



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

RE: Summit at Powder Mountain Phase 1B
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 24, 2013.

General Comments:

1. 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." Alternatively, a roadside ditch can be placed on the south side.

Response: Agreed.

2. Compaction tests will be required on sub-base, base, and asphalt.

Response: Agreed Compaction tests will be performed during construction.

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. A building permit will be required for the lift station construction.

Response: Agreed, A building permit will be obtained prior to lift station construction.

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

Response: Agreed

6. 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

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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.

7. 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>.

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

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

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

Improvement Plan Specific Comments:

1. Sheet 1.01- Erosion control legend needs revisions.

Response: Erosion control legend has been revised.

2. Sheet 1.02 - Easements do not match those shown on plat (title and width).

Response: 20' easements were deemed unnecessary and have been changed to 10'

3. Sheet 1.03 - Consider installing ditch on south side of road (see also general comment note 2).

Response: A ditch on the south side of the the road is not anticipated at this time. See response to General Comments-note #1 above

4. Sheet 1.04 - Geotech report needs to be more specifically referenced and provided to contractor.

Response: A reference for the Geotechnical Report information has been added to sheet 1.01.

5. Sheet 1.04 - Roadway typical section shows no curb and gutter; water and sewer separation detail does. Please clarify.

Response: There is not curb and gutter on this project. The Typical section is to be used. The curb and gutter in the water and sewer separation detail has been removed. See sheet 1.04



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6. Sheet 1.04 - Roadway typical section shows communication conduits, but none are shown in the utility or p&p sheets. Nor are details provided for any communications structures.

Response: The communication design is still being worked out with the communication company. Details and design will be provided to the county once the design is complete. The conduits are shown in profile for the purpose of describing the general scope of work. Additional details will be provided in the future.

7. Sheet 2.00 - Fire hydrants are in potential conflict with dry utilities.

Response: If a conflict does arrive dry utilities will be adjusted horizontally to avoid the Fire hydrants.

8. Sheet 2.00 - Show grading (spot elevations or slopes) for cul-de-sac.

Response: Agreed. Spot elevations and slopes have been added to sheet 1.03.

9. Sheet 2.00 - Are conduits needed for dry utility service to south lots?

Response: The dry utilities are currently under design with their perspective companies that are providing the services. Once the designs are complete they will be provided to the county.

10. Sheet 2.00 - Power structure symbol at 18+20 not in legend. Please label.

Response: Agreed power structure symbol to be added in legend.

11. Sheet 2.00 - See Fire Marshal's review regarding road grades and cul-de-sac radius. Subsequent discussions may be needed.

Response: The Fire Marshal's review did not indicate concern with the road grades of Heartwood Drive.

12. Sheet 3.00 - Labels needed on 19+00 cross section.

Response: Agreed. See response to item #11 above. Cross section will be updated and correctly labeled when roundabout option is completed.

13. Sheet 3.00 - Apparently incorrect catch slope labels shown on several sections.

Response: Agreed. Catch slope labels have been deleted and corrected.

14. Sheet 5.10 - Lift station calcs needed.

Response: See calcs on Lift Station Details Sheet 5.10



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15. Sheet 5.10 - Lift station electrical details needed.

Response: See sheets E1 to GE-2 for lift station electrical design

16. Sheet 5.10 - On site plan - label square above wet well.

Response: The Square above the wet well is a concrete generator pad.

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 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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November 1, 2013

Weber County
Attn: Dana Shuler

Re: Engineering Review Check List dated 10/24/2013 for Summit at Powder Mountain, Phase 1B – (surveyor’s response to your items)

General Comments:

Item #1 – Your “note” so suggested now appears on the Plat.
(Items 2 thru 8 are for civil and not directed toward the Plat.)

Plat Specific Comments:

Sheet 1

1. The Date has been placed.
2. Title Block has been corrected.
3. Label corrected.
4. Spelling corrected.
5. Full name spelled out.
6. #1 in narrative corrected.
7. Owner’s name corrected. Homeowner’s Associates is entitled Summit Eden Estates
8. Private Easement references corrected.
9. Note prohibiting on-street parking in CCRs.

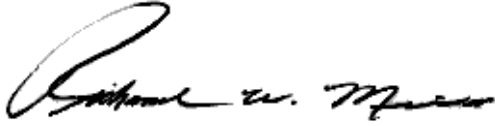
Sheet 2

1. Title Block corrected.
2. Plat Note on Parcel B is corrected
3. Easement in Legend has been clarified
4. Sheet reference removed.
5. There are NO restricted lots in 1B.

Sheet 3

1. Title Block corrected.
2. PUE Widths corrected.
3. PUE Lot 33 – width labeled.
4. Parcel D labeled.

Best regards,



Richard Miller, PLS
Survey Manger

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