NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL

CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS

PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH

REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT 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 CIVIL ENGINEER HARMLESS FROM ANY AND ALL

LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR

AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

## **BENCHMARK**

NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4231.00'

# THE ORCHARDS AT JDC RANCH PHASE 1



# 2800 WEST 2600 NORTH STREET WEBER COUNTY, UTAH

INDEX OF	DRAWINGS	PP-0	PLAN AND PROFILE KEY MAP	
1 OF 2	PHASE 1 PLAT	PP-1	2675 NORTH STREET PLAN AND PROFILE	
2 OF 2	PHASE 1 PLAT	PP-2	2675 NORTH STREET PLAN AND PROFILE	
C-001	GENERAL NOTES	PP-3	ABERDEEN DRIVE PLAN AND PROFILE	
C-002	OVERALL DEVELOPMENT SITE PLAN	PP-4	2825 WEST STREET PLAN AND PROFILE	
C-100	SITE PLAN	PP-5	2830 WEST STREET, 2810 WEST STREET	
C-200	OVERALL GRADING AND DRAINAGE PLAN		AND 2780 WEST STREET PLAN AND PROFILE	
C-201	GRADING AND DRAINAGE PLAN	PP-6	2720 NORTH STREET PLAN AND PROFILE	
C-202	GRADING AND DRAINAGE PLAN	PP-7	2710 NORTH STREET PLAN AND PROFILE	
C-203	GRADING AND DRAINAGE PLAN	PP-8	2705 NORTH STREET PLAN AND PROFILE	<b>N</b>
C-204	GRADING AND DRAINAGE PLAN	C-500	DETAILS	A F
C-300	UTILITY PLAN	C-501	DETAILS	

# NOTICE TO DEVELOPER/ CONTRACTOR

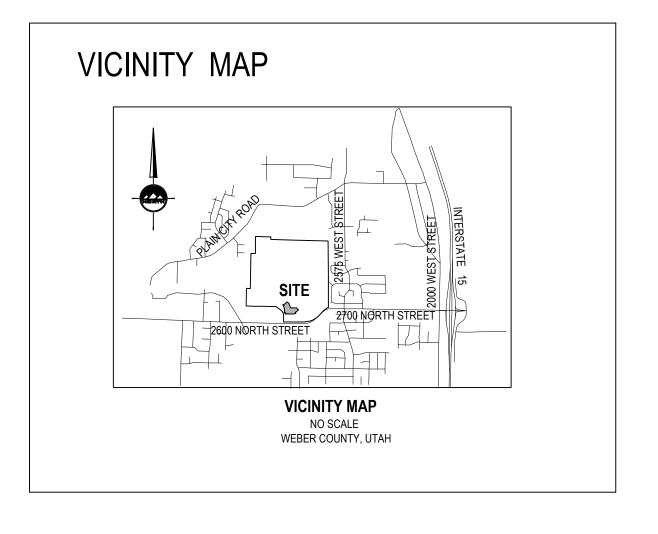
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

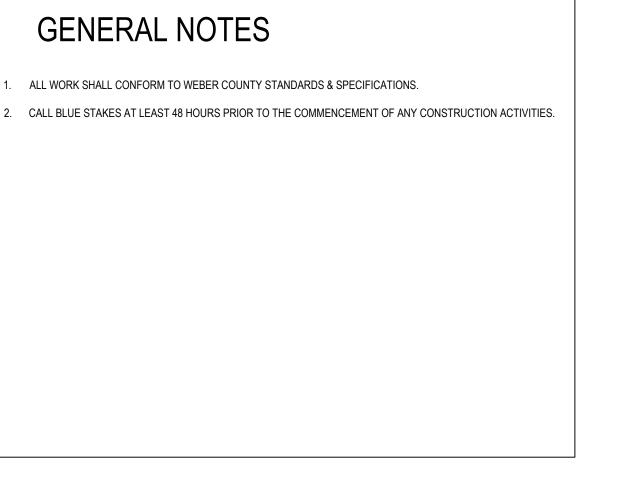
# **UTILITY DISCLAIMER**

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

NOT TO SCALE

**EROSION CONTROL PLAN** 







919 North 400 West Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

**CEDAR CITY** 

Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

Phone: 435.843.3590

WWW.ENSIGNENG.COM

NILSON HOMES 1740 COMBE RD. SUITE 2 SOUTH OGDEN, UT 84403

STEVE ANDERSON PHONE: 801.392.8100

DS AT JDC RANCH

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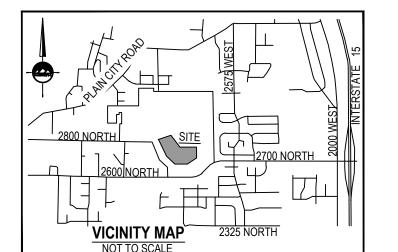
**600 NORTH STREET** WE



2024-01-03

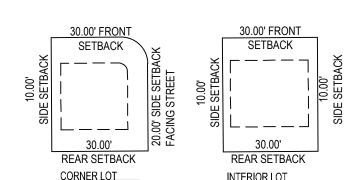
# THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 27 AND THE NORTHEAST QUARTER SECTION 34 **TOWNSHIP 7 NORTH, RANGE 2 WEST** SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH **JANUARY 2024** 



## **GENERAL NOTES:**

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE. A. FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY)
  - B. REAR YARD SETBACK IS 10' C. SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN STRUCTURES)
- 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- 3. PARCEL A IS TO BE DEDICATED TO THE COUNTY, AND MAINTAINED IN ACCORDANCE WITH THE TERMS SETFORTH IN THE MASTER DEVELOPMENT AGREEMENT. PARCEL B IS TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 1 HOME OWNER'S ASSOCIATION.
- 4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- 6. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.



PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N0°23'41"E	30.00'
PL2	S89°36'19"E	41.95'
PL3	N0°24'17"E	30.00'
PL4	N89°36'19"W	46.45'
PL5	N27°00'03"W	30.00'
PL6	S62°59'57"W	2.93'
PL7	N27°00'03"W	30.00'
PL8	S23°48'56"E	8.61'
PL9	S11°13'32"E	45.88'

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHO
PC1	45.00'	33.95'	43°13'24"	N67°59'37"W	33.1
PC2	15.00'	8.19'	31°17'33"	N15°15'06"W	8.09
PC3	791.50'	362.49'	26°14'26"	N12°43'32"W	359.3
PC4	15.00'	23.26'	88°50'41"	N18°34'36"E	21.0
PC5	395.00'	190.50'	27°37'58"	N49°10'58"E	188.6
PC6	15.00'	26.06'	99°33'13"	S10°51'01"W	22.9
PC7	560.00'	182.46'	18°40'05"	S51°17'35"W	181.6
PC8	170.00'	23.49'	7°55'06"	S45°55'06"W	23.4
PC9	230.00'	162.59'	40°30'15"	S70°08'34"W	159.2

EASEMENT CURVE TABLE

CURVE RADIUS LENGTH DELTA BEARING CHORD

(C46) 801.50' 10.33' 0°44'19" S8°26'23"E

0°42'57"

N19°51'44"W

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
(L27)	S23°48'56"E	3.00'
(L28)	N66°11'04"E	26.73'
(L29)	S23°48'56"E	10.00'
(L30)	N66°11'04"E	26.73'
(L31)	S23°48'56"E	10.00'
(L32)	N23°48'56"W	5.61'
(L33)	N66°11'04"E	26.87'
(L34)	S23°48'56"E	10.00'
(L35)	N66°11'04"E	26.87'
(L36)	N23°48'56"W	10.00'
(L37)	N0°23'41"E	3.00'
(L38)	S89°36'19"E	26.73'
(L39)	S0°23'41"W	10.00'
(L40)	S89°36'19"E	26.73'
(L41)	N0°23'41"E	10.00'
(L42)	S26°35'33"E	2.75'
(L43)	S26°35'33"E	10.15'
(L44)	N73°11'58"E	31.34'
(L45)	N73°11'58"E	30.15'
(L46)	N4°03'06"W	3.10'
(L47)	N83°50'56"W	36.56'
(L48)	N83°50'56"W	37.37'
(L49)	N4°03'06"W	10.16'

					i
C1	45.00'	9.81'	12°29'07"	N52°37'29"W	9.79'
C2	45.00'	24.14'	30°44'16"	N74°14'11"W	23.85'
C3	15.00'	23.56'	90°00'00"	N45°23'41"E	21.21'
C4	670.00'	76.40'	6°32'02"	N2°52'20"W	76.36'
C5	670.00'	10.01'	0°51'22"	N6°34'01"W	10.01'
C6	670.00'	10.02'	0°51'24"	N7°25'24"W	10.02'
C7	670.00'	119.12'	10°11'11"	N12°56'42"W	118.96'
C8	670.00'	103.73'	8°52'15"	N22°28'24"W	103.63'
C9	670.00'	10.00'	0°51'19"	N27°20'11"W	10.00'
C10	670.00'	10.00'	0°51'20"	N28°11'30"W	10.00'
C11	670.00'	48.68'	4°09'47"	N30°42'04"W	48.67'
C12	15.00'	22.12'	84°30'21"	N75°02'08"W	20.17'
C13	455.00'	2.28'	0°17'15"	N62°51'19"E	2.28'
C14	801.50'	11.81'	0°50'39"	N20°28'17"W	11.81'
C15	801.50'	89.69'	6°24'41"	N16°50'37"W	89.64'
C16	801.50'	87.48'	6°15'13"	N10°30'40"W	87.44'
C17	801.50'	92.22'	6°35'32"	N4°05'18"W	92.17'
C18	455.00'	8.88'	1°07'05"	N35°55'32"E	8.88'
C19	455.00'	50.02'	6°17'55"	N40°21'22"E	49.99'
C20	455.00'	65.26'	8°13'04"	N47°36'52"E	65.20'
C21	15.00'	22.12'	84°30'21"	N9°28'13"E	20.17'
C22	730.00'	43.21'	3°23'30"	N31°05'12"W	43.21'
C23	730.00'	10.05'	0°47'19"	N29°23'28"W	10.05'
C24	730.00'	10.04'	0°47'15"	N28°36'11"W	10.04'
C25	730.00'	85.05'	6°40'32"	N24°28'40"W	85.01'
C26	730.00'	85.52'	6°42'45"	N17°47'02"W	85.47'
C27	730.00'	10.16'	0°47'51"	N14°01'44"W	10.16'
C28	730.00'	10.16'	0°47'51"	N13°13'53"W	10.16'
C29	730.00'	72.07'	5°39'25"	N10°00'15"W	72.04'
C30	730.00'	10.08'	0°47'28"	N6°46'49"W	10.08'
C31	730.00'	10.06'	0°47'23"	N5°59'23"W	10.06'
C32	730.00'	76.31'	5°59'23"	N2°36'00"W	76.28'
C33	15.00'	23.56'	90°00'00"	N44°36'19"W	21.21'
C34	170.00'	11.48'	3°52'13"	N88°27'34"E	11.48'
C35	170.00'	98.68'	33°15'37"	N66°30'27"E	97.31'
C36	425.00'	2.13'	0°17'15"	N62°51'19"E	2.13'
C37	425.00'	40.75'	5°29'39"	N59°57'52"E	40.74'
C38	425.00'	40.75'	5°29'39"	N54°28'13"E	40.74'
C39	425.00'	121.33'	16°21'25"	N43°32'41"E	120.92'
C40	700.00'	405.34'	33°10'38"	N16°11'38"W	399.70'
C41	200.00'	141.39'	40°30'15"	N70°08'34"E	138.46'
C42	40E 00!	40.001	E O A C I E A II	NICO O CIDO II E	40.071

**CURVE TABLE** 

CURVE RADIUS LENGTH DELTA BEARING CHORD



STATEOR	- UTAH		
County of	Weber	}S.S.	

LINE TABLE

LINE BEARING

L2 S89°36'19"E

L3 N0°23'41"E

L4 N85°56'54"E

L5 N4°03'06"W

L6 N85°56'54"E

.7 N63°24'27"E

L10 N32°46'57"W

.11 N32°46'57"W

L12 N66°11'04"E

.13 N23°48'56"W

L15 N66°11'04"E

L16 N23°48'56"W

.17 N66°10'46"E

L18 S89°36'19"E

L19 N0°23'41"E

L21 N0°23'41"E

.22 | S89°36'19"E L23 N0°23'41"E

L24 N0°23'41"E

L25 | S89°36'19"E |

L26 N0°23'41"E

L20 S89°36'19"E 139.96'

L14 N66°11'04"E 135.89'

L8 N26°35'33"W 20.00'

L9 N63°24'27"E 128.46'

136.96'

N0°23'41"E

On the	day of	A.D., 20	3.
personally ap	peared before me	e, the undersigned Notary Public, in and for said County of	in the State of Utah, who after being
duly sworn, a	icknowledged to r	ne that He is the Manager, of West Park Community LLC a Limited Liak	bility Company and that He signed the
Owner's Ded	ication freely and	voluntarily for and in behalf of said Limited Liability Company for the pu	rposes therein mentioned and
acknowledge	d to me that said	Limited Liability Company executed the same.	

IVI Y	VIT CONTINIOSION EXPIRES.		
		RESIDING IN	COUNTY.
	NOTARY PUBLIC		

## SURVEYOR'S CERTIFICATE

, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

### **SURVEY NARRATIVE**

# Purpose of Survey is to split existing parcels into lots and streets.

### BOUNDARY DESCRIPTION

A parcel of land, situated in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 2 Vest, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°44'59" West 399.55 feet along the Section Line and South 0°15'01" West 60.00 feet from the Southeast Corner of said Section 27 and running thence:

- thence southerly 162.59 feet along the arc of a 230.00-foot radius tangent curve to the left (center bears North 0°23'41" East and the
- ong chord bears South 70°08'34" West 159.23 feet with a central angle of 40°30'15"); thence North 89°36'19" West 531.03 feet;
- thence North 0°23'41" East 30.00 feet; thence South 89°36'19" East 41.95 feet;
- thence North 0°24'17" East 30.00 feet;
- thence North 89°36'19" West 46.45 feet;
- thence northerly 33.95 feet along the arc of a 45.00-foot radius tangent curve to the left (center bears North 43°37'05" East and the long chord bears North 67°59'37" West 33.15 feet with a central angle of 43°13'24");
- thence northerly 8.19 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 89°36'19" East and the long chord bears North 15°15'06" West 8.09 feet with a central angle of 31°17'33");
- thence North 0°23'41" East 98.40 feet; thence northerly 362.49 feet along the arc of a 791.50-foot radius tangent curve to the left (center bears South 89°36'19" East and the
- long chord bears North 12°43'32" West 359.33 feet with a central angle of 26°14'26"); thence northerly 23.26 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the
- ong chord bears North 18°34'36" East 21.00 feet with a central angle of 88°50'41"); thence North 27°00'03" West 30.00 feet:
- thence South 62°59'57" West 2.93 feet; thence North 27°00'03" West 30.00 feet;
- thence North 62°59'57" East 127.49 feet;
- thence northerly 190.50 feet along the arc of a 395.00-foot radius tangent curve to the right (center bears South 54°38'01" East and the ong chord bears North 49°10'58" East 188.66 feet with a central angle of 27°37'58");
- thence South 54°38'01" East 142.63 feet;
- thence South 23°48'56" East 273.24 feet; thence South 23°48'56" East 8.61 feet; thence South 11°13'32" East 45.88 feet;
- thence East 397.69 feet;
- thence South 38°55'35" East 156.14 feet;
- thence southerly 26.06 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 29°22'22" West and the
- ong chord bears South 10°51'01" West 22.91 feet with a central angle of 99°33'13"); thence South 60°37'38" West 54.56 feet; thence southerly 182.46 feet along the arc of a 560.00-foot radius tangent curve to the left (center bears South 48°02'27" East and the
- long chord bears South 51°17'35" West 181.65 feet with a central angle of 18°40'05");
- thence southerly 23.49 feet along the arc of a 170.00-foot radius tangent curve to the left (center bears North 40°07'22" West and the long chord bears South 45°55'06" West 23.48 feet with a central angle of 7°55'06"); thence South 40°06'34" East 60.00 feet to the Point of Beginning;

ontains: 431,497.126 square feet or 9.906 acres.	

 Trent R. Williams, PLS	
License no. 8034679	

# OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract, and do hereby dedicate, grant and convey to Weber County. Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space:

# THE ORCHARDS AT JDC RANCH

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. Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or

Convey to Weber County, or its designee, all those parts or portions of said tract of land designated as open space to be used as public

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated herof as public utility, and drainage

easements with no buildings or structures being erected within such easements. Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land

n witness whereof We(I) have hereto set our hands(s) this _	day of	A.D., 20
(, _	<b>,</b>	

drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

By: DAVID LOWRY

# THE ORCHARDS AT JDC RANCH PHASE 1

**RECORD OF SURVEY** 

**LOCATED IN THE SOUTHEAST QUARTER SECTION 27** AND THE NORTHEAST QUARTER SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

WEBER COUNTY RECORDER ENTRY NO. \_\_\_\_\_\_FILED FOR RECORD AND \_\_\_\_\_\_\_ 70

DEPUTY RECORDER

RECORDED THIS DAY OF , 20 , AT IN BOOK OF OFFICIAL RECORDS SHEET 1 OF 3

PROJECT NUMBER: 9872 MANAGER: C.PRESTON DRAWN BY: J.RINDLISBACHER CHECKED BY: T.WILLIAMS

**DEVELOPER NILSON HOMES** 1740 COMBE RD. SUITE 2 **SOUTH OGDEN, UTAH 84403** 801-392-8100



919 North 400 West Phone: 801.547.1100 Fax: 801.593.6315

WWW.ENSIGNENG.COM

CEDAR CITY

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_

WEBER COUNTY SURVEYOR RECORD OF SURVEY #\_\_\_ WCO-106-1-8(c)(1)h.10; WCO 45-4-2(c)

COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF

STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION. THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_\_

SIGNATURE

ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

**COUNTY ATTORNEY** 

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS. SIGNED THIS \_\_

**COUNTY ENGINEER** 

SIGNATURE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

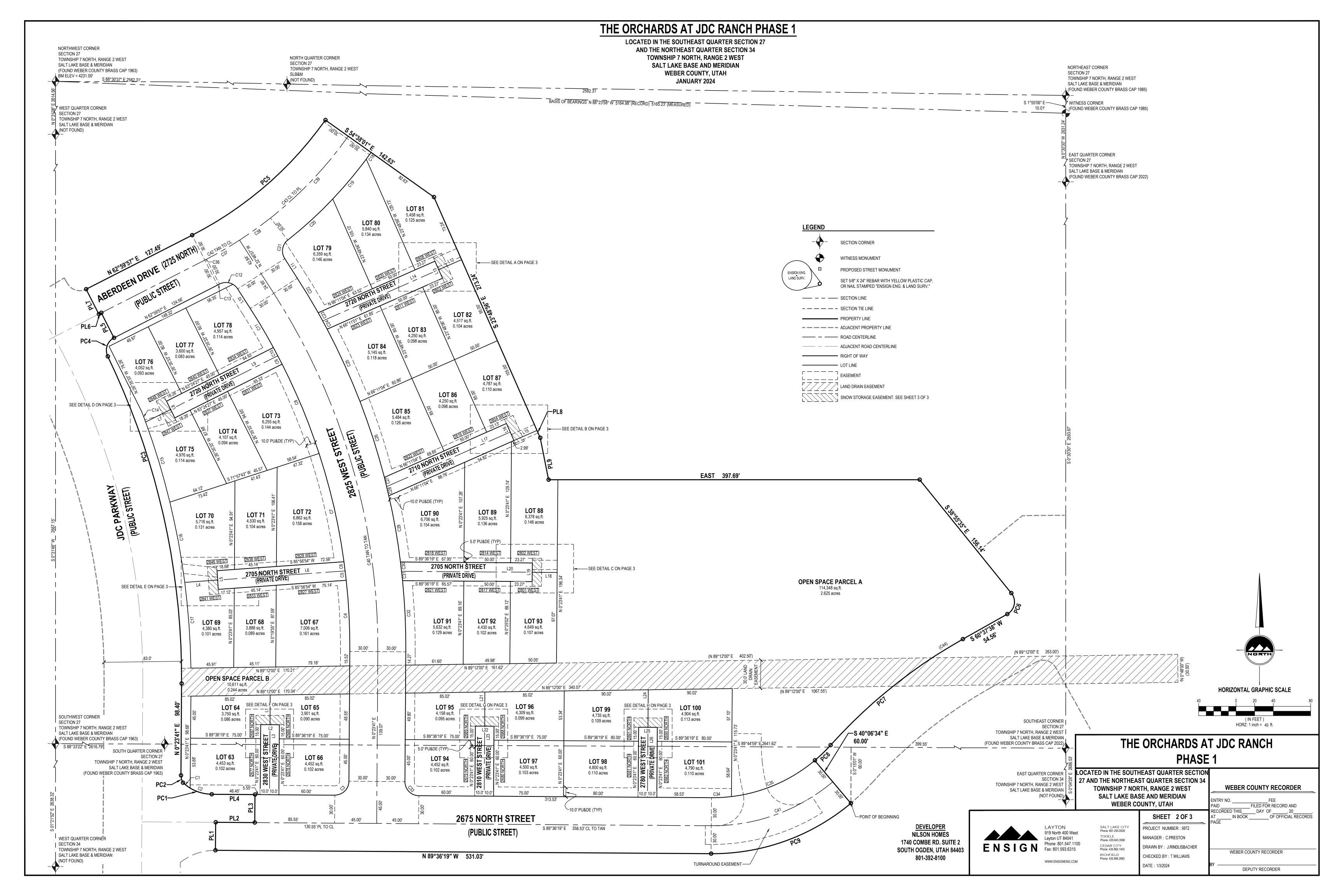
**COUNTY PLANNING COMMISSION APPROVAL** 

COUNTY SURVEYOR REVIEWER DATE

DATE: 1/3/2024

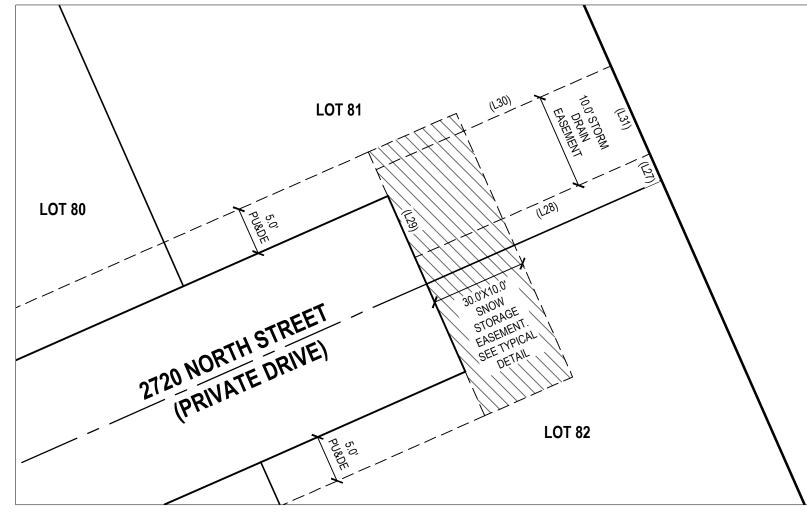
WEBER COUNTY RECORDER

Phone: 435.896.2983

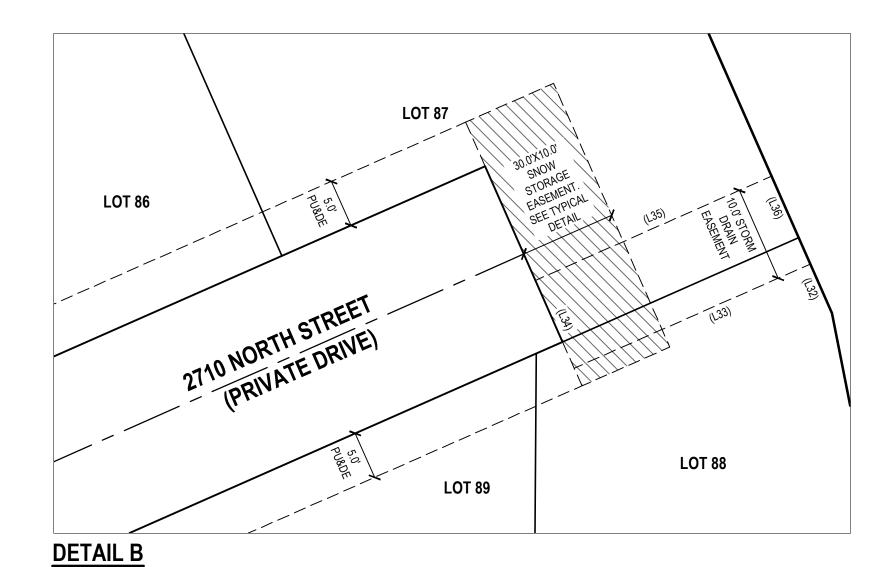


# THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 27
AND THE NORTHEAST QUARTER SECTION 34
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
JANUARY 2024



<u>DETAIL A</u>



LOT 89

LOT 88

LOT 88

2705 NORTH STREET

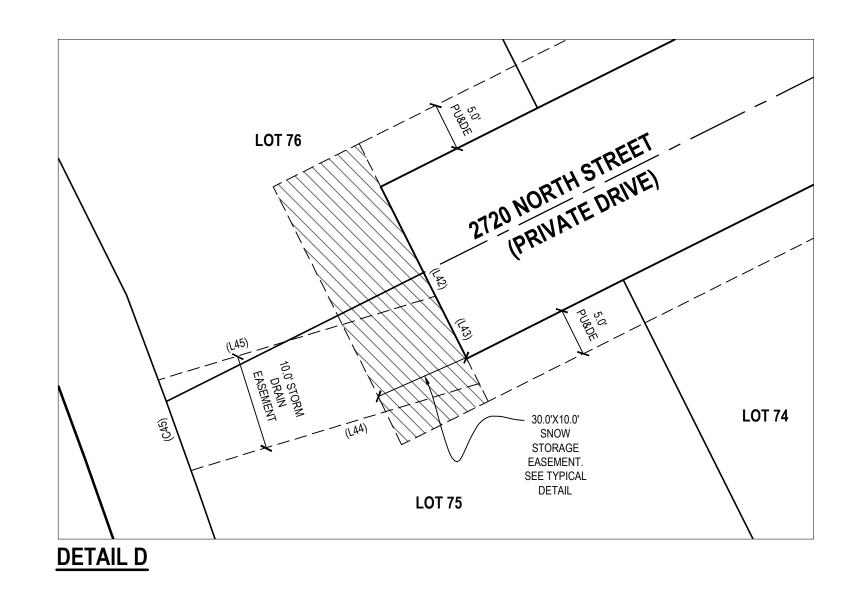
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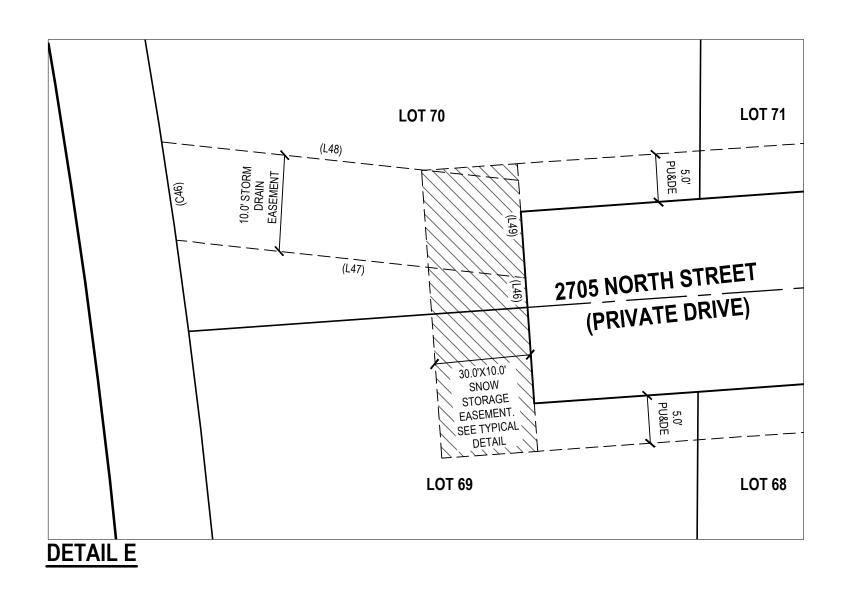
30.0x10.0°
SNOW
STORAGE
EASEMENT.
SEE TYPICAL
DETAIL

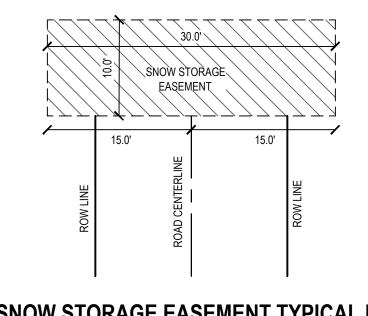
LOT 92

LOT 93

DETAIL C

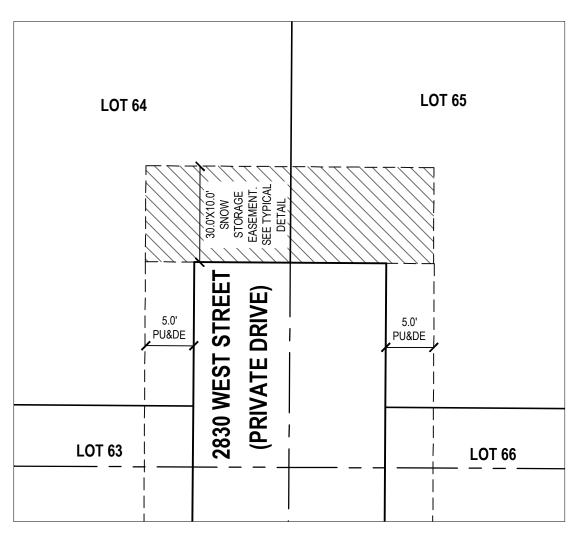




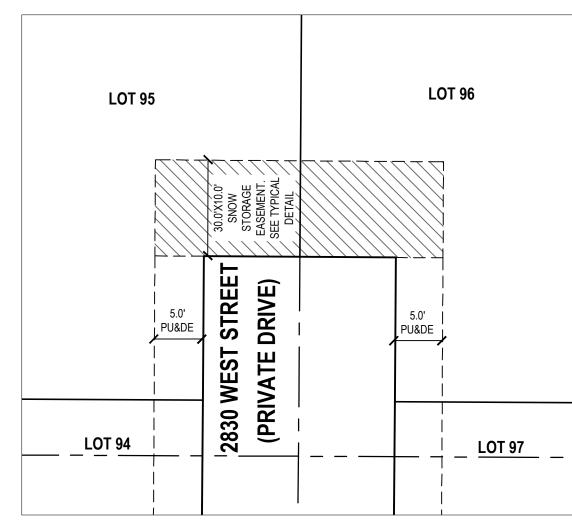


SNOW STORAGE EASEMENT TYPICAL DETAIL

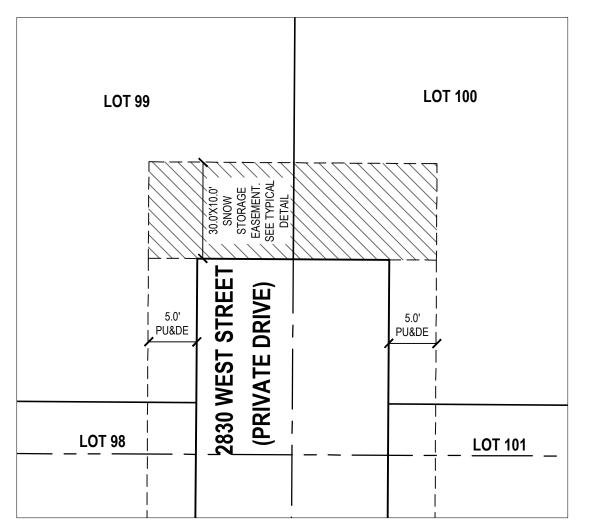
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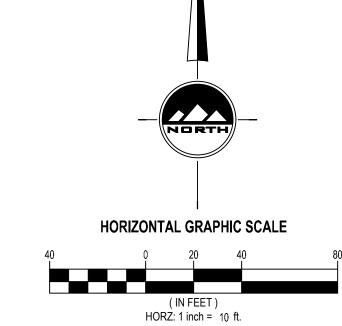


# **DETAIL F**



# <u>DETAIL G</u>





# DETAIL H

# THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHEAST QUARTER SECTION
27 AND THE NORTHEAST QUARTER SECTION 34
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH

DEVELOPER
NILSON HOMES
1740 COMBE RD. SUITE 2
SOUTH OGDEN, UTAH 84403
801-392-8100

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

SHEET 3 OF 3

PROJECT NUMBER: 9872

MANAGER: C.PRESTON

DRAWN BY: J.RINDLISBACHER

CHECKED BY: T.WILLIAMS

DATE: 1/3/2024

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE
PAID \_\_\_\_ FILED FOR RECORD AND
RECORDED THIS \_\_\_ DAY OF \_\_\_\_, 20 \_\_\_,
AT \_\_\_\_ IN BOOK \_\_\_\_ OF OFFICIAL RECORDS
PAGE

WEBER COUNTY RECORDER

BY \_\_\_\_\_
DEPUTY RECORDER

#### **GENERAL NOTES**

- 1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- 2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- 3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- 4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH
- 13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- 16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED
- PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES. 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO
- RESOLVE THE CONFLICT. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- 18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- 20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- 21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF
- UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER. 22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS
- REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 23. 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 RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 24. 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.
- 25. 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.
- 26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. 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 RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE 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.
- 27. 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 FIRST QUALITY ARE TO BE USED.
- 28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM
- 29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE
- 30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT
- 31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

#### UTILITY NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE
- 2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- 3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. 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. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 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.
- 4. 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 CONTRACTOR'S
- 5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- 6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- 7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE
- 8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT. TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- 9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX
- 11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 12. SILT AND DEBRIS ARE 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.
- 13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW
- 14. 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 DEWATERED CONDITIONS.
- 15. 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 THE TRENCH EXCAVATION.
- 16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FFFT. FDGF TO FDGF FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM
- 17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- 18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET
- 19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

# TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
- 2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- 3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- 5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND
- 6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- 7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- 8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- 9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

# **DEMOLITION NOTES**

- 1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- 2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE
- 3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

#### GRADING AND DRAINAGE NOTES

- 1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- 2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN
- 3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- 4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN
- 5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE
- 6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING
- 9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH
- 10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND
- 12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- 14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- 16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

### **ABBREVIATIONS**

DICEVIATION	_
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC C	BEGIN VERTICAL CURVE CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA DIP	DIAMETER DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING  FINICH FLOOR
FF FG	FINISH FLOOR FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP IRR	HIGH POINT IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ NG	MECHANICAL JOINT NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC Pl	POINT OF COMPOUND CURVATURE POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI PVT	POINT OF VERTICAL INTERSECTION POINT OF VERTICAL TANGENCY
PVI R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY SANITARY SEWED
SS STA	SANITARY SEWER STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW TOS	TOP OF WALL TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE
NOTE: MAY CONTAIN ARRI	REVIATIONS THAT ARE NOT USED IN THIS PLAN SET.
HOTE, MICH CONTAIN ADDI	ALVINATIONO TIMI MALINOT GOLD IN THIS LANGET.

LEGEND SECTION CORNER —— — — EXISTING EDGE OF ASPHALT EXISTING MONUMENT PROPOSED EDGE OF ASPHALT PROPOSED MONUMENT ---- EXISTING STRIPING EXISTING REBAR AND CAP ———— PROPOSED STRIPING SET ENSIGN REBAR AND CAP — x — EXISTING FENCE EXISTING WATER METER — X — PROPOSED FENCE PROPOSED WATER METER - · · - · · - EXISTING FLOW LINE EXISTING WATER MANHOLE ---- PROPOSED FLOW LINE PROPOSED WATER MANHOLE — — · — — · — GRADE BREAK EXISTING WATER BOX — sd — EXISTING STORM DRAIN LINE EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING FIRE HYDRANT CATCHMENTS — — HWL — — HIGHWATER LINE PROPOSED FIRE HYDRANT PROPOSED FIRE DEPARTMENT CONNECTION — — ss — — EXISTING SANITARY SEWER EXISTING SECONDARY WATER VALVE ——— SS ——— PROPOSED SANITARY SEWER LINE PROPOSED SECONDARY WATER VALVE PROPOSED SAN. SWR. SERVICE LINE — — Id — — EXISTING LAND DRAIN LINE EXISTING IRRIGATION BOX EXISTING IRRIGATION VALVE ------ LD ------- PROPOSED LAND DRAIN LINE PROPOSED IRRIGATION VALVE PROPOSED LAND DRAIN SERVICE LINE EXISTING SANITARY SEWER MANHOLE — — w — EXISTING CULINARY WATER LINE PROPOSED SANITARY SEWER MANHOLE ------ W ------- PROPOSED CULINARY WATER LINE EXISTING SANITARY CLEAN OUT EXISTING STORM DRAIN CLEAN OUT BOX PROPOSED STORM DRAIN CLEAN OUT BOX EXISTING STORM DRAIN INLET BOX PROPOSED SEC. WATER SERVICE LINE EXISTING STORM DRAIN CATCH BASIN — irr — — EXISTING IRRIGATION LINE PROPOSED STORM DRAIN CATCH BASIN ------ IRR ------ PROPOSED IRRIGATION LINE EXISTING STORM DRAIN COMBO BOX ----- ohp ----- EXISTING OVERHEAD POWER LINE PROPOSED STORM DRAIN COMBO BOX — — e — EXISTING ELECTRICAL LINE EXISTING STORM DRAIN CLEAN OUT — g — EXISTING GAS LINE — — t — — EXISTING TELEPHONE LINE EXISTING STORM DRAIN CULVERT ACCESSIBLE ROUTE PROPOSED STORM DRAIN CULVERT TEMPORARY SAG INLET PROTECTION · · · · · · · SAW CUT LINE TEMPORARY IN-LINE INLET PROTECTION STRAW WATTLE TEMPORARY BERM  $\Phi$ **ROOF DRAIN** EXISTING ELECTRICAL MANHOLE —— LOD —— LIMITS OF DISTURBANCE EXISTING ELECTRICAL BOX EXISTING TRANSFORMER □□□□□□□□ EXISTING WALL PROPOSED WALL EXISTING UTILITY POLE EXISTING CONTOURS EXISTING LIGHT PROPOSED CONTOURS PROPOSED LIGHT BUILDABLE AREA WITHIN SETBACKS EXISTING GAS METER PUBLIC DRAINAGE EASEMENT EXISTING GAS MANHOLE EXISTING ASPHALT TO BE REMOVED EXISTING GAS VALVE EXISTING TELEPHONE MANHOLE PROPOSED ASPHALT EXISTING CURB AND GUTTER EXISTING TELEPHONE BOX PROPOSED CURB AND GUTTER EXISTING TRAFFIC SIGNAL BOX

THE STANDARD IN ENGINEERING

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Phone: 435.896.2983

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NILSON HOMES 1740 COMBE RD. SUITE 2

SOUTH OGDEN, UT 84403 CONTACT: STEVE ANDERSON

PHONE: 801.392.8100

RAN

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BER

— — — — — PROPOSED CULINARY WATER SERVICE LINE — — sw — — EXISTING SECONDARY WATER LINE ——— SW ——— PROPOSED SECONDARY WATER LINE

PROPOSED CONCRETE

EXISTING BUILDING

PROPOSED BUILDING

**BUILDING TO BE REMOVED** 

 $\overline{\phantom{a}}$ 

77.77.7

PROPOSED REVERSE PAN CURB AND GUTTER EXISTING CABLE BOX TRANSITION TO REVERSE PAN CURB EXISTING BOLLARD PROPOSED BOLLARD CONCRETE TO BE REMOVED EXISTING SIGN EXISTING CONCRETE

PROPOSED SIGN EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION

EXISTING FLOW DIRECTION EXISTING TREE

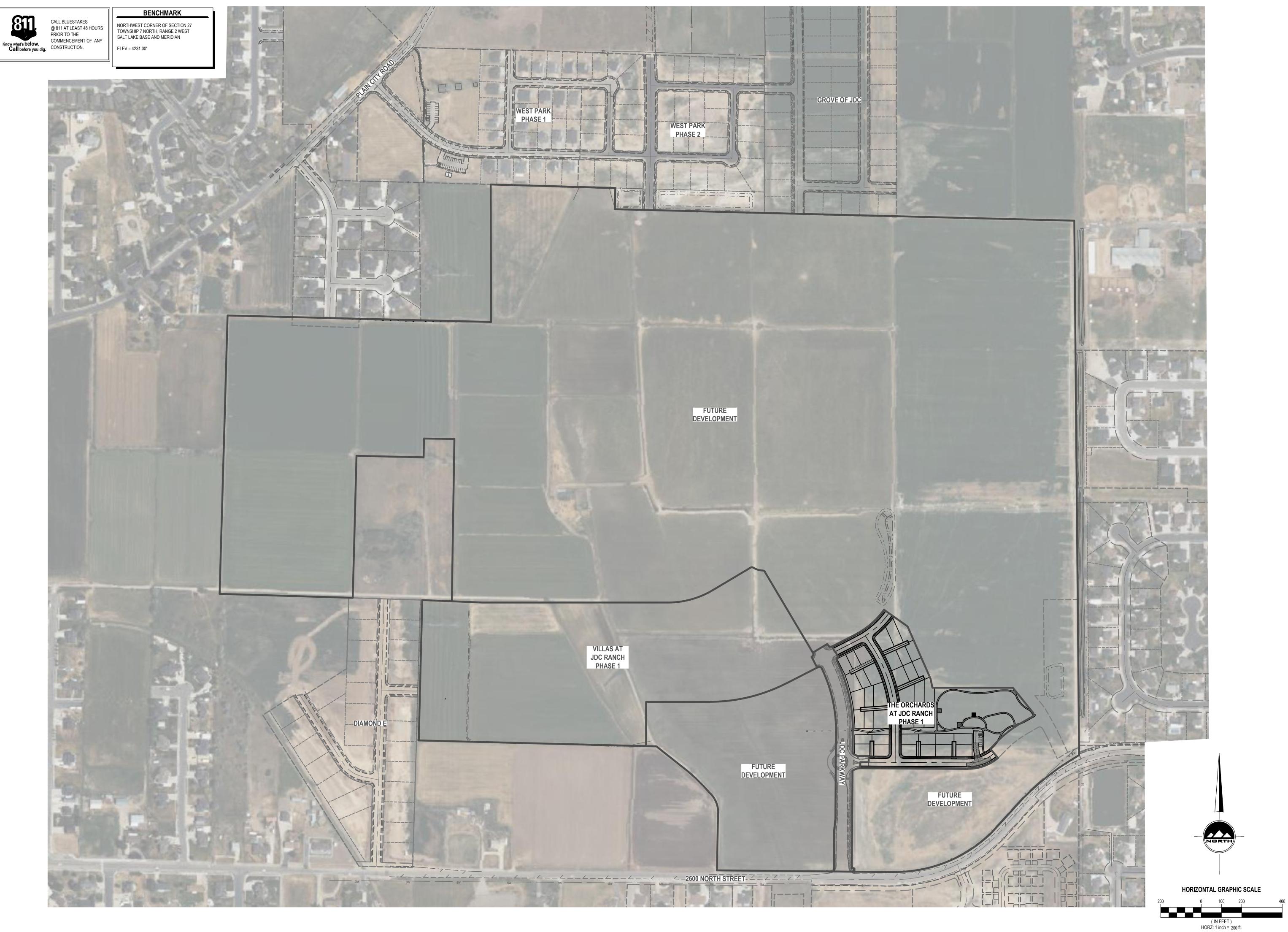
DENSE VEGETATION

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

**GENERAL NOTES** 

FOR REVIEW

PROJECT NUMBER 2024-01-03 PROJECT MANAGER





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

SANDY

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FOR: NILSON HOMES 1740 COMBE RD. SUITE 2 SOUTH OGDEN, UT 84403

CONTACT: STEVE ANDERSON PHONE: 801.392.8100

JDC RANCH

DS

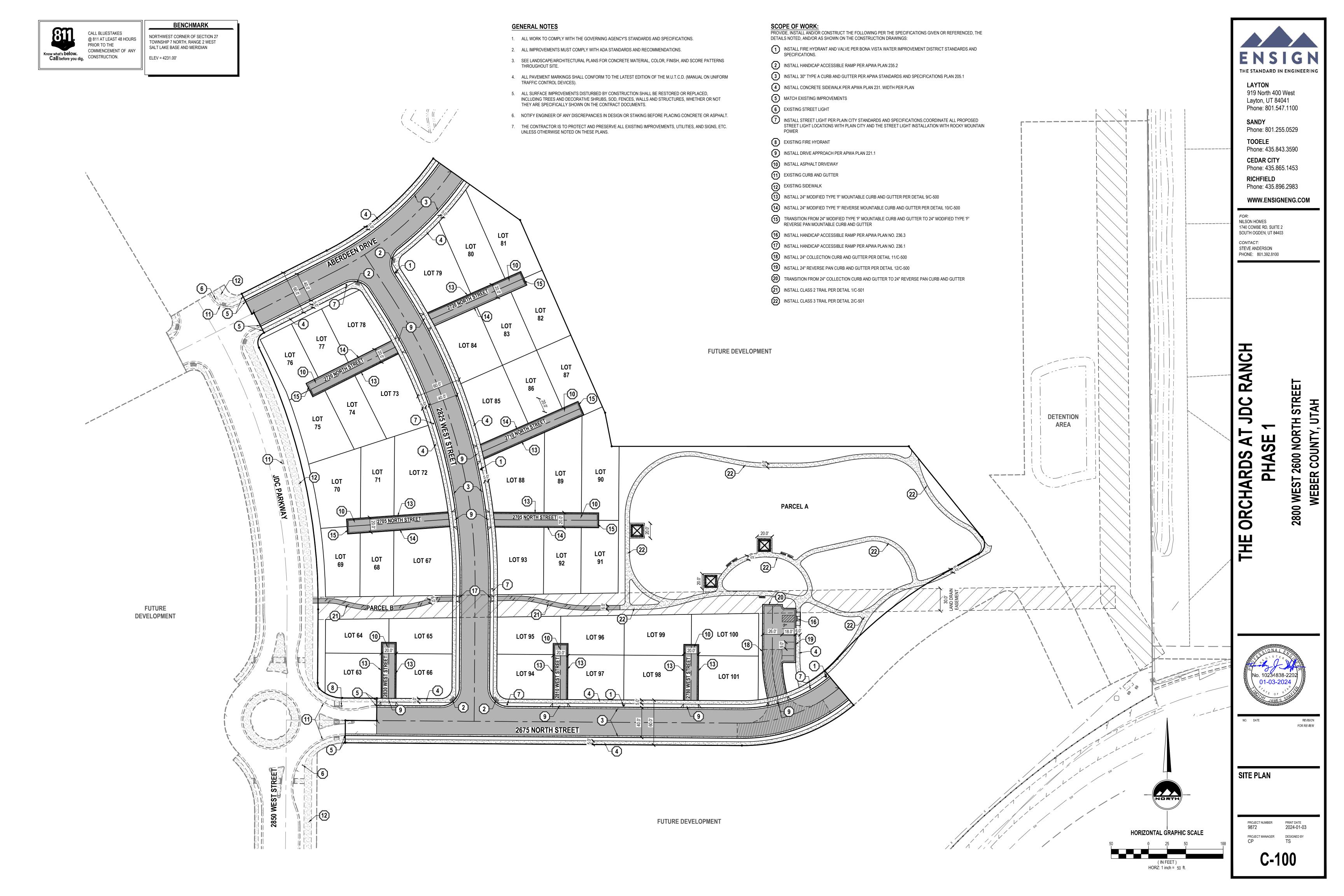
THE ORCHARI

**PHASE** 

2800 WEST 2600 NORTH STREET WEBER COUNTY, UTAH

OVERALL DEVELOPMENT SITE PLAN

PRINT DATE 2024-01-03



Know what's below.

Call before you dig. CONSTRUCTION.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY

ELEV = 4231.00'

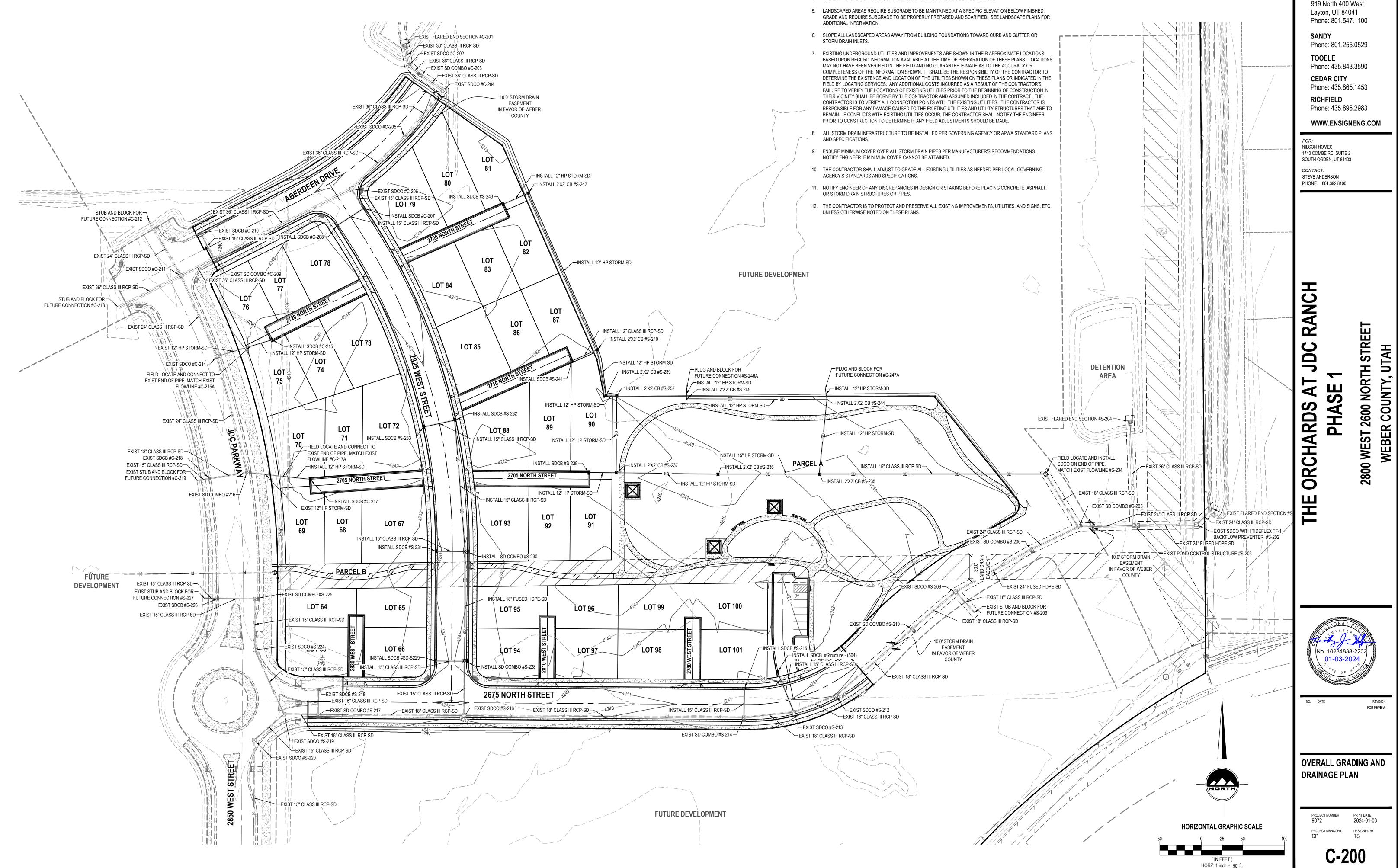
BENCHMARK NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

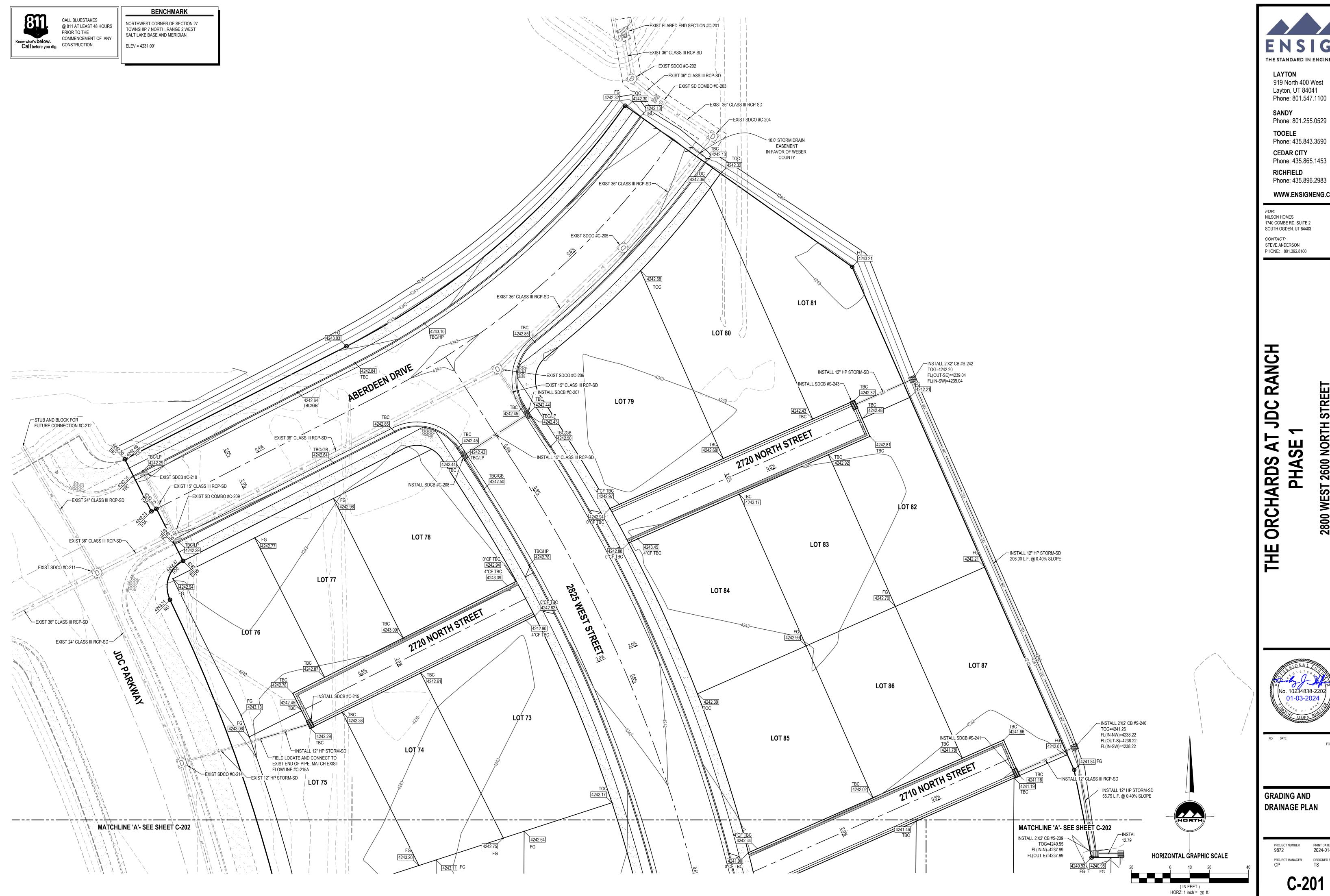
# **GENERAL NOTES**

- 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.



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STEVE ANDERSON PHONE: 801.392.8100

**PHASE** 

STREET 2800 WEST 2600 NORTH STRE WEBER COUNTY, UTAH

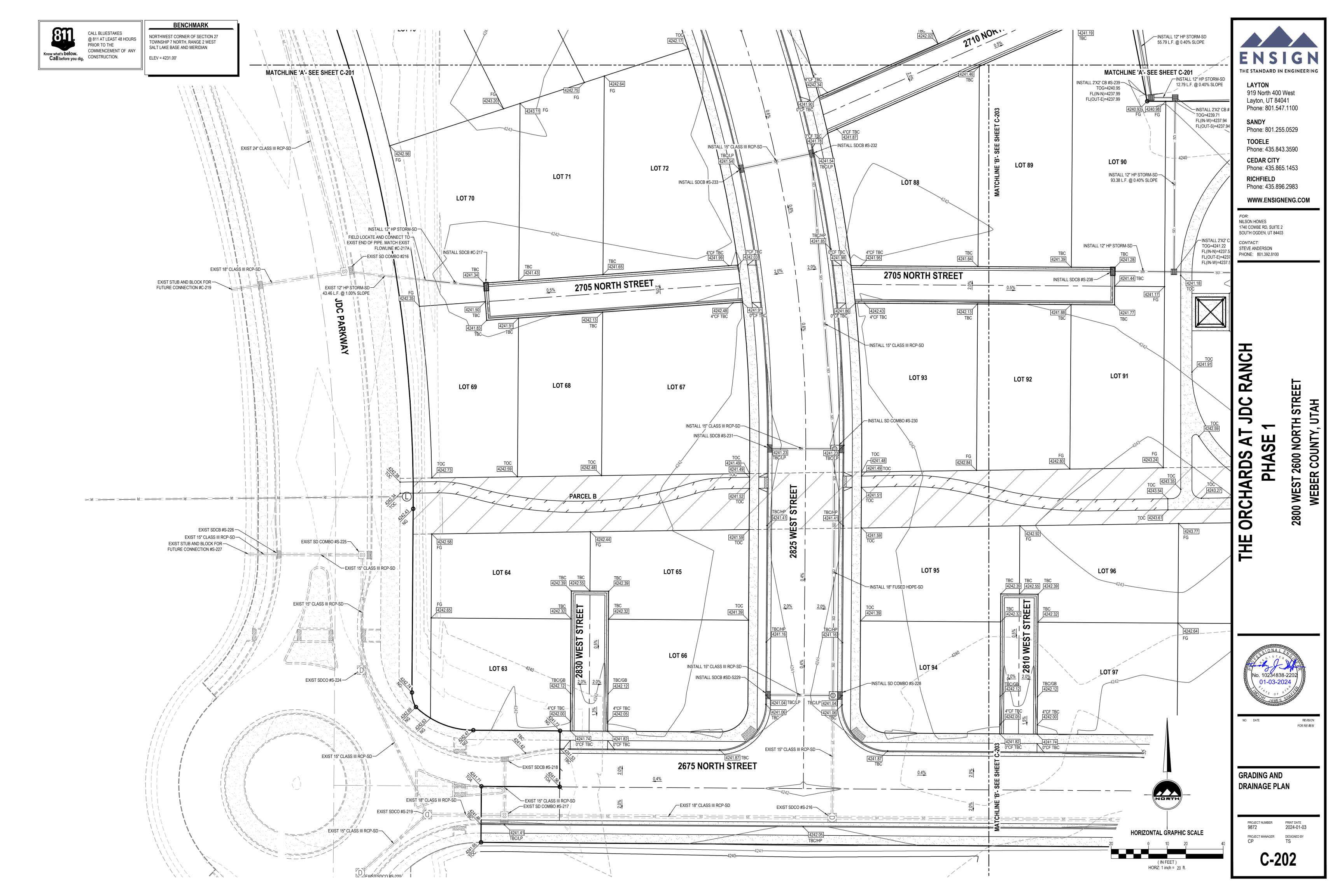
FOR REVIEW

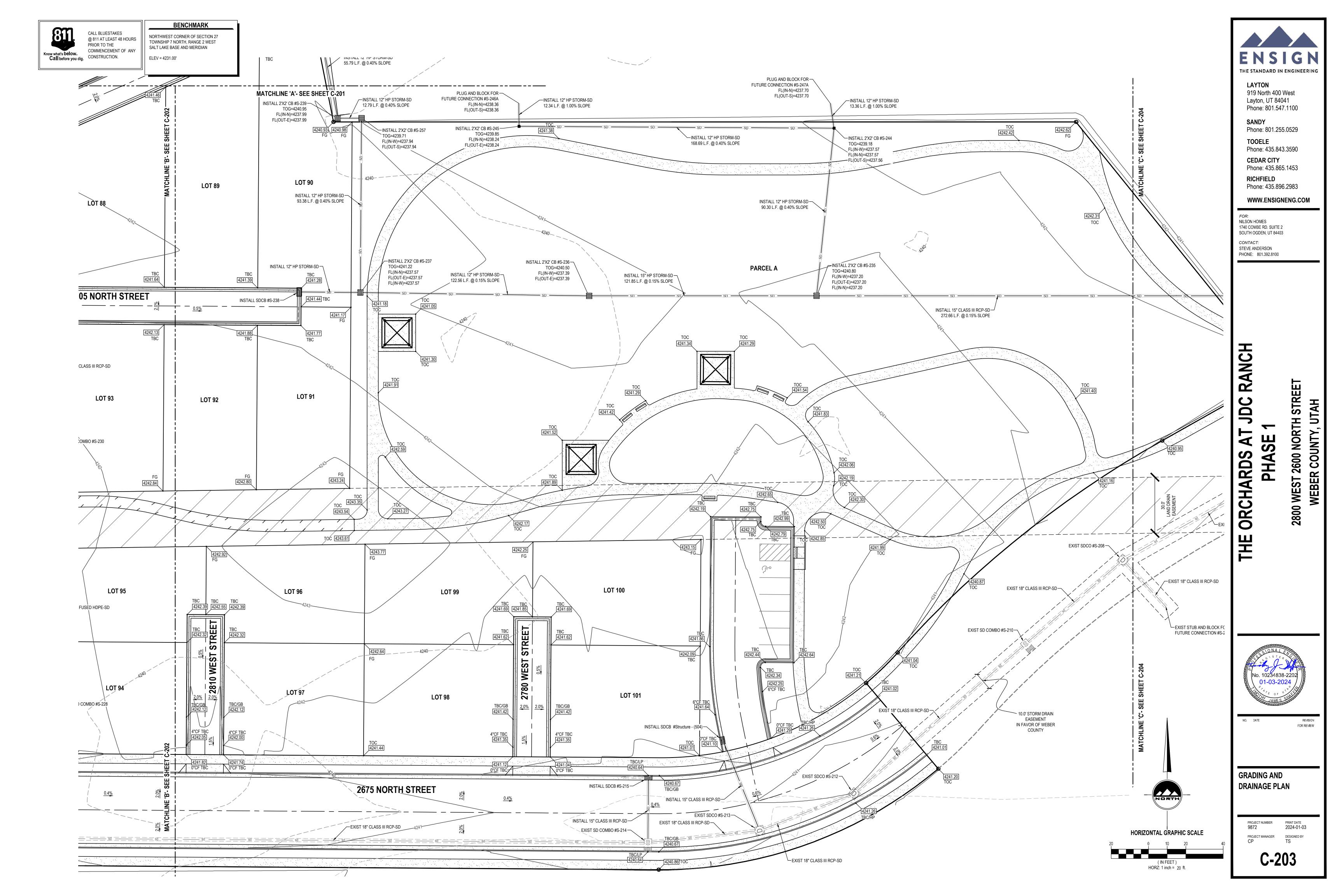
**GRADING AND DRAINAGE PLAN** 

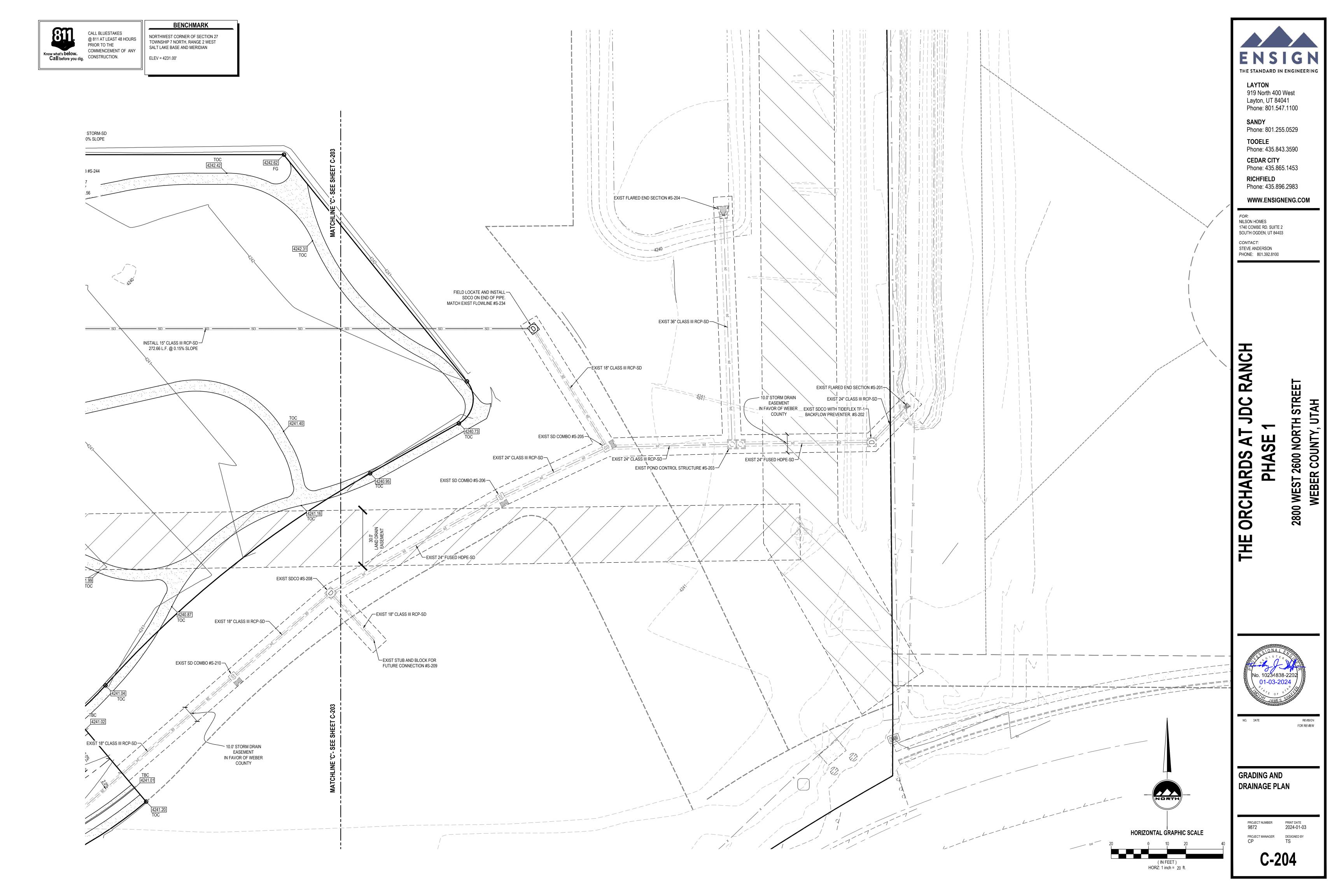
PRINT DATE 2024-01-03

PROJECT MANAGER DESIGNED BY CP TS

C-201







Know what's below.

Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

**DEVELOPMENT** 

EXIST STUB AND BLOCK FOR -FUTURE CONNECTION #121

EXIST 10" SDR-35 PVC-SAN SWR -

EXIST 4' SSMH #158-

NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4231.00'

# **SCOPE OF WORK:** PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS: 1 INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT ISTRICT STANDARDS AND SPECIFICATIONS. SEE GENERAL NOTE 11. 2 INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS. 3 INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER

PARCEL A

-EXIST 12" SDR-35 PVC-SAN SWR

-EXIST PLUG AND BLOCK FOR

FUTURE CONNECTION #131

-- INSTALL 4' SSMH #122

EXIST 12" SDR-35 PVC-SAN SWR

EXIST 12" SDR-35 PVC-SAN SWR -

**FUTURE DEVELOPMENT** 

— INSTALL 8" SDR-35 PVC-SAN SWR —— — FIELD LOCATE AND CONNECT TO EXIST END OF PIPE. MATCH EXIST

GENERAL NOTES . ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION

EXIST STUB & BLOCK FOR-

-EXIST 12" SDR-35 PVC-SAN SWR

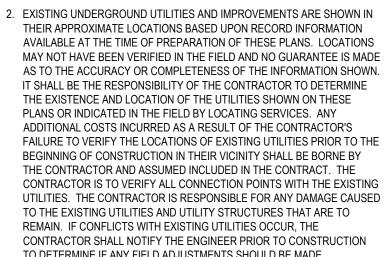
/-EXIST 12" SDR-35 PVC-SAN SWR

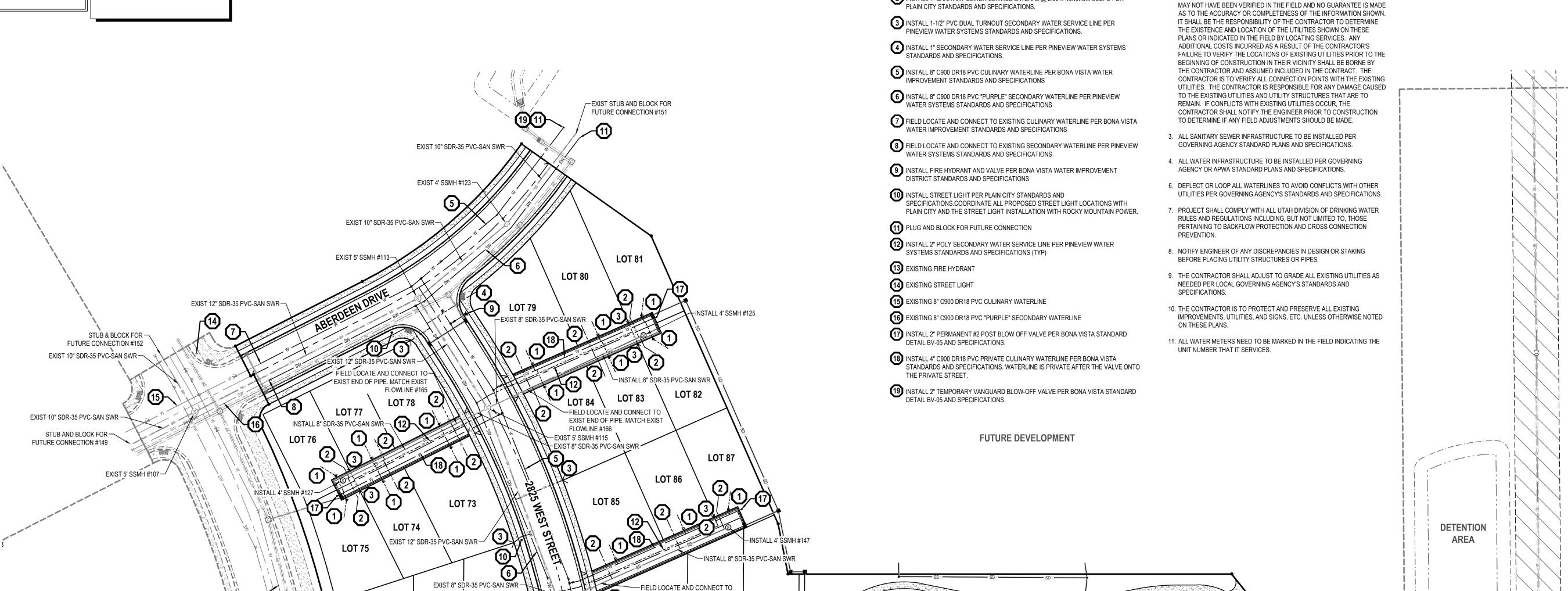
"EXIST 12" SDR-35 PVC-SAN SWR —

IN SEWER PUMP STATION #119

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 40 ft.





EXIST END OF PIPE. MATCH EXIST

FIELD LOCATE AND CONNECT TO EXIST END OF PIPE. MATCH EXIST

LOT 93 | LOT 92 —EXIST 8" SDR-35 PVC-SAN SWR

-EXIST 10" SDR-35 PVC-SAN SWR

EXIST 12" SDR-35 PVC-SAN SWR —

EXIST 5' SSMH #126 —

☐INSTALL 8" SDR-35 PVC-SAN SW

LOT 91

EXIST 5' SSMH #139—

FIELD LOCATE AND CONNECT TO—

EXIST END OF PIPE. MATCH EXIST

FLOWLINE #162

EXIST 8" SDR-35 PVC-SAN SWR —

EXIST 12" SDŔ-35 PVĆ-SAN ŚWR ;

**LOT 71** 

EXIST 10" SDR-35 PVC-SAN SWR

FIELD LOCATE AND CONNECT TO EXIST END OF PIPE. MATCH EXIST FLOWLINE #161

**RANCH** STR ORCHARI 표 2800 WEST 2 置

WEBER

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NILSON HOMES

STEVE ANDERSON

PHONE: 801.392.8100

CONTACT:

-EXIST SSMH #130

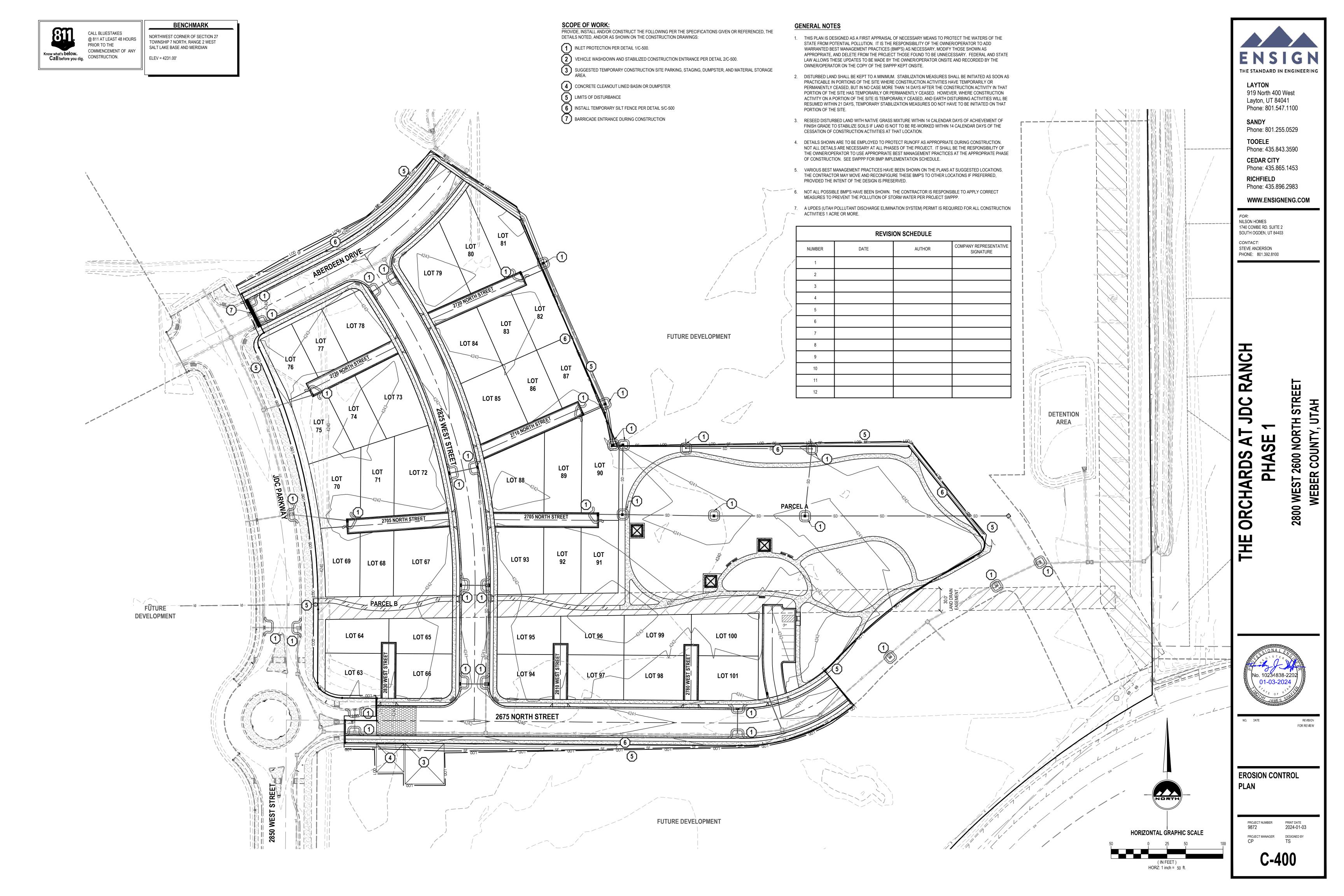
1740 COMBE RD. SUITE 2

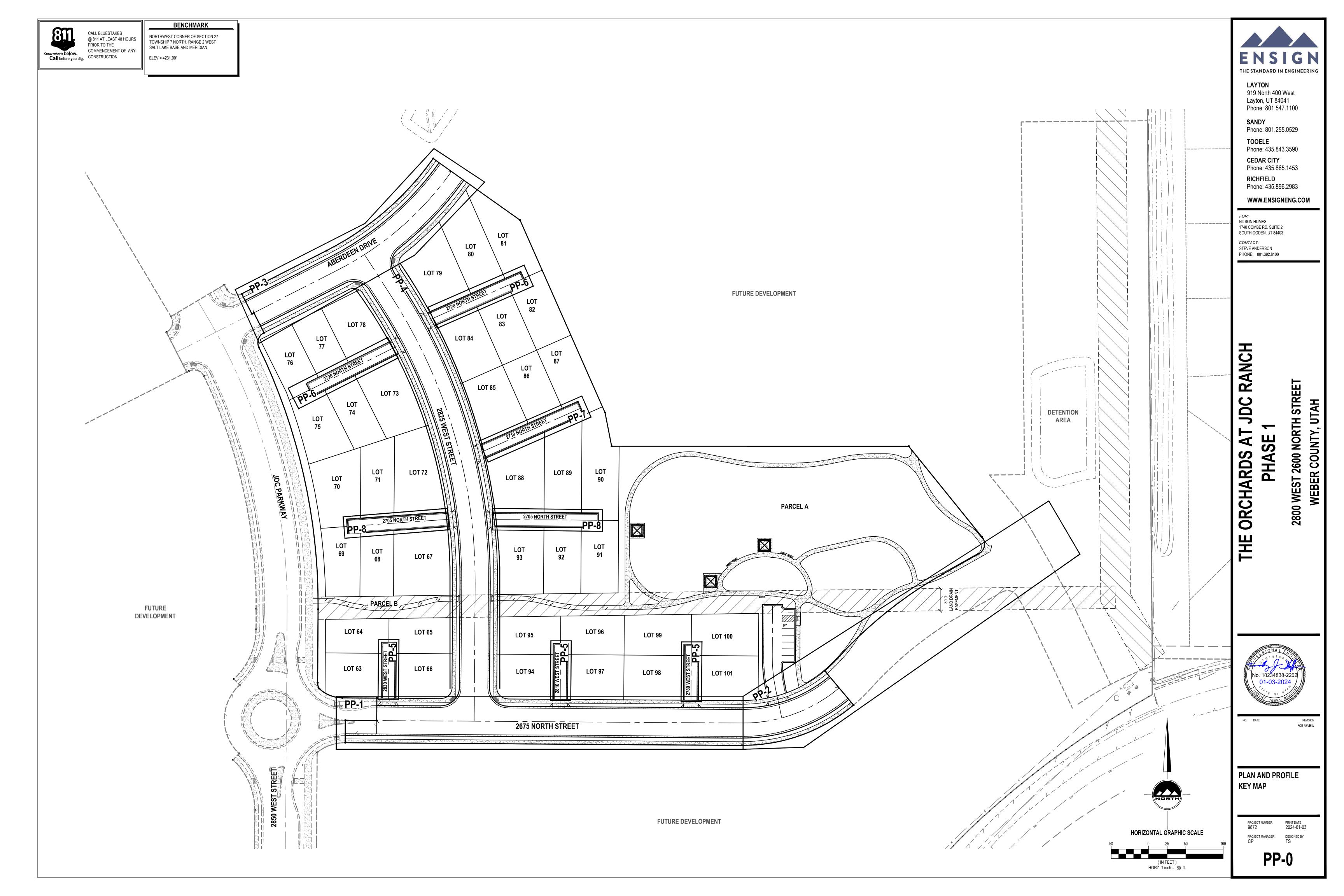
SOUTH OGDEN, UT 84403

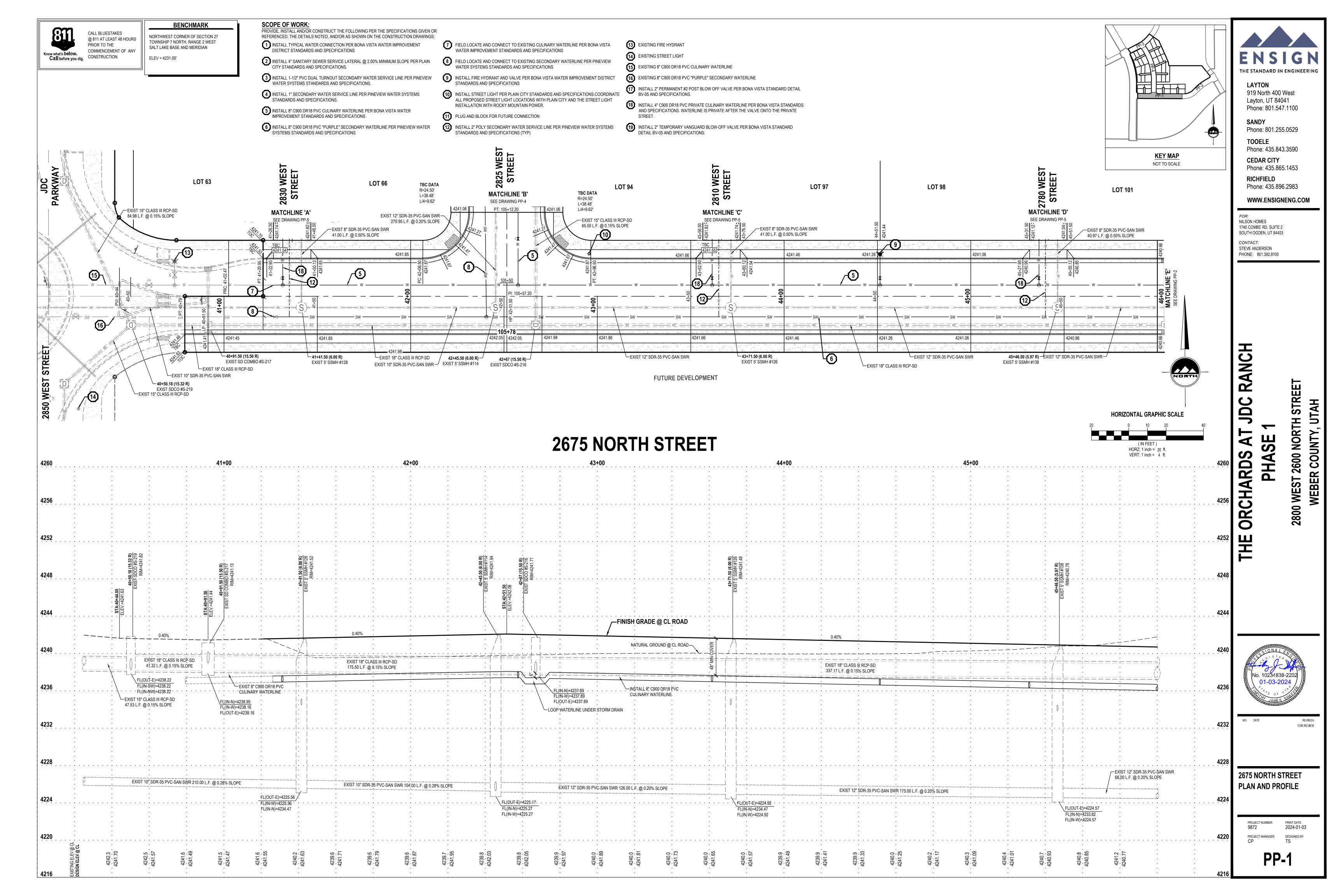
Layton, UT 84041

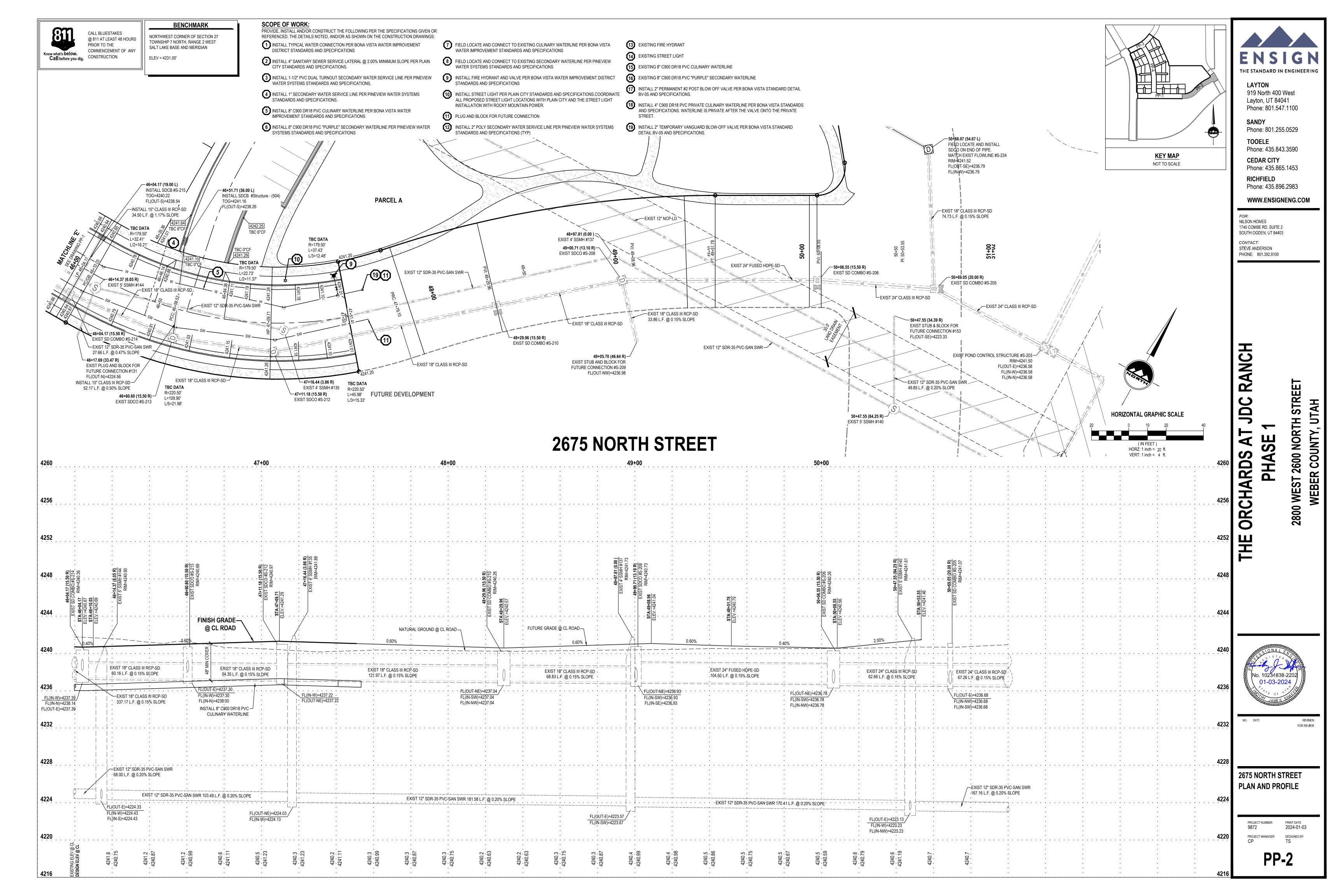
**UTILITY PLAN** 

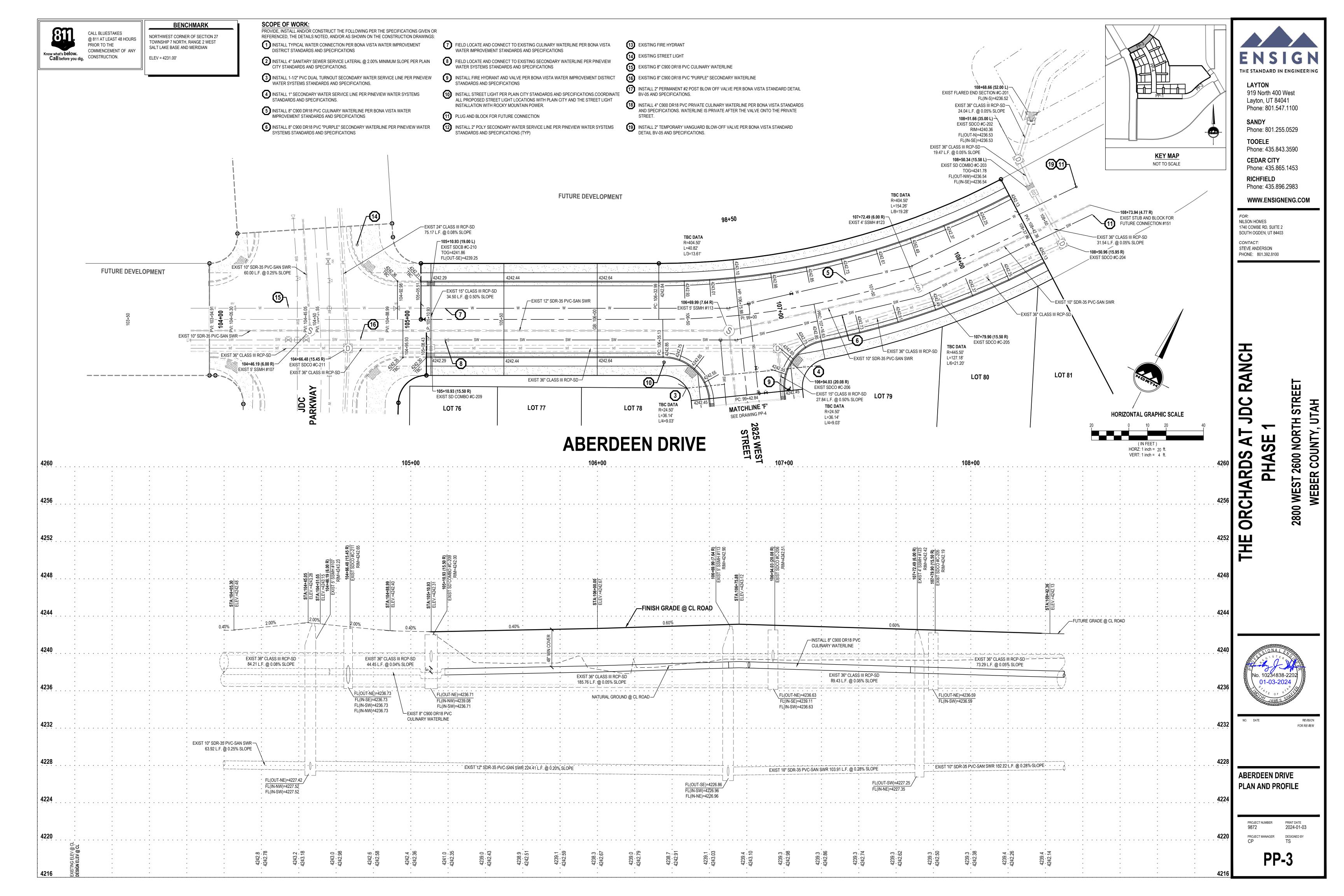
2024-01-03 PROJECT MANAGER

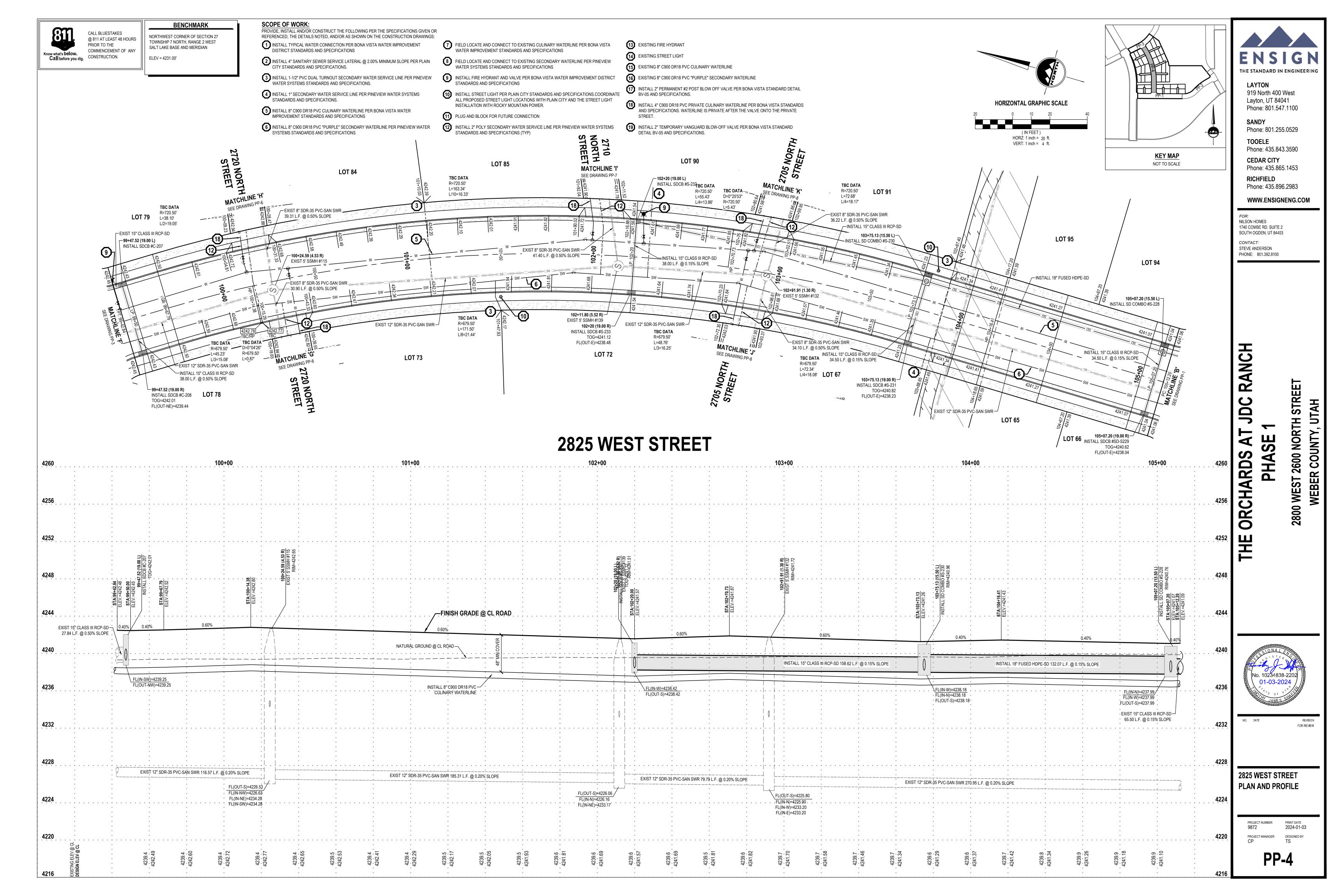


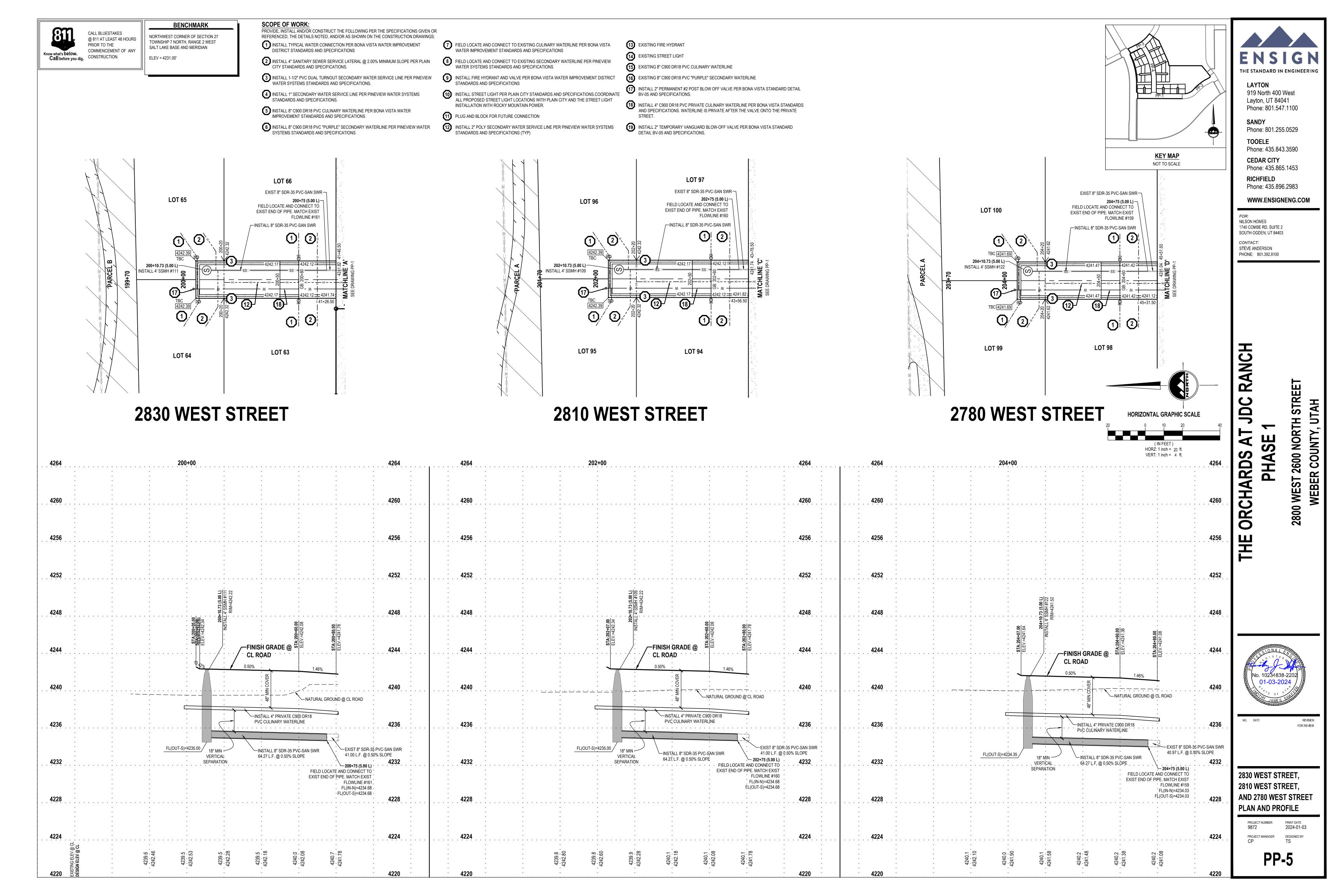


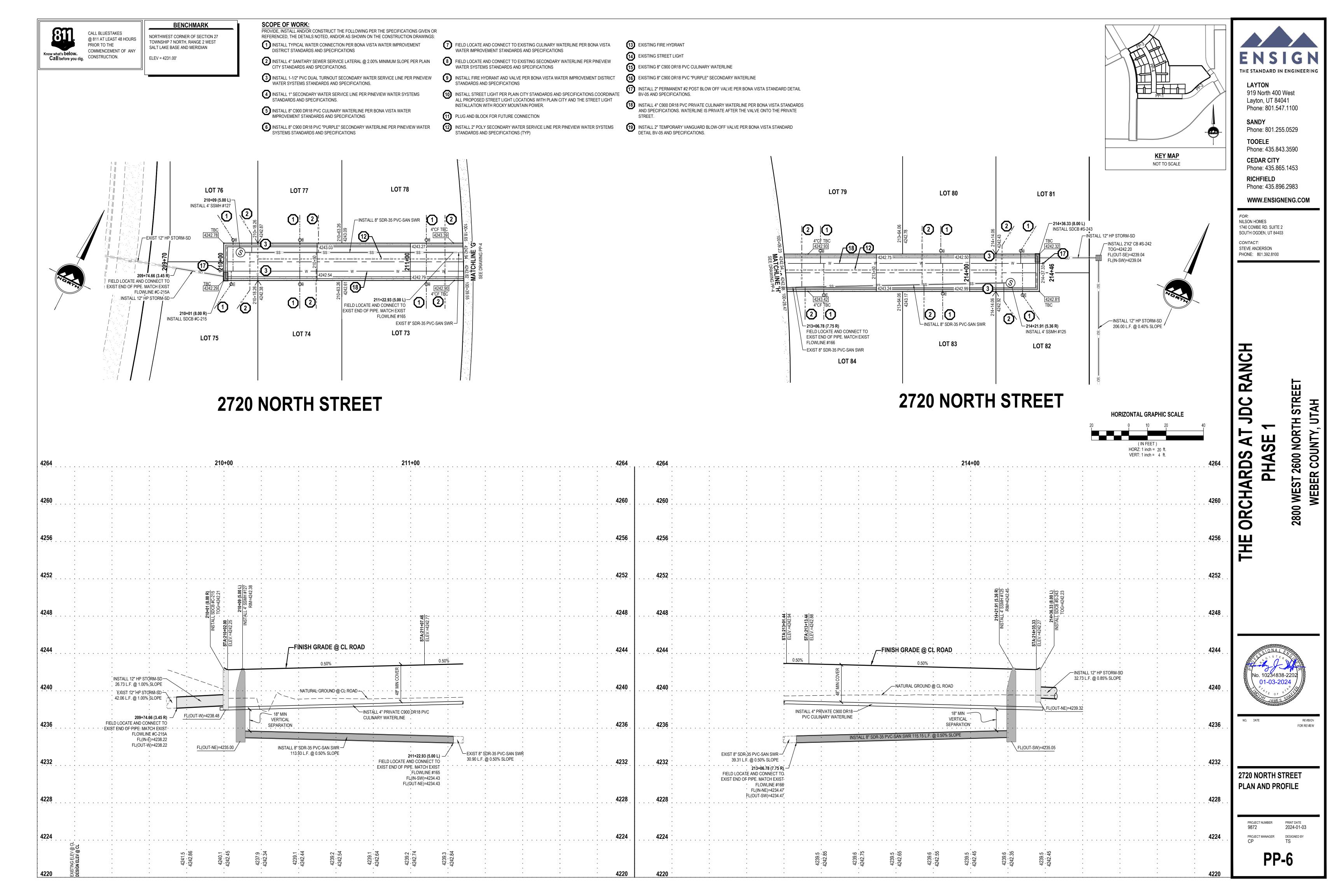














4264

CONSTRUCTION.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE SALT LAKE BASE AND MERIDIAN COMMENCEMENT OF ANY ELEV = 4231.00'

BENCHMARK

SCOPE OF WORK: NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS: 1) INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

2 INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.

WATER SYSTEMS STANDARDS AND SPECIFICATIONS. 4 INSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.

5 INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS

6 INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

7 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS

FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

3 INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW

9 INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

> ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.

11) PLUG AND BLOCK FOR FUTURE CONNECTION

─215+54.61 (3.50 R)

FLOWLINE #164

EXIST 8" SDR-35 PVC-SAN SWR

FIELD LOCATE AND CONNECT TO EXIST END OF PIPE. MATCH EXIST

LOT 90

INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)

└─INSTALL 8" SDR-35 PVC-SAN SWR

13 EXISTING FIRE HYDRANT

14 EXISTING STREET LIGHT

**LOT 86** 

15 EXISTING 8" C900 DR18 PVC CULINARY WATERLINE

(16) EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE

INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS.COORDINATE

INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS.COORDINATE

BY-05 AND SPECIFICATIONS.

18 INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE

19 INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.

**LOT 87** 

**LOT 88** 

✓ INSTALL 12" HP STORM-SD 206.00 L.F. @ 0.40% SLOPE

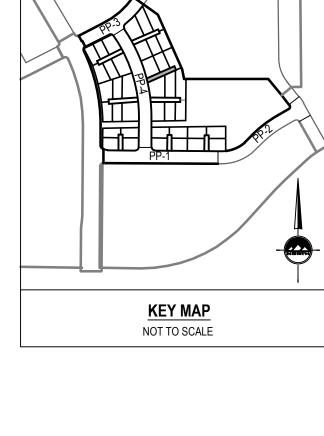
/--INSTALL 2'X2' CB #S-240 TOG=4241.26 FL(IN-NW)=4238.22 FL(OUT-S)=4238.22 FL(IN-SW)=4238.22

-INSTALL 12" CLASS III RCP-SD

216+93.70 (8.00 R)

INSTALL SDCB #S-241

-INSTALL 12" HP STORM-SD 55.79 L.F. @ 0.40% SLOPE



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CONTACT: STEVE ANDERSON PHONE: 801.392.8100

RANCH

뿔

HASE

STREET

UTAH

COUNTY,

HORIZONTAL GRAPHIC SCALE

JDC 4 HORZ: 1 inch = 20 ft.S VERT: 1 inch = 4 ft. 4264 ORCHARI

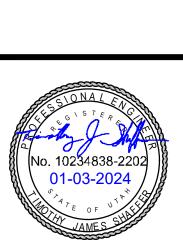
**2710 NORTH STREET** 

216+79.42 (3.50 R)

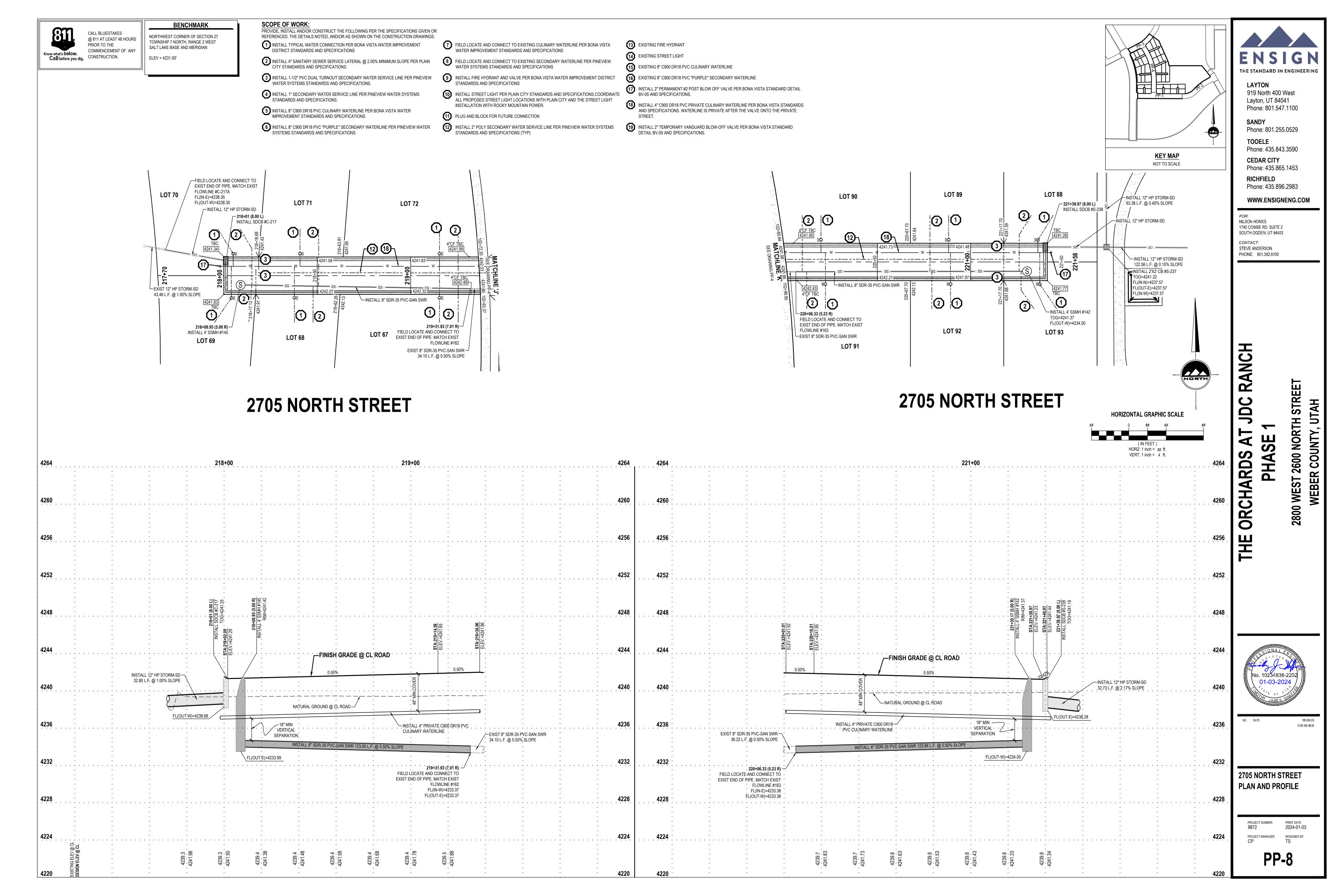
INSTALL 4' SSMH #147

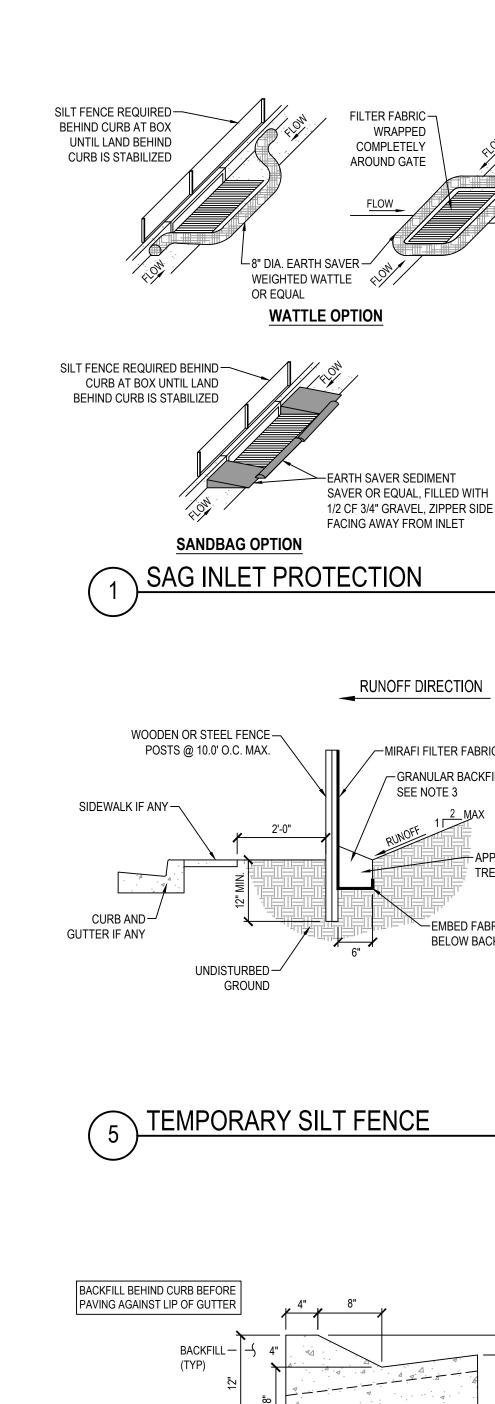
**LOT 89** 

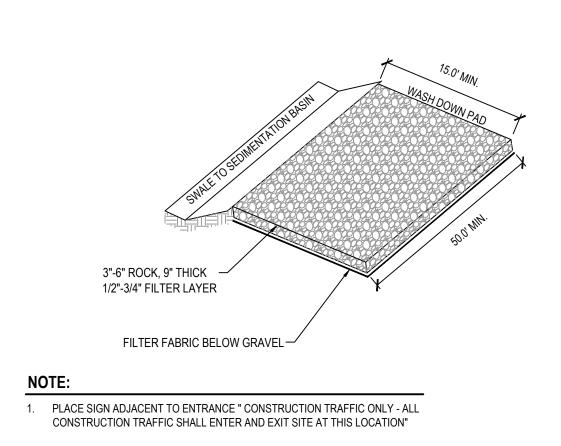
INSTALL 12" CLASS III RCP-SD 32.87 L.F. @ 0.40% SLOPE EXIST 8" SDR-35 PVC-SAN SWR — . 41.40 L.F. @ 0.50% SLOPE 215+54.61 (3.50 R) — FIELD LOCATE AND CONNECT TO EXIST END OF PIPE. MATCH-EXIST FLOWLINE #164 FL(IN-NE)=4233.38



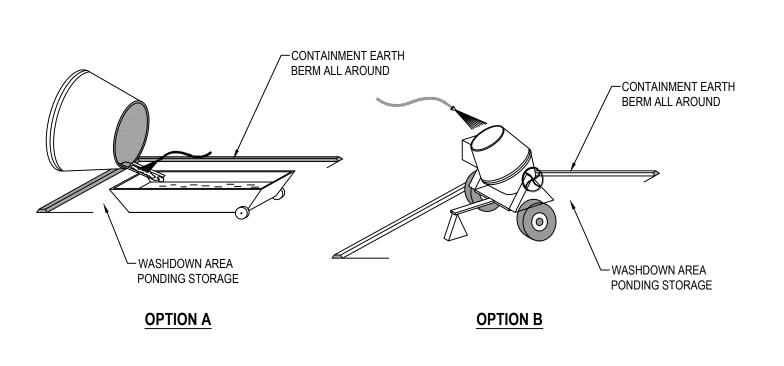
2710 NORTH STREET **PLAN AND PROFILE** 

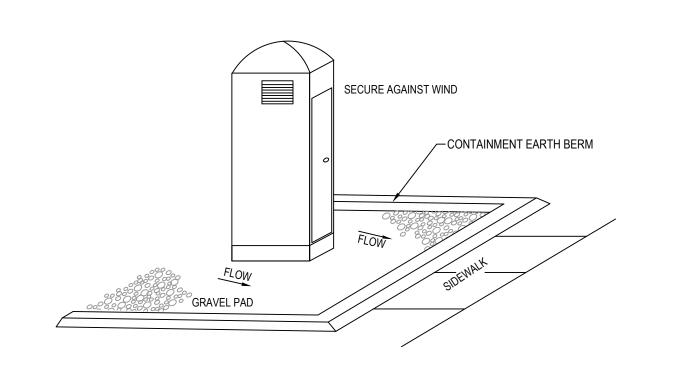




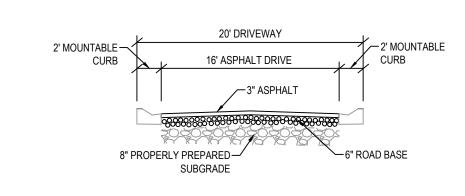


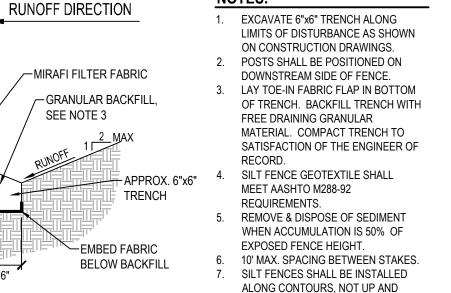
STABILIZED CONSTRUCTION ENTRANCE











AT BREAKS.

NOTES:

CENTERI INF.

RECORD.

IS STABILIZED.

1. PLACE WATTLES OR GRAVEL BAGS TIGHT

AGAINST CURB TO PREVENT SEDIMENT-LADEN

WATER FROM GETTING BETWEEN CURB AND

2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT

FLOW DOES NOT OVERTOP CURB OR ROAD

LARGE STORM EVENT AND AT LEAST BI-WEEKLY

OR PER SWPPP REQUIREMENTS, WHICHEVER IS

MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT.

3. INSPECT INLET PROTECTION AFTER EVERY

MAINTAIN AND/OR REPLACE AS NEEDED.

4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE

5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE

ALTERNATIVE METHOD SHALL BE APPROVED BY

THE CITY INSPECTOR AND THE ENGINEER OF

6. BEFORE PLACEMENT OF CURB, STABILIZATION

MAINTAIN TOP OF INLET AT 6" ABOVE GRADE,

SEDIMENTATION AROUND BOX. MAINTAIN SILT

FENCE BEHIND BOX UNTIL LAND BEHIND CURB

SCALE: NONE

DOWN SLOPES, WITH 10' OVERLAP

SCALE: NONE

OF LAND BEHIND CURB, AND/OR PAVING,

AND SURROUND WITH SILT FENCE FOR

METHOD OF INLET PROTECTION. THE

FILTER FABRIC-

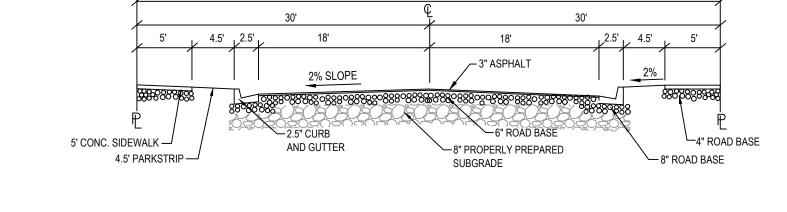
COMPLETELY

AROUND GATE

EARTH SAVER SEDIMENT

SAVER OR EQUAL, FILLED WITH

WRAPPED



CONCRETE WASTE MANAGEMENT





2. Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick.

C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain.

Match joint location in adjacent Portland-cement concrete roadway pavement.

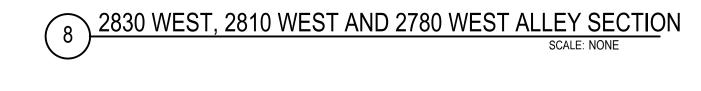
3. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

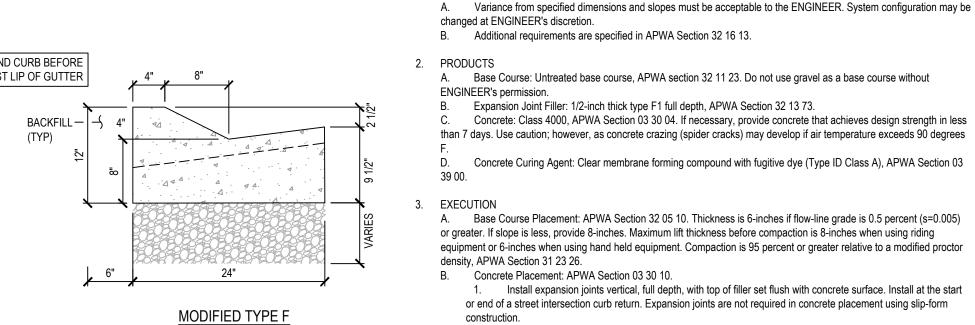


B. Additional requirements are specified in APWA Section 32 16 13.

changed at ENGINEER's discretion.

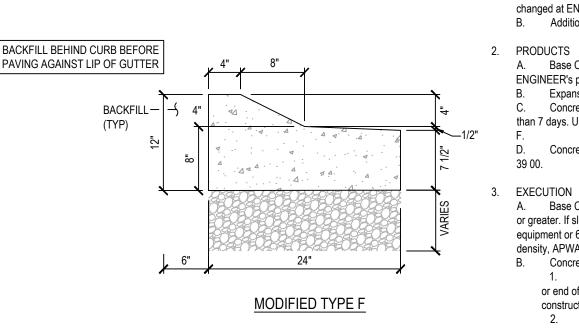
GENERAL





If necessary, fill flow-line with water to verify.

GENERAL



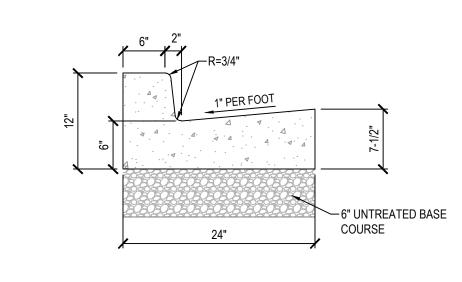
SCALE: NONE

SCALE: NONE

A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without ENGINEER's permission. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. B. Concrete Placement: APWA Section 03 30 10. Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form 2. Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain.

**CURB AND GUTTER** 

A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be



1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

24" COLLECTION CURB AND GUTTER





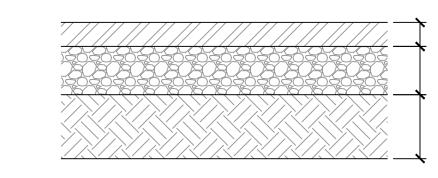


1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.

2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.

If necessary, fill flow-line with water to verify.

3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

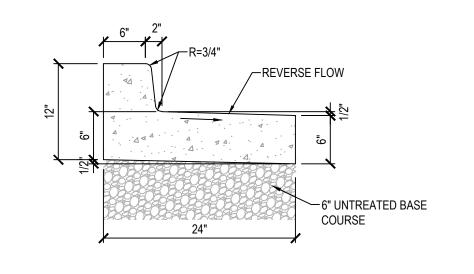


APWA CLASS II ROAD 6" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

SCALE: NONE

8" PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

3" ASPHALTIC CONCRETE PER SPECIFICATIONS,



√2' MOUNTABLE 2' MOUNTABLE -16' ASPHALT DRIVE √—3" ASPHALT 8" PROPERLY PREPARED — SUBGRADE

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

(13) 2720 NORTH, 2710 NORTH AND 2705 NORTH ALLEY SECTION

(14) STANDARD ASPHALT SECTION

SCALE: NONE



THE STANDARD IN ENGINEERING

919 North 400 West

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Phone: 801.255.0529

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

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LAYTON

**TOOELE** 

**CEDAR CITY** 

RICHFIELD

NILSON HOMES

CONTACT: STEVE ANDERSON PHONE: 801.392.8100

**RANCH** 

JDC

AT

ORCHAR

뿔

PHA

STREET

**600 NORTH** 

7

WEST

2800

UTAH

COUNTY,

WEBER

SCALE: NONE

SCALE: NONE

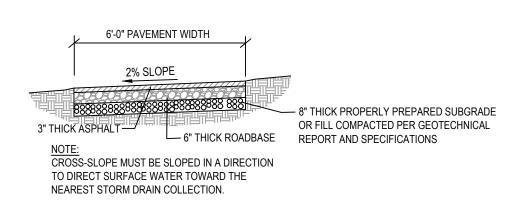
1740 COMBE RD. SUITE 2

SOUTH OGDEN, UT 84403

FOR REVIEW

**DETAILS** 

2024-01-03 PROJECT MANAGER



6'-0" PAVEMENT WIDTH

2% SLOPE

4" THICK CONCRETE 4" THICK ROADBASE

NOTE:
CROSS-SLOPE MUST BE SLOPED IN A DIRECTION
TO DIRECT SURFACE WATER TOWARD THE
NEAREST STORM DRAIN COLLECTION.

CLASS 2 TRAIL SECTION

SCALE: NONE

2 CLASS 3 TRAIL SECTION

SCALE: NONE



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THE ORCHARDS AT JDC RANCH
PHASE 1

2800 WEST 2600 NORTH STREET WEBER COUNTY, UTAH



DETAILS

PROJECT NUMBER 9872

PROJECT MANAGER

C-50'