

PLAN REVIEW RESPONSE



December 8, 2023

Tucker Weight
Weber County Planning and Engineering
2380 Washington Blvd., Suite 240
Ogden, Utah 84401

RE: The Orchards at JDC Ranch Phase 1 Plan Review Response
The Orchards at JDC Ranch Phase 1 – Project No. 9872
2800 West 2600 North

To whom it may concern,

The following responses address the Orchards at JDC Ranch Phase 1 Plan Review Comments dated November 14, 2023 that were issued by Weber County Planning and Engineering. The section and numbering correspond to the comment section and numbering provided in the original review comments.

Construction Drawings:

1. Do you need to annex into the sewer district?
No
2. A geotechnical report needs to be submitted for the subdivision
A geotechnical report will be submitted to the county by the developer.
3. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
This is understood. The developer will provide the escrow prior to recording the plat.
4. Please provide a cost estimate of the improvements including offsite improvements.
A cost estimate will be prepared and provided to the county by the developer
5. Please provide a letter from the culinary and secondary water companies approving the plans.
Letters of approval from the culinary and secondary water companies will be provided to the county by the developer.
6. Please provide SD calculations and show the Detention pond details.
Storm drainage calculations were completed and are included with this submittal. These calculations are shown in reports for the JDC Ranch Mixed Use Development South Drainage Basin (Basin 'S') and JDC Ranch Mixed Use Development Central Drainage Basin (Basin 'C').
7. Please provide easements for any improvement outside of the subdivision boundary.
Easements for the off-site storm drain and sewer improvements are now shown on the

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45 W 10000 S, STE 500
Sandy, UT 84070
P: 801.255.0529

LAYTON
919 North 400 West
Layton, UT 84041
P: 801.547.1100

CEDAR CITY
88 E Fiddler's Canyon Rd, STE 210
Cedar City, UT 84721
P: 435.865.1453

TOOELE
169 N. Main St, Unit 1
Tooele, UT 84074
P: 435.843.3590

RICHFIELD
225 N 100 E
Richfield, UT 84701
P: 435.896.2983

plans for the areas outside of the Orchards at JDC Ranch Phase 1 boundary as requested. See the updated drainage and utility plans.

8. Do we need to add a note on the plat for no basements?

The geotechnical engineer will indicate how far above groundwater level the lowest finish floor of each home will be. If needed, these elevations can be shown on the plat prior to recording.

9. What will you do with the snow storage on the stub roads?

A snow storage easement is now shown on the plat to satisfy this requirement. See the updated plat.

10. On the plans it shows a lot of “existing” improvements. I don’t think any of it has been installed. Please change to install.

The improvements shown on the plan as “existing” are shown to be installed as part of the JDC Parkway construction plans. It is anticipated that JDC Parkway will be constructed prior to the construction of Orchards at JDC Ranch Phase 1. As such, these improvements are shown as “existing” and will remain so.

11. Please see attached PDF for additional comments.

See responses in the next section related to the PDF comments.

PDF Comments on Drawings:

Plat:

1. These will be dedicated to the HOA (storm drain easements)

The storm drain easements identified will be dedicated to HOA as indicated.

2. These SD Easements need to be at least 10’. Can you just go to the prop line?

Storm drain easements are now shown on the plat to be 10’ as requested.

3. Add a temp turnaround.

A temporary turnaround easement has been added to the plans and has been approved by David Reed. See updated site plan.

Sheet C-200:

1. Easement or approval to run the pipe off of the property

A letter of approval will be provided for this connection to the slough.

Sheet C-201:

1. Easement for off site improvements

Easements for all off-site improvements are now shown on the site plans, drainage plans and utility plans as requested.

Sheet C-202:

1. Existing?

The improvements shown on the plan as “existing” are shown to be installed as part of the JDC Parkway construction plans. It is anticipated that JDC Parkway will be constructed prior to the construction of Orchards at JDC Ranch Phase 1. As such, these improvements are shown as “existing” and will remain so

Sheet C-203:

1. Is there a reason you went to RCP? And a bigger pipe?

The pipe went to RCP due to it ultimately crossing into and running through a future road ROW. The size has been modified to match the sizes identified in the attached drainage report for this area.

2. Add SD for parking lot.

A storm drain box has been added at the ultimate low point just off of the back of the sidewalk to the parking lot as requested.

Sheet C-204:

1. Please provide details for SD boxes

The details requested are shown to be installed as part of the JDC Parkway construction plans. See the JDC Parkway plans for these details.

2. Existing?

The improvements shown on the plan as "existing" are shown to be installed as part of the JDC Parkway construction plans. It is anticipated that JDC Parkway will be constructed prior to the construction of Orchards at JDC Ranch Phase 1. As such, these improvements are shown as "existing" and will remain so

3. We will need some type of access road for the SD.

Access will be provided for any storm drain maintenance.

Sheet C-300:

1. Existing?

The improvements shown on the plan as "existing" are shown to be installed as part of the JDC PARKWAY construction plans. It is anticipated that JDC PARKWAY will be constructed prior to the construction of Orchards at JDC Ranch Phase 1. As such, these improvements are shown as "existing" and will remain so

Sheet PP-1:

1. Existing?

The improvements shown on the plan as "existing" are shown to be installed as part of the JDC PARKWAY construction plans. It is anticipated that JDC PARKWAY will be constructed prior to the construction of Orchards at JDC Ranch Phase 1. As such, these improvements are shown as "existing" and will remain so

Sheet PP-2:

1. Add a temp turnaround

A temporary turnaround easement has been added to the plans and has been approved by David Reed. See updated site plan.

2. Should we move the blow off so it doesn't get hit?

The developer will work with Bona Vista water related to the final location of the blow-off identified.

Sheet C-500:

1. 5' (on detail 7)

This dimension has been corrected to show 5' for the sidewalk.

2. APWA Class II road (detail 14)

The text identifying the asphalt specification has now been changed to refer to the APWA Class II road specification identified.

3. Provide Geotech report (detail 14).

A geotechnical report will be submitted to the county by the developer.

If you have any questions concerning these comments, feel free to contact us at any time.

Sincerely,

A handwritten signature in blue ink that reads "Timothy J. Shaffer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Timothy Shaffer, PE
Assistant Project Manager