

Pfeaster,Rochelle

From: Robert Pilarczyk [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

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