

Pfeaster,Rochelle

From: Pfeaster,Rochelle
Sent: Friday, June 07, 2013 10:28 AM
To: 'Robert Pilarczyk'
Subject: RE: John Paul Cardon #5 Subdivision Engineering Review

I'm sorry to hear you missed me and I don't know who you spoke to but I will try and help you as much as I can.

The curb & gutter requirement is standard on every subdivision. Unless your subdivision is with 1.5 miles of a school, a deferral will most likely be granted by the County Commission. I have to make the comment so you're aware.

I went out to your subdivision and looked at the pipes on each side of your project, I didn't have a tape with me, but they looked as if they were 24". If they are 18" then I will be fine with an 18" rcp pipe. If this ditch is an irrigation ditch the pipe size will need to be approved by the irrigation company, so I'll need a letter from them stating that. If this is not an irrigation ditch, it will be up to my County Engineer to approve it and I can get that approval for you.

Yes, you can sketch the contours and/or elevations on the plat. I absolutely need this information do to a building moratorium we have in place for parcels below a certain elevation.

Yes, the easements on the ditches should be documented on the plat.

The comment I made regarding the soil conditions in the county was for if the deferral is granted. You will be piping the ditch then need to bring the elevation of the area over the pipe up to within 1' of the existing asphalt. The comment I made gives you the cross section so you know how much of what kind of material to place over the pipe.

The improvements in this case are the pipe in the ditch. The County Engineer typically likes to see and plan and profile of the ditch with the design of the pipe shown and something saying the irrigation company has approved it.

I posted you email on Miradi so a formal response to my 1st review is not necessary.

I hope this helps. If you have other questions, please feel free to contact me.

Rochelle Pfeaster
Engineering Projects Manager
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801-399-8372

From: Robert Pilarczyk [mailto:robert.pilarczyk01@gmail.com]
Sent: Wednesday, June 05, 2013 9:38 PM
To: Pfeaster,Rochelle
Subject: John Paul Cardon #5 Subdivision Engineering Review

Rochelle,

Thanks for the engineering comments for this subdivision application. It sounds like I just missed you on Tuesday afternoon when I stopped by your office to discuss your comments. I did talk with another engineer from your department, but I didn't catch his name (taller gentleman). I was able to discuss your comments with him briefly but I wanted to send some responses back to you. I would also like to talk with you over the phone

and I'll try to give you a call tomorrow. Below are the comments you posted and my preliminary responses. Once we've had a chance to discuss these items I'll provide a formal response.

Notes:

I have had a chance to review the plan(s) and have the following comment(s): Written responses to the following comments are required.

The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.

RESPONSE: Curb, gutter and sidewalk is not typical in this rural weber county area. This is a one lot subdivision using the existing county road for access. No new roads will be created. A deferral on the curb, gutter and sidewalk is requested.

The ditch in the front of the property will need to be piped with 24" RCP. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.

RESPONSE: There is currently an excavation permit in place that has been coordinated and approved with weber county engineering and roads (ref permit number 13-016). The adjacent properties have the ditch piped with 18" RCP. Is this pipe size satisfactory to meet these requirements?

A preliminary plan needs to be submitted showing to following:

Contours and/or elevations throughout the subdivision

All existing ditches

RESPONSE: Can this be sketched on the submitted plat? Discussed the contours and/or elevations with your department and it may not be required for this subdivision. Can we discuss?

There will need to be an easement given for the existing ditches in the subdivision which convey water to surrounding parcels.

RESPONSE: Ok. Should this be documented on the plat?

Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub-base and 6" road-base.

Compaction tests on both will be required.

RESPONSE: No roads will be created for this subdivision. Does this satisfy this requirement?

**An excavation permit is required for all work done within the existing right-of-way.
RESPONSE: Ok.**

**All improvements need to be either installed or escrowed for prior to recording of the subdivision.
RESPONSE: Ok.**

**After all items have been addressed a wet stamped copy of the improvement drawings will be required.
RESPONSE: What items would classify as improvements? Does this subdivision have any?**

Thanks for your review and support.

V/R

**Robert Pilarczyk
801-391-2682**