.24.13.

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

Response: Agreed

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

Response: Agreed Compaction tests will be performed during construction

4. Phase 1B will need to be recorded prior to or concurrent to this subdivision.

Response: Agreed

5. 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.

6. 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

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

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>.

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

Plat Specific Comments:

1. See survey review for note regarding consistent naming convention.

Response: Surveyor's redlines have been addressed

2. Survey Narrative note 1 – correct name of owner (Summit Mountain Holding Group, LLC)

Response: The word Mountain has been added to the Summit name.

3. Vicinity map may want to be slightly revised (“Wolf”? and location arrow)

Response: Vicinity map has been updated.

4. HC parking space hatch is same as “private area” hatch (recommend maybe just labeling instead of hatching)

Response: Handicap parking hatch has been changed.

5. Planning Commission Approval signature block spelling error

Response: Spelling error corrected.

Improvement Plan Specific Comments:

1. Sheet 1.00 – Naming convention of this lot should be consistent between plat and plans.

Response: Agree, the Improvement Plans Title has been updated.

2. Sheet 1.02 – Pavement section:

1. Base course appears to be mis-labeled.

2. Response to first review comment indicates that pavement section is per geotech report. Please direct me to section number of the report that contains this pavement section.

Response: The base course has been labeled correctly, see sheet 1.02. The pavement section specified on the plans is what we thought to be the County Standard. The County Standard pavement section was



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specified by Weber County Engineering in the Weber Engineering Comments for Summit at Powder Mountain Phase 1-A and 1-B Improvements, Dated August 5, 2013.

3. Sheet 1.02 – Easements are required for all utility lines located outside of subdivision boundary. Provide written easements for utility provider and show on plans.

Response: The Sanitary Sewer Easement is shown on sheet 1.02.

4. Sheet 1.02 – SS line north of unit 11 appears to be labeled incorrectly.

Response: Agreed the length of the sanitary sewer line has been updated to read the correct length.

5. Sheet 1.02 – Label SS line going to SSMH C-A. Line type does not appear in legend.

Response: Agree, the line type has been added to the Legend for clarification.

6. Sheet 1.02 – Label, dimension, and detail concrete path.

Response: See Keynote 12 on Sheet 1.02

7. Sheet 1.03 – HC parking spaces do not meet ADA.

Response: Agreed, grading has been adjusted to keep a min of 2.0% cross slope.

8. Sheet 1.03 – Southwestern most parking space – verify there is enough room to back out/turn around with revised parking lot.

Response: The geometry of the parking lot has been modified and an Exhibit provided to show the Car turn out when exiting the stall in question.

9. Sheet 5.10 – Calcs and electrical details needed for lift station.

Response: Grinder Station Calcs have been provided on the Sheet 5.10. The Electrical design for the grinder station is currently under design and will be provided to the county when they are complete.



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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,

A handwritten signature in black ink, appearing to read 'Brandon Preece', with a long horizontal line extending to the right.

Brandon Preece
Assistant Engineer

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

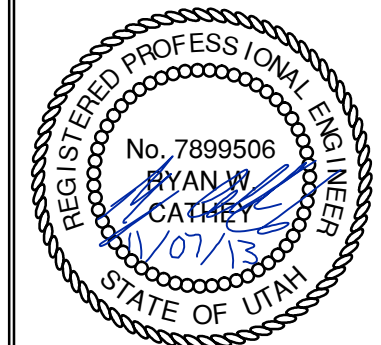
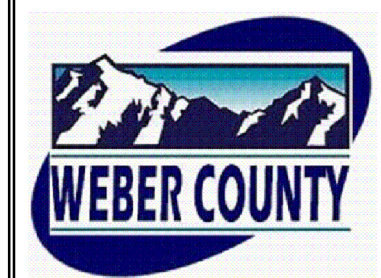
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DEVELOPMENT PARCEL B, RIDGE NESTS
PARKING STALL EXHIBIT

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SHEET NUMBER
ET34

SCALE
 VERTICAL: 1" = NA
 HORIZONTAL: 1" = 10'

JOB NUMBER
SLB079306

NO.	BY	DATE	REVISIONS

CAUTION
 The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans, and must be approved by the preparer of these plans.

PREPARED FOR: SUMMIT, LLC
 DATE SUBMITTED: 11/07/2013

