



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

RE: Summit at Powder Mountain Phase 1D, 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 27, 2013.

Plat set specifics

Sheet 1 of 2

1. Date is missing.

Response: Data date under title.

2. Title block title is incorrect (missing "Salt").

Response: Updated Title Block.

3. Missing signature block for Owners.

Response: Updated signature block.

4. Units 2 and 3 may not encroach into street ROW.

Response: Offset Units 2 and 3 so they will not encroach onto ROW. All buildings are at least 5.0' from ROW line

5. Unit 8 may not encroach onto adjacent property.

Response: Per condo requirement we are showing the building footprint instead of the building pad. All buildings are at least 5.0' from properties lines.

6. Label adjacent property owner to the east.

Response: Label adjacent property owner to the east.

7. No pathway from garage to dwelling for units 9, 10, 13, 16, and 17. Are they required to walk in the street?

Response: No, although there is no direct pathway a 4.5' landing exists between the street and ROW line.

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

8. Construction easements needed as you cannot build within 5 feet of a property line without encroaching on to neighboring property.

Response: All buildings have been offset 5.0' from the property lines and/or ROW lines.

Sheet 2 of 2

1. Title block title is incorrect (missing "Salt").

Response: Updated Title Block.

Improvement Plan set specifics

1. Separate easements needed for all improvements outside of property boundary (propane tanks, gas line, lift station, sewer lines, driveway to lift station, grading/rock walls for lift station driveway, grading anywhere outside of boundary, construction easement for buildings)

Response: Easements for improvements outside boundary have been added.

2. Sheet 1.01 – SWPPP note needs to be added.

Response: Note has been added

3. Sheet 1.02 – Units 2 and 3 may not encroach into the roadway right-of-way.

Response: Units have been moved 5' away from boundary

4. Sheet 1.02 – Unit 8 may not encroach onto adjacent property.

Response: Unit has been moved 5' away from boundary

5. Sheet 1.02 – Force main connection to sewer main – this typically happens in a manhole. Letter from PMWSID allowing this connection. Additionally, connection does not match what is shown in Phase 1D improvement drawings.

Response: Force main now connects to Manhole, and matches phase 1D improvement plans

6. Sheet 1.02 – Lift station access road needs turnaround at end.

Response: turnaround has been added to access road.

7. Sheet 1.02 – Keynote 9 needs rewording.

Response: Keynote has been reworded

8. Sheet 1.02 – 11 propane tanks are shown, not 9, as note indicates.

Response: Note is now updated

9. Sheet 1.03 – Scale is wrong.

Response: Scale bar fixed

10. Sheet 1.02 – Random FF elevations shown throughout (from previous version?).



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Response: FF elevations removed

11. Sheet 1.03 – Grading may not encroach into roadway right-of-way, especially replacing shoulder with rockery.

Response: Grading has been updated

12. Sheet 1.03 – Address how people exiting garage through mandoor will access any pathway (roadway or private walkway).

Response: Some buildings will require people to leave the mandoor and walk parallel to the road across an adjacent driveway to the walkways the access the lower units. People have enough space behind TBC, and will not need to walk in the roadway.

13. Sheet 1.03 – Driveway detail needed.

Response: Driveway detail added

14. Sheet 1.03 – Address construction sequence – Will buildings be constructed after walkways? If so, address access to building pads.

Response: The ownership group will maintain a construction sequence that ensures access will be available to individual units as needed. In addition, development will be sequenced to maintain construction access to units that are yet to be developed. Walkways will also be sequenced as needed to ensure all access needs are met.

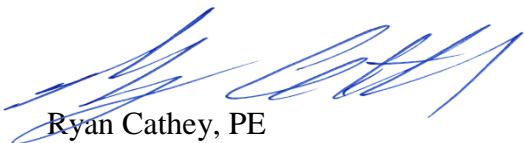
15. Sheet 5.10 – Lift station – need site plan, details, electrical plans. Will there be a generator?

Response: Site plan, details, and electrical plans added. There will be no generator at this site.

16. Sheet 5.20 – “Finished grade” labels don’t point to anything.

Response: Labels now point to the Finished Grade.

Regards,



Ryan Cathey, PE
Engineering Manager

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

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