



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

RE: RTC Summit at Powder Mountain Phase 1B, Lot 35, PRUD

Dana,

I have had a chance to review your comments dated September 13, 2013. Below are our written responses to your comments. Please contact us if you have any questions.

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

Response: See Response Letter From Richard Miller

2. An excavation permit is required for all work done within the existing public right-of-way.

Response: Agreed, that and Excavation Permit will be required. And will be obtained before any right-of-way work is started.

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

Response: Agreed

4. Phase 1B will need to be recorded prior to or concurrent to the subdivision. Otherwise, all Phase 1B Improvements in front of Lot 35 will need to be either installed or escrow for prior to recording the subdivision.

Response: Agreed

5. A Storm Water Construction Activity Permit is required for any construction that:
 - a. Disturbs more than 5000 square feet of land surface area.
 - b. Consists of the excavation and/or of more than 2000 cubic yards of material.
 - c. Requires a building permit for which an excavation or fill is part of the construction.

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

6. A Storm Water Pollution Prevention Plan (SWPPP) is required to be submitted for all new development where construction is required. The State now requires that a Utah Discharge Pollution Estimation Systems (UPEDS) permit be acquired for all new development. A Copy of the permit needs to be submitted to the county before final approval. Permits cannot be obtained

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online through the Utah State Department of Environmental Quality at the Following web site:
www.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.

7. Plat Specific Comments:

- a. I count 14 parking spaces plus one handicap stall. If not visitors are handicapped, where will the 15th care park?
- b. "Spa Pad" detail but not identified anywhere on the plat.
- c. In dedication, in spelling error in first line.
- d. In Dedication, sentence starting "Parking area..." does not make sense. Please reword.
- e. Label all adjacent Property owners
- f. Show utility easements.
- g. Who maintains propane tanks and lines?

Response: See Survey Responses from Richard Miller.

8. Plan Specific Comments:

- a. Sheet 1.01- Recommend Referring to Powder Mountain Water & Sewer Improvement District.

Response: Agreed Recommendation noted and information added.

- b. Sheet 1.01- Last Note is not entirely correct?

Response: Agreed see new note wording

- c. Sheet 1.01-Do you want to specify Minimum bury for gas and electrical lines

Response: We are currently still working with third party gas company to finalize the gas design and will provide this depth when design is complete.

- d. Sheet 1.02-Does pavement sections meet fire code requirements (loading)?

Response: Pavement Section is the section recommendation from the Geotechnical Engineer and found in the Geotechnical Report

- e. Sheet 1.02- Will existing electrical line remains in place, be relocated, or be abandoned?

Response: We are working with RMP to finalize the electrical design, once design is complete information will be provided to the County.

- f. Sheet 1.02- Easements are required for all utility lines located outside subdivision boundary

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Response: Agreed easements have been written and shown on sheet 1.02

- g. Sheet 1.02-Identify size of gas and Electrical Conduit Lines.

Response: We are currently working with Rocky Mountain Power and a third party gas company to finalize the needs and design loads for the property. Once final Gas and Power Design is Available, we will provide the Pipe sizing to the County.

- h. Sheet 1.02- Will there be telecommunication services, if so please size conduits?

Response: Yes there is Telecommunications for the site. Sheet 1.02 shows a main line that follows the same corridor as the power conduit. We are working to finalize the design and connection points with Century Link. Once we have finalized the design we will provide the exact design to the County.

- i. Sheet 1.02- Calcs and details needed for lift station.

Response: See Lift Station Detail A sheet 5.10

- j. Sheet 1.02- Power line connection on Heartwood? Need detail? Junction Box or such is needed?

Response: We are currently working with Rocky Mountain Power to finalize the Connection and Termination points for the Power Design. Once Design is Final we will provide this information to the County.

- k. Sheet 1.02- Any benefit for running power and gas along north side of parking lot rather than through it?

Response: We do not see a benefit because through the parking lot is the shortest distance to serve the homes.

- l. Sheet 1.02-All of the parking lot needs to be in Subdivision boundary, other than tie into the street.

Response: Agree the parking lot has been modified to be inside the Subdivision Boundary.

- m. Sheet 1.02- Valving for waterline should be shown.

Response: There are vavles located at the two termination points of the line as they connect into the mainline.

- n. Sheet 1.02 – Fire Protection per Fire District review.



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Response: See Sheet ET01 for Fire Protection

- o. Sheet 1.02 – Snow Storage for Parking lot?

Response: Snow storage is not located in the Parking lot. The curb ribbon is flush with the pavement in many locations so the snow can be pushed off the lot and into the property.

- p. Sheet 1.02- Is “curb ribbon” flush with pavement?
 - i. If so, recommend raise curb where drop off is adjacent to parking lot
 - ii. If so, recommended wheel stops where there is a drop off in the front parking space.

Response: Yes the Curb is flush with the pavement to create a more natural look. However we have added a type curb to the lower end of the parking lot to guard against a vehicle rolling off the drop off.

- q. Sheet 1.03- In detail, is FG=TBC? (in conjunction with the pervious question)

Response: No FG is edge of pavement

- r. Sheet 1.03- In detail , label contours

Response: Agreed

- s. Sheet 1.03- In detail, be consistent in labeling slopes.

Response: Agreed

- t. Sheet 1.03- In detail; add additional spot elevations for ADA spaces.

Response: Labels Added

- u. Sheet 1.03- Label radi

Response: Labels Added to sheet 1.02

- v. Sheet 1.03- Recommend reconsidering storm drain configuration at the end of the parking lot(existing configuration will have parking lot catch basin super deep)

Response: Thank you for the recommendation however we want to keep the design the same.

- w. Sheet 1.03- Southwest most parking space – verify there is enough room to back/out and turn around.



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Response: Parking lot geometry was changed to adjust this stall.

- x. Sheet 1.03- Provide Sizing details for community propane tanks

Response: We are working with a third party gas company on the design of the Gas for the Community and once final design has been completed we will provide this information to the County.

- y. Sheet 1.03-Detail for walls around propane tanks

Response: The walls around these Tanks are subject to change when the final design of the Gas is finalized. We are working with a third party gas company to finish this process. Once there is a complete design we will provide the County with all the requested information.

- z. Sheet 1.03- How will propane delivery be made?(in all-weather access and slopes)

Response: Propane design is currently on going with a third party gas company and a plan is being put in place by the Owners to maintain the Tanks. Once this information is complete we will provide it to the County.

- aa. Sheet 1.03- Can fire trucks make a turn from Heartwood Drive into Parking lot?

Response: See Sheet ET01 that shows the fire protection. The Fire Truck/Pump truck will only be required to pull into the Complex a little ways in order to reach his 150 LF hose reach.

- bb. Sheet 1.03-Countors on Heartwood Drive (southwest area) don't tie to anything.

Response: Grading ties into the Future Grade of the Roadway that is not shown.

- cc. Show how water and sewers will service buildings (including both floors) without freezing.

Response: The Civil Utility work will Stub the Utilities 5 ft outside building foot print per industry standard. The Mechanical Engineer will then determine the best way to get the Utilities to the different floors in his Utility plans.

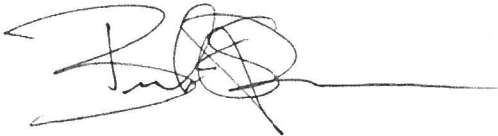
- 9. After all Items have been addressed, a wet stamped copy of the improvement drawings will be required.



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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.

Thanks,

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

Brandon Preece
Assistant Engineer

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October 11, 2013

Weber County
Attn: Dana Shuler

Re: Engineering Review Check List dated 09/13/2013 for Summit Eden at Powder Mountain –
Development Parcel B, Ridge Nests-PRUD.

Record Plat Specific Comments:

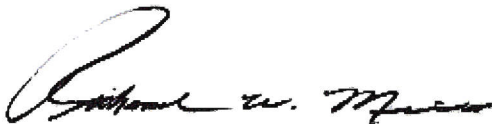
Item #1 – Open Space and Common Area Improvements...

The Record Plat (Sheet 1 of 1) indicates all spaces outside the private building pads as “Common”. It is also addressed in the Legend. This includes parking, parking stalls are not assigned to any units.

Item #7 – Plat Specific Comments:

1. There are now 15 parking stalls and they have been slightly reconfigured for better traffic flow.
2. The Spa Pad has been removed from the project.
3. Spelling error corrected.
4. Grammar corrected.
5. Adjacent property owners are labeled.
6. The entire “Common Area” (see above) is open for Public Utilities.
7. Propane tanks will be maintained by the HOA and the third party gas company. Their locations are shown on the civil drawings.

Best regards,



Richard Miller, PLS
Survey Manger