



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

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

Mr. Thueson,

The following are comments and responses pertaining to the civil engineering plans from your review and received on October 10, 2013.

**Page 4 Comments:**

1. Access roads that serve as access to more than 5 dwelling units must be a minimum of 20 feet wide of drivable surface. Driveways may branch off of this main access road and may not serve more than 5 dwelling units. See 2006 Utah Wildland-Urban Interface Code, Section 403.

*Response: The improvements in question has been removed from the Phase 1A plan set and plat and have been moved to the Future Phase 1E plan set and plat. A note to reference the change in the plan set has been added to sheet 1.03. Also note the pavement section for Phase 1A has a 26 foot drivable surface see sheet 1.05.*

2. Driveways over 150 feet in length must have approved turn-arounds as defined by WUI section 403.

*Response: The improvements in question has been removed from the Phase 1A plan set and plat and have been moved to the Future Phase 1E plan set and plat. A note to reference the change in the plan set has been added to sheet 1.03.*

3. Driveways which are over 200 feet in length must have approved turnouts in addition to turn-arounds. See WUI section 403.

*Response: The improvements in question has been removed from the Phase 1A plan set and plat and have been moved to the Future Phase 1E plan set and plat. A note to reference the change in the plan set has been added to sheet 1.03.*

4. All radii on slope terrain must comply with county engineering standards.

*Response: The improvements in question has been removed from the Phase 1A plan set and plat and have been moved to the Future Phase 1E plan set and plat. A note to reference the change in the plan set has been added to sheet 1.03.*

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

5. Indicate all road and driveway widths.

*Response: See the pavement section that shows the drivable surface to be 26 feet for the Roadway. A typical driveway section has been added to sheet 1.05*

6. Fire hydrants: Fire hydrants must be located within 250 feet of any building lot (max spacing is 500 feet) and in areas where there are no buildings/development, spacing shall not exceed 1000 feet.

*Response: The improvements in question has been removed from the Phase 1A plan set and plat and have been moved to the Future Phase 1E plan set and plat. A note to reference the change in the plan set has been added to sheet 1.03. All building lots in Phase 1A meet the 250' distance requirement to the closest Fire Hydrant.*

### **Page 5 Comments:**

7. Roads and driveways- See comment #1 above.

*Response: The improvements in question has been removed from the Phase 1A plan set and plat and have been moved to the Future Phase 1E plan set and plat. A note to reference the change in the plan set has been added to sheet 1.03.*

8. The insert indicate that a "Typical Driveway Section" is a 20 foot easement with 16 feet of pavement. This width is acceptable for the driveways as defined above, but may not be used for the access roads.

*Response: The driveway detail has been removed since all applicable improvements have been moved to Phase 1E*

### **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".



OFFICES NATIONWIDE

*Response: Dimensions have been added to sheets 2.00 and 2.02. On sheet 2.02 there is one radius that is 24' not 28'. The angle that Horizon Run intersects Summit Pass calls for a smaller radius to tie back into the road. Even though a smaller radius is used there is plenty of horizontal space to meet the 28' inside turning radius that is required for a fire truck to maneuver the turn.*

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.

*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. There will be no dead end access roads in Phase 1A.*

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

*Response: Phase 1A has 18 single family residences, so a second fire apparatus access will not be required. However, the geometry of horizon Run provides two points of access for Phase 1A.*

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 1A 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 then 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.



OFFICES NATIONWIDE

*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.*

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

NIVIS

OFFICES NATIONWIDE