



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

RE: Summit at Powder Mountain Phase 1A  
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 29, 2013.

**General Comments:**

1. Per Russ Watts, the estate lots (1-4, 9 & 10) served by the private road are going to be deleted from Phase 1A and possibly moved to a new Phase 1E; Therefore, in anticipation of the resubmittal, I did not review the plat nor the Phase 1A Estate Lot improvement drawings.

*Response: The estate lots have been split out and moved to a new Phase 1E.*

2. Lots classified as "restricted" by placing the letter "R" immediately to the right of the lot number of said lot. Be consistent between the plat and plans.

*Response: The Improvement Plans have been updated with the correct lots called out as "restricted".*

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

*Response: Agreed Compaction tests will be performed during construction.*

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

*Response: Agreed, that Excavation Permits will be required. These will be obtained before any work is started.*

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

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

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

*Response: Agreed*

OFFICES NATIONWIDE

5217 SOUTH STATE STREET, STE 300 | MURRAY, UT 84107 | WWW.NV5.COM | OFFICE 801.743.1300 | FAX 801.743.0300

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

7. 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.*

8. 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 Contractor will obtain the SWPPP and UPEDS and provide the documentation to the county before construction activity begins.*

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

*Response: Upon approval of the improvement plans a full sized wet stamped copy will be provided.*

### **Improvement Plan Set Specifics:**

1. Sheet 1.01 – Keynote 1 – what size service?

*Response: The water service is a 3/4” and the proper APWA standard detail was called out on the sheet. See sheet 1.01*

2. Sheet 1.01 – Keynotes 6 and 14 – check size against that shown in p&p sheets.

*Response: The future water line for Phase 1E is an 8” line. Key notes 6 and 14 have been updated to call out an 8” diameter pipe. Key note 3 was also updated to call out the correct tee size.*

3. Sheet 1.03 – See general comment #2 above.

*Response: The Improvement Plans have been updated with the correct lots called out as “restricted”.*

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.

**NIVIS**

OFFICES NATIONWIDE

*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 1.05*

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 – Adjust leader to keynotes 4 and 14.

*Response: Agreed, leaders have been adjusted to point to the correct location.*

8. Sheet 2.00 – See Fire Marshal's review regarding road grades. Subsequent discussions may be needed.

*Response: The Fire Marshal's review did not indicate concern with the road grades of Horizon Run.*

9. Sheet 2.00 – 2.02 – 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.*

10. Sheet 2.00 – 2.02 – Are conduits needed for dry utility service to south lots? What about to serve private drive?

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

11. Sheet 2.02 – Lateral to lot 21 would daylight per detail.

*Response: The lateral to Lot 21 is shown as future and it to be a pressure line provided by the home owner.*

12: Sheet 3.02 – Section 39+00 – check right side tie in.

*Response: The Section in questions is actually showing correctly. The existing ground being shown in the sections is the existing Roadway surface at the intersection. And the Finnish Grade that is in question in the Right side is actually tying in to the Existing Ground off the roadway. There looks like a bust due to the different surfaces being represented on the section.*

13: Sheet 4.00 – Inlet protection in incorrect location.



OFFICES NATIONWIDE

*Response: Agreed inlet protection relocated to the correct location. See Sheet 4.00*

14. Sheet 5.10 – Lift station calcs needed.

*Response: See calcs on Lift Station Details Sheet 5.10*

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 – Check power call out (phase/voltage).

*Response: The Electrical is currently under design by the Electrical Company and details will be provided to the county once design is complete*

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

*Response: The Square above the wet well is a concrete generator pad. And has been labeled on the sheet.*

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,



Brandon Preece  
Assistant Engineer

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

NIVIS

OFFICES NATIONWIDE

November 1, 2013

Weber County  
Attn: Dana Shuler

Re: Engineering Review Check List dated 10/29/2013 for Summit at Powder Mountain, Phase 1A – (surveyor’s response to your items)

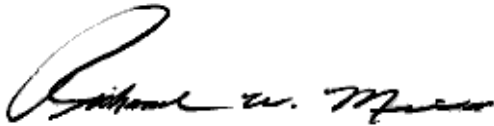
**General Comments:**

1. Lots 1-4, 9&10 have been removed from Plat 1A
  2. “R” lots in this phase are 6, 11 thru 15, and 23.
- No other items under General Comments deal with the “Plat”.

**Plat Specific Comments:**

None made...

Best regards,



Richard Miller, PLS  
Survey Manger