



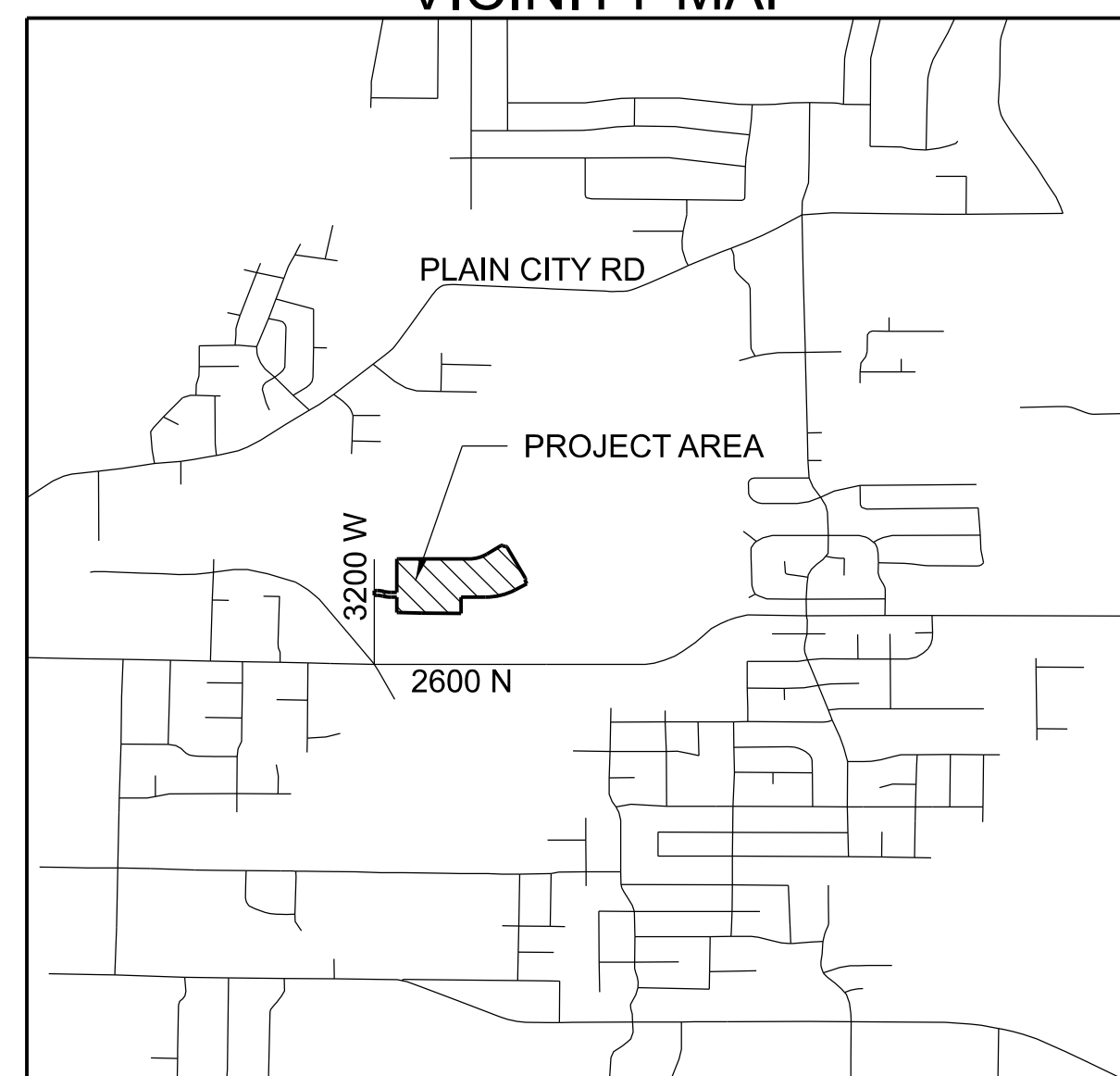
# THE VILLAS AT JDC RANCH

## FINAL CONSTRUCTION DRAWINGS

2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH  
DECEMBER 2023

- COVER SHEET - CV01
- SURVEY CONTROL - SC01
- SITE PLAN - SP01
- GRADING PLAN - GP01
- UTILITY PLAN - UT01
- PLAN & PROFILES - PP01-05
- DETAIL SHEET - DS01
- LANDSCAPE PLAN - LP01-02

VICINITY MAP

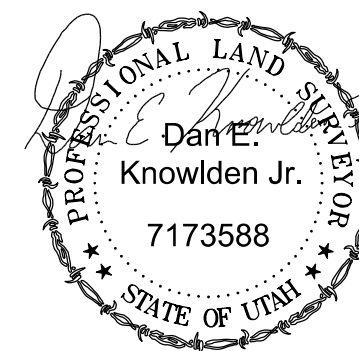


PROJECT ENGINEER



MUSTANG DESIGN, LLC  
JARED CHRISTENSEN, P.E.  
791 N 100 E  
LEHI, UT 84043  
(801)472-4918  
jared@mustangdes.com

PROJECT SURVEYOR

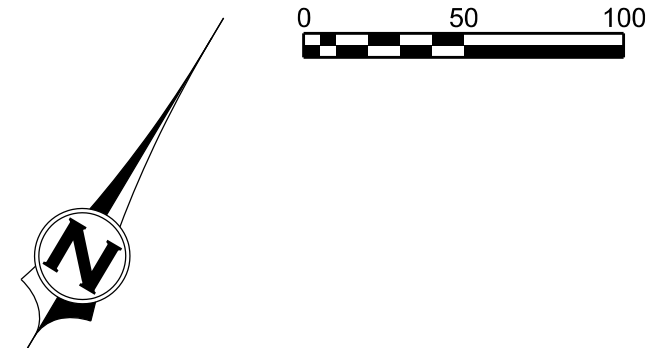


VALLEY LAND SURVEYING  
DAN KNOWLDEN JR, PLS  
563 N REES AVE.  
SPANISH FORK, UT 84660  
(801)616-6848  
surveydanpls@gmail.com

PROJECT DESIGNER

MUSTANG DESIGN, LLC  
PARKER JOHNSON, P.M.  
791 N 100 E  
LEHI, UT 84043  
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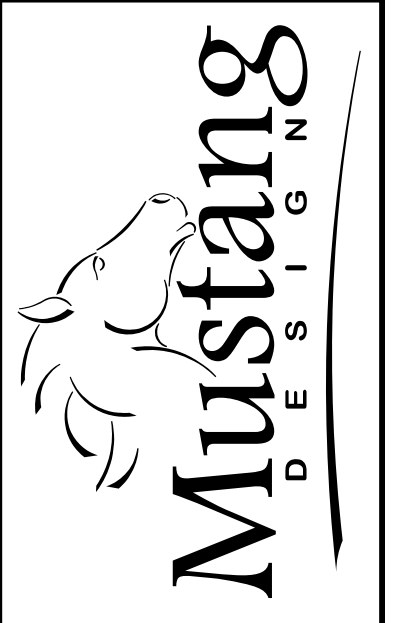


WALKING TRAIL OUTSIDE PLAT  
BOUNDARY (DESIGN AND  
CONSTRUCTION BY OTHERS)

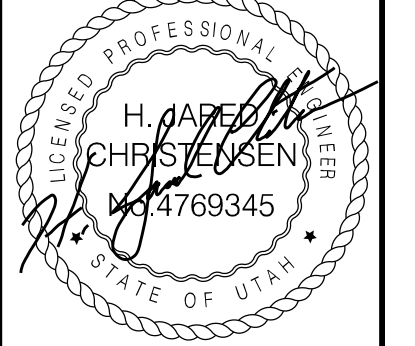
CONNECT TO  
EXISTING CGS



- LEGEND**
- BOUNDARY LINE
  - - - - - SETBACK LINE (EXTERIOR = 20', INTERIOR = 15')
  - · - · - STREET CENTER LINE
  - LOT LINE AND RIGHT OF WAY LINE
  - · - · - EASEMENT



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043



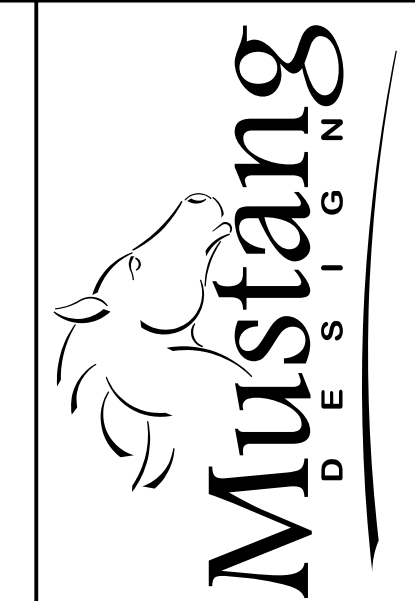
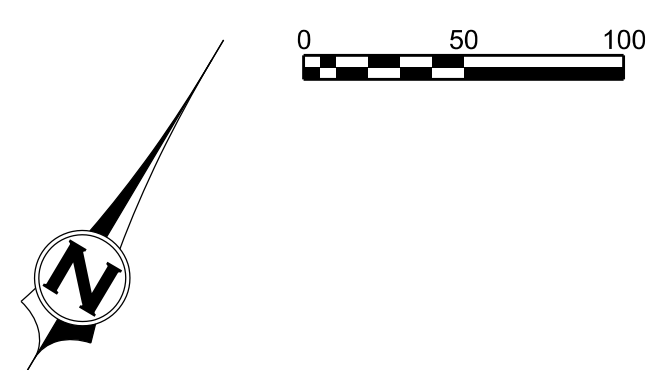
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NO.	DESCRIPTION	BY	DATE

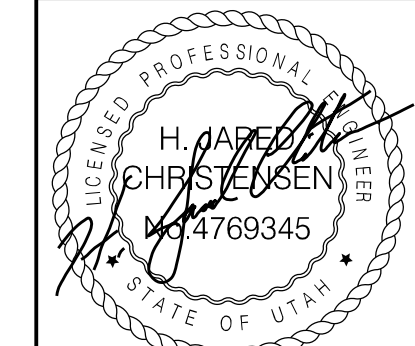
THE VILLAS AT JDC RANCH  
SITE PLAN  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005SP01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: MJJ  
SCALE OF SHEET:  
HOR SCALE: 1"=60'  
VER SCALE:

SHEET  
OF  
SP01  
1



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043

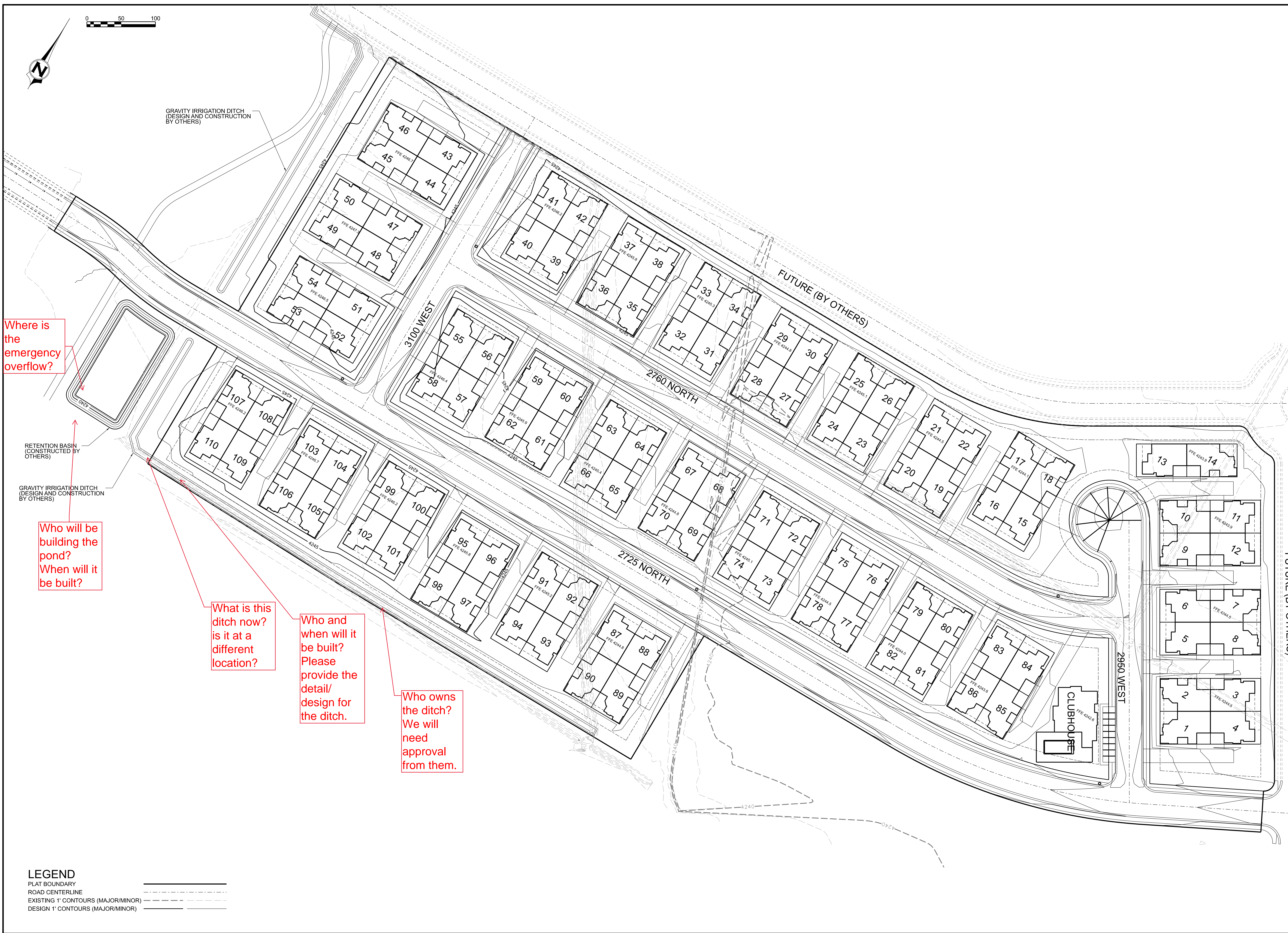


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NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
GRADING PLAN  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005GP01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: MJJ  
SCALE OF SHEET  
HOR SCALE: 1"=60'  
VER SCALE:  
SHEET  
GP01  
OF  
1



Where is the emergency overflow?

RETENTION BASIN (CONSTRUCTED BY OTHERS)

GRAVITY IRRIGATION DITCH (DESIGN AND CONSTRUCTION BY OTHERS)

Who will be building the pond?  
When will it be built?

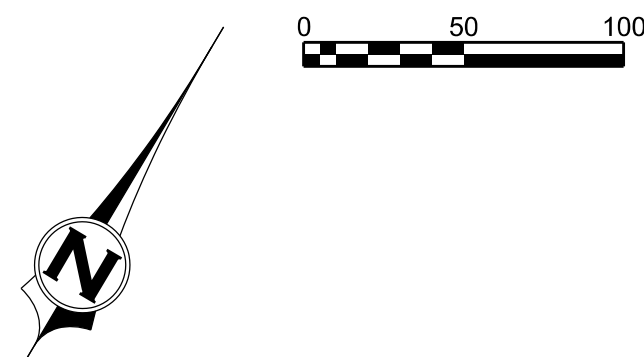
What is this ditch now?  
is it at a different location?

Who and when will it be built?  
Please provide the detail/design for the ditch.

Who owns the ditch?  
We will need approval from them.

**LEGEND**

PLAT BOUNDARY	—————
ROAD CENTERLINE	—————
EXISTING 1' CONTOURS (MAJOR/MINOR)	- - - - -
DESIGN 1' CONTOURS (MAJOR/MINOR)	—————



GRAVITY IRRIGATION DITCH (DESIGN AND CONSTRUCTION BY OTHERS)

WALKING TRAIL OUTSIDE PLAT BOUNDARY (DESIGN AND CONSTRUCTION BY OTHERS)

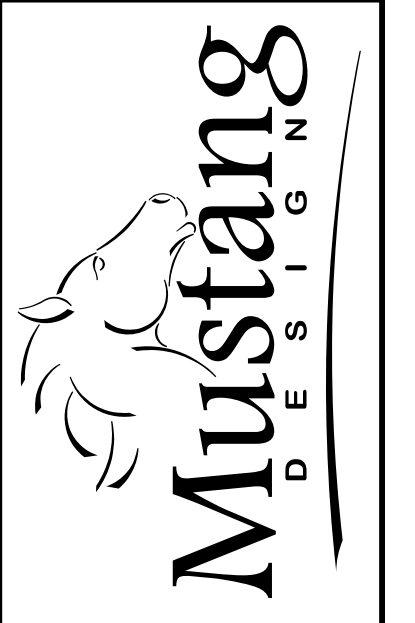
RETENTION BASIN (CONSTRUCTED BY OTHERS)

GRAVITY IRRIGATION DITCH (DESIGN AND CONSTRUCTION BY OTHERS)

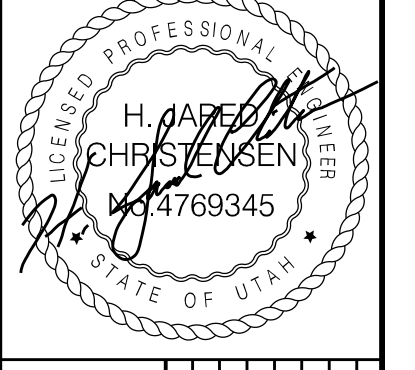


FH SERVICE RADIUS = 250'

- LEGEND**
- BOUNDARY LINE
  - - - - - SETBACK LINE (EXT. 20', INT. 15' TYP.)
  - STREET CENTER LINE
  - LOT LINE AND RIGHT OF WAY LINE
  - - - - - EASEMENT (ALL AREA OUTSIDE OF THE LOT BOUNDARIES IS DESIGNATED AS A PUBLIC UTILITY EASEMENT - SEE PLAT)
  - 8" CULINARY (C-900 PVC DR14, BLUE) SHOWING HYDRANT AND METER CLUSTER (INSTALL ONE SERVICE LINE PER METER).
  - 6" IRRIGATION PVC (SCHEDULE 40 C-900 DR-18, PURPLE) (SINGLE SERVICE) 1.5" IRRIGATION SERVICE WITH 1" VALVE & BOX
  - 8" SANITARY SEWER (PVC) WITH 4" SERVICE LATERALS
  - STORM DRAIN (RCP TYPE III, UNLESS NOTED OTHERWISE.)
  - IRRIGATION VALVE BOX SERVICE AREA BOUNDARY
  - STREET LIGHT POLES (TO MEET CITY STANDARD)



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043



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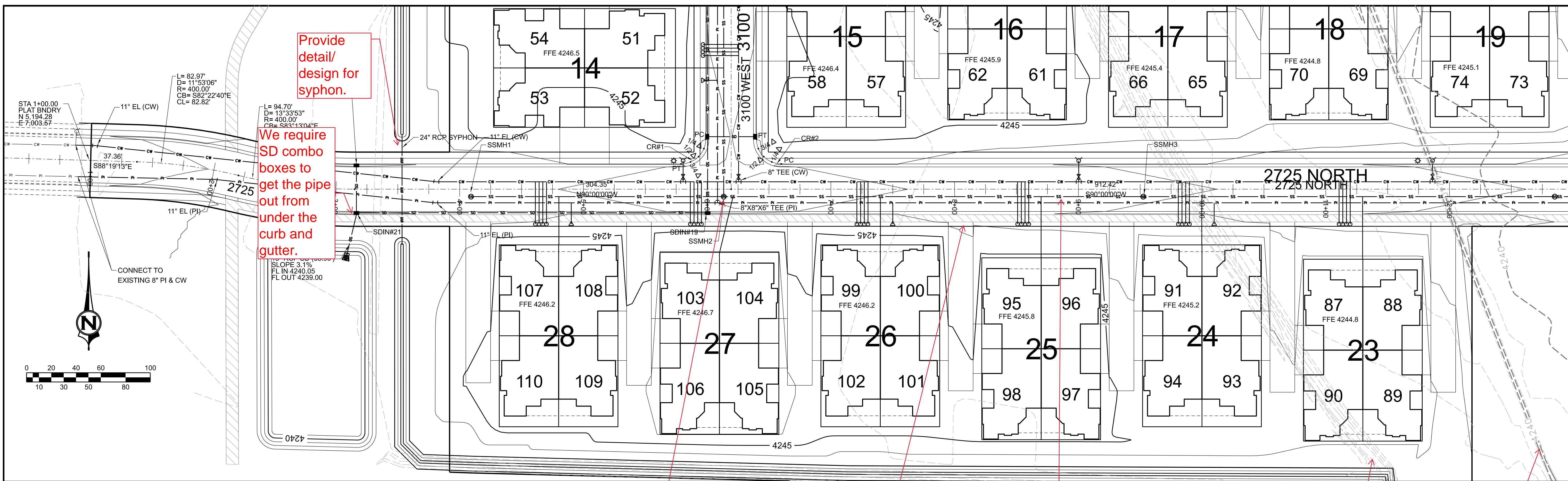
**THE VILLAS AT JDC RANCH  
UTILITY PLAN**

AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005UT01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: MJJ  
SCALE OF SHEET  
HOR SCALE: 1"=60'  
VER SCALE:  
SHEET

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NO.	DESCRIPTION	BY	DATE



Provide detail/design for syphon.

We require SD combo boxes to get the pipe out from under the curb and gutter.

Where are the sewer laterals for the homes? Will there be a private main line and then sewer stubs?

Is this the old location of the irrigation ditch. If so make not to be filled in.

What is this contour for? is it a old ditch

5' Sewer MH at the intersection s.

How will each driveway tie into the road?

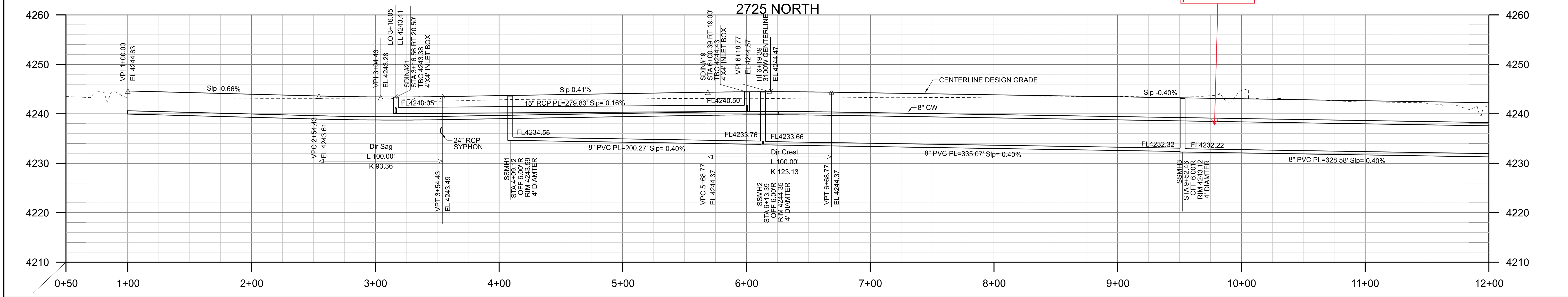
Add pressure irrigation in profile.

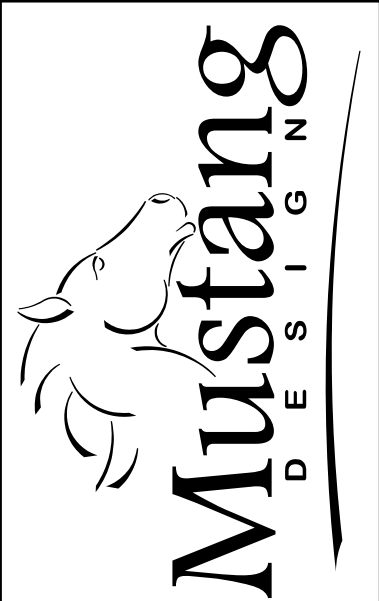
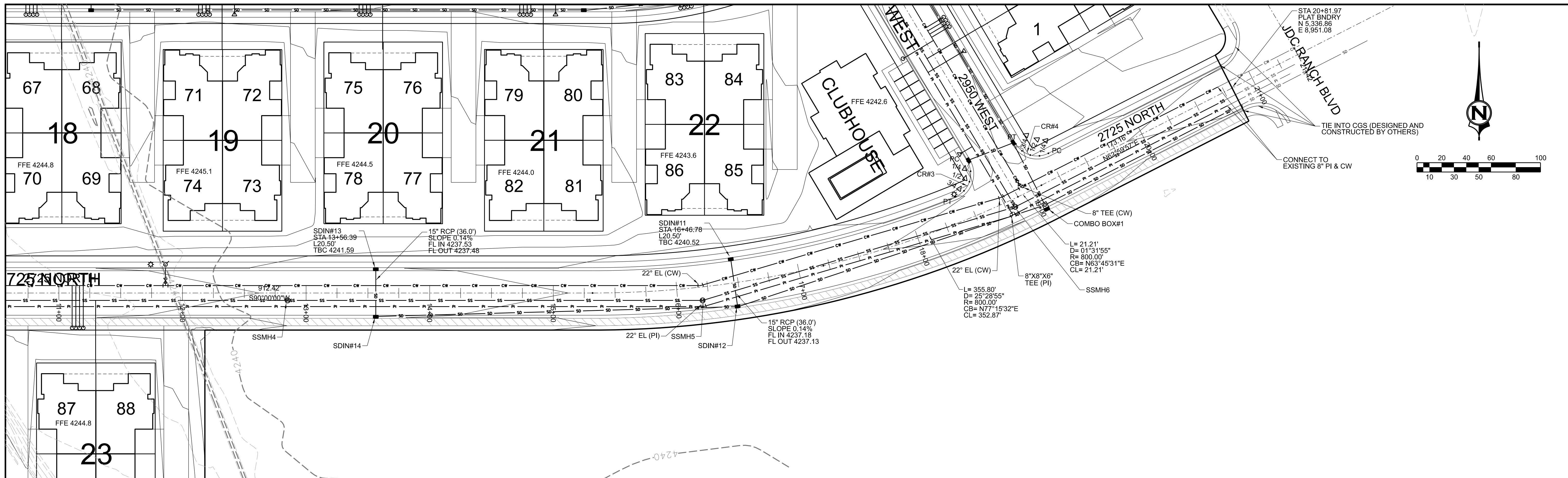
**LEGEND**

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- 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER
- 8" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
- STORM DRAIN (RCP TYPE III)
- ELECTRICAL TRANSFORMER AND SERVICE WIRES
- STREET LIGHT POLES

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:  
U.S. SURVEY FOOT  
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,  
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WITH COORDINATE VALUES OF  
N 10,281.423  
E 5,048.293  
EL 4230.82'  
AND GROUND DISTANCES BEING RUN THEREFROM.  
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST  
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

CR#1							CR#2						
TBC	RADIUS	DELTA	LENGTH	STREET ALIGNMENT	STATION	OFFSET	TBC	RADIUS	DELTA	LENGTH	STREET ALIGNMENT	STATION	
20.00	90°00'00"	31.42'	31.42'	3100 W	0+40.50	L20.50	20.00	90°00'00"	31.42'	31.42'	2725 N	6+59.89	
				PC	3100 W	0+40.50					PC	2725 N	
				1/4 Δ	3100 W	0+32.85					1/4 Δ	2725 N	
				1/2 Δ	2725 N	5+93.03					1/2 Δ	2725 N	
				3/4 Δ	2725 N	5+86.54					3/4 Δ	3100 W	
				PT	2725 N	5+78.89					PT	3100 W	
						L20.50						0+40.50	





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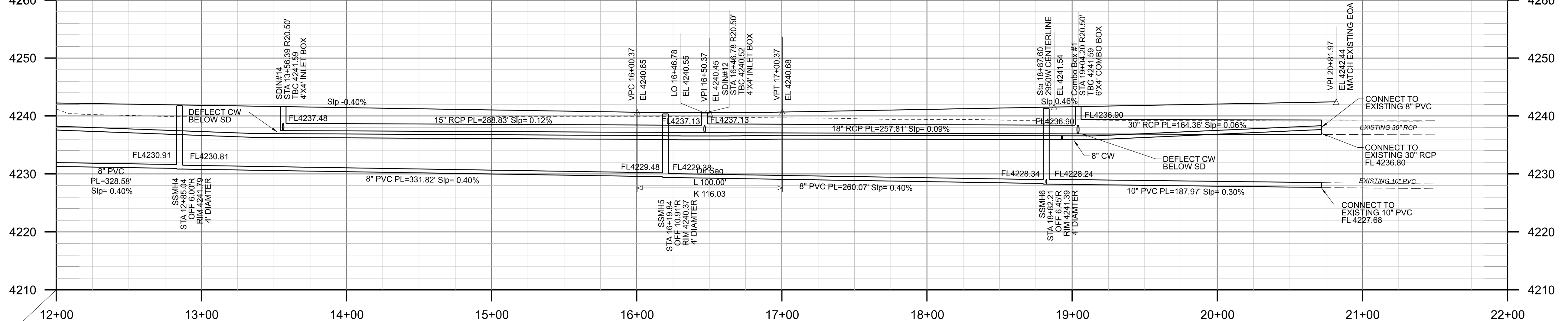
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THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST  
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

CR#3							CR#4								
TBC RADIUS	DELTA	LENGTH	LABEL	STREET ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	LABEL	STREET ALIGNMENT	STATION	OFFSET	TBC ELEV.
20.00	98° 39' 37"	34.44'	PC	2950 W	0+45.74	L20.50	4241.09L	20.00	86° 13' 16"	30.10'	PC	2725 N	19+25.53	L20.50	4241.69
			1/4 Δ	2950 W	0+37.40	L22.32	4241.17				1/4 Δ	2725 N	19+18.18	L21.90	4241.53
			1/2 Δ	2725 N	18+56.35	L26.32	4241.27				1/2 Δ	2725 N	19+11.86	L25.90	4241.37
			3/4 Δ	2725 N	18+49.23	L22.28	4241.35H				3/4 Δ	2950 W	0+30.28	R21.90	4241.22
			PT	2725 N	18+40.64	L20.50	4241.30				PT	2950 W	0+37.63	R20.50	4241.07L

2725 NORTH CENTERLINE PROFILE



THE VILLAS AT JDC RANCH  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005PP02.dgn  
DRAWN BY: HJC  
DESIGN BY: HJC  
CHECKED BY: MJJ  
SCALE OF SHEET  
HOR SCALE: 1" = 40'  
VER SCALE: 1" = 10'  
SHEET  
PP02  
OF 5

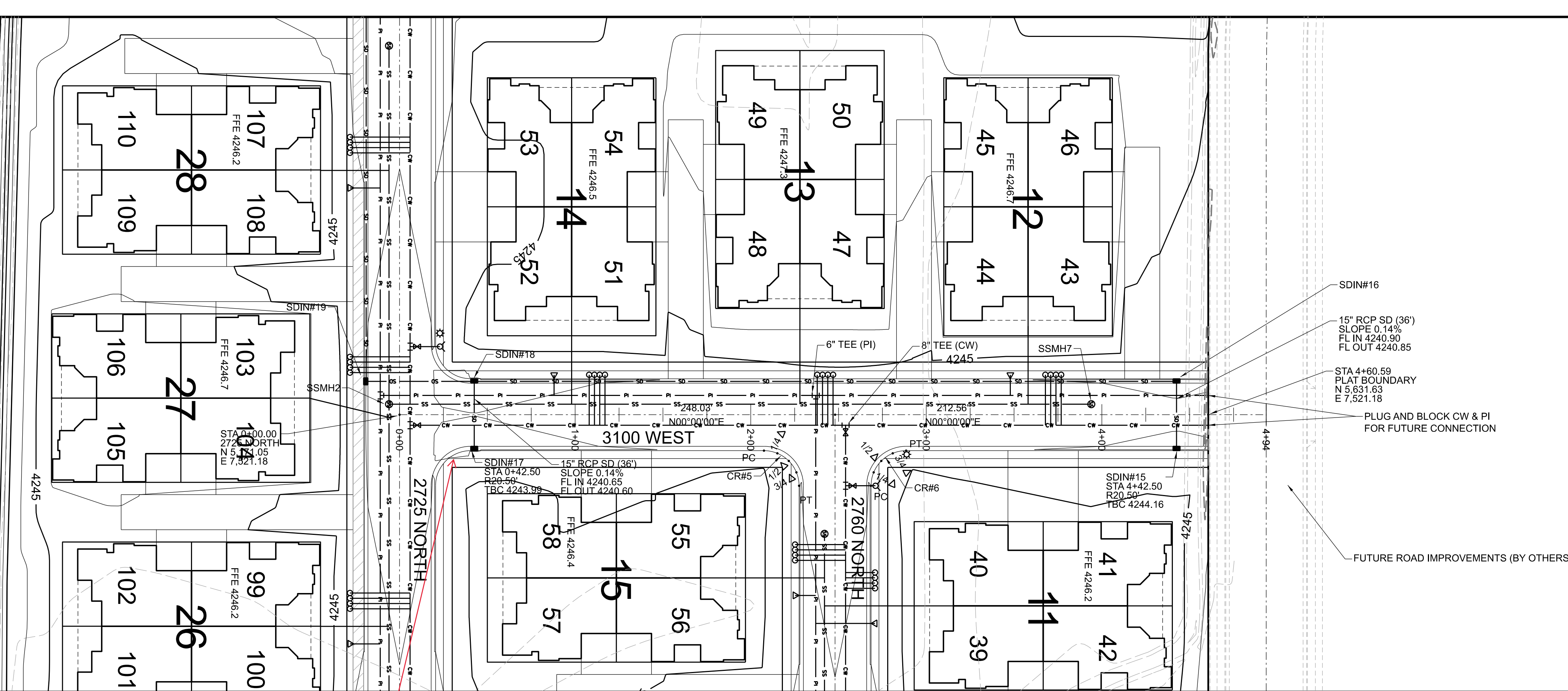
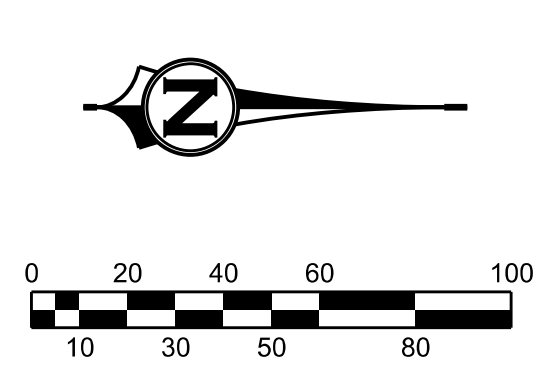


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**LEGEND**

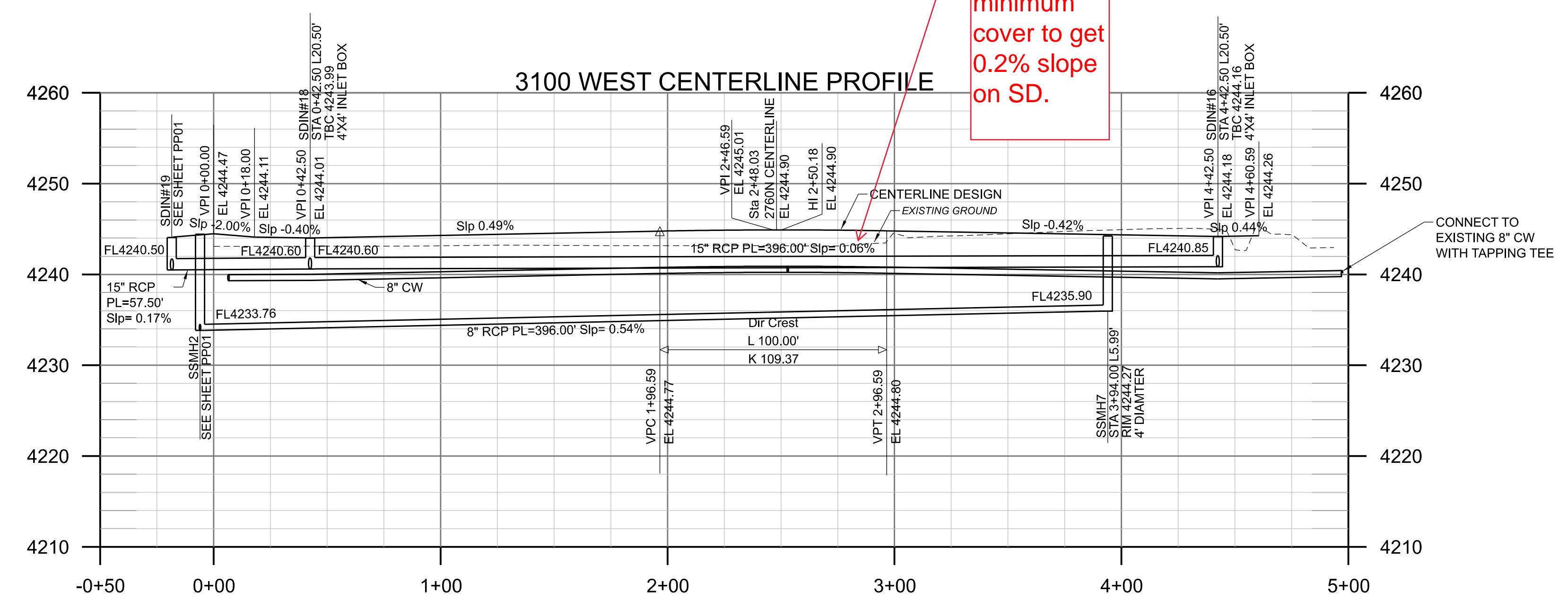
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- STREET LIGHT POLES

CR#5								CR#6							
TBC RADIUS	DELTA	LENGTH	STREET LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	STREET LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.
20.00	90°00'00"	31.42'	PC	3100 W	2+07.53	R20.50	4244.79H	20.00	90°00'00"	31.42'	PC	2760 N	0+40.50	L20.50	4244.42
			1/4 Δ	3100 W	2+15.19	R22.02	4244.70				1/4 Δ	2760 N	0+32.85	L22.02	4244.51
			1/2 Δ	3100 W	2+21.67	R26.36	4244.61				1/2 Δ	3100 W	2+74.39	R26.36	4244.60
			3/4 Δ	2760 N	0+32.85	R22.02	4244.52				3/4 Δ	3100 W	2+80.88	R22.02	4244.70
			PT	2760 N	0+40.50	R20.50	4244.42				PT	3100 W	2+88.53	R20.50	4244.80H

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:  
 U.S. SURVEY FOOT  
 NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,  
 RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
 WITH COORDINATE VALUES OF  
 N 10,281.423  
 E 5,048.293  
 EL 4230.82'  
 AND GROUND DISTANCES BEING RUN THEREFROM.  
 THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST  
 BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

Please add ADA Ramp detail

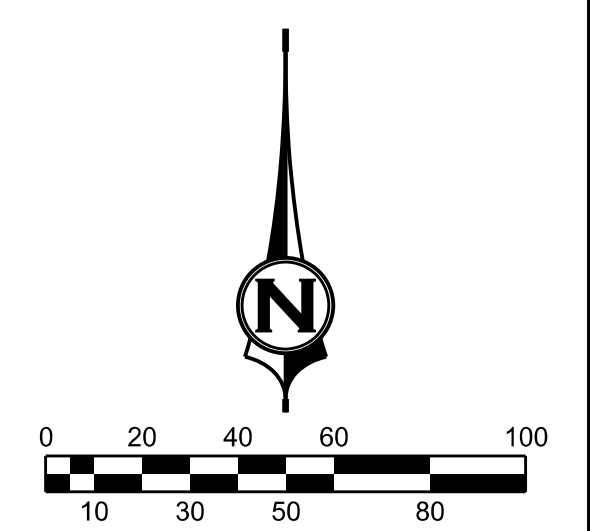
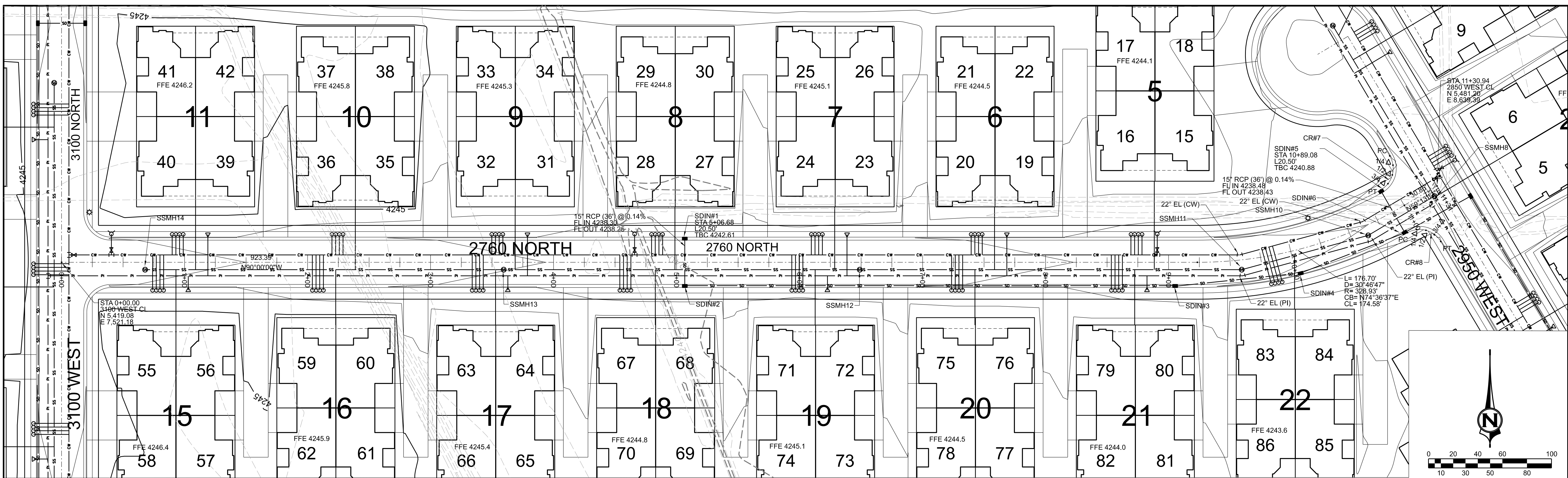
Please go to the minimum cover to get 0.2% slope on SD.



THE VILLAS AT JDC RANCH  
 AN ACTIVE SENIOR COMMUNITY  
 2725 NORTH 3100 WEST  
 WEBER COUNTY, UTAH

PROJ #: 2023005  
 CAD FILE: 2023005PP03.dgn  
 DRAWN BY: HJC  
 DESIGN BY: HJC  
 CHECKED BY: MJJ  
 SCALE OF SHEET  
 HOR SCALE: 1" = 40'  
 VER SCALE: 1" = 10'





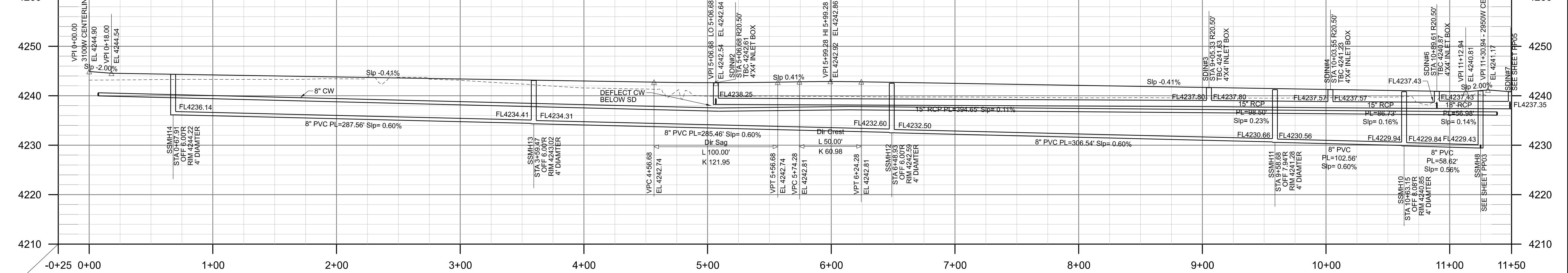
**LEGEND**

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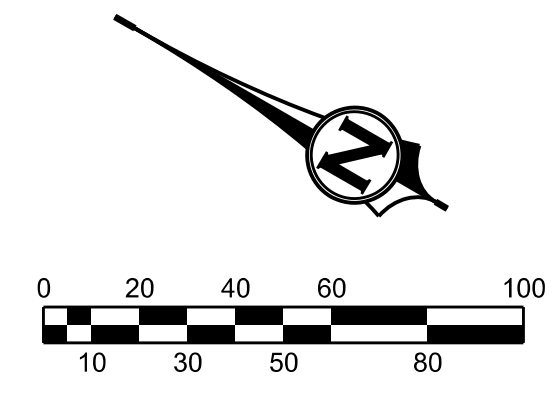
CR#7							CR#8						
TBC RADIUS	DELTA	LENGTH	STREET	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	STREET	STATION	OFFSET	TBC ELEV.
20.00	91°55'04"	32.09'	PC 2950 W	3+11.08	L20.50	4241.29	20.00	88°30'10"	30.89'	PC 2760 N	10+91.50	R20.50	4240.87L
			1/4 Δ 2950 W	3+03.27	L22.09	4241.18				1/4 Δ 2760 N	10+98.56	R22.05	4240.86L
			1/2 Δ 2760 N	11+04.34	L26.28	4241.08				1/2 Δ 2760 N	11+04.76	R26.42	4240.95
			3/4 Δ 2760 N	10+97.45	L21.99	4241.98				3/4 Δ 2950 W	2+37.58	L21.97	4241.05
			PT 2760 N	10+89.08	L20.50	4240.88L				PT 2950 W	2+30.04	L20.50	4241.14

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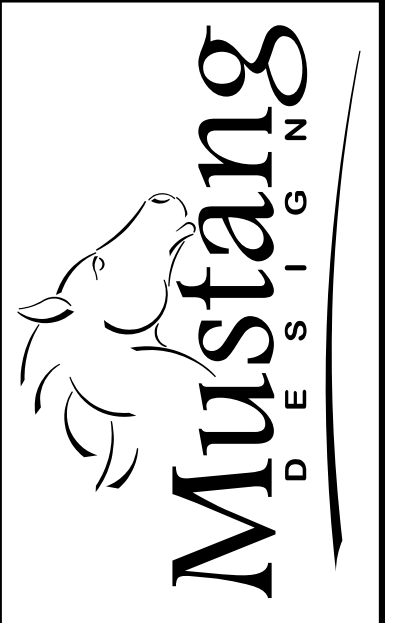
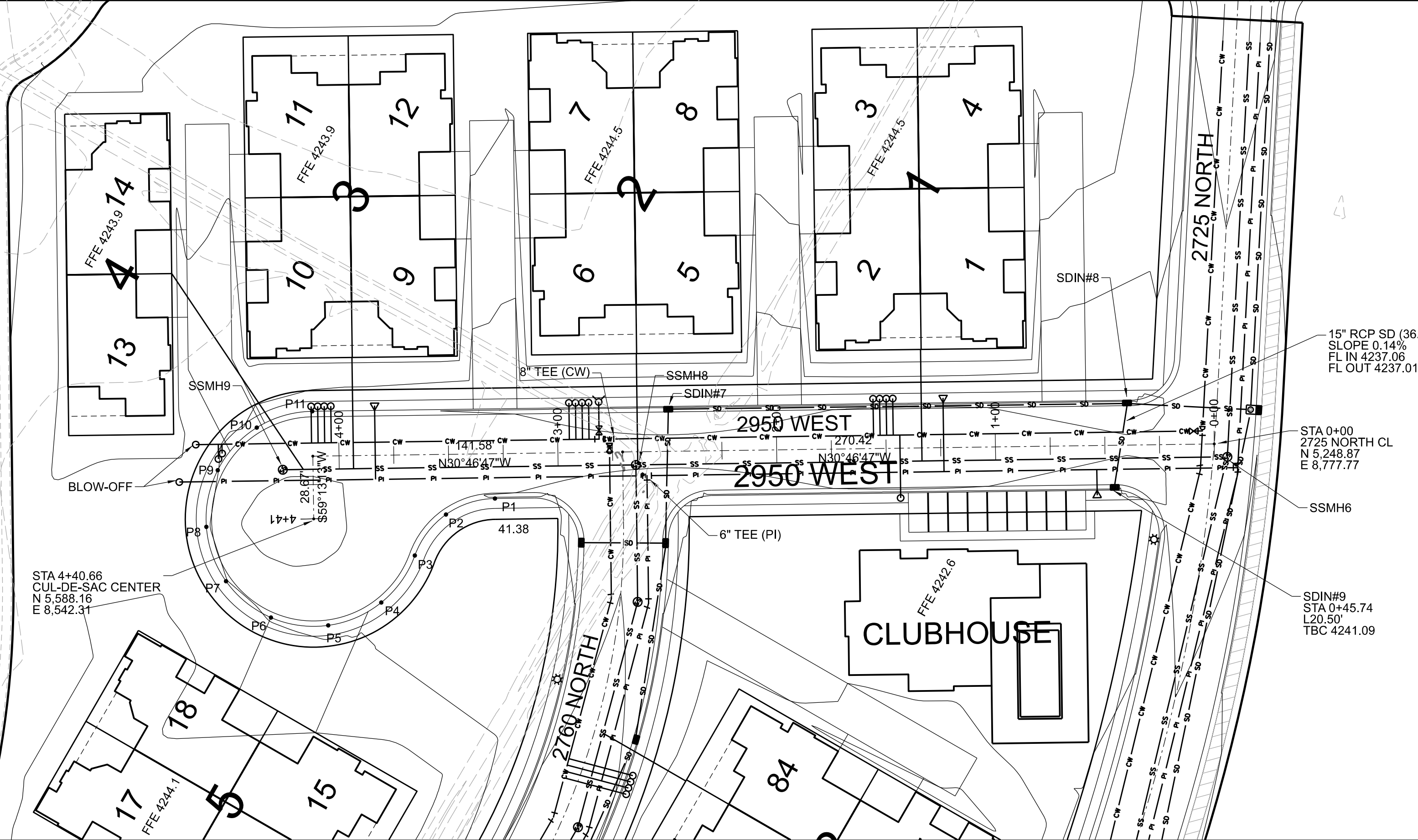
**2760 NORTH CENTERLINE PROFILE**



THE VILLAS AT JDC RANCH  
PLAN AND PROFILE SHEET  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH



FUTURE ROAD IMPROVEMENTS (BY OTHERS)



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043



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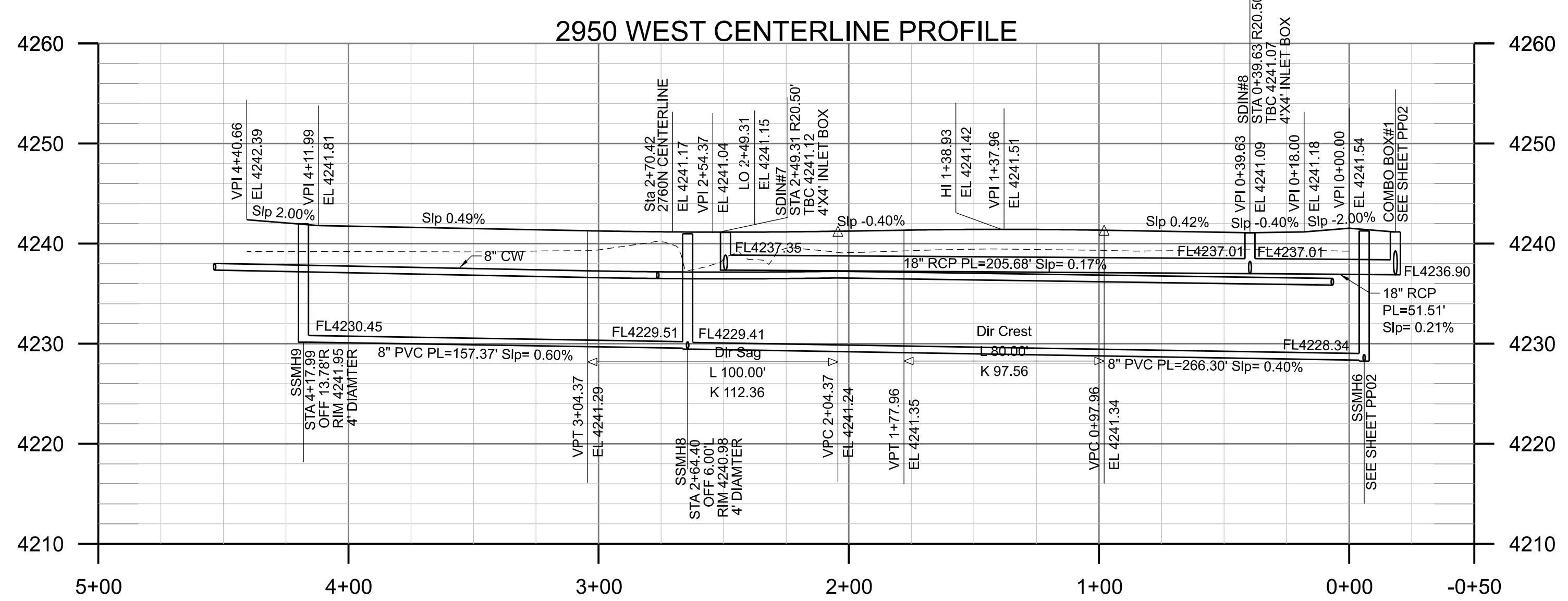
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  - 6" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
  - STORM DRAIN (RCP TYPE III)
  - ELECTRICAL TRANSFORMER AND SERVICE WIRES
  - STREET LIGHT POLES

**CUL-DE-SAC POINT TABLE**

TBC POINT	NORTHING	EASTING	ELEVATION
P1	5,521.08	8,591.78	4241.38
P2	5,536.79	8,574.26	4241.49
P3	5,539.75	8,550.92	4241.60
P4	5,542.28	8,524.63	4241.72
P5	5,558.05	8,503.44	4241.84
P6	5,582.51	8,493.47	4241.96
P7	5,608.60	8,497.60	4242.08
P8	5,628.79	8,514.63	4242.19H
P9	5,637.25	8,539.65	4242.06
P10	5,631.55	8,565.44	4241.92
P11	5,613.32	8,584.56	4241.78

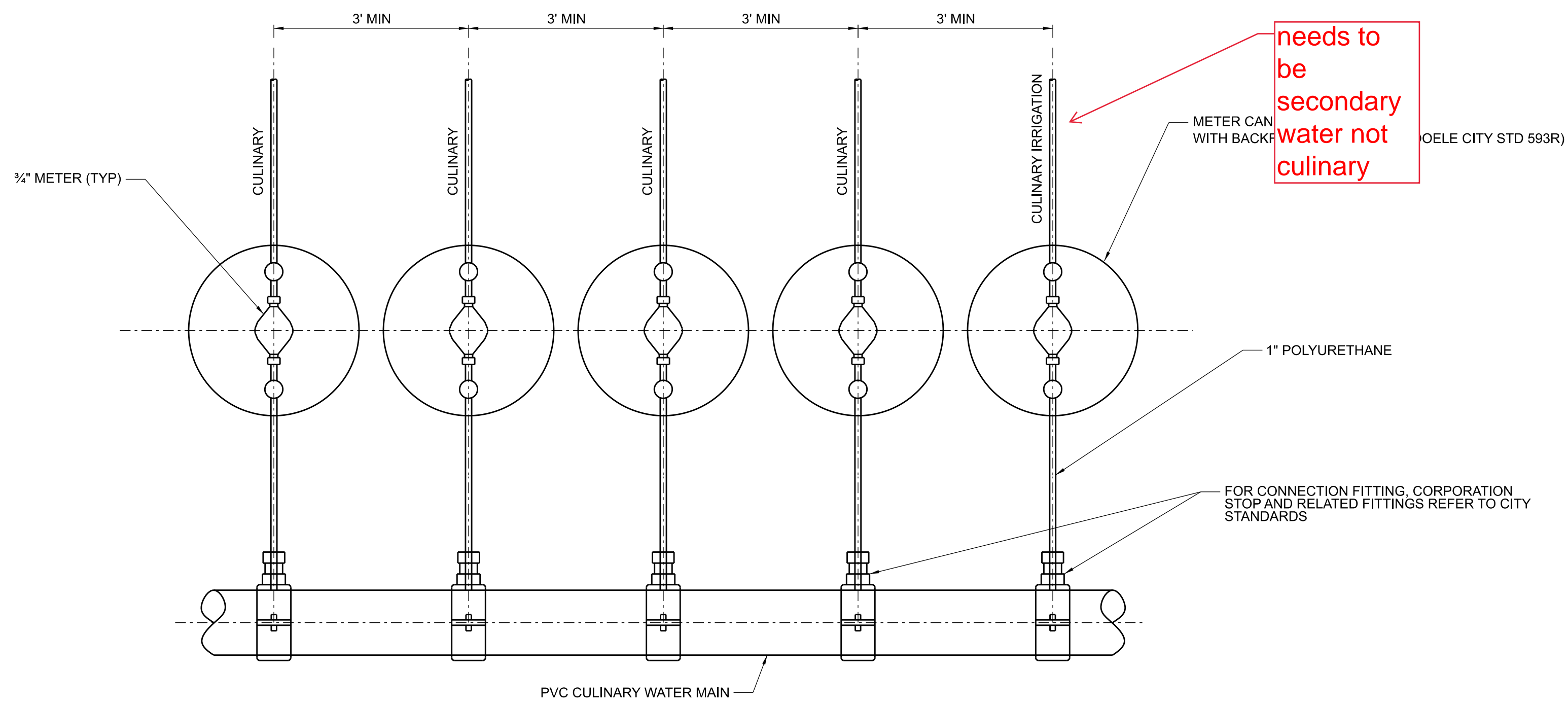
THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:  
U.S. SURVEY FOOT  
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,  
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WITH COORDINATE VALUES OF  
N 10,281.423  
E 5,048.293  
EL 4230.82'  
AND GROUND DISTANCES BEING RUN THEREFROM.  
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST  
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

THE VILLAS AT JDC RANCH  
PLAN AND PROFILE SHEET  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH



PROJ #: 2023005  
CAD FILE: 2023005PP05.dgn  
DRAWN BY: HJC  
DESIGN BY: HJC  
CHECKED BY: MJJ  
SCALE OF SHEET  
HOR SCALE: 1" = 40'  
VER SCALE: 1" = 10'

SHEET **PP05**  
OF **5**



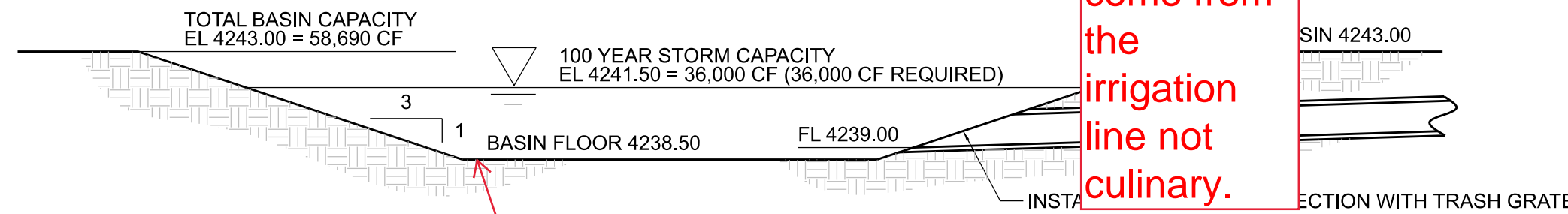
**CULINARY WATER METER CLUSTER & SINGLE IRRIGATION DETAIL**

METER CONNECTION SHALL BE NO CLOSER THAN 24" TO THE NEAREST PIPE BELL OR JOINT.

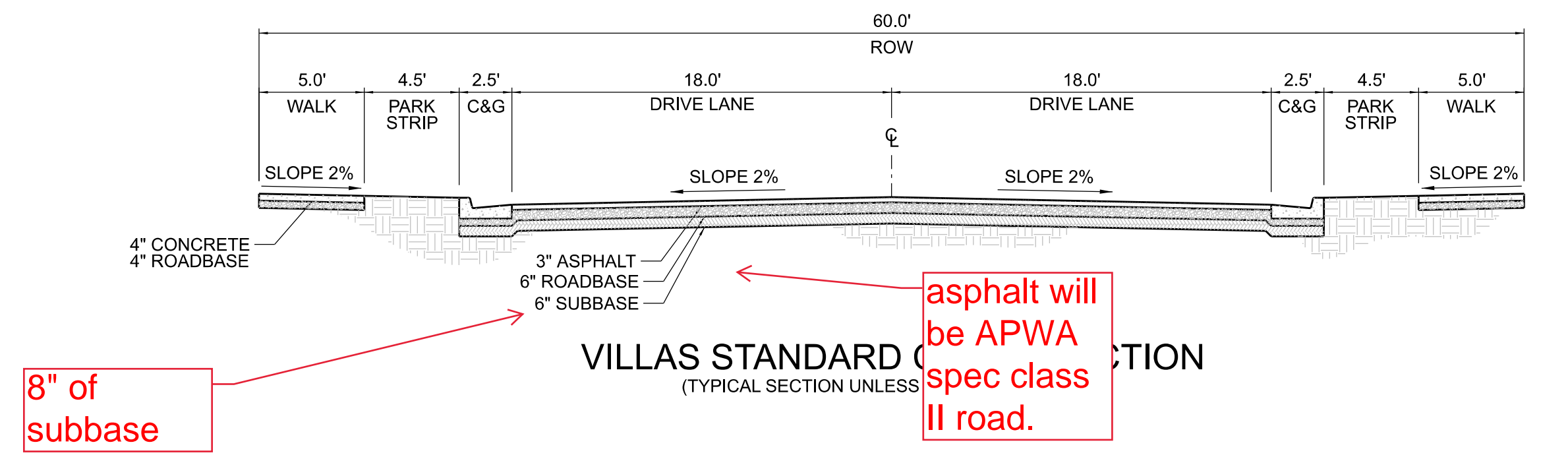
needs to be secondary water not culinary

Irrigation will need to come from the irrigation line not culinary.

Where does water go if full and spilling?

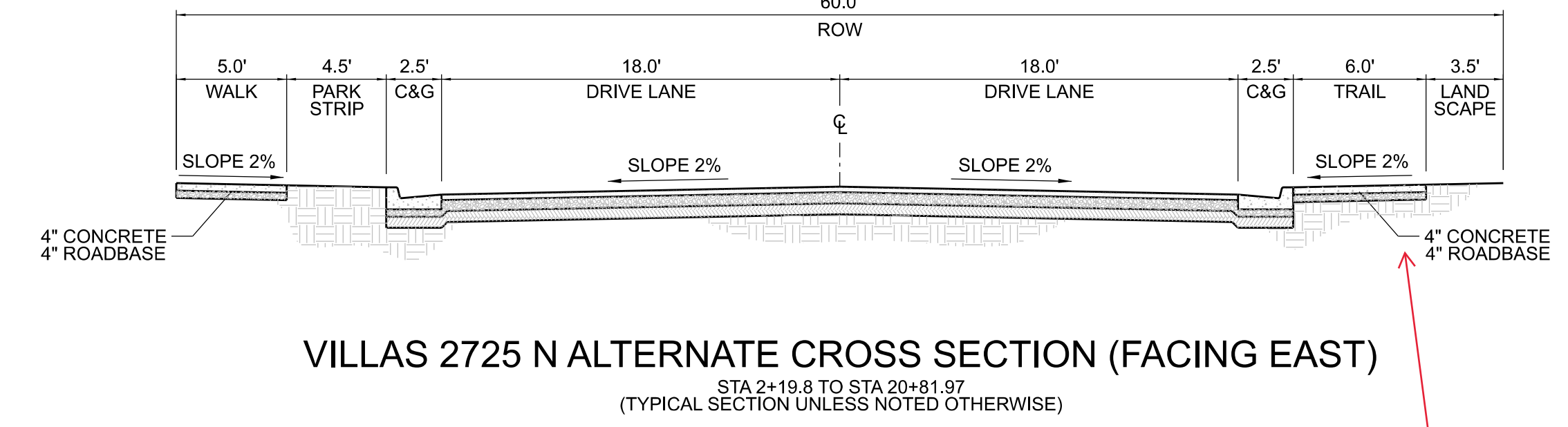


**RETENTION BASIN DETAIL**

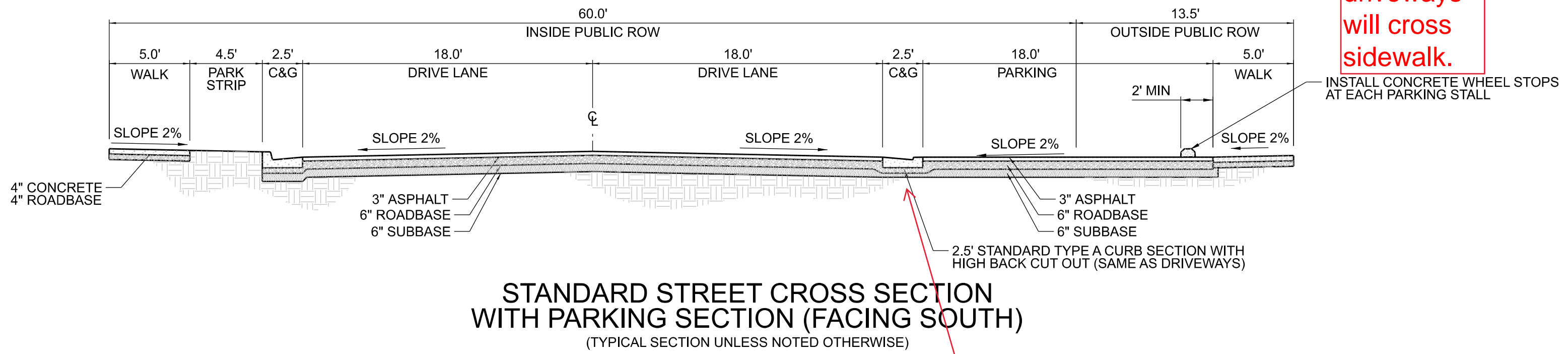


8" of subbase

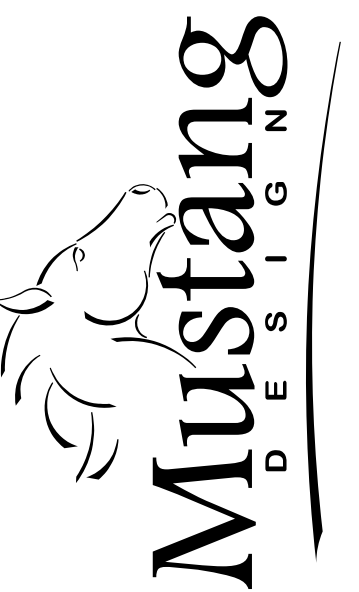
asphalt will be APWA spec class II road.



6" where driveways will cross sidewalk.



This will need to be rolled gutter



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043



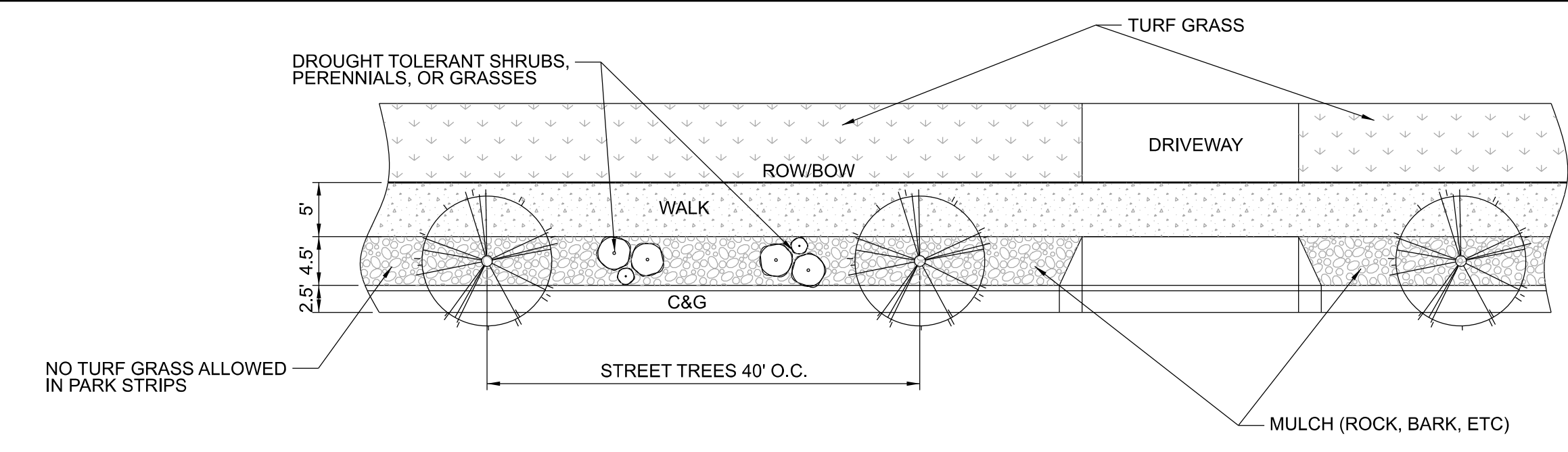
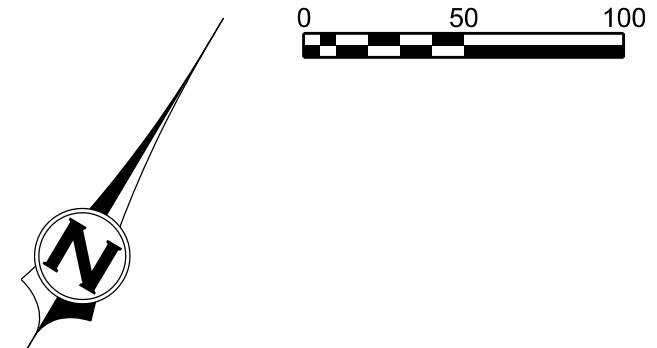
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NO.	REVISION	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
PROJECT DETAILS SHEET  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005DS01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: HJC  
SCALE OF SHEET  
HOR SCALE: N.T.S.  
VER SCALE: N.T.S.

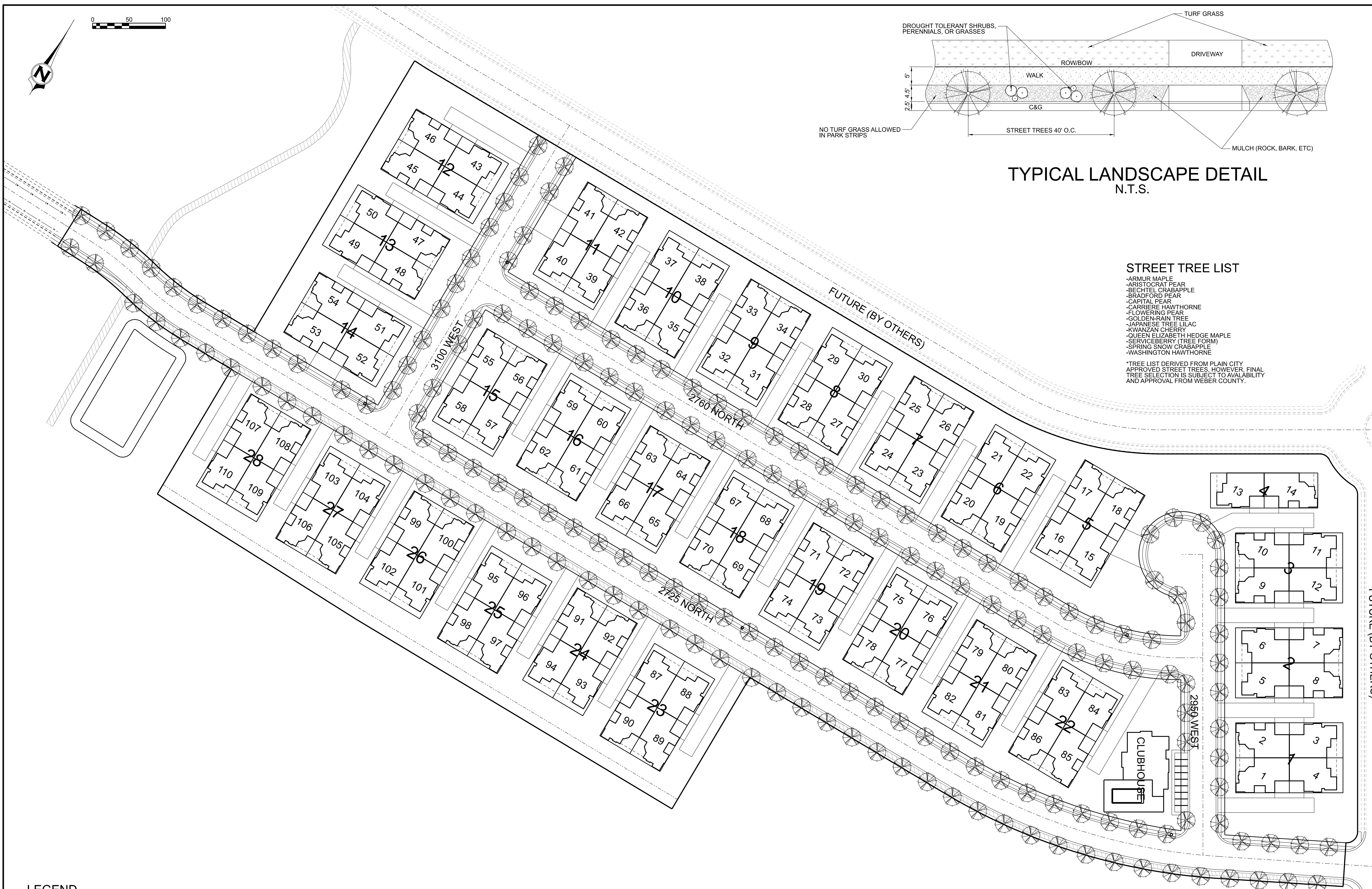
SHEET  
DS01  
OF  
1



**TYPICAL LANDSCAPE DETAIL**  
N.T.S.

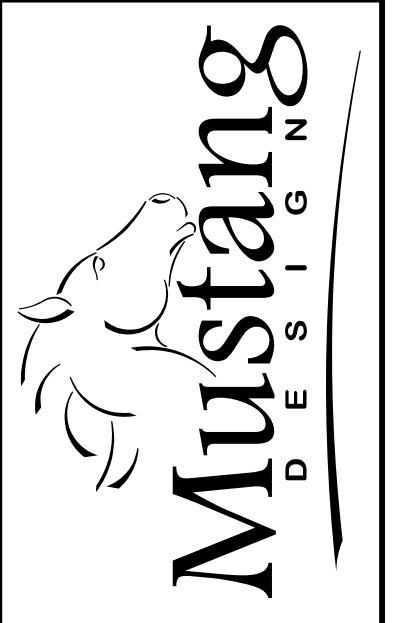
**STREET TREE LIST**

- ARMUR MAPLE
  - ARISTOCRAT PEAR
  - BECHTEL CRABAPPLE
  - BRADFORD PEAR
  - CAPITAL PEAR
  - CARRIERE HAWTHORNE
  - FLOWERING PEAR
  - GOLDEN-RAIN TREE
  - JAPANESE TREE LILAC
  - KWANZAN CHERRY
  - QUEEN ELIZABETH HEDGE MAPLE
  - SERVICEBERRY (TREE FORM)
  - SPRING SNOW CRABAPPLE
  - WASHINGTON HAWTHORNE
- \*TREE LIST DERIVED FROM PLAIN CITY APPROVED STREET TREES, HOWEVER, FINAL TREE SELECTION IS SUBJECT TO AVAILABILITY AND APPROVAL FROM WEBER COUNTY.



**LEGEND**

—————	BOUNDARY LINE
- - - - -	SETBACK LINE
- · - · -	STREET CENTER LINE
—————	LOT LINE AND RIGHT OF WAY LINE
- · - · -	EASEMENT



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043

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NO.	DESCRIPTION	BY	DATE

**THE VILLAS AT JDC RANCH**  
**OVERALL LANDSCAPE PLAN**  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005LP01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: MJJ  
SCALE OF SHEET:  
HOR SCALE: 1"=60'  
VER SCALE:  
SHEET  
**LP01**  
OF  
2

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NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

**PLANNED PLANT LIST**

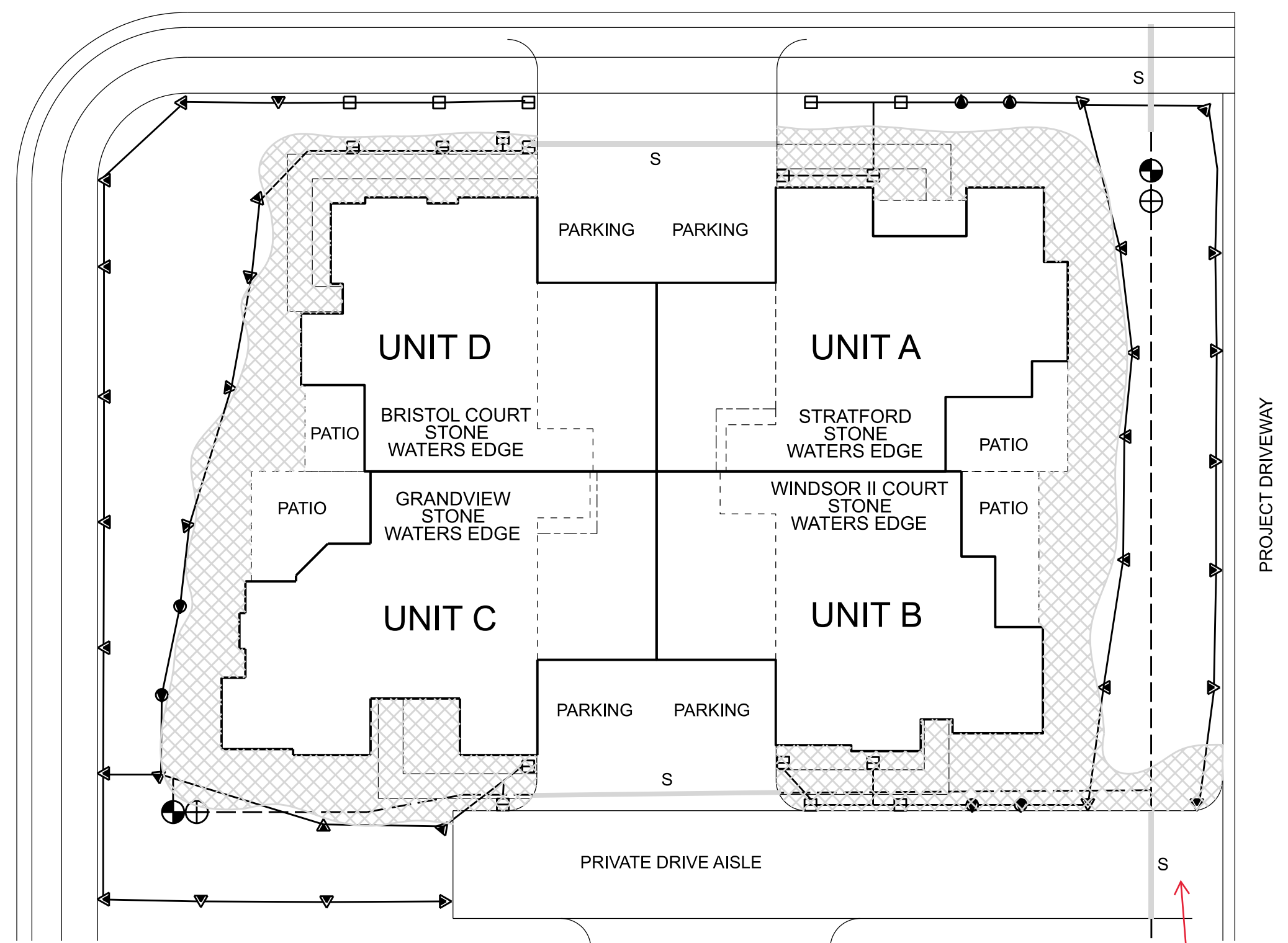
- TREES**
- Gleditsia Triacanthos - Honeylocust
  - Tilia Cordata - Little Leaf Linden
  - Zelkova Serrata - Japanese Zelkova
  - Acer Platanoides - Norway Maple
  - Acer Freemanii - Autumn Blaze Maple
  - Crataegus Crus-galli - Hawthorn
  - Ulmus parvifolia - Lacebark Elm
  - Prunus Virginiana - Chokecherry
  - Cercis Canadensis - Eastern Redbud
  - Acer Ginnata - Amur Maple
  - Koeleruteria paniculata - Golden Raintree
  - Styphnolobium japonicum - Pagoda Japanese Tree
  - Malus spp. - Crabapple
  - Crataegus Crus-galli - Hawthorn
  - Betula occidentalis - Water Birch
  - Acer Palmatum - Japanese Maple
  - Fagus Sylvatica - Dawyck Purple Beach
  - Picea pungens - Weeping Colorado Spruce
  - Pinus texilis glauca 'Vanderwolf's Pyr' - Vanderwolf's Pine
  - Pinus nigra - Austrian Pine
  - Cedrus atlantica - Blue Atlas Cedar
  - Picea mariana fastigiata 'Wellspire' - Wellspire Black Spruce
  - Chamaecyparis nootkatensis 'Glauca Pendula' - Blue Weeping Alaska Cedar
  - Picea abies 'Pendula' - Weeping Norway Spruce
  - Thuja occidentalis 'Emerald' - Emerald Arborvitae
  - Picea pungens glauca fastigiata 'Blue Totem' - Blue Totem Spruce
  - Picea glauca 'Pendula' - Weeping White Spruce
  - Pinus sylvestris 'Fastigiata' - Columnar Scotch Pine
  - Chamaecyparis nootkatensis 'Pendula' - Weeping Alaskan Cedar
  - Pinus heldreichii - Bosnian Pine
  - Pinus ponderosa - Ponderosa Pine

- SHRUBS**
- Berberis thunbergii - Barberry
  - Cornus alba - Dogwood
  - Cotoneaster lucidus - Peking Cotoneaster
  - Cytisus x 'Lilac Time' - Lilac Time Broom
  - Euonymus alata 'Compacta' - Dwarf Burning Bush
  - Hibiscus syriacus - Rose of Sharon
  - Lonicera x 'Emerald Mound' - Emerald Mound Honeysuckle
  - Potentilla fruticosa 'Klondike' - Shrubby Cinquefoil
  - Rosa meidland - Meidland Roses
  - Hysocarpus opulifolius - Summer Wine Ninebark
  - Spiraea Japonica - Spiraea
  - Viburnum Trilobum - Bailey Compact Viburnum
  - Euonymus fortunei - Trailing Euonymus
  - Juniperus horizontalis - Horizontal Junipers
  - Juniperus sabina - Sabina Junipers
  - Pinus mugo murgus 'Pumilio' - Dwarf Mugo Pine

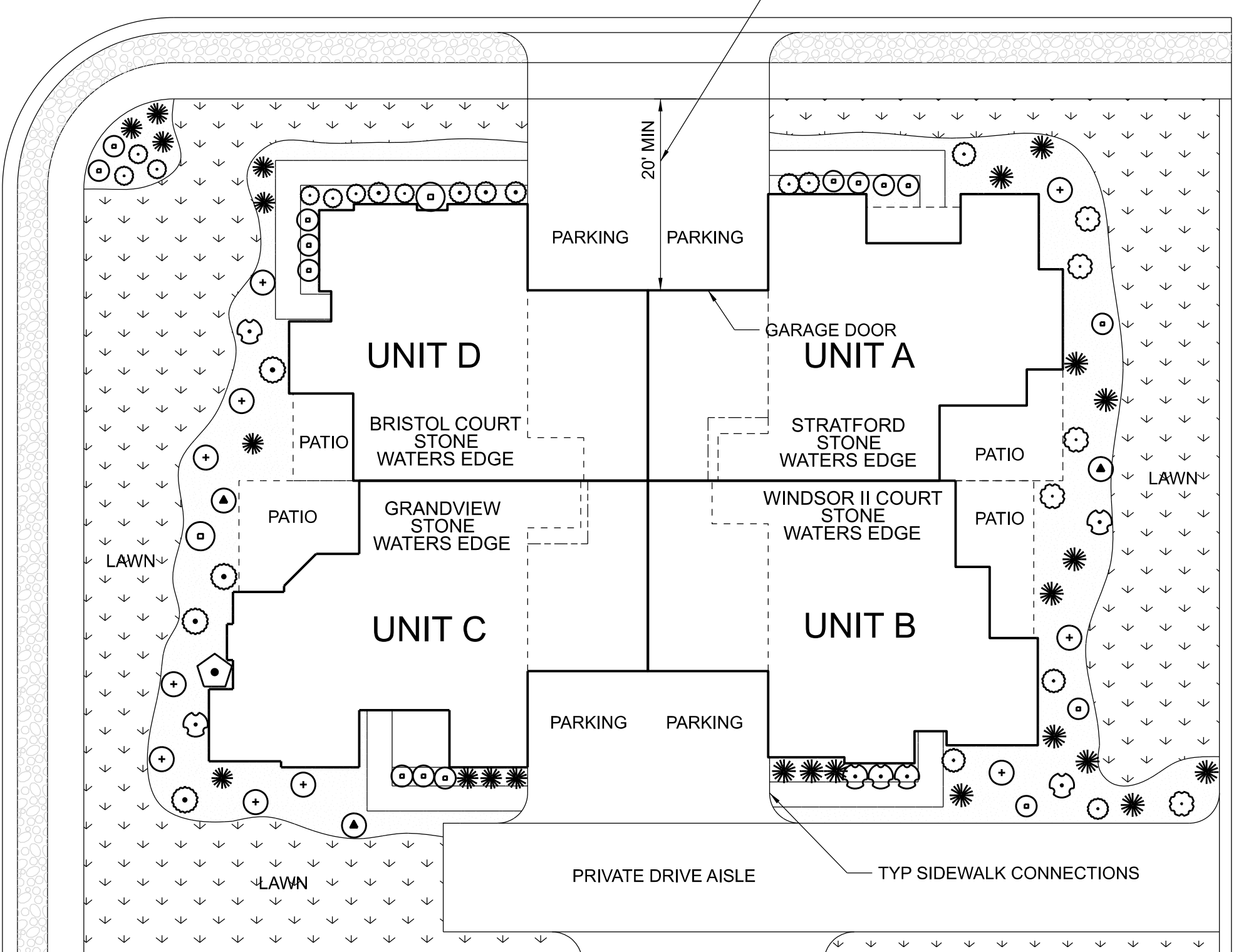
- ORNAMENTAL GRASSES AND PERENNIALS**
- Calamagrostis x acutifolia - Feather Grass
  - Miscanthus sinensis - Maiden Grass
  - Calamagrostis acutiflora - Carl Foerster Fountain Grass
  - Penisetum alopecuroides - Little Bunny Fountain Grass
  - Helictotrichon sempervirens - Blue Oat Grass
  - Festuca glauca - Eajah Blue
  - Penisetum alopecuroides sp. - Fountain Grass

- LAWN - LOWER WATER USAGE**
- Draylar Upland Bluegrass - 30 %
  - Cover Sheep Fescue - 30 %
  - CrystalHard Fescue - 30%
  - AnnualRye Grass - 10%

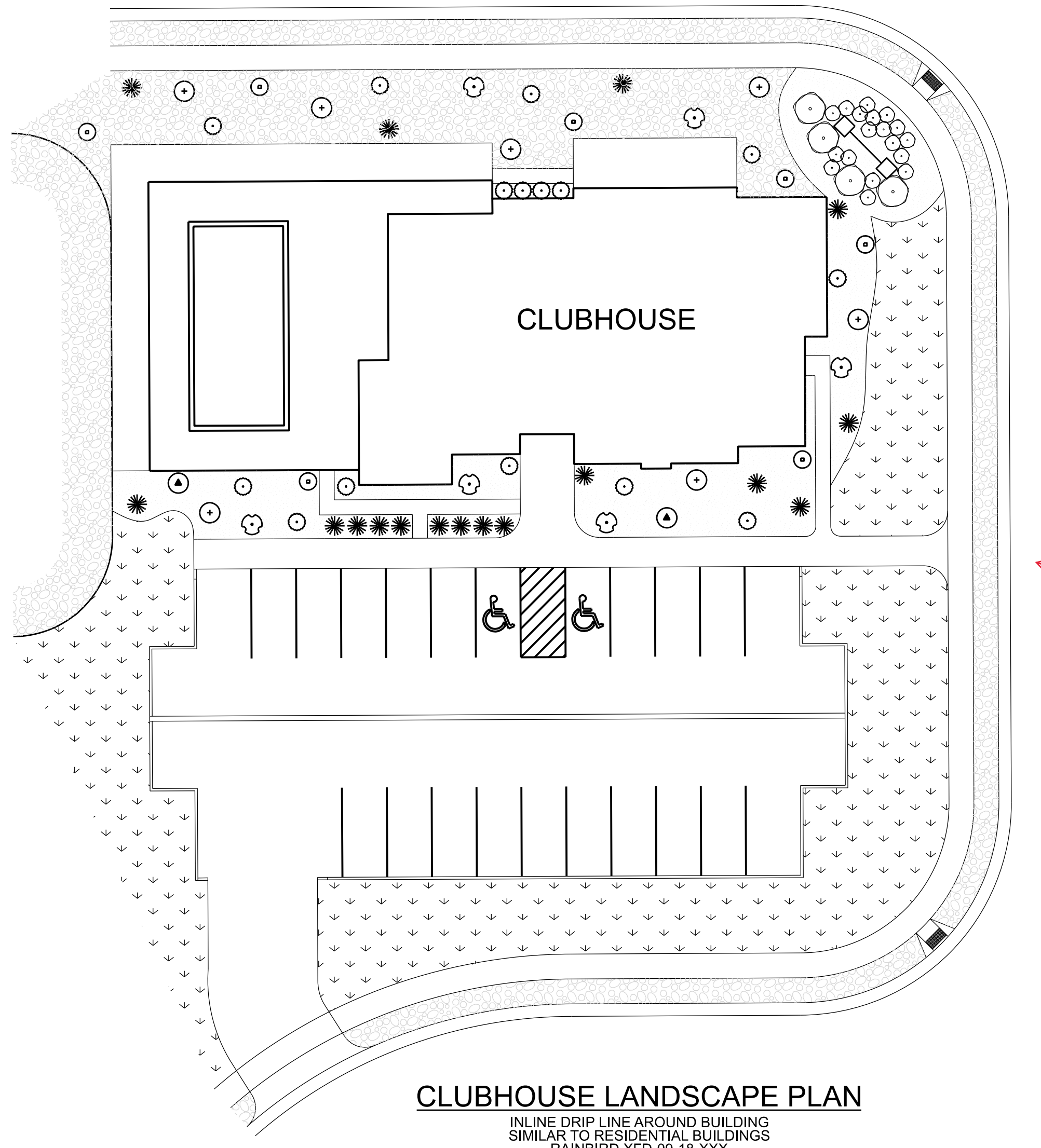
NOTE:  
PLANT LIST IS INTENDED TO BE REPRESENTATIVE OF THE PLANTINGS USED IN THE DEVELOPMENT. DUE TO FLUCTUATIONS IN PRODUCT AVAILABILITY DEVELOPER MAY SUBSTITUTE OR ADD TO THIS LIST ANY MATERIAL SET FORTH ON THE WEBER BASIN CONSERVANCY DISTRICT LIST OF WATER-CONSERVING PLANTS.



TYPICAL 4-UNIT BUILDING IRRIGATION PLAN



TYPICAL 4-UNIT BUILDING LANDSCAPE PLAN



CLUBHOUSE LANDSCAPE PLAN

INLINE DRIP LINE AROUND BUILDING  
SIMILAR TO RESIDENTIAL BUILDINGS  
RAINBIRD XFD-09-18-XXX

- NOTES:
- 1- PLANTER BEDS TO BE COVERED WITH 2" OF WOOD MULCH.
  - 2- PLANT TYPE AND PLACEMENT OF TREES SHOWN MAY BE ADJUSTED BY DEVELOPER TO FIT BEST WITH AVAILABLE STOCK ON HAND AND BUILDING DESIGN.
  - 3- PLAN AND ALL COMPONENTS APE CONCEPTUAL ONLY AND MAY BE CHANGED ACCORDING TO OWNERS DISCRETION DUE TO PLANT AND MATERIAL AVAILABILITY.
  - 4- SEE SHEETS LP01 & LP03 FOR ADDITIONAL PLANTING AND TREATMENTS.
  - 5- CLUBHOUSE AND PLANT LAYOUT ARE SHOWN TO REPRESENT TYPICAL LANDSCAPING OF LEISURE VILLAS PROJECTS, BUT ARE SUBJECT TO CHANGE.

have detail for tie into the road

this plan looks like it is for another site. Update to reflect this location.

**IRRIGATION SCHEDULE**

SYM.	MODEL	PSI	(X-H)	RADIUS
☐	HUNTER PROS-06-PRS40-CV-R W/MPS530, MPLCS515, MPLRS515	40	0.44	5' X 30', 5' X 15'
●	HUNTER PROS-06-PRS40-CV-R W/MP100090	40	0.37	8' - 15'
▼	HUNTER PROS-06-PRS40-CV-R W/MP200090	40	0.74	13' - 21'
⊙	RAINBIRD 3504-PC-SAM 1.0 NOZZLE	45	1.06	21.0
⊙	RAINBIRD 3504-PC-SAM 2.0 NOZZLE	45	1.93	27.0
⊙	RAINBIRD 3504-PC-SAM 3.0 NOZZLE	45	4.13	35.0

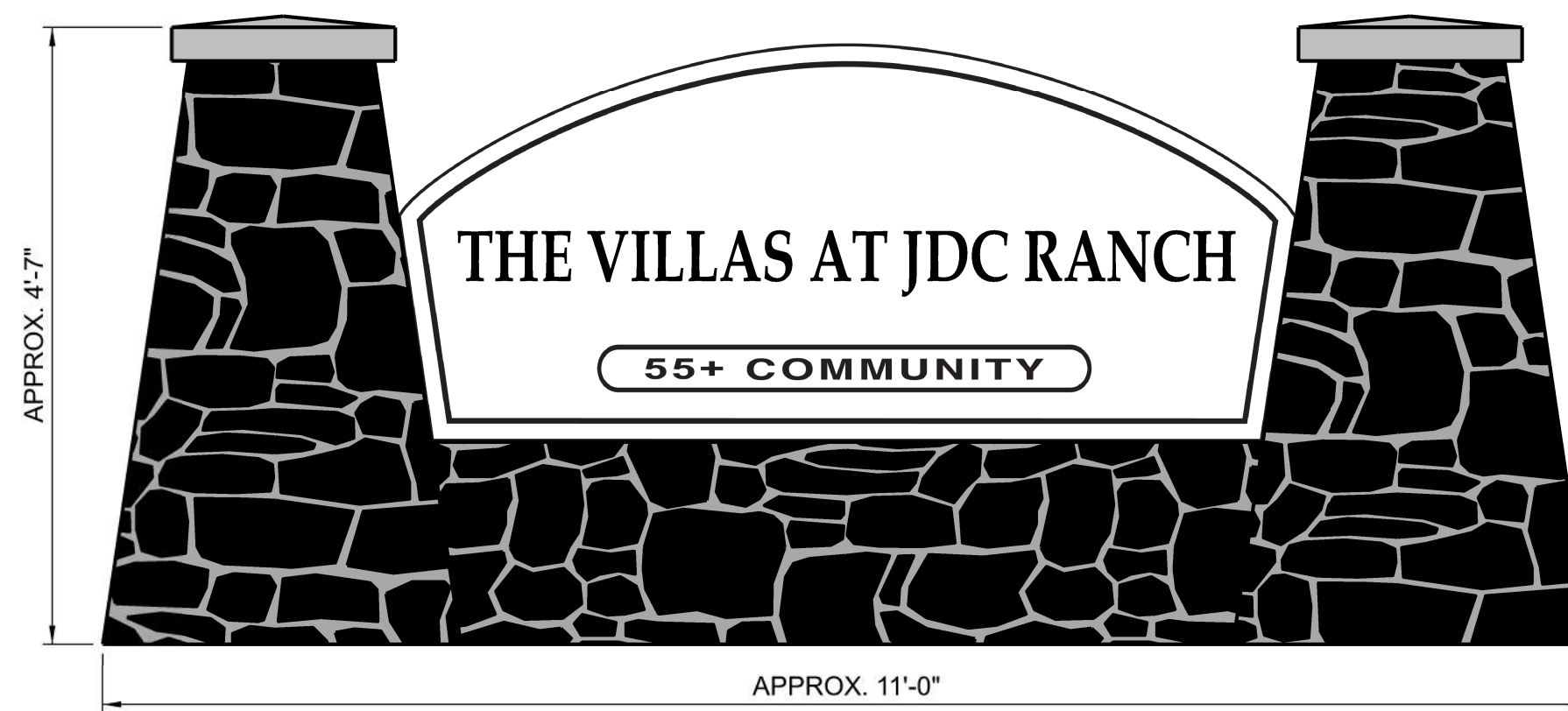
- ▨ INLINE DRIP LINE - RAINBIRD XFD-09-18-XXX
- ⊕ AUTOMATIC CONTROL VALVE - RAINBIRD PEB - SEE PLAN FOR SIZES
- ⊕ DRIP CONTROL ZONE - RAINBIRD XCZ-100-PRBCOM
- LATERAL PIPE - SCHEDULE 40 PVC
- 3" SCH 40 PVC MAINLINE
- S IRRIGATION SLEEVING

**IRRIGATION LATERAL PIPE SIZING SCHEDULE**

DISTANCE - VALVE TO END OF LATERAL	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIP	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM



ENTRY MONUMENT CONCEPT



ENTRY MONUMENT DRAWING  
Dimensions and and masonry feature styles may vary.

COUNTRY VIEW VILLAS  
PRIVATE COMMUNITY AMENITIES

- Clubhouse to include:  
Large heated Pool  
Stadium seating theater  
Fully equipped exercise facility  
Patio area with lounge chairs and barbecue  
Meeting/gathering area  
Pool table  
Kitchen Area  
Business Office
- Relaxation and Picnic areas
- Large Entry monument sign and abundant entry landscaping
- Restriction on home sales to seniors over 55 in compliance with HUD regulations
- Very restrictive community covenants
- Individual building landscaping completed before occupancy
- Professionally maintained landscaping
- Professionally managed Homeowners' Association



Model Sign  
18" x 18"



Building Sign  
18" x 24"



Address Sign  
8" x 16"



Sales Sign  
24" x 18"



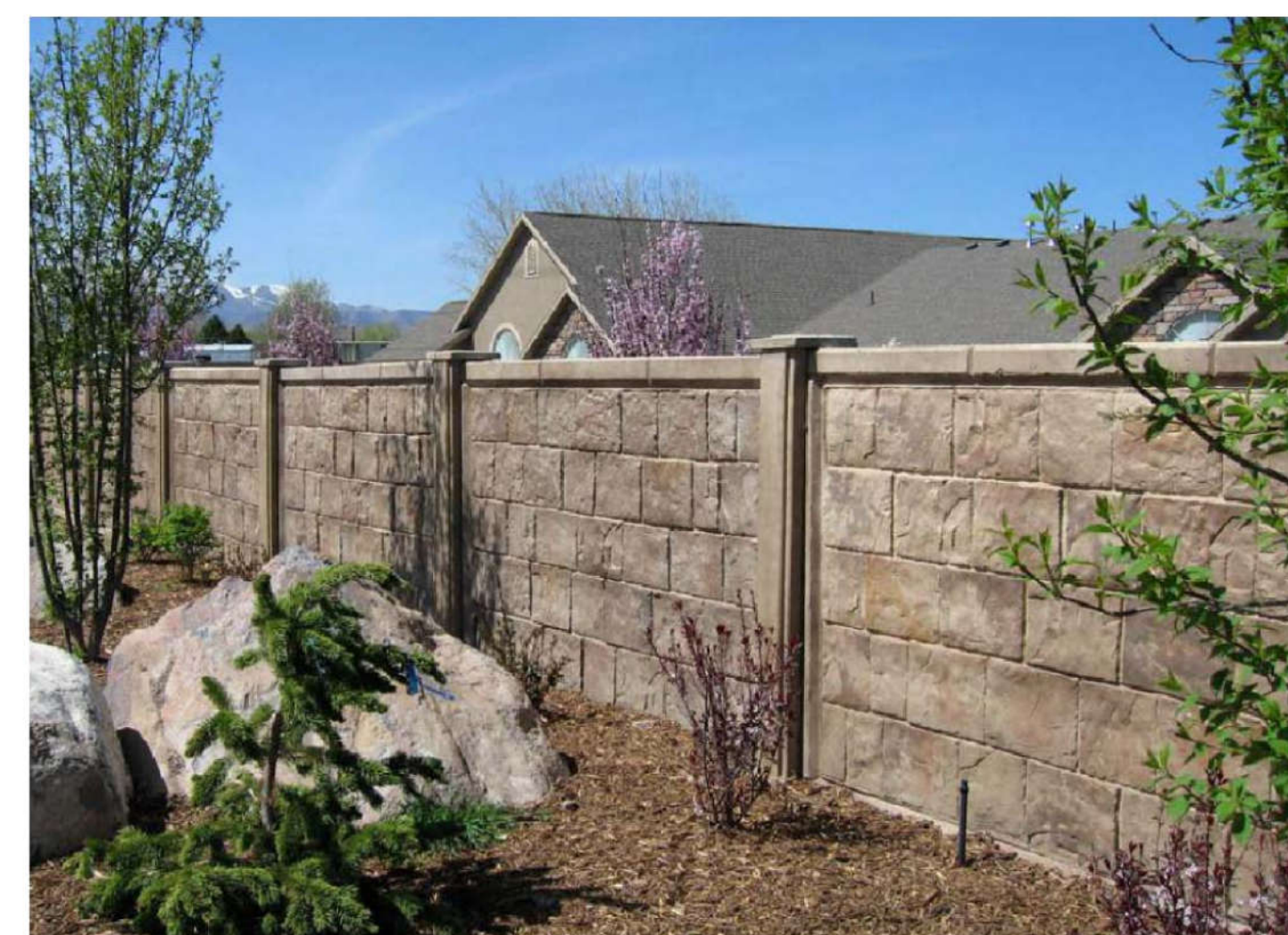
Private Community Sign  
24" x 18"



MAIL GANG BOX



A LEISURE VILLAS, INC. DEVELOPMENT  
BRENT LINDSTROM (PRESIDENT)  
791 N 100 E, SUITE 100, LEHI, UT 84043



6' PRIVACY CONCRETE COMPOSITE FENCE (RHINO ROCK)  
COLOR: SHADOW BROWN

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



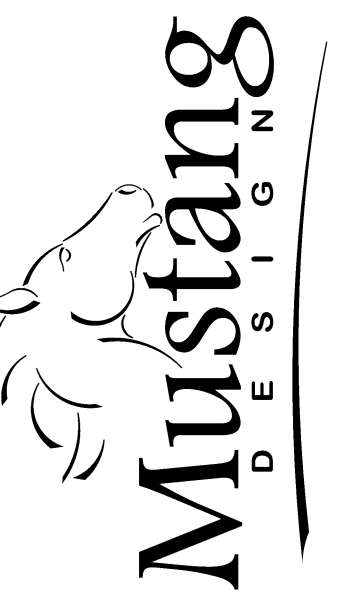
4' SEMI-PRIVATE FENCE MASONRY PILLARS  
COLOR: BROWN MIX

Photo is representative of the type of pillar to be constructed and should not be considered as the exact design.



4' SEMI-PRIVATE FENCE (VINYL)  
COLOR: TAUPE OR WHITE (TO MATCH BUILDING EXTERIOR)

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043

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NO.	REVISION	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
LANDSCAPE MONUMENT, FENCING AND SIGNAGE

AN ACTIVE SENIOR COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005LP03.dgn  
DRAWN BY: MJJ  
DESIGN BY: DE  
CHECKED BY: DE  
SCALE OF SHEET  
HOR SCALE: 1" = 60'  
VER SCALE:  
SHEET

LP03

OF

3