



Brandon Thueson
Weber County Fire District
2023 West 1300 North
Far West, UT 84404

RE: Summit at Powder Mountain Phase 1B
Response to Comments

Mr. Thueson,

The following are comments and responses pertaining to the civil engineering plans from your review and received on October 16, 2013.

Lot 35:

Due to the associated issues and challenges with the fire protection for the cottages on Lot 35 as a whole, each individual residence will have its own fire protection system. A fire suppression contractor will design the systems for each of the individual cottage locations. A copy of this design will be provided to the Fire District once it is completed.

General Comments:

1. For single family dwellings, the minimum fire flow required is 1000 gallons per minute. All structures over 5000 sq. ft. which do not meet the fire flow requirements, shall be equipped with and NFPA 13D compliant fire sprinkler system.

Response: Minimum fire flow requirements of 1000 gallons per minute have been used in the design for single family dwellings.

2. Provide a temporary address marker at the building site during construction.

Response: a note has been added to the general notes for contractor to provide a temporary address marker at the each building site during construction. See General Note 31 sheet 1.01

3. Radius on all corners shall be a minimum of 28'-0".

Response: Agreed

4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.

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

Response: Agreed all fire access roads that are excess of 150 feet in length will include an approved area for turning around the fire apparatus. Since Heartwood Drive ends in a cul-de-sac an appropriate turn around has been provided.

5. For subdivisions with more than 30 single family residences, a second fire apparatus access road required.

Response: Phase 1B has 11 single family residences, so a second fire apparatus access will not be required.

6. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.

Response: The Geotechnical Report that encompasses this project calls for pavement sections of 4" of asphalt over 8" of road base. The report takes into account heavy vehicle loading, fire trucks, and emergency response vehicles. Phase 1B is using the county minimum of 5" of asphalt over 10" of road base. Using the larger county minimum pavement section the roads and bridges will be more than capable of supporting an imposed load of 75,000 lbs.

7. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.

Response: Agreed all roads have been designed to be an all-weather driving surface using the counties standard pavement section.

1. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.

Response: All roads have been designed to the county minimum pavement section of 5" of asphalt over 10" of road base.

2. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Response: All Main line utilities and fire protection will be constructed and fully functional prior to the construction of any combustible construction.

3. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2012 editions.

Response: Agree all structures will comply with the International Fire Code and IBC 2012.



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Please review and let me know if you have any questions or comments.

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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