

Project Narrative/Notes/Revisions

1. 2023/03/15 NF - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 2023/06/06 NF - REVISED PER BONA VISTA COMMENTS.
3. 2023/06/28 NF - REVISED PER J-U-B COMMENTS.
4. 2023/09/20 NF - REVISED LOT NUMBERING.
5. 2023/11/22 NF - ADDED LATERALS TO PROFILE.

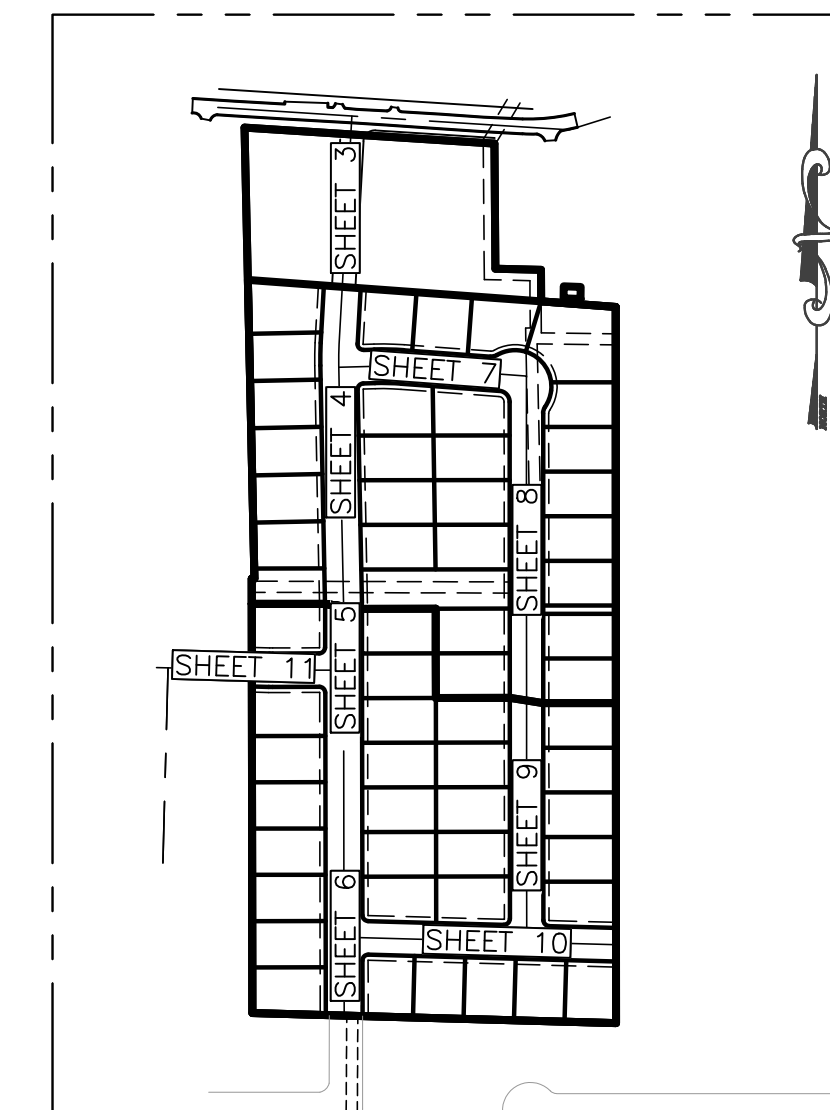
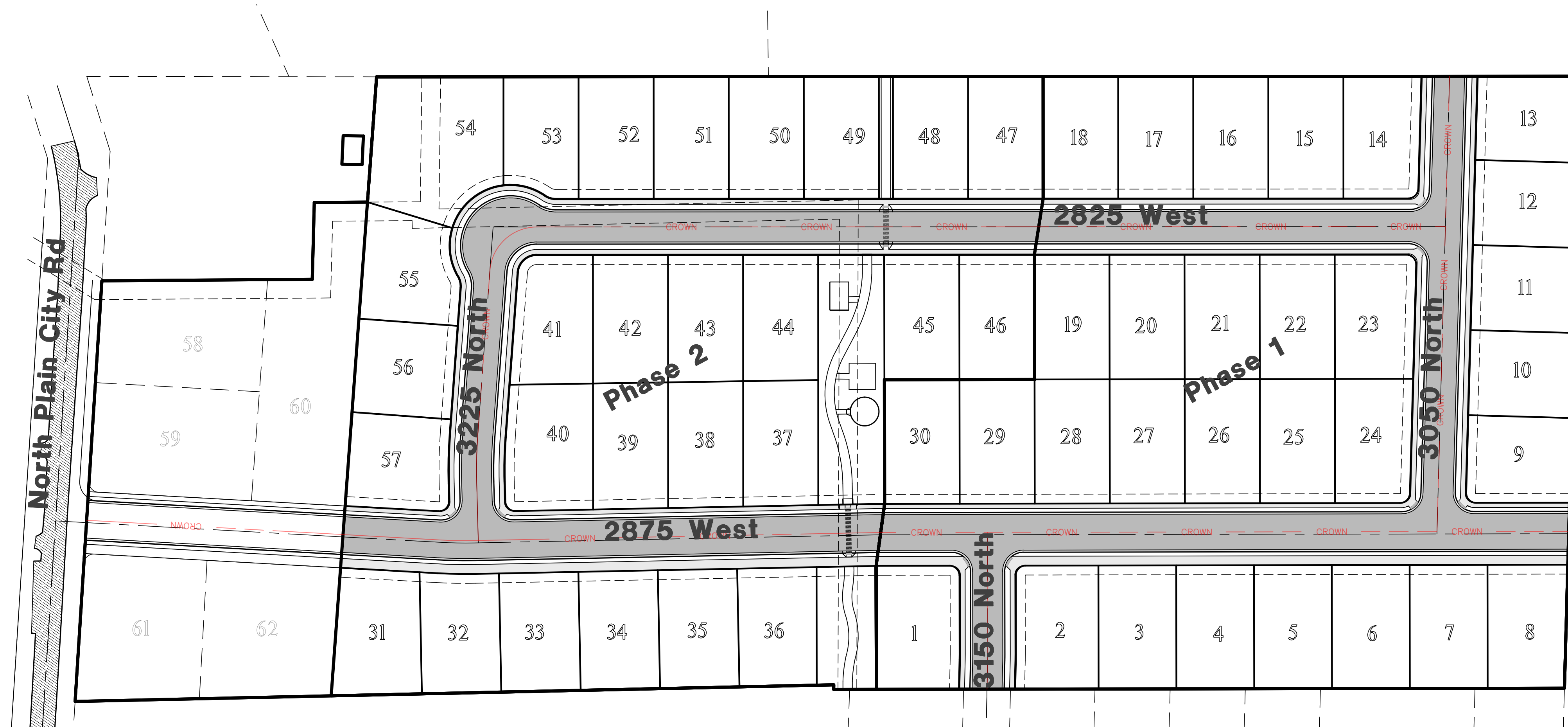
THE GROVE at JDC RANCH SUBDIVISION

Improvement Plan - Phase 1 & 2

WEBER COUNTY, UTAH
MARCH, 2023



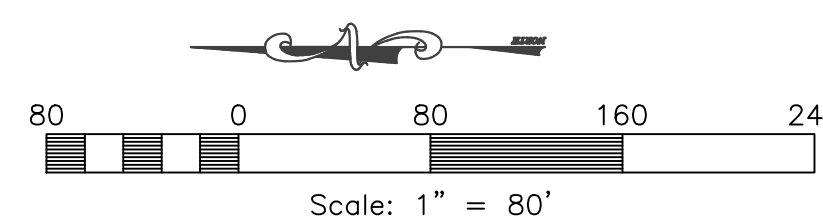
Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

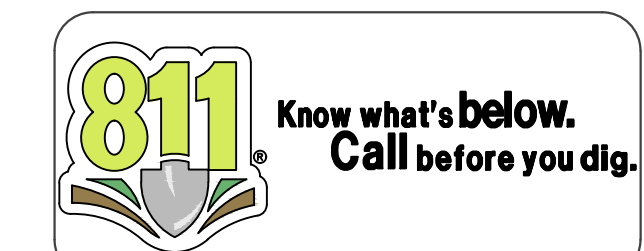
Sheet Index

- Sheet 1 - Cover/Index Sheet
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- 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
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- Sheet 12 - Grading Plan
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- Sheet 13 - Utility Plan
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- Sheet 16 - Detail
- Sheet 17 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 18 - Storm Water Pollution Prevention Plan Details
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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.



Surveyor:

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PH: (801) 430-3996

Project Contact:

Nate Reeve
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Engineer's Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES 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.

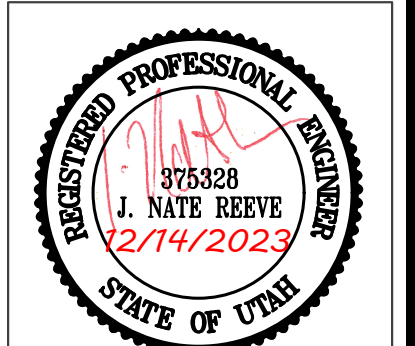
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5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com

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REVISIONS	DATE	DESCRIPTION
06.28.23	NF	J-U-B Comments
09.20.23	NF	Lot Numbers
11.22.23	NF	Added Laterals

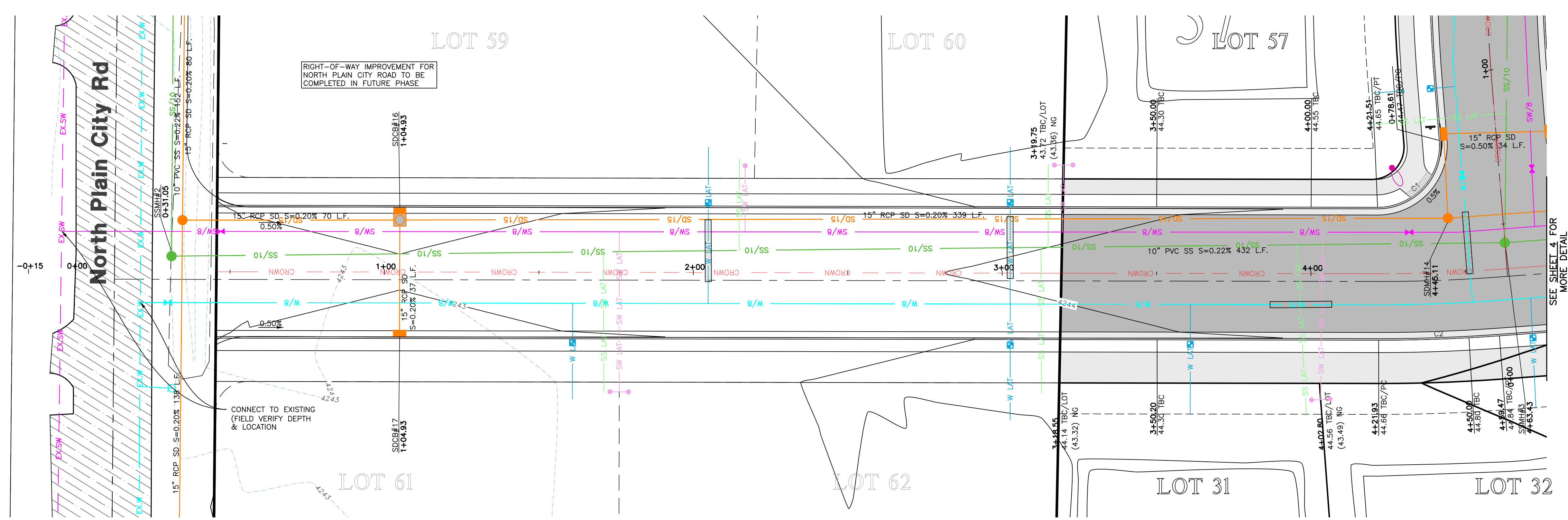
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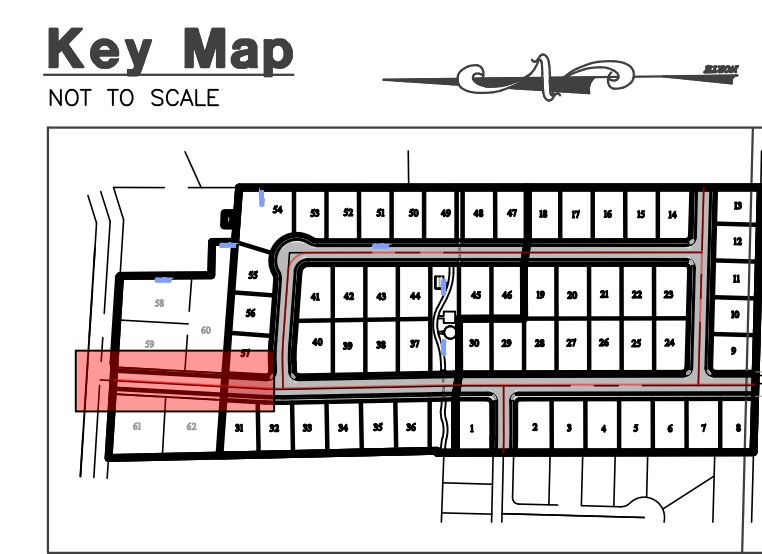
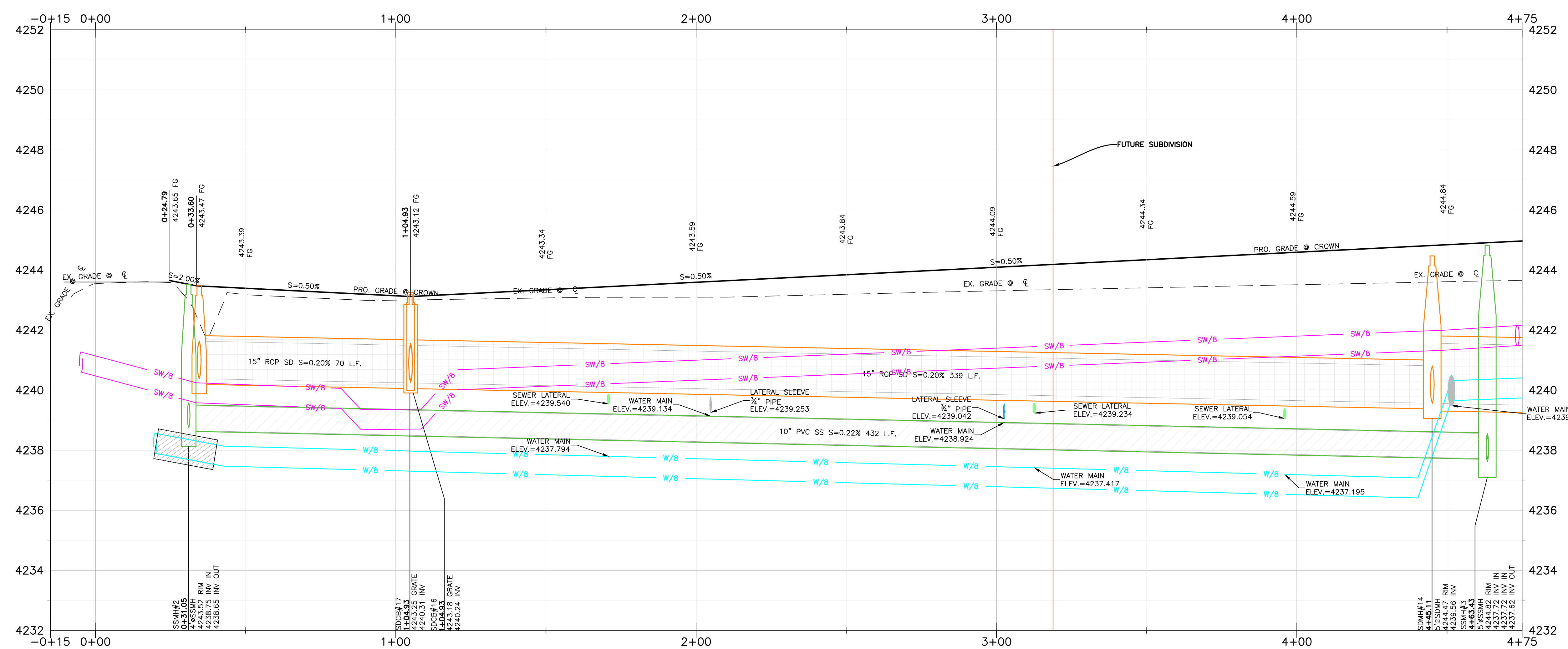
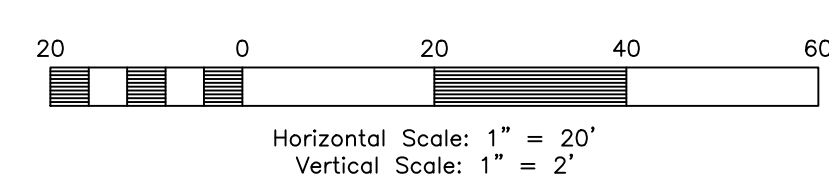


Project Info.

Engineer:	J. NATE REEVE, P.E.
Drafter:	N. FICKLIN
Begin Date:	MARCH 2022
Name:	THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
Number:	7152-14



2875 West 0+00.00 - 4+50.00



Construction Notes:

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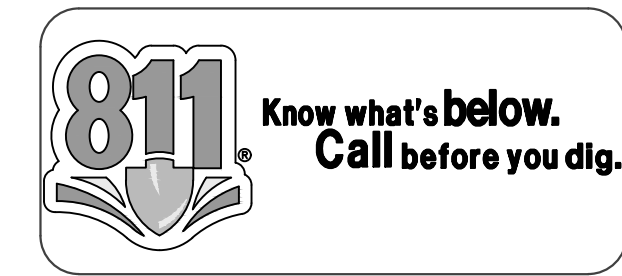
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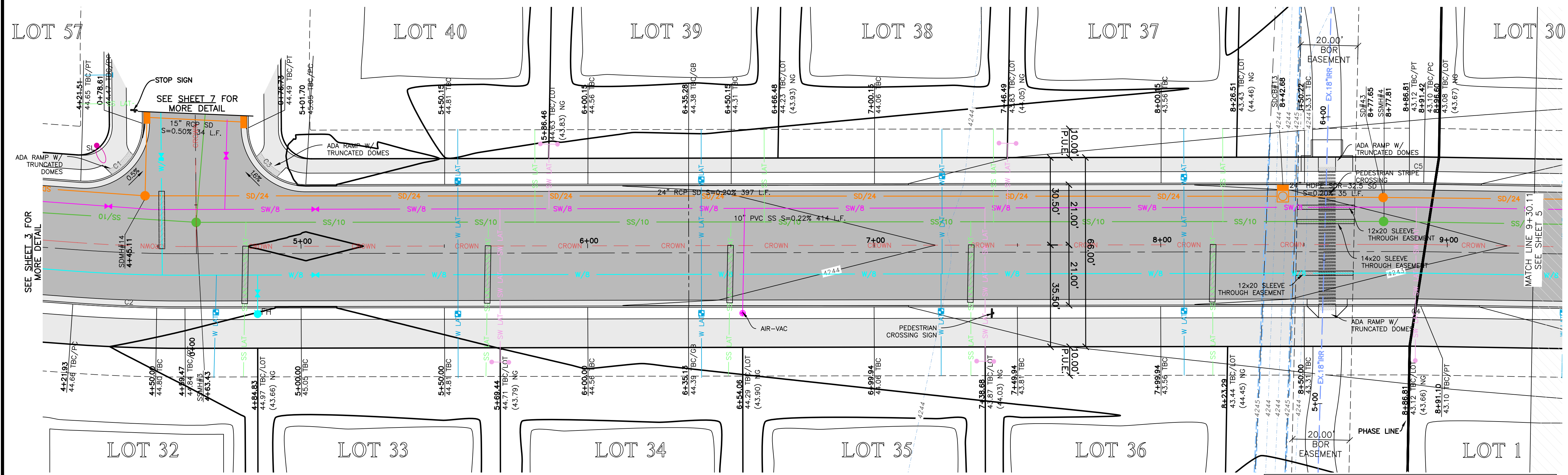
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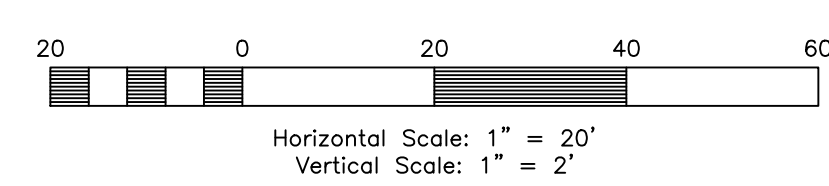


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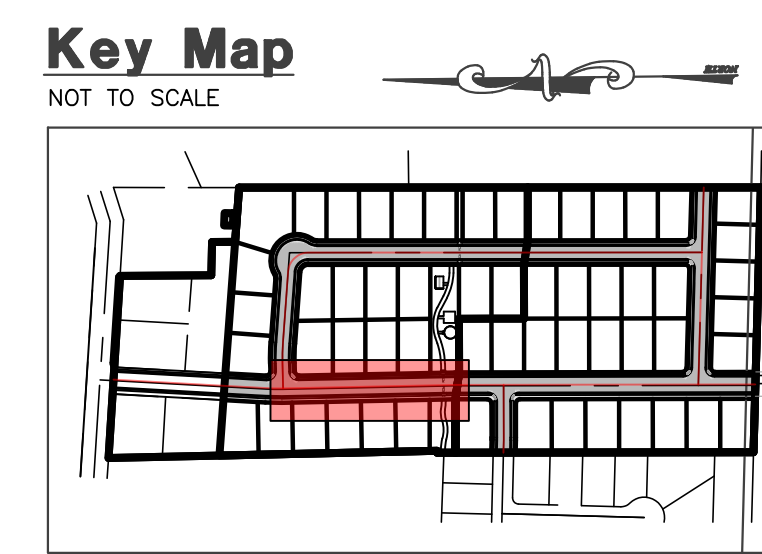
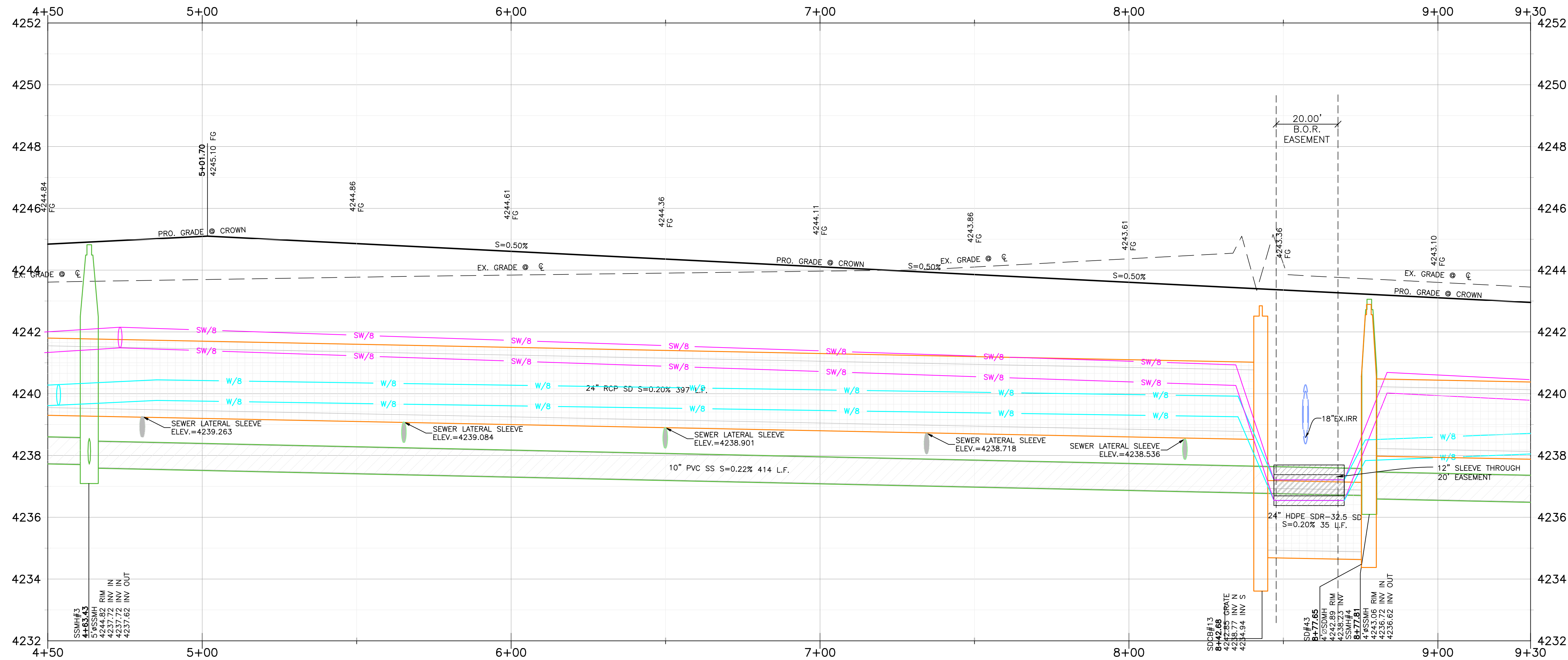


2875 West 4+50.00 - 9+30.00



TBC Curve Data

#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	94°44'19"	20.00'	33.07'	21.73'	S44°10'50"E	29.43'
C2	4°19'51"	519.00'	39.23'	19.62'	S1°01'24"W	39.22'
C3	89°35'32"	20.00'	31.27'	19.86'	S43°39'14"W	28.18'
C4	1°02'48"	195.76'	3.58'	1.79'	S0°37'08"E	3.58'
C5	1°02'48"	278.00'	5.08'	2.54'	N0°37'08"W	5.08'



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REVISIONS

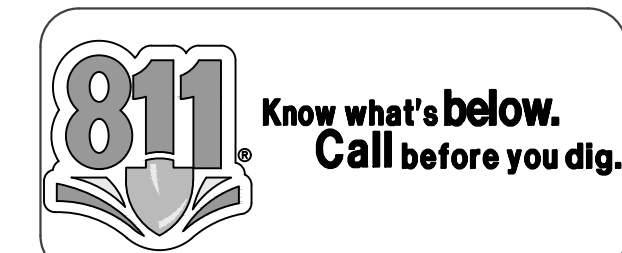
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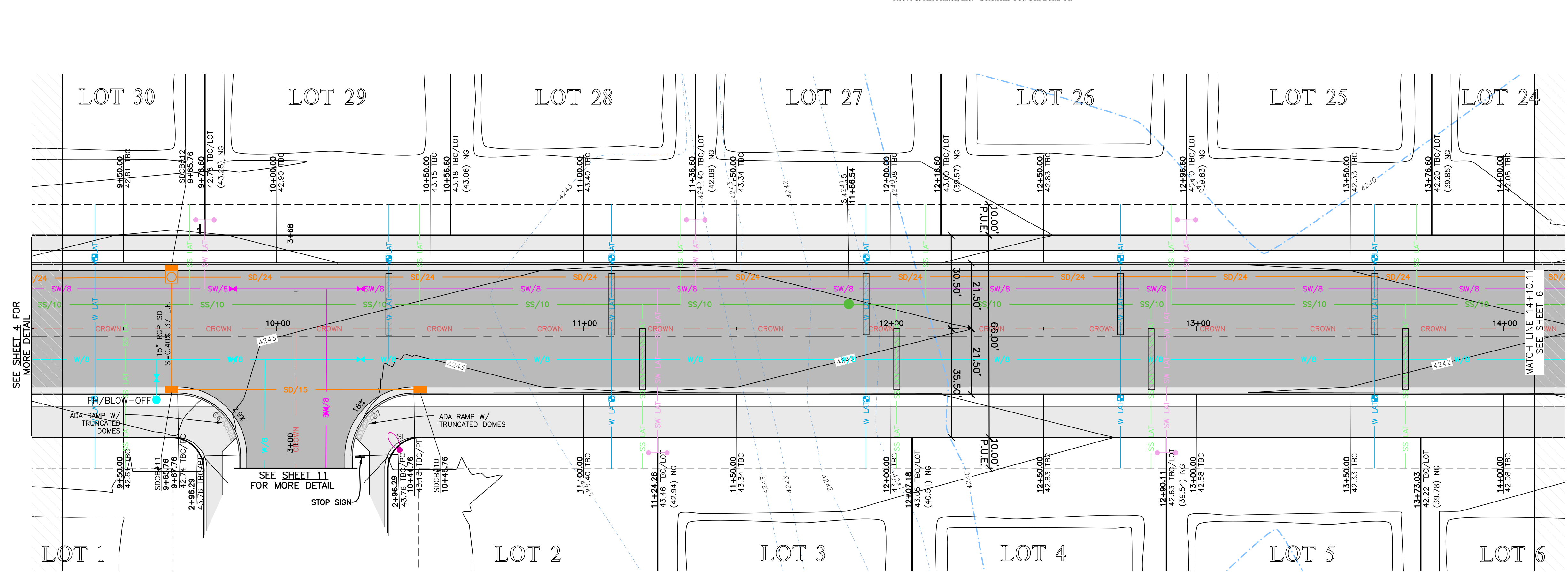
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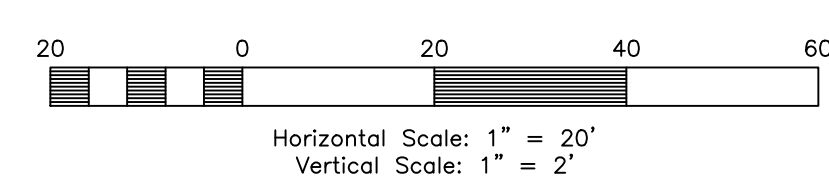


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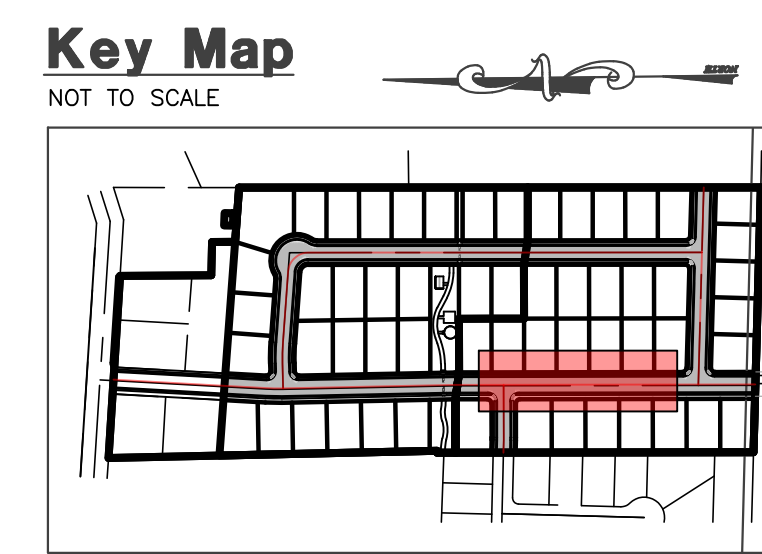
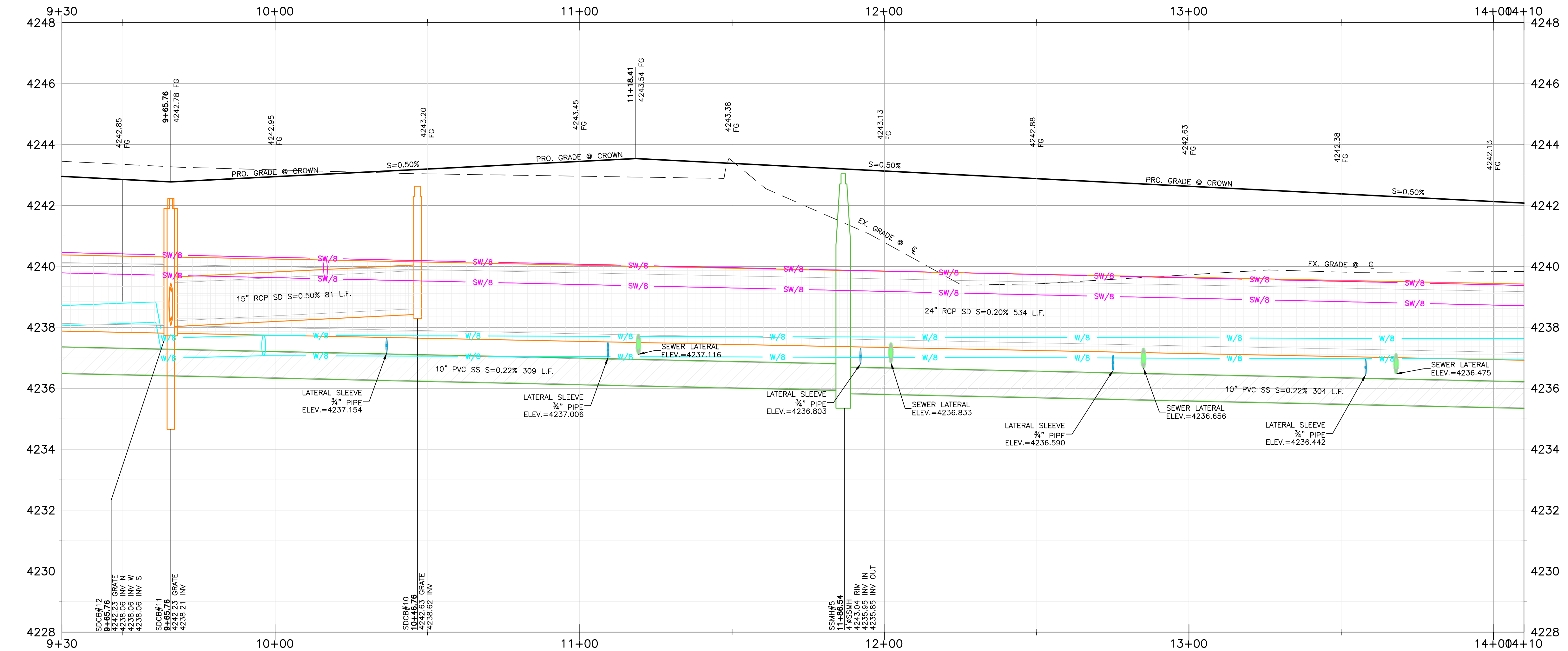




2875 West 9+30.00 - 14+10.00



#	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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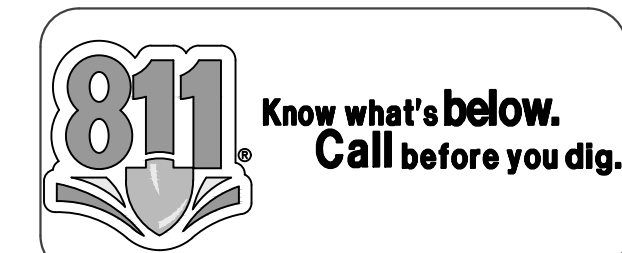
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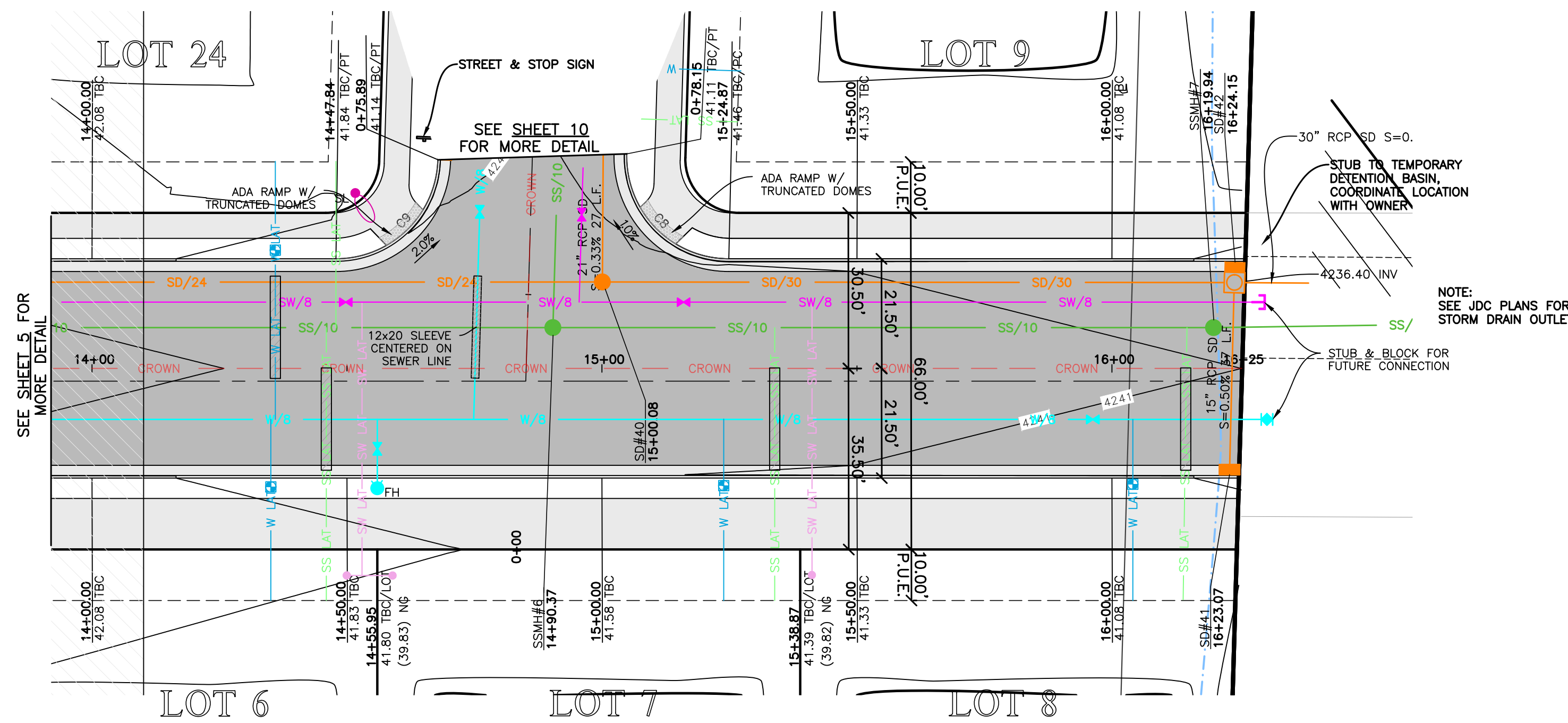
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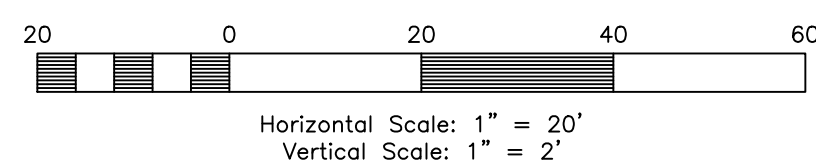


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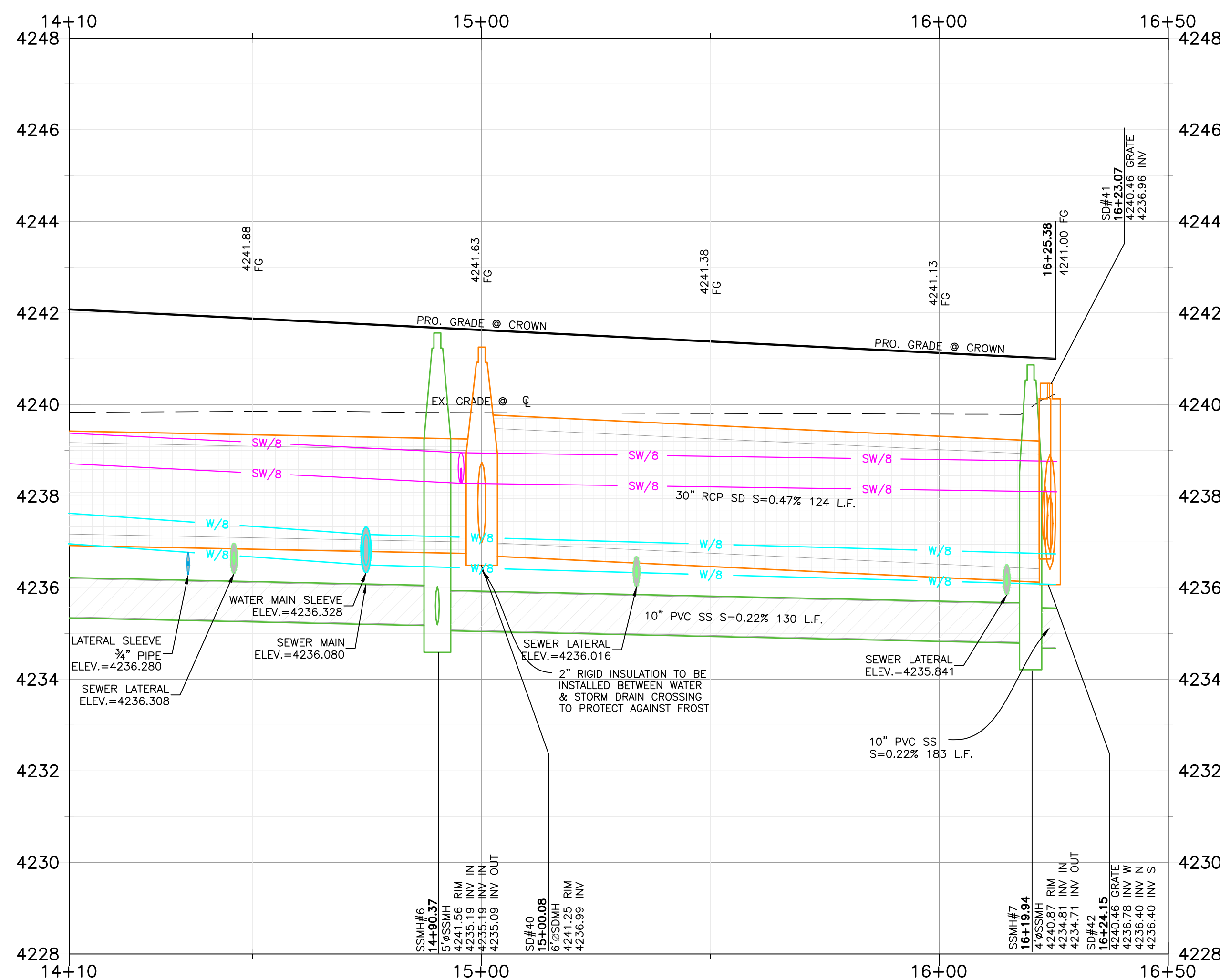




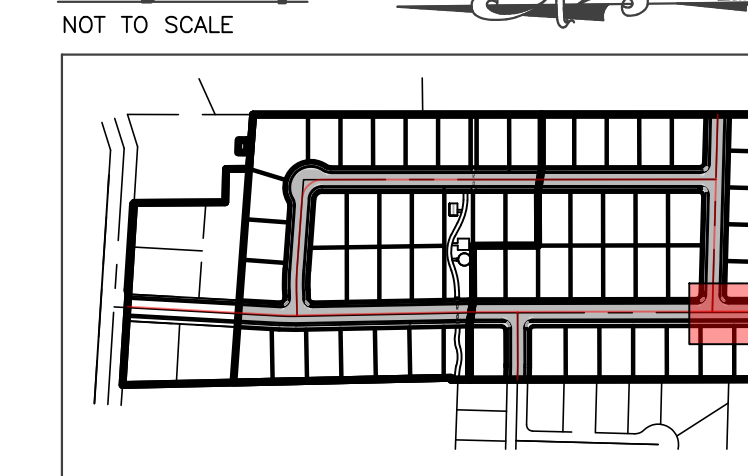
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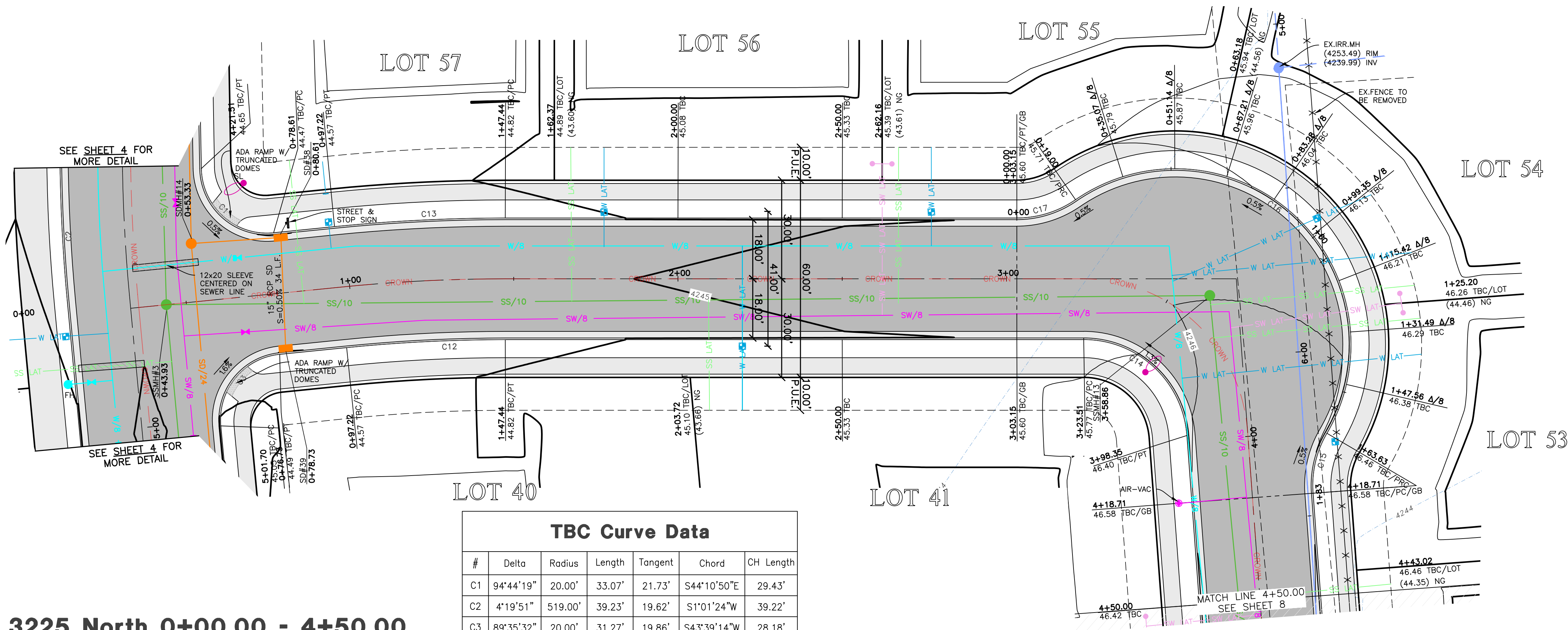
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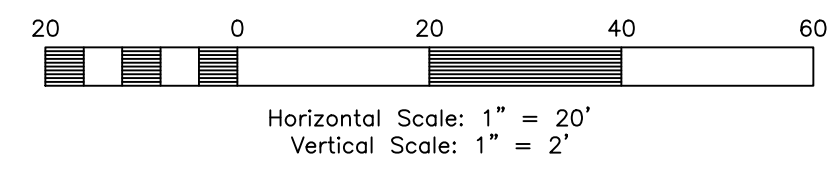


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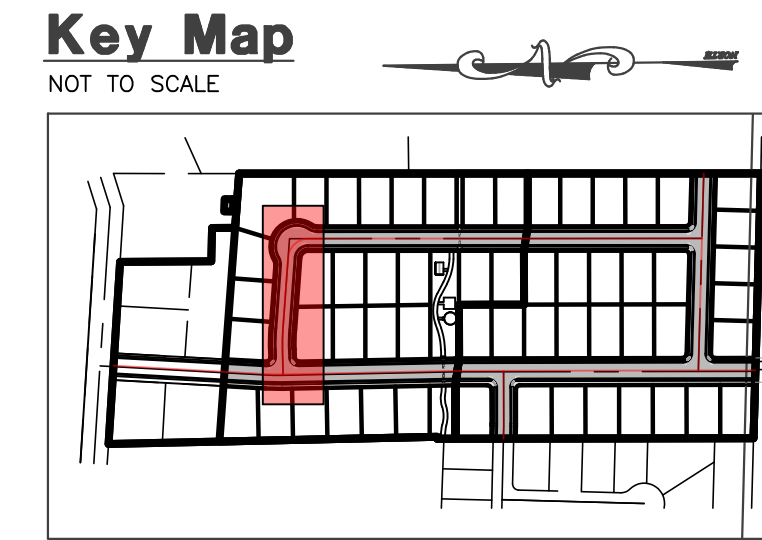
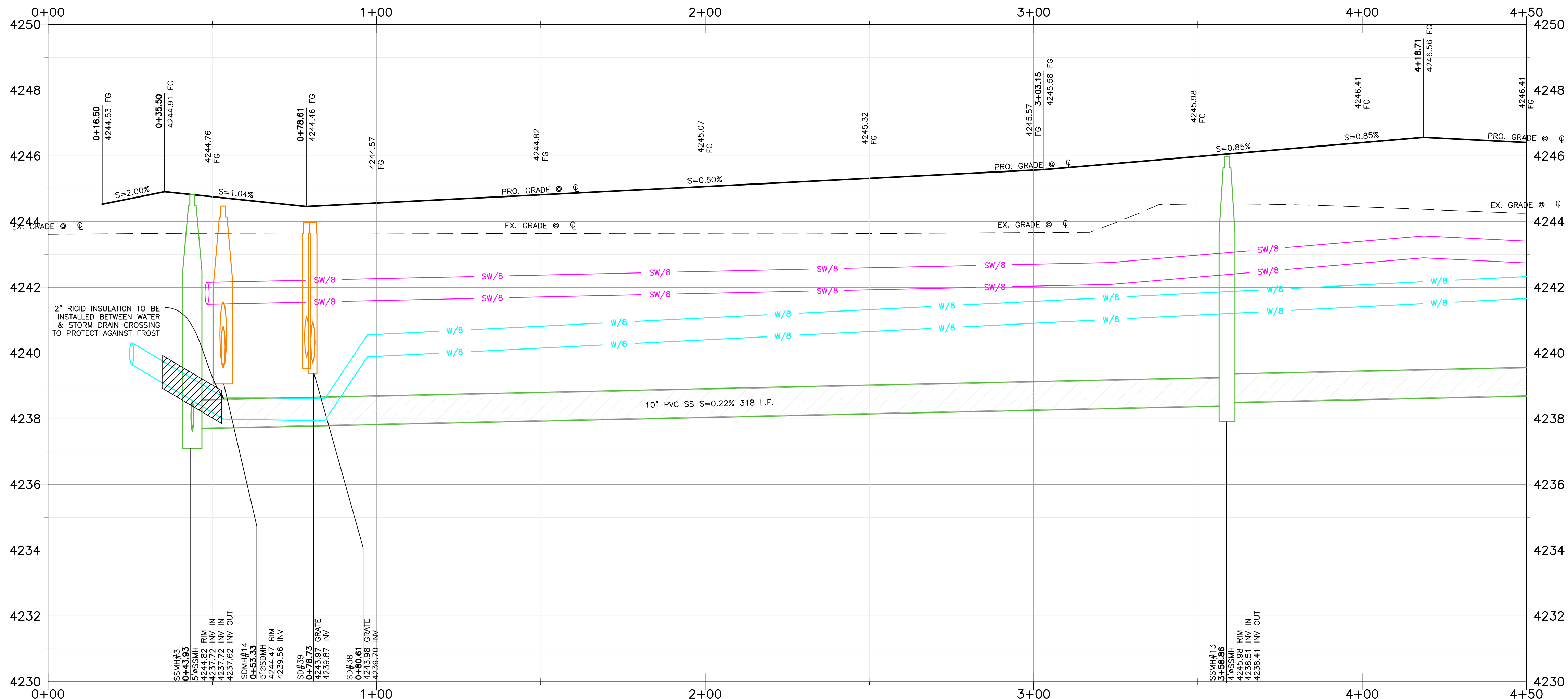


3225 North 0+00.00 - 4+50.00



TBC Curve Data						
#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	94°44'19"	20.00'	33.07'	21.73'	S44°10'50"E	29.43'
C2	4°19'51"	519.00'	39.23'	19.62'	S1°01'24"W	39.22'
C3	89°35'32"	20.00'	31.27'	19.86'	S43°39'14"W	28.18'
C12	5°45'16"	481.50'	48.36'	24.20'	N88°40'22"W	48.34'
C13	5°45'16"	518.50'	52.08'	26.06'	N88°40'22"W	52.05'
C14	85°46'02"	31.50'	47.15'	29.25'	N42°54'43"W	42.88'
C15	34°33'37"	31.50'	19.00'	9.80'	S17°15'06"W	18.71'
C16	154°53'16"	53.50'	144.63'	240.21'	N42°54'43"W	104.44'
C17	34°33'37"	31.50'	19.00'	9.80'	N76°55'27"E	18.71'

- NOTE:**
- LOT 220-223 WATER METERS TO BE LOCATED WITHIN P.U.E.
 - DUAL SECONDARY WATER LATERALS FOR LOT 219-222 METERS TO BE LOCATED WITHIN P.U.E.
 - NO STRUCTURES OR METERS TO BE LOCATED WITHIN EXISTING IRRIGATION EASEMENT.
 - POWER, COMMUNICATIONS, & GAS TO BE PROVIDED/DESIGNED BY OTHERS.
 - ALL UTILITIES CROSSING OVER OR UNDER EXISTING IRRIGATION MUST MAINTAIN 12" FROM TOP OR BOTTOM OF EXISTING IRRIGATION.
 - SEWER PIPE & STRUCTURES, CULINARY WATER, & SECONDARY WATER MAINS SHOW FOR REFERENCE ONLY. MAINS ARE LOCATED WITHIN STREET.
 - ALL UTILITIES CROSSING WITHIN EXISTING EASEMENTS MUST BE SLEEVED.
 - 1" & 3/4" LATERALS TO BE INCASED WITH SCHEDULE 40 PVC PIPE.
 - BUILDERS (LOT PURCHASERS) MUST OBTAIN AN "EASEMENT ENCROACHMENT AGREEMENT" FROM WB/C/D/BOR, FOR DRIVEWAYS ON SPECIFIC LOTS.



Construction Notes:

- CULINARY WATER**
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
 W/8 - 8" DIP W/POLY WRAP WATER LINE
 W LAT - 3/4" 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/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
 SW LAT - 1" SERVICE LATERAL W/ 1" METER (SINGLE SERVICE)
 SW LAT - 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

- NOTE:**
- 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 OVER SEWER.
 - DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
 - CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.
 - ALL EXISTING DITCHES THAT ARE BEING 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.
 - 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, WATER MAINS MUST BE SLEEVED WITH 12"x20" CENTERED AT CROSSING.
 - LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, WATER LATERALS TO SLEEVED WITH 6"x18" AT CROSSING.
 - LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO SLEEVED WITH 8"x18" AT CROSSING.

Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
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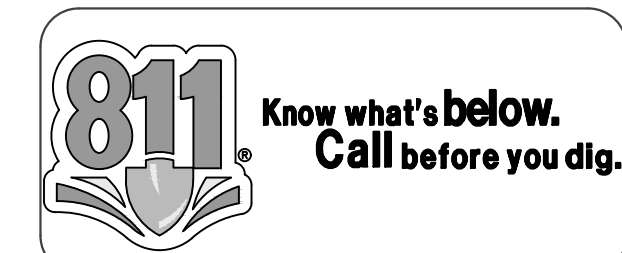
REVISIONS	DATE	DESCRIPTION
	06.28.23	NE J-U-B Comments
	09.20.23	NE Lot Numbers
	11.22.23	NE Added Laterals

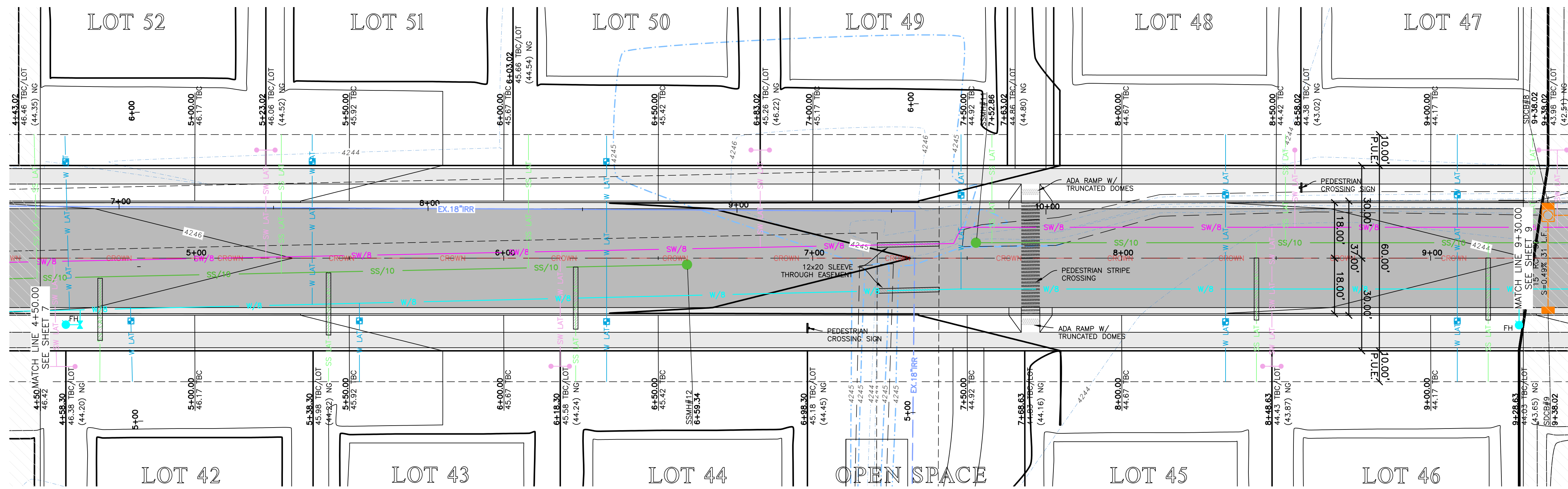
The Grove at JDC Ranch Subdivision Phase 1 & 2
 WEBER COUNTY, UTAH

3225 North 0+00.00 - 4+50.00

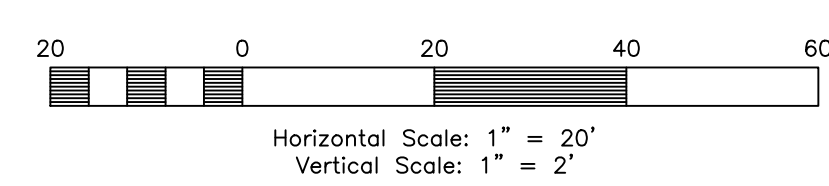


Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH 2022
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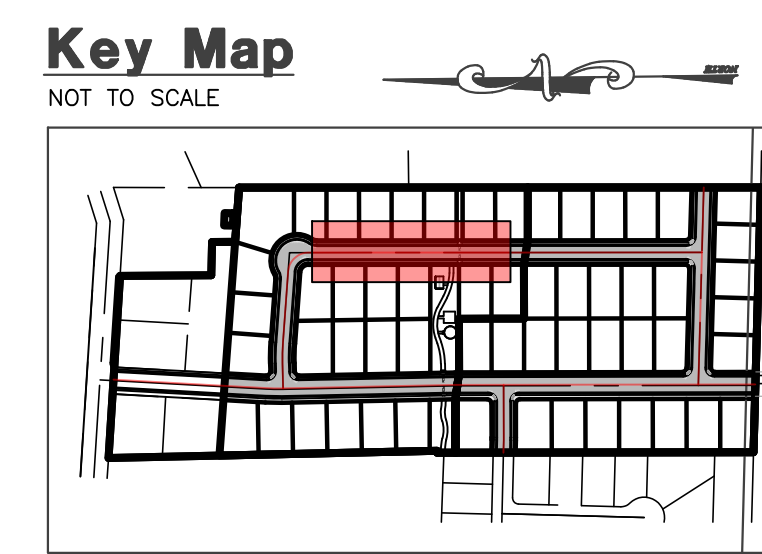
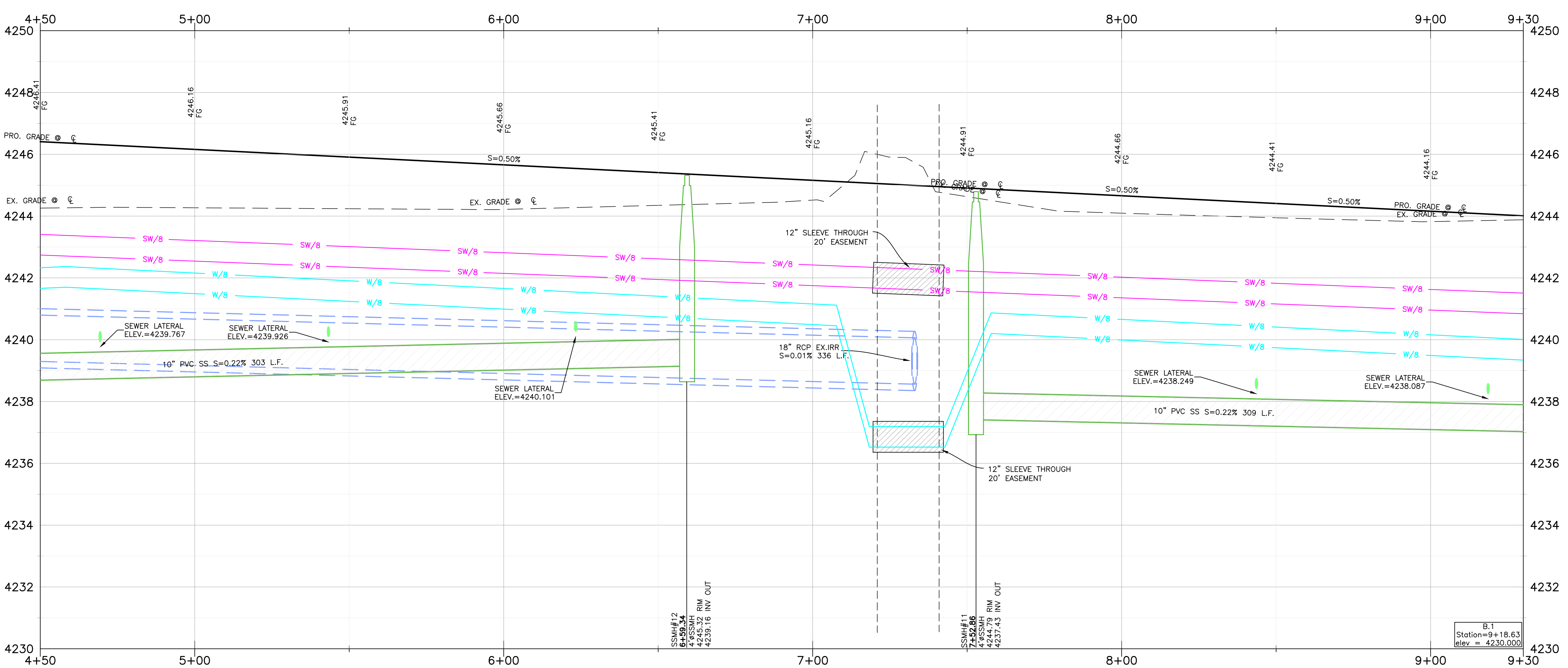




2825 West 4+50.00 - 9+30.00



- NOTE:**
- LOT 420-423 WATER METERS TO BE LOCATED WITHIN P.U.E.
 - DUAL SECONDARY WATER LATERALS FOR LOT 419-422 METERS TO BE LOCATED WITHIN P.U.E.
 - NO STRUCTURES OR METERS TO BE LOCATED WITHIN EXISTING IRRIGATION EASEMENT.
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- Construction Notes:**
- CULINARY WATER**
 NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
 W/8 - 8" DIP W/POLY WRAP WATER LINE
 W LAT - 3/4" 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/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
 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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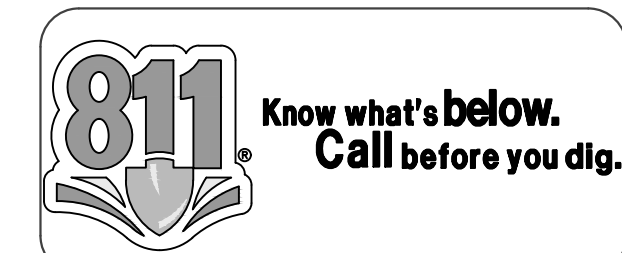
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06.28.23	06.28.23	06.28.23 NF J-U-B Comments
09.20.23	09.20.23	09.20.23 NF Lot Numbers
11.22.23	11.22.23	11.22.23 NF Added Laterals

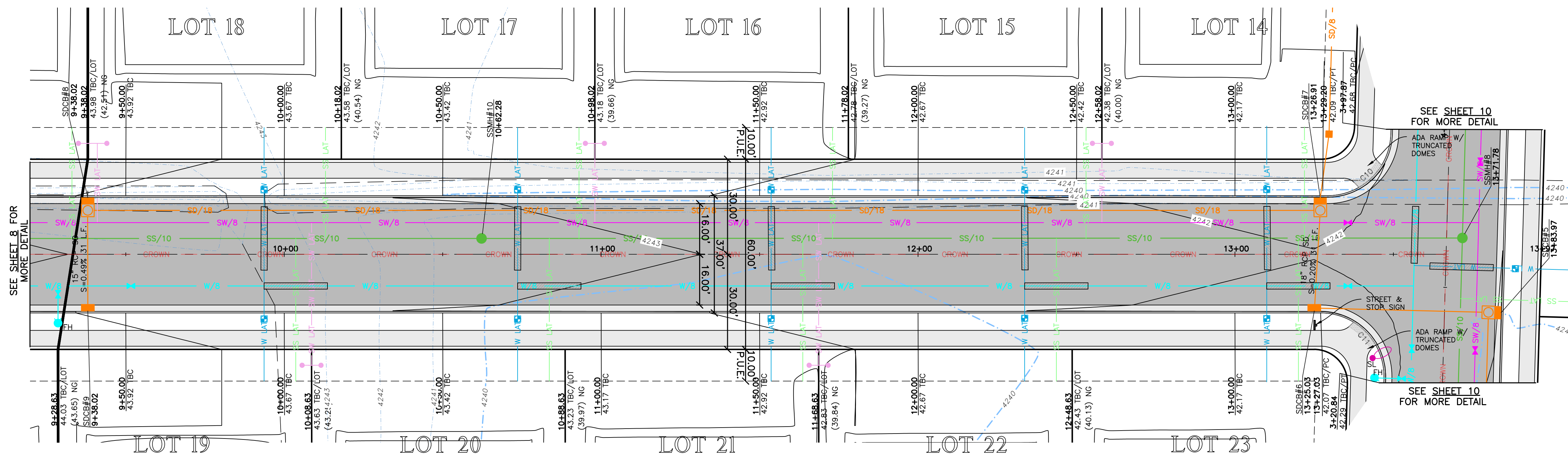
The Grove at JDC Ranch Subdivision
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 WEBER COUNTY, UTAH

2825 West 4+50.00 - 9+30.00

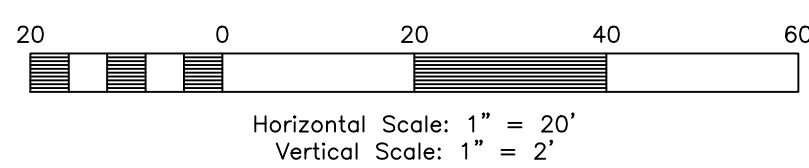


Project Info.
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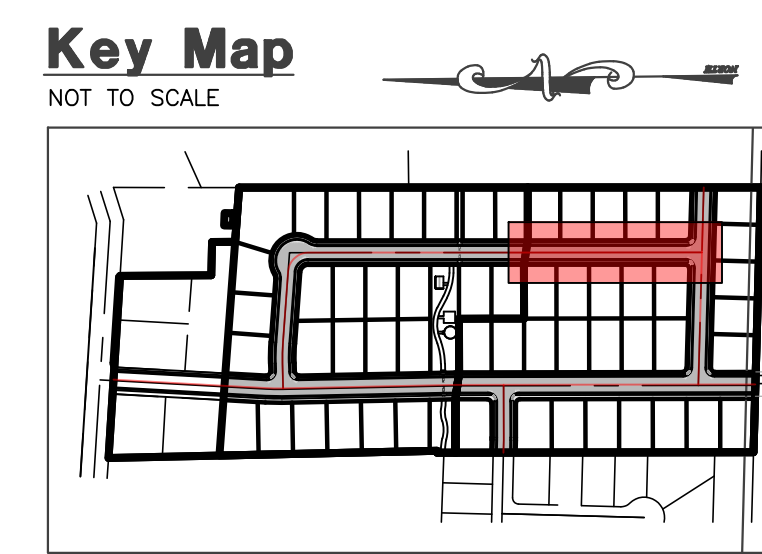
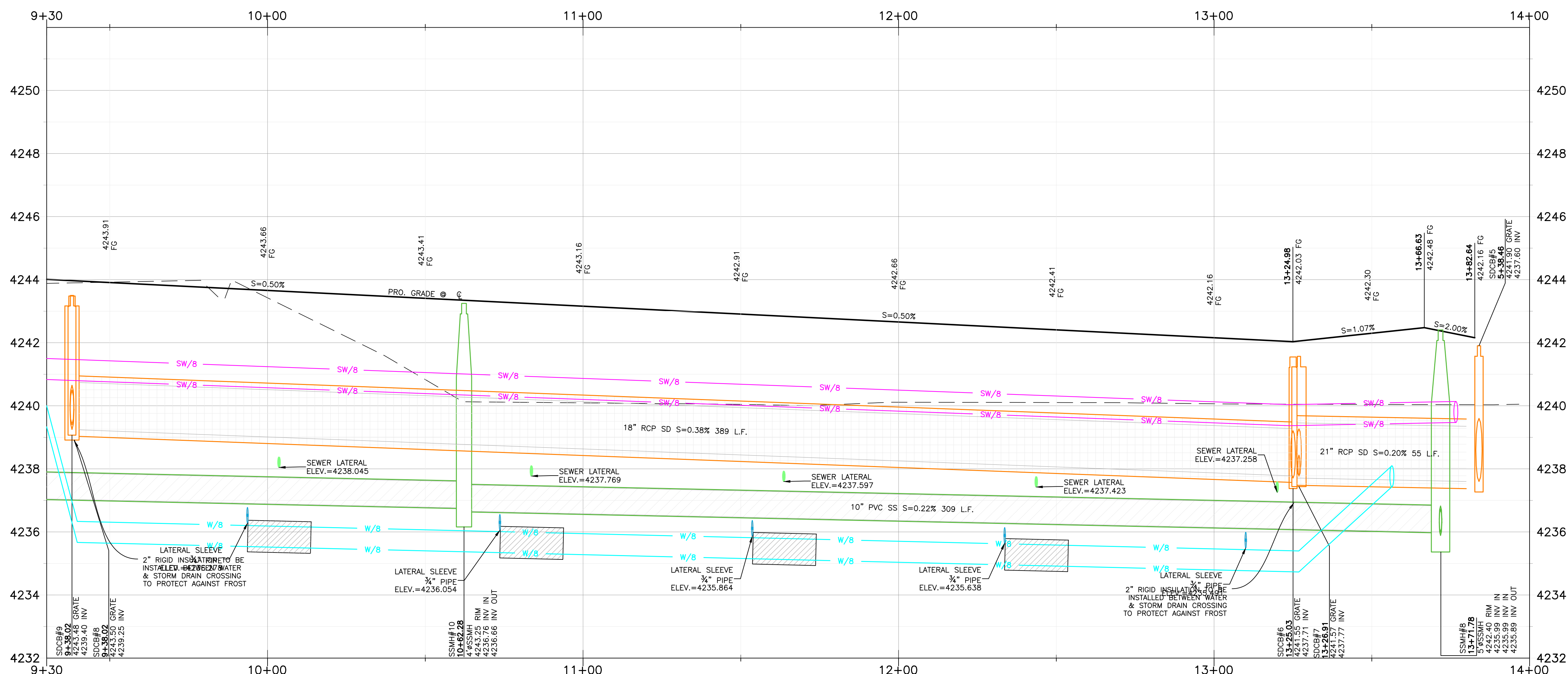


2825 West 9+30.00 - 14+00.00



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'



- Construction Notes:**
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NOTE: 4" MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DIP W/POLY WRAP WATER LINE
W LAT - 3/4" TYPE K COPPER SERVICE LATERAL
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SD/30 - 30" RCP CLASS III STORM DRAIN
SD/24 - 24" RCP CLASS III STORM DRAIN
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REVISIONS

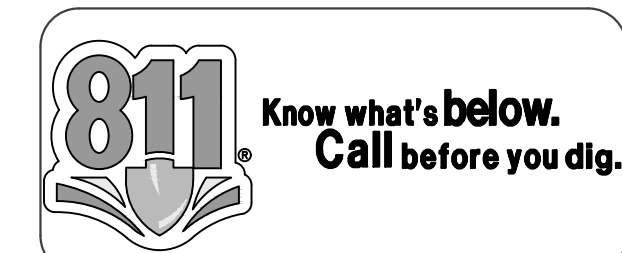
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11.22.23	NF Added Laterals

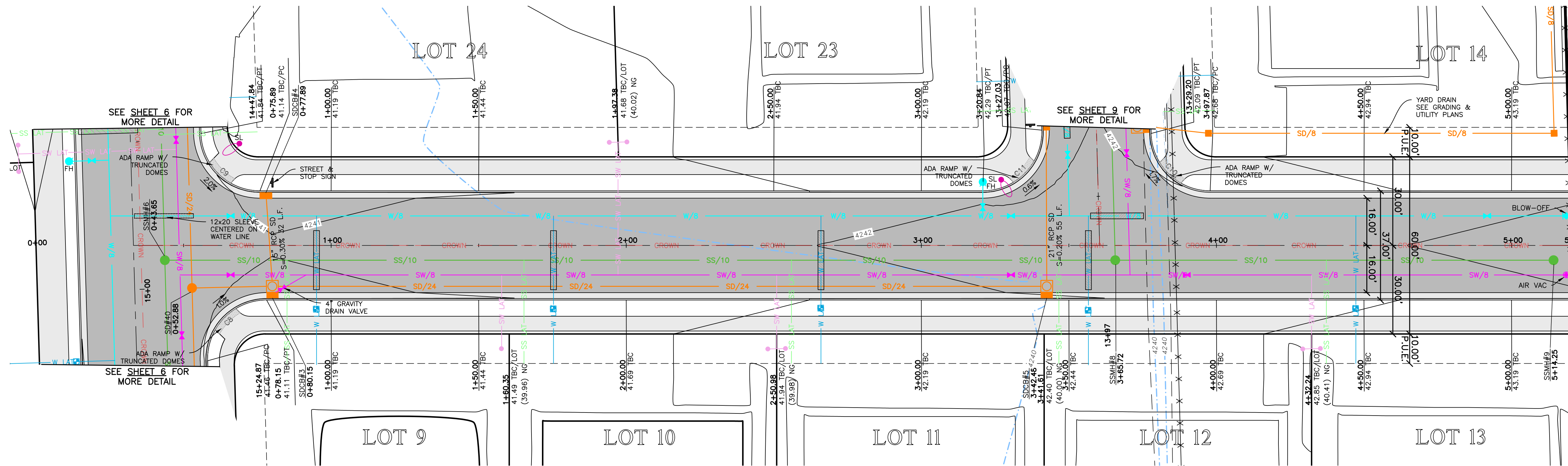
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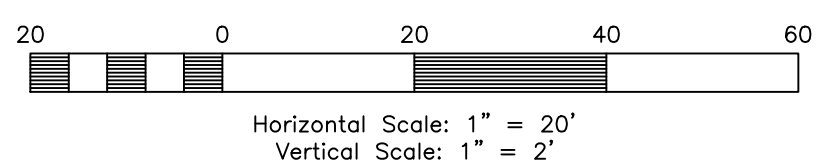


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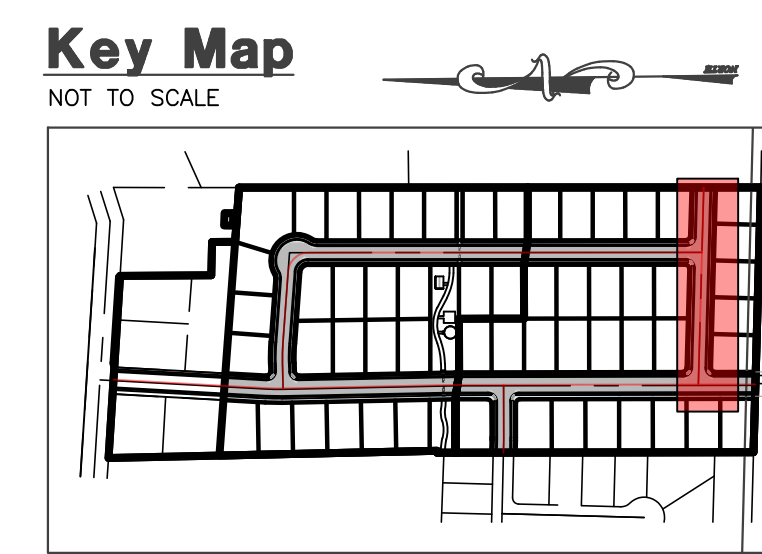
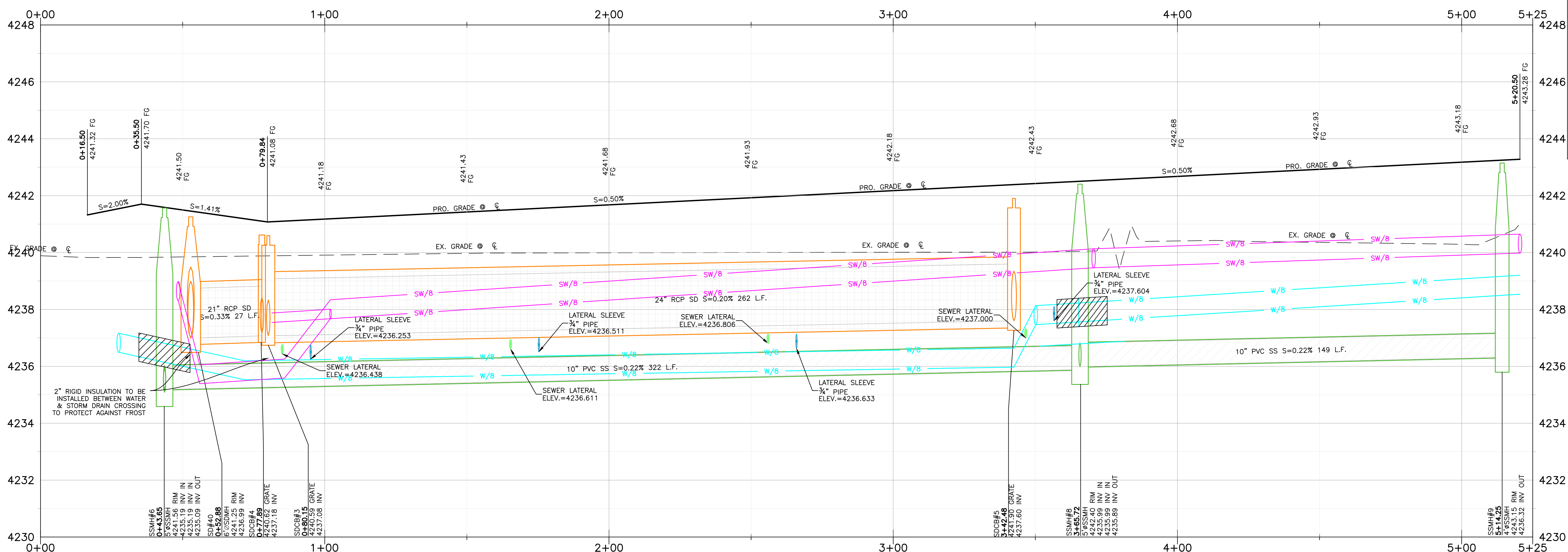




3050 North 0+00.00 - 4+50.00



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C9	88°19'28"	20.00'	30.83'	19.42'	S44°15'28"E	27.87'
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- STORM DRAIN**
 SD/30 - 30" RCP CLASS III STORM DRAIN
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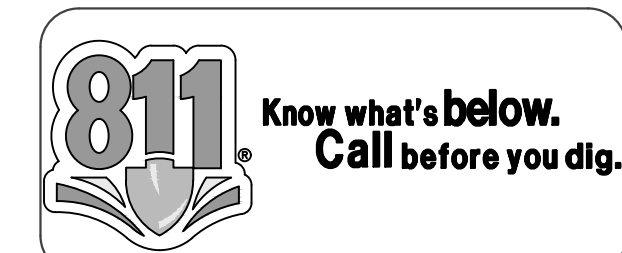
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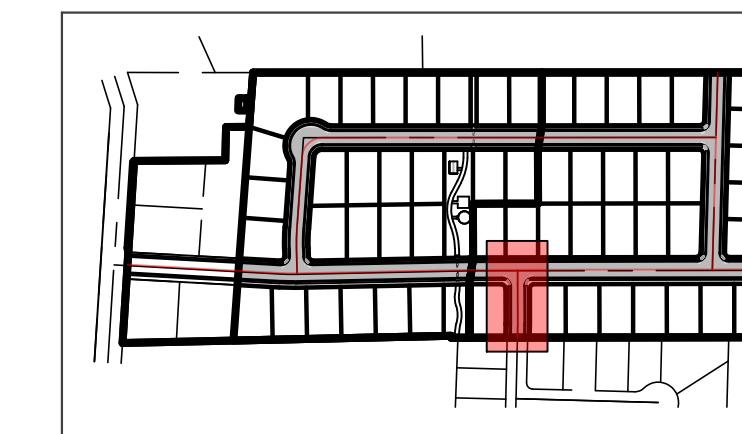


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Key Map

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 - 3/4" TYPE K COPPER SERVICE LATERAL

SANITARY SEWER

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STORM DRAIN

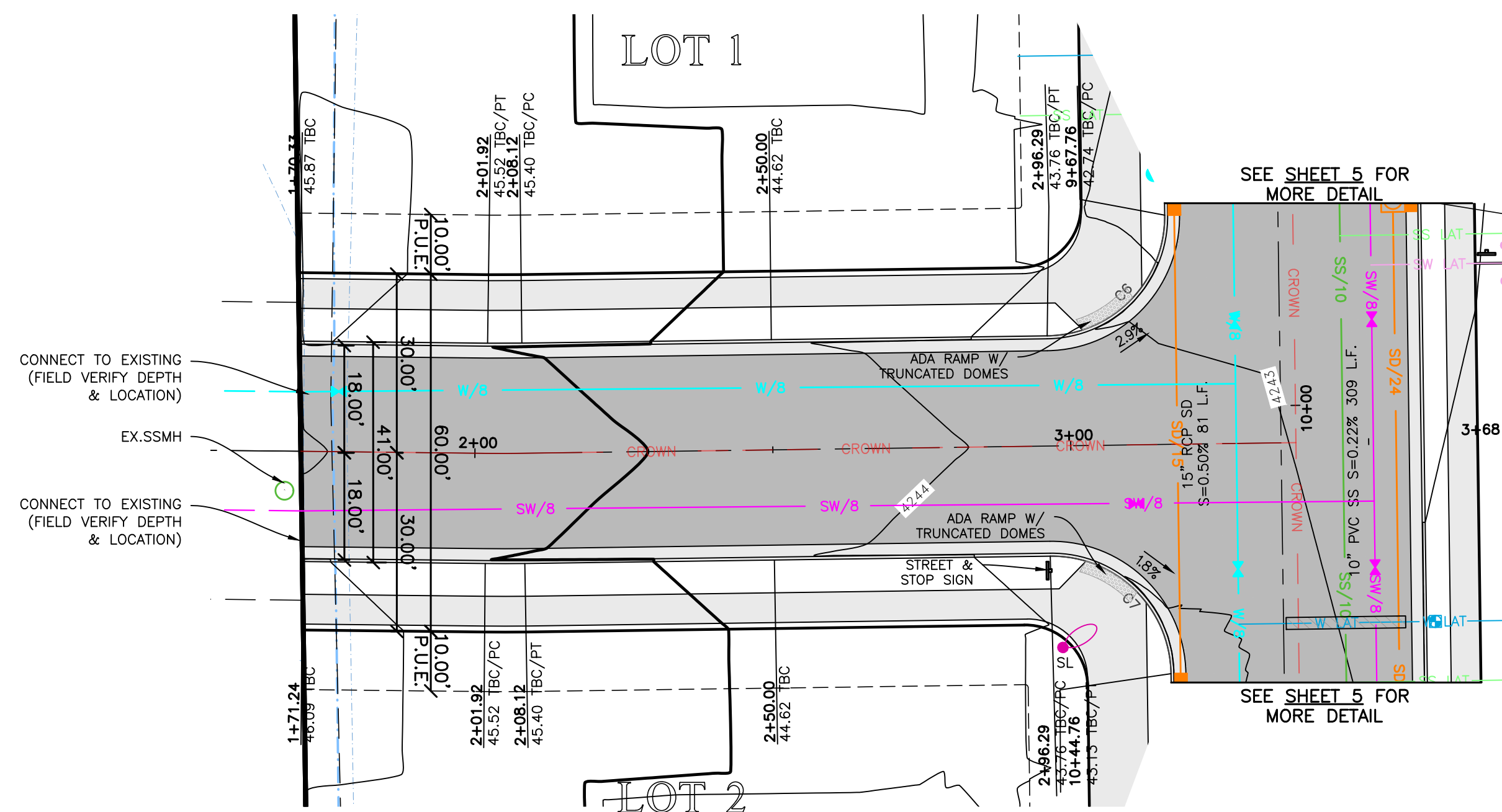
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SECONDARY WATER

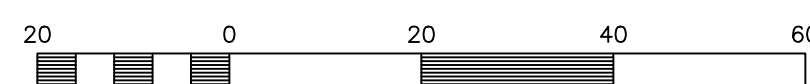
SW/8 - 8" PVC C-900 DR-14 SECONDARY WATER LINE
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NOTE:

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12. LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, WATER LATERALS TO SLEEVED WITH 6"x18" AT CROSSING.
13. LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO SLEEVED WITH 8"x18" AT CROSSING.



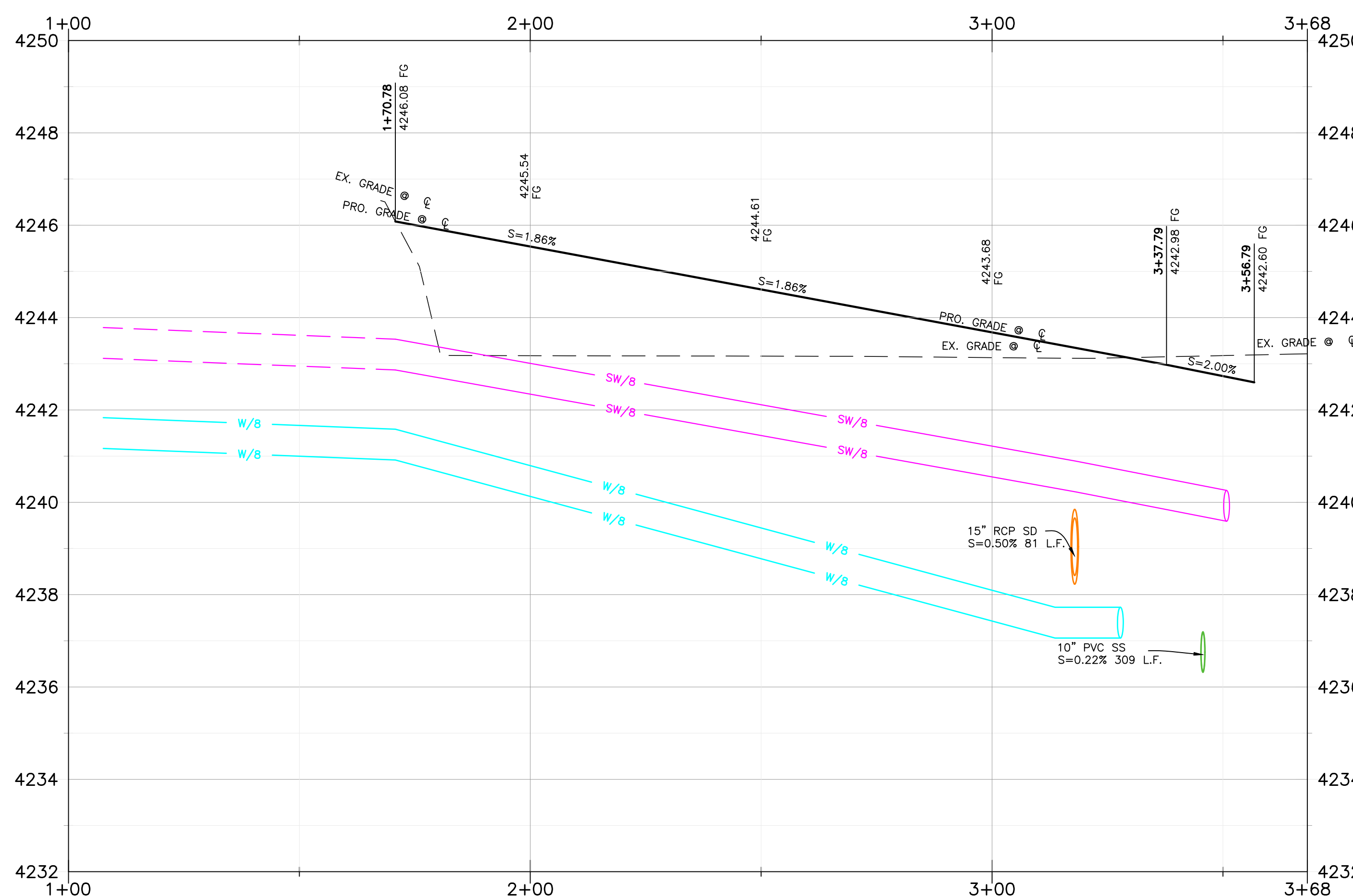
**3150 North Street
 1+00.00 - 3+68.29**



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

TBC Curve Data

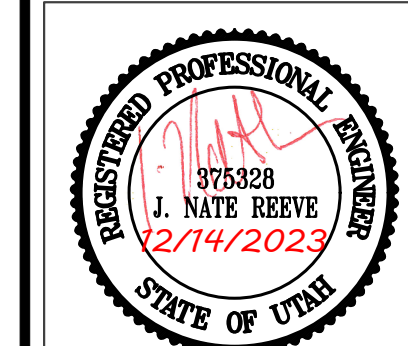
#	Delta	Radius	Length	Tangent	Chord	CH Length
C6	90°00'00"	20.00'	31.42'	20.00'	N44°54'16"E	28.28'
C7	90°00'00"	20.00'	31.42'	20.00'	N45°05'44"W	28.28'



REVISIONS	DESCRIPTION
DATE	06.28.23 NF J-U-B Comments
09.20.23 NF	Lot Numbers
11.22.23 NF	Added Laterals

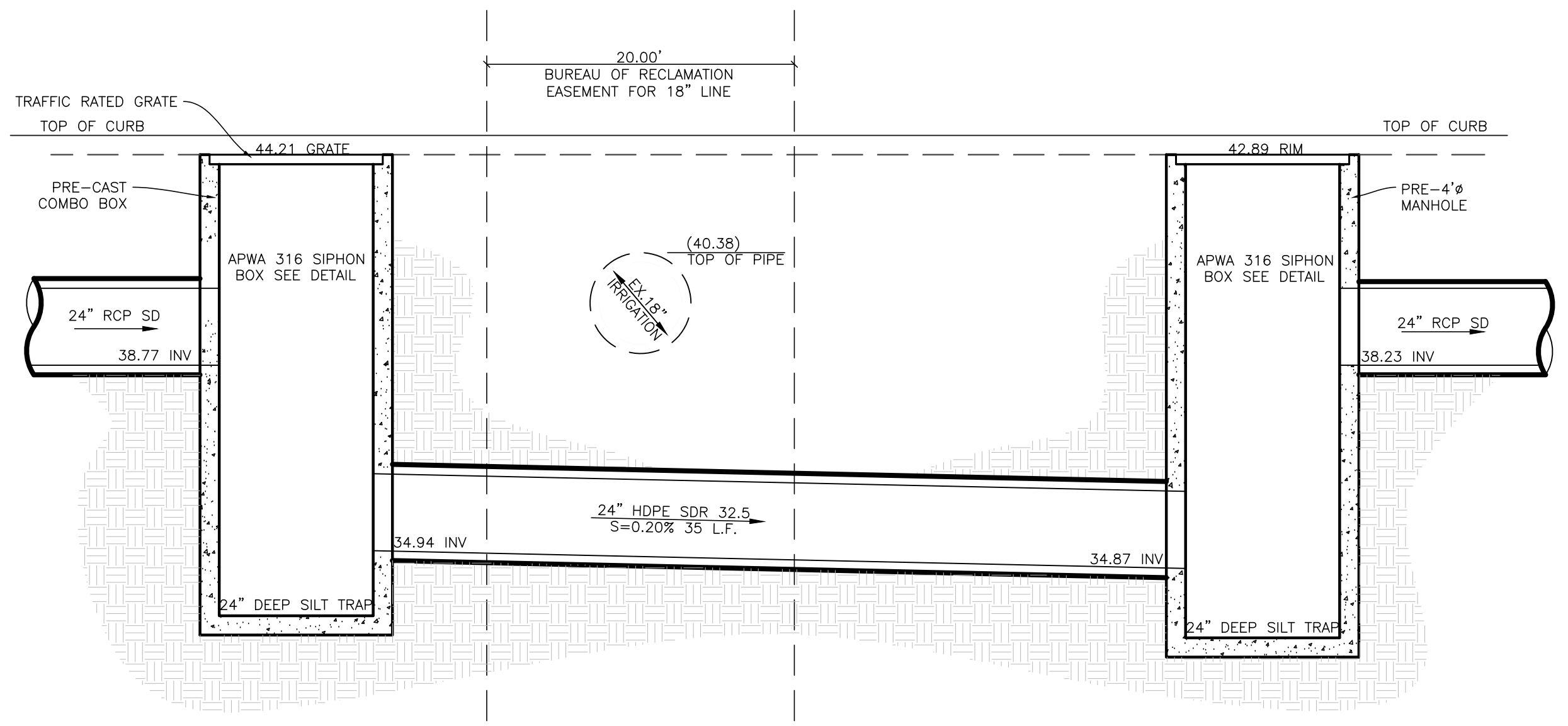
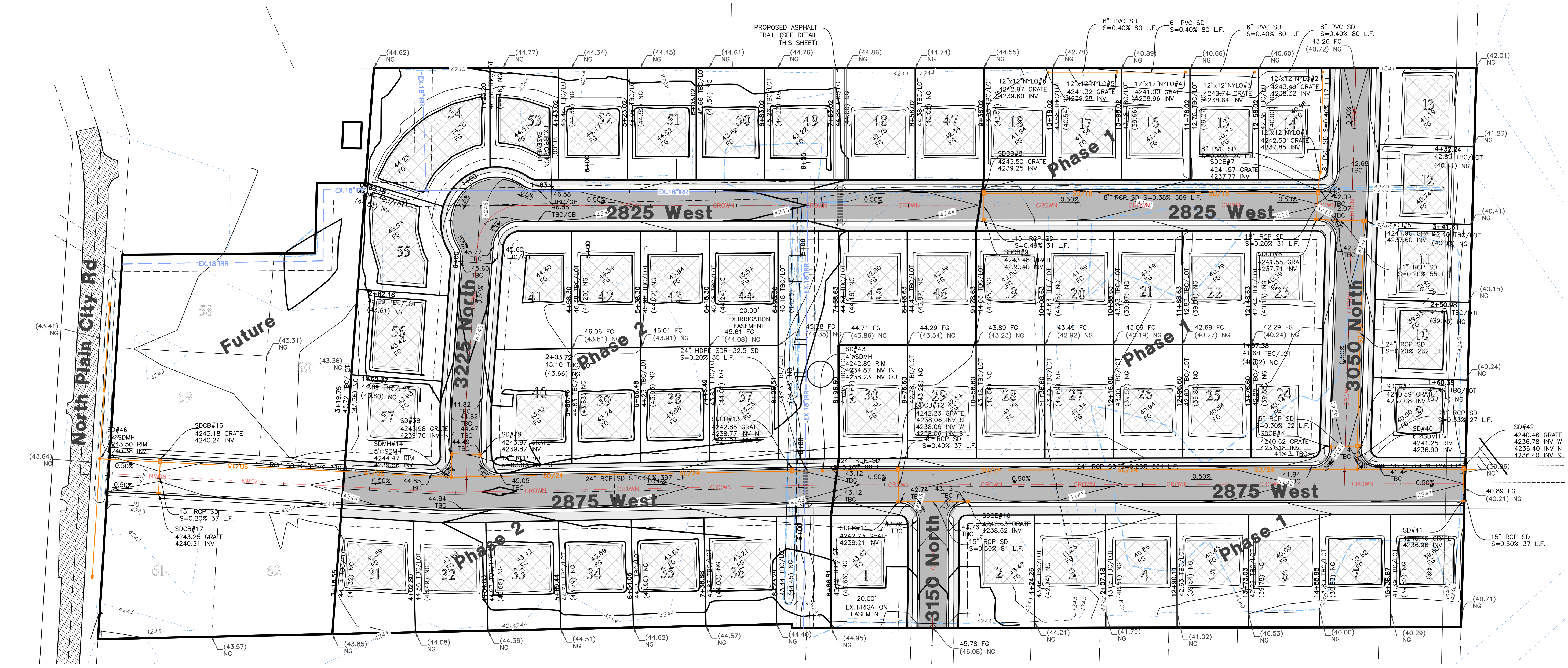
**The Grove at JDC Ranch Subdivision
 Phase 1 & 2**
 WEBER COUNTY, UTAH

3150 North Street 1+00.00 - 3+68.29

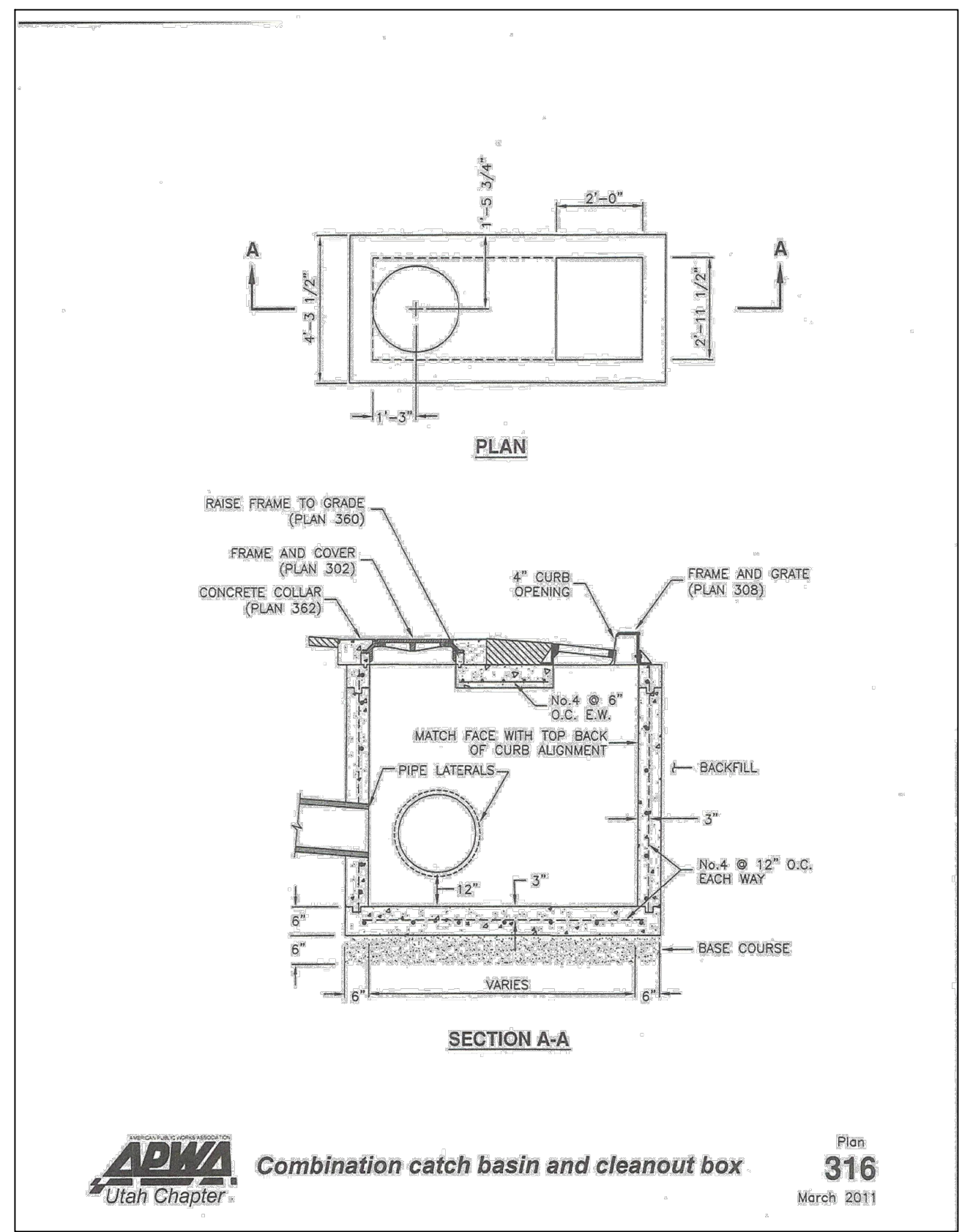


Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH 2022
 Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
 Number: 7152-14

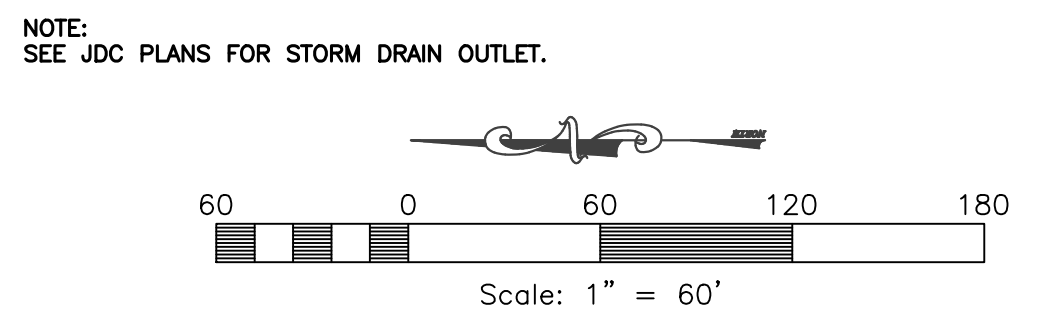




Storm Drain Siphon Detail
SCALE: NONE



15' Trail Easement Detail
SCALE: NONE



NOTE:
SEE JDC PLANS FOR STORM DRAIN OUTLET.

APWA Utah Chapter
Combination catch basin and cleanout box
Plan 316
March 2011

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REVISIONS	DATE	DESCRIPTION
06.28.23	09.20.23	11.22.23

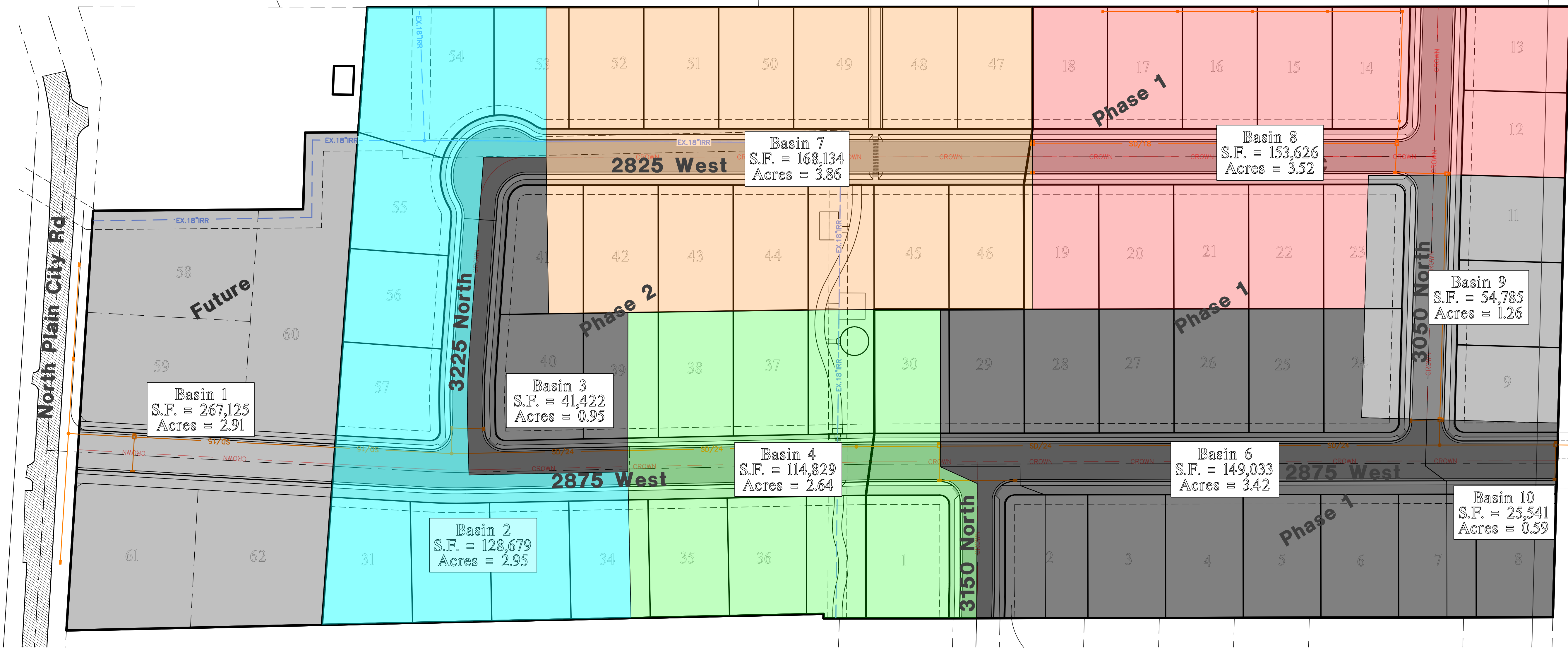
The Grove at JDC Ranch Subdivision Phase 1 & 2
WEBER COUNTY, UTAH

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
12/14/2023
STATE OF UTAH

Project Info.
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Drafter: N. FICKLIN
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811 Know what's below.
Call before you dig.



Basin 1
S.F. = 267,125
Acres = 2.91

Basin 3
S.F. = 41,422
Acres = 0.95

Basin 4
S.F. = 114,829
Acres = 2.64

Basin 2
S.F. = 128,679
Acres = 2.95

Basin 5
S.F. = 11,458
Acres = 0.26

Basin 7
S.F. = 168,134
Acres = 3.86

Basin 8
S.F. = 153,626
Acres = 3.52

Basin 9
S.F. = 54,785
Acres = 1.26

Basin 10
S.F. = 25,541
Acres = 0.59



Storm Runoff Calculations
JDC at West Ridge - Phase 1-2
7152-14 4/20/2023

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Weber County, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and full retention, as the stormwater will be conveyed and retained in a temporary basin.

The calculations are as follows:
(62 lots)

Drainage Area:

Total Area =	22.37 acre or	974,439 ft ²
Runoff Coefficients		
Paved Area	268,611	C = 0.9
Roof	178,800	C = 0.8
Landscaped Area	526,028	C = 0.2
Weighted Runoff Coefficient		C = 0.52

LID Retention

80 th Percentile Rainfall Event (d)	0.48 in
Is the site Feasible for LID?	Yes
Site Imperviousness (i)	0.46
NCEC Soil Group	A
Rv Equation	0.84*1.302
Rv (Soil Group A: 0.84*1.302; B: 0.84*1.169; C/D: 0.83*1.122)	0.31
V _{ret} = Rv x d x Total Site SF	11,918 c.f.

Rainfall Intensities:

10-yr intensity for a 30 minute Storm Event	1.38 in/hr
---	------------

Peak Run-off:

Runoff Coefficient	C = 0.52
Rainfall Intensity	i = 1.38 IN./HR.
Acres	A = 22.37 ACRES
Q	Q = 16.12 cfs

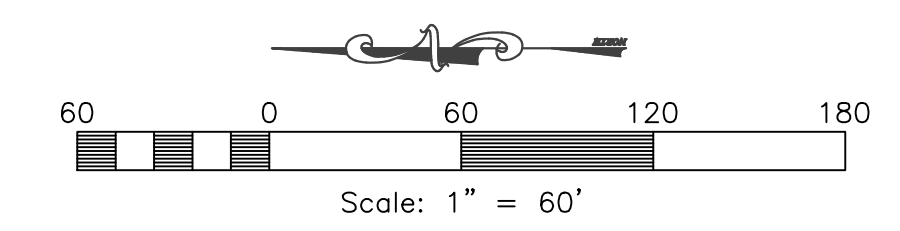
Cumulative

Drainage Basin	Area	Area (acres)	Q (cfs) 10-yr	Min Pipe Size
1	2.91	2.91	2.10	15
2	2.95	5.86	4.22	16
3	0.95	6.81	4.91	21
4	2.64	9.45	6.81	21
5	0.27	9.72	7.00	21
6	3.42	13.14	9.47	30
7	3.86	3.86	2.76	18
8	3.52	7.38	5.32	21
9	1.26	8.64	6.23	21
10	0.59	22.37	16.12	30

Volume of Run-off for 100 year Storm Event:

C =	0.52					
i =	See Below in/hr					
A =	974,439.00 ft ²					
Q(out) =	0.00 ft ³ /s (full retention)					
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cft)	Vol. out (cft)	Difference (cft)
0	0	0.00	0.00	0	0	0
5	300	0.65	19.32	23496	0	23496
10	600	5.06	59.59	36756	0	36756
15	900	4.16	49.23	44306	0	44306
30	1800	2.81	33.08	69669	0	69669
60	3600	1.74	20.49	73772	0	73772
120	7200	0.96	11.31	81404	0	81404
180	10800	0.656	7.73	83439	0	83439
360	21600	0.366	4.31	93106	0	93106
720	43200	0.223	2.63	113457	0	113457
1440	86400	0.123	1.45	125159	0	125159

SUMMARY:
The required 100-yr storage volume is 125,159 cubic feet
The required LID Retention volume is 11,918 cubic feet



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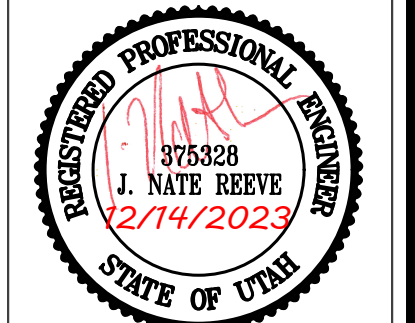
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REVISIONS

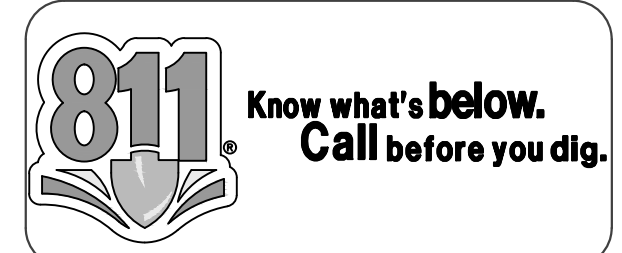
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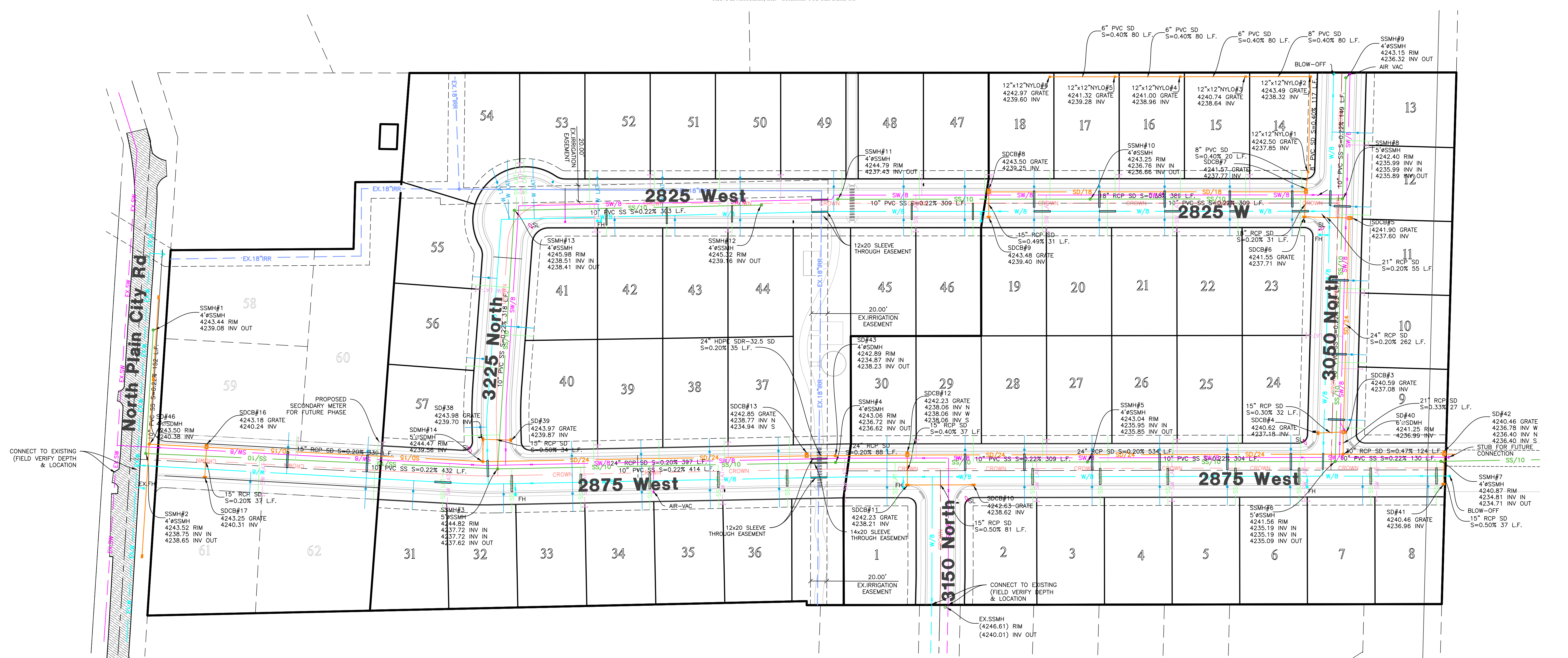
The Grove at JDC Ranch Subdivision
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Site Drainage Area Plan



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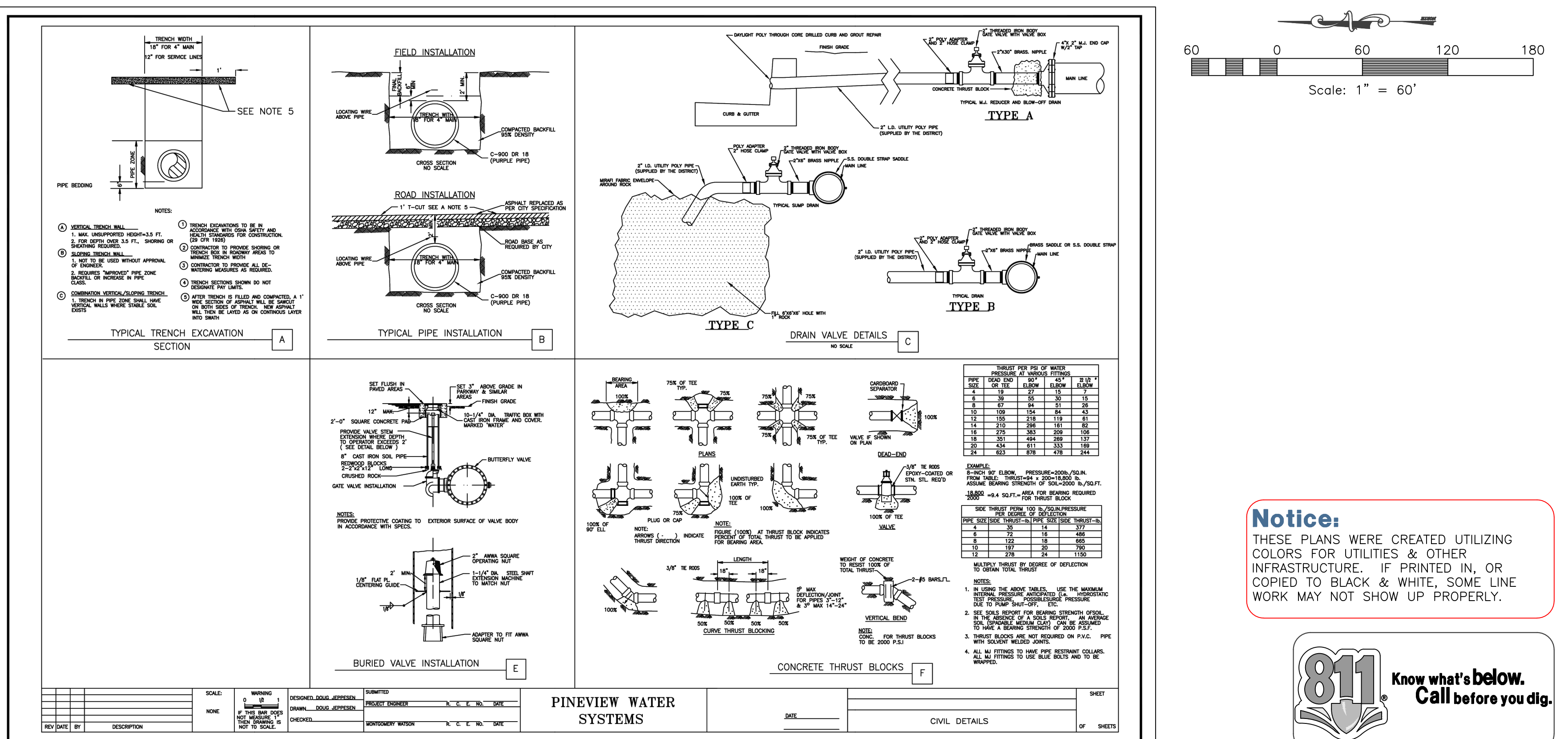
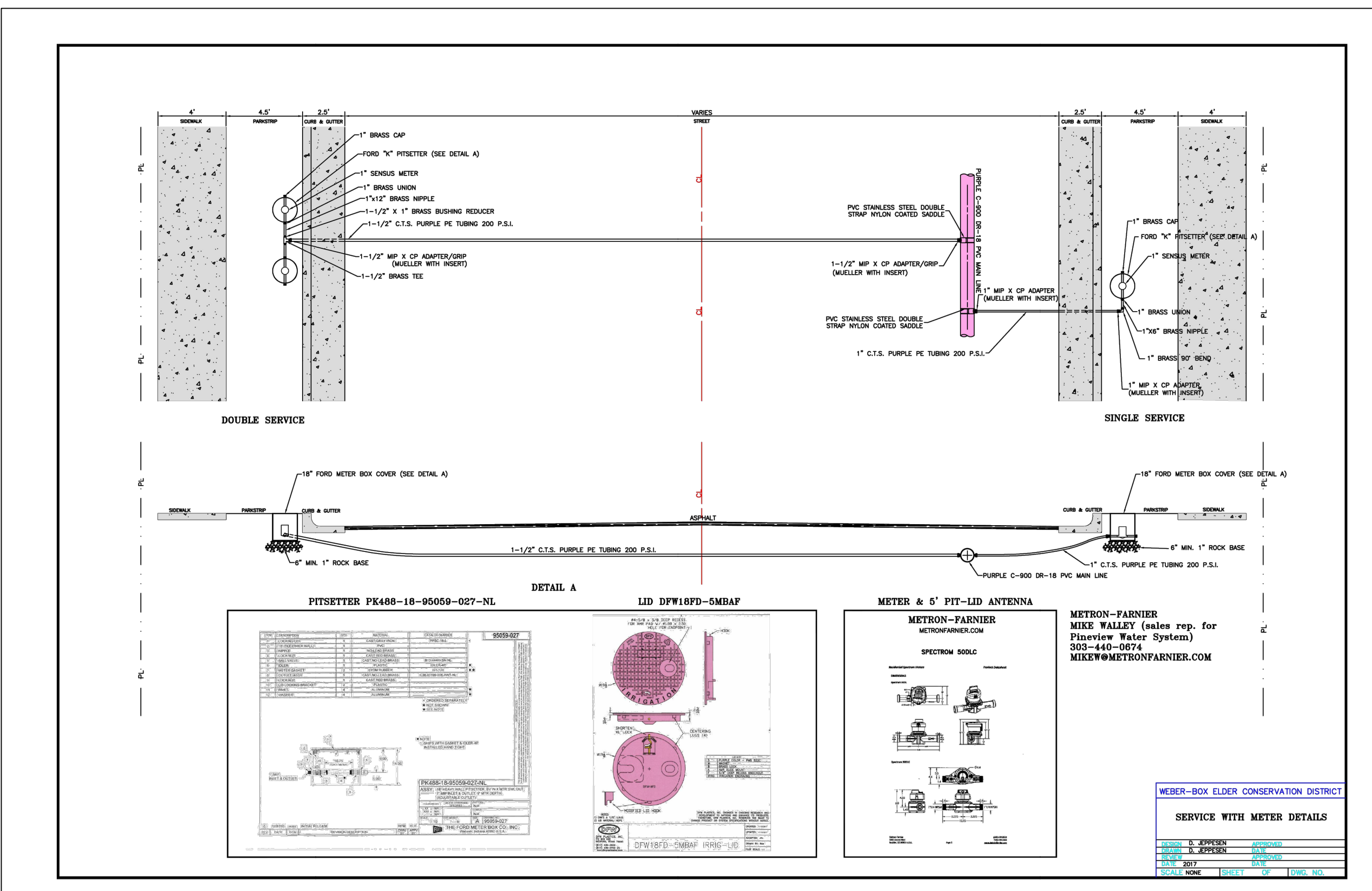
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**The Grove at JDC Ranch Subdivision
 Phase 1 & 2**
 WEBER COUNTY, UTAH

Utility Plan

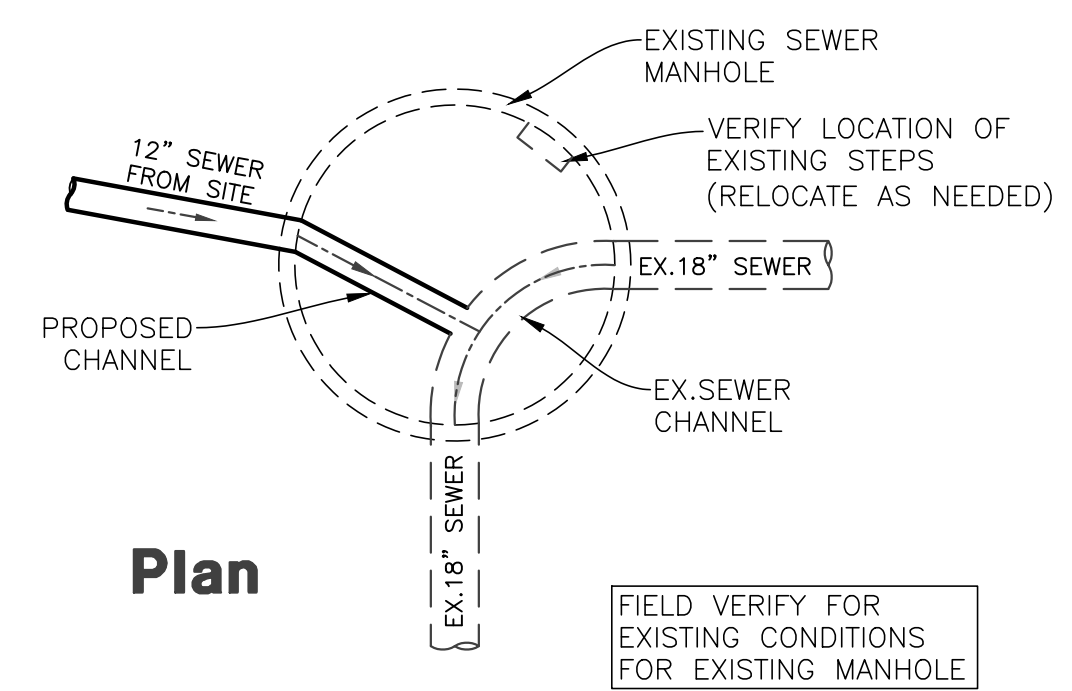
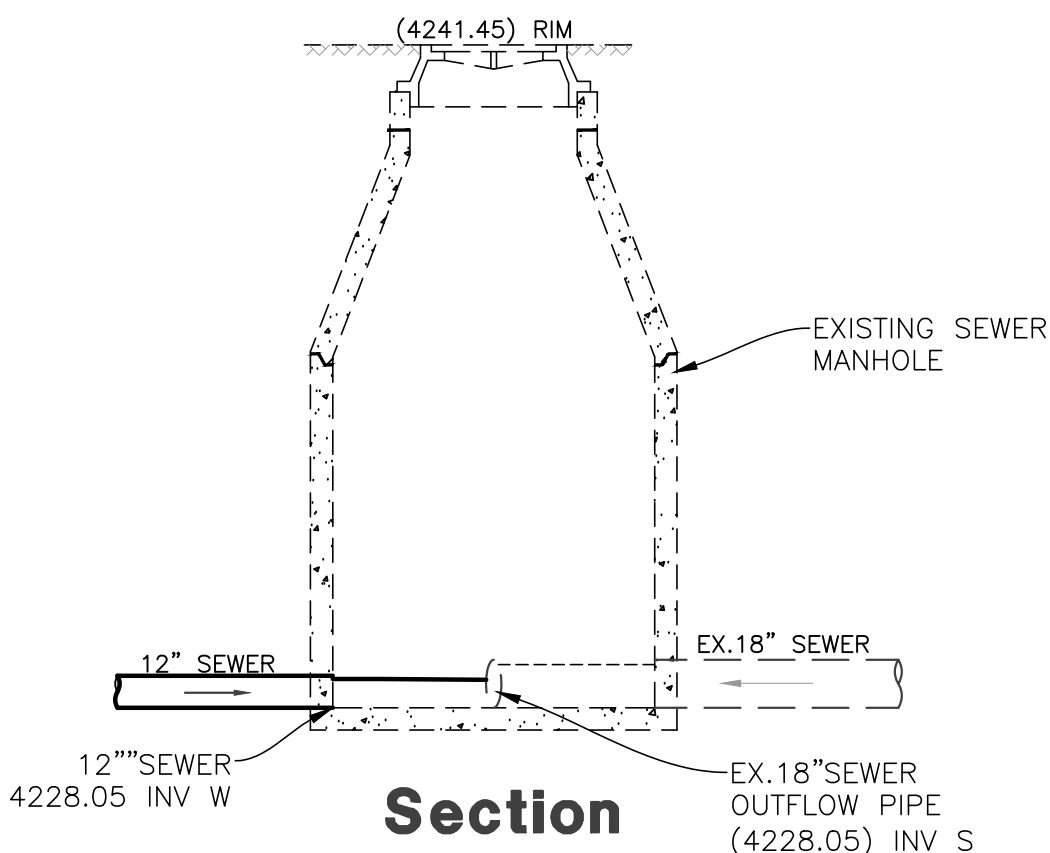
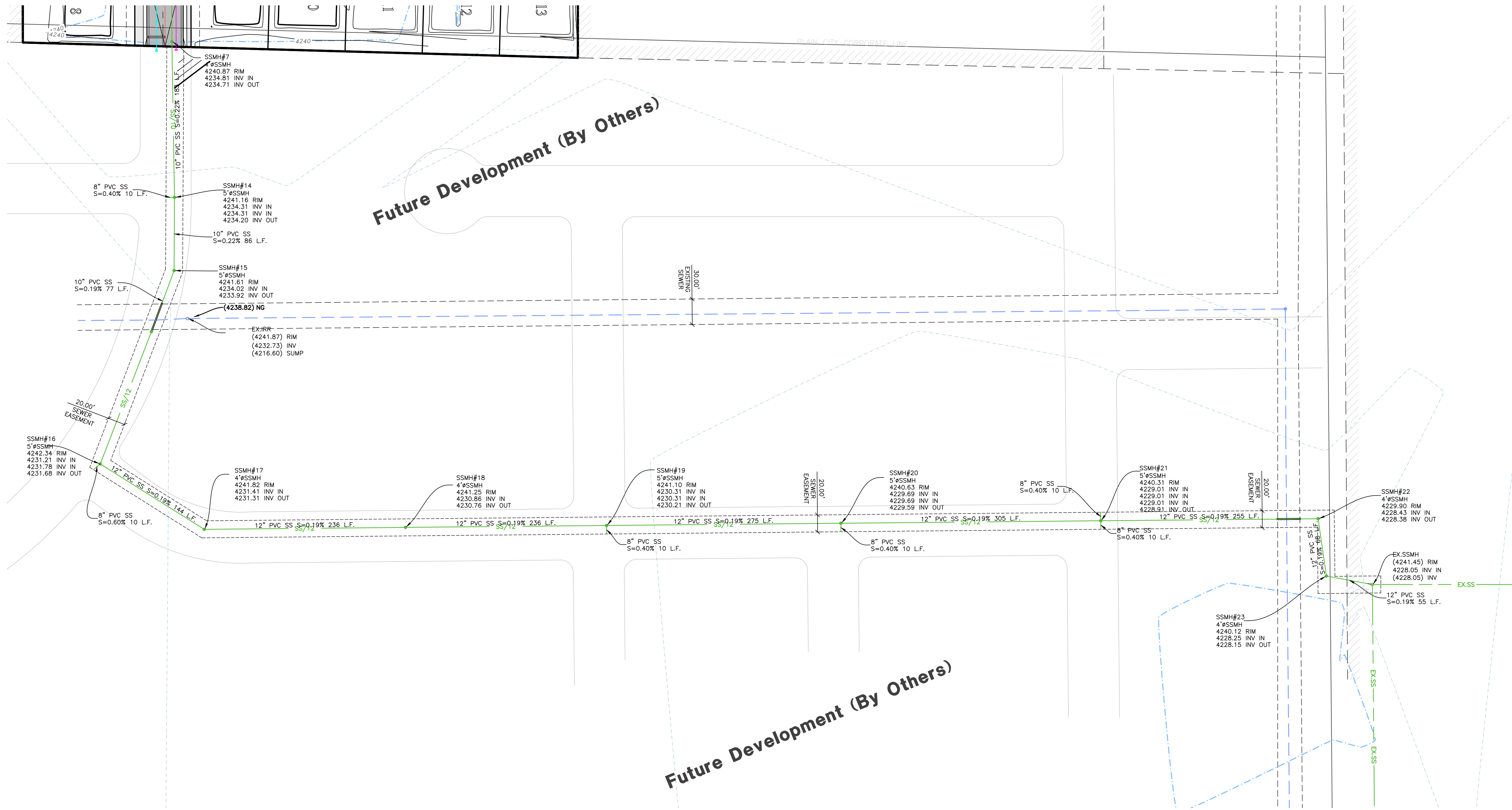


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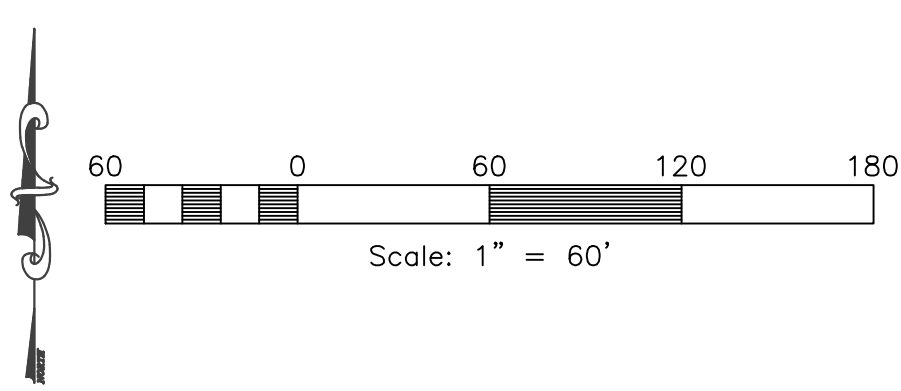
Notice:
 THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.





Existing Sewer Manhole Connection
SCALE: NONE

NOTE:
CONTRACTOR TO BY PASS EXISTING SEWER DURING CONSTRUCTION.



NOTE:
1. FINAL RIM ELEVATION FOR SSMH#14-23, TO BE SET DURING DEVELOPMENT OF FUTURE SUBDIVISION IMPROVEMENT PLANS.
2. CONTRACTOR TO BY PASS EXISTING SEWER DURING CONSTRUCTION.

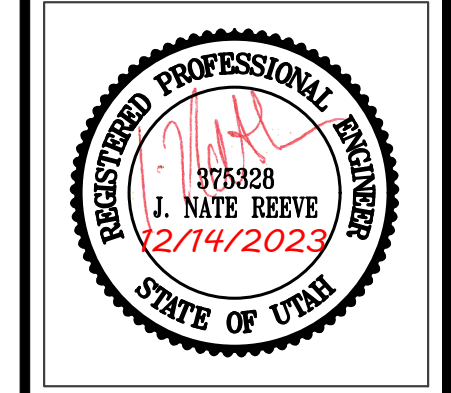
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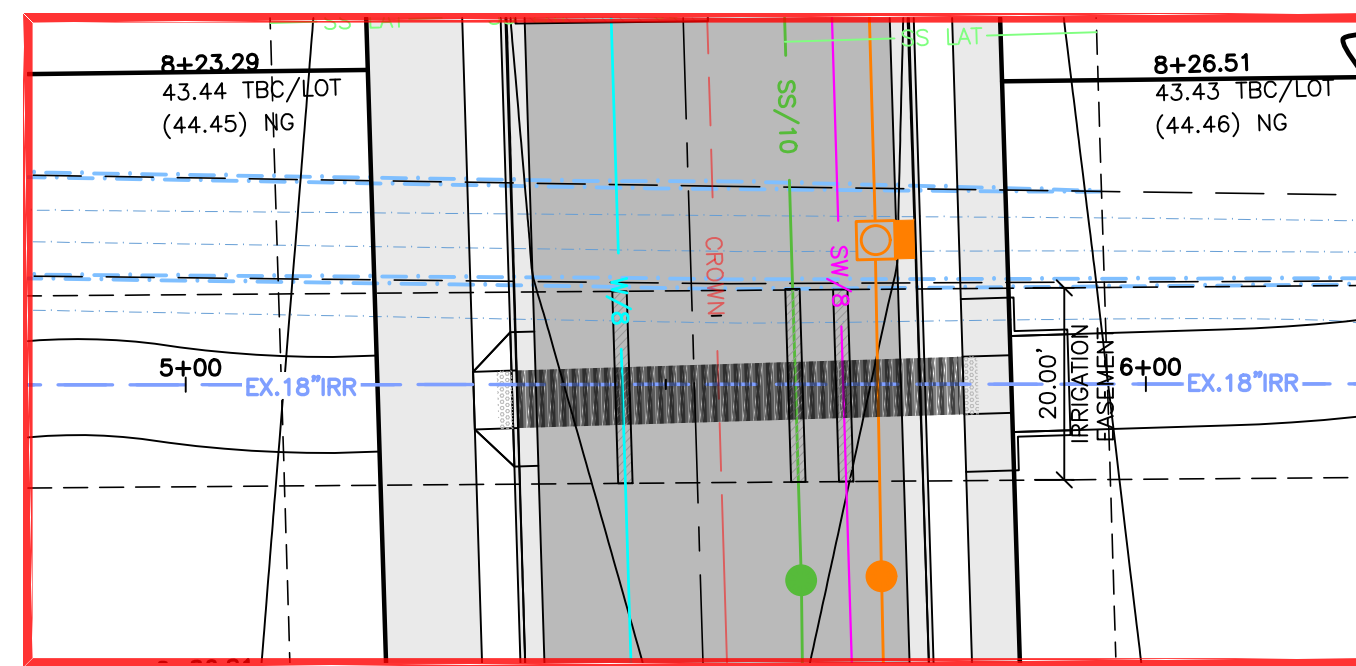
The Grove at JDC Ranch Subdivision Phase 1 & 2
 WEBER COUNTY, UTAH

Sewer Outfall

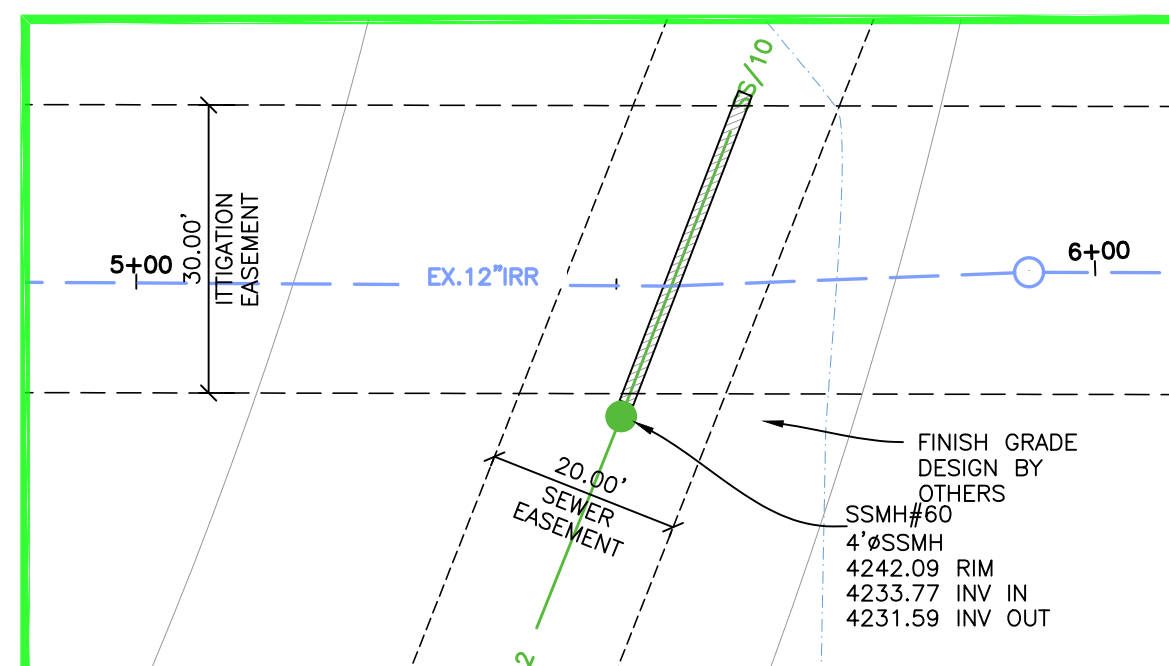
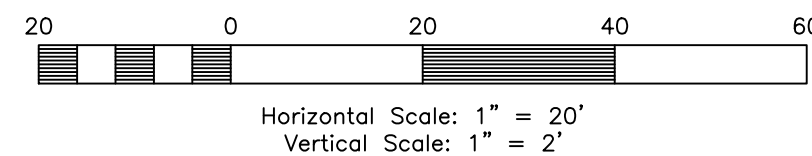


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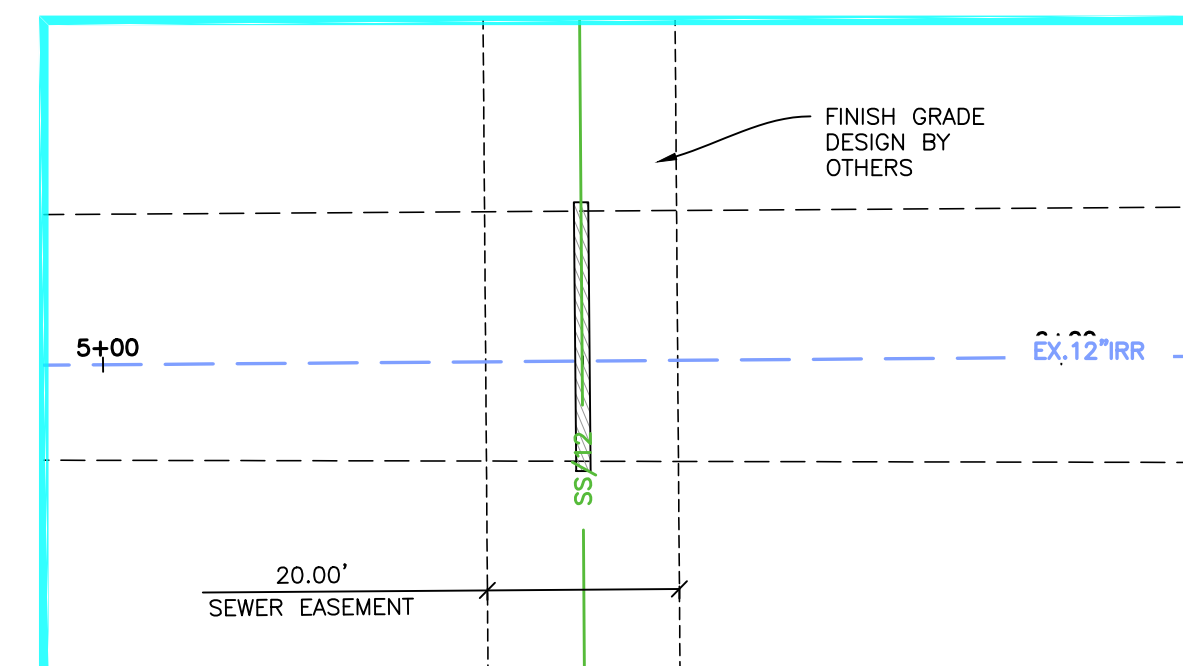
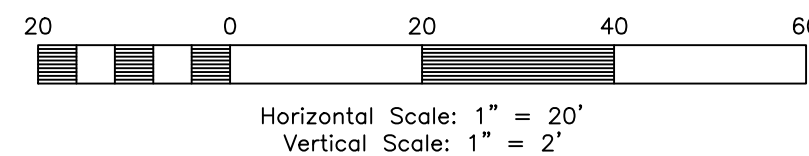
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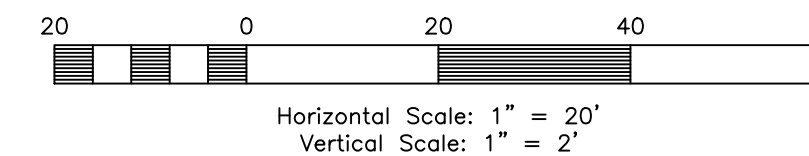
2875 W Crossing



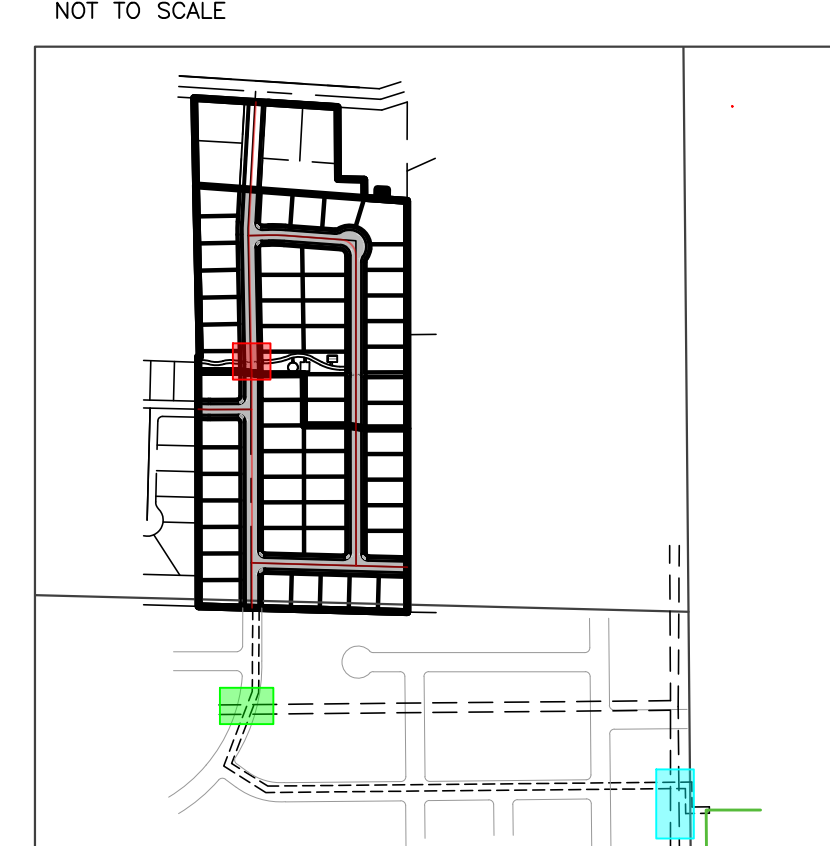
Outfall Crossing 1



Outfall Crossing 2



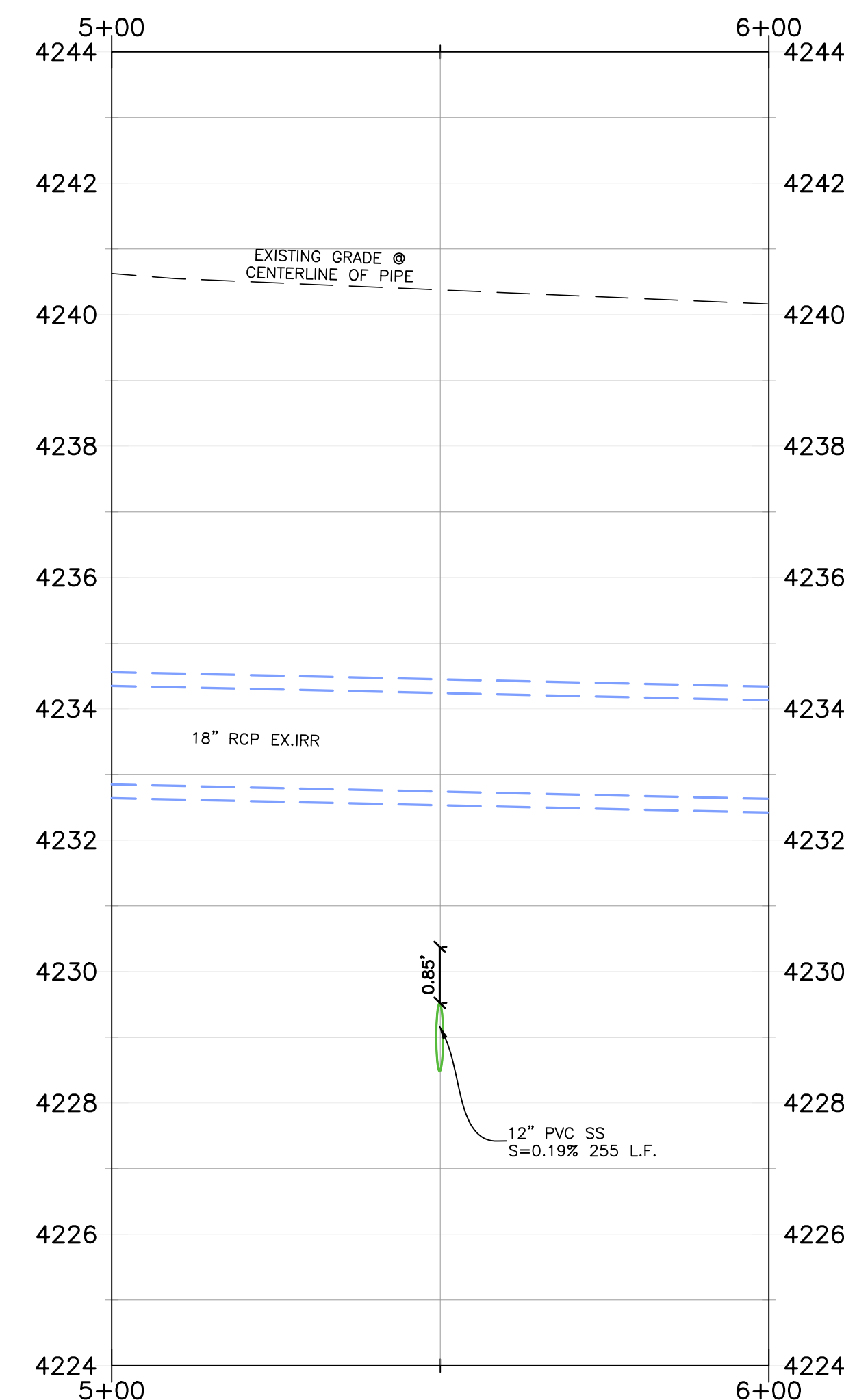
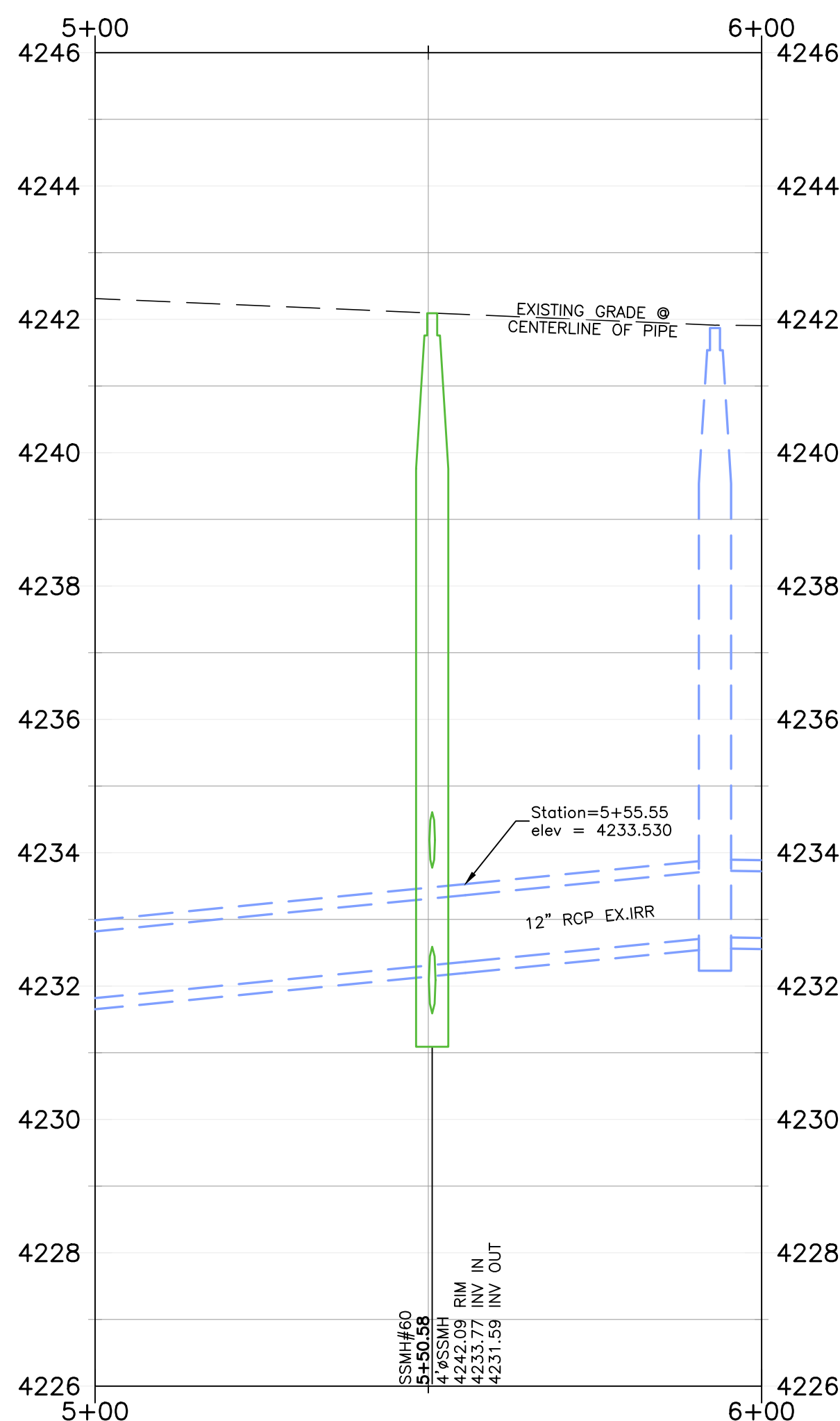
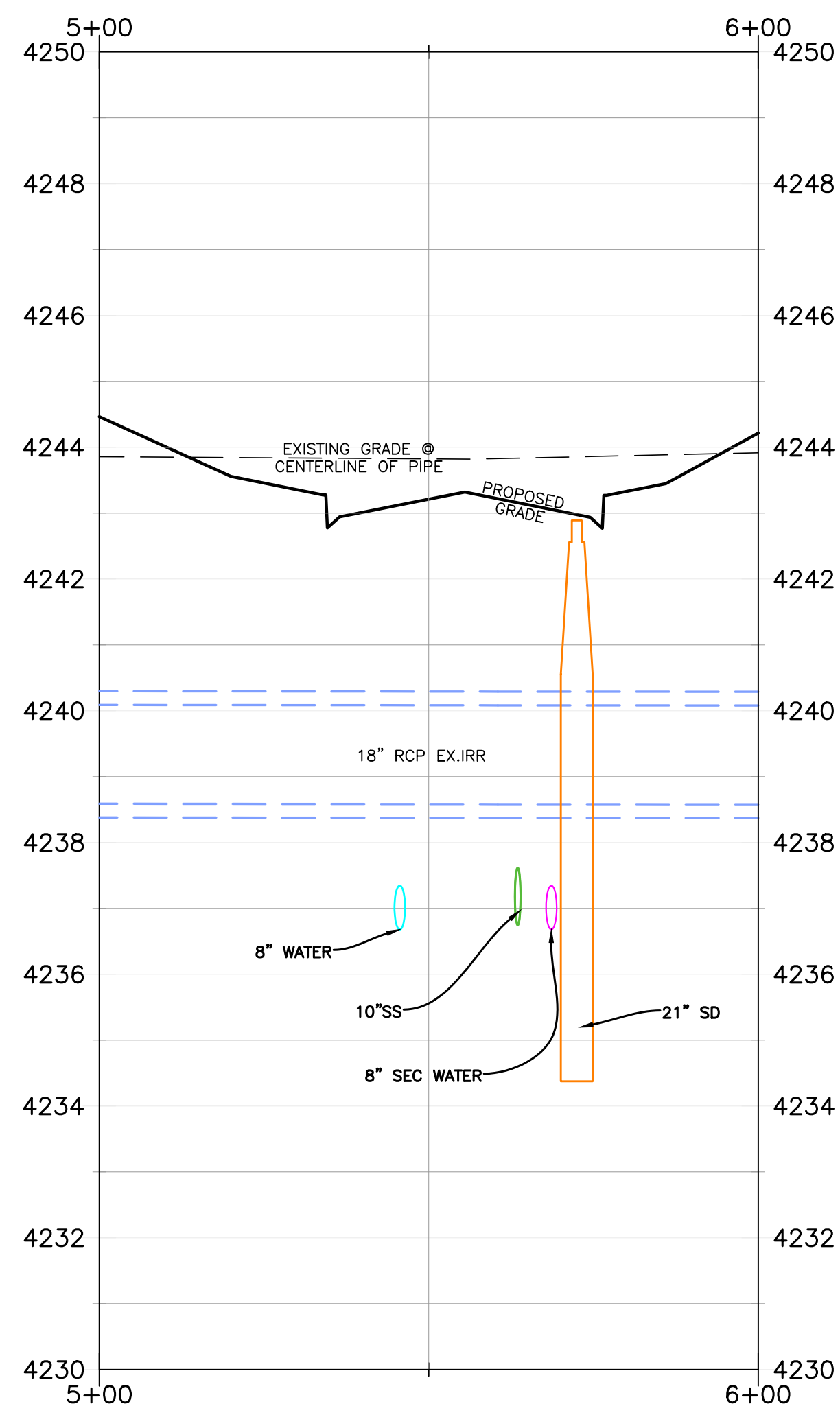
Key Map



Construction Notes:

- CULINARY WATER**
NOTE: 4' MIN. COVER REQUIRED OVER CW LINES
W/8 - 8" DIP W/POLY WRAP WATER LINE
W LAT - 3/4" 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/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
SW LAT - 1" SERVICE LATERAL W/ 1" METER (SINGLE SERVICE)
SW LAT - 1.5" SERVICE LATERAL W/ 1" METER (DOUBLE SERVICE)

- NOTE:**
- 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 OVER SEWER.
 - DEPTH OF WATER TO BE 4' MIN. BELOW FINISHED GRADE.
 - CULINARY WATER TO BE INSTALLED PER BONA VISTA STANDARDS.
 - ALL EXISTING DITCHES THAT ARE BEING 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.
 - 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, WATER MAINS MUST BE SLEEVED WITH 12"x20" CENTERED AT CROSSING.
 - LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, WATER LATERALS TO BE SLEEVED WITH 6"x18" AT CROSSING.
 - LOCATIONS WHERE 18" VERTICAL SEPARATIONS FOR SEWER & CULINARY WATER LINES CAN NOT BE MAINTAINED, SEWER LATERALS TO BE SLEEVED WITH 8"x18" AT CROSSING.



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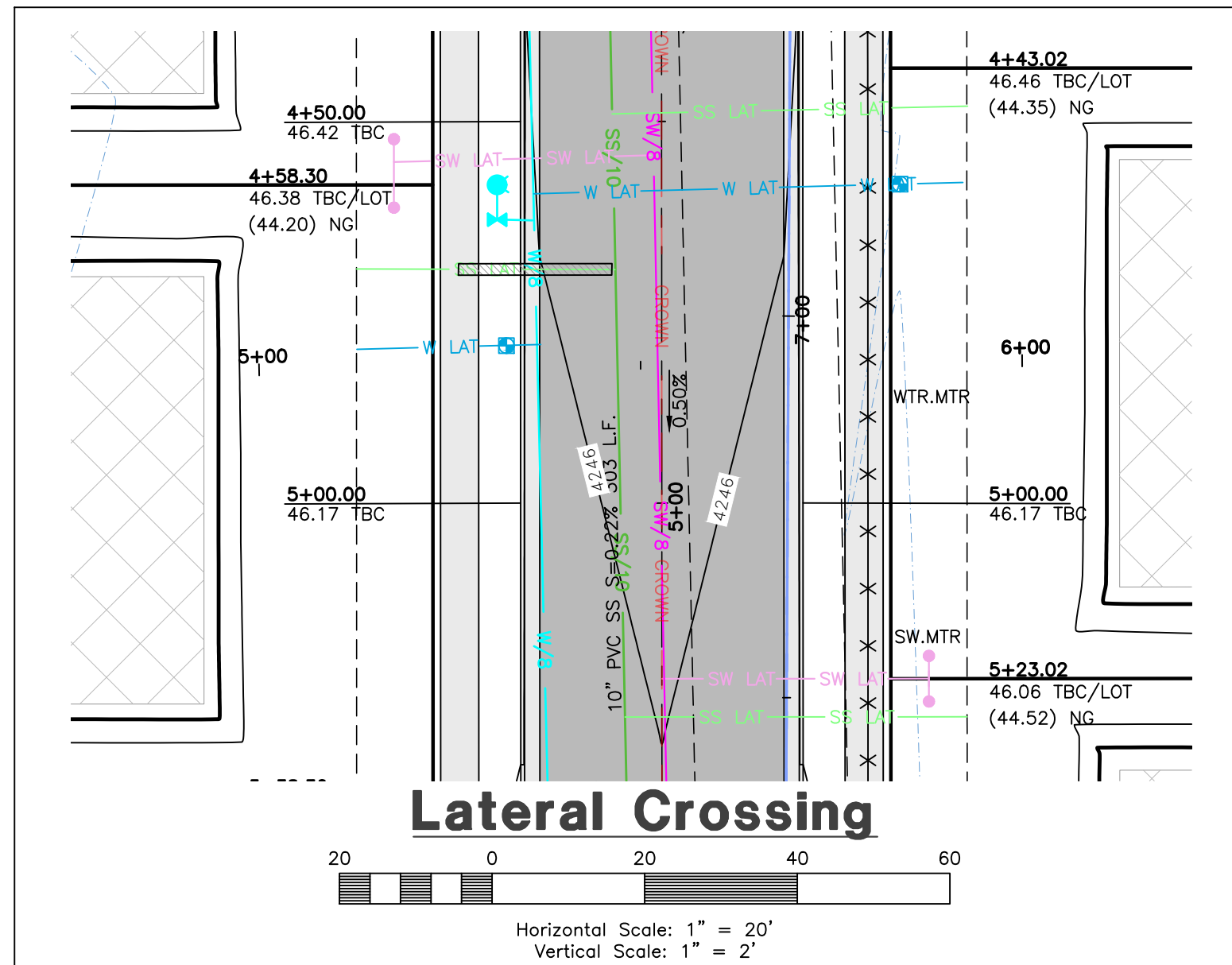
WEBER COUNTY, UTAH

Sewer & Land Drain Cross Sections

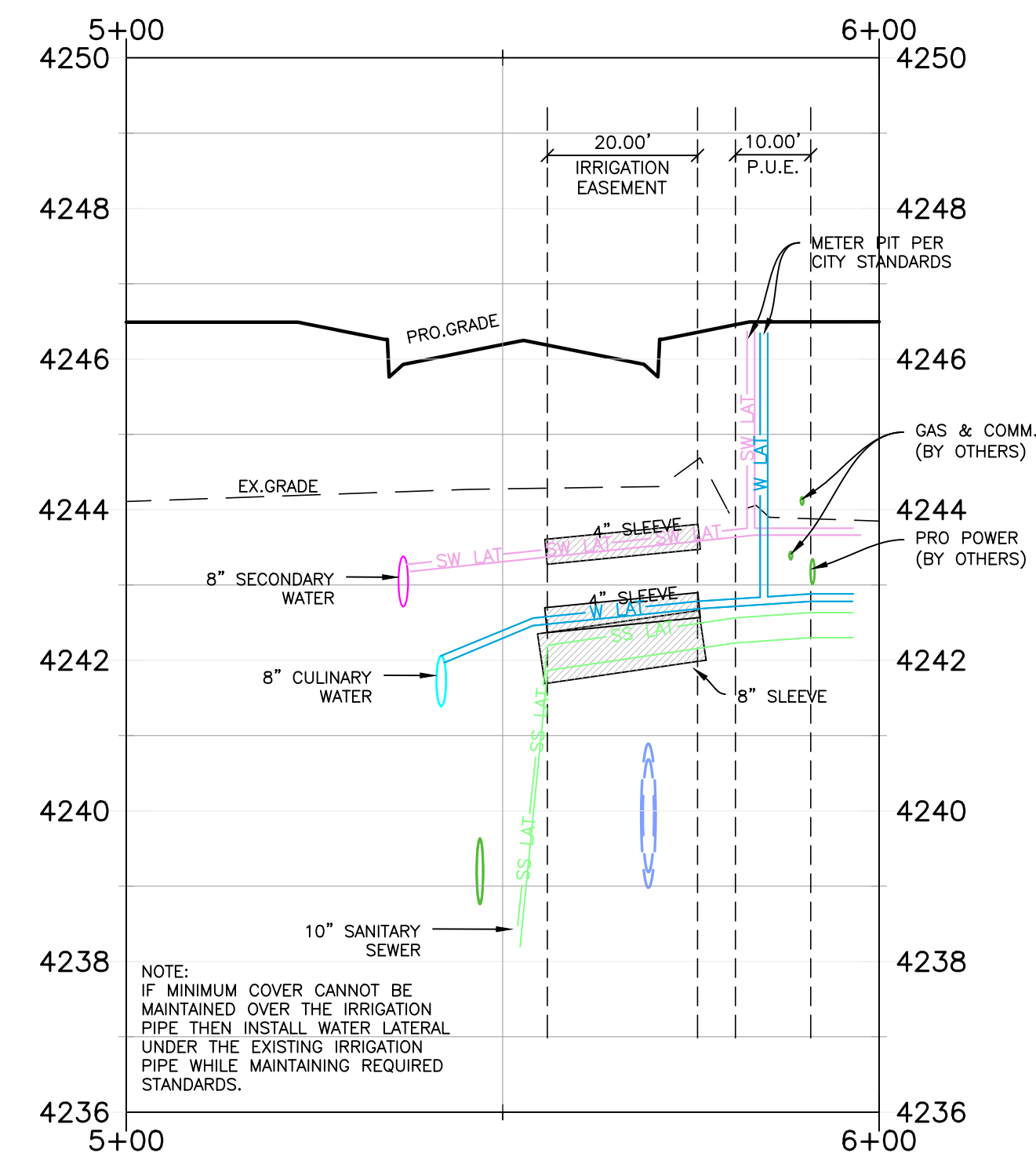
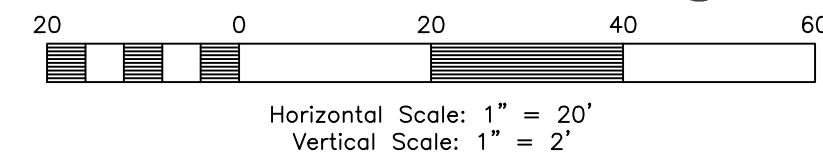


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Lateral Crossing



- NOTES:
1. WATER LATERALS TO BE INSULATED WHEN CROSSING OVER EXISTING IRRIGATION IF COVER OVER TOP OF PIPE IS LESS THAN 4' TO PROTECT PIPE FROM FREEZING.
 2. INSULATION TO EXTEND MIN 12" BEYOND.
 3. WATER LATERALS TO MAINTAIN 12" MINIMUM SEPARATION WHEN CROSSING UNDER EXISTING IRRIGATION.
 4. ALL 1" & 1/2" UTILITY CROSSING TO BE INCASED WITH SCHEDULE 40 PVC 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 not 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 any 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-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 that which existed before the encroachment work began or as shown on the approved plans or specifications.
- 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.
- 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.

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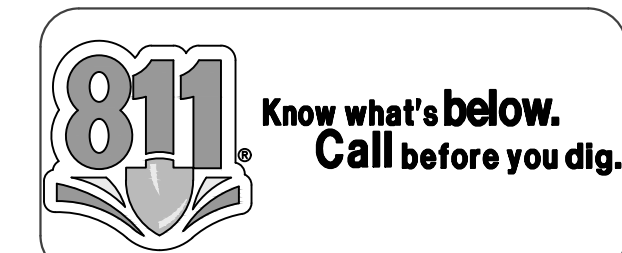
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WEBER COUNTY, UTAH

Details



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Begin Date: MARCH 2022
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
Number: 7152-14



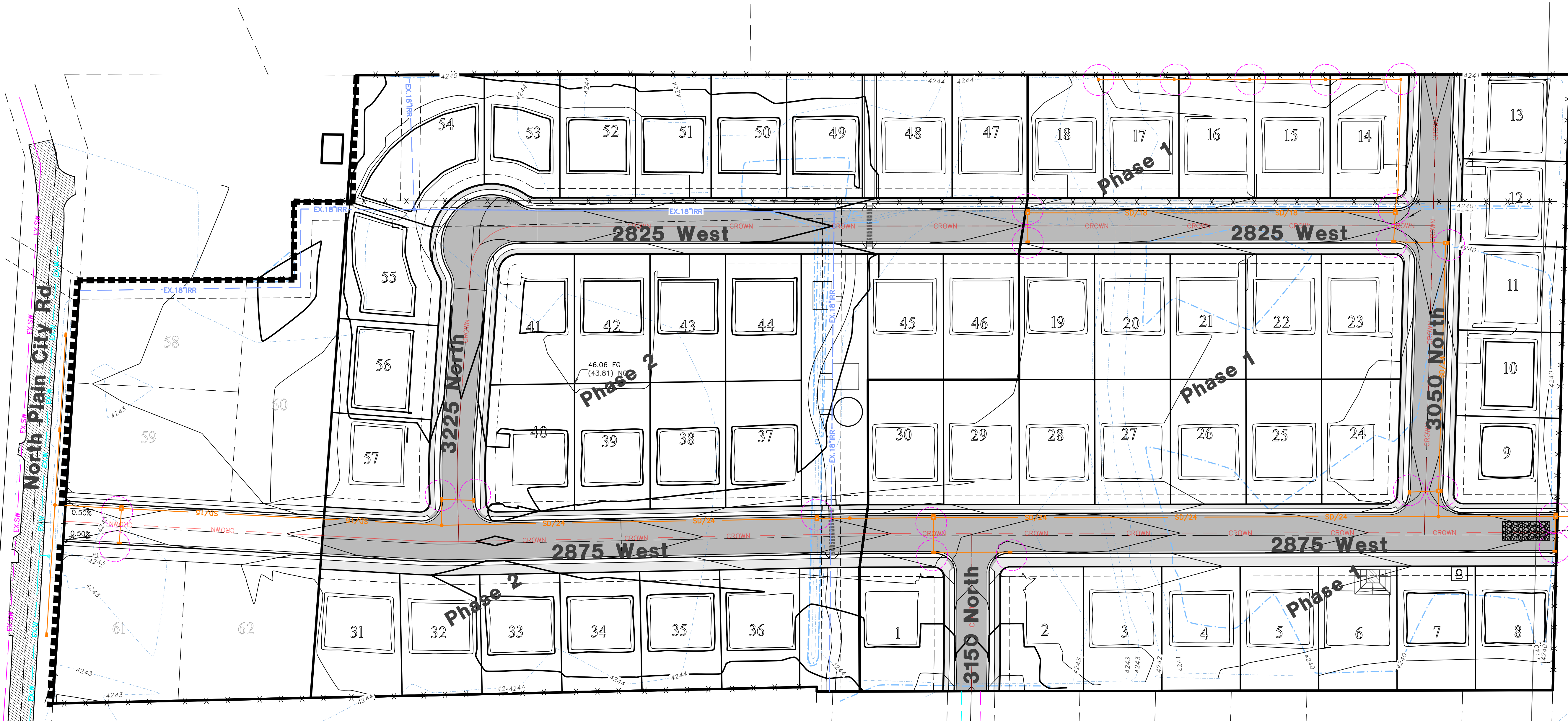
THE GROVE at JDC RANCH SUBDIVISION

Storm Water Pollution Prevention Plan Exhibit

WEBER COUNTY, UTAH
MARCH, 2023



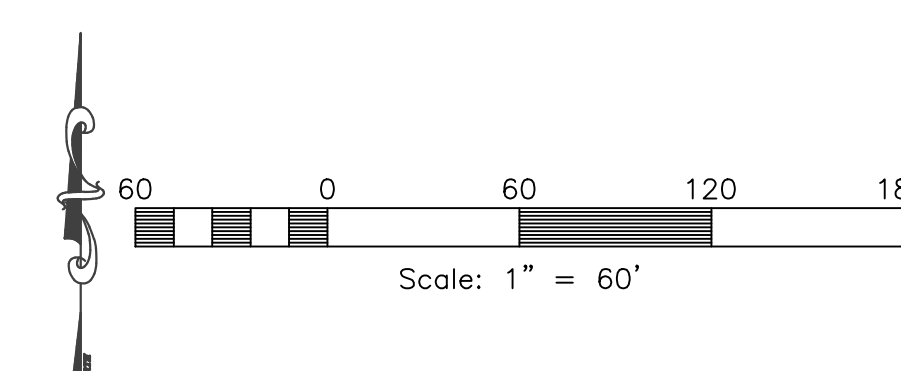
Vicinity Map
NOT TO SCALE



SWPPP Legend

- = PORTABLE TOILET
- = INLET PROTECTION TYP. (SEE DETAIL)
- = SILT FENCE (SEE DETAIL)
- = 50'x20' CONSTRUCTION ENTRANCE W/8" CLEAN GRAVEL
- = CONCRETE WASH AREA (SEE DETAIL) OR AS SELECTED BY CONTRACTOR

- SWPPP NOTES:**
- ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.
 - STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY.



Construction Activity Schedule	
PROJECT LOCATION.....	WEBER COUNTY, (UT)
PROJECT BEGINNING DATE.....	MARCH 2023
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	

REVISIONS	DESCRIPTION
DATE	
06.28.23	NF J-U-B Comments
09.20.23	NF Lot Numbers
11.22.23	NF Added Laterals

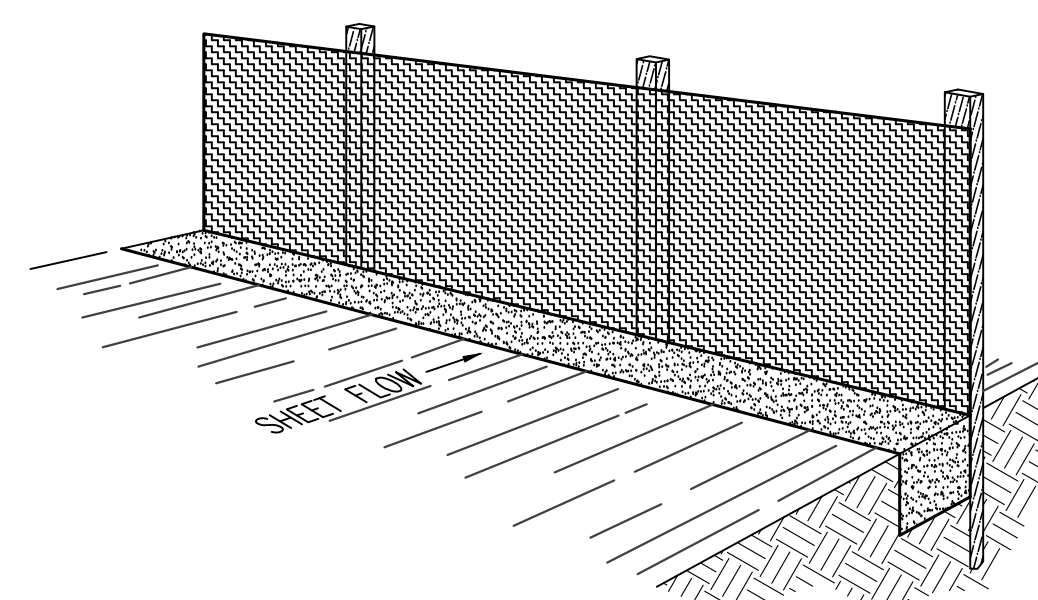
The Grove at JDC Ranch Subdivision
Phase 1 & 2
WEBER COUNTY, UTAH
Storm Water Pollution Prevention Plan Exhibit



Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. FICKLIN
Begin Date: MARCH 2022
Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
Number: 7152-14

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 contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
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.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - 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.
 - Fueling
 - 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 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.
 - Washing
 - 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:
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.
 - Major Spills:
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.
 - 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 water.
 - 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 necessary.
 - 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.
 - 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 record.
 - 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 record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- 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 III.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 300000.



Perspective View

Figure 2

INSTALLATION

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.

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)
>20%	4.5m (15ft)

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 by 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 fence height and/or anchorage depth is obtained.
- 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.

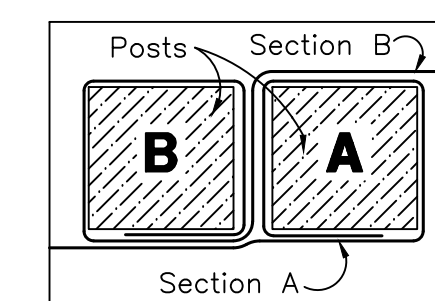


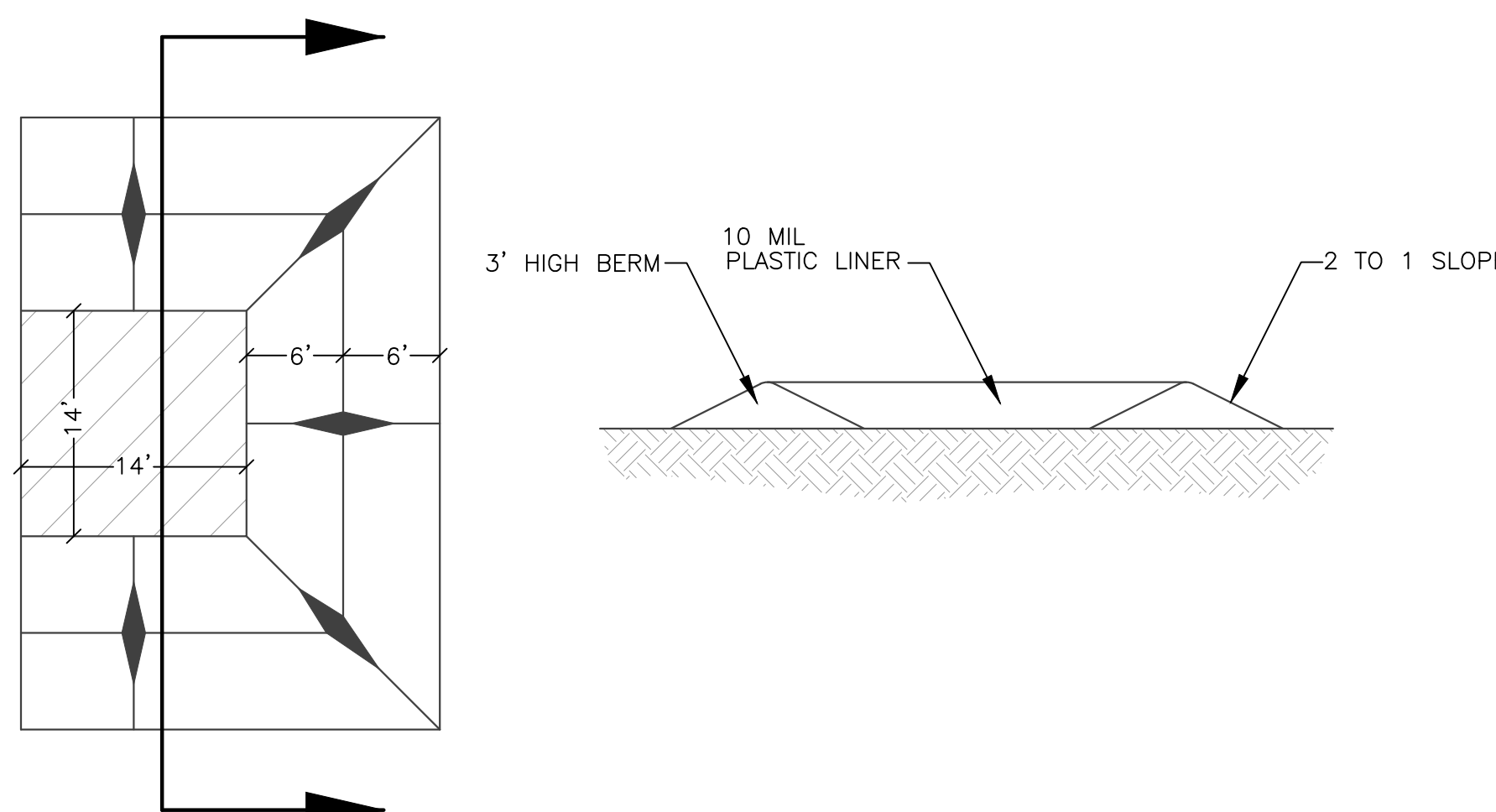
Figure 1: Top View of Roll-to-Roll Connection

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

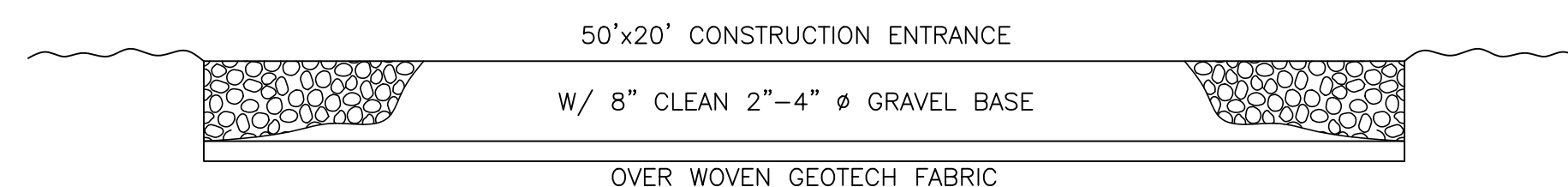
Silt Fence Detail

SCALE: NONE

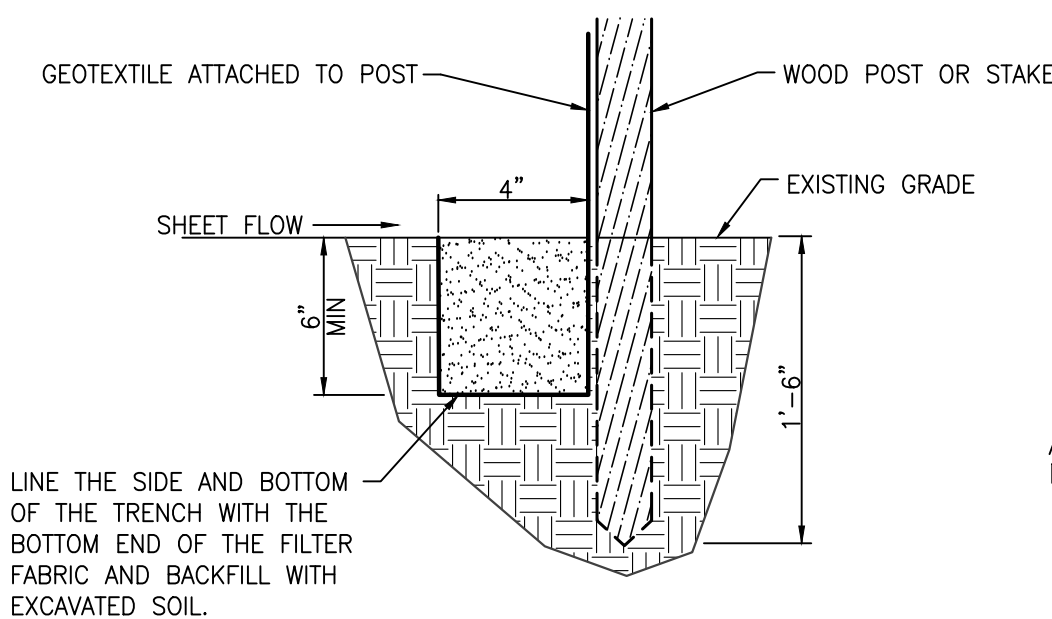


Concrete Washout Area w/ 10 mil Plastic Liner

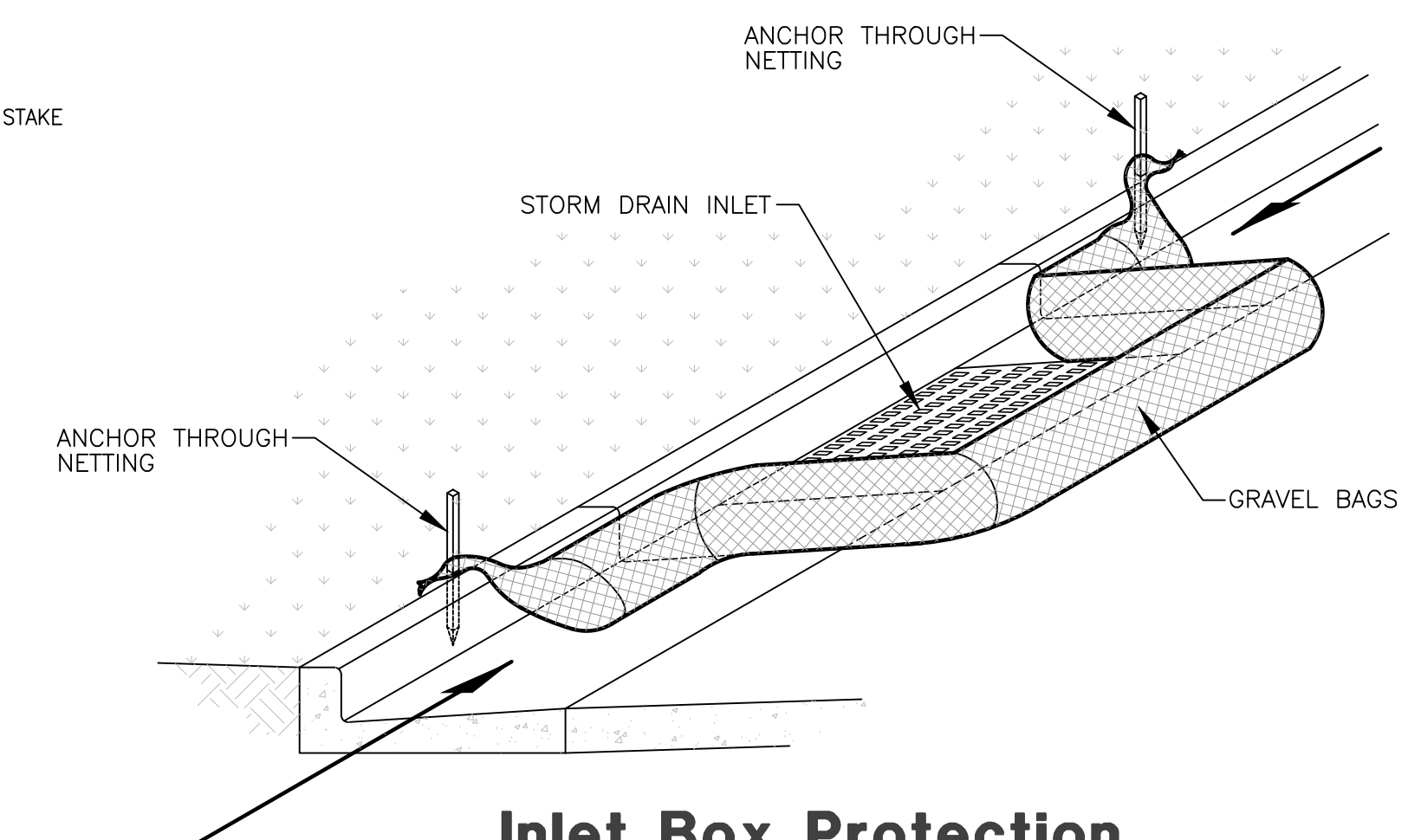
SCALE: NONE



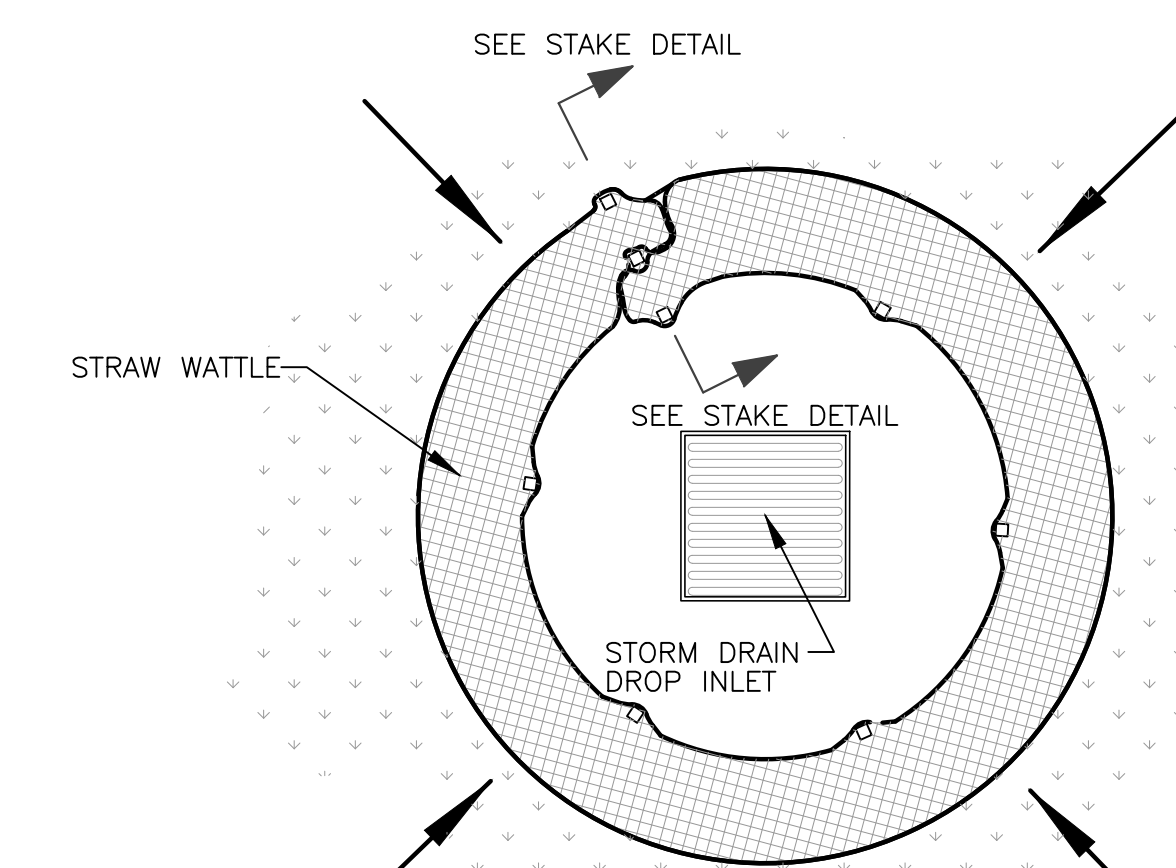
Cross Section 50' x 20' Construction Entrance



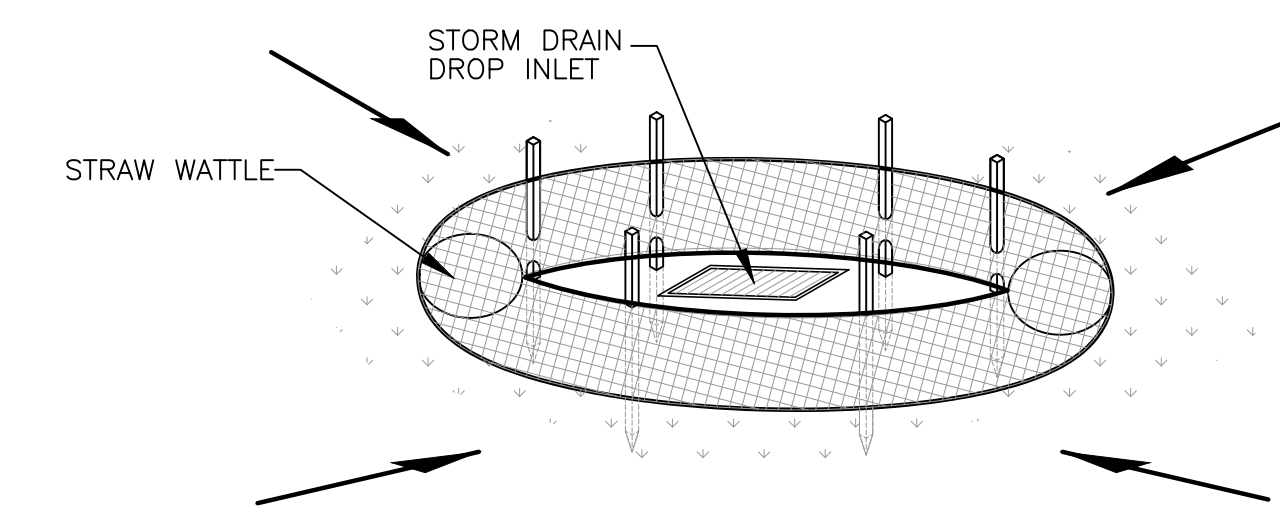
Section



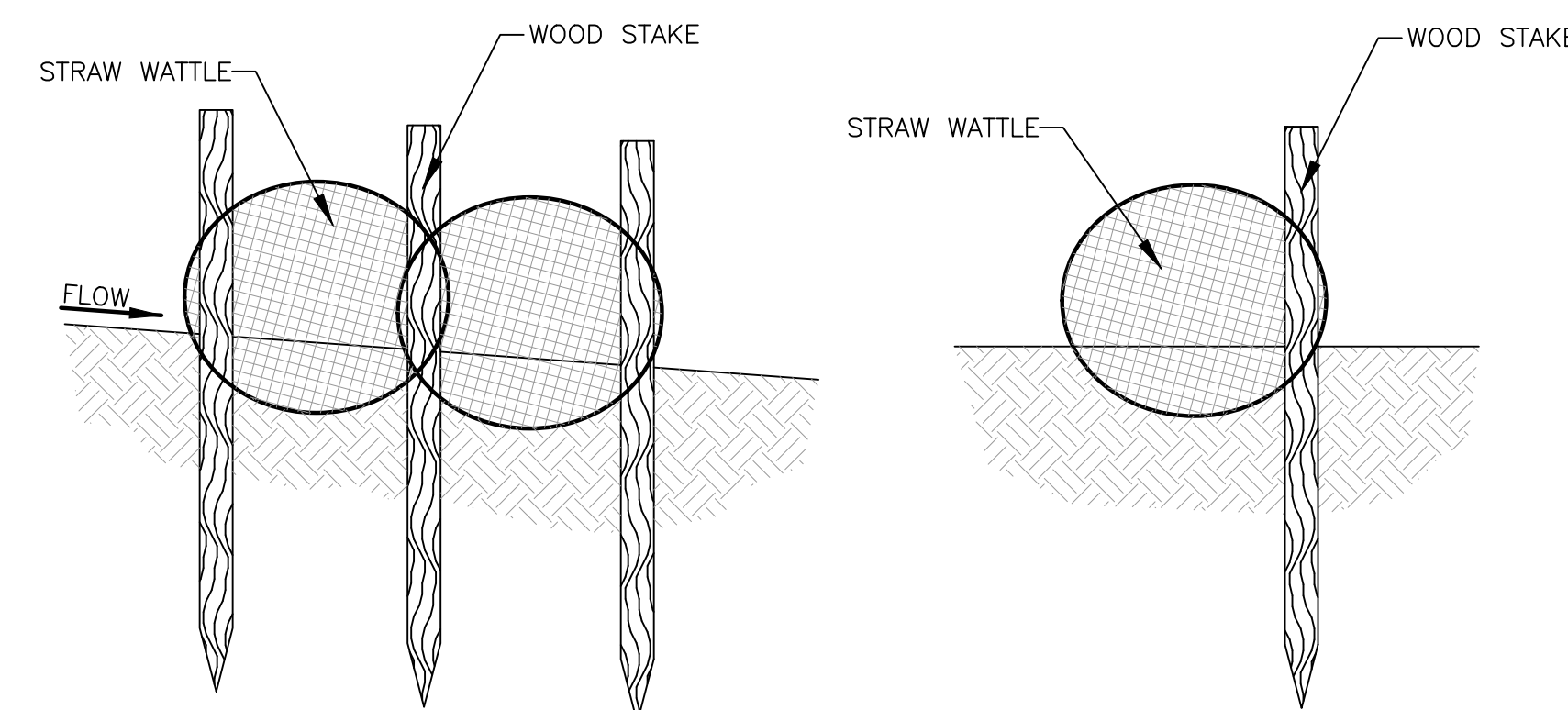
Inlet Box Protection



Plan View



Drop Inlet Protection



Stake Detail

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RA

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REVISIONS	DATE	DESCRIPTION
06.28.23	09.20.23	11.22.23

The Grove at JDC Ranch Subdivision Phase 1 & 2
 WEBER COUNTY, UTAH

Storm Water Pollution Prevention Plan Details

REGISTERED PROFESSIONAL ENGINEER
 J. NATE REEVE
 375328
 12/14/2023
 STATE OF UTAH

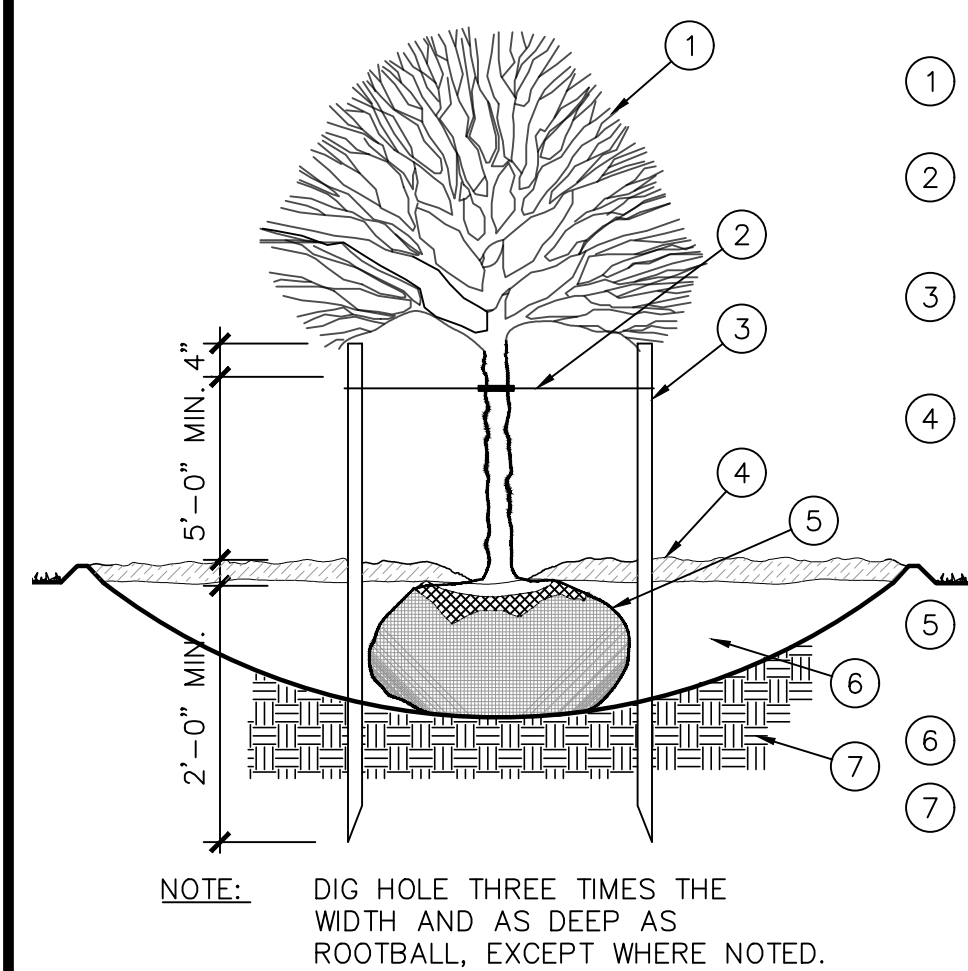
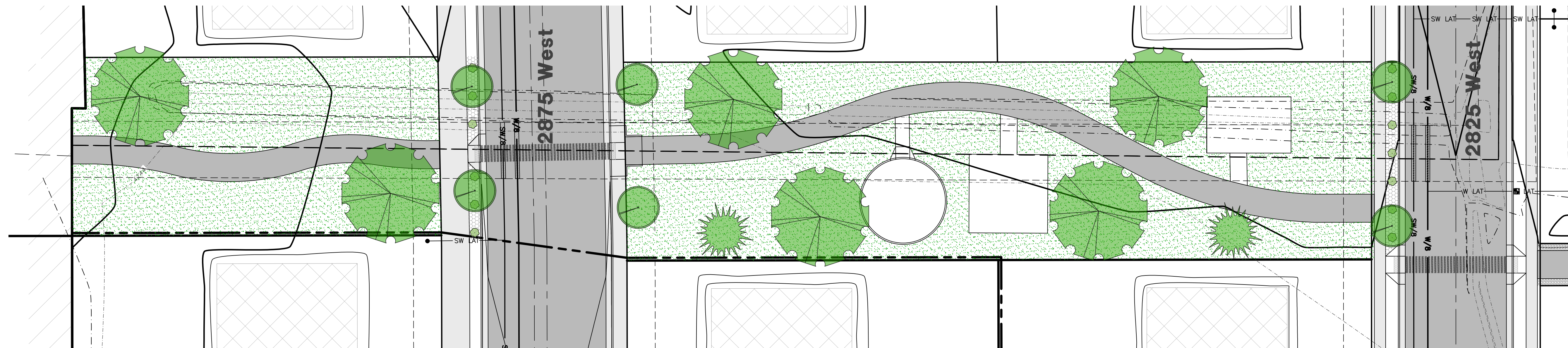
Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: N. FICKLIN
 Begin Date: MARCH 2022
 Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
 Number: 7152-14

PLANT TABLE

Quantity	Symbol	Scientific Name	Common Name	Size
6		Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	2" cal.
2		Pinus nigra	Austrian Pine	6' Ht
6		Zelkova serrata 'Village Green'	Village Green Zelkova	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Size
13		Juniperus communis 'Mondap'	Alpine Carpet Juniper	5 gal.

Symbol	Description	Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Rock Mulch	1" Diameter
	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" Depth

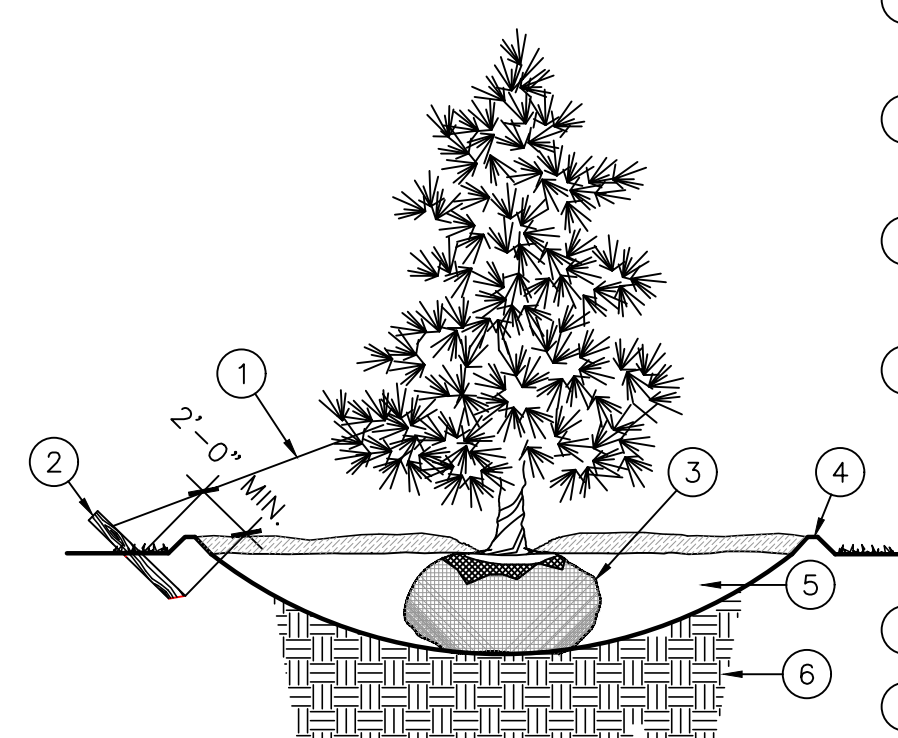


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

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

DECIDUOUS TREE PLANTING

NTS

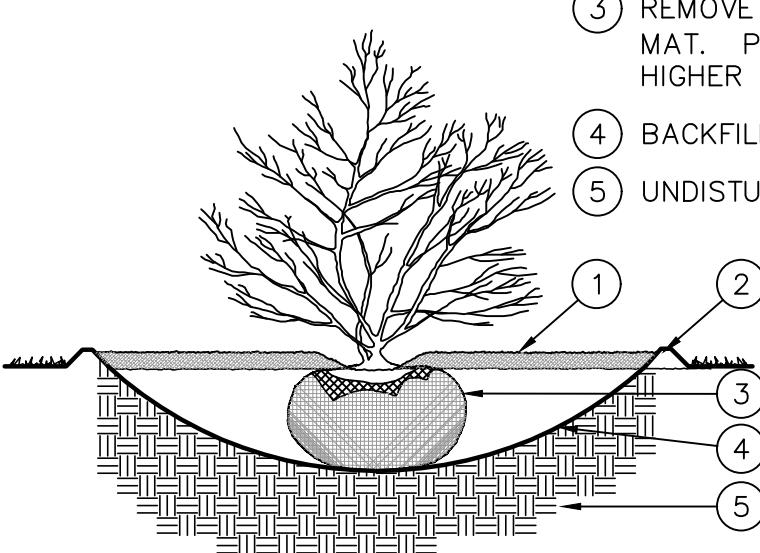


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

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

CONIFEROUS TREE PLANTING

NTS



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 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
- 5 UNDISTURBED SOIL

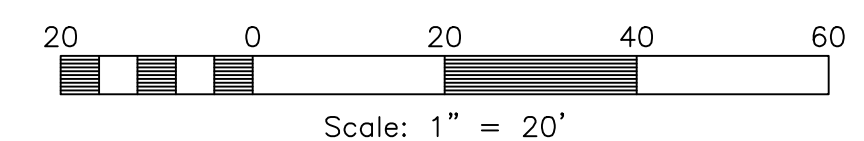
NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS

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



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REVISIONS	DESCRIPTION

The Grove at JDC Ranch Subdivision
Phase 1 & 2
 WEBER COUNTY, UTAH

Landscape Plan



Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. PETERSON
 Begin Date: MARCH 2022
 Name: THE GROVE AT JDC RANCH SUBDIVISION PHASE 1 & 2
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