



September 20, 2016

Blane W. Frandsen
P.E. Plan Checker

Project: Henry Flats Cluster Subdivision Improvement Plans
Re: Henry Flats Cluster Subdivision Improvement Plans

Below please find our response to your posted comments from dated August 5, 2016.

Sheet 1.

1. Sheet 12 is included now with the plan set (as requested).
2. Updated monument location.

Sheet 2.

1. No updates required. (We updated bury depth of water line to be 48" and monument in legend).
2. The existing fence to the rear of lots 1 and 2 will not need to be modified seeing as how there is not much difference in grading.

Sheet 3.

1. Relocated Dead End Sign (As requested).
2. Added monument call out note, and moved to the correct location.
3. Updated gate callouts and construction notes for APWA and other requested changes. See note 3 Construction Notes.
4. Added note for full depth expansion joint where temporary cul-de-sac would be removed when future expansion occurs to the west.

Sheet 4.

1. New "Dead End" sign location
2. Updated construction notes for APWA and other requested changes.
3. Added IRR PI station and offset labels (as requested).

Sheet 5.

1. Added culvert call out.
2. Denoted Begin and End of Improvements and TBC is clearly labeled.
3. Updated Street slope grading for cross section.
4. Added excavation permit note requirement for 400 South.
5. We added a label showing the irrigation line is 9'-4" off of property line.

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Sheet 6.

1. Updated gate notes (as requested).
2. Added Rip Rap note at outlet locations.
3. Added 4' Gate to maintain overflow/discharge

Sheet 7.

1. Froze irrigation pipes layers.
2. Added section L-L (as requested).
3. Revised Section D-D to reflect lot side yard grading.
4. Added irrigation pipe schematic to View E-E.
5. Down drainage maintains the historical flows from lot 2 to Lot 6 where it has gone historically into the Hydric Soils Wetland potential area. There will be less earthwork and erosion potential if grades are not adjusted any more than is needed to construct the lot. We have added a note the roof drainage flows are to drain towards the street.

Sheet 8.

1. Updated Storm Water notes and call outs (As Requested).

Sheet 9.

1. See note 6f and 6g updates/additions.

Sheet 10.

1. Added Power Meter. It is not believed a MCC is required due to the pump having a VFD (Variable Frequency Drive).

Sheet 11.

1. Updated gate notes and added 4' gate and note 5 under Basin Notes stating that valve key to be provided on the inside of the fence.

Sheet 12.

1. See APWA details sheet (included with this submittal).

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We appreciate your review and trust we have changed and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Sincerely,
REEVE & ASSOCIATES, INC.

A handwritten signature in black ink that reads 'Nate Reeve'.

Nate Reeve, P.E.
Principal Engineer
nreeve@reeve-assoc.com

A handwritten signature in black ink that reads 'Wesley Stewart'.

Wesley Stewart, E.I.T.
Project Engineer
wstewart@reeve-assoc.com

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