

PLAN REVIEW RESPONSE



March 26, 2024

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

RE: The Orchards at JDC Ranch Phase 2 Plan Review Response
The Orchards at JDC Ranch Phase 2 – Project No. 9872
2800 West 2600 North

To whom it may concern,

The following responses address the Orchards at JDC Ranch Phase 2 Plan Review Comments dated March 1, 2024 that were issued by Weber County Engineering. The section and numbering correspond to the comment section and numbering provided in the original review comments.

1. A geotechnical report needs be completed for the subdivision
A geotechnical report has been submitted through Frontier.
2. Provide Cost estimate for Phase 2 when you get closer to approving plans.
This estimate will be completed and submitted upon final approval of the plans.
3. Provide letter from Secondary and Culinary Water districts approving most up to date plans.
Service letters from the Culinary and Secondary water service providers have been submitted.
4. See attached document for additional review comments.
See responses below to these comments

SANDY
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

Construction Drawings:

- Cover: Include Culinary and Secondary Water Districts.
The identified note has been updated to include Bona Vista and Pineview Water Systems.
- Plat Sheet 1: What is this elevation?
The elevation in question will be updated prior to recording the plat. Monitoring of groundwater levels is currently being done to establish this elevation.
- Plat Sheet 2: Is this existing? Will it be built with this phase?
The detention basin identified is identified to be constructed with the JDC Parkway construction plans. The pre-construction meeting for those construction plans has taken place and construction has commenced.
- Plat Sheet 2: Why abandon these two areas?
These easements were shown to be abandoned due to their location within the dedicated public ROW. We have now removed them from the plat to reduce confusion.
- Plat Sheet 2: What is Limited Common Area? Are utilities allowed to use it?
The Limited Common Area is limited private rights or maintenance to driveways and rear patios, but not full private ownership which is limited to the unit itself. Limited Common Areas are still owned by the HOA and have same utility easements as the rest of the Non-limited Open Space.
- Plat Sheet 2: The parking areas should not be part of the ROW. They should be part of common area.
The parking areas have now been removed from the ROW.
- C-100: Can you explain why this abandoned?
See response to comment 4 above.
- C-200: Is there an easement for this pond?
To our knowledge, an easement has been recorded for this pond. If one hasn't been yet, we'll get it recorded prior to recording the plat.
- C-200: Where is the outlet for the pond? When is this going to be built?
The outlet for the pond in question is to be built with Phase 3. As it currently sits, this pond is temporarily a retention pond and will be converted to detention with the construction of Phase 3.
- C-200: Combo boxes
The boxes identified have now been changed to get the storm drain pipe out from under the curb.
- C-200: Does the SW from this phase run through the detention pond? Is there a pipe to the pond?
The storm water for this phase connects to the detention pond being constructed as part of the JDC Parkway plans. A pipe is now shown to extend into the pond.
- C-200: What is this for?

The storm drain catch basin identified is being installed to facilitate drainage of the open area behind the townhomes adjacent to it.

- C-201: Does the Storm water just runoff into existing ground?

The stormwater from the highpoint identified will drain to the east to the natural ground until Phase 3 will be built to collect the runoff.

- C-201: Are you planning on Phase 3 being built with Phase 2? We don't want the storm water just flowing off the roadway.

Phase 3 is planned to be built immediately following Phase 2.

- C-201: Is this just a junction because it seems like it is at the high point in the road.

The catch basin in question functions as a junction box due to the reason identified. This box has been revised to be a cleanout box and has been moved to get the storm drain pipe out from under the curb and gutter.

- C-300: Is there a SW line for these units and common space?

A SW lateral is now shown to the identified common space.

- C-300: Is there a chance we can move SW further away from the sewer line?

We have evaluated the separation of the secondary water from the sewer and determined that more separation cannot be attained due to where the lines enter into 2770 West.

- PP-1: Does this follow State Rules? Does there need to be a cleanout just upstream of the angle?

Cleanouts are now shown right behind the sidewalk to facilitate cleaning the lateral. The bends are due to state regulations prohibiting the sewer and waterlines being closer than 10-feet together.

- PP-3: Does this need the angles in the SS lateral?

The angles in the identified SS lateral have been revised and cleanouts added.

- PP-3: What are these stationing?

The identified stationing corresponds to the stationing of the private drive to the cluster homes (2770 West Street).

- PP-3: Will this SSMH have a drop for the FL(IN-S)? It is 3' higher than the other flow lines.

Yes, SSMH #PH2-105 will be a drop manhole. A detail for this drop manhole has been included in the plans and is found on sheet C-501.

- PP-4: Is this tying into Phase 1? When is phase 1 going to be built?

Yes, all utilities are connecting to those stubbed in from Phase 1. A pre-construction meeting for Phase 1 has taken place and construction has already commenced.

- PP-4: None of the profiles have SW shown on the profile.

Pineview Water Systems has not required the SW be shown in profile for any of the previous phases. As such, it is not shown here as they complete their own in-house design.

- PP-5: Do you want to move the blow-off so it wont get hit by snow plows?
The manholes identified are to be installed with the JDC Parkway construction plans with a detail included as part of those plans. Please see those plans for this detail.
- C-500: Is it High back or modified?
The curb and gutter within the townhome area is to be APWA Type F curb and gutter. The detail in question has been revised to reflect this. A separate detail has been added for the cross section of Aberdeen Drive as this road will have the APWA Type A curb and gutter.
- C-500: What material is park strip
The material in the park strip will follow the guidelines set forth in the approved MDA for JDC Ranch.
- C-500: Add detail for parking area.
An asphalt section for the parking area is now shown on the detail sheet.

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
Project Manager