

Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: File Number LVW122722 - Consideration and action on a recommendation for final approval

of The Grove at JDC Ranch Phase 1 (30 lots).

Agenda Date: Tuesday, June 13, 2023

Applicant: Steve Anderson

Property Information

Approximate Address: 2855 W North Plain City Road

Project Area:9.795 acresZoning:R-1-10Existing Land Use:AgriculturalProposed Land Use:Residential

Parcel ID: 19-020-0014, 19-020-0010

Township, Range, Section: 7N, 2W Section 27

Adjacent Land use

North: Agricultural South: Agricultural

East: Agricultural/Residential West: Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino

flleverino@co.weber.ut.us

801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 104, (Zones) Chapter 12 Single Family Residential Zone R-1-10
- Title 106, Subdivisions

Background/History

A rezoning of this parcel from A-1 to R-1-10 was approved by the County Commission on September 6^{th,} 2022. The rezone includes a Development Agreement that is recorded on title with the entry number 3257495. The planning staff reviewed the development agreement to ensure that the requirements are satisfied.

On February 21, 2023, the Western Weber Planning Commission granted preliminary approval of West Ridge Subdivision phases 2 and 3 (57 lots). In that meeting there was a question from the Planning Commission about the rezone concept plan and its conformity to the subdivision plan. The preliminary plan that was included with the preliminary report to the planning commission did not have the pathway extending to the most eastern boundary. That correction has been made with the final subdivision plat. Each plan is included with this report to show comparisons between the rezone concept plan and the final subdivision plan. The planning staff have included the preliminary conditions of approval below:

- 1. The developer shall provide a consent letter from the Bureau of Reclamation to build across their drain lines.
 - Letters from the Bureau are submitted that allow for encroachments from Bona Vista, Weber Vista,
 Weber-Box Elder Conservancy District, Weber County, and Steward Land Company.
- 2. The developer shall build a road that connects to North Plain City Road with these phases for a second access.
 - Two completed egresses exist through the West Park Development to the West.
- 3. The applicant will be required, as part of the final subdivision submittal, to submit a street tree and landscaping plan. The cost of trees and landscaping shall be included with the subdivision improvement cost estimate.
 - A landscape plan is submitted with the civil drawings. Staff has asked for the landscape plan to include detatails specific to the street trees.

- 4. HOA documents including CC&Rs will need to be submitted as part of the final subdivision review. The HOA documents will need to specify how the common areas are to be maintained.
 - The HOA documents are being created and will be ready for review before the subdivision is presented before the County Commission.
- 5. Before consideration of the final plat by the planning commission, the developer will provide the engineering plans for street improvements, to ensure that the proposed street cross sections align with the street infrastructure of adjacent developments.
 - The civil drawings for the subdivision are included within this report, and the planned roads align with the adjacent JDC Ranch to the south and West Park Village to the west.
- 6. Before final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.
 - This has not been provided yet by the developer, but the developer plans to provide this letter before the Planning Commission meeting on June 13^{th.}
- 7. The development plan shall conform to the plan in the development agreement by creating a pathway that extends to the east subdivision boundary.
 - The subdivision plat in Exhibit A shows the pathway extending to the east edge of the development, generally comforming with the rezone concept plan.

Summary

The applicant is requesting final approval of The Grove at JDC Ranch Phase 1 (Formerly West Ridge Subdivision) which has a total of 30 single family dwelling lots. That road system within Phase 1 will provide connection with adjacent developments to the south and west. A 10' public pathway within a common area greenway will run in an east/west direction. The common area open space buffering the pathway will include trees, gathering, and sports amenities for the residents. A 10' wide asphalt pathway runs north and south along 2875 W street,

Analysis

<u>General Plan</u>: The Weber County Future Land Use Map indicates that the land is intended for mixed-use residential and commercial. This proposal will provide the single family dwelling development type to this mixed-use residential area.

Zoning: The property is located within the R-1-10 Zone. The purpose of these zones is stated in the LUC §104-12.

The purpose of the R-1-12, R-1-10 Zone classification is to provide regulated areas for single-family residential use at two different low-density levels.

<u>Site Development Standards</u>: The minimum lot size is 80 wide and 10,000 sq. ft. in area. All lots within this development meet or exceed the minimum requirement.

<u>Common Area</u>: The planned open space and the public amenities within will be managed and maintained by the JDC HOA. The creation of the HOA is the developer's responsibility. The HOA document must be reviewed by the Planning Division and the County Attorney's office before it is registered with the State and Recorded.

Flood Zone: This parcel is within an area of minimal flood hazard and determined to be outside the 500-year flood level.

<u>Culinary Water</u>: Bona Vista Water District has provided a preliminary will-serve letter stating that the District can serve culinary water for 57 lots. Final approval should not be given until the developer provides capacity assessment letters for culinary and secondary water, as stated below, Sec 106-4-2.010.

Capacity assessment. Prior to final plat approval by the planning commission, the applicant shall provide the county with a written capacity assessment for the culinary and secondary water supply and delivery system.

- 1) **Water service provider capacity assessment.** For the creation or expansion of a water service provider's water supply and delivery system, the capacity assessment shall include:
 - a) Written verification from the water service provider. The assessment shall verify:
 - i) That the system is, or will be at the time the subdivision improvements are complete, capable of serving the culinary or secondary water needs of each applicable subdivision lot;

- ii) For a culinary water provider, that adequate culinary water flow and storage is available, or will be available at the time the subdivision improvements are complete, for all intended or proposed uses of culinary water including, but not limited to, applicable secondary water uses and fire suppression appurtenances;
- iii) For a secondary water provider, that adequate secondary water flow and storage is available, or will be available at the time the subdivision improvements are complete, for all intended or proposed uses of secondary water; and
- iv) The specific details regarding the requirements or conditions for the water service of which the county should be aware during the approval or construction process.
- b) For a culinary water supply and delivery system, evidence that a state construct permit has been secured from the Utah Department of Environmental Quality's Division of Drinking Water.

Sewer Services: Annexation into the Central Weber Sewer Improvement District is complete as of April 18th, 2022.

<u>Secondary Water:</u> Weber-Box Elder Conservation District will serve this development with secondary water for irrigation purposes following the completion of the District's inclusion requirements.

<u>Public Street Connectivity:</u> The development plan shows one road connection in all directions with a public pathway running from east to west. There are three road cross-sections within this development. Street A (66') will have curb, gutter, and sidewalk with a 10' asphalt pathway on one side. Street B (60') will have curb, gutter, and a 4' sidewalk. Improvements to the south side of North Plain City Road include the installation of asphalt, curb, gutter, and sidewalk.

<u>Review Agencies</u>: The Weber County Planning, Engineering, and Surveying have submitted comments that will be addressed by a revised subdivision plat and edits to the civil drawings. The Weber Fire District has posted approval with comments regarding the placement of fire hydrants.

Staff Recommendations

Option 1

Assuming that the developer provides culinary and secondary capacity assessment letters at or before the meeting on June 13th, staff recommends that the Planning Commission forward a positive recommendation to the County Commission for final approval of The Grove at JDC Ranch Phase 1. This recommendation is based on all review agency requirements and upon the following conditions:

- 1. Final conditions of service from the secondary and culinary water districts are satisfied by each district.
- 2. Before the subdivision plat is recorded, funds to cover the cost of the remaining subdivision improvements are deposited with the County Engineering Department.
- 3. The tree species to be planted in parking strips is approved by the County Engineer and Planning Director before being considered by the County Commission.

The following findings are the basis for the staff's recommendations:

- 1. The proposed subdivision conforms to the Western Weber General Plan.
- 2. The proposed subdivision complies with the applicable County codes.
- 3. The subdivision conforms to zoning and subdivision ordinances.

Option 2

If capacity assessment letters are not provided at or before the meeting on June 13th, staff recommends that the Planning Commission table a decision on final subdivision approval until a capacity assessment letter for culinary and secondary water is provided by the developer.

Exhibits

- A. The Grove at JDC Ranch Phase 1 plat
- B. Rezone Concept plan
- C. Letter from Bona Vista Water District
- D. Letter from Weber-Box Elder Conservancy District
- E. Civil Drawings



TITLE

Reeve & Associates, Inc. - Solutions You Can Build On

ATTEST

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE

HATCH

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND. DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **THE GROVE AT JDC RANCH SUBDIVISION PHASE 1**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES

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LEDGMENT
, 20, PERSONALLY APPEARED LIC, (AND) RN, ACKNOWLEDGED TO ME THEY ARE DF SAID CORPORATION AND THAT THEY O CERTIFICATION FREELY, VOLUNTARILY, AND PURPOSES THEREIN MENTIONED.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Project Info. N. ANDERSON Begin Date: 3-1-2023

THE GROVE AT JDC RANCH SUBD. PHASE

Number: 1301-D41 Revision:___ Scale:____1"=50' Checked:___

And Recorded, _____ At _____ In Book _____ Of The Official Records, Page

Recorded For:

Weber County Recorder

_____ Deputy.

Development Agreement Concept Plan



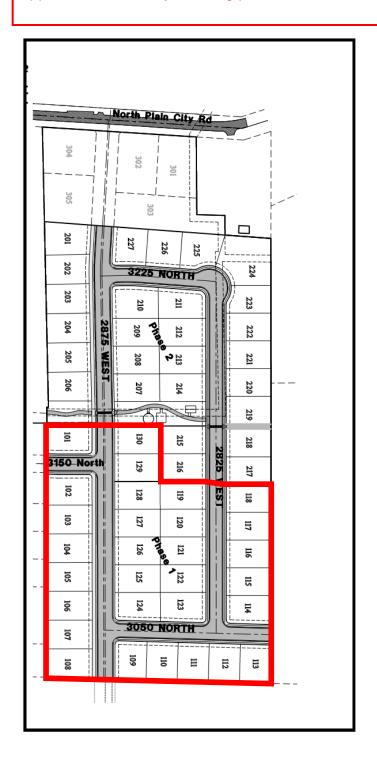


Exhibit C



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404 Phone (801) 621-0474 Fax (801) 621-0475

June 6, 2023

To Whom it May Concern:

RE: AVAILABILITY LETTER – The Grove at JDC Ranch

The development is located at approximately 2875 West 3150 North in Weber County consisting of 62 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non- refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

Matt Fox

Assistant Manager

Exhibit D



June 5, 2023

Plain City Planning

Re: The Grove at JDC Ranch Ph 1 & Ph 2

To Whom It May Concern:

We have reviewed the plans for The Grove at JDC Ranch Phases 1 & 2, this property is not currently part of the secondary water district. The owner of this property will need complete inclusion, define greenspace and provide water shares. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

Charlett W Dean cdean@pineviewwater.com Assessment Clerk 801-622-4355

Shulet W. Dean

1. 2023/03/15 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.

THE GROVE at JDC RANCH SUBDIVISION

Improvement Plan - Phase 1 & 2

WEBER COUNTY, UTAH MARCH, 2023

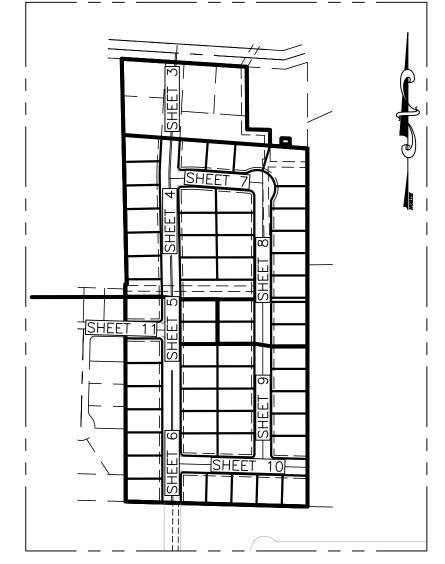
2825 WEST

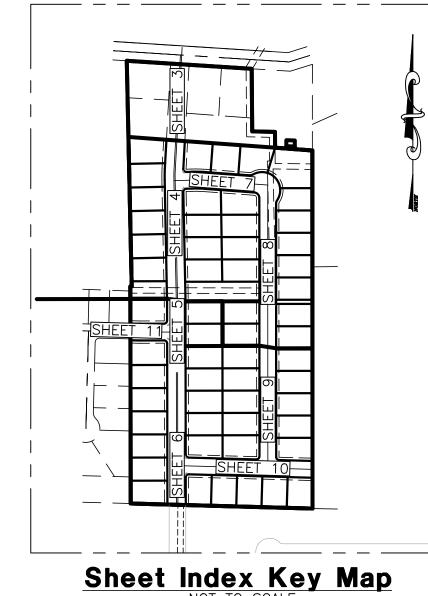
Phas

2875 WEST



Vicinity Map





Sheet Index

Sheet 1 - Cover/Index Sheet

Sheet 2 - Notes/Legend

Sheet 3 - 2875 West 0+00.00 - 4+50.00

Sheet 4 - 2875 West 4+50.00 - 9+30.00

Sheet 5 - 2875 West 9+30.00 - 14+10.00

Sheet 6 - 2875 West 14+10.00 - 16+25.35

Sheet 7 - 3225 North 0+00.00 - 4+50.00

Sheet 8 - 2825 West 4+50.00 - 9+30.00

Sheet 9 - 2825 West 9+30.00 - 14+00.00

Sheet 10 - 3050 North 00+00.00 - 4+50.00

Sheet 11 - 3150 North Street 1+00.00 - 3+68.29

Sheet 12 - Grading Plan

Sheet 12.1 - Area Drainage Plan

Sheet 13 - Utility Plan

Sheet 14 - Sewer Outfall

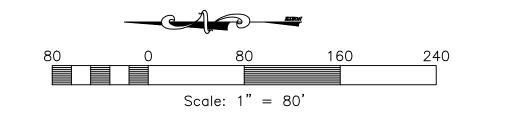
Sheet 15 - Sewer & Land Drain Cross Sections

Sheet 16 - Detail

Sheet 17 - Storm Water Pollution Prevention Plan Exhibit

Sheet 18 - Storm Water Pollution Prevention Plan Details

Sheet 19 - Landscape Plan





Reeve & Associates, Inc. 5160 South 1500 West Riverdale, Utah, 84405 (PH:(801) 621-3100

Developer Contact: Nilson Homes 5617 South 1475 East

Ogden, UT 84405 Steve Anderson PH: (801) 430-3996

Notice:

THESE PLANS WERE CREATED UTILIZING

COPIED TO BLACK & WHITE, SOME LINE

INFRASTRUCTURE. IF PRINTED IN, OR

WORK MAY NOT SHOW UP PROPERLY.

COLORS FOR UTILITIES & OTHER

Project Contact: Nate Reeve

Reeve & Associates, Inc.

5160 South 1500 West

Riverdale, Utah, 84405 PH: (801) 621-3100

Nathan Peterson

Know what's **below.**

Landscape Architect:

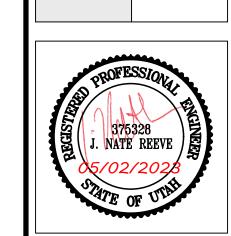
Call before you dig.

Reeve & Associates, Inc. 5160 South 1500 West Riverdale, Utah, 84405 (PH:(801) 621-3100

Engineer's Notice To Contractors:

SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

JDC



Project Info. <u>J. NATE REEVE, P.E.</u>

Drafter: N. FICKLIN Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: 7152-14

19 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE DESIGN THEREON WITHOUT THEIR CONSENT.

General Notes:

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER, THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A
- CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING 10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED
- INSPECTIONS. 11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- 12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND. 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- 14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS. 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- 6. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- 17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. HE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- 18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. 19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES. 20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL
- EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE. . CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. EXCEPTING FOR LIABILITY
- ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER. 22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR
- BY THE CONTRACTOR. 23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR
- ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT, THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. 24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE
- 26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- 27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT, CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING, METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES. OR REQUIREMENTS FOR
- 30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- 1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS
- 2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY
- COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT. CONTRACTOR SHALL POT HOLE ALL LITHLITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO REGINNING ANY EXCAVATION, NOTIFY ENGINEER OF ANY CONFLICTS, CONTRAC SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR
- SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS 1. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE
- WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS. 12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING
- 13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS 14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED
- 16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION). 17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 48" BELOW FINISHED GRADE.
- 18. ALL CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS. 19. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN
- NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- 20. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES
- 1. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING. 2. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- 3. THRUST BLOCKS & RESTRAINED JOINTS WITH MEGA-LUG ADAPTERS REQUIRED ON ALL BENDS AND FITTINGS USING BLUE BOLTS. PROTECT ALL BOLTS FROM BEING ENCASED IN CONCRETE. INSTALL PER MANUFACTURER RECOMMENDATIONS.

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY. IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED, THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

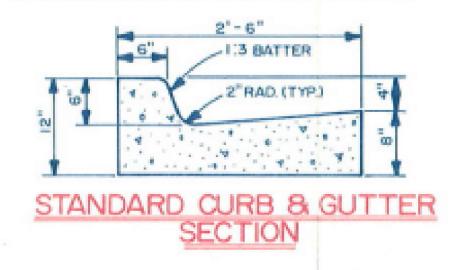
THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

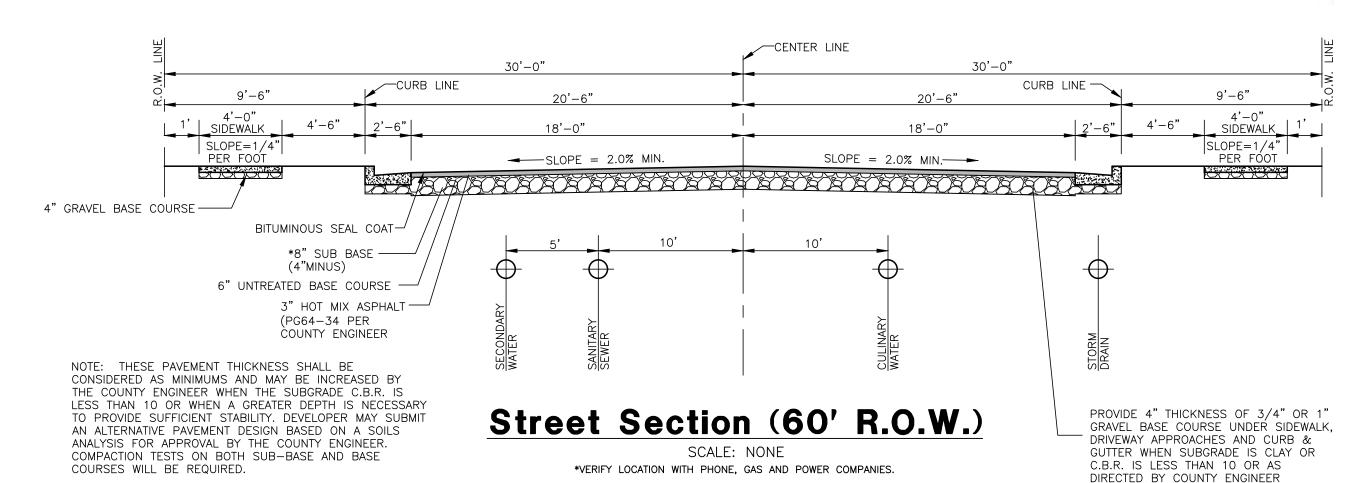
SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

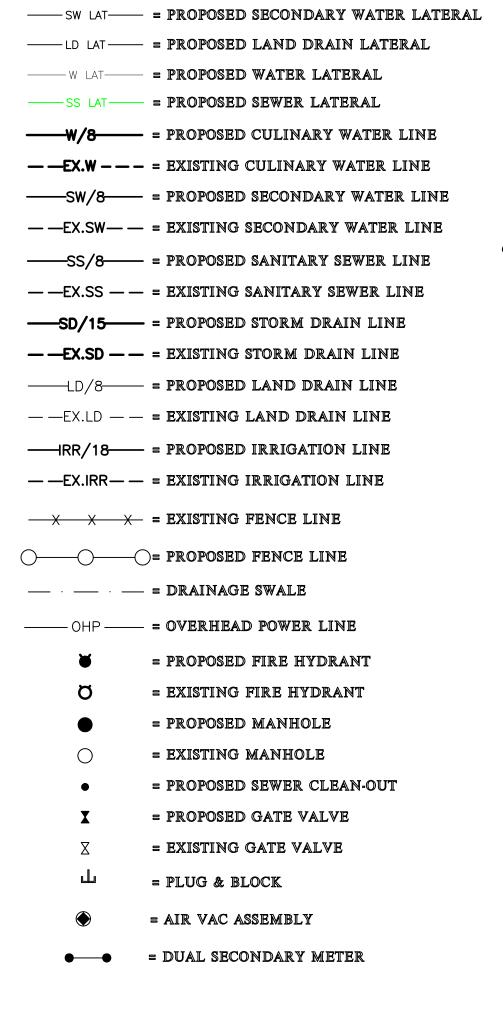
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14

- DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED B) TRACKING STRAW PERPENDICULAR TO SLOPES
- C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET



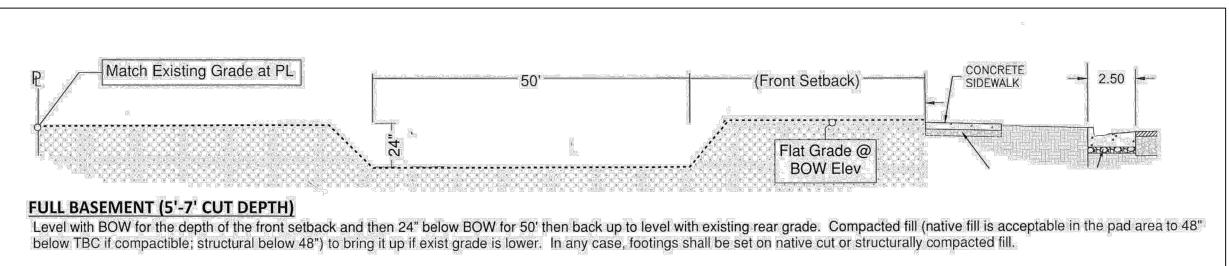
NOTE: SIDEWALKS, CURB & GUTTER AND CROSS DRAINS SHALL BE CONSTRUCTED WITH CLASS B' CONCRETE (3500 PSJ. 28 DAY COMPRESSIVE STRENGTH)



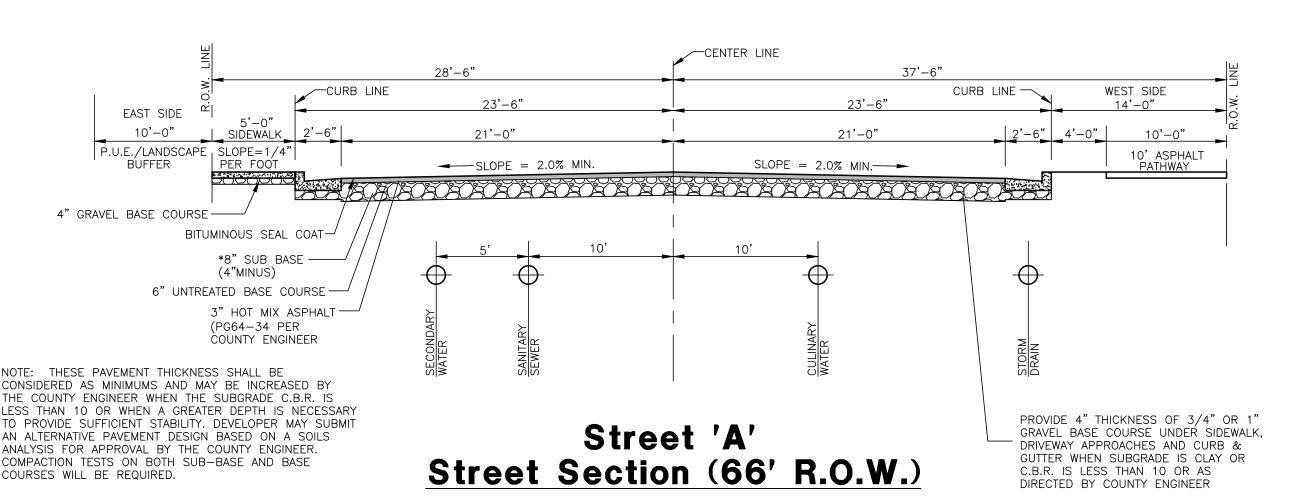


	- IROIODED WILLER WEDIER
•	= EXISTING WATER METER
•	= PROPOSED REDUCER
D	= EXISTING REDUCER
	= PROPOSED CATCH BASIN
	= EXISTING CATCH BASIN
•	= PLUG W/ 2° BLOW-OFF
	= STREET LIGHT
	= SIGN
-0-	= POWER POLE
BFE	= BASEMENT FLOOR ELEVATION
BLDG	= BUILDING
BOS	= BOTTOM OF STAIRS
BOW	= BOTTOM OF WALL
BP	= BEGINNING POINT
C&G	= CURB & GUTTER
СВ	= CATCH BASIN
CF	= CUBIC FEET
CFS	= CUBIC FEET PER SECOND
EP	= ENDING POINT
FF	= FINISH FLOOR
FFE	= FINISH FLOOR ELEVATION
FG	= FINISHED GRADE
FH	= FIRE HYDRANT
FL	= FLOW LINE
GB	= GRADE BREAK
INV	= INVERT
LF	= LINEAR FEET
NG	= NATURAL GRADE
OHP	= OVERHEAD POWER
PC	= POINT OF CURVATURE
PP	= POWER/UTILITY POLE
PRC	= POINT OF RETURN CURVATU
PT	= POINT OF TANGENCY
PUE	= PUBLIC UTILITY EASEMENT
RCP	= REINFORCED CONCRETE PIPE
RIM	= RIM OF MANHOLE

Legend = RIGHT-OF-WAY = PROPOSED WATER METER = STORM DRAIN = SANITARY SEWER = TOP BACK OF CURB = TOP OF ASPHALT = TOP OF CONCRETE = TOP OF FINISHED FLOOR = TOP OF STAIRS TOW = TOP OF WALL = TOP OF SIDEWALK = UNDERGROUND POWER = CULINARY WATER = WATER METER = EXISTING ASPHALT PAVEMENT = PROPOSED ASPHALT PAVEMENT = PROPOSED CONCRETE = PROPOSED GRAVEL = EXISTING CONTOUR GRADE = PROPOSED CONTOUR GRADE 7



Proposed Lot Grading Section



SCALE: NONE *VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



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19 %

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70

(1)

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(1)

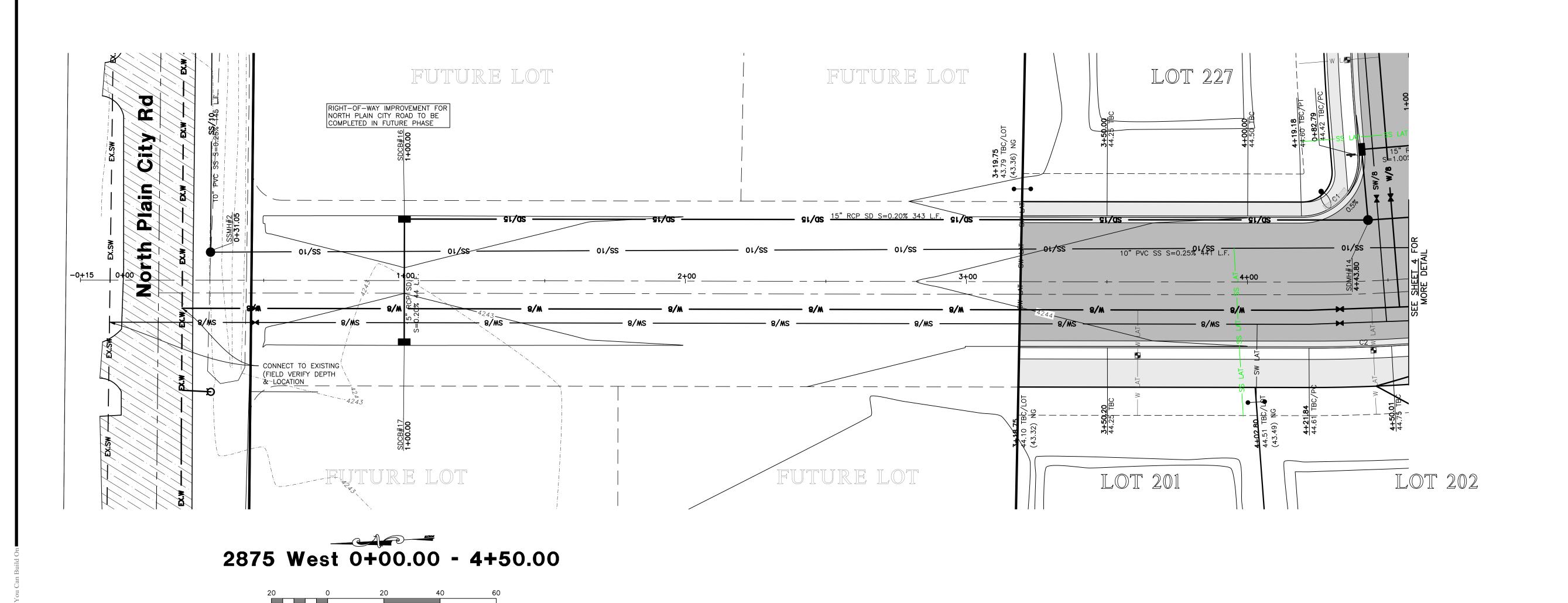
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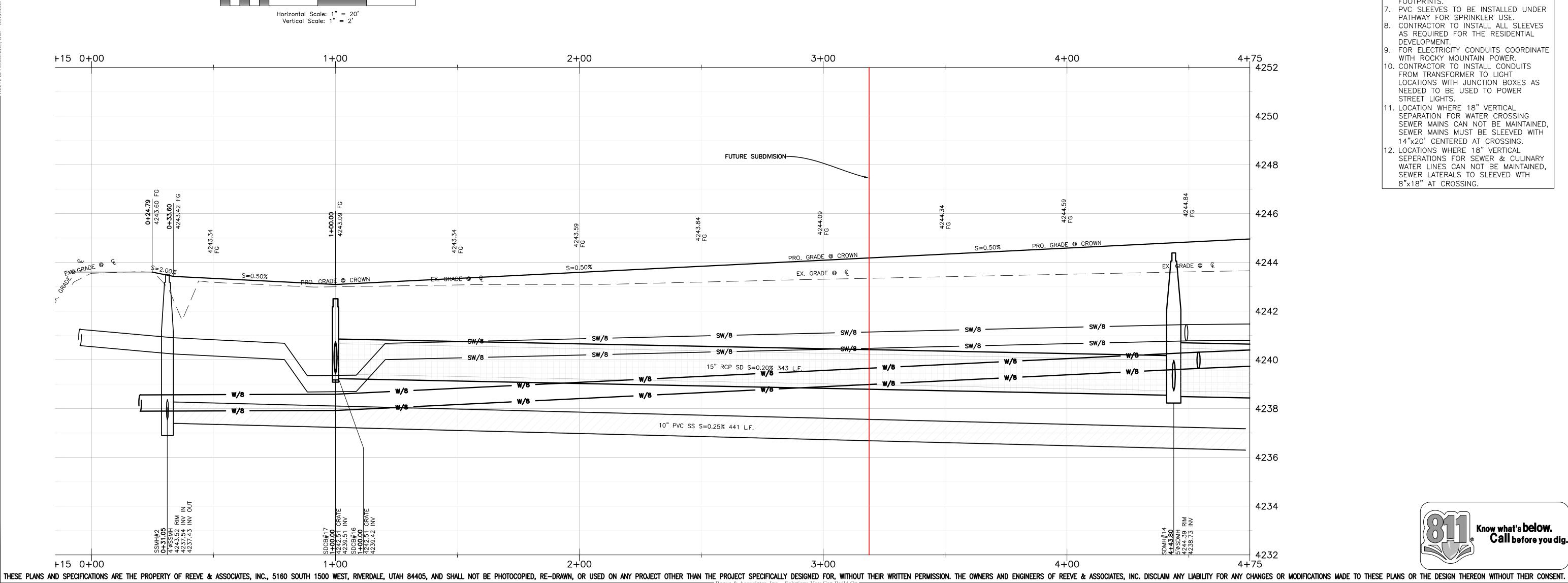
19 Total Sheets

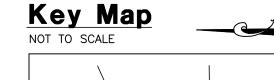
RANCH SUBDIVISION

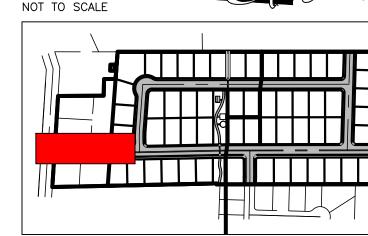
PHASE 1 & 2

Number: <u>7152–14</u>









NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" DIP W/POLY WRAP WATER LINE

SANITARY SEWER

SS/10 - 10" PVC SDR-35 SEWER LINE SS/12 - 12" PVC SDR-35 SEWER LINE SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/30 - 30" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SD/21 - 21" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/8 - 8" PVC YARD DRAIN

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE

SW LAT - 1" SERVICE LATERAL W/ 1" METER

SW LAT - 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

- SPECIFICATIONS. CONSTRUCT HANDICAP RAMP PER ADA
- PROVIDE 18" CLEARANCE FOR LATERALS
- DEPTH OF WATER TO BE 4' MIN. BELOW
- CULINARY WATER TO BE INSTALLED PER
- FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING
- PATHWAY FOR SPRINKLER USE.
- CONTRACTOR TO INSTALL ALL SLEEVES DEVELOPMENT.
- FOR ELECTRICITY CONDUITS COORDINATE WITH ROCKY MOUNTAIN POWER.
- FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER
- STREET LIGHTS. . LOCATION WHERE 18" VERTICAL SEPARATION FOR WATER CROSSING SEWER MAINS CAN NOT BE MAINTAINED, SEWER MAINS MUST BE SLEEVED WITH
- 14"x20' CENTERED AT CROSSING. 12. LOCATIONS WHERE 18" VERTICAL SEWER LATERALS TO SLEEVED WTH

Construction Notes:

CULINARY WATER

W LAT - 1" TYPE K COPPER SERVICE LATERAL

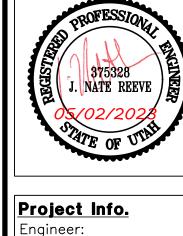
SECONDARY WATER

SD/6 - 6" PVC YARD DRAIN

(SINGLE SERVICE)

1. ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND

- AND CITY REQUIREMENTS.
- OVER SEWER.
- FINISHED GRADE.
- BONA VISTA STANDARDS. ALL EXISTING DITCHES THAT ARE BEING
- FOOTPRINTS. PVC SLEEVES TO BE INSTALLED UNDER
- AS REQUIRED FOR THE RESIDENTIAL
- O. CONTRACTOR TO INSTALL CONDUITS
- SEPERATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, 8"x18" AT CROSSING.



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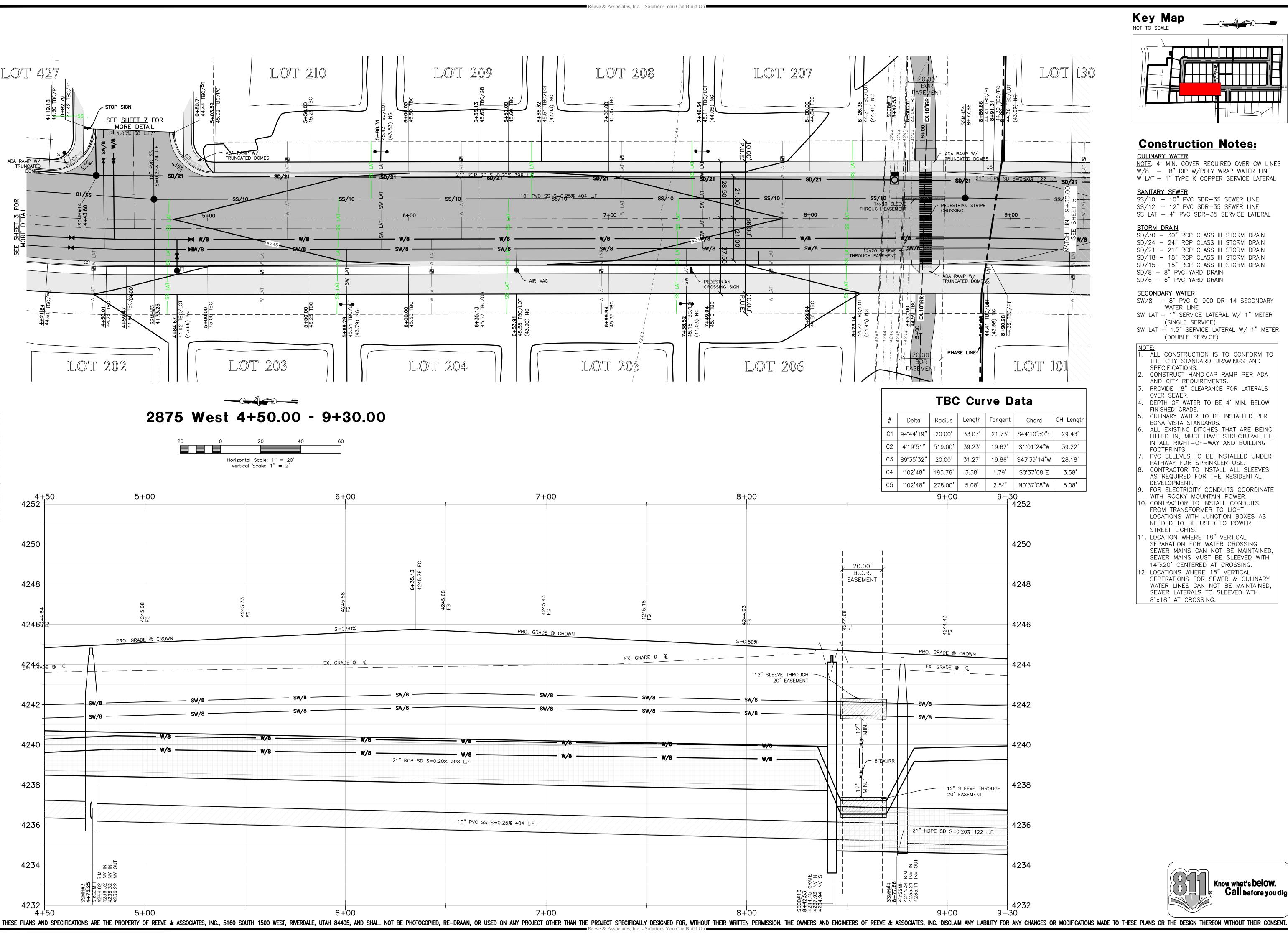
<u>J. NATE REEVE, P.E.</u> Drafter:

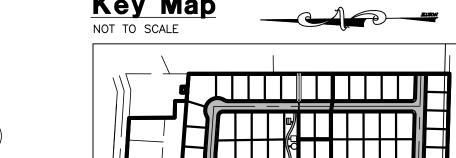
Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152–14</u>

19 Total Sheets

Know what's **below.** © Call before you dig.





Construction Notes:

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" DIP W/POLY WRAP WATER LINE W LAT - 1" TYPE K COPPER SERVICE LATERAL

SS/10 - 10" PVC SDR-35 SEWER LINE SS/12 - 12" PVC SDR-35 SEWER LINE SS LAT - 4" PVC SDR-35 SERVICE LATERAL

SD/30 - 30" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SD/21 - 21" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/8 - 8" PVC YARD DRAIN

SW/8 - 8" PVC C-900 DR-14 SECONDARY

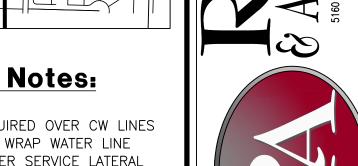
(SINGLE SERVICE)

(DOUBLE SERVICE)

1. ALL CONSTRUCTION IS TO CONFORM TO

THE CITY STANDARD DRAWINGS AND

- AND CITY REQUIREMENTS.
- PROVIDE 18" CLEARANCE FOR LATERALS
- CULINARY WATER TO BE INSTALLED PER
- ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL
- PVC SLEEVES TO BE INSTALLED UNDER
- CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL
- FOR ELECTRICITY CONDUITS COORDINATE
- WITH ROCKY MOUNTAIN POWER. . CONTRACTOR TO INSTALL CONDUITS FROM TRANSFORMER TO LIGHT
- LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER
- SEPARATION FOR WATER CROSSING SEWER MAINS CAN NOT BE MAINTAINED, SEWER MAINS MUST BE SLEEVED WITH 14"x20' CENTERED AT CROSSING.
- 12. LOCATIONS WHERE 18" VERTICAL SEPERATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO SLEEVED WTH





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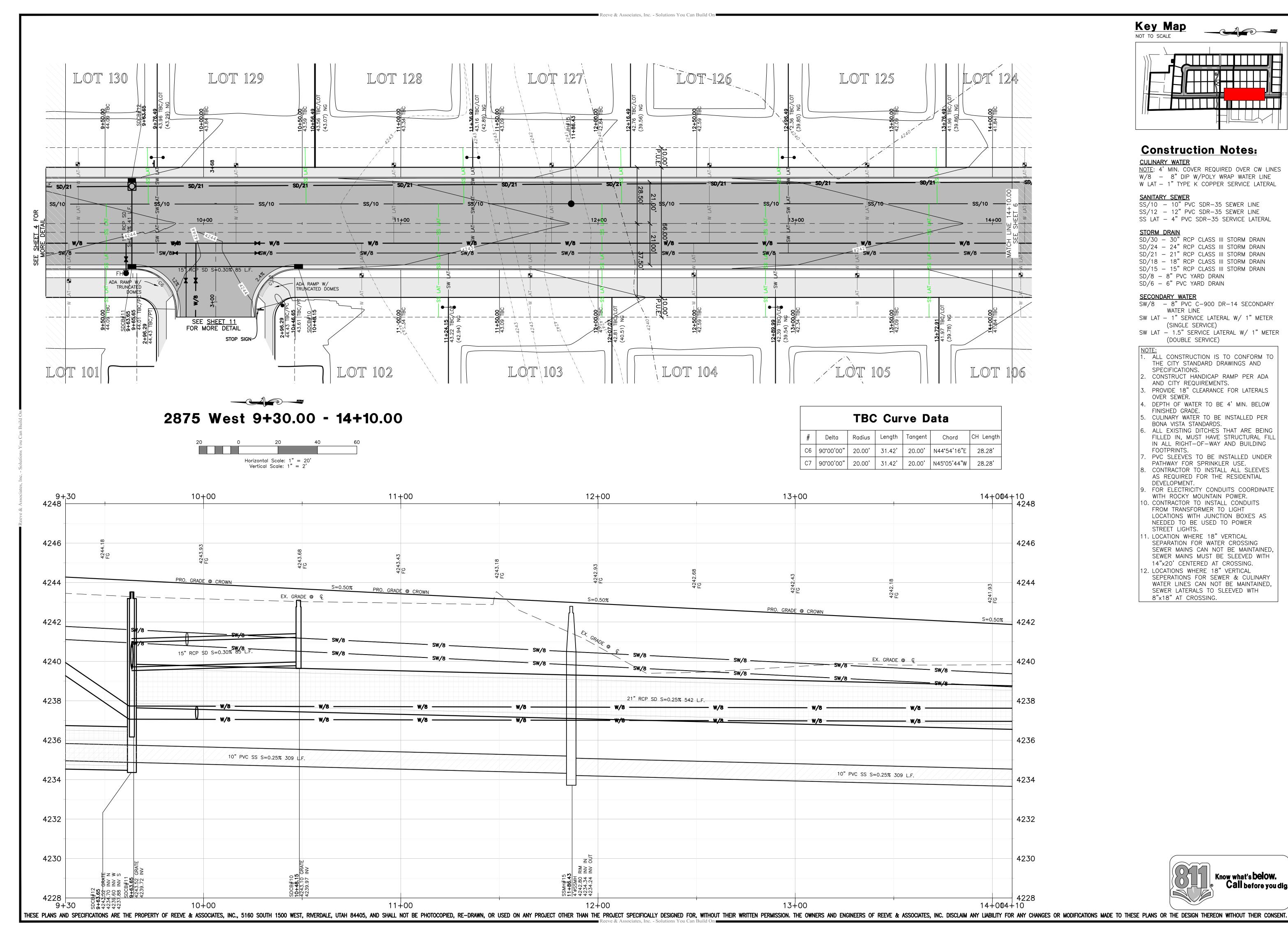
Project Info. J. NATE REEVE, P.E.

Drafter: Begin Date:

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MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152-14</u>





NOT TO SCALE

Construction Notes:

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" DIP W/POLY WRAP WATER LINE W LAT - 1" TYPE K COPPER SERVICE LATERAL

SS/12 - 12" PVC SDR-35 SEWER LINE SS LAT - 4" PVC SDR-35 SERVICE LATERAL

SD/30 - 30" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SD/21 - 21" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/8 - 8" PVC YARD DRAIN SD/6 - 6" PVC YARD DRAIN

SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE

(SINGLE SERVICE) SW LAT - 1.5" SERVICE LATERAL W/ 1" METER

(DOUBLE SERVICE)

- THE CITY STANDARD DRAWINGS AND SPECIFICATIONS.
- CONSTRUCT HANDICAP RAMP PER ADA AND CITY REQUIREMENTS.
- OVER SEWER.
- FINISHED GRADE.
- ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL
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CULINARY WATER

SANITARY SEWER SS/10 - 10" PVC SDR-35 SEWER LINE

STORM DRAIN

SW LAT - 1" SERVICE LATERAL W/ 1" METER

1. ALL CONSTRUCTION IS TO CONFORM TO

- PROVIDE 18" CLEARANCE FOR LATERALS
- DEPTH OF WATER TO BE 4' MIN. BELOW
- CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.
- IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
- PATHWAY FOR SPRINKLER USE.
- DEVELOPMENT.
- FOR ELECTRICITY CONDUITS COORDINATE WITH ROCKY MOUNTAIN POWER.
- LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER STREET LIGHTS.
- 14"x20' CENTERED AT CROSSING.
- 8"x18" AT CROSSING.



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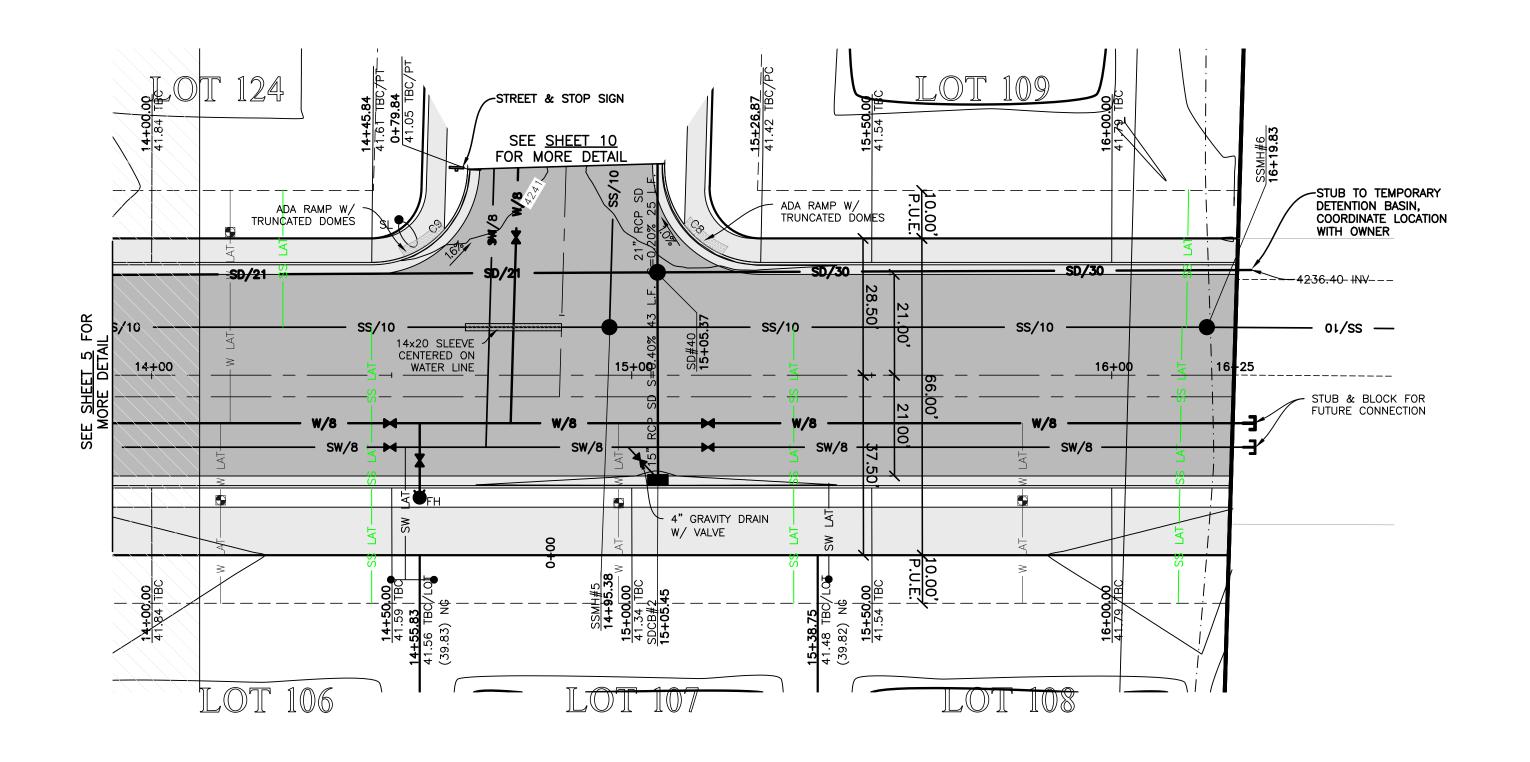
Project Info. J. NATE REEVE, P.E.

Drafter: Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: 7152-14

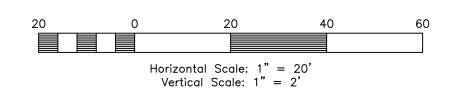
Call before you dig. **19** Total Sheets

Know what's **below.**

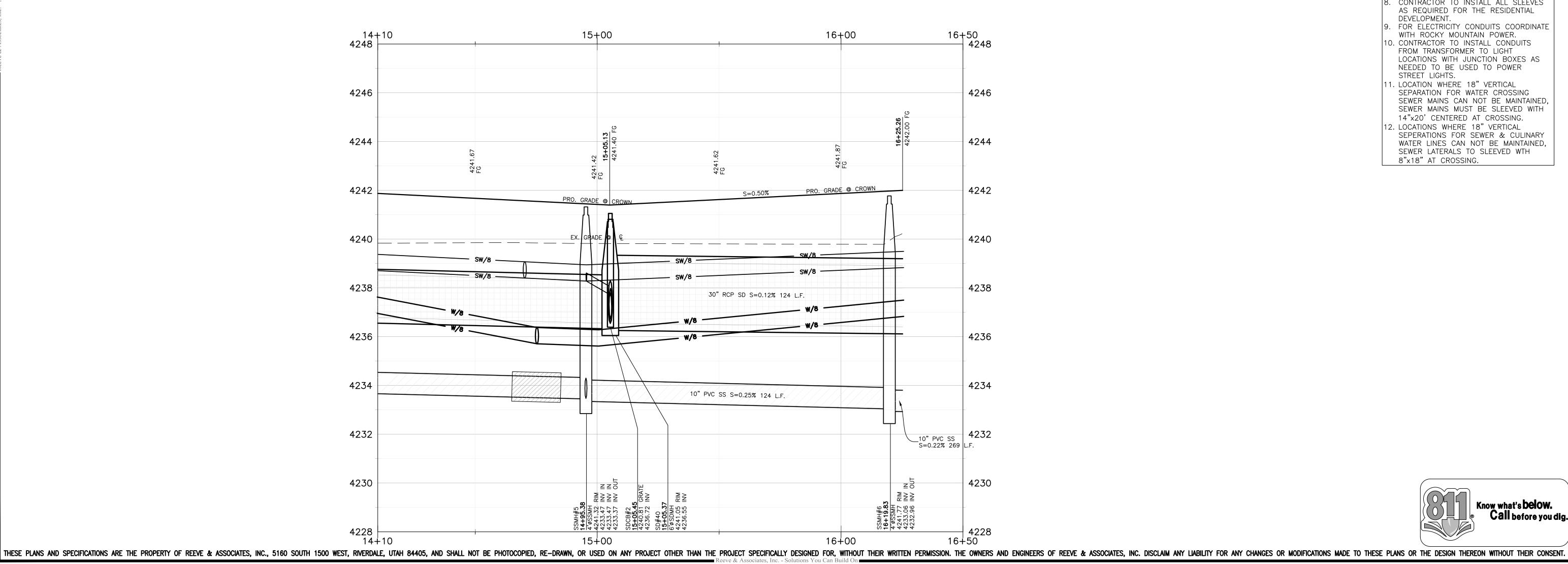


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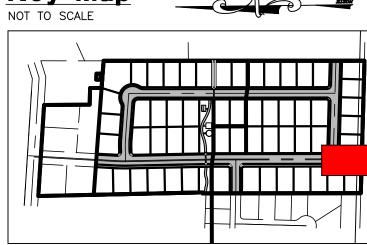
2875 West 14+10.00 - 16+25.35



		TBC	Cur	ve D	ata	
#	Delta	Radius	Length	Tangent	Chord	CH Length
C8	91°40'32"	20.00'	32.00'	20.59	S45°44'32"W	28.69'
С9	88°19'28"	20.00'	30.83	19.42'	S44°15'28"E	27.87'







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Construction Notes:

W/8 - 8" DIP W/POLY WRAP WATER LINE W LAT - 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS/10 - 10" PVC SDR-35 SEWER LINE SS/12 - 12" PVC SDR-35 SEWER LINE SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/24 - 24" RCP CLASS III STORM DRAIN SD/21 - 21" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/8 - 8" PVC YARD DRAIN SD/6 - 6" PVC YARD DRAIN

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE

SW LAT - 1" SERVICE LATERAL W/ 1" METER

SW LAT - 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

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- AND CITY REQUIREMENTS.
- PROVIDE 18" CLEARANCE FOR LATERALS OVER SEWER.
- FINISHED GRADE.
- ALL EXISTING DITCHES THAT ARE BEING FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
 - PATHWAY FOR SPRINKLER USE.
- CONTRACTOR TO INSTALL ALL SLEEVES AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
- FOR ELECTRICITY CONDUITS COORDINATE
- 10. CONTRACTOR TO INSTALL CONDUITS FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER
- . LOCATION WHERE 18" VERTICAL SEPARATION FOR WATER CROSSING SEWER MAINS CAN NOT BE MAINTAINED, SEWER MAINS MUST BE SLEEVED WITH 14"x20' CENTERED AT CROSSING.
- 12. LOCATIONS WHERE 18" VERTICAL SEWER LATERALS TO SLEEVED WTH

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES

SD/30 - 30" RCP CLASS III STORM DRAIN

SECONDARY WATER

(SINGLE SERVICE)

- CONSTRUCT HANDICAP RAMP PER ADA
- DEPTH OF WATER TO BE 4' MIN. BELOW
- CULINARY WATER TO BE INSTALLED PER
- BONA VISTA STANDARDS.
- PVC SLEEVES TO BE INSTALLED UNDER
- WITH ROCKY MOUNTAIN POWER.
- STREET LIGHTS.
- SEPERATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, 8"x18" AT CROSSING.



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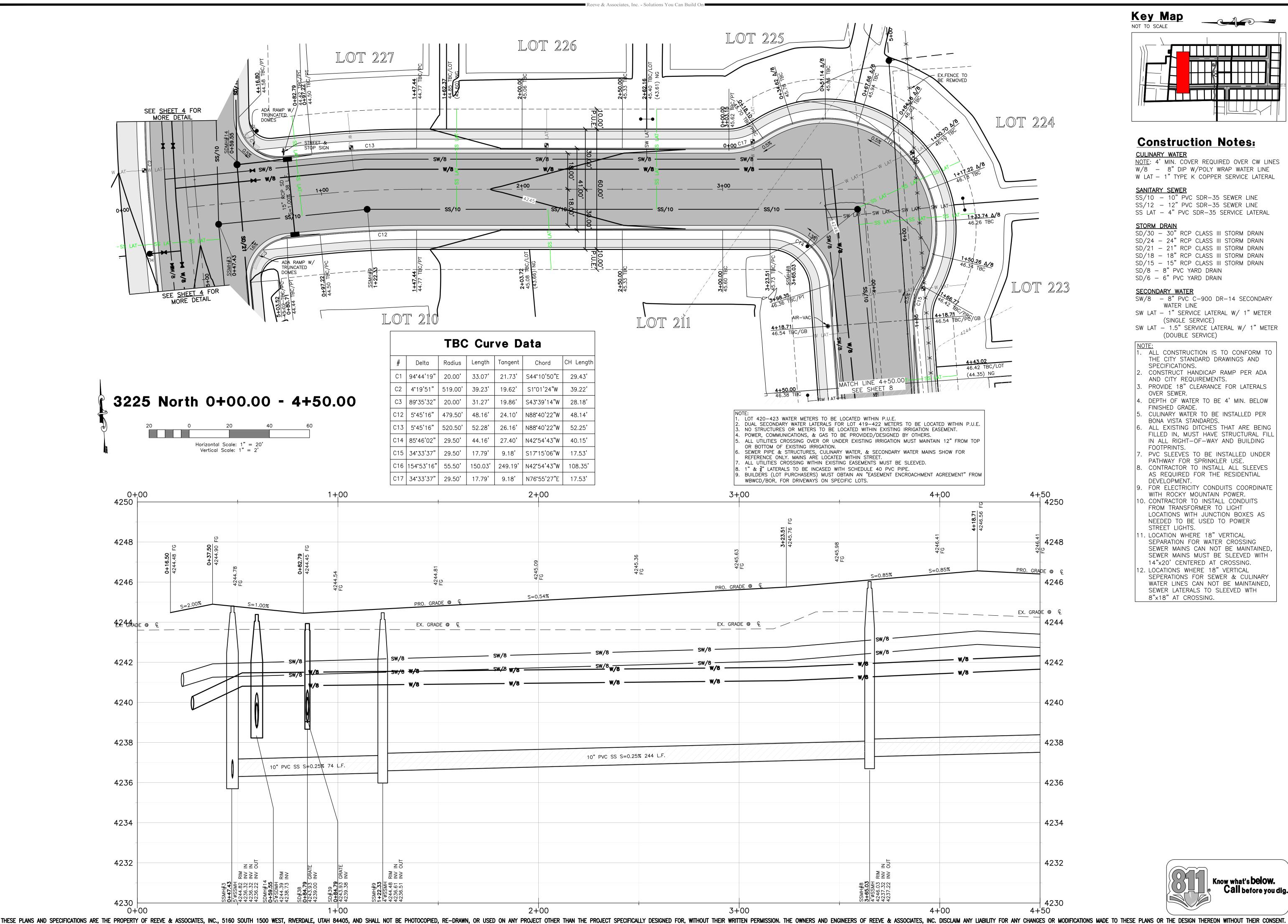
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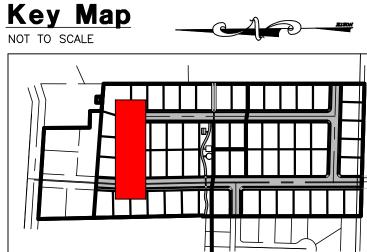
Project Info. J. NATE REEVE, P.E.

Drafter: Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152-14</u>







Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" DIP W/POLY WRAP WATER LINE W LAT - 1" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

SS/10 - 10" PVC SDR-35 SEWER LINE SS/12 - 12" PVC SDR-35 SEWER LINE SS LAT - 4" PVC SDR-35 SERVICE LATERAL

STORM DRAIN

SD/30 - 30" RCP CLASS III STORM DRAIN SD/24 - 24" RCP CLASS III STORM DRAIN SD/21 - 21" RCP CLASS III STORM DRAIN SD/18 - 18" RCP CLASS III STORM DRAIN SD/15 - 15" RCP CLASS III STORM DRAIN SD/8 - 8" PVC YARD DRAIN

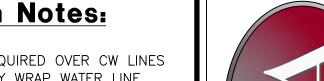
SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE SW LAT - 1" SERVICE LATERAL W/ 1" METER

(SINGLE SERVICE) SW LAT - 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

1. ALL CONSTRUCTION IS TO CONFORM TO THE CITY STANDARD DRAWINGS AND

- SPECIFICATIONS. CONSTRUCT HANDICAP RAMP PER ADA
- AND CITY REQUIREMENTS. PROVIDE 18" CLEARANCE FOR LATERALS
- DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
- CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.
- FILLED IN, MUST HAVE STRUCTURAL FILL IN ALL RIGHT-OF-WAY AND BUILDING FOOTPRINTS.
- PVC SLEEVES TO BE INSTALLED UNDER PATHWAY FOR SPRINKLER USE. CONTRACTOR TO INSTALL ALL SLEEVES
- AS REQUIRED FOR THE RESIDENTIAL DEVELOPMENT.
- FOR ELECTRICITY CONDUITS COORDINATE WITH ROCKY MOUNTAIN POWER.
- D. CONTRACTOR TO INSTALL CONDUITS FROM TRANSFORMER TO LIGHT LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER
- STREET LIGHTS. LOCATION WHERE 18" VERTICAL SEPARATION FOR WATER CROSSING SEWER MAINS CAN NOT BE MAINTAINED, SEWER MAINS MUST BE SLEEVED WITH
- 14"x20' CENTERED AT CROSSING. 12. LOCATIONS WHERE 18" VERTICAL SEPERATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO SLEEVED WTH 8"x18" AT CROSSING.

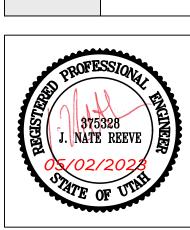




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Project Info. J. NATE REEVE, P.E.

Drafter: Begin Date: MARCH 2022

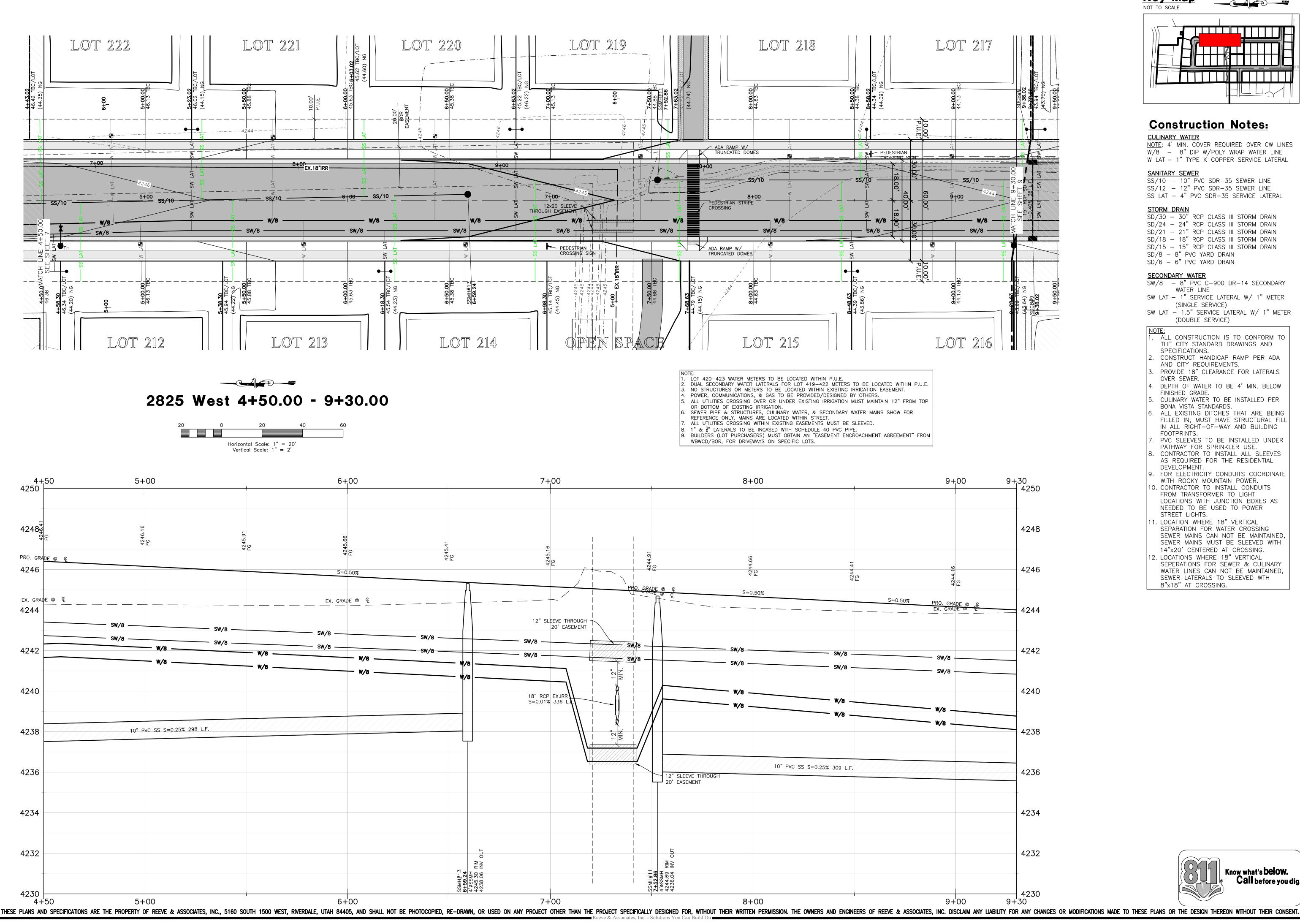
THE GROVE AT JDC

RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152-14</u>

19 Total Sheets

Know what's **below.**

Call before you dig.



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Key Map

NOT TO SCALE

Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" DIP W/POLY WRAP WATER LINE W LAT - 1" TYPE K COPPER SERVICE LATERAL

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SECONDARY WATER

SD/6 - 6" PVC YARD DRAIN

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE

SW LAT - 1" SERVICE LATERAL W/ 1" METER (SINGLE SERVICE)

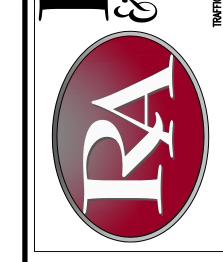
SW LAT - 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

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- PROVIDE 18" CLEARANCE FOR LATERALS
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Know what's **below.**

Call before you dig.



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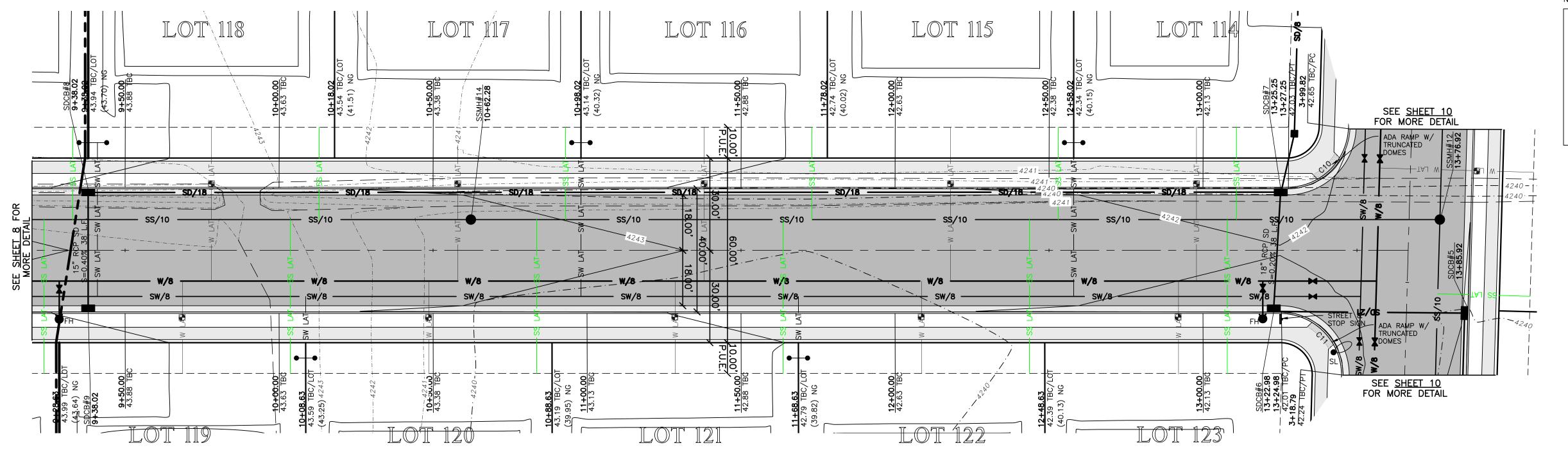


<u>Project Info.</u> J. NATE REEVE, P.E.

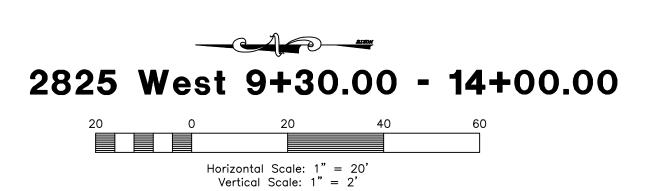
Drafter: Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION

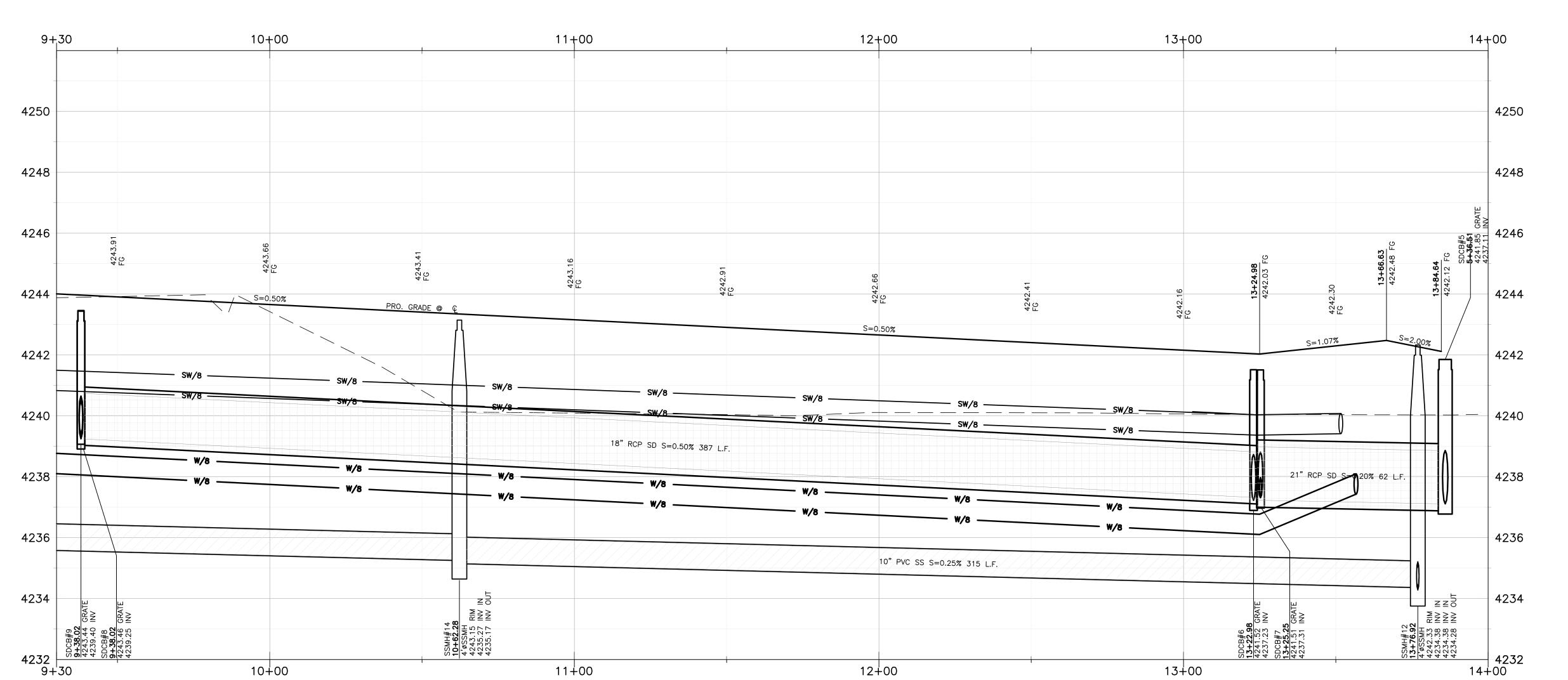
PHASE 1 & 2 Number: <u>7152-14</u>



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TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C10	88°23'30"	20.00'	30.85	19.45'	S44°13'27"E	27.88'
C11	91°36'30"	20.00'	31.98'	20.57	N45°46'33"E	28.68'



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NOT TO SCALE

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SECONDARY WATER

SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE SW LAT - 1" SERVICE LATERAL W/ 1" METER (SINGLE SERVICE)

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CULINARY WATER

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Project Info. <u>J. NATE</u> REEVE, P.E.

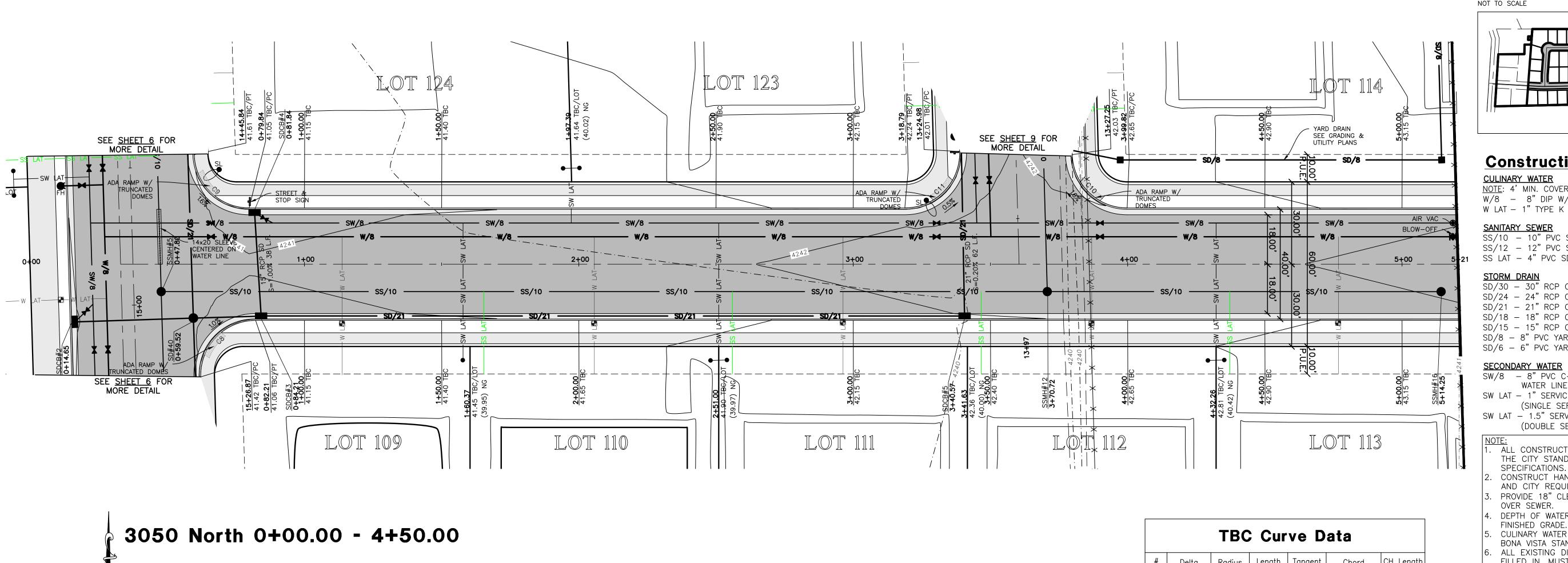
Drafter: N. FICKLIN Begin Date: MARCH 2022

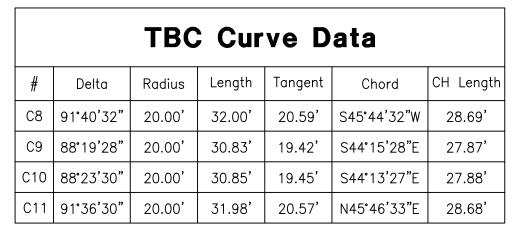
THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2

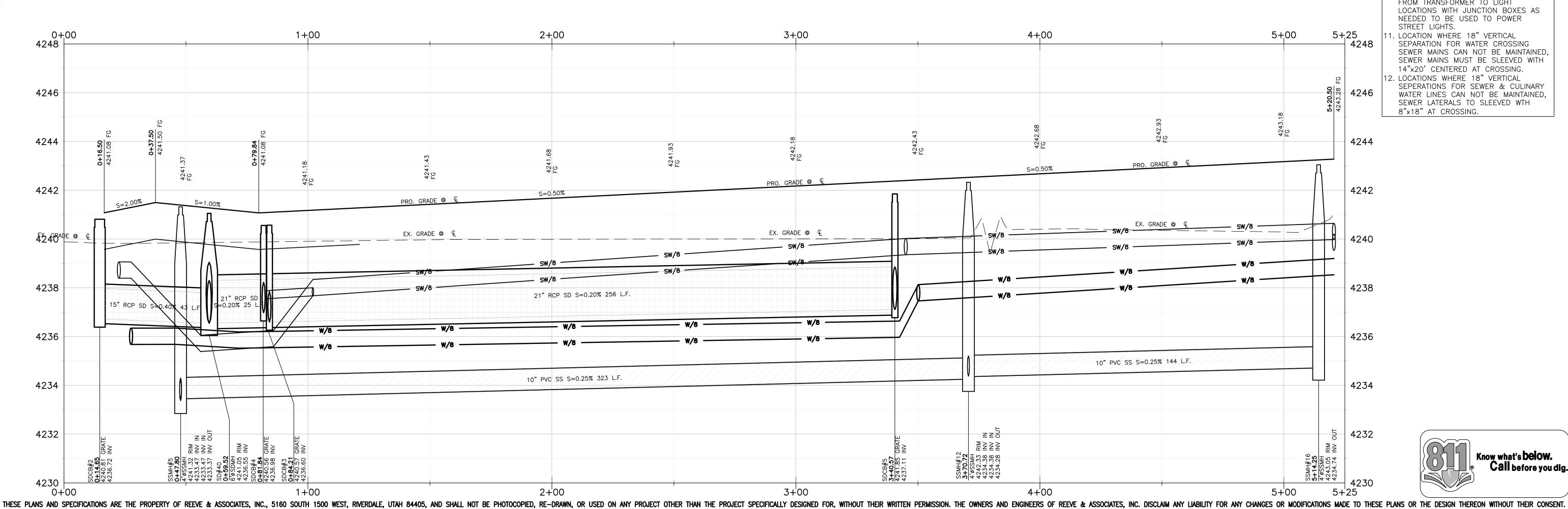
Number: <u>7152–14</u>

19 Total Sheets

Know what's **below.**• Call before you dig.

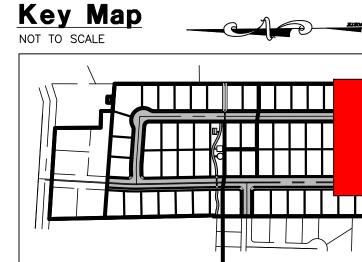






Horizontal Scale: 1" = 20'

Vertical Scale: 1" = 2'



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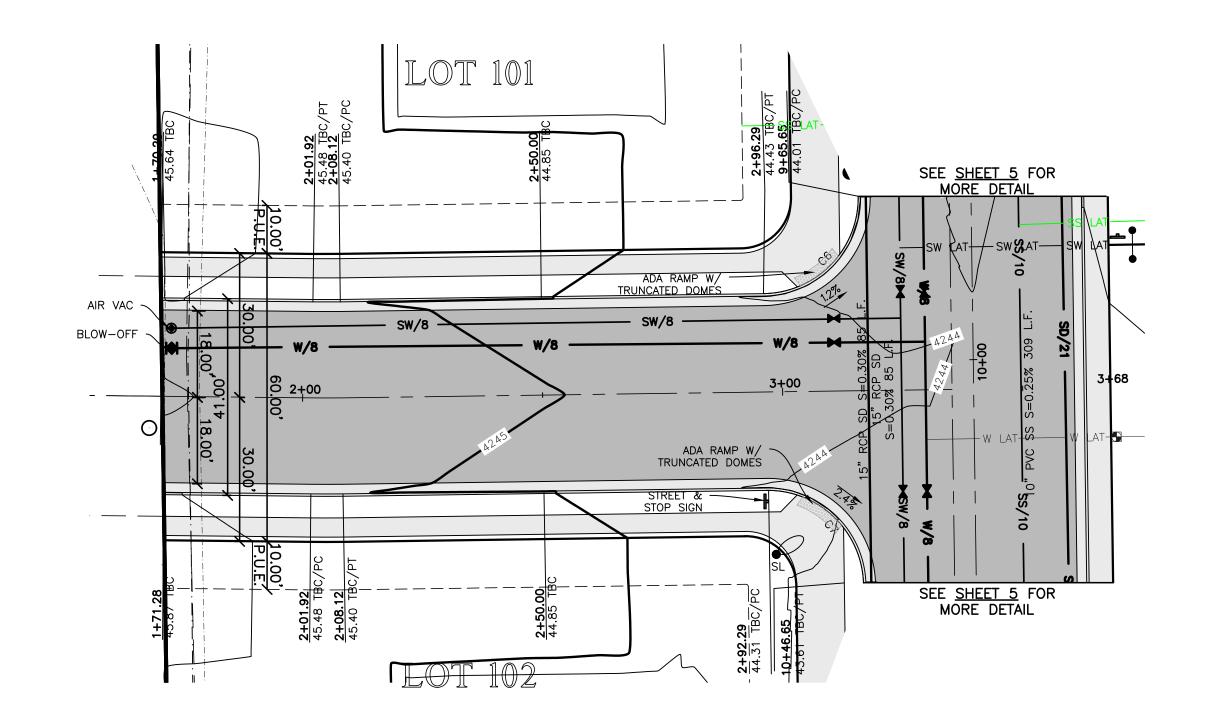
Project Info. <u>J. NATE REEVE, P.E.</u>

Drafter: Begin Date: MARCH 2022

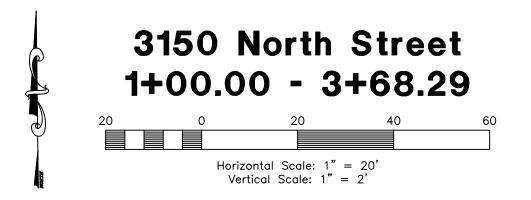
THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2

Number: <u>7152–14</u>

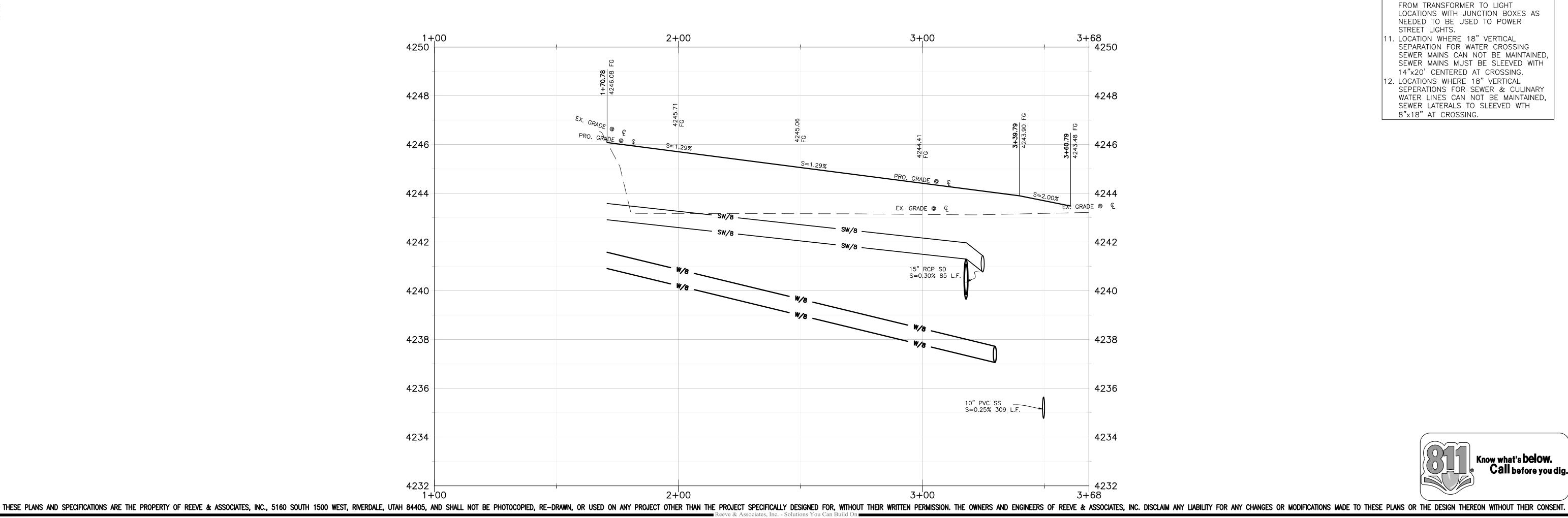
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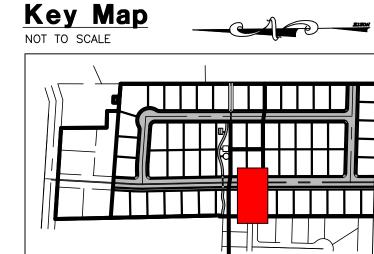


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		ТВС	Cur	ve D	ata	
#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	90°00'00"	20.00'	31.42'	20.00'	N44°54'16"E	28.28'
C7	90°00'00"	20.00'	31.42'	20.00'	N45°05'44"W	28.28'





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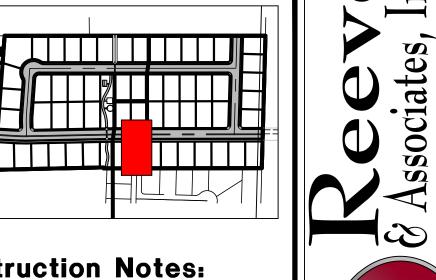
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Project Info. J. NATE REEVE, P.E.

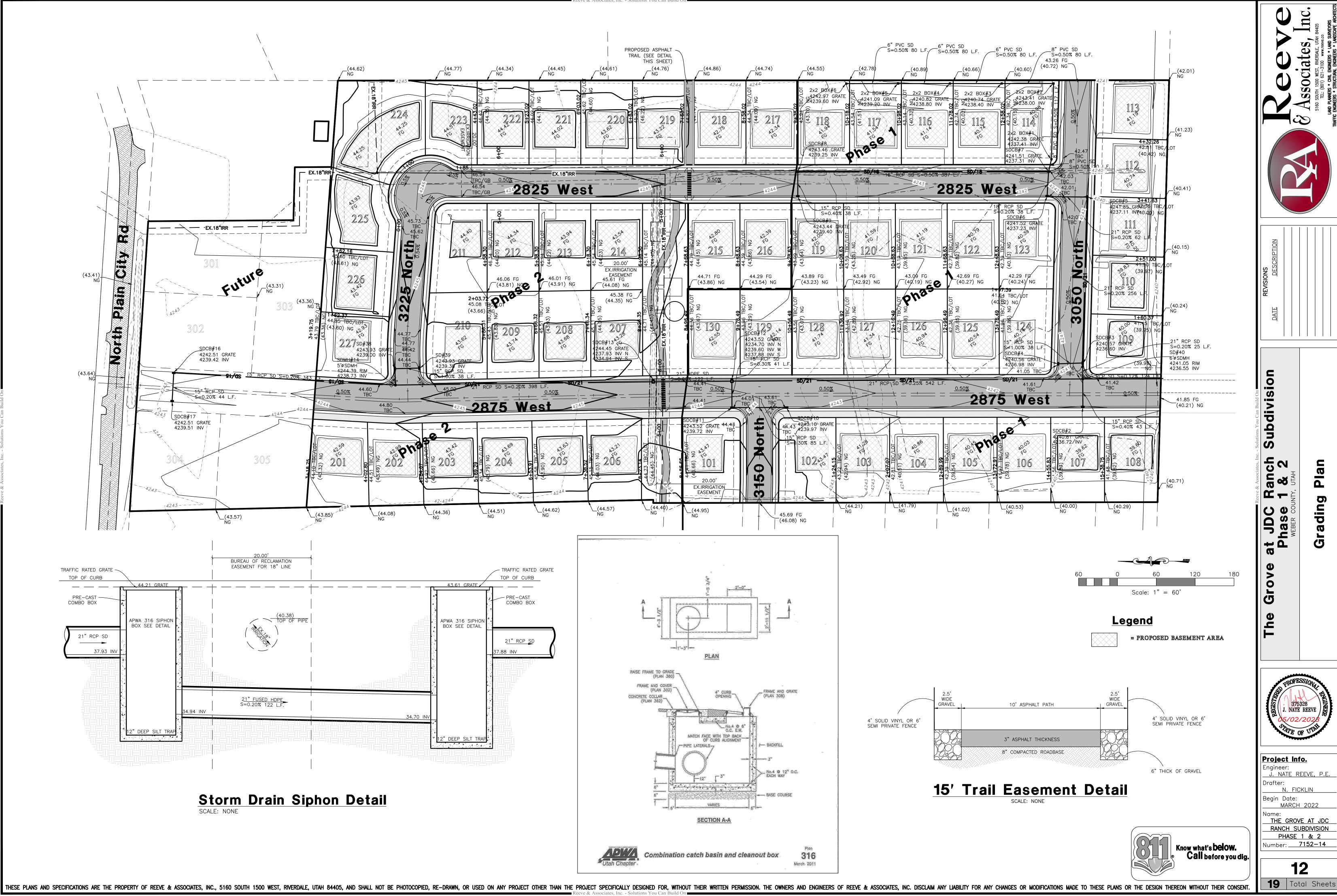
Drafter: N. FICKLIN Begin Date:

MARCH 2022

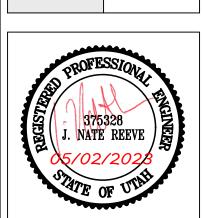
THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152-14</u>

19 Total Sheets

Know what's **below.**© Call before you dig.

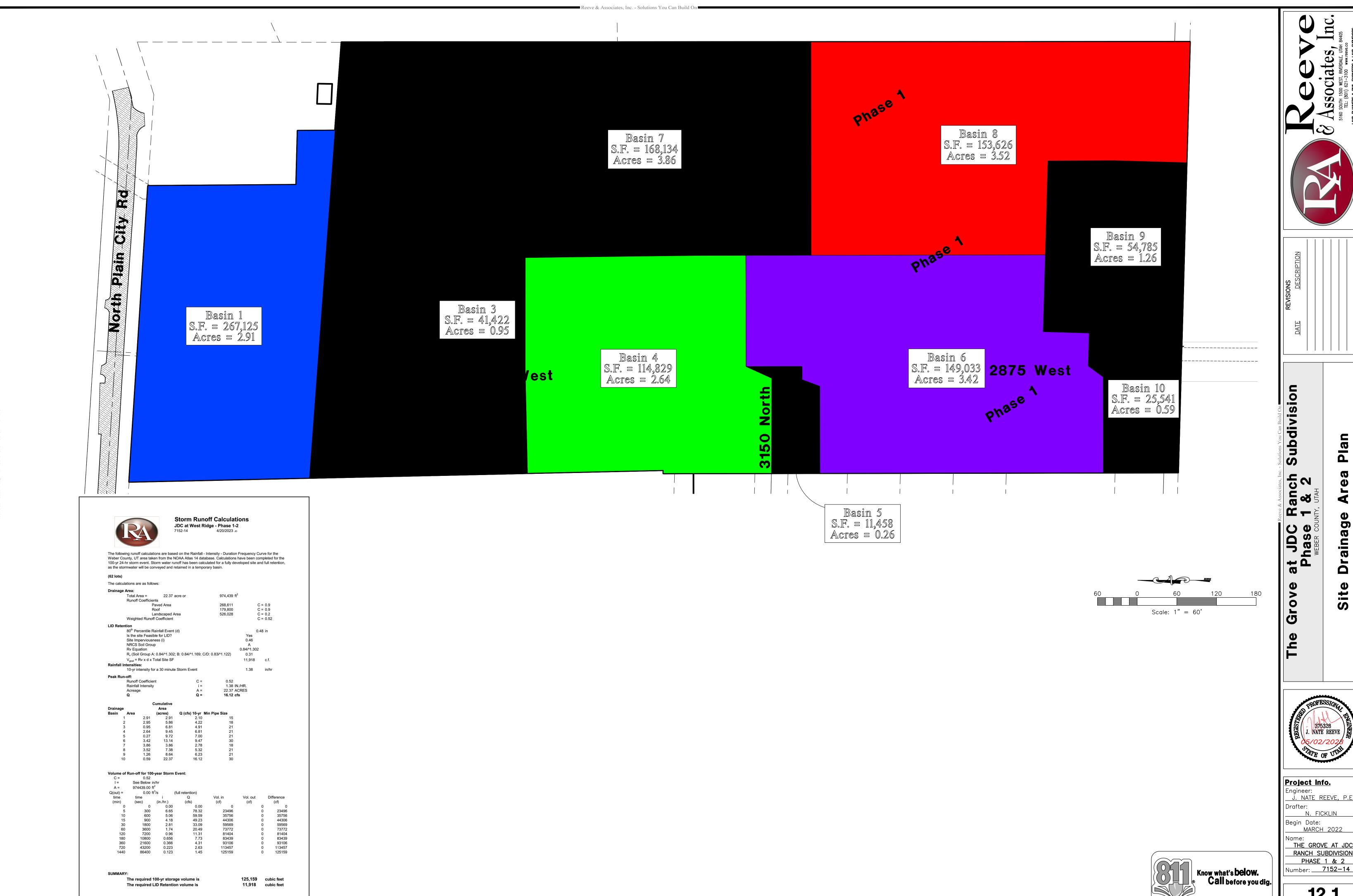






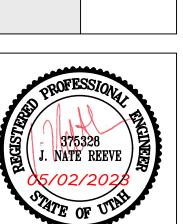
<u>J. NATE REEVE, P.E</u> N. FICKLIN MARCH 2022

THE GROVE AT JDC
RANCH SUBDIVISION
PHASE 1 & 2 Number: <u>7152-14</u>

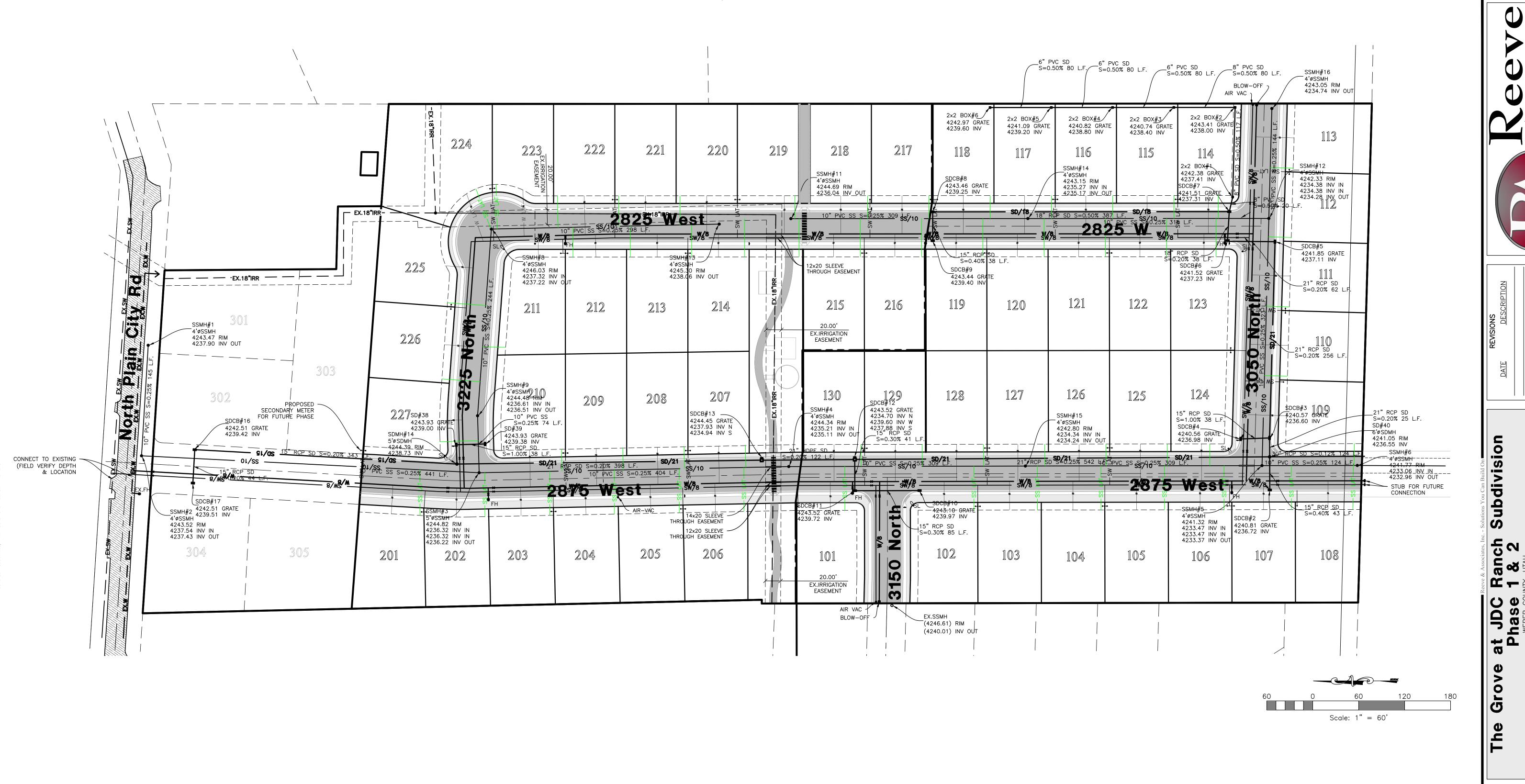


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Plan



J. NATE REEVE, P.E. MARCH 2022 THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: 7152-14



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Project Info.

J. NATE REEVE, P.E. Drafter: N. FICKLIN

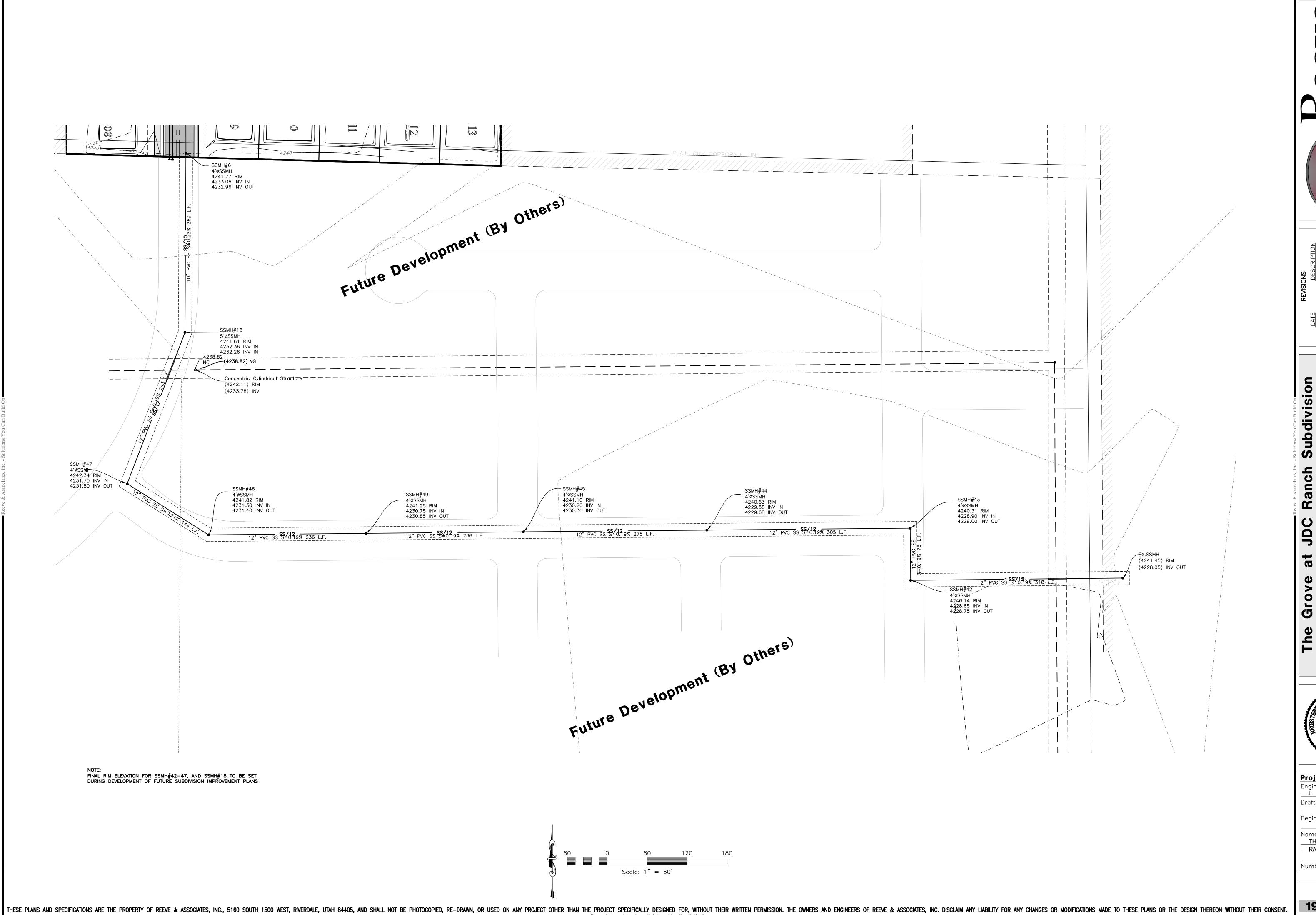
Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: 7152-14

13 **19** Total Sheets

Notice: THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Know what's **below.** © Call before you dig.



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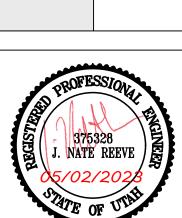




Ranch 1 & 2 at JDC Phase

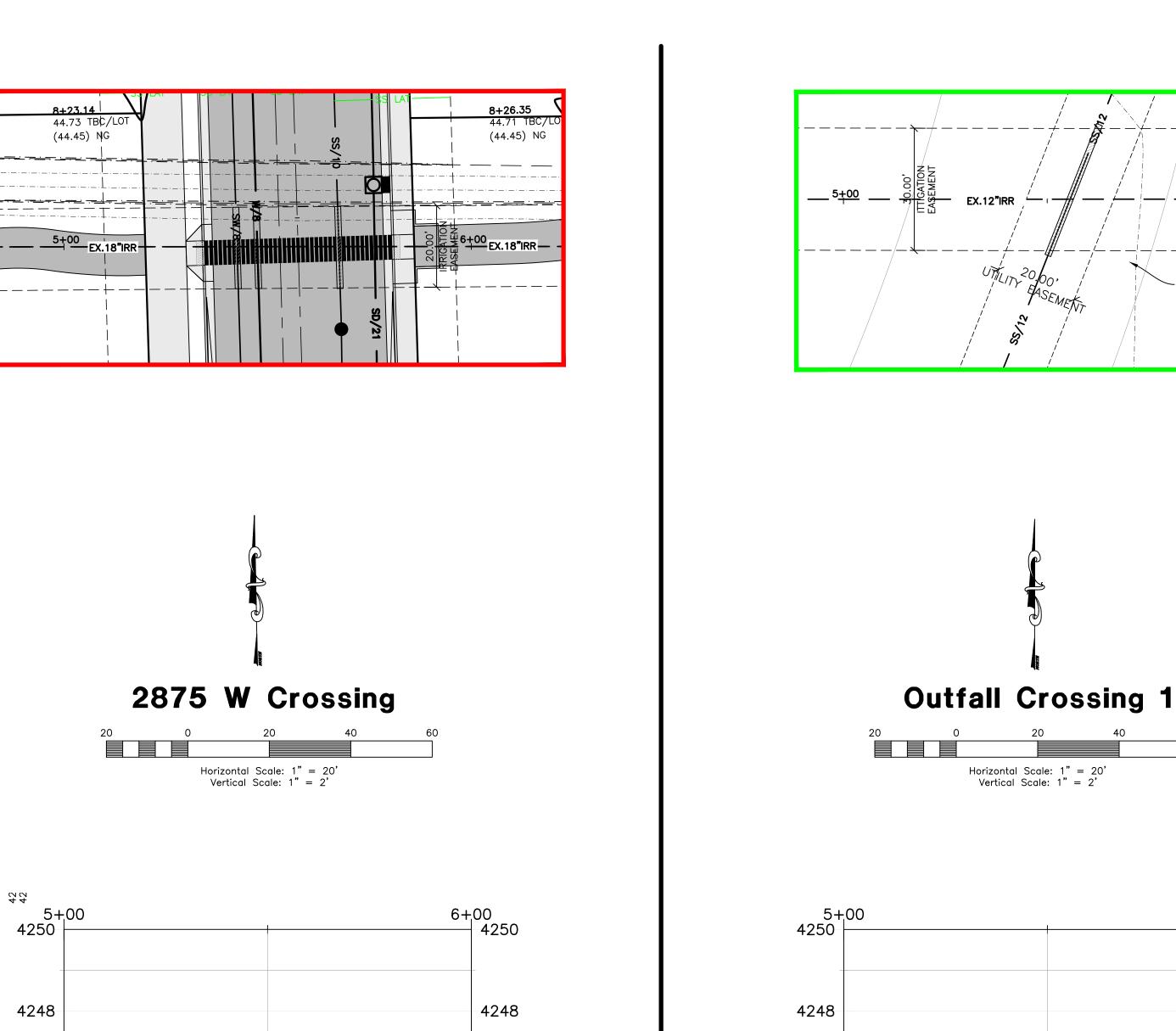
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<u>Project Info.</u> Engineer: J. NATE REEVE, P.E. Drafter: N. FICKLIN Begin Date: MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152–14</u>



4246

4242

4234

PROPOSED GRADE

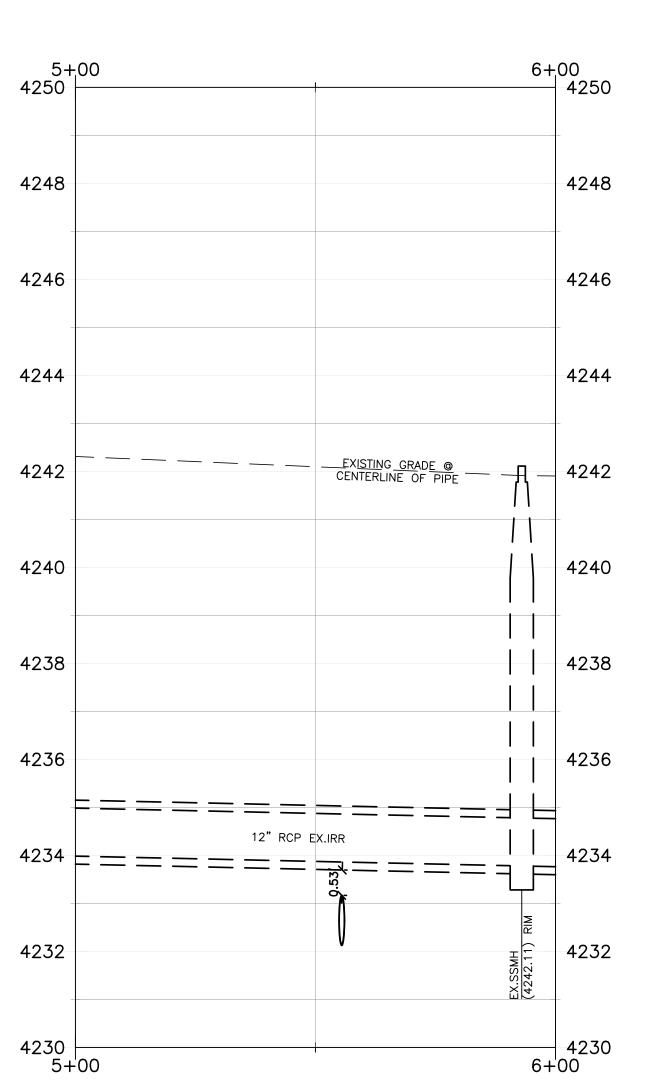
__EXISTING_GRADE_@ CENTERLINE_OF_PIPE

18" RCP EX.IRR

4242

4234

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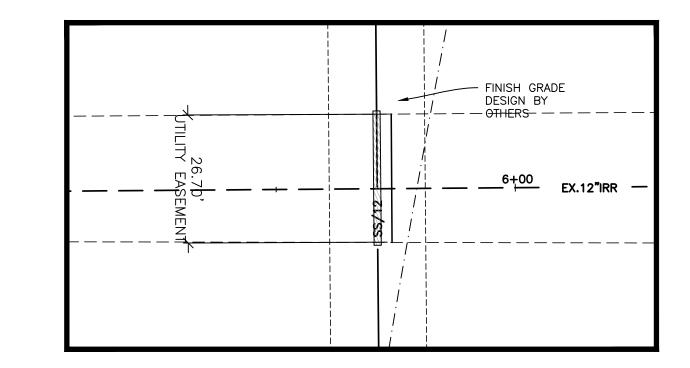


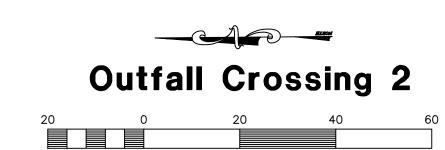
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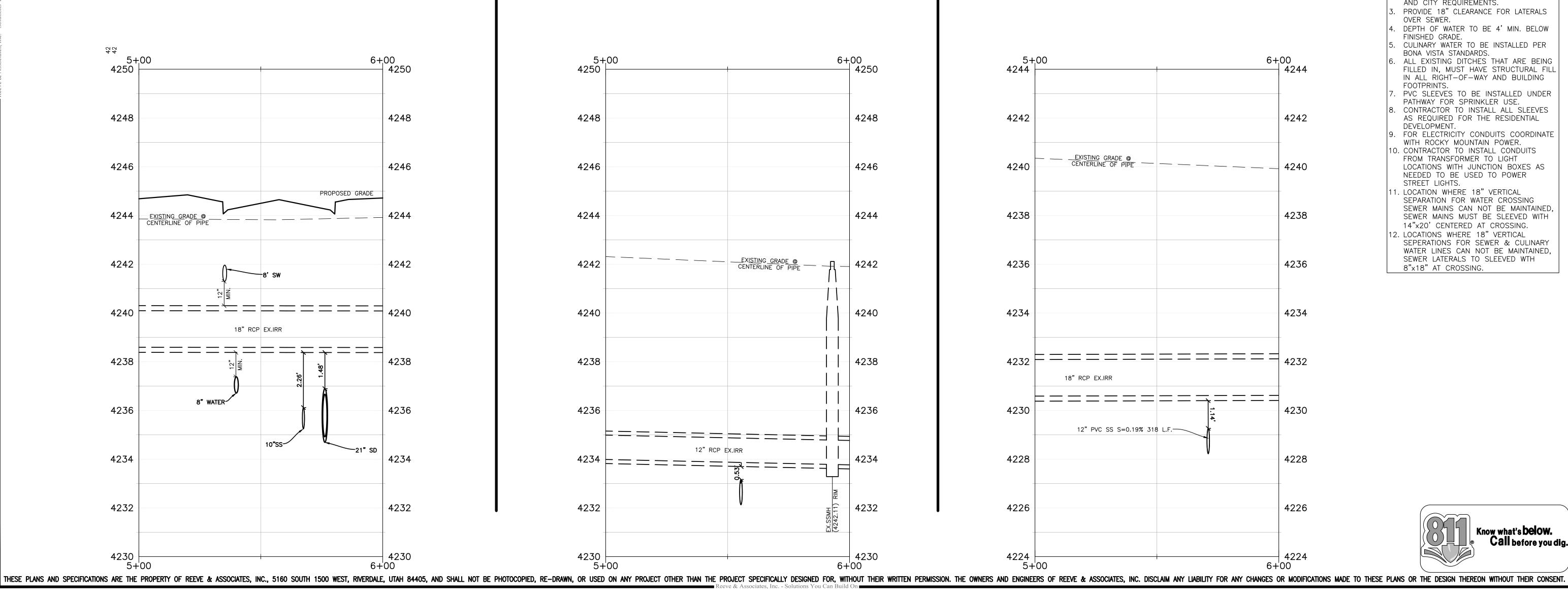
- FINISH GRADE

OTHERS

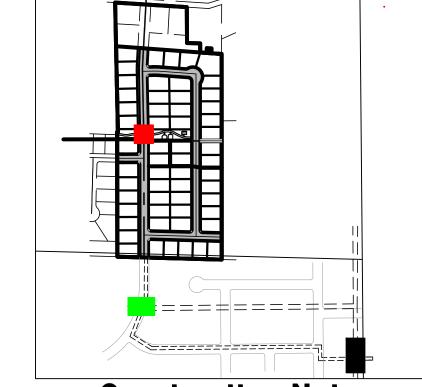




Horizontal Scale: 1" = 20' Vertical Scale: 1" = 2'



Key Map



Construction Notes:

CULINARY WATER

NOTE: 4' MIN. COVER REQUIRED OVER CW LINES W/8 - 8" DIP W/POLY WRAP WATER LINE W LAT - 1" TYPE K COPPER SERVICE LATERAL

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LOCATIONS WITH JUNCTION BOXES AS NEEDED TO BE USED TO POWER STREET LIGHTS.

LOCATION WHERE 18" VERTICAL SEPARATION FOR WATER CROSSING SEWER MAINS CAN NOT BE MAINTAINED, SEWER MAINS MUST BE SLEEVED WITH

14"x20' CENTERED AT CROSSING. 2. LOCATIONS WHERE 18" VERTICAL SEPERATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO SLEEVED WTH

8"x18" AT CROSSING.



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Project Info.

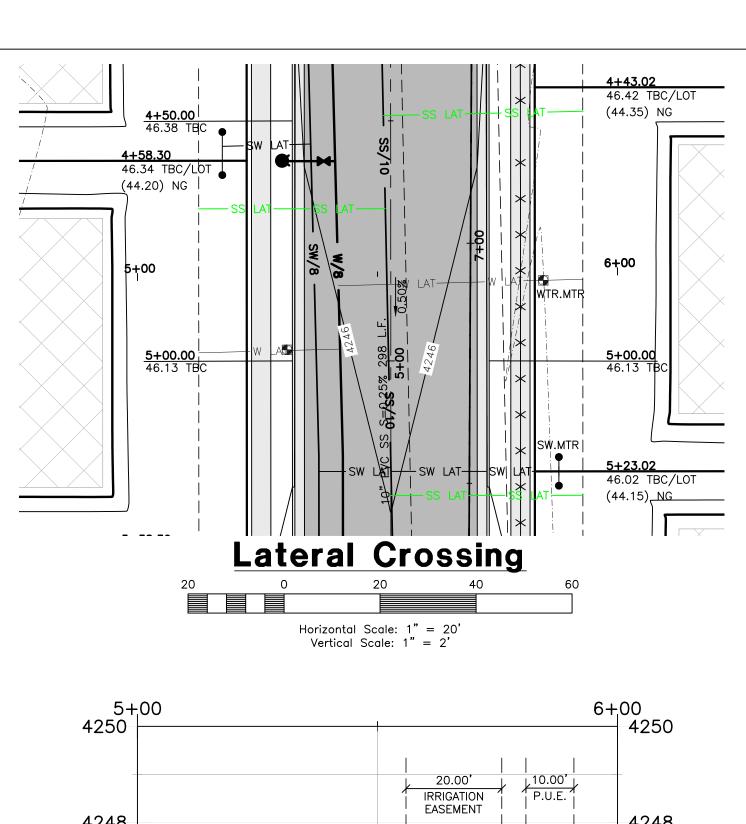
J. NATE REEVE, P.E. Drafter: Begin Date:

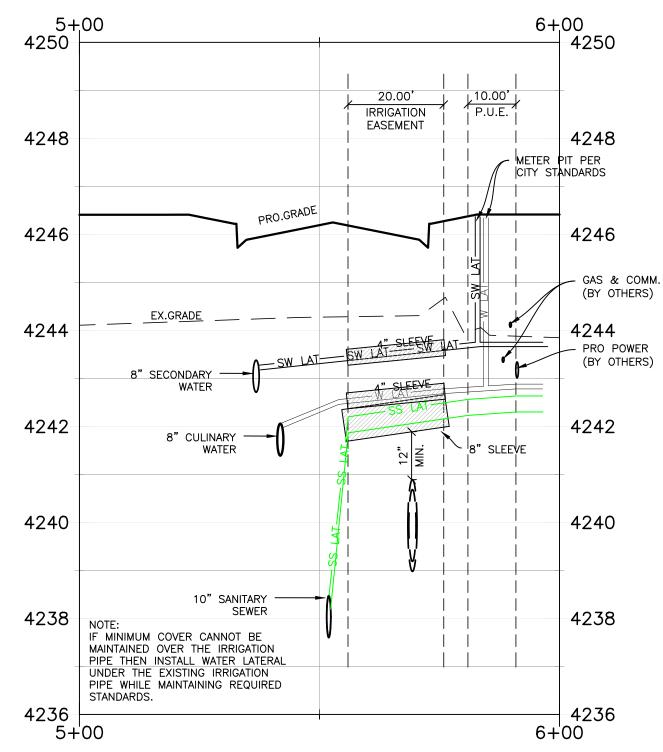
MARCH 2022

THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2 Number: <u>7152–14</u>

19 Total Sheets

Know what's **below.** © Call before you dig.





1. WATER LATERALS TO BE INSULATED WHEN CROSSING OVER EXISTING

3. WATER LATERALS TO MAINTAIN 12" MINIMUM SEPARATION WHEN CROSSING

4. ALL 1" & 3" UTILITY CROSSING TO BE INCASED WITH SCHEDULE 40 PVC PIPE.

FROM FREEZING.

2. INSULATION TO EXTEND MIN 12" BEYOND.

UNDER EXISTING IRRIGATION.

IRRIGATION IF COVER OVER TOP OF PIPE IS LESS THAN 4' TO PROTECT PIPE

EXHIBIT "A"

PROTECTION CRITERIA

A. Surface structures that generally will be allowed to be constructed within United States rights-of-way include asphalt roadways, with no utilities within roadway, non reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways. However, where United States system pipe has specific maximum and minimum cover designation the special requirements for roadways, parking lots and driveways crossing over the pipe shall be obtained from the United States for the maximum allowable external loading or minimum cover. HOWEVER, IT IS UNDERSTOOD THAT ALL SURFACE STRUCTURES SHALL BE ANALYZED AND CONSIDERED ON AN INDIVIDUAL BASIS.

B. Structures that may <u>not</u> be constructed in, on, or along United States rights-of-way include but are not limited to, permanent structures such as fences, retaining walls, block walls, buildings, garages, decks, carports, trailers, and swimming pools as designated by the United States.

- C. No trees or vines will be allowed within the rights-of-way of the United States.
- D. All temporary or permanent changes in ground surfaces within United States rights-of-way are to be considered to be encroaching structures and must be handled as such. Earthfills and cuts on adjacent property shall not encroach onto United States rights-of-way without prior approval by the United States.
- E. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.
- F. Prior to construction of <u>any</u> structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of water users or the United States.

G. Any contractor or individual constructing improvements in, on, or along United States rights-of-

that which existed before the encroachment work began or as shown on the approved plans or

- way must limit his construction to the encroaching structure previously approved and construct the improvements strictly in accordance with plans or specifications.H. The ground surfaces within United States rights-of-way must be restored to a condition equal to
- I. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States and/or the District upon completion of construction and shall provide the District with one copy and the United States with two copies of as-built drawings showing actual

improvements in, on, or along the rights-of-way.

J. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the District at least 10 days notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.

eve & Associates, Inc. - Solutions You Can Build On

- K. If unusual conditions are proposed for the encroaching structure or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.
- L. All backfill material within United States rights-of-way shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the projects works.
- M. That the backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 90 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.
- N. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within the United States rights-of-way.
- O. Owners of encroaching facilities shall notify the United States and/or the District at least forty-eight (48) hours in advance of commencing construction to permit inspection by the United States and/or the District.
- P. No use of United States lands or rights-of-way shall be permitted that involve the storage of hazardous material.





DATE DESCRIPTION

Subdivision

Phase 1 & 2
weber COUNTY, UTAH

The Grove at JDC Phase





Engineer:

J. NATE REEVE, P.E.

Drafter:

N. FICKLIN

Begin Date:

Begin Date:

MARCH 2022

Name:

THE GROVE AT JDC

PANCH SURDIVISION

THE GROVE AT JDC
RANCH SUBDIVISION
PHASE 1 & 2
Number: 7152-14

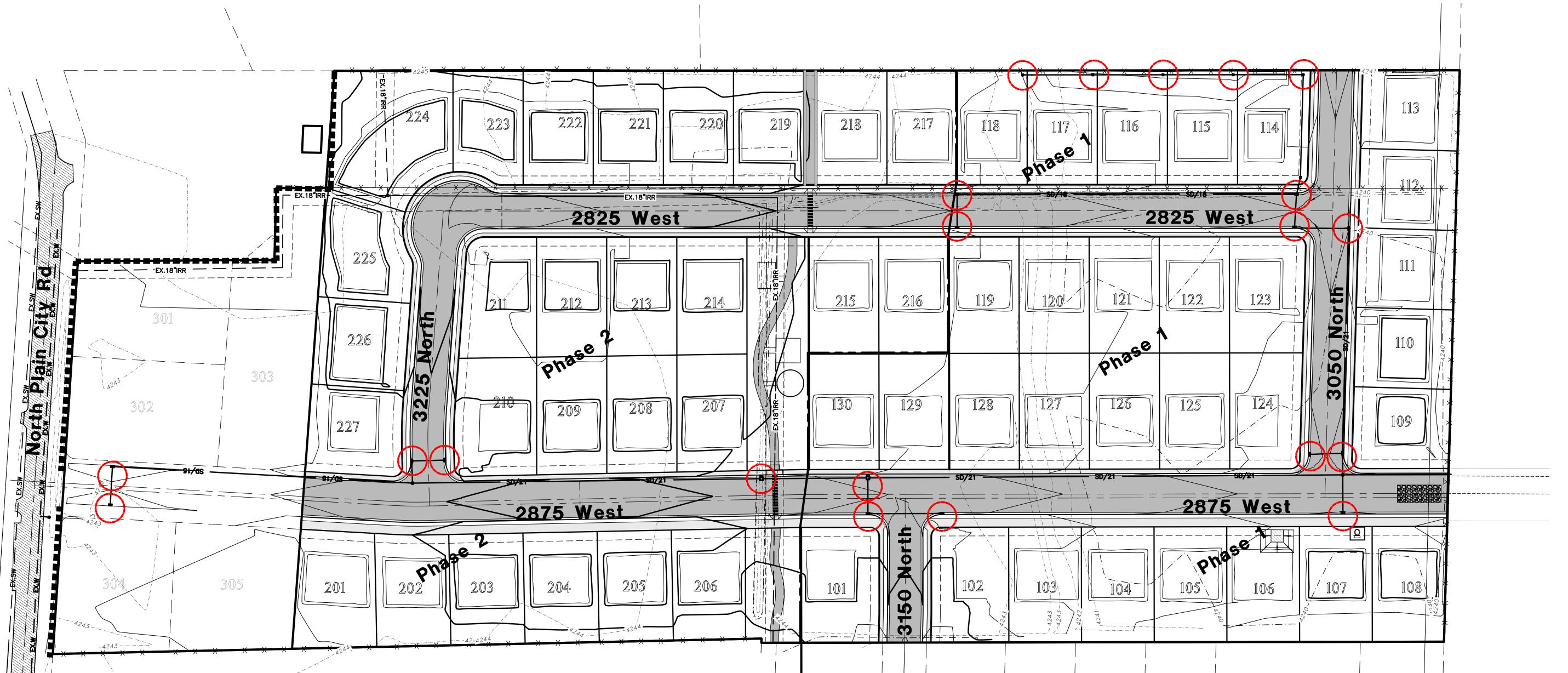
THE GROVE at JDC RANCH SUBDIVISION

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH MARCH, 2023







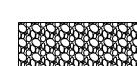
SWPPP Legend

8

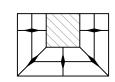
= PORTABLE TOILET

= INLET PROTECTION TYP. (SEE DETAIL)

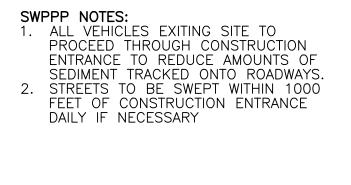
= SILT FENCE (SEE DETAIL)

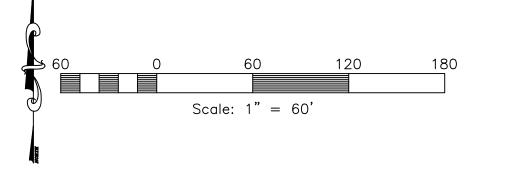


= 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN



= CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR





Construction Activity Schedule

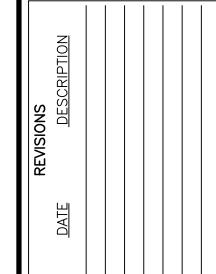
BMP'S DEPLOYMENT DATE.......MARCH 2023
 STORM WATER MANAGEMENT CONTACT / INSPECTOR......STEVE ANDERSON (801) 430-3996
 SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

BY OWN

STORY OF THE STANDAR THAT STAND STANDARS TRAFFIC ENGINEERS * LAND SURVEYORS

TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS





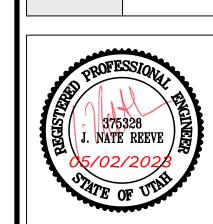
te 1 & 2

COUNTY, UTAH

ater Pollution

Plan Exhibit

The Grove at JDC Ranc Phase 1 & 1 WEBER COUNTY, UTAH Storm Water Po



Project Info.
Engineer:
 J. NATE REEVE, P.E.
Drafter:
 N. FICKLIN
Begin Date:
 MARCH 2022
Name:

Name:
THE GROVE AT JDC
RANCH SUBDIVISION
PHASE 1 & 2
Number: 7152-14

17

Notes:

- Describe all BMP's to protect storm water inlets:
- All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas: To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments: If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
 - If any contaminates are found or generated, contact environmental engineer and contacts listed.
 - To be performed in designated areas only and surrounded with silt fence. Vehicle maintenance areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
 - To be performed in designated areas only and surrounded with silt fence. Equipment storage areas:
 - To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas: To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
 - To be performed in designated areas only and surrounded with silt fence.
- To be performed in designated areas only and surrounded with silt fence.
- Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion

Construction Vehicles and Equipment: a. Maintenance

- Maintain all construction equipment to prevent oil or other fluid leaks.
- Keep vehicles and equipment clean, prevent excessive build—up of oil and grease. Regularly inspect on—site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on—site.
- Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
- - If fueling must occur on—site, use designated areas away from drainage.
 - Locate on—site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids. Use drip pans for any oil or fluid changes.
- Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on—site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps. Do not permit steam cleaning on—site.

Spill Prevention and Control

- Minor spills are those which are likely to be controlled by on—site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill: Contain the spread of the spill.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent
- materials, cat litter, and / or rags). — If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly
- dispose of contaminated soil.
- If the spill occurs during rain, cover the impacted area to avoid runoff. Record all steps taken to report and contain spill.
- On—site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424—8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices. Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas. Avoid mixing excess amounts of fresh concrete or cement on—site.

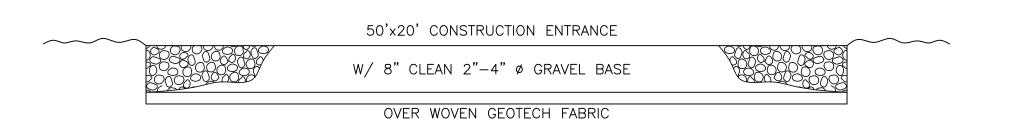
approval by the engineer of record and the governing agency.

- Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
- Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff
- All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if
- Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.

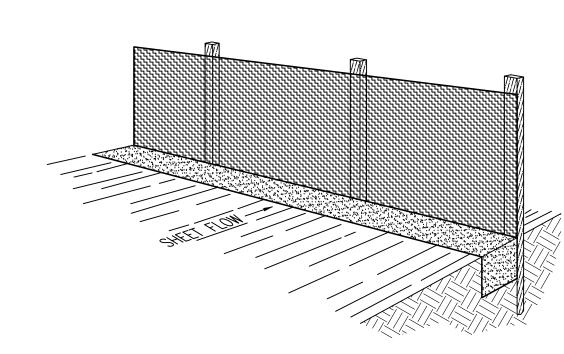
Erosion Control Plan Notes

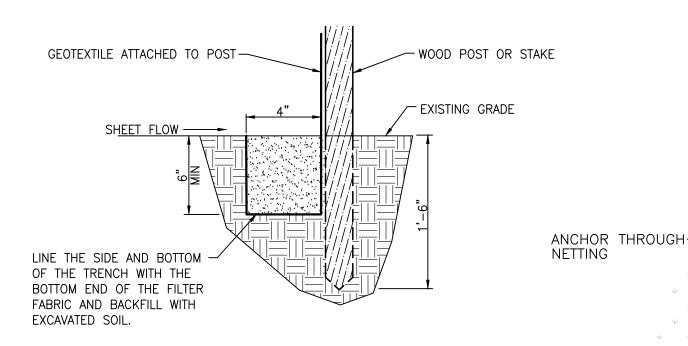
- The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

 A stand—by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
- c. Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
- Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of
- All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
- Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
- All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
- The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of
- Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the
- Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site. Part III.D.4 of general permit UTRC00000 identifies the minimum inspection requirements.
- Part II.D.4.C identifies the minimum inspection report requirements. Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR



Cross Section 50' x 20' Construction Entrance





Section

-2 TO 1 SLOPE

Perspective View

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally—recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TAE	BLE 1:
	ximum Slope Lengths
	ilt Fence
(Richardson & N	Middlebrooks, 1991)
Slope Steepness	Max. Slope Length
(%)	m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)

PREFABRICATED SILT FENCE ROLLS *Excavate a minimum 15.2cm x 15.2cm

(6"x6") trench at the desired location. *Unroll the silt fence, positioning the post against the downstream wall of the trench *Adjacent rolls of silt fence should be joined be nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1. *Drive posts into the ground until the required

>20% 4.5m (15ft)

fence height and/or anchorage depth is *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence

installation and anchor trench placement.

FIELD ASSEMBLY:

*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location. *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

—6'-⊁—6'-

should generally be less than three (3) times the height of the fence. *If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum

mesh opening of 15.2cm (6"). *Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom *The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of

*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately. *When sediment deposits behind the silt fence are one—third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

geotextile shall extend into the trench.

*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

Section B B Section A-

Figure 1:

Top View of

Roll-to-Roll Connection

SEE STAKE DETAIL STRAW WATTLE SFF STAKE DETAIL \vee \vee \forall \forall \forall STORM DRAIN-DROP INLET

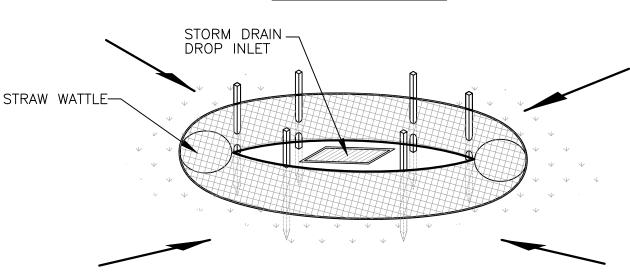
Plan View

ANCHOR THROUGH-

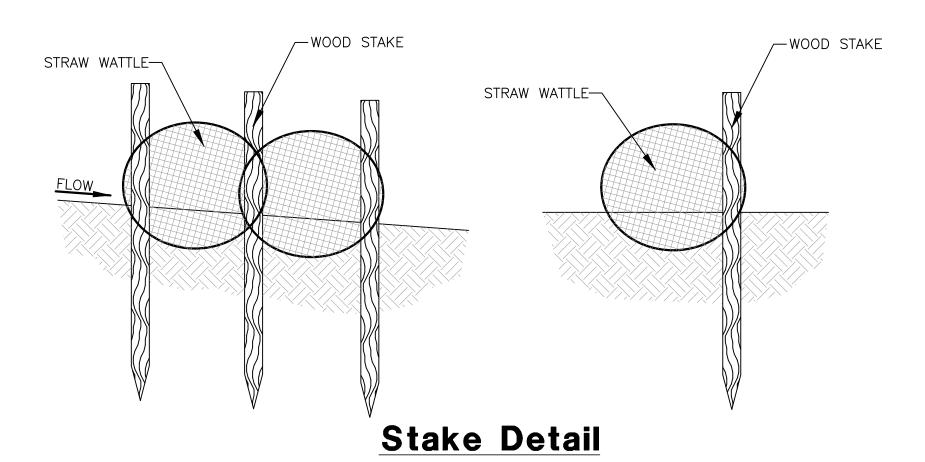
NETTING

Inlet Box Protection

STORM DRAIN INLET-



Drop Inlet Protection



Concrete Washout Area w/ 10 mil Plastic Liner

3' HIGH BERM─

SCALE: NONE

Silt Fence Detail

PLASTIC LINER -





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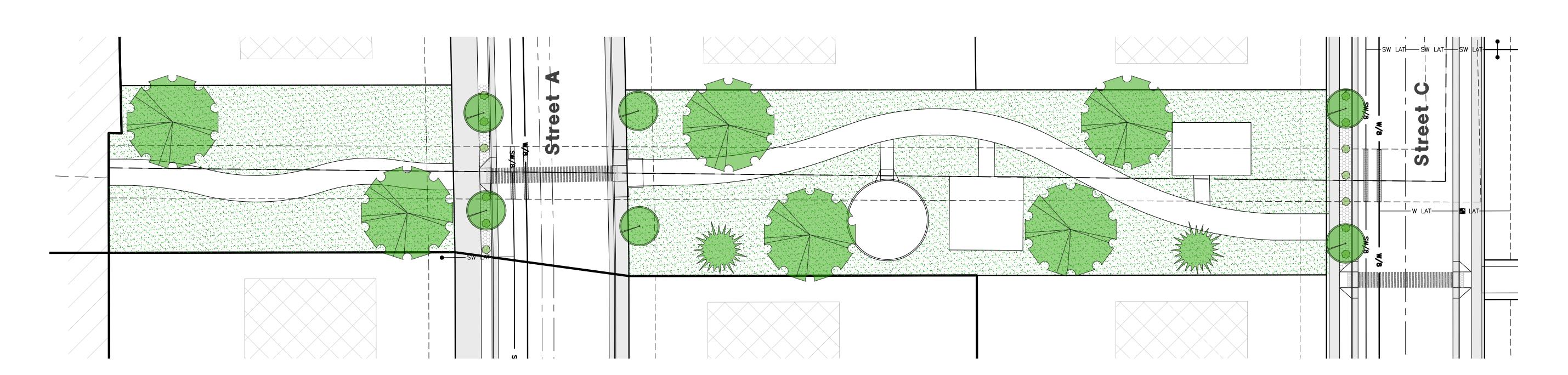
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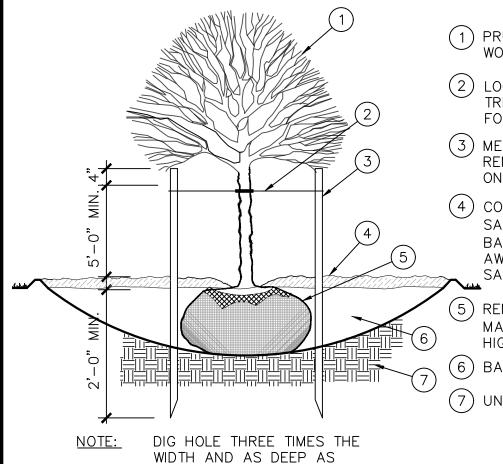
<u>J. NATE REEVE, P</u>.E. Drafter: N. FICKLIN Begin Date: MARCH 2022 THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2

Number: 7152-14

PLANT TABLE

Quantity Symbol Scientific Name Common Name	Size		
6 Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Map	e 2" cal.		
2 Pinus nigra Austrian Pine	6' Ht		
6 Zelkova serrata 'Village Green' Village Green Zelkova	2" cal.		
SHRUBS			
Quantity Symbol Scientific Name Common Name	Size		
Juniperus communis 'Mondap' Alpine Carpet Juniper	5 gal.		
OTHER			
Symbol Description	Туре		
Turf Grass — Sod Kentucky Bluegrass Mix — 3 Species Minimum			
Rock Mulch Place mulch over 5 ounce Professional weed barrier cloth in all planting beds.			
Contractor to provide samples to owner for approval prior to delivery.	3" Dept		





ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

(1) PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.

(2) LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.

(3) METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.

(4) CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.

5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE. (6) BACKFILL WITH NATIVE SOIL

(7) UNDISTURBED SOIL

WHERE NOTED.

FOR HIGH WIND CONDITIONS (2) 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR (3) REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE (4) CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE

DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT

(2) 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR (3) REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE. (4) BACKFILL WITH NATIVE SOIL

(1) 3" OF BARK/ROCK MULCH.

BRUSH AWAY FROM STEM

DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

SHRUB PLANTING

(1) LOOSELY TIE TO ALLOW FOR

(5) BACKFILL WITH NATIVE SOIL

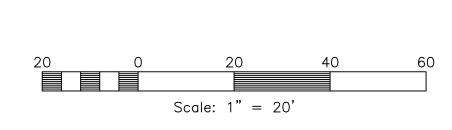
(6) UNDISTURBED SOIL

TREE MOVEMENT, BUT SECURED

PLANTING NOTES

- 1. This planting plan is diagrammatic and plant locations are approximate. 2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- 3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- 4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- 5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- 6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- 7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- 8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed. 9. Edging or Curbing shall be installed as shown on the plan to separate
- grass from shrub beds. 10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the
- owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum. 11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch. 12. Provide a 3' minimum diameter circle "tree ring" around trees that are
- bark mulch or match mulch being used for shrub beds. 13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

placed within lawn areas. Place a 3" min. depth of mulch. Use shredded





Know what's **below.** Call before you dig.

19 Total Sheets

NATHAN C

JEREMY A. DRAPER, P.E.

N. PETERSON

MARCH 2022

WEST RIDGE PHASE 3 & 4

Number: <u>7152-14</u>

PETERSON

Project Info.

Drafter:

Name:

Begin Date:

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S O O

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THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR CONSENT.