



**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 2

2800 WEST 2600 NORTH STREET  
 WEBER COUNTY, UTAH

FOR REVIEW  
 NOT FOR CONSTRUCTION

DATE PRINTED  
 March 29, 2024

**EN SIGN**  
 THE STANDARD IN ENGINEERING

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

SANDY  
 Phone: 801.255.0529

TOOELE  
 Phone: 435.843.3590

CEDAR CITY  
 Phone: 435.865.1453

RICHFIELD  
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT:  
 STEVE ANDERSON  
 PHONE: 801.392.8100

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**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 AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

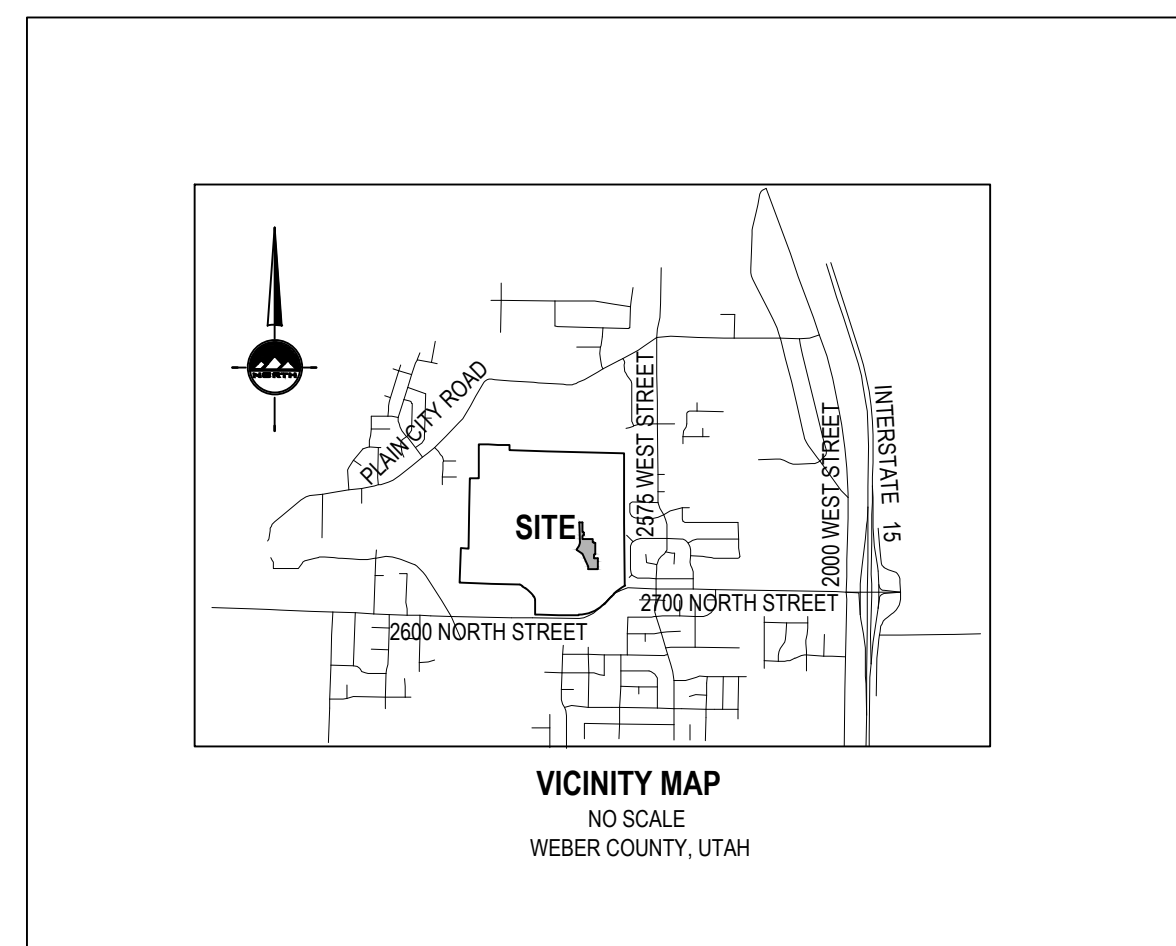
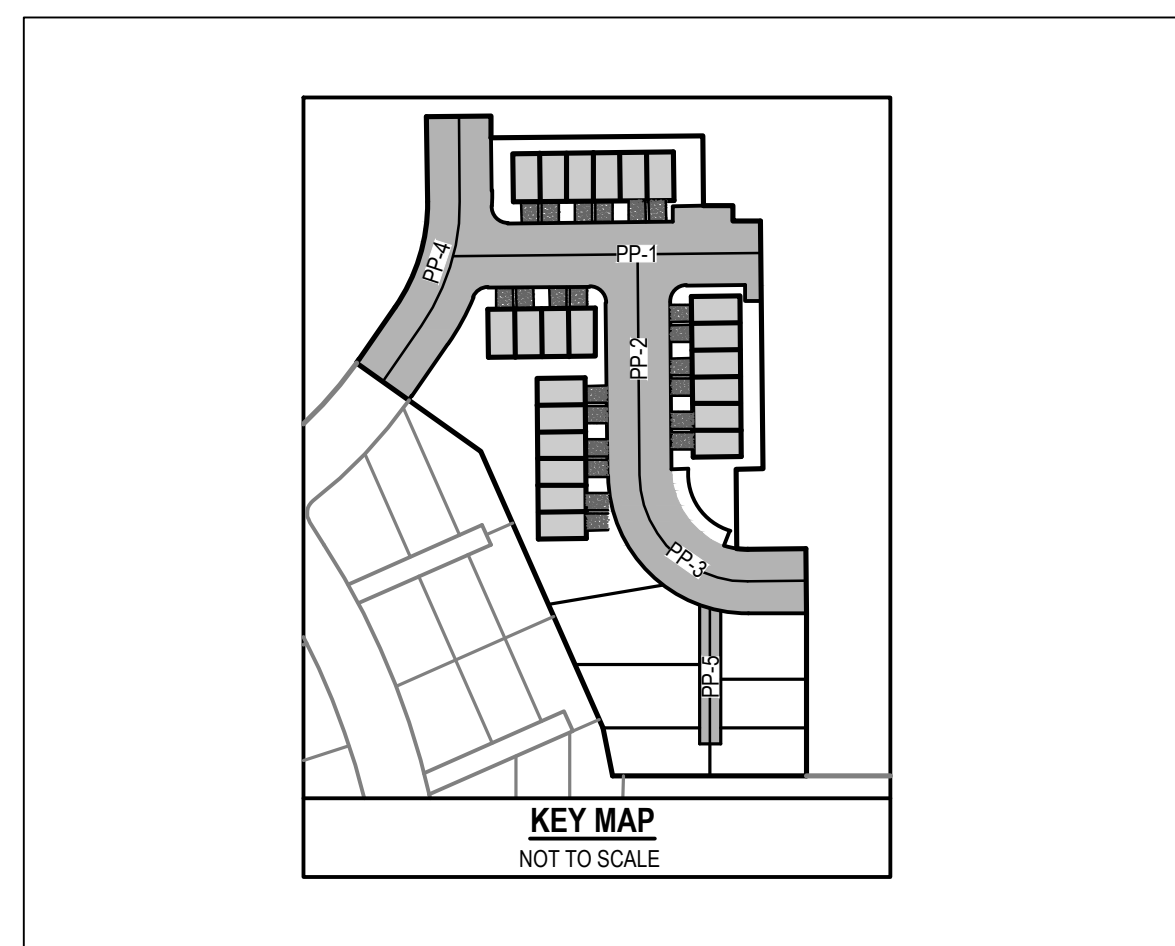
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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 LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**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**

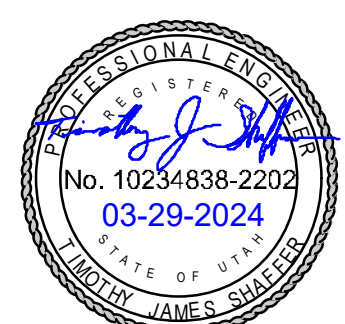
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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.



**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO WEBER COUNTY, BONA VISTA IMPROVEMENT DISTRICT AND PINEVIEW WATER SYSTEMS STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

THE ORCHARDS AT JDC RANCH  
 PHASE 2  
 2800 WEST 2600 NORTH STREET  
 WEBER COUNTY, UTAH



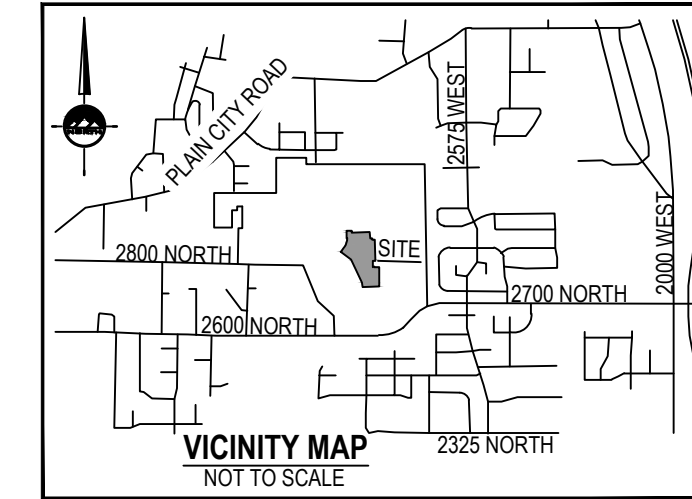
NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER 9872 PRINT DATE 2024-03-29  
 PROJECT MANAGER CP DESIGNED BY TS

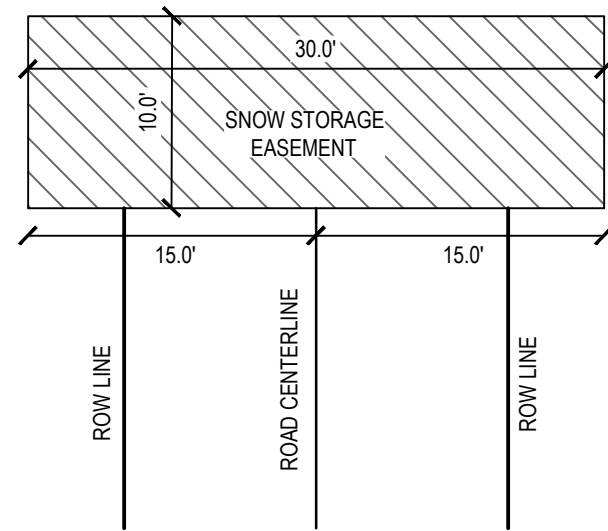
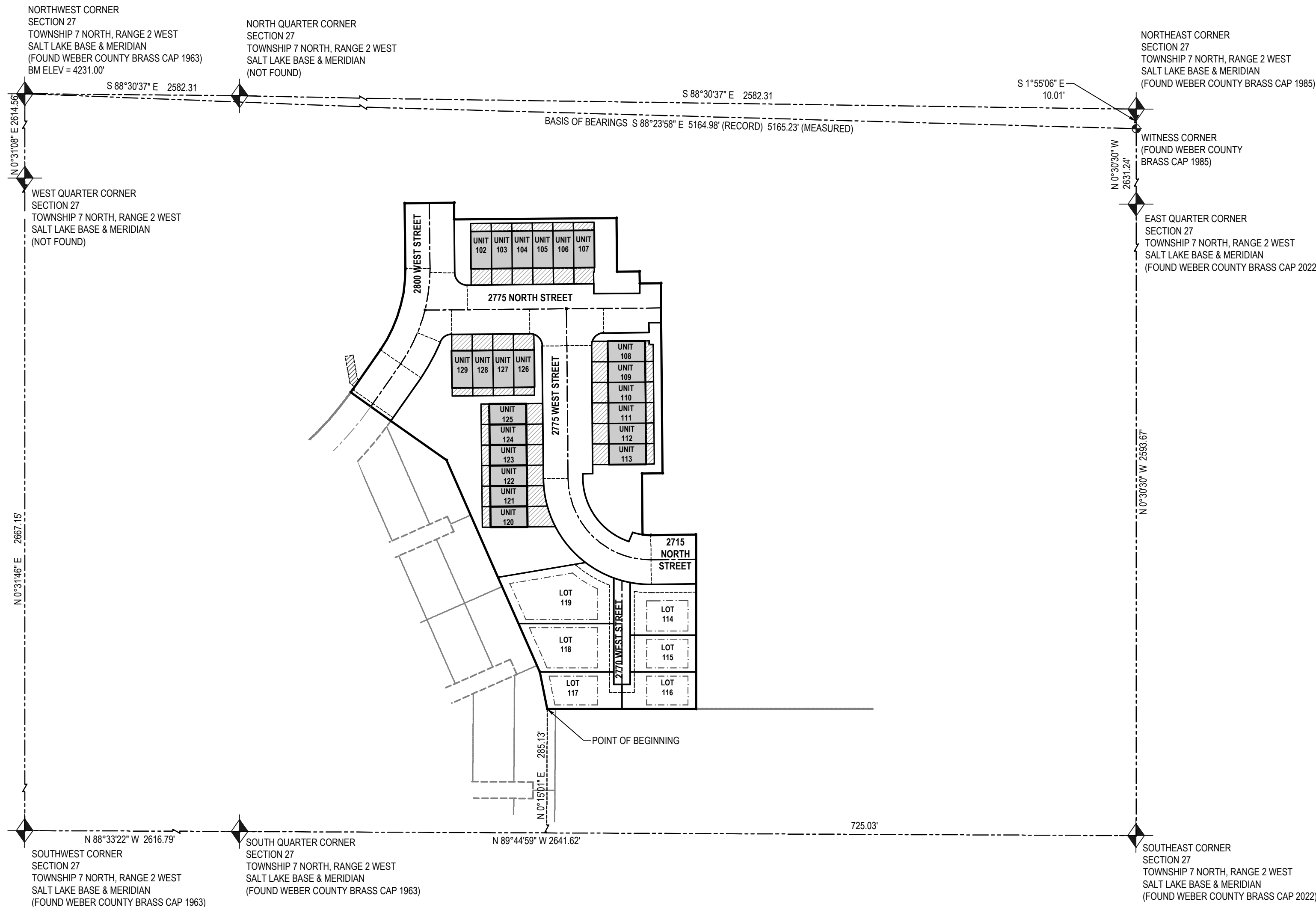
# THE ORCHARDS AT JDC RANCH PHASE 2

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



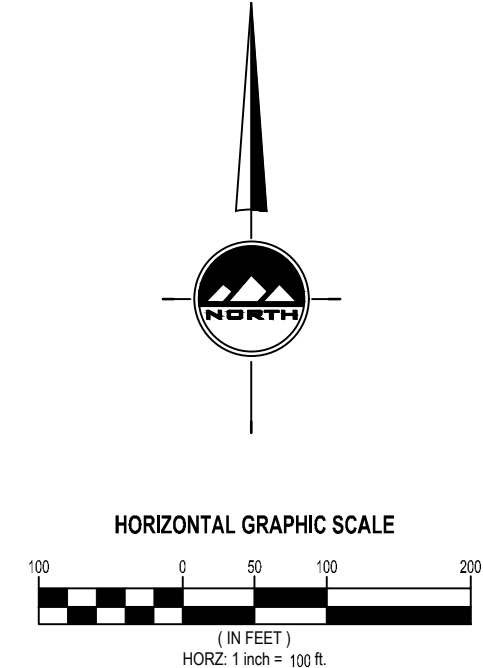
## GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
  - FRONT YARD SETBACK IS 20'
  - REAR YARD SETBACK IS 10'
  - SIDE YARD SETBACK IS 5'
  - ADJACENT TO RIGHT OF WAY IS 10'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.E.) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- PARCELS A, B & C ARE TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 2 HOME OWNER'S ASSOCIATION.
- 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.
- 5/8" 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.
- 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.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 42.0 FT.
- PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES.
- EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION.



**SNOW STORAGE EASEMENT TYPICAL DETAIL**  
SCALE: NONE

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



**RECORD OF SURVEY**  
ROS NO.: S-  
COUNTY SURVEYOR REVIEWER DATE

**SURVEYOR'S CERTIFICATE**  
I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. **8834679** 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 17-23-11 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, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:

Beginning at a point on the north line of a property corner for The Orchards at JDC Ranch - Phase 1 Subdivision, said point being North 89°44'59" West 725.03 feet along the Section Line and North 00°15'01" East 285.13 feet from the Southeast Corner of said Section 27 and running thence along the perimeter of said subdivision the following three (3) courses and distances:

- North 11°13'32" West 45.88 feet;
- North 23°48'56" West 281.85 feet;
- North 54°38'01" West 142.63 feet;

thence northeasterly 4.08 feet along the arc of a 170.00-foot radius tangent curve to the left (center bears North 54°38'01" West and the long chord bears North 35°04'13" East 14.08 feet with a central angle of 0°13'33");

thence North 34°47'07" East 59.02 feet;

thence northeasterly 104.77 feet along the arc of a 170.00-foot radius tangent curve to the left (center bears North 55°13'34" West and the long chord bears North 17°07'01" East 103.13 feet with a central angle of 36°16'50");

thence North 00°32'24" West 79.84 feet;

thence North 89°27'36" East 60.00 feet;

thence South 00°32'24" East 20.39 feet;

thence North 89°27'36" East 197.50 feet;

thence South 00°32'24" East 65.50 feet;

thence North 89°27'36" East 27.50 feet;

thence South 00°32'24" East 14.50 feet;

thence North 89°27'36" East 25.60 feet;

thence South 00°32'24" East 74.28 feet;

thence easterly 10.03 feet along the arc of a 70.00-foot radius non-tangent curve to the left (center bears North 07°40'24" East and the long chord bears South 86°26'00" East 10.03 feet with a central angle of 08°12'48");

thence North 89°27'36" East 55.10 feet;

thence South 212.10 feet to a point along the North property line of The Orchards at JDC Ranch - Phase 1 subdivision;

thence along said subdivision West 181.08 feet to the Point of Beginning.

Contains: 159,482 square feet or 3.661 acres, 6 Lots, 22 Units and 3 Open Spaces

**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 PHASE 2

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 assigns.

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

In witness whereof We(I) have hereto set our hands(s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: **DAVID LOWRY**

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Weber J.S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, personally appeared before me, the undersigned Notary Public, in and for said County of \_\_\_\_\_ in the State of Utah, who after being duly sworn, acknowledged to me that He is the Manager, of West Park Community LLC a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

## THE ORCHARDS AT JDC RANCH PHASE 2

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

**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

### 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 \_\_\_\_\_ 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION  
ATTEST: \_\_\_\_\_  
TITLE: \_\_\_\_\_

### COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SIGNATURE \_\_\_\_\_

### COUNTY ENGINEER

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SIGNATURE \_\_\_\_\_

### COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT HAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### SHEET 1 OF 2

PROJECT NUMBER: 9872  
MANAGER: C PRESTON  
DRAWN BY: A SHELBY  
CHECKED BY: T WILLIAMS  
DATE: 3/28/2024

**ENSIGN**  
LAYTON  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSIGNENR.COM

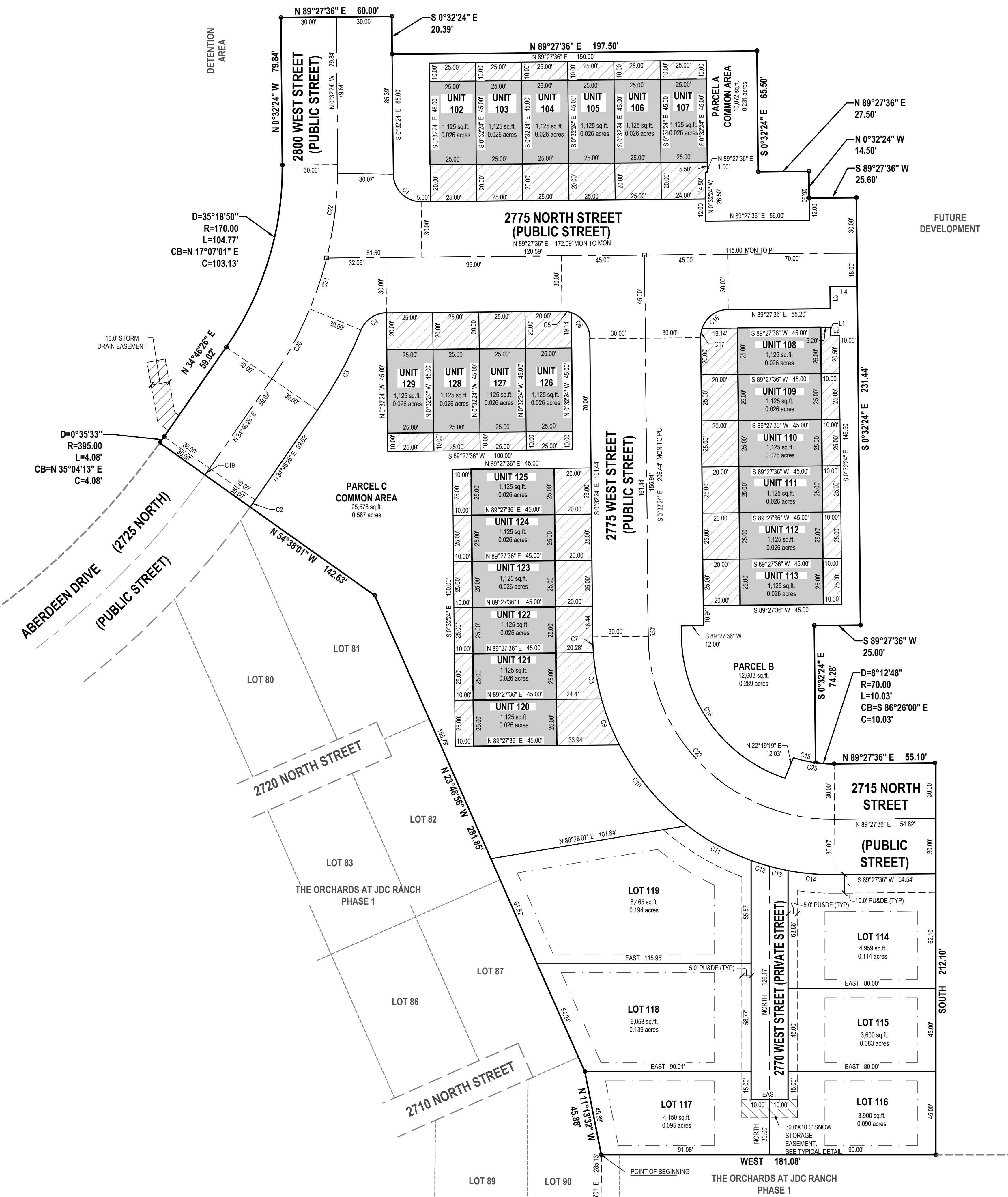
SALT LAKE CITY  
Phone: 801.255.0529  
TOCALLE  
Phone: 435.963.3390  
CEDAR CITY  
Phone: 435.963.1443  
RICHFIELD  
Phone: 435.986.2983

**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 \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # WCO-106-1-8(6)(19)-10 WCO 45-4-2(c)

**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 \_\_\_\_\_, 20\_\_\_\_.  
WEBER COUNTY SURVEYOR  
RECORD OF SURVEY # WCO-106-1-8(6)(19)-10 WCO 45-4-2(c)

# THE ORCHARDS AT JDC RANCH PHASE 2

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

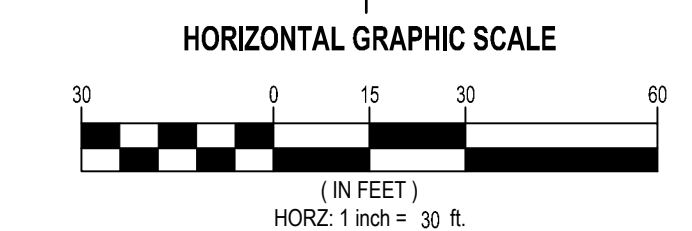
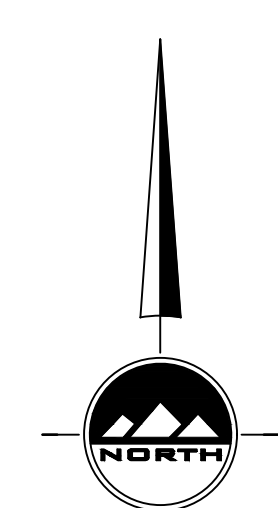


LINE	BEARING	LENGTH
L1	S0°32'24"E	4.50'
L2	N89°27'36"E	4.80'
L3	N0°32'24"W	12.00'
L4	N89°27'36"E	14.80'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'
C2	455.00'	4.71'	0°35'33"	N35°04'13"E	4.71'
C3	230.00'	49.60'	12°21'26"	N28°35'43"E	49.51'
C4	15.00'	17.55'	67°02'35"	S55°56'18"W	16.57'
C5	15.00'	5.10'	19°28'16"	N80°48'16"W	5.07'
C6	15.00'	18.46'	70°31'44"	N35°48'16"W	17.32'
C7	130.00'	8.57'	3°46'32"	S2°25'40"E	8.56'
C8	130.00'	25.38'	11°11'06"	S9°54'29"E	25.34'
C9	130.00'	26.80'	11°48'46"	S21°24'25"E	26.75'
C10	130.00'	57.57'	25°22'29"	S40°00'02"E	57.10'
C11	130.00'	39.52'	17°25'00"	S61°23'47"E	39.37'
C12	130.00'	10.49'	4°37'29"	S72°25'01"E	10.49'
C13	130.00'	10.27'	4°31'29"	S76°59'30"E	10.26'
C14	130.00'	25.61'	11°17'10"	S84°53'49"E	25.57'
C15	70.00'	12.39'	10°08'32"	S77°15'20"E	12.38'
C16	82.00'	101.59'	70°59'02"	S36°01'55"E	95.22'
C17	15.00'	5.10'	19°28'16"	S91°11'44"W	5.07'
C18	15.00'	18.46'	70°31'44"	S54°11'44"W	17.32'
C19	425.00'	4.39'	0°35'33"	N35°04'13"E	4.39'
C20	200.00'	43.13'	12°21'26"	S28°35'43"W	43.05'
C21	200.00'	29.02'	8°18'50"	S18°15'36"W	29.00'
C22	200.00'	51.11'	14°38'35"	S6°46'53"W	50.97'
C23	100.00'	157.06'	90°00'00"	S45°32'24"E	141.42'
C25	70.00'	22.43'	18°21'20"	S81°21'44"E	22.33'

### LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- EASEMENT
- LOT LINE
- ADJACENT LOT LINE
- TANGENT LINE
- SNOW STORAGE EASEMENT
- LIMITED COMMON AREA
- COMMON AREA
- PL PROPERTY LINE
- MON MONUMENT
- CL CENTERLINE
- PC PROPERTY CURVE
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT



## THE ORCHARDS AT JDC RANCH PHASE 2

LOCATED IN THE SOUTHEAST QUARTER SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH		<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. _____	FEE _____	RECORDED THIS _____ DAY OF _____, 20____	AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PROJECT NUMBER - 9872		MANAGER - C. PRESTON	
DRAWN BY - A. SHELBY		CHECKED BY - T. WILLIAMS	
DATE - 3/28/2024		BY _____ DEPUTY RECORDER	

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

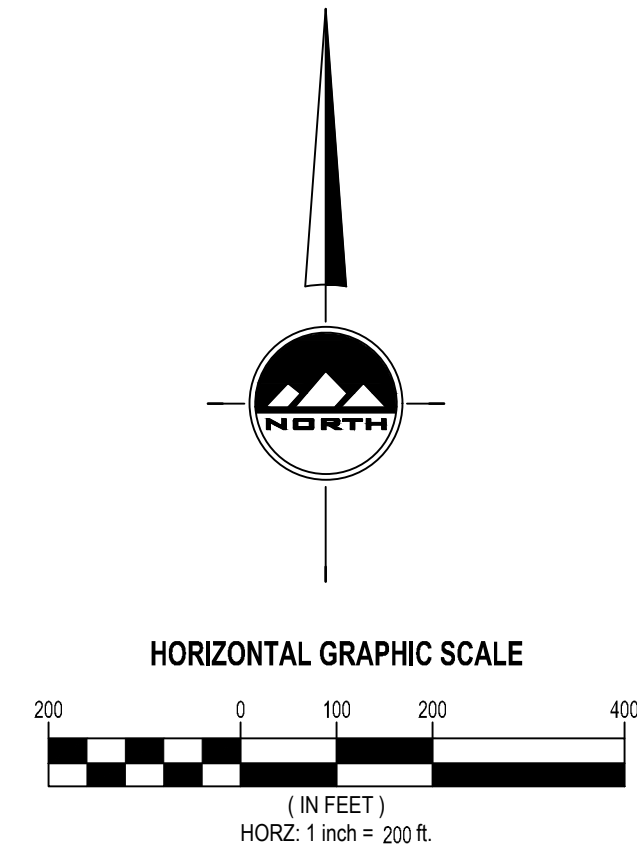
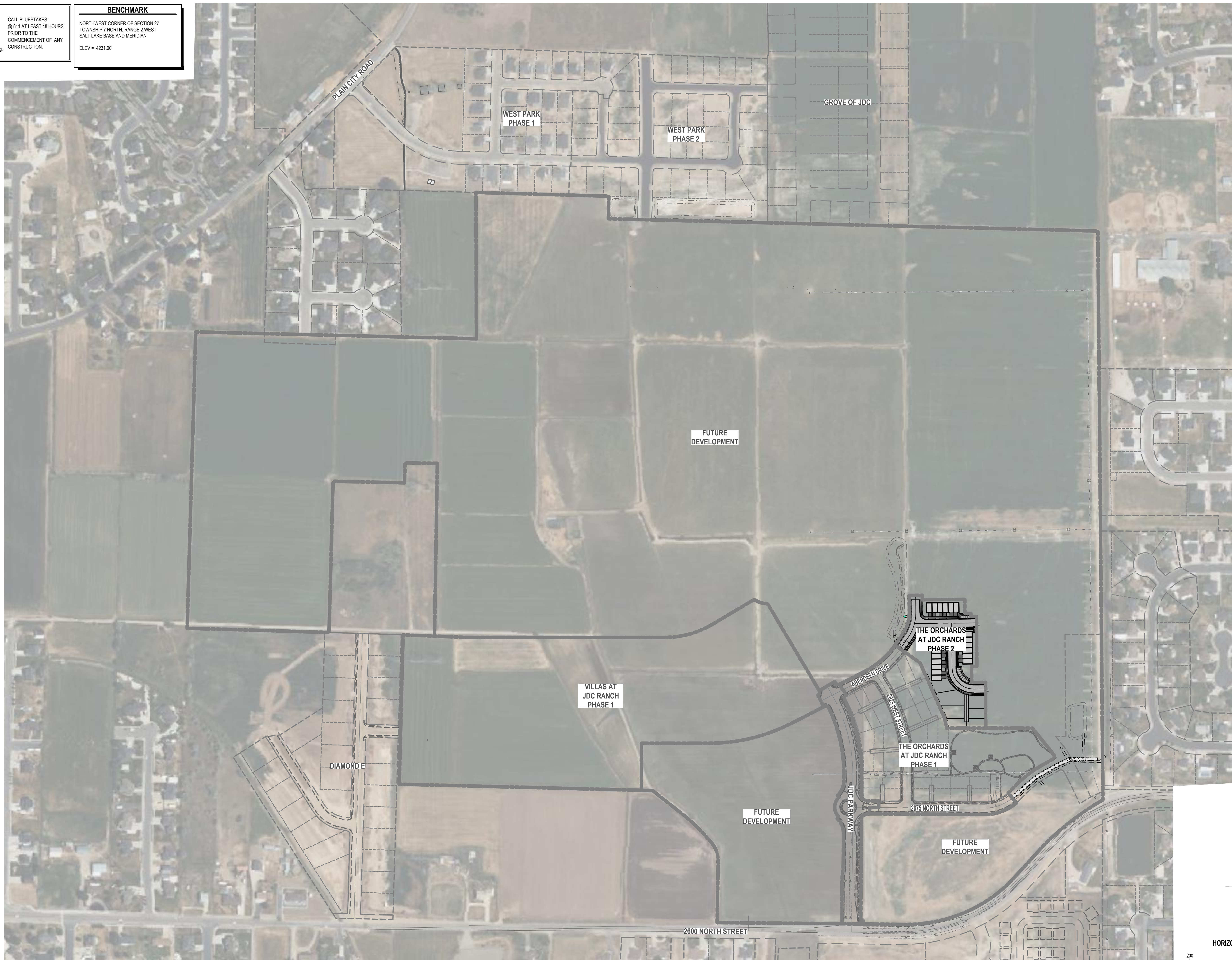


SALT LAKE CITY  
Phone: 801.255.0239  
TOGILE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.881.1463  
RICHFIELD  
Phone: 435.898.2963  
WWW.ENSIGNENG.COM



**811**  
Know what's below.  
Call before you dig.

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



**ENSIGN**  
THE STANDARD IN ENGINEERING

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919 North 400 West  
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Phone: 435.896.2983

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

CONTACT:  
STEVE ANDERSON  
PHONE: 801.392.8100

**THE ORCHARDS AT JDC RANCH  
PHASE 2**  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH



NO.	DATE	REVISION
		FOR REVIEW

**OVERALL DEVELOPMENT  
SITE PLAN**

PROJECT NUMBER 9872	PRINT DATE 2024-03-29
PROJECT MANAGER CP	DESIGNED BY TS

**C-002**

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**BENCHMARK**  
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 FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2
3. INSTALL 30" TYPE 'F' MOUNTABLE CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS PLAN 205.2
4. INSTALL CONCRETE SIDEWALK PER APWA PLAN 231, WIDTH PER PLAN
5. MATCH EXISTING IMPROVEMENTS
6. EXISTING STREET LIGHT
7. INSTALL STREET LIGHT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEBER COUNTY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER
8. EXISTING FIRE HYDRANT
9. INSTALL DRIVE APPROACH PER APWA PLAN 221.1
10. INSTALL ASPHALT DRIVEWAY PER DETAIL 8/C-500
11. EXISTING CURB AND GUTTER
12. EXISTING SIDEWALK
13. INSTALL 24" MODIFIED TYPE 'F' MOUNTABLE CURB AND GUTTER PER DETAIL 9/C-500
14. INSTALL 24" MODIFIED TYPE 'F' REVERSE MOUNTABLE CURB AND GUTTER PER DETAIL 10/C-500
15. TRANSITION FROM 24" MODIFIED TYPE 'F' MOUNTABLE CURB AND GUTTER TO 24" MODIFIED TYPE 'F' REVERSE PAN MOUNTABLE CURB AND GUTTER
16. INSTALL 30" TYPE 'F' REVERSE PAN CURB AND GUTTER PER DETAIL 12/C-500
17. TRANSITION FROM 30" TYPE 'F' COLLECTION CURB AND GUTTER TO 30" TYPE 'F' REVERSE PAN CURB AND GUTTER
18. INSTALL 3" WATERWAY PER DETAIL 11/C-500
19. INSTALL 30" APWA TYPE 'A' CURB AND GUTTER
20. TRANSITION FROM 30" APWA TYPE 'A' CURB AND GUTTER TO 30" APWA TYPE 'F' CURB AND GUTTER

**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. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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FOR:  
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CONTACT:  
STEVE ANDERSON  
PHONE: 801.392.8100

**THE ORCHARDS AT JDC RANCH  
PHASE 2  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH**

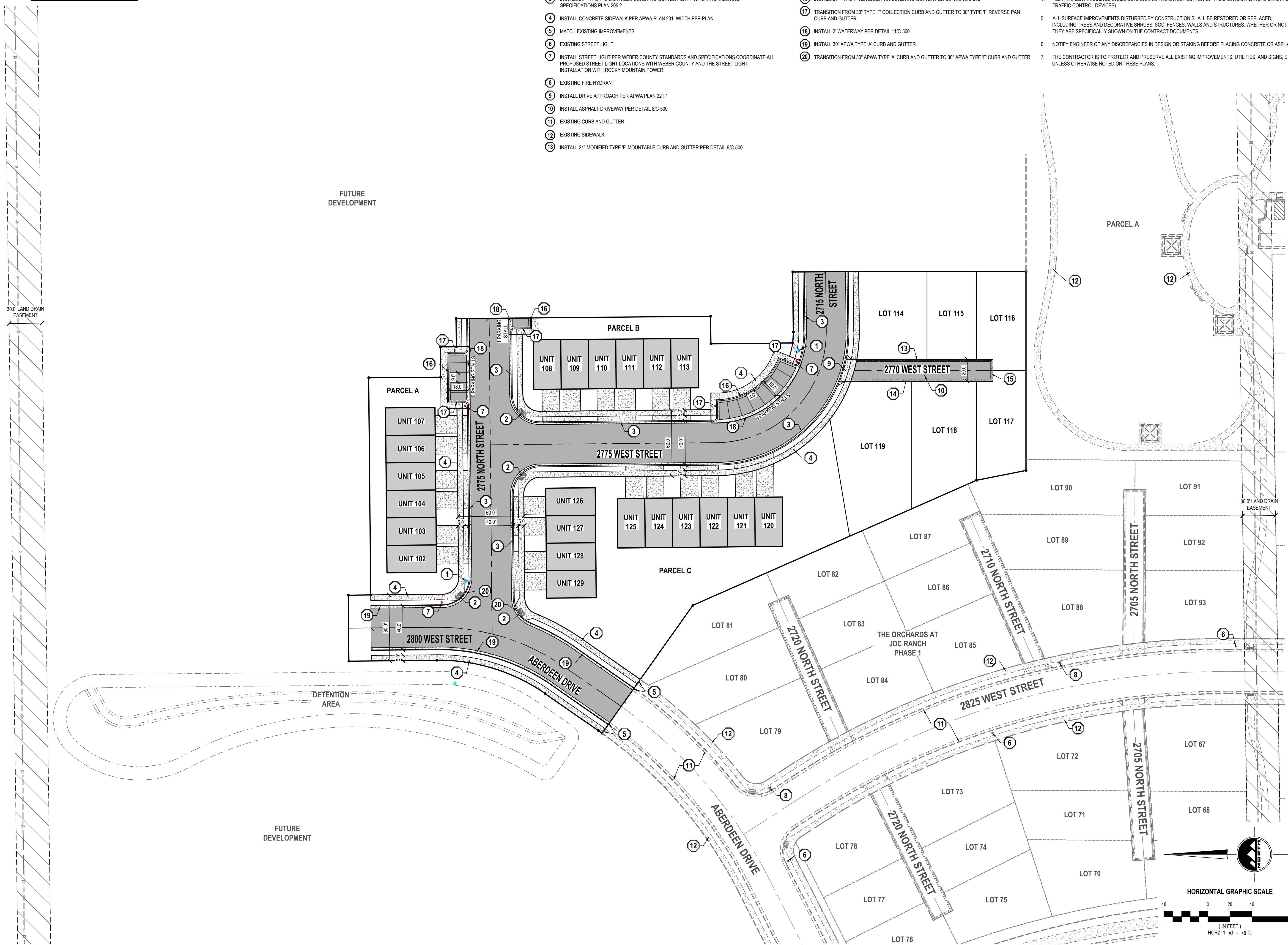


NO. DATE REVISION FOR REVIEW

**SITE PLAN**

PROJECT NUMBER 9872  
PROJECT MANAGER CP  
PRINT DATE 2024-03-29  
DESIGNED BY TS

**C-100**

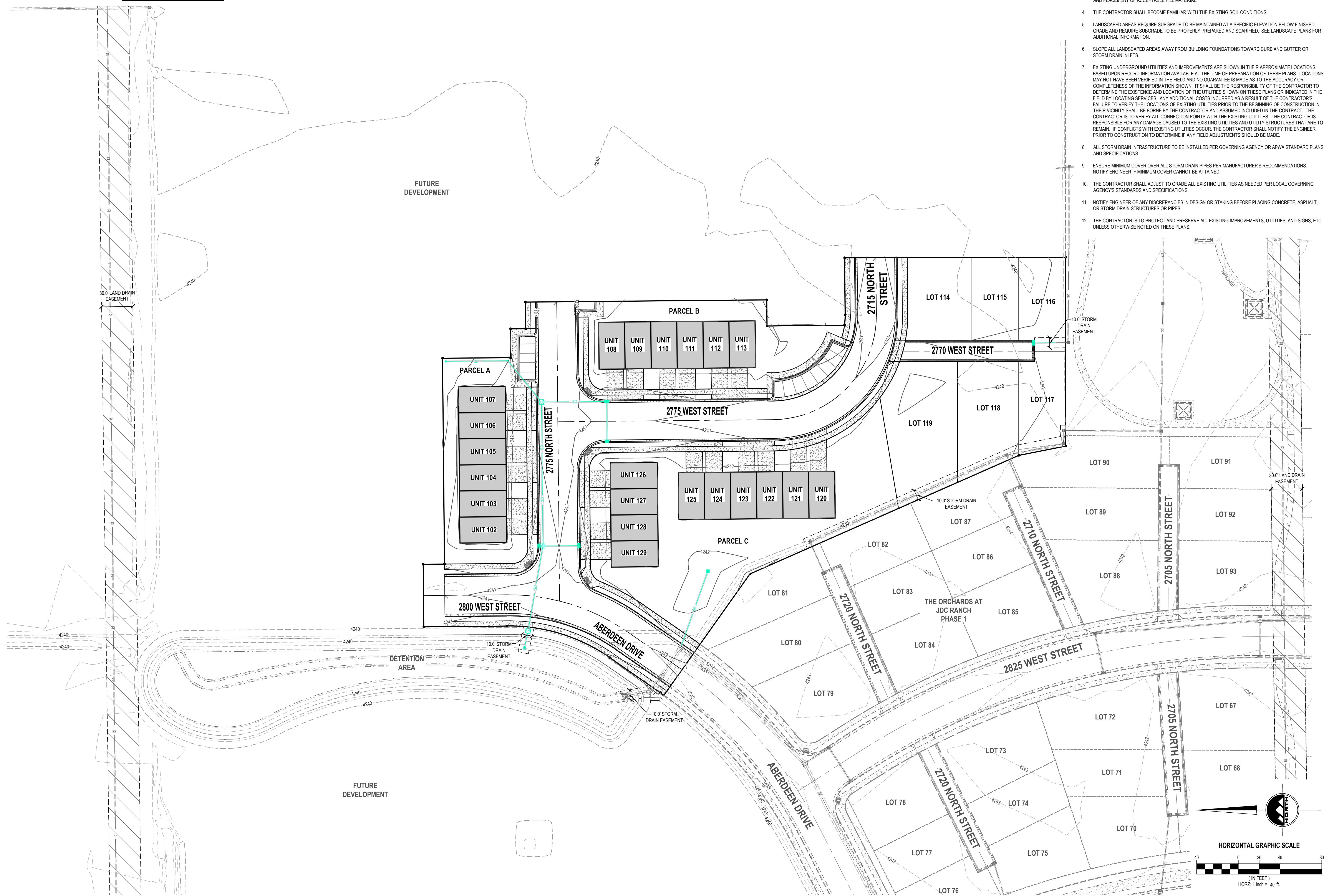


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NORTHWEST CORNER OF SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4231.00'

- 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.
  5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
  6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
  7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
  8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
  9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
  10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  11. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
  12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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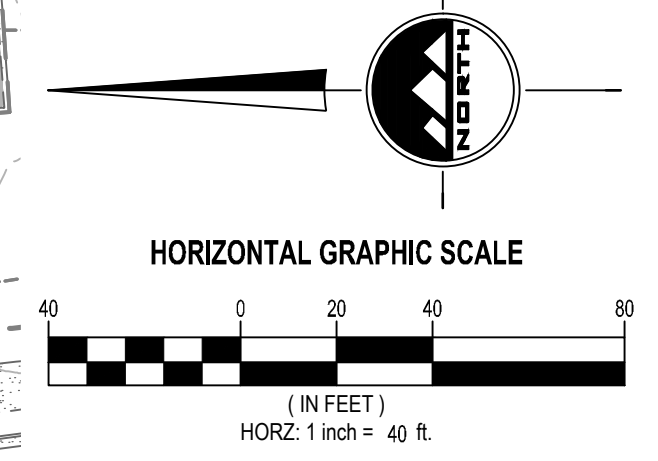
NO. DATE REVISION FOR REVIEW

**OVERALL GRADING AND DRAINAGE PLAN**

PROJECT NUMBER 9872  
PROJECT MANAGER CP

PRINT DATE 2024-03-29  
DESIGNED BY TS

**C-200**

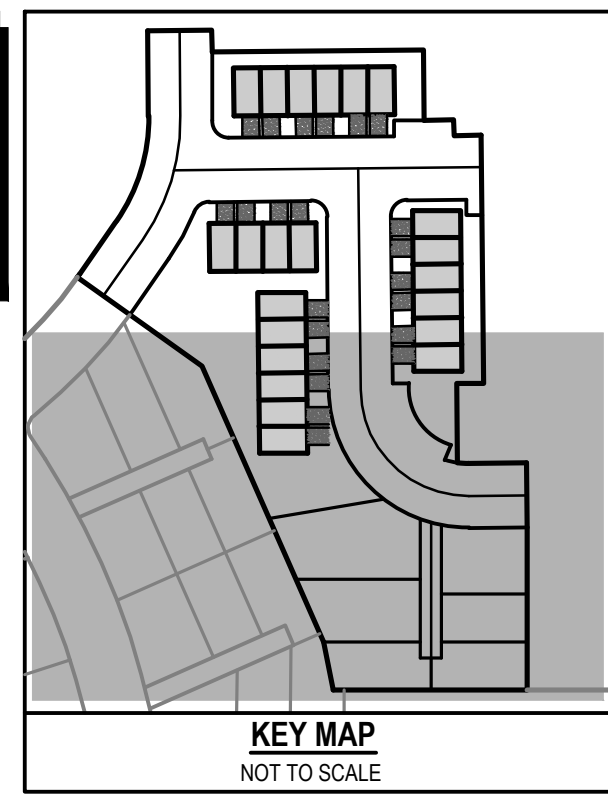






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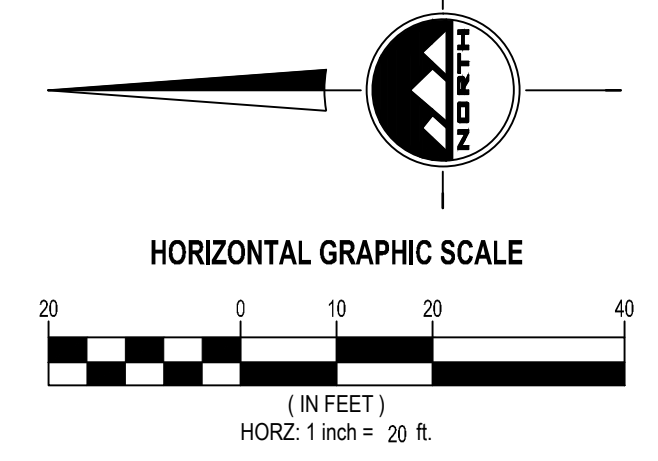


NO. DATE REVISION FOR REVIEW

**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER 9872 PRINT DATE 2024-03-29  
PROJECT MANAGER CP DESIGNED BY TS

**C-202**



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**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 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEBER COUNTY STANDARDS AND SPECIFICATIONS
3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW 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
8. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
9. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
10. INSTALL STREET LIGHT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEBER COUNTY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
11. PLUG AND BLOCK FOR FUTURE CONNECTION
12. INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)
13. EXISTING FIRE HYDRANT
14. EXISTING STREET LIGHT
15. EXISTING 8" C900 DR18 PVC CULINARY WATERLINE
16. EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE
17. INSTALL 2" PERMANENT #2 POST BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS
18. INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERMAIN PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE STREET.
19. INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS
20. INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
21. INSTALL 8" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
22. EXIST 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS TO REMAIN
23. INSTALL 8" 45° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
24. INSTALL 8" MJ X 6" FLG TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
25. INSTALL 6" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
26. INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
27. INSTALL 6" FLG X MJ GATE VALVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
28. INSTALL 6" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
29. INSTALL 6" 45° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
30. INSTALL 6" MJ X 6" FLG TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
31. INSTALL 6" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

**GENERAL NOTES**

1. 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 AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**ENSIGN**  
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**THE ORCHARDS AT JDC RANCH  
PHASE 2  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH**

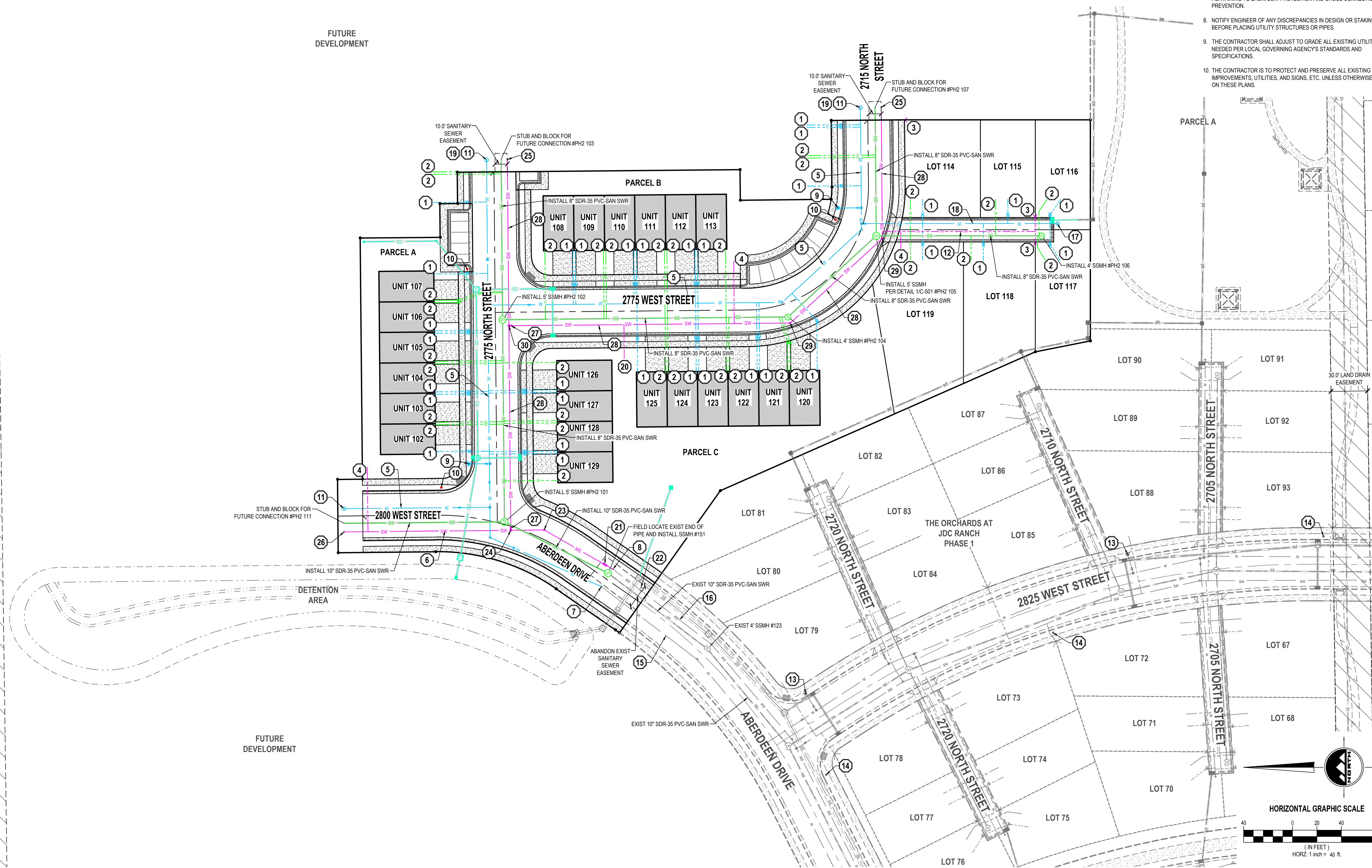


NO. DATE REVISION FOR REVIEW

**UTILITY PLAN**

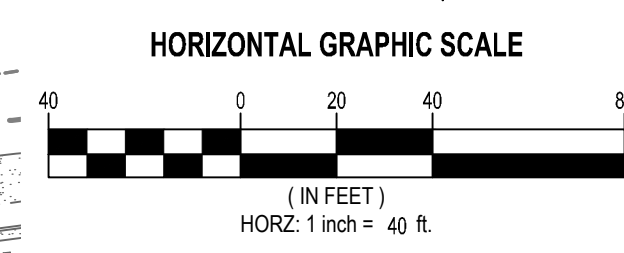
PROJECT NUMBER: 9872  
PRINT DATE: 2024-03-29  
PROJECT MANAGER: CP  
DESIGNED BY: TS

**C-300**



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT





**BENCHMARK**  
 NORTHWEST CORNER OF SECTION 27  
 TOWNSHIP 7 NORTH, RANGE 2 WEST  
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 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 INLET PROTECTION PER DETAIL 1/C-500.
  - ② VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
  - ③ SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
  - ④ CONCRETE CLEANOUT LINED BASIN OR DUMPSTER.
  - ⑤ LIMITS OF DISTURBANCE.
  - ⑥ INSTALL TEMPORARY STRAW WATTLE OR EQUIVALENT BMP PER DETAIL 5/C-500.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
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12			

- GENERAL NOTES**
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON-SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON-SITE.
  2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
  3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
  4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
  5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
  6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
  7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

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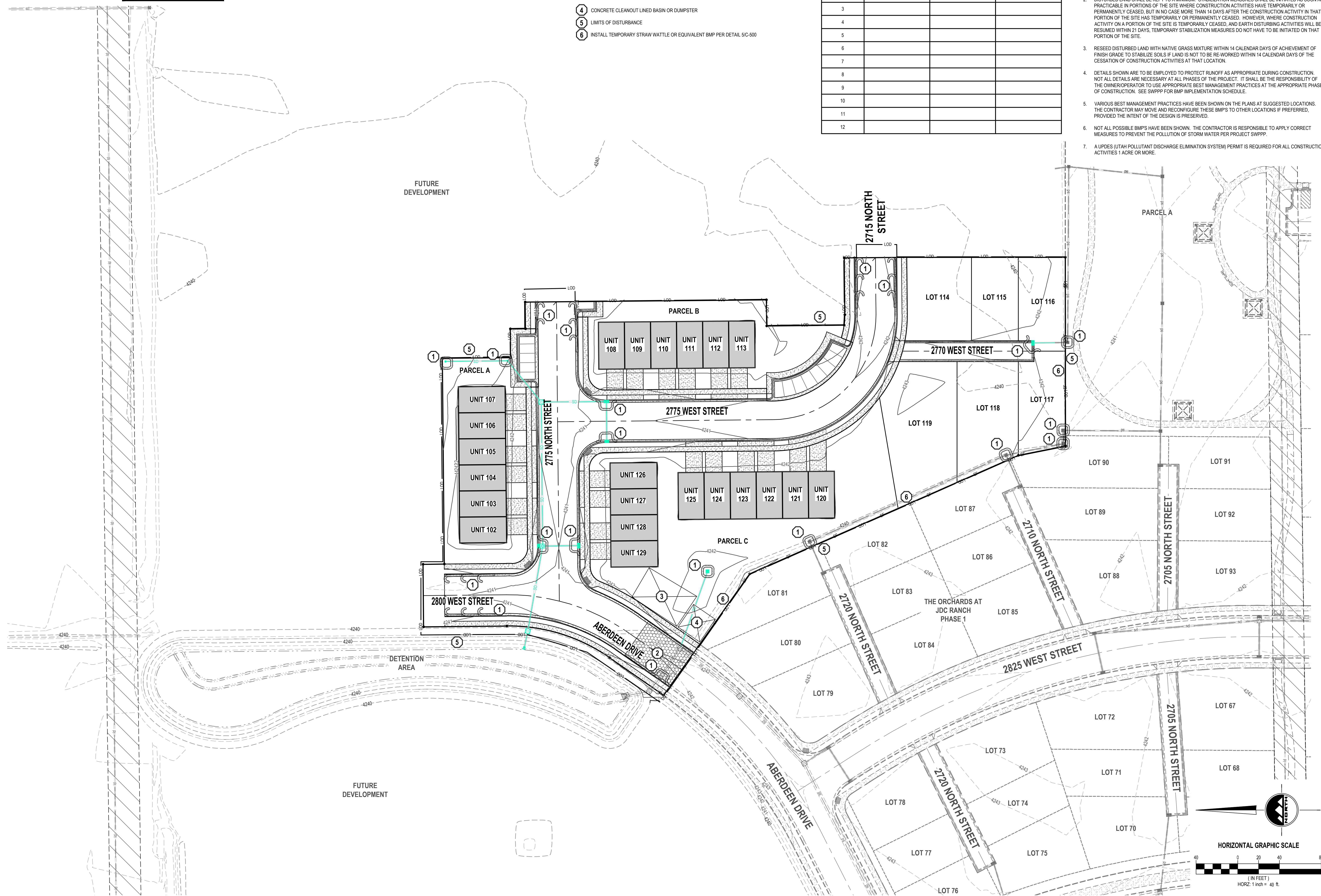
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**THE ORCHARDS AT JDC RANCH**  
**PHASE 2**  
 2800 WEST 2600 NORTH STREET  
 WEBER COUNTY, UTAH



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**EROSION CONTROL PLAN**

PROJECT NUMBER 9872  
 PROJECT MANAGER CP  
 PRINT DATE 2024-03-29  
 DESIGNED BY TS

**C-400**

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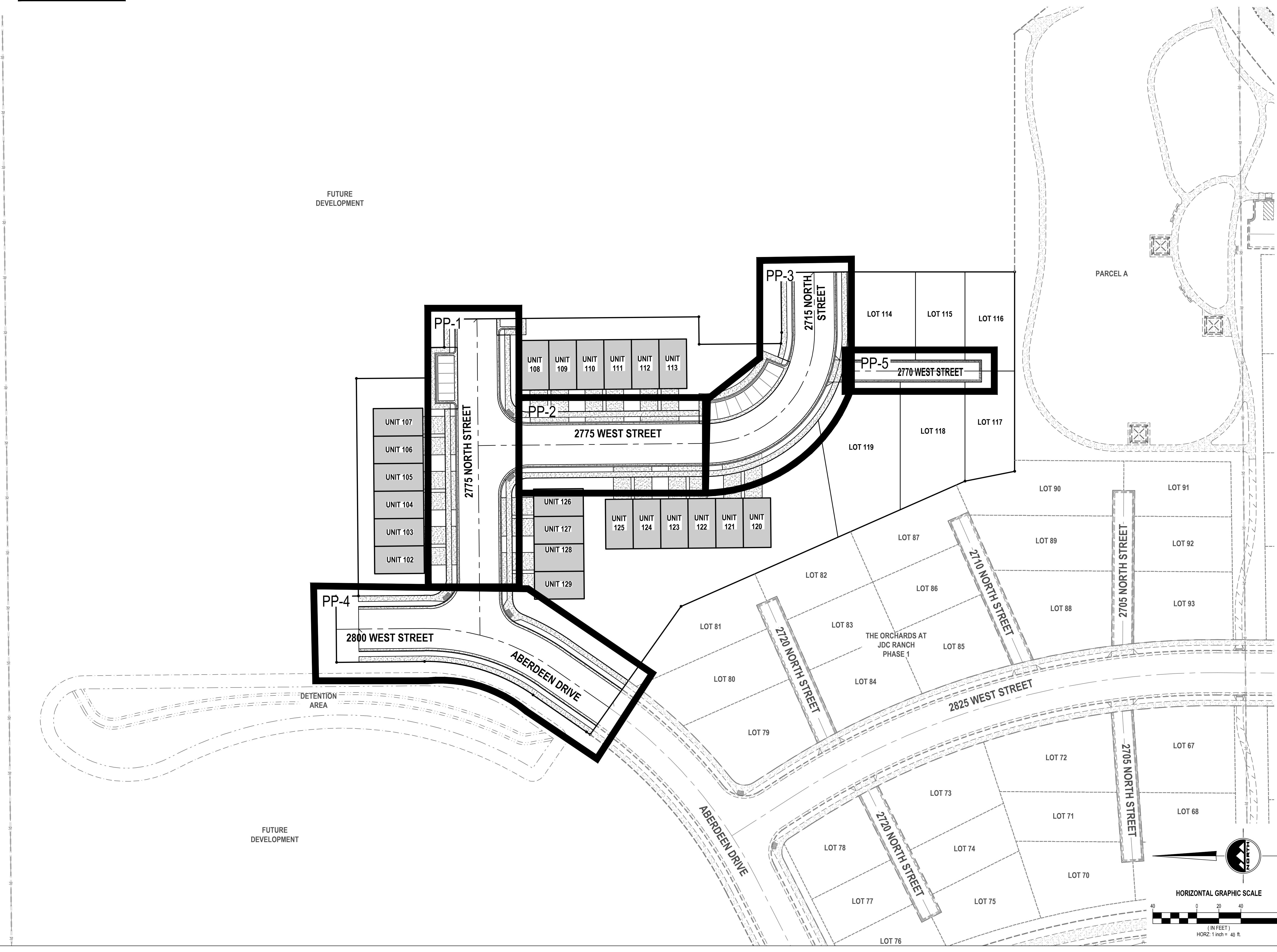


NO.	DATE	REVISION FOR REVIEW

**PLAN AND PROFILE  
KEY MAP**

PROJECT NUMBER 9872	PRINT DATE 2024-03-29
PROJECT MANAGER CP	DESIGNED BY TS

**PP-0**





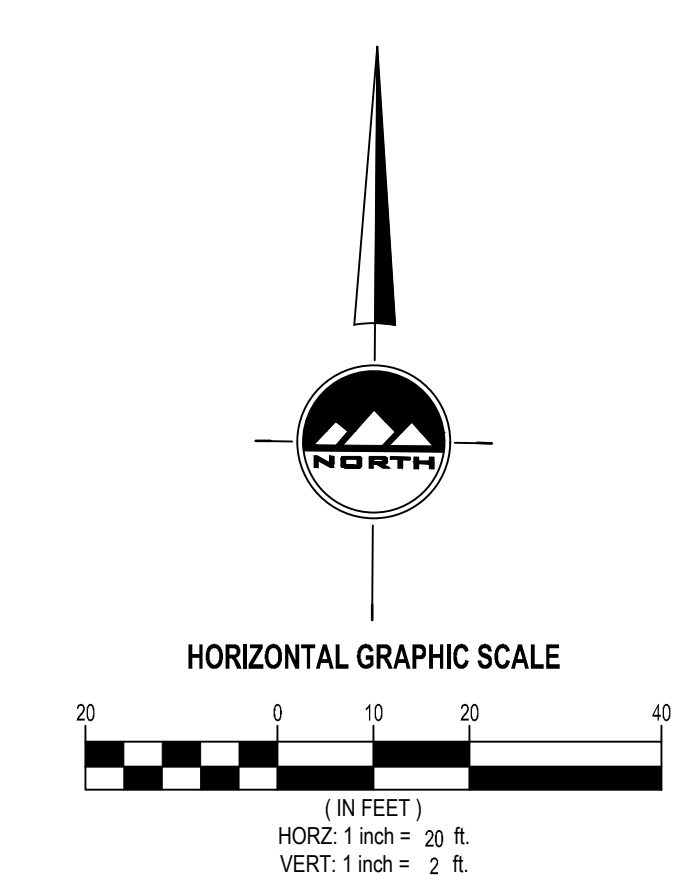
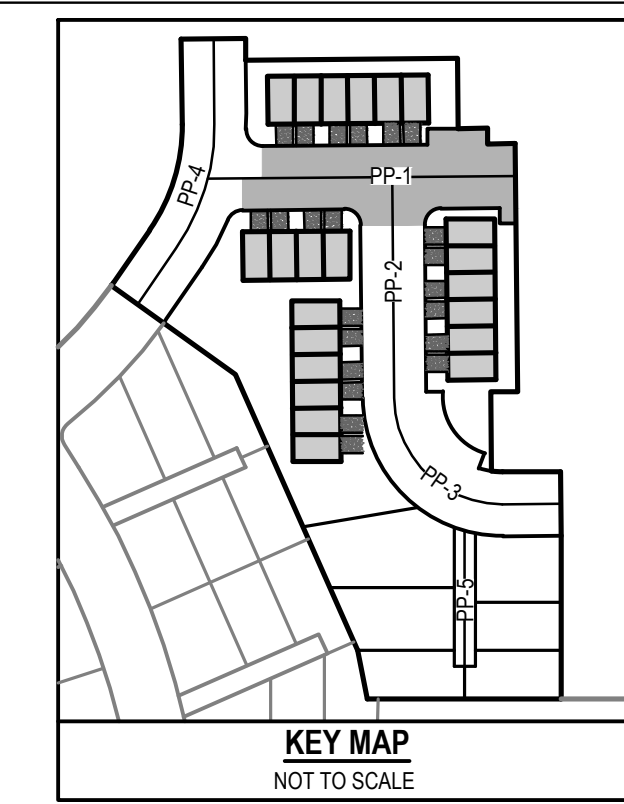
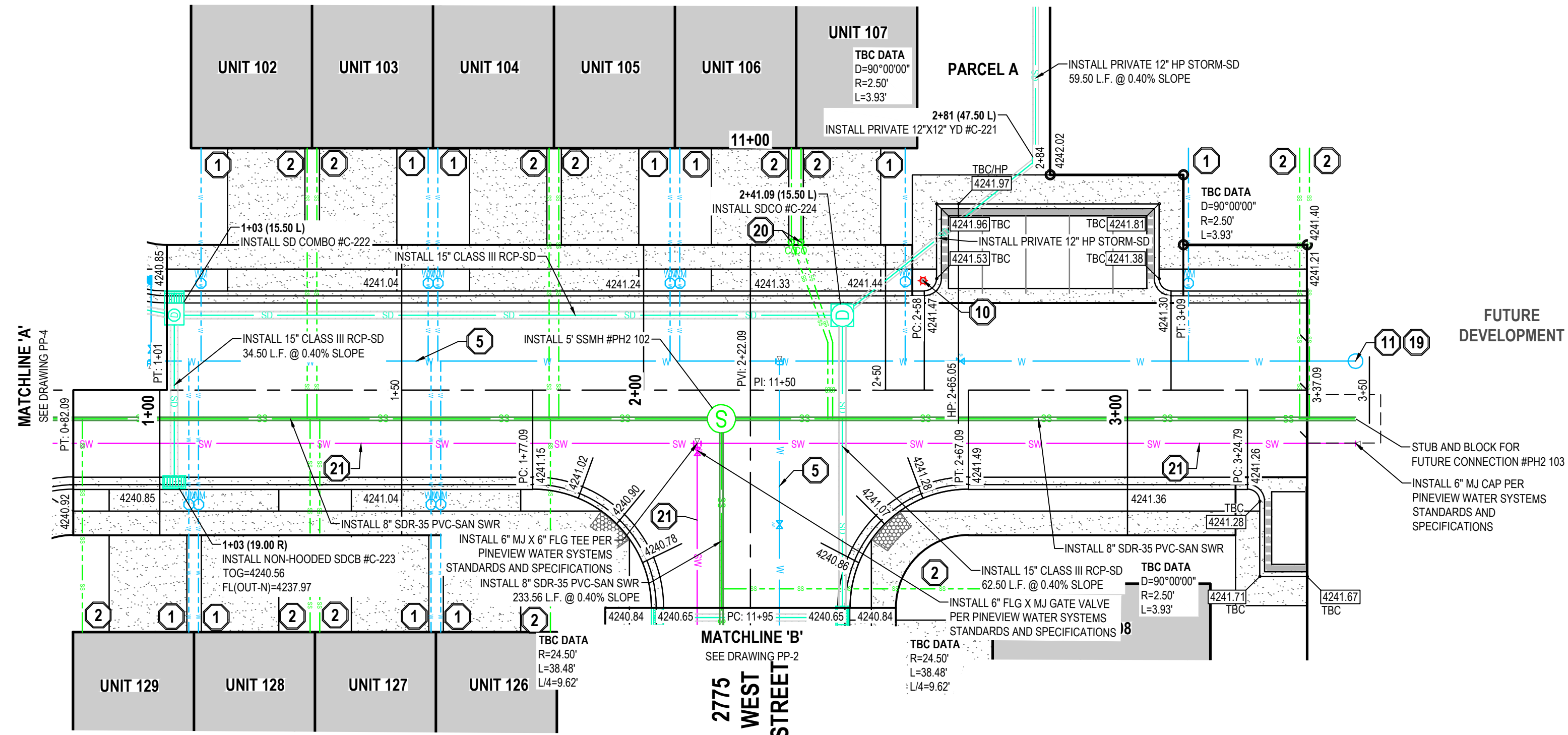
**BENCHMARK**

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

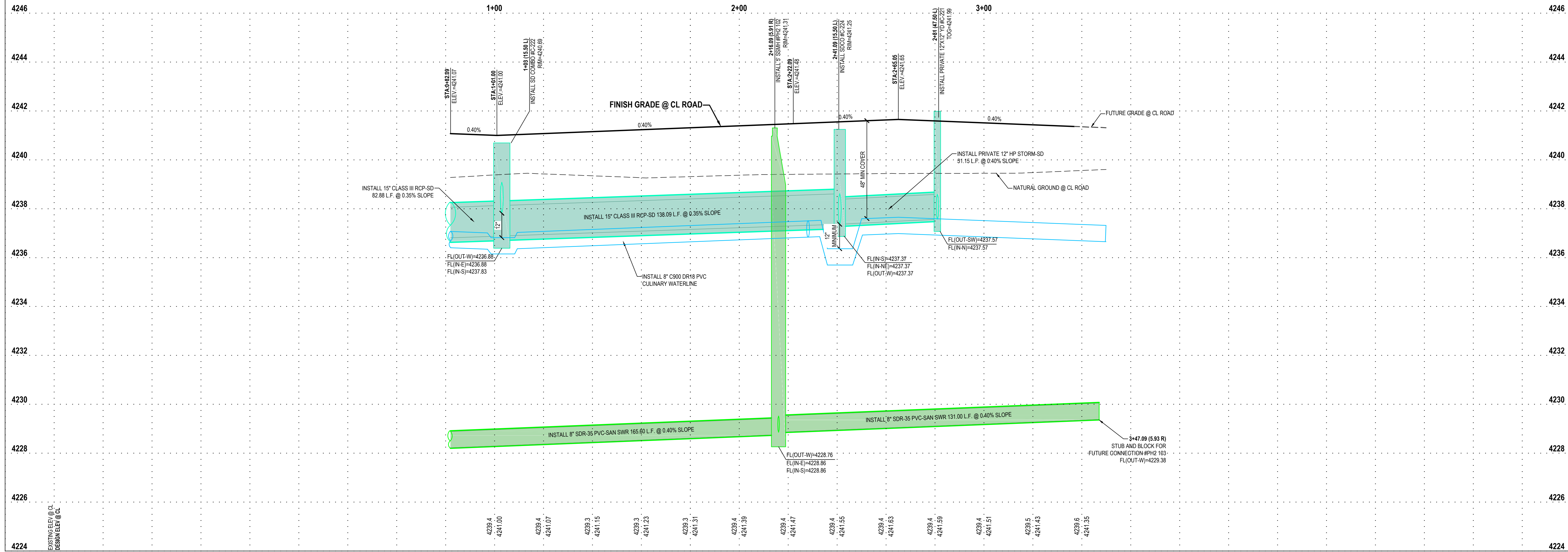
**SCOPE OF WORK:**

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 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEBER COUNTY STANDARDS AND SPECIFICATIONS.
- 3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW 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
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- 9. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 10. INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
- 11. PLUG AND BLOCK FOR FUTURE CONNECTION
- 12. INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)
- 13. EXISTING FIRE HYDRANT
- 14. EXISTING STREET LIGHT
- 15. EXISTING 8" C900 DR18 PVC CULINARY WATERLINE
- 16. EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE
- 17. INSTALL 2" PERMANENT #2 BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS
- 18. INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERMAIN PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE STREET.
- 19. INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS
- 20. INSTALL SANITARY SEWER CLEANOUT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS
- 21. INSTALL 6" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
- 22. INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS



**2775 NORTH STREET**



**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
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Layton, UT 84041  
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SANDY  
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FOR:  
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1740 COMBER, SUITE 2  
SOUTH OGDEN, UT 84403

CONTACT:  
STEVE ANDERSON  
PHONE: 801.392.8100

**THE ORCHARDS AT JDC RANCH**  
**PHASE 2**  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

**2775 NORTH STREET**  
**PLAN AND PROFILE**

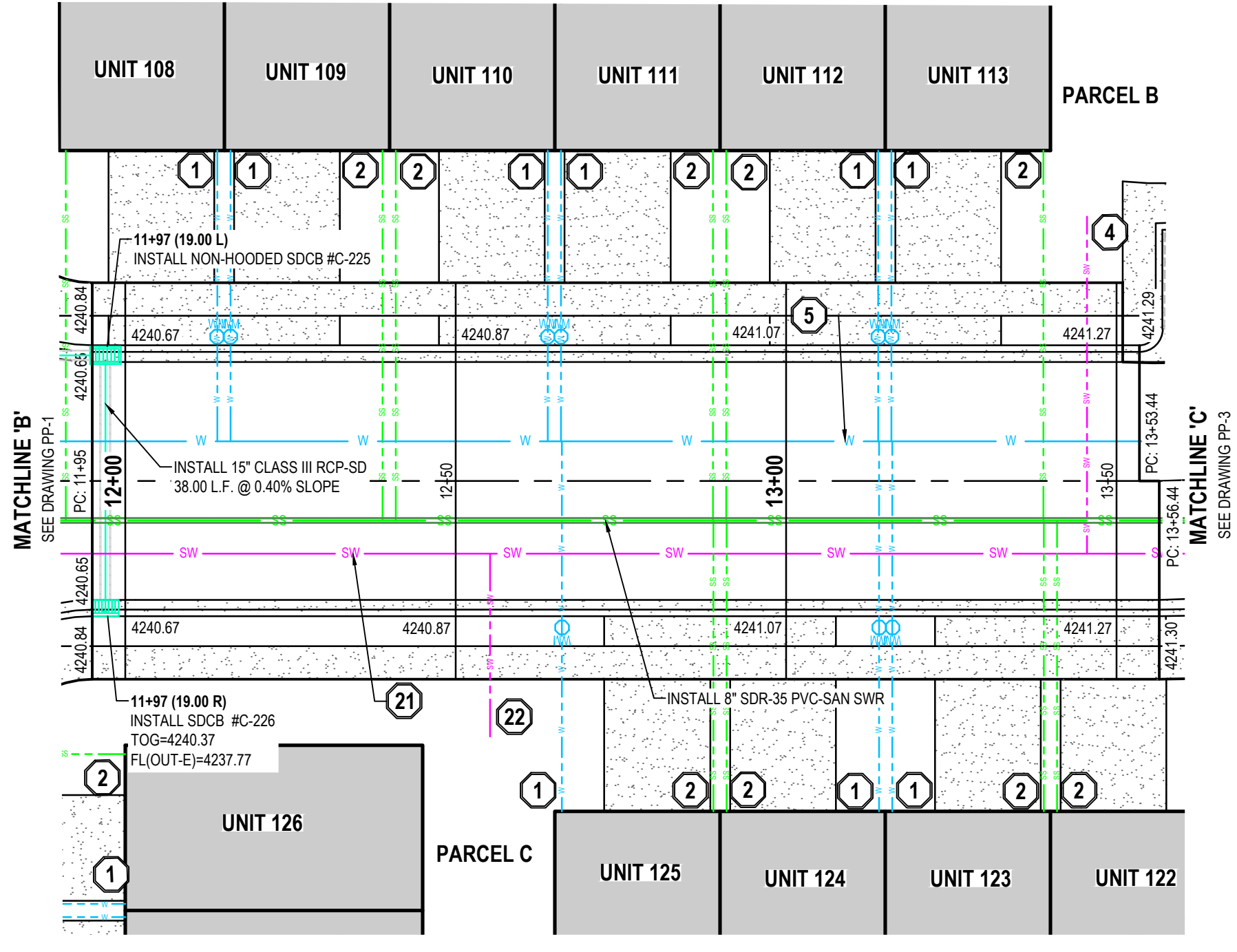
PROJECT NUMBER 9872 PRINT DATE 2024-03-29  
PROJECT MANAGER CP DESIGNED BY TS

**PP-1**

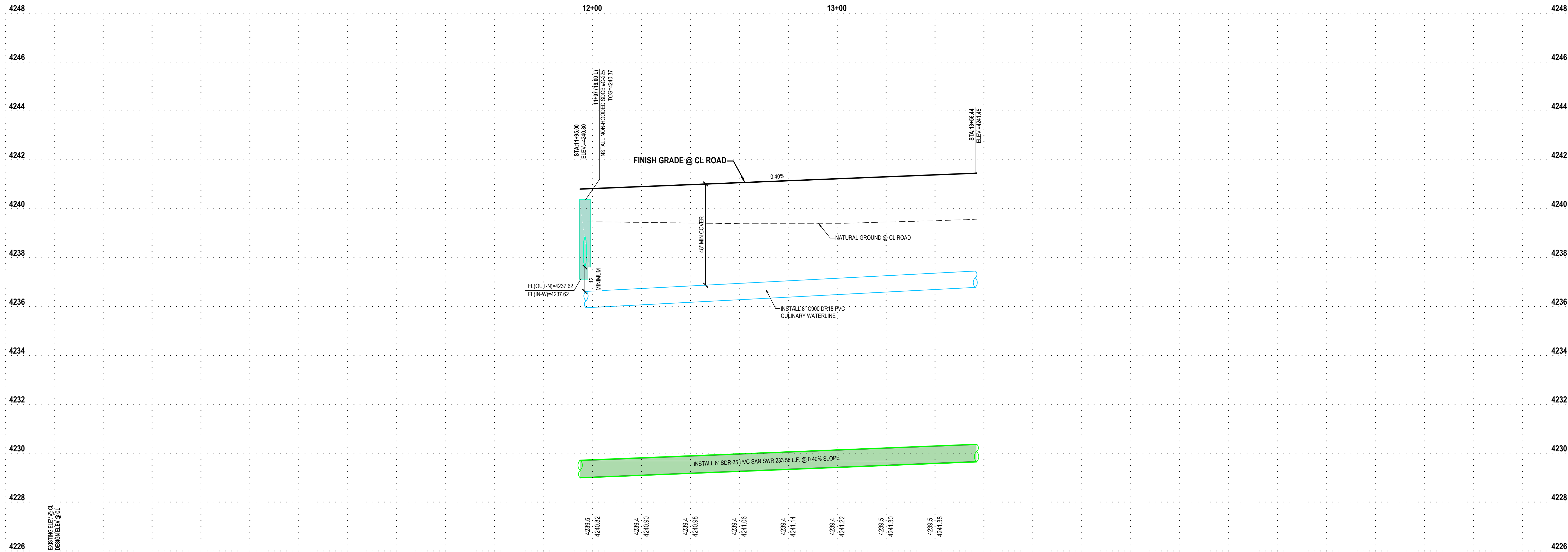
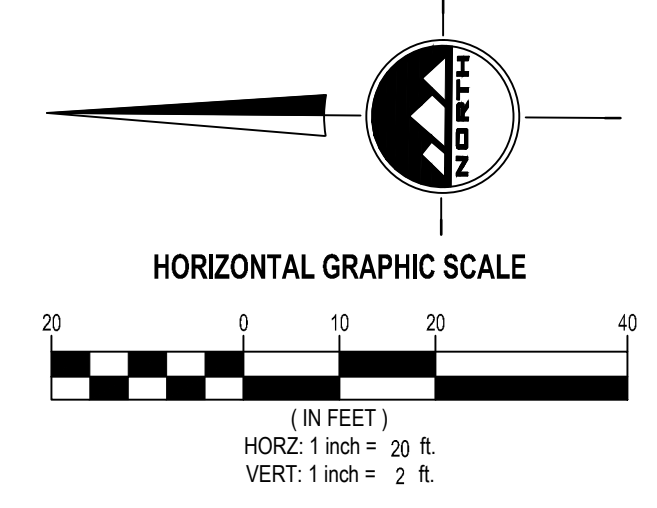
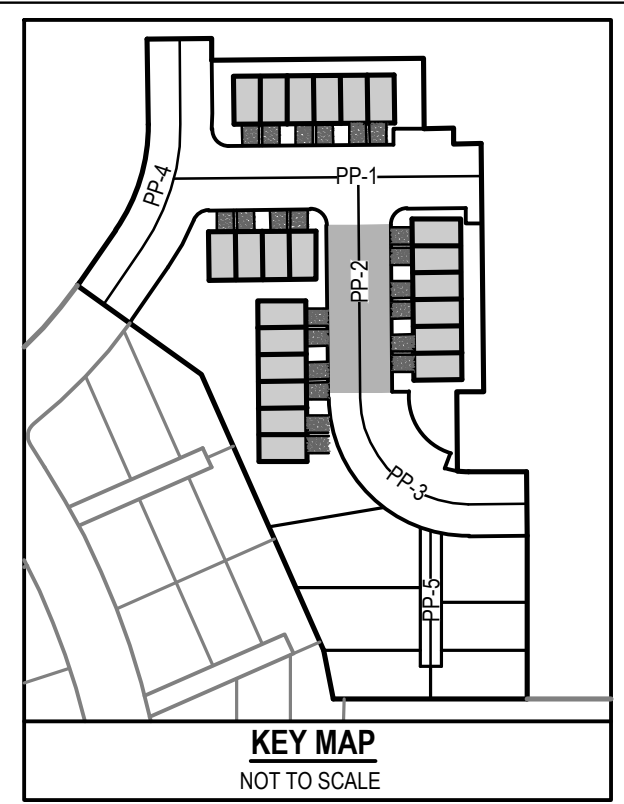


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**2775 WEST STREET**



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 WEBER COUNTY, UTAH



NO.	DATE	REVISION
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**2775 WEST STREET**  
**PLAN AND PROFILE**

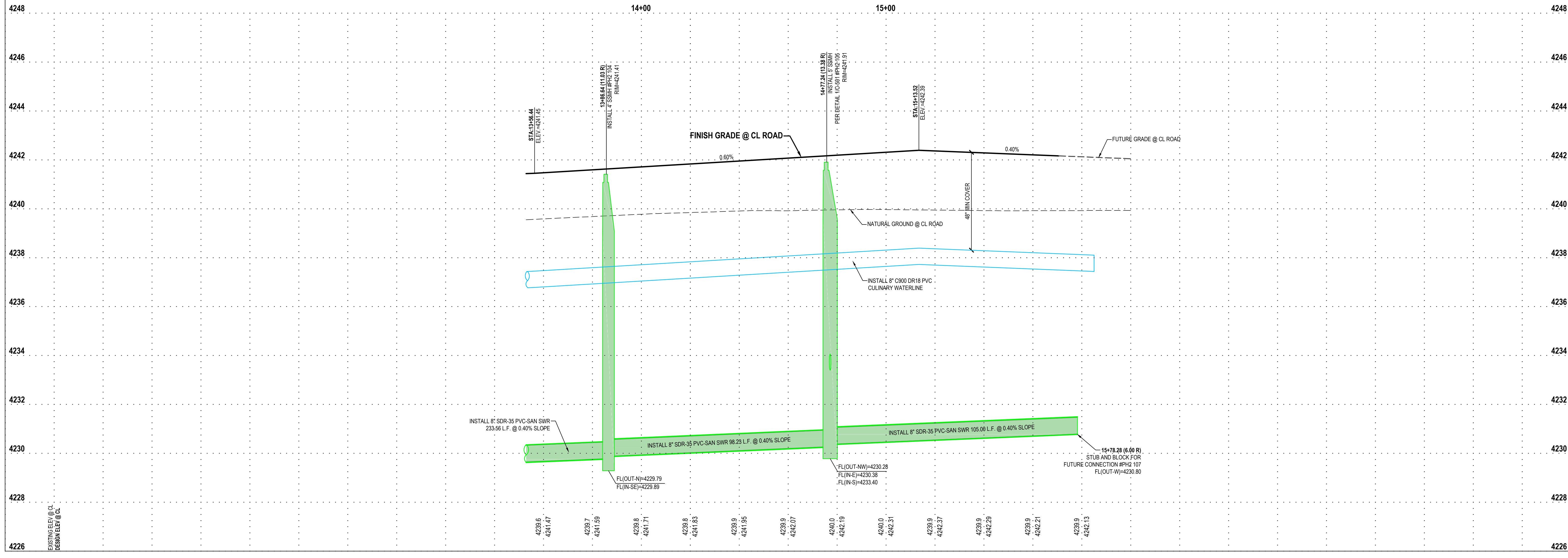
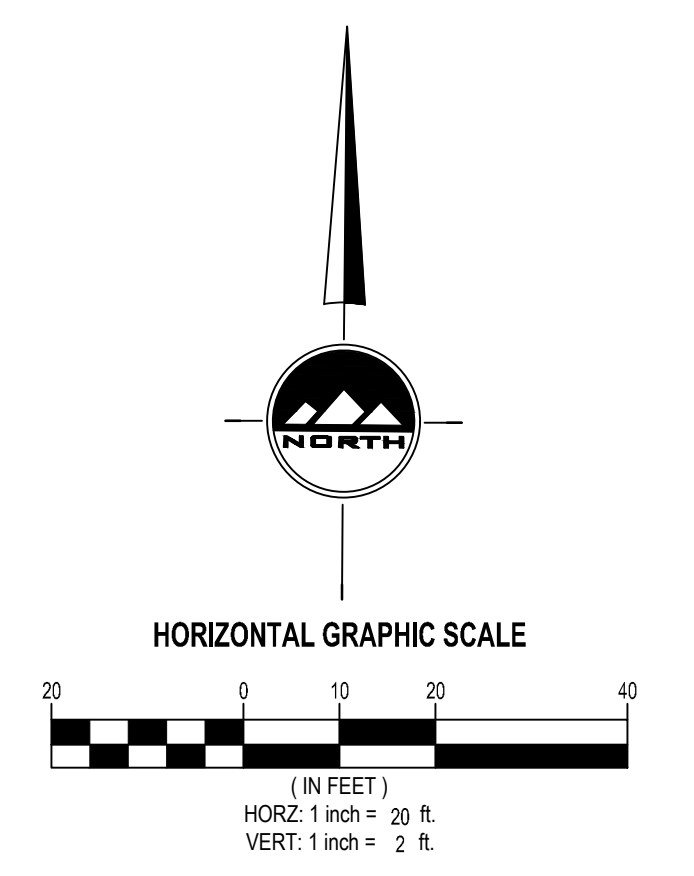
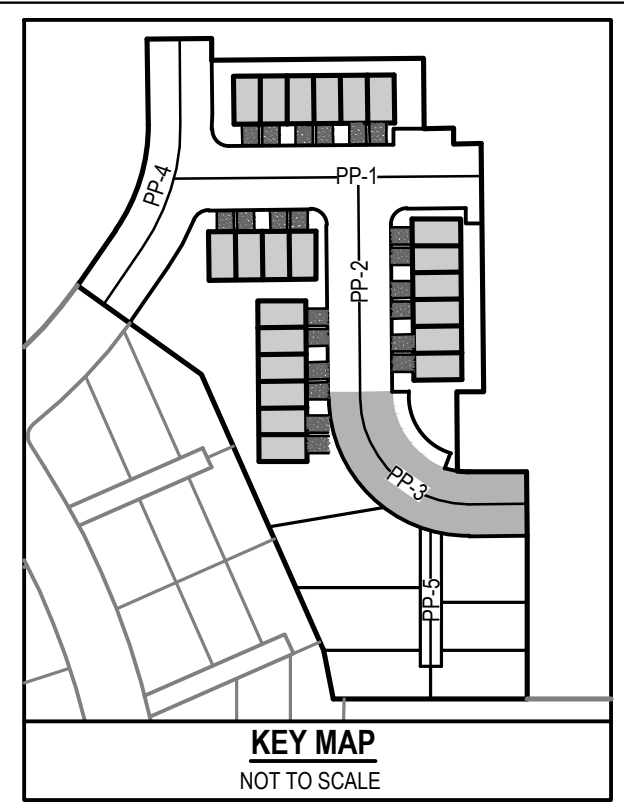
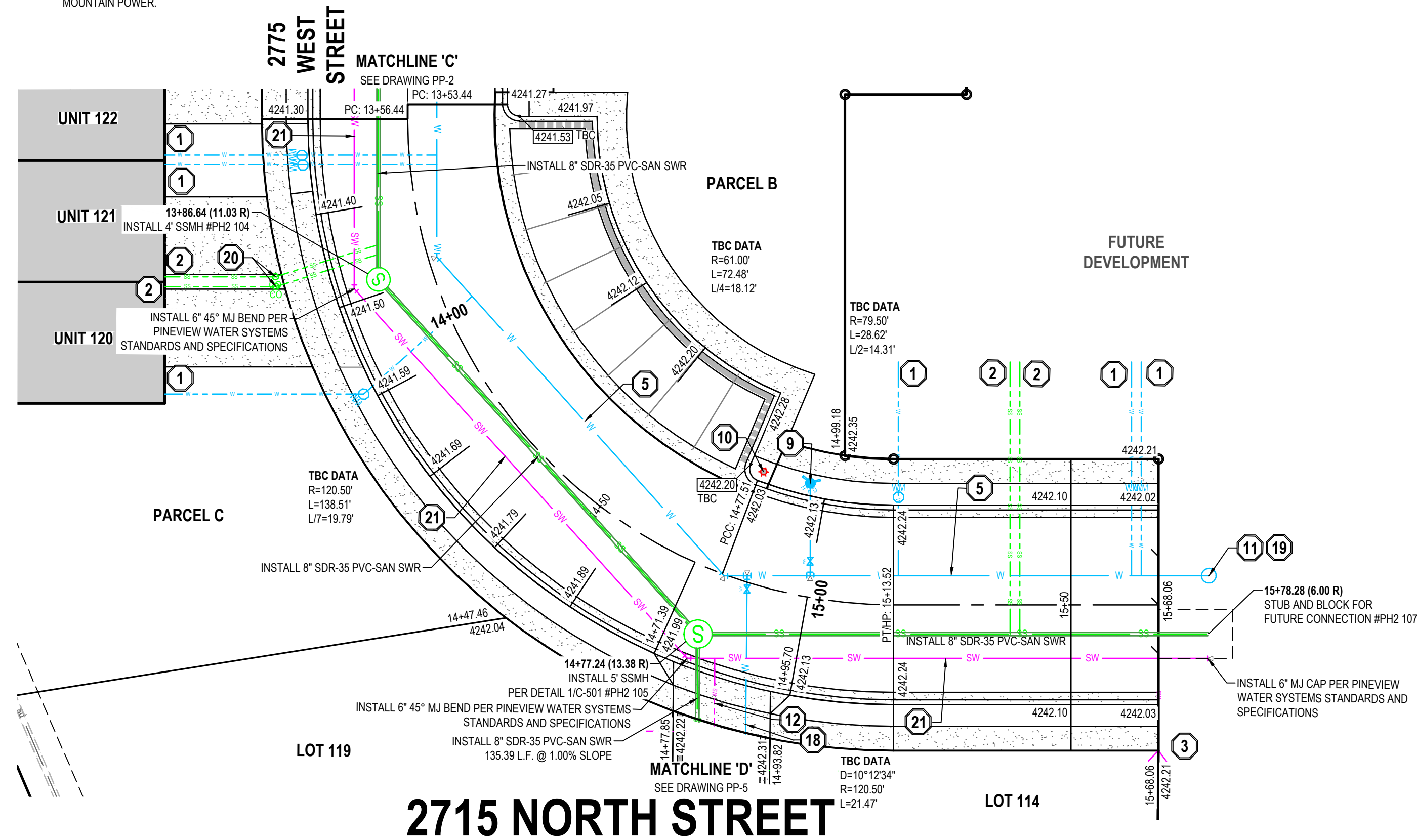
PROJECT NUMBER: 9872  
 PRINT DATE: 2024-03-29  
 PROJECT MANAGER: CP  
 DESIGNED BY: TS

**PP-2**



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



NO.	DATE	REVISION
		FOR REVIEW

**2715 NORTH STREET**  
**PLAN AND PROFILE**

PROJECT NUMBER: 9872  
 PRINT DATE: 2024-03-29

PROJECT MANAGER: CP  
 DESIGNED BY: TS

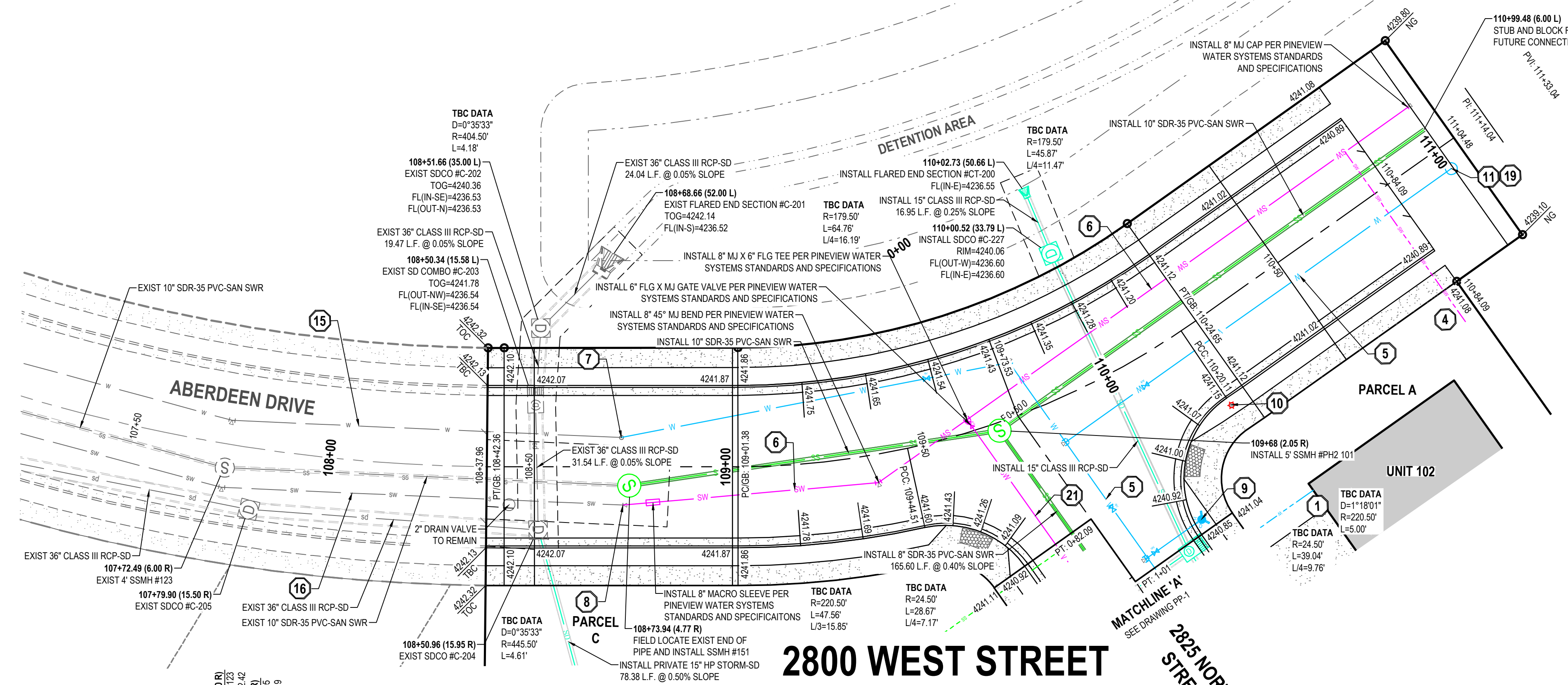
**PP-3**

**811**  
Know what's below.  
Call before you dig.

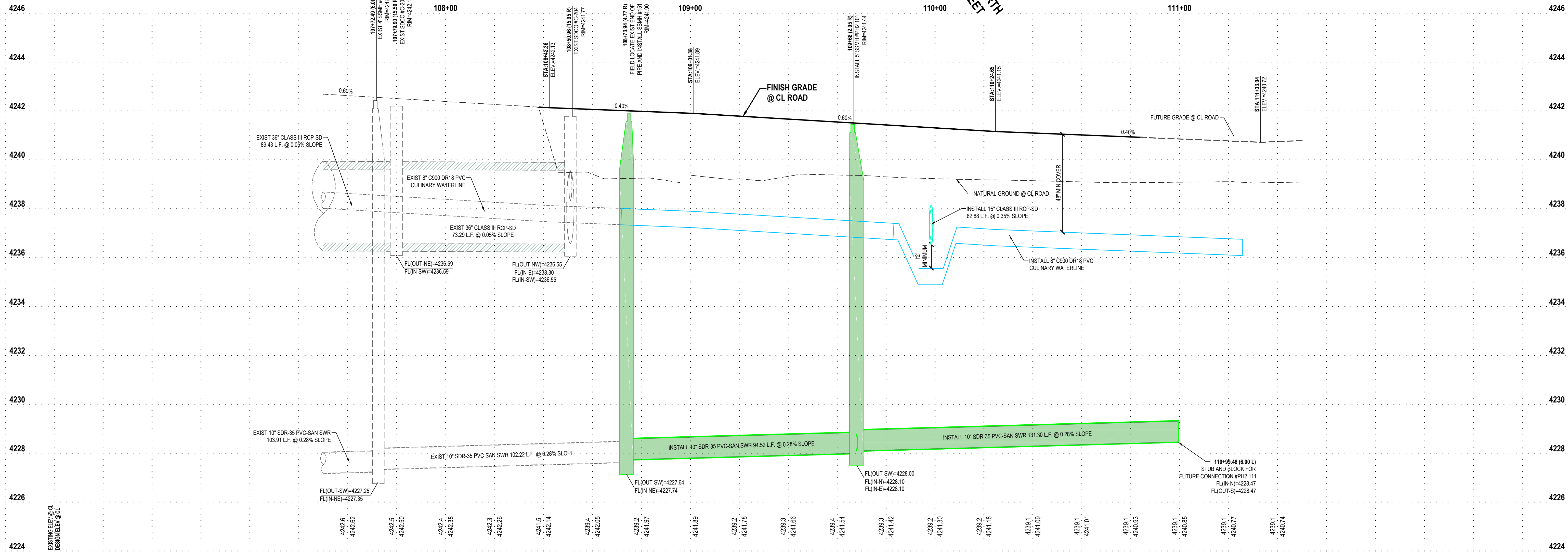
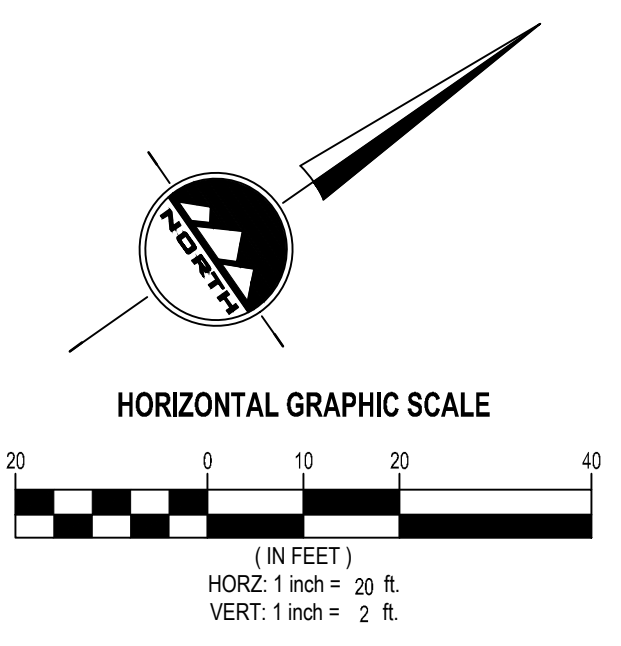
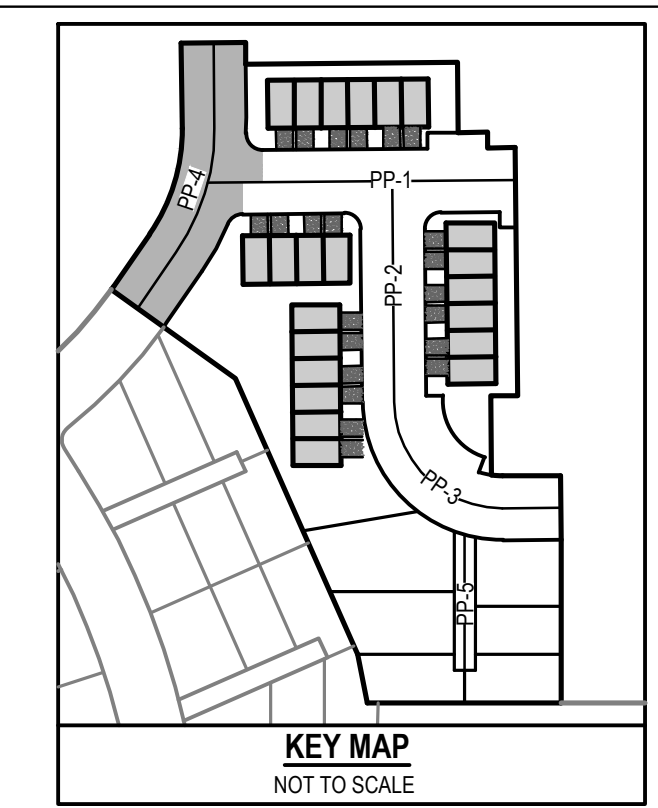
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
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FUTURE DEVELOPMENT



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NO.	DATE	REVISION
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**2800 WEST STREET  
ABERDEEN DRIVE  
PLAN AND PROFILE**

PROJECT NUMBER: 9872  
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DESIGNED BY: TS

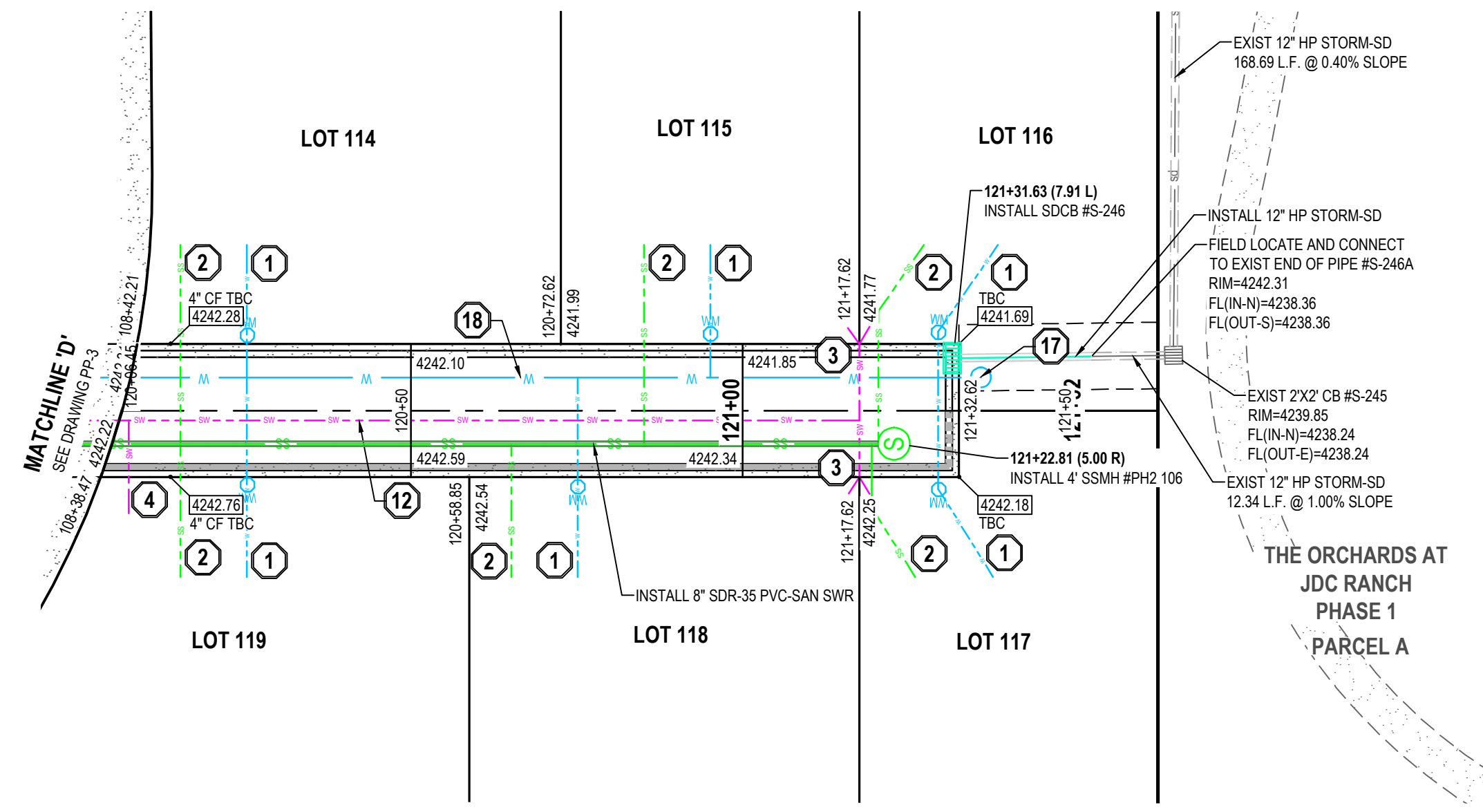


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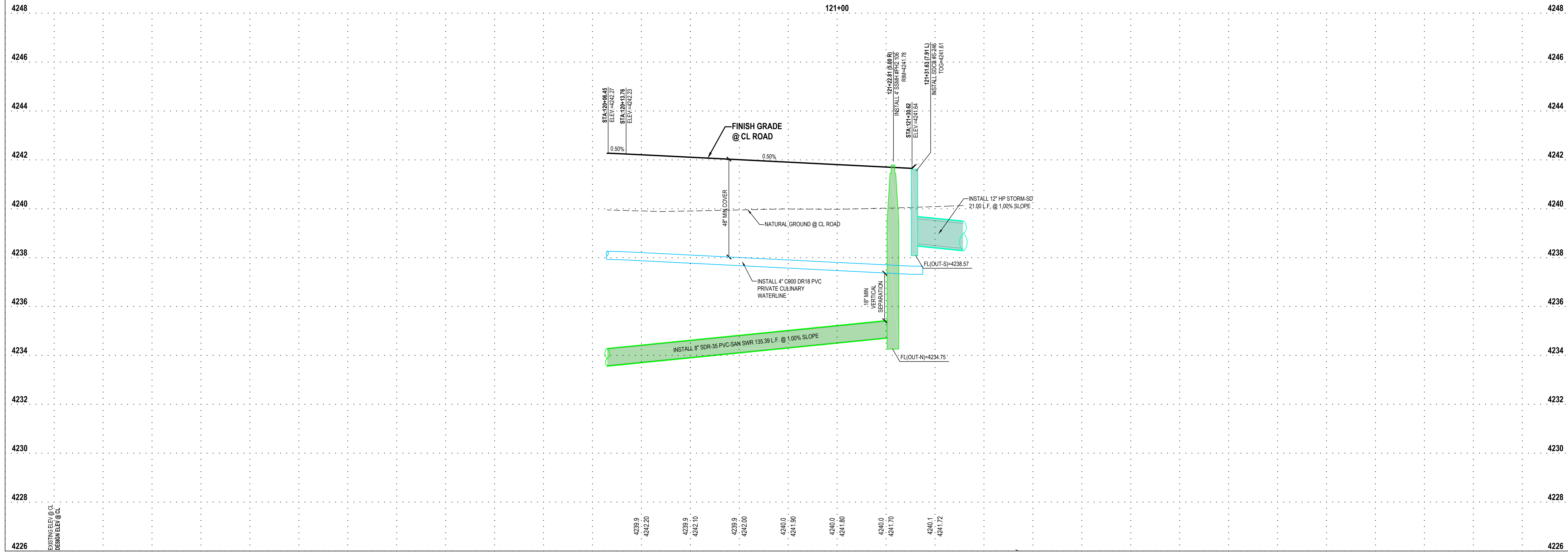
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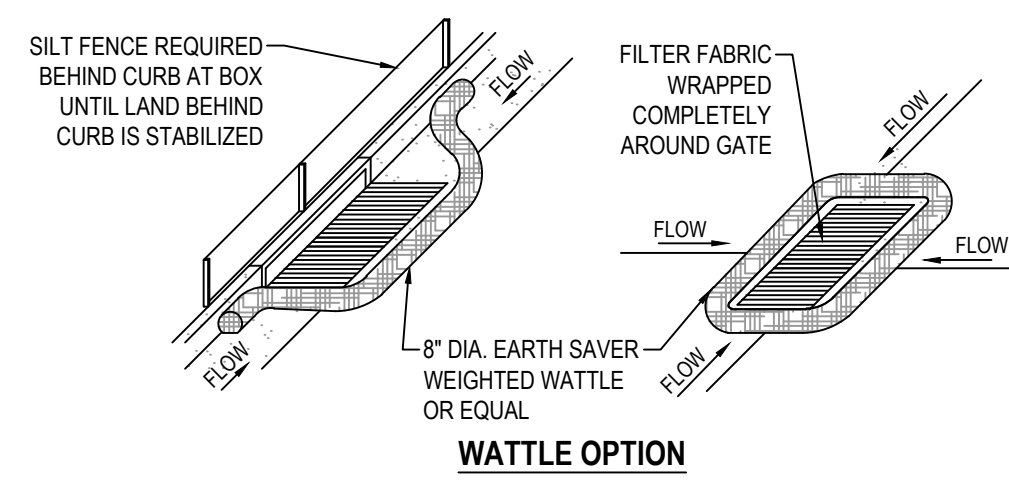
Professional Engineer Seal for Steve Anderson, No. 10234838-2202, dated 03-29-2024.

NO. DATE REASON FOR REVIEW

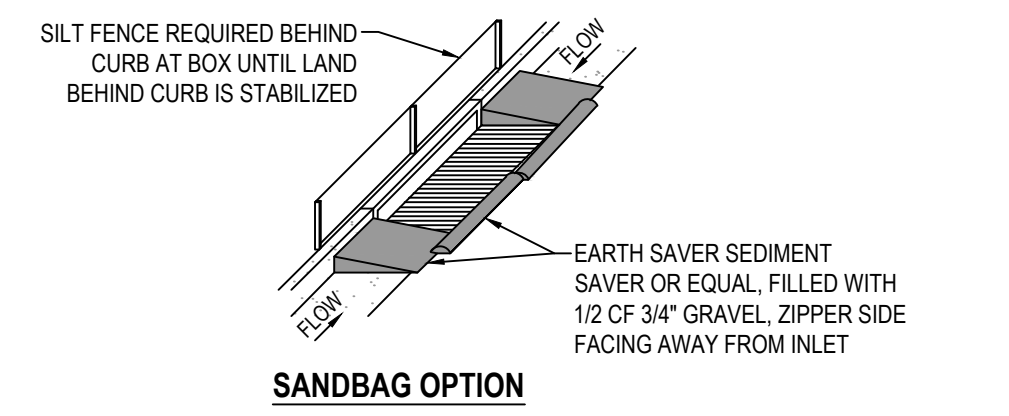
**2770 WEST STREET  
PLAN AND PROFILE**

PROJECT NUMBER: 9872  
PRINT DATE: 2024-03-29  
PROJECT MANAGER: CP  
DESIGNED BY: TS

**PP-5**

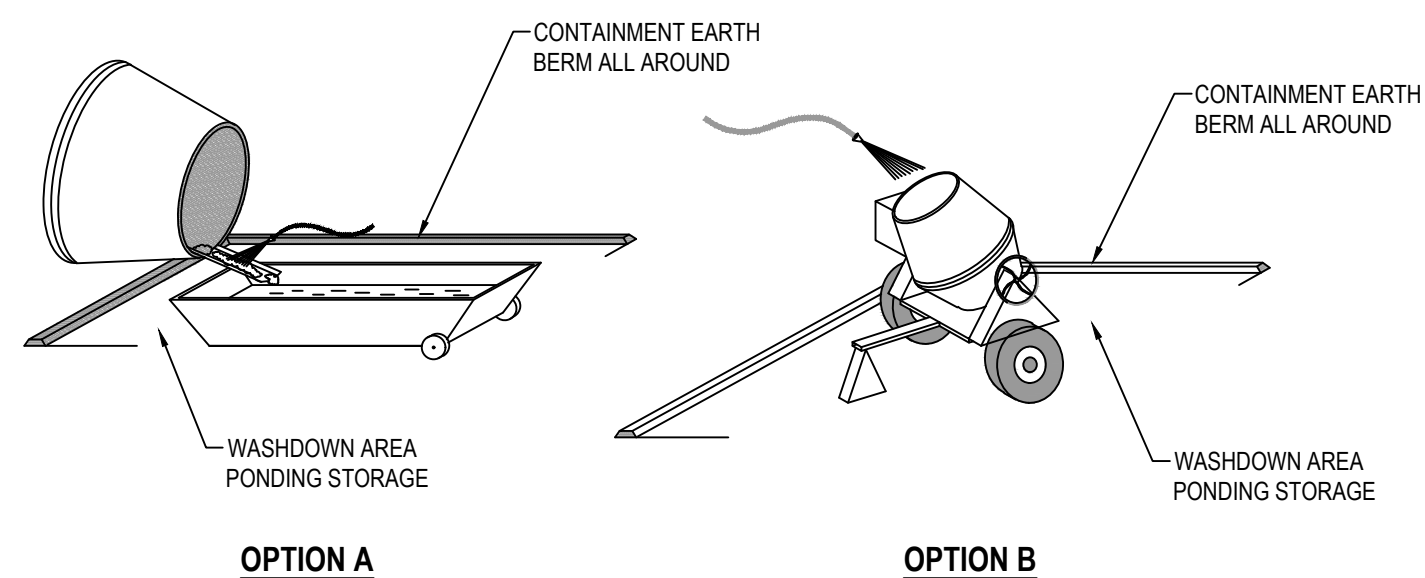


- NOTES:
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
  2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
  3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BIWEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
  4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
  5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
  6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

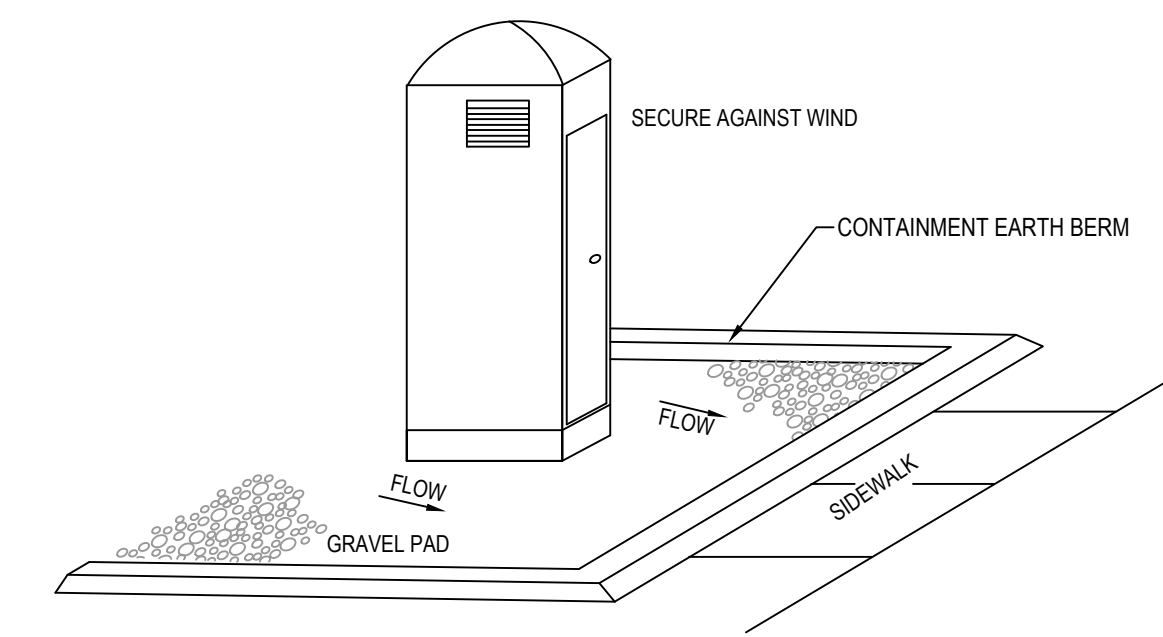


- NOTE:
1. PLACE SIGN ADJACENT TO ENTRANCE - CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

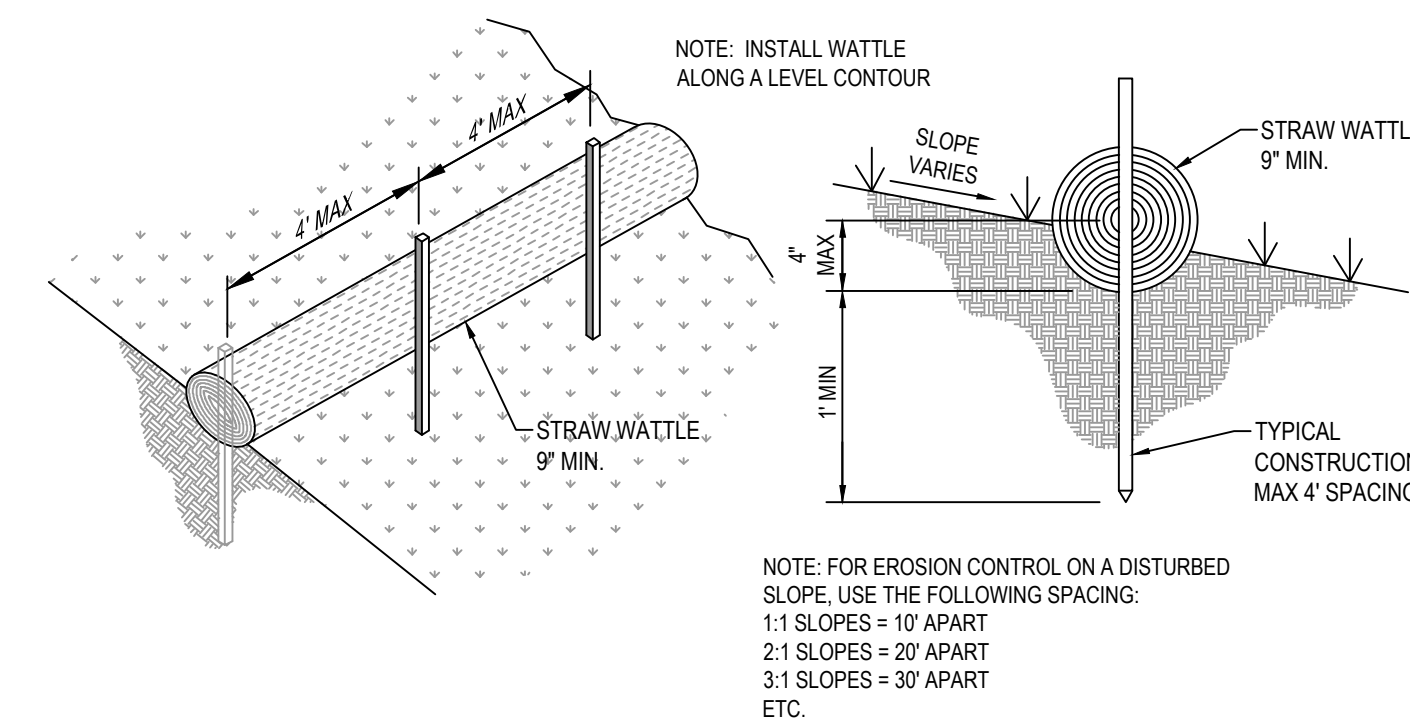
2 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE



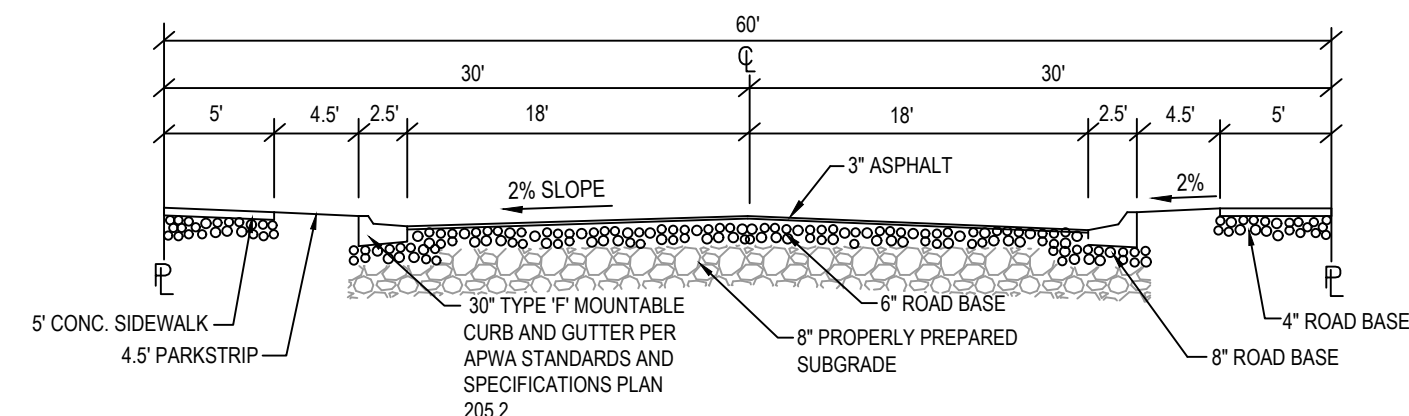
3 CONCRETE WASTE MANAGEMENT SCALE: NONE



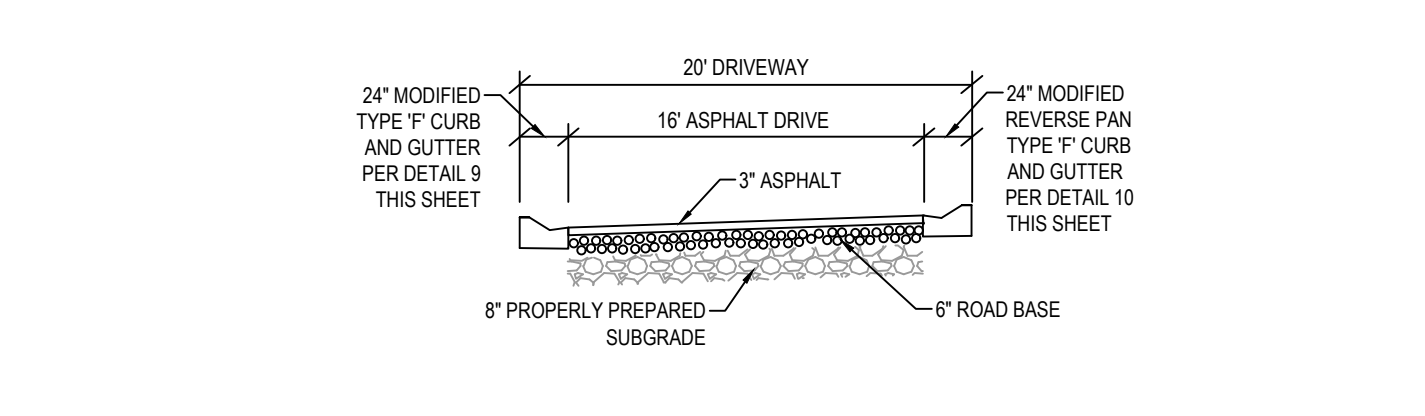
4 PORTABLE TOILET SCALE: NONE



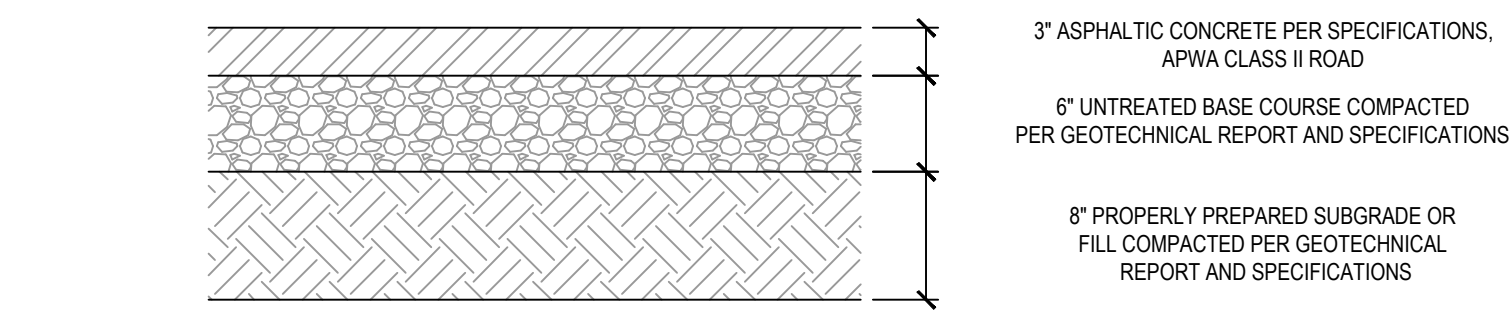
5 STRAW WATTLES SCALE: NONE



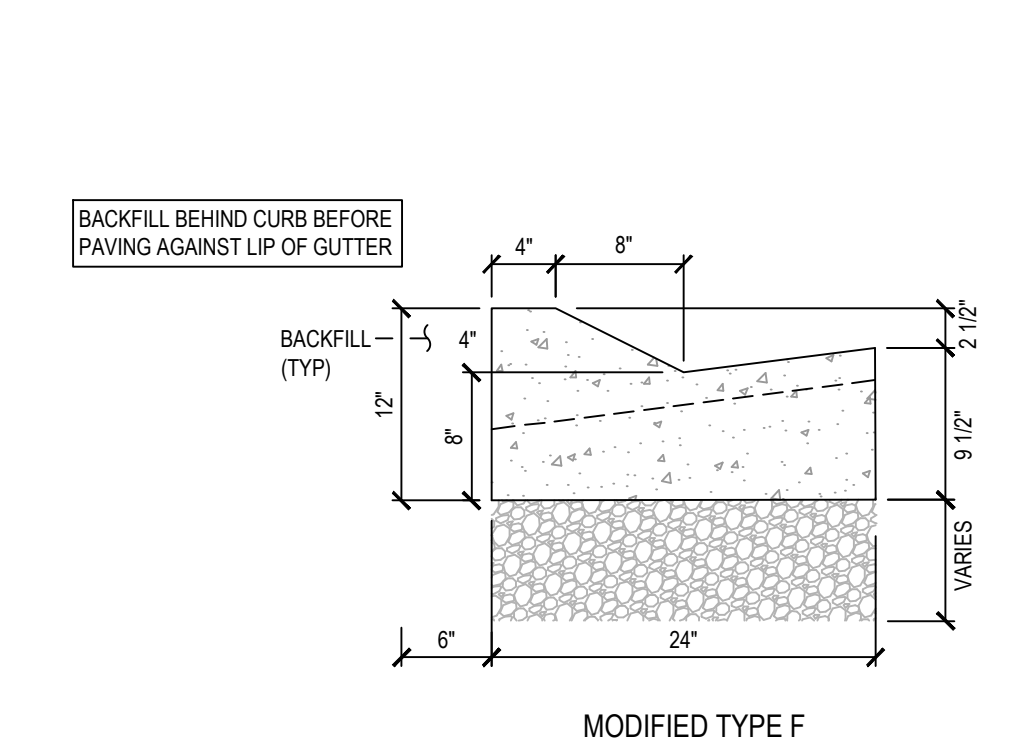
6 TYPICAL 60' STREET CROSS SECTION SCALE: NONE



7 2770 WEST ALLEY SECTION SCALE: NONE

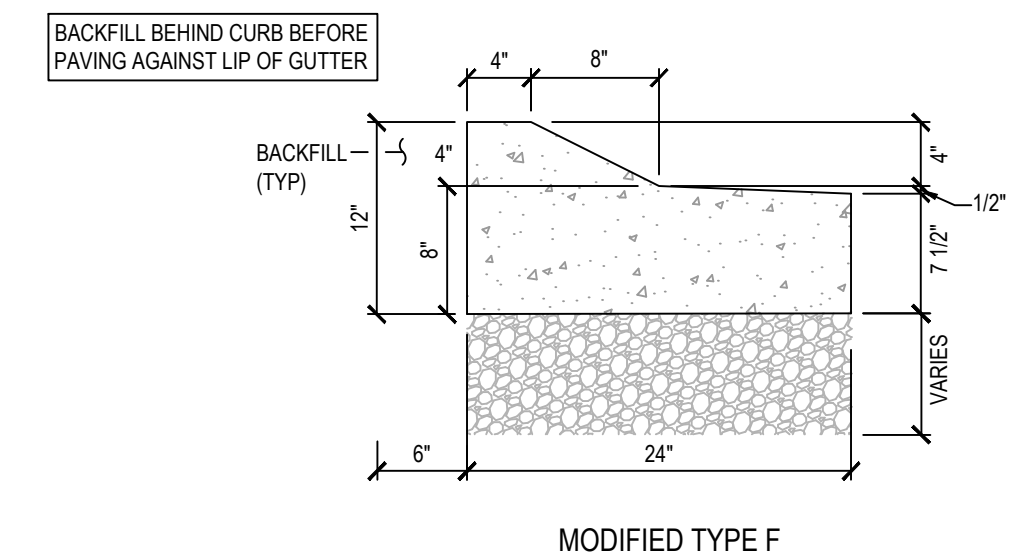


8 STANDARD ASPHALT SECTION SCALE: NONE

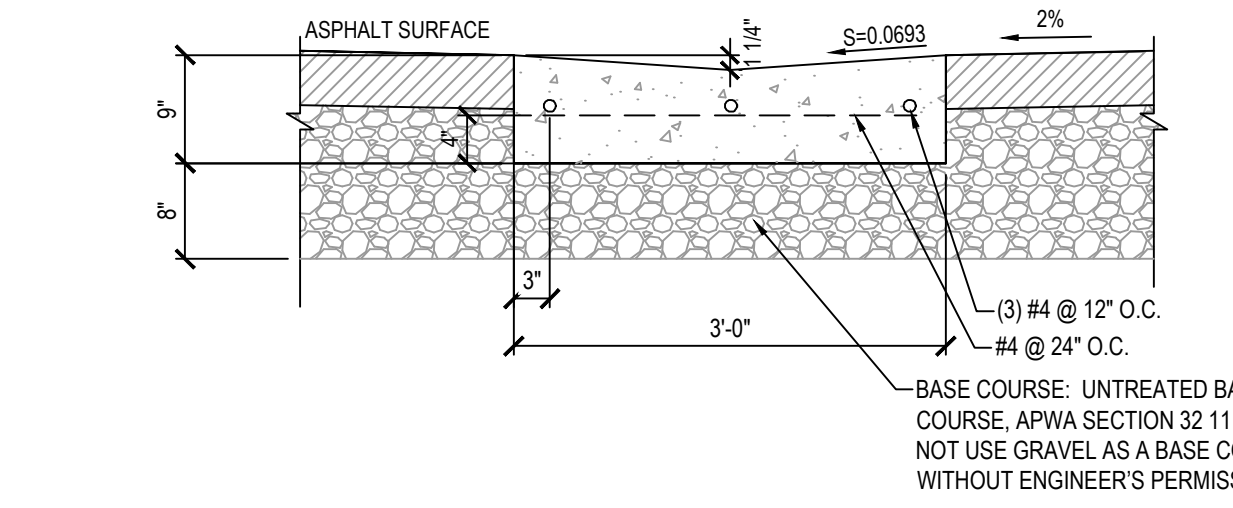


- CURB AND GUTTER
1. GENERAL
    - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
    - B. Additional requirements are specified in APWA Section 32 16 13.
  2. PRODUCTS
    - A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
    - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
    - C. 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 F.
    - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
  3. EXECUTION
    - 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.
      1. 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 construction.
      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.
      3. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
    - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

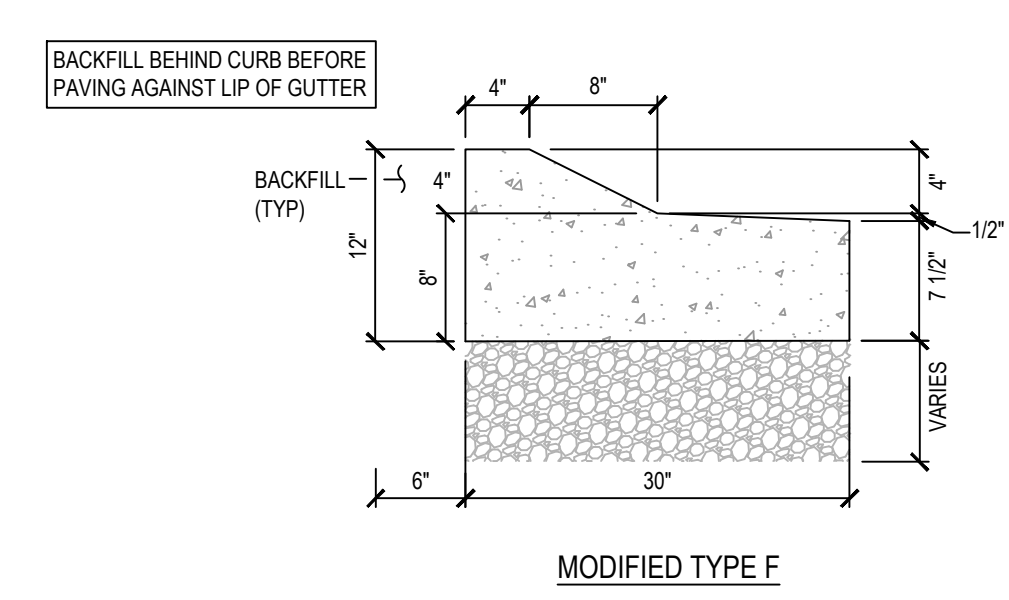
9 MODIFIED 24" TYPE 'F' CURB AND GUTTER SCALE: NONE



10 MODIFIED 24" REVERSE PAN TYPE 'F' CURB AND GUTTER SCALE: NONE

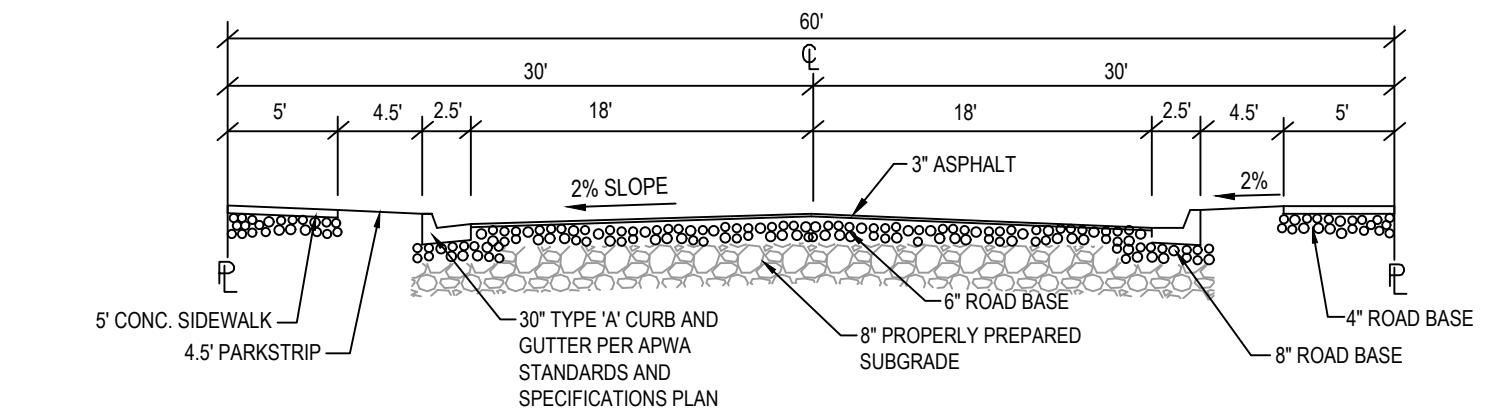


11 3' WATERWAY SCALE: NONE

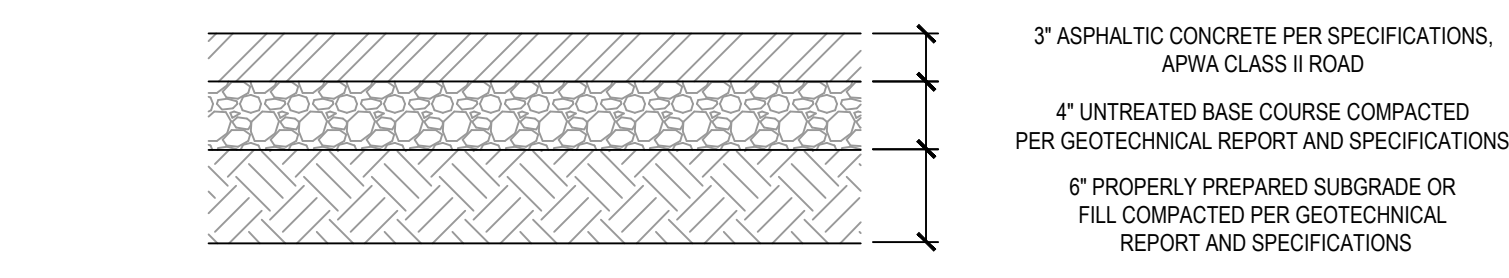


- CURB AND GUTTER
1. GENERAL
    - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
    - B. Additional requirements are specified in APWA Section 32 16 13.
  2. PRODUCTS
    - A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
    - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
    - C. 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 F.
    - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
  3. EXECUTION
    - 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.
      1. 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 construction.
      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.
      3. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
    - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

12 30" REVERSE PAN TYPE 'F' CURB AND GUTTER SCALE: NONE



13 ABERDEEN DRIVE 60' STREET CROSS SECTION SCALE: NONE



14 STANDARD PARKING PAVEMENT SECTION SCALE: NONE

**ENSIGN**  
THE STANDARD IN ENGINEERING

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THE ORCHARDS AT JDC RANCH  
PHASE 2  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

**DETAILS**

3" ASPHALTIC CONCRETE PER SPECIFICATIONS, APWA CLASS II ROAD

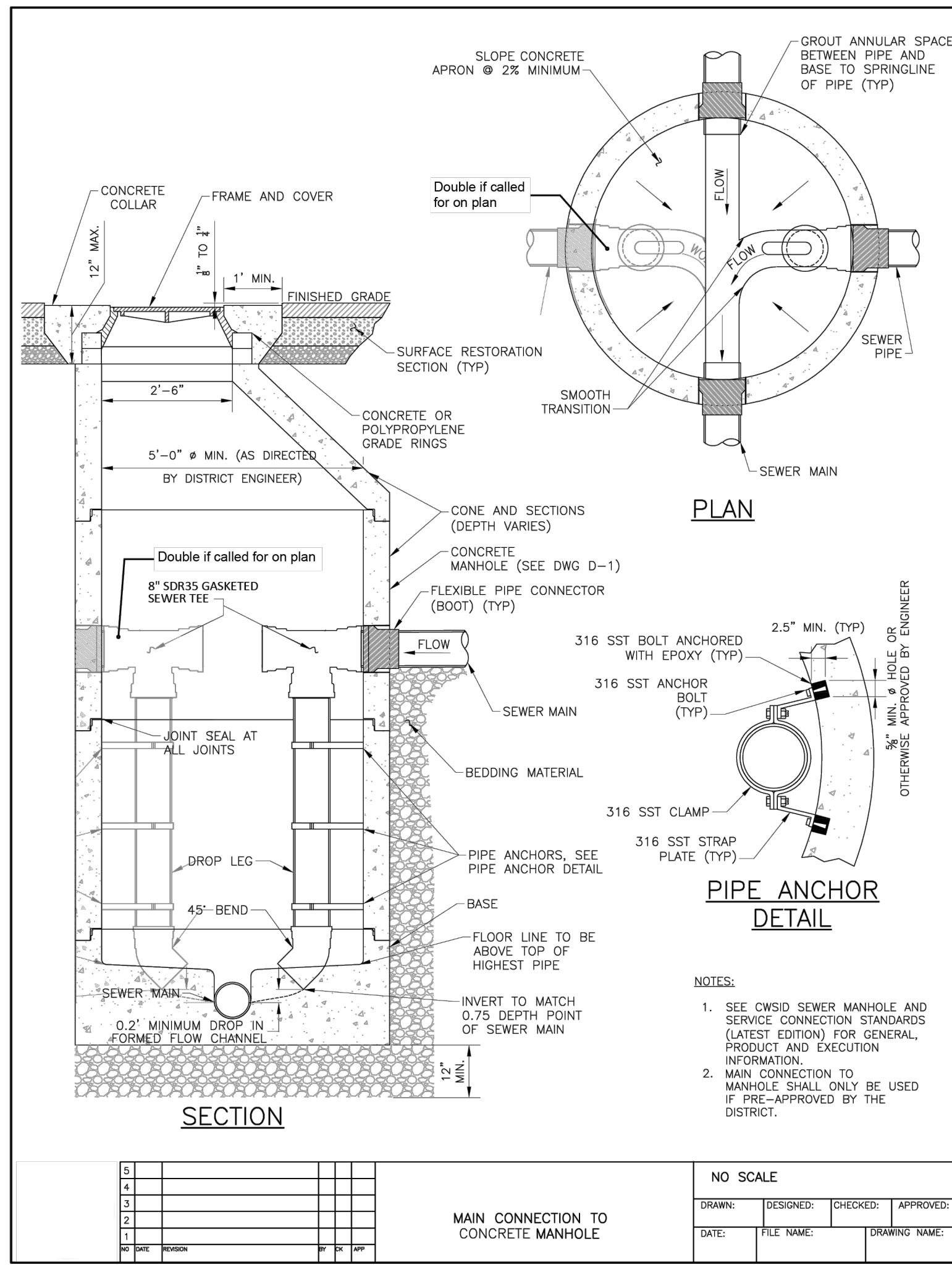
4" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

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

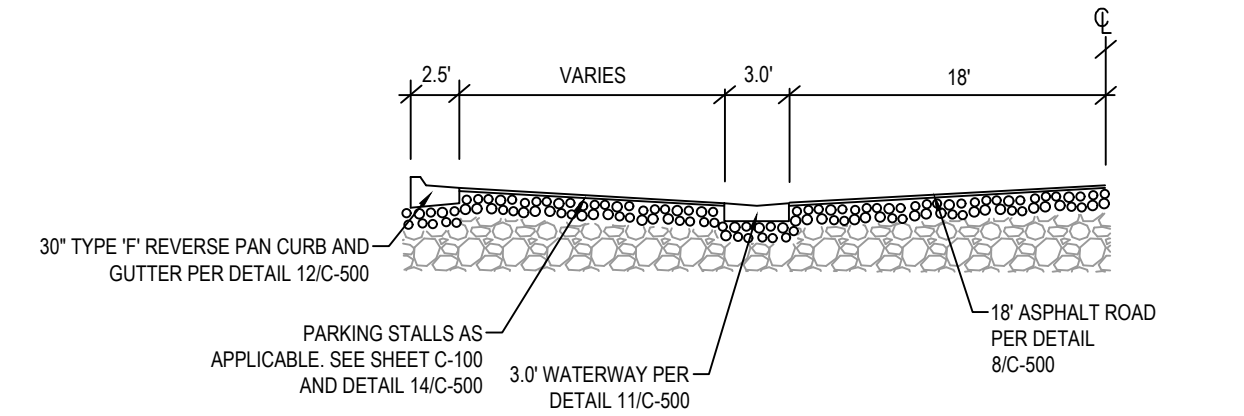
PROJECT NUMBER: 9872  
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**C-500**



1 DROP MANHOLE SCALE: NONE



2 PARKING AREA DETAIL SCALE: NONE



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**DETAILS**

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**C-501**