



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 PHASES 3 AND 4

2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH

FOR APPROVAL
 NOT FOR CONSTRUCTION

DATE PRINTED
 May 23, 2024

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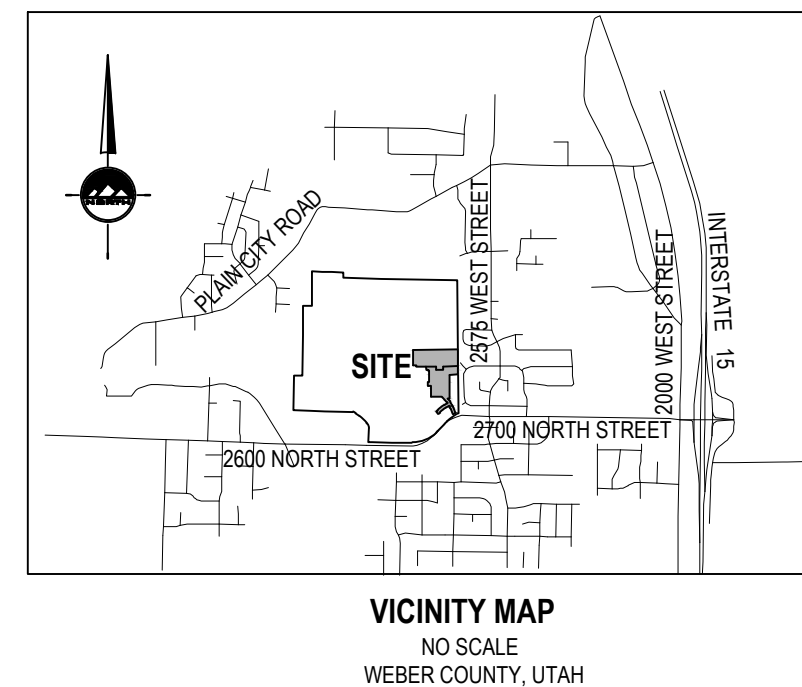
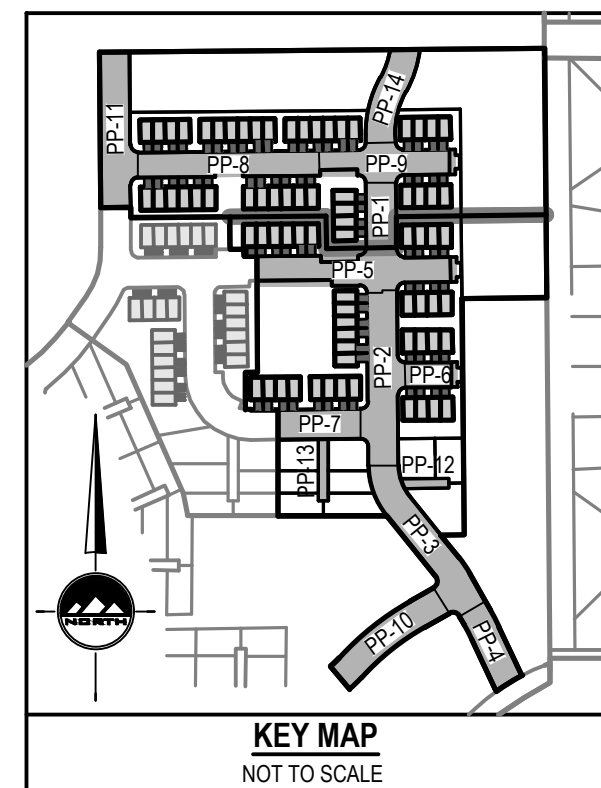
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NOTICE TO CONTRACTOR

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.



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO WEBER COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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.



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 Phone: 435.865.1453

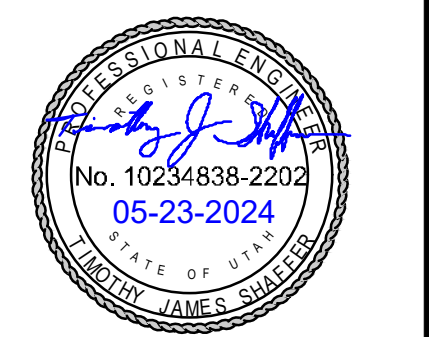
RICHFIELD
 Phone: 435.896.2983

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FOR:
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CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100

THE ORCHARDS AT JDC RANCH
 PHASES 3 AND 4
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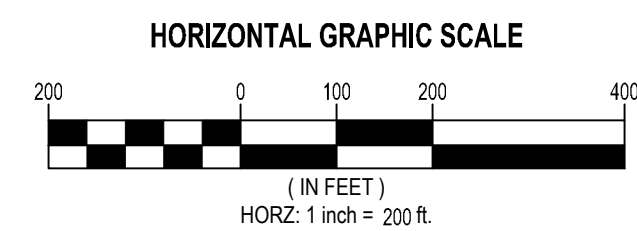
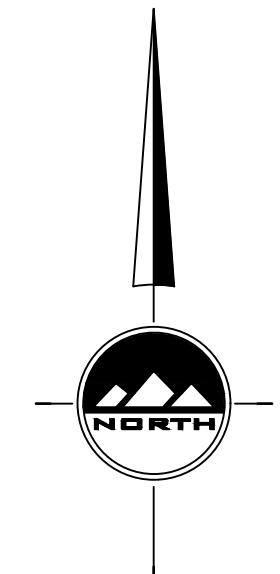
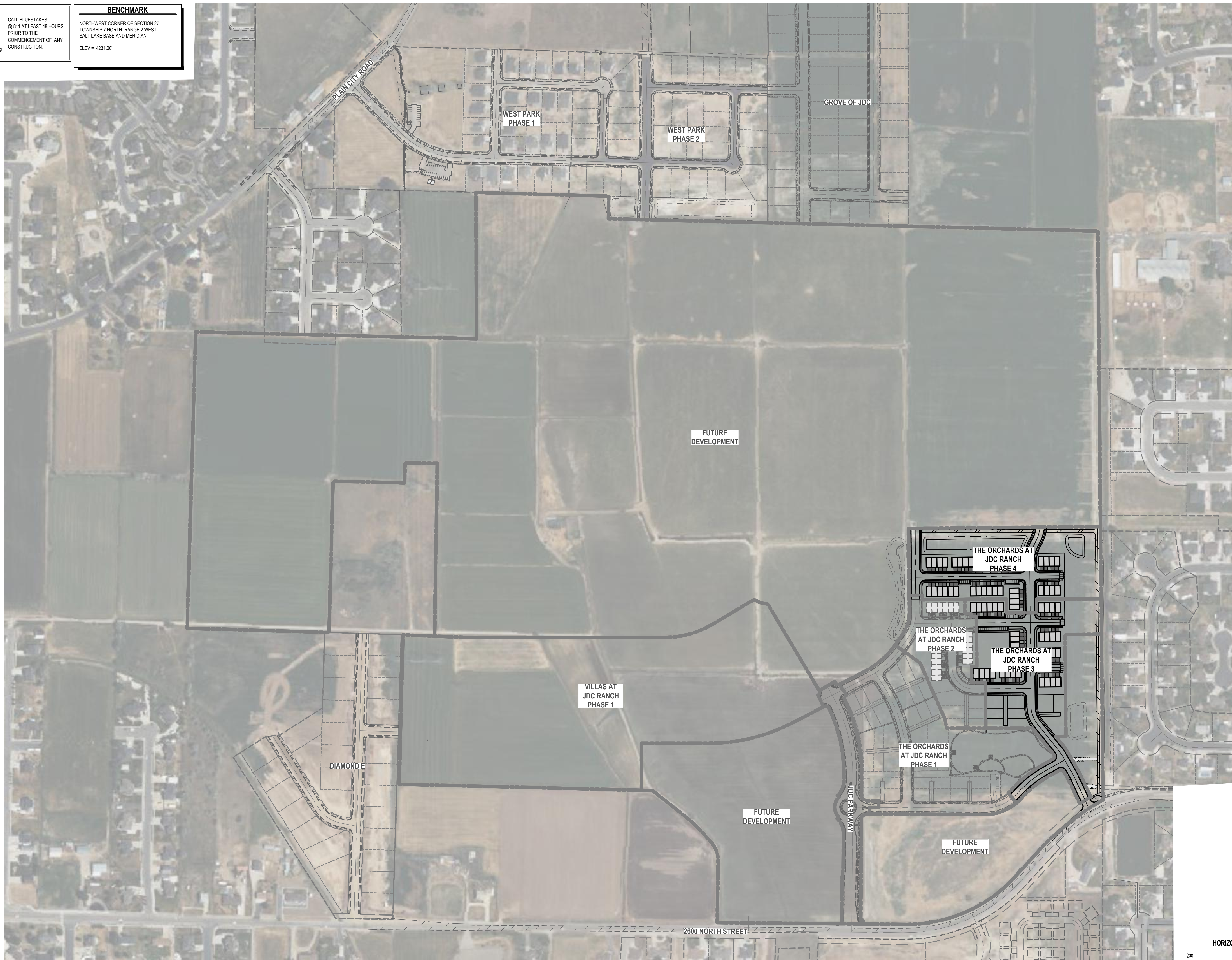
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PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

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

BENCHMARK
NORTHWEST CORNER OF SECTION 27
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THE STANDARD IN ENGINEERING

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**OVERALL DEVELOPMENT
SITE PLAN**

PROJECT NUMBER 9872
PROJECT MANAGER CP
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C-002



BENCHMARK
 NORTHWEST CORNER OF SECTION 27
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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, SOIL, 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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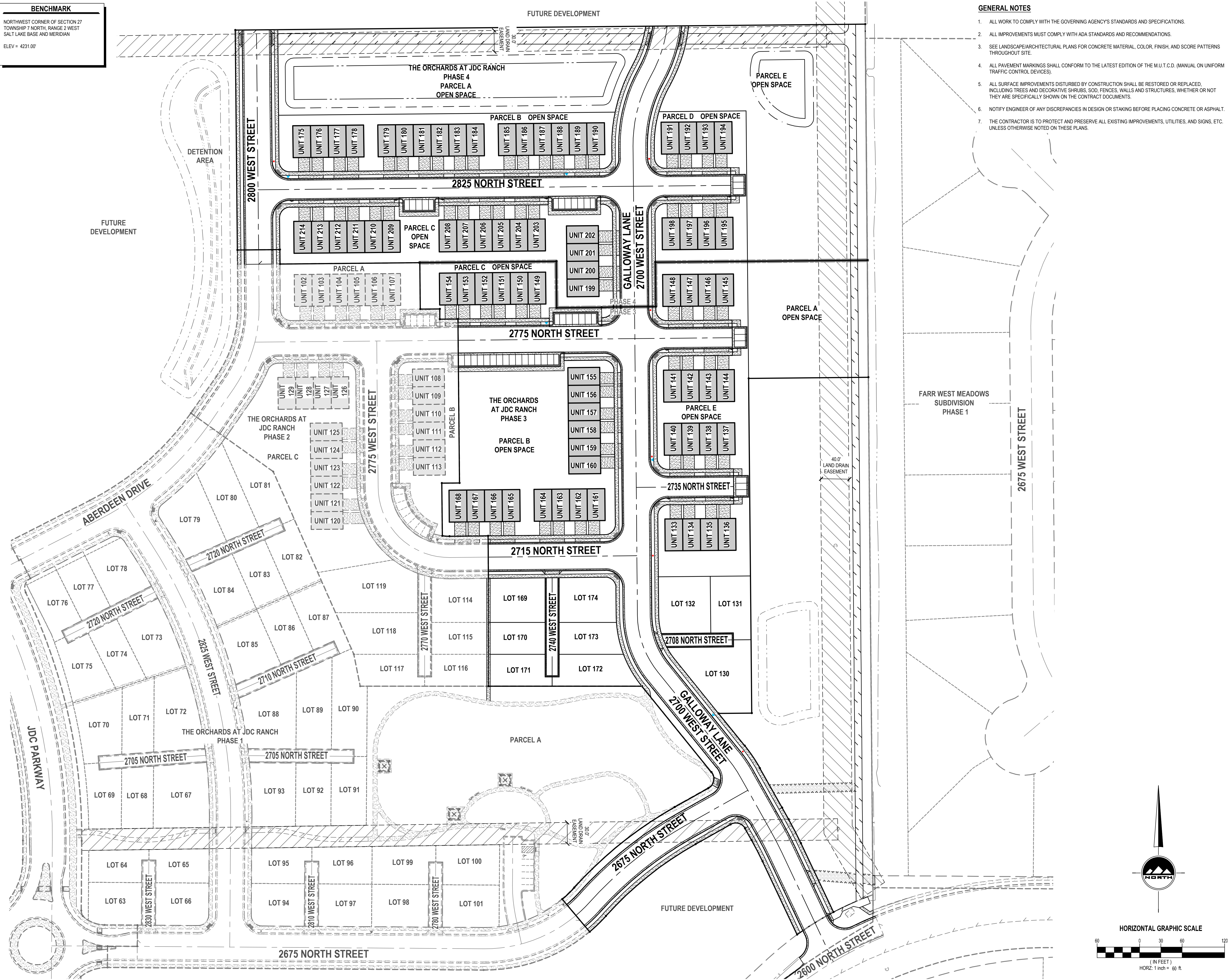


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OVERALL SITE PLAN

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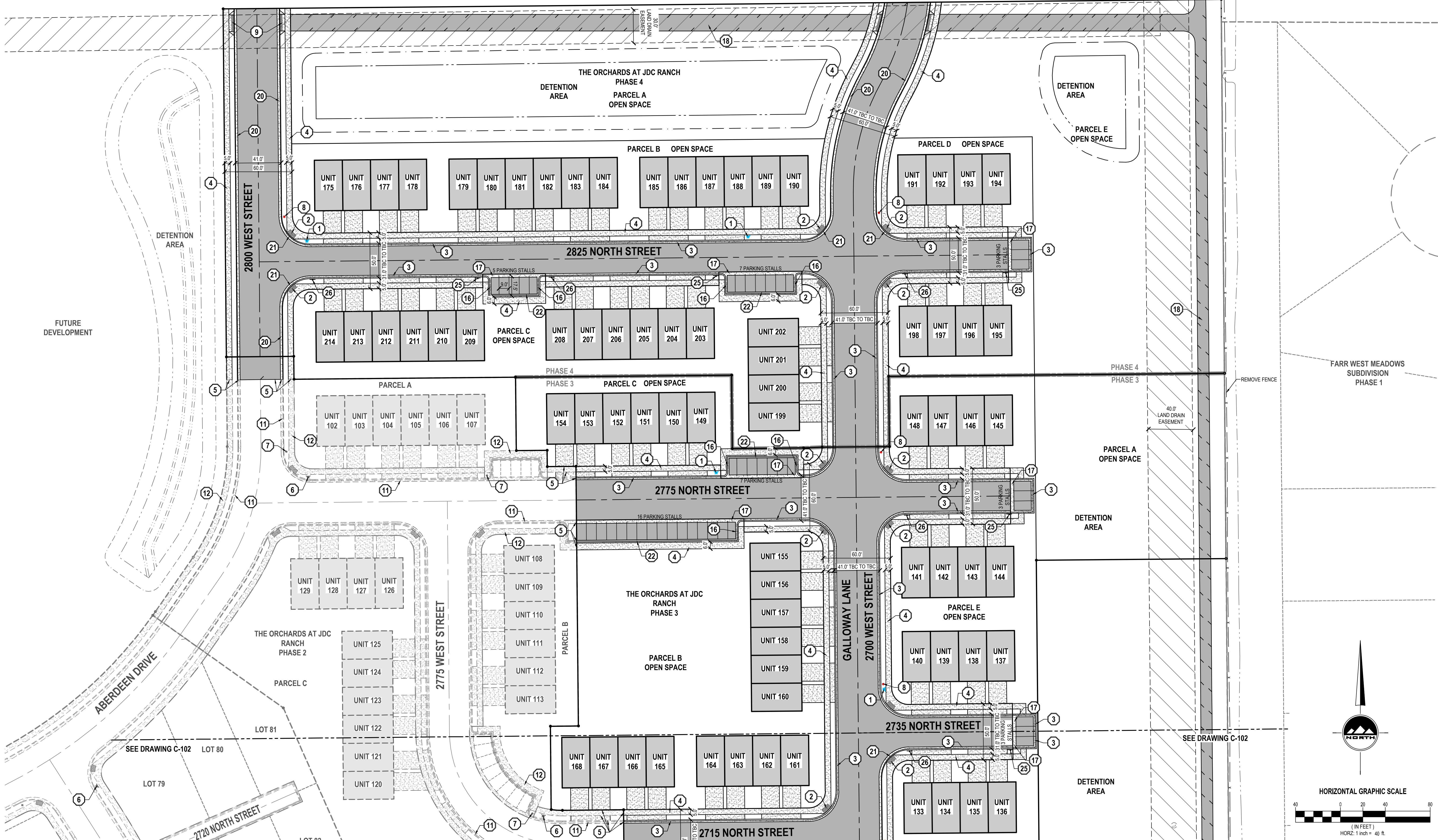




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- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
1. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT 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 FIRE HYDRANT
 7. EXISTING STREET LIGHT
 8. 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
 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. TRANSITION FROM 30" TYPE 'F' COLLECTION CURB AND GUTTER TO 30" TYPE 'F' REVERSE PAN CURB AND GUTTER
 17. INSTALL 3" WATERWAY PER DETAIL 11/C-500
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 22. INSTALL 30" TYPE 'F' MOUNTABLE REVERSE PAN CURB AND GUTTER PER DETAIL 12/C-500
 23. INSTALL TYPE B1 CURB AND GUTTER PER UDOT STANDARD PLAN GW 2A
 24. TRANSITION FROM TYPE B1 CURB AND GUTTER TO 30" TYPE 'A' CURB AND GUTTER
 25. INSTALL "NO PARKING" SIGN PER MUTCD R7-1 WITH RIGHT ARROW
 26. INSTALL "NO PARKING" SIGN PER MUTCD R7-1 WITH LEFT ARROW

FUTURE DEVELOPMENT



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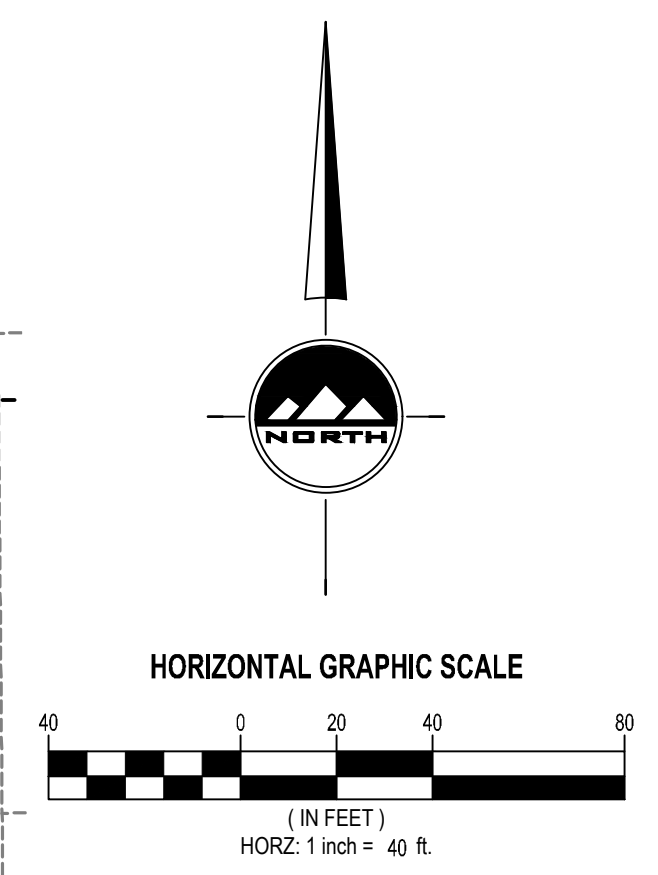


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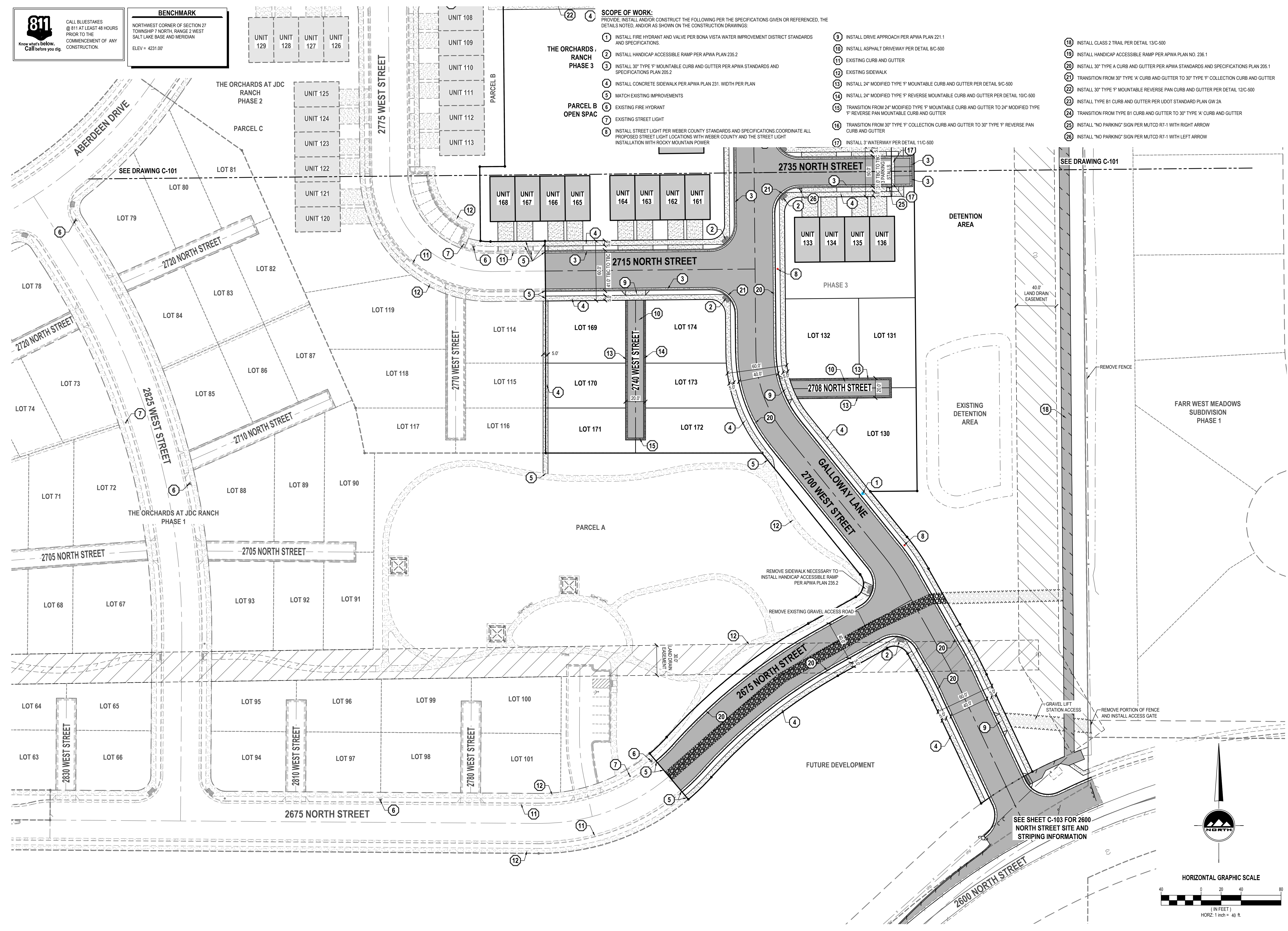
C-101





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UNIT 129 UNIT 128 UNIT 127 UNIT 126



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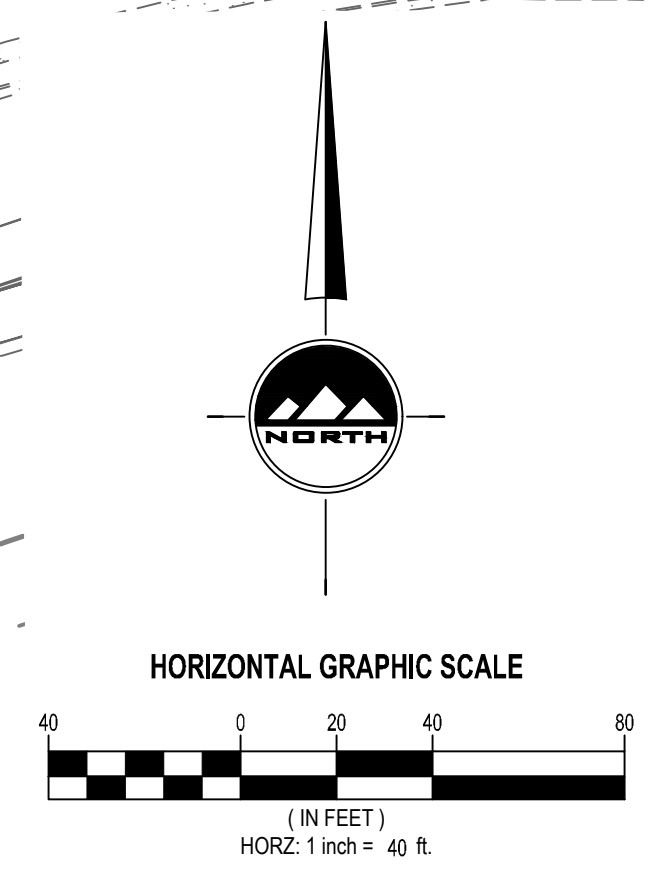


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SITE PLAN

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C-102



SEE SHEET C-103 FOR 2600 NORTH STREET SITE AND STRIPING INFORMATION

FUTURE DEVELOPMENT

REMOVE SIDEWALK NECESSARY TO INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2

REMOVE EXISTING GRAVEL ACCESS ROAD

EXISTING DETENTION AREA

DETENTION AREA

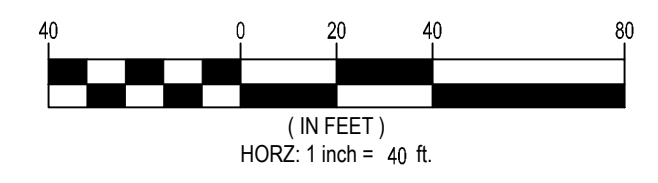
40' LAND DRAIN EASEMENT

REMOVE FENCE

FARR WEST MEADOWS SUBDIVISION PHASE 1



HORIZONTAL GRAPHIC SCALE

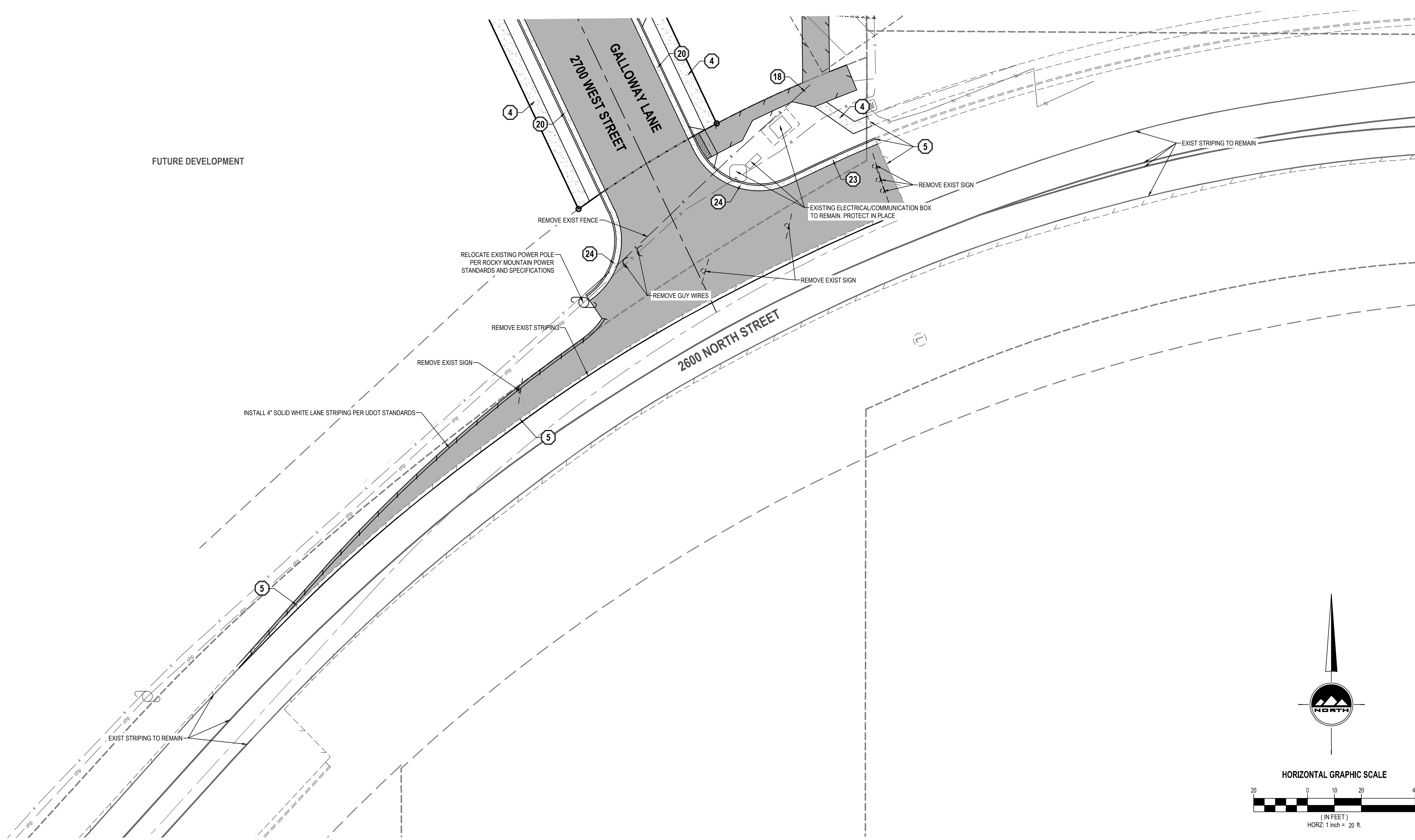




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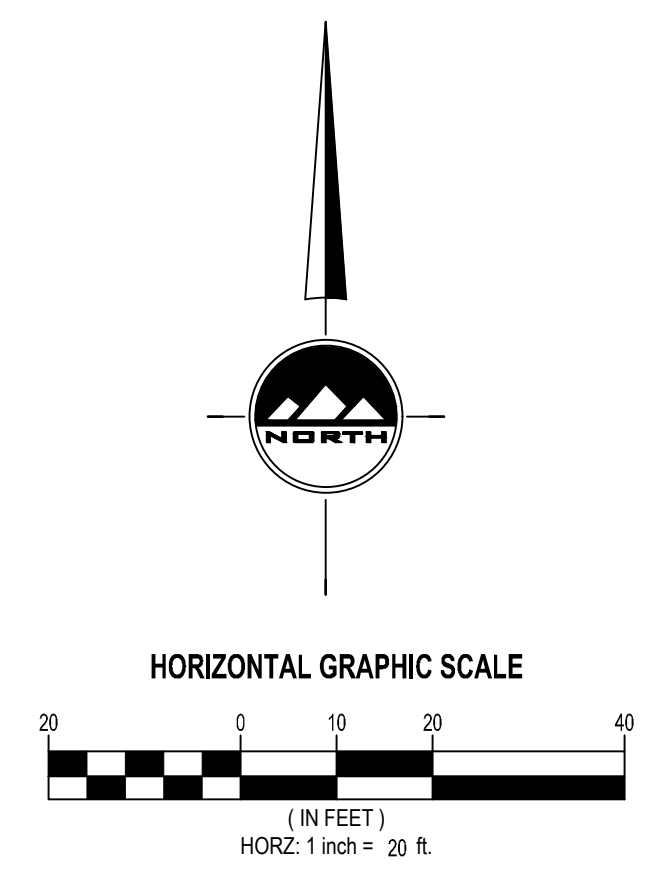


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2600 NORTH STREET SITE AND STRIPING PLAN

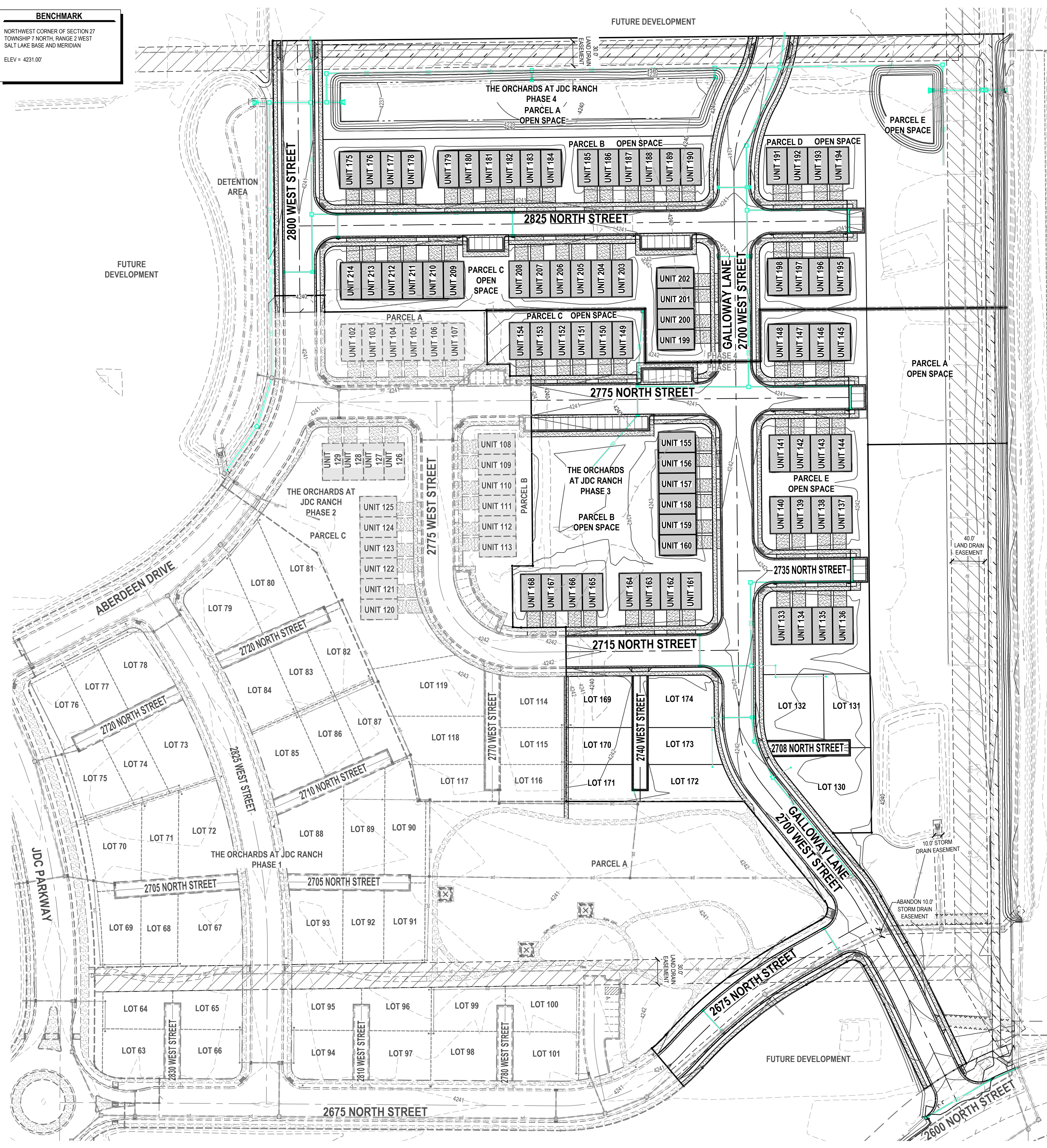
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C-103





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 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.
 13. THE TOTAL REQUIRED DETENTION VOLUME FOR THE TRIBUTARY AREAS OF ORCHARDS AT JDC RANCH PHASES 1-4 AND LEISURE VILLAS IS 91,193 CUBIC FEET. BETWEEN DETENTION BASINS C-1 AND C-2 THE TOTAL VOLUME PROVIDED IS 92,558 CUBIC FEET.

ENSIGN
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TOOELE
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FOR:
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 1740 COMBE RD, SUITE 2
 SOUTH OGDEN, UT 84403

CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100

**THE ORCHARDS AT JDC RANCH
 PHASES 3 AND 4
 2800 WEST 2600 NORTH STREET
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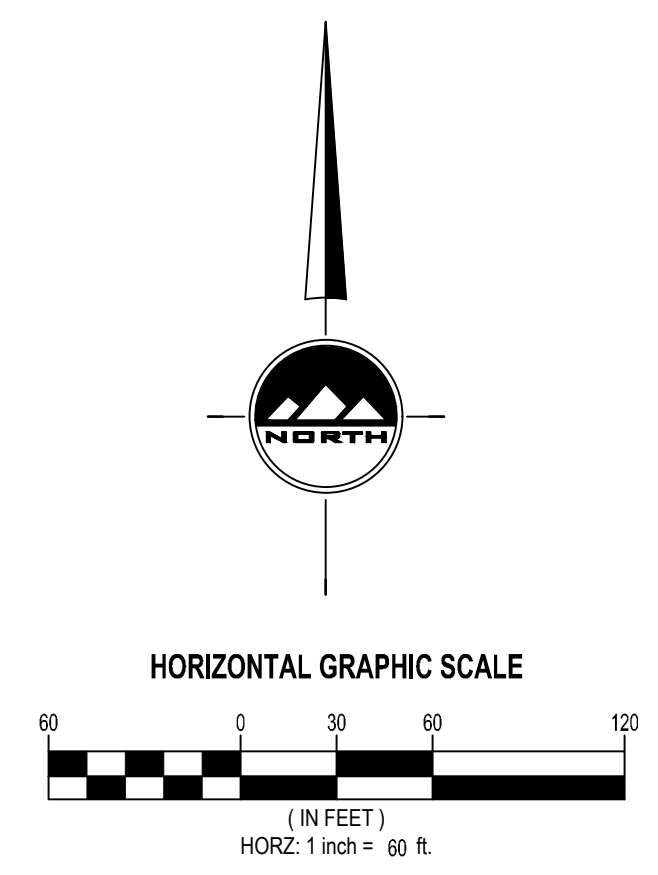


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OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

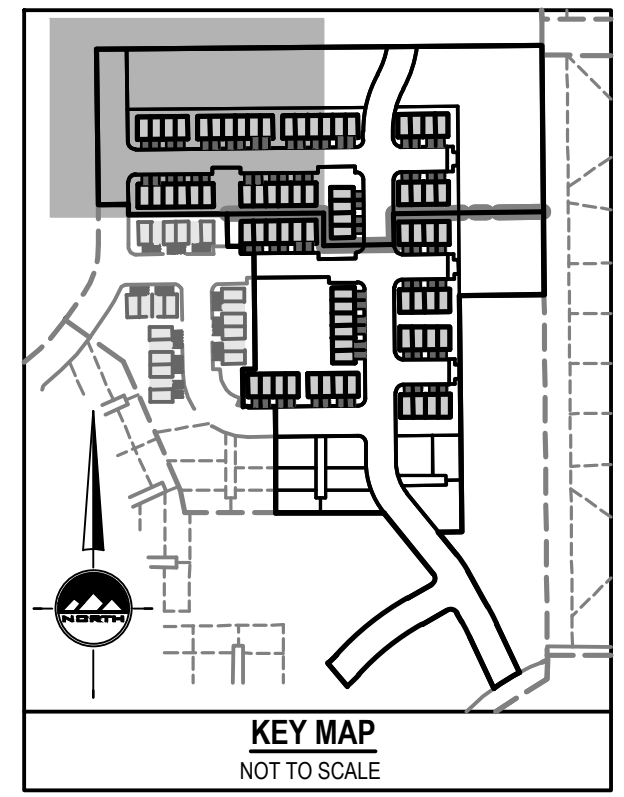
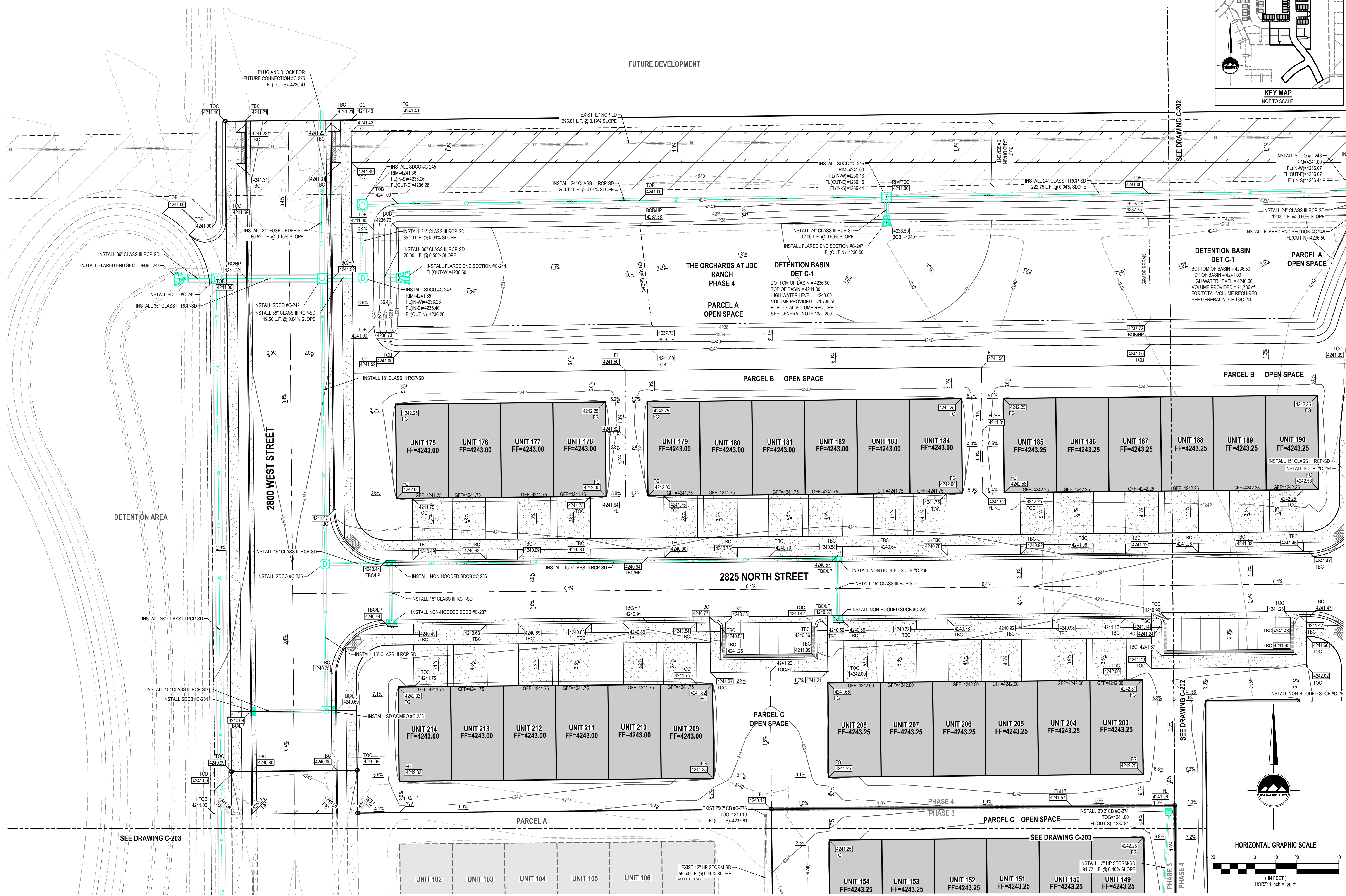
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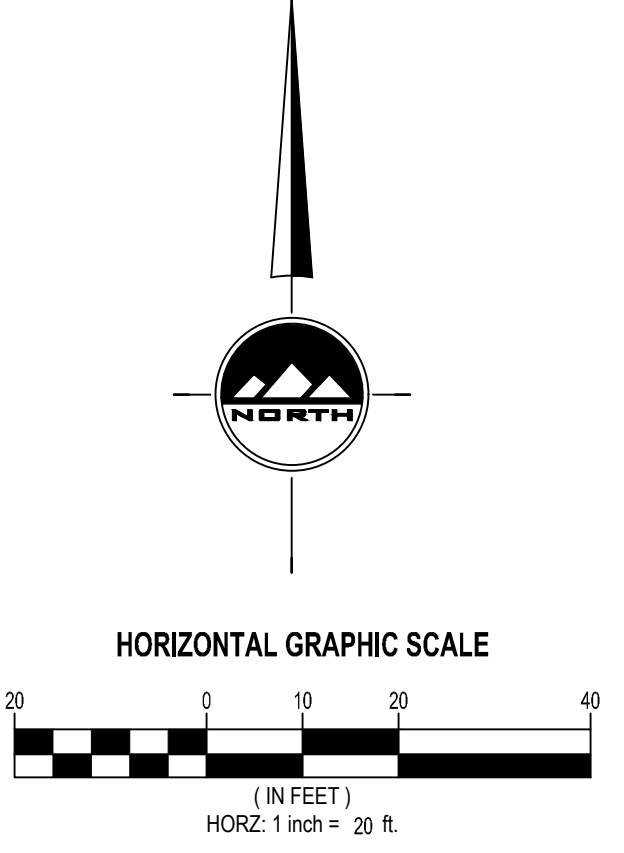


NO.	DATE	REVISION
		FOR REVIEW

GRADING AND DRAINAGE PLAN

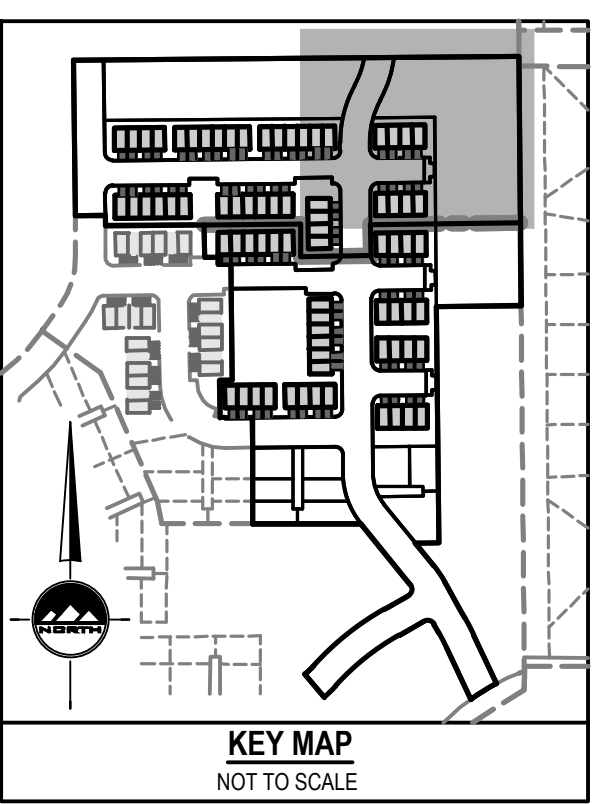
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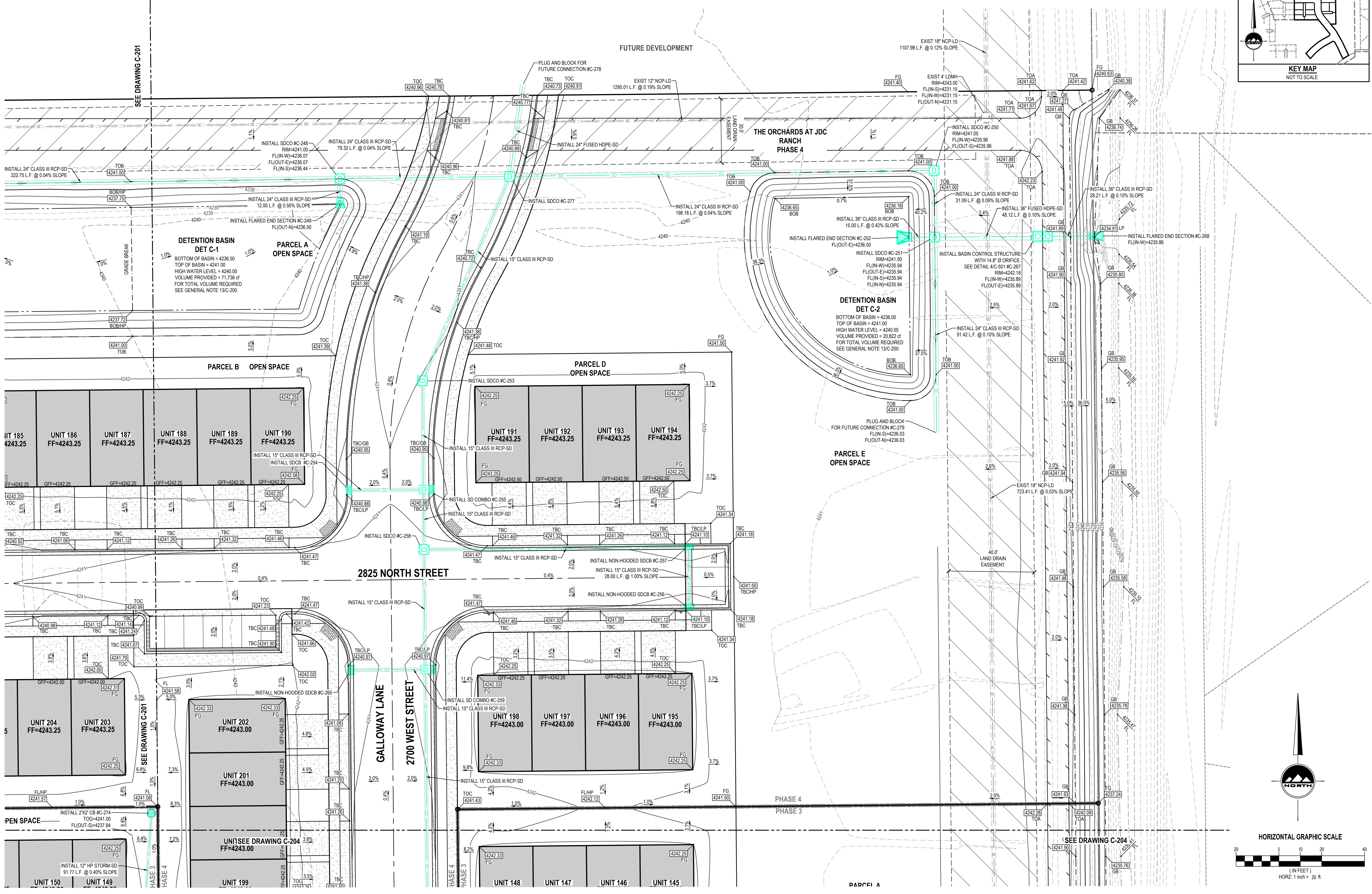
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**THE ORCHARDS AT JDC RANCH
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WEBER COUNTY, UTAH**

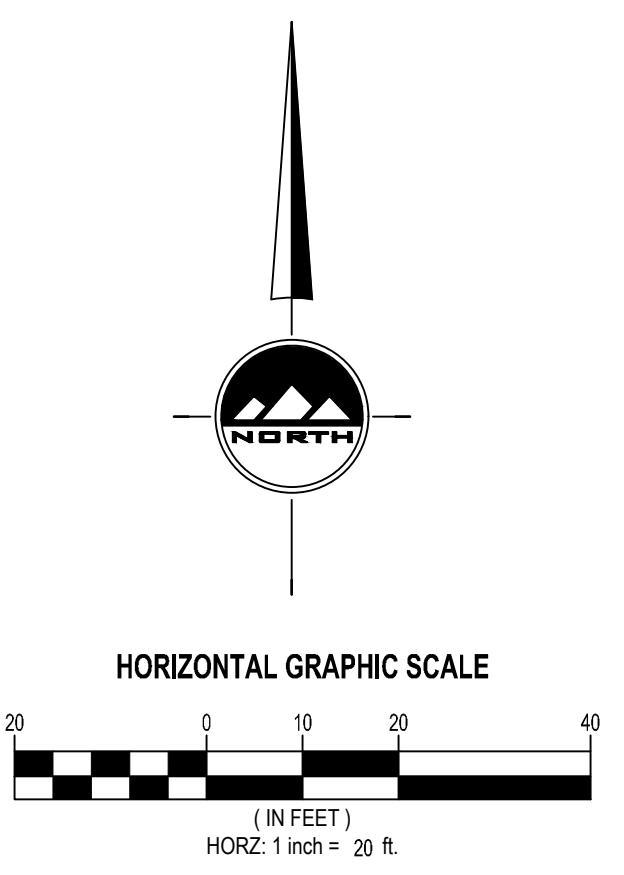


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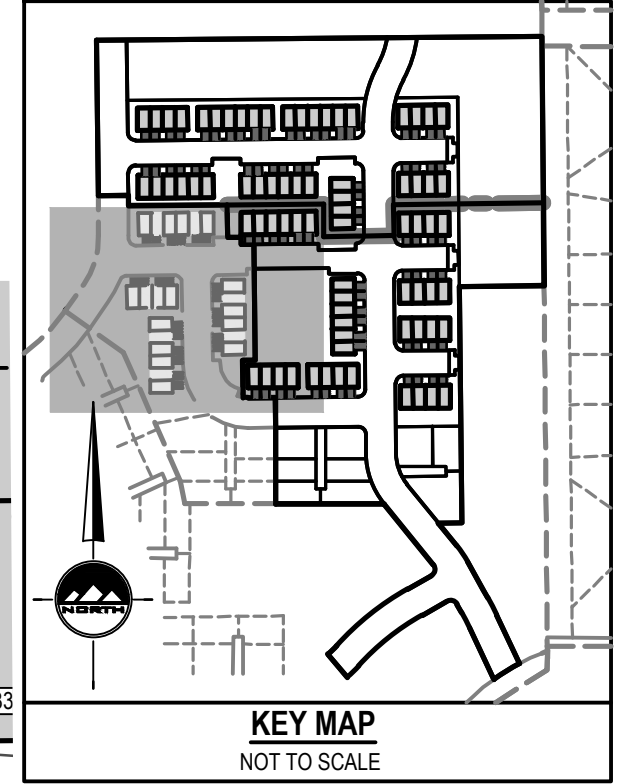
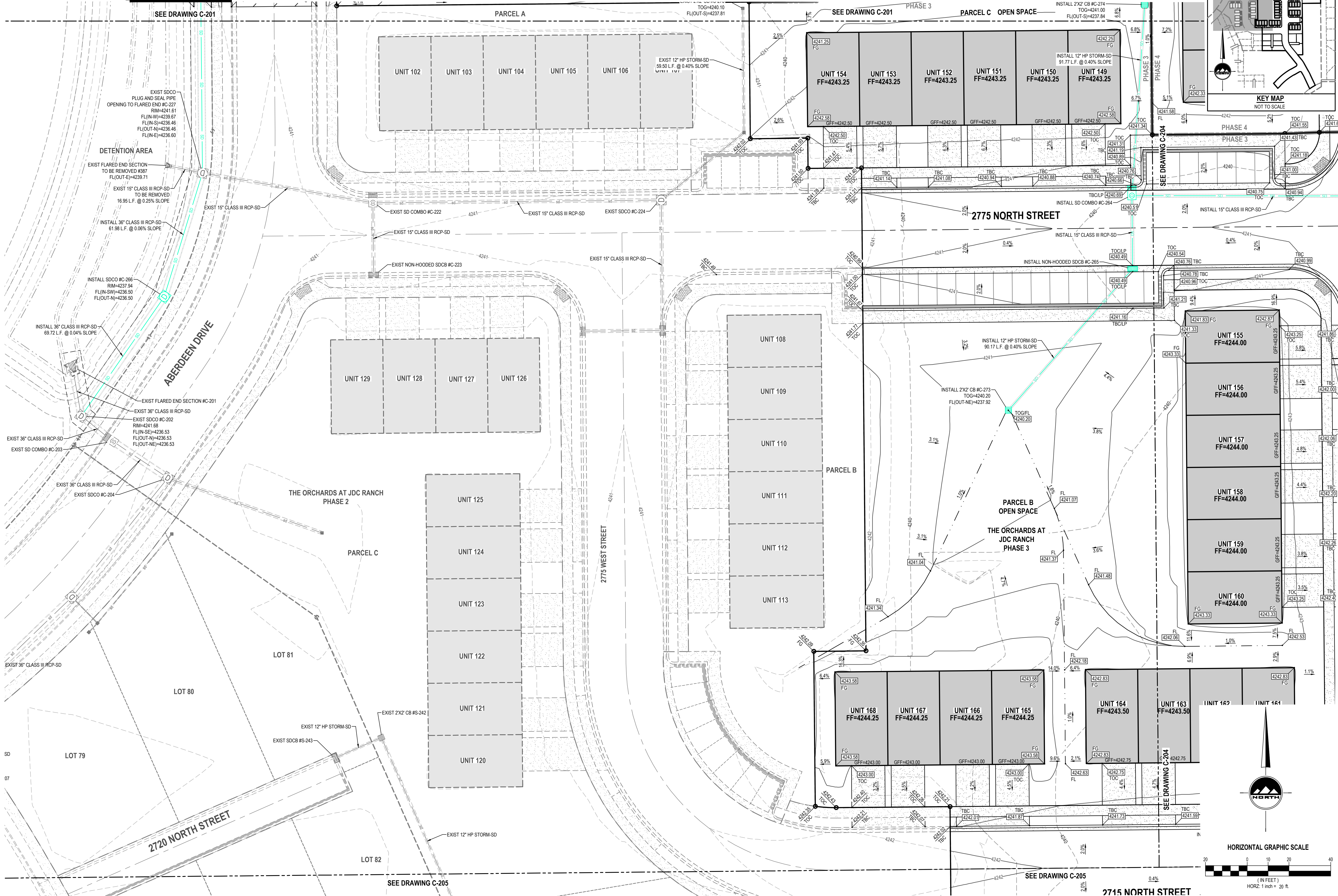
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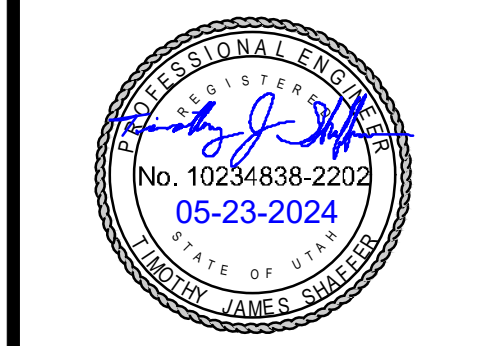
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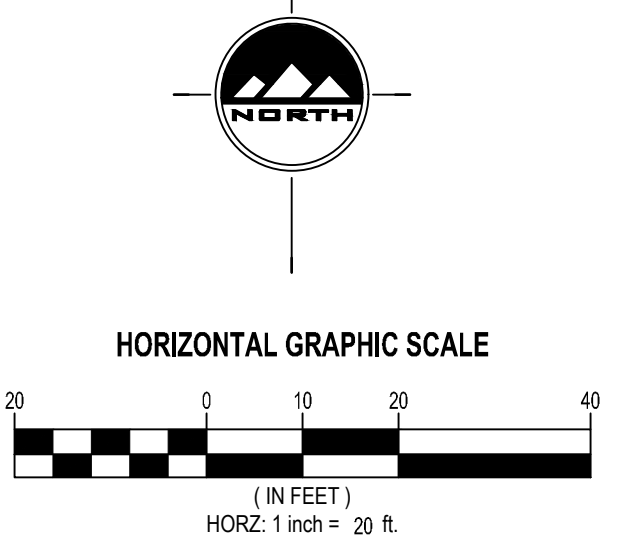


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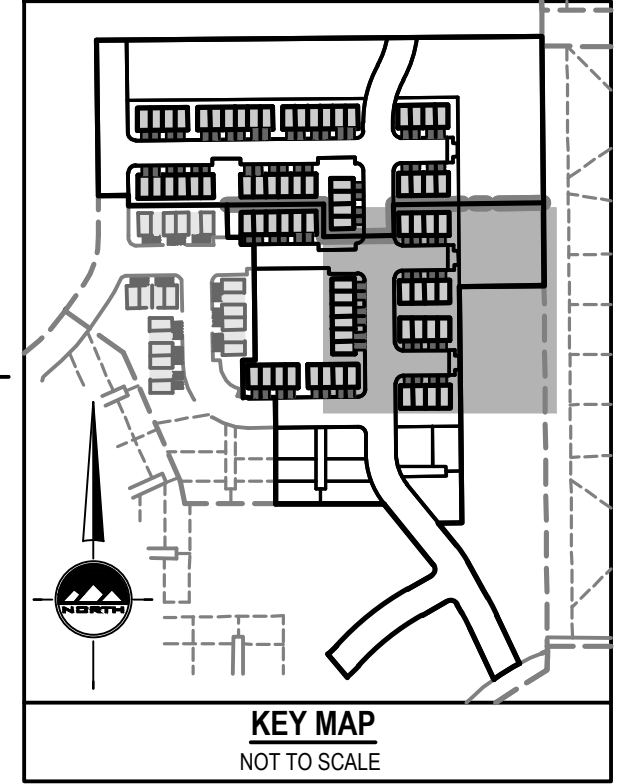
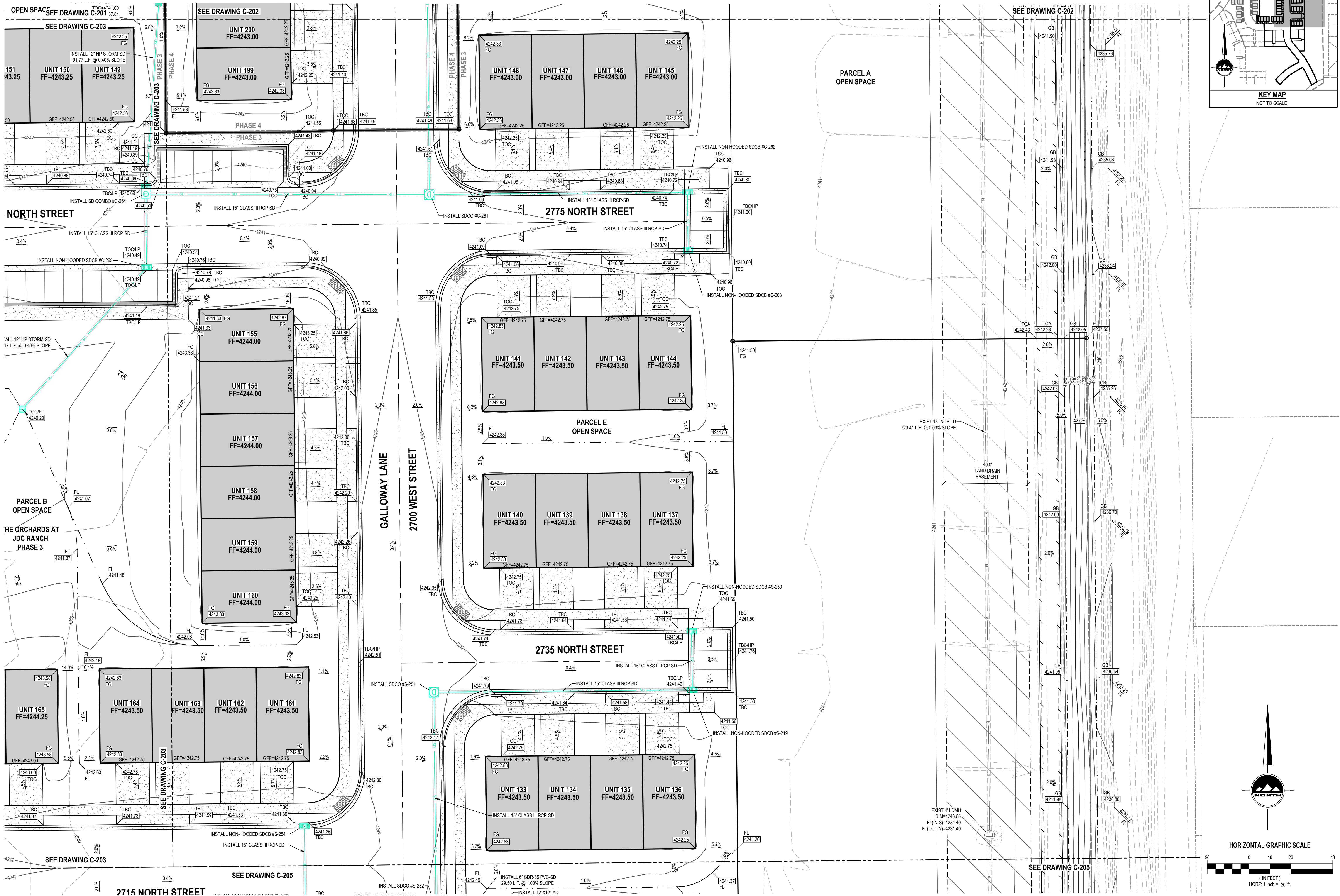
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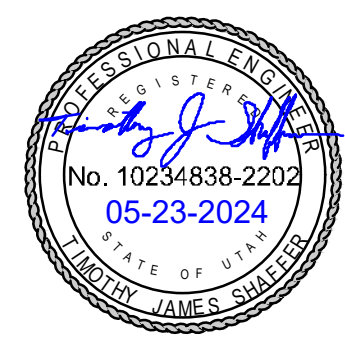
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 PHASES 3 AND 4
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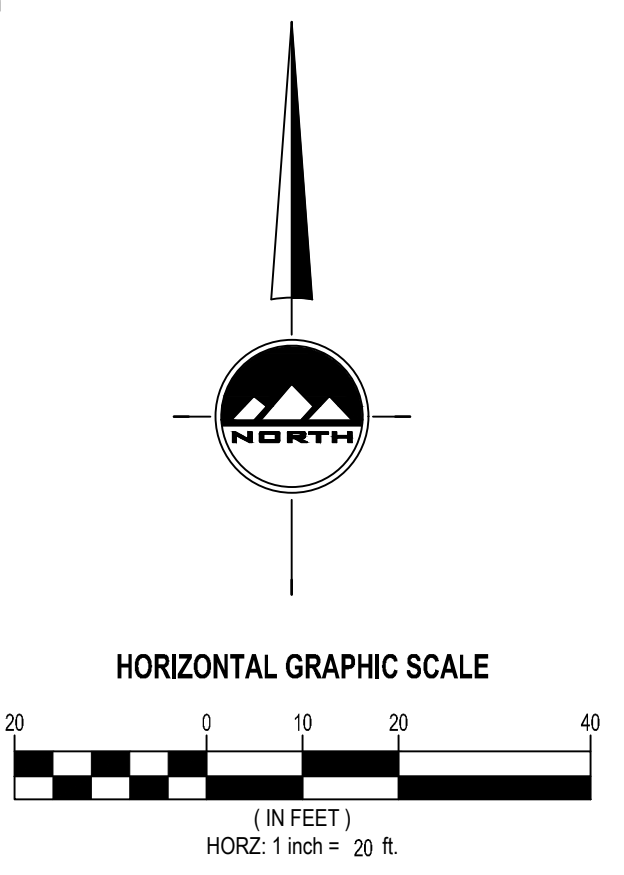


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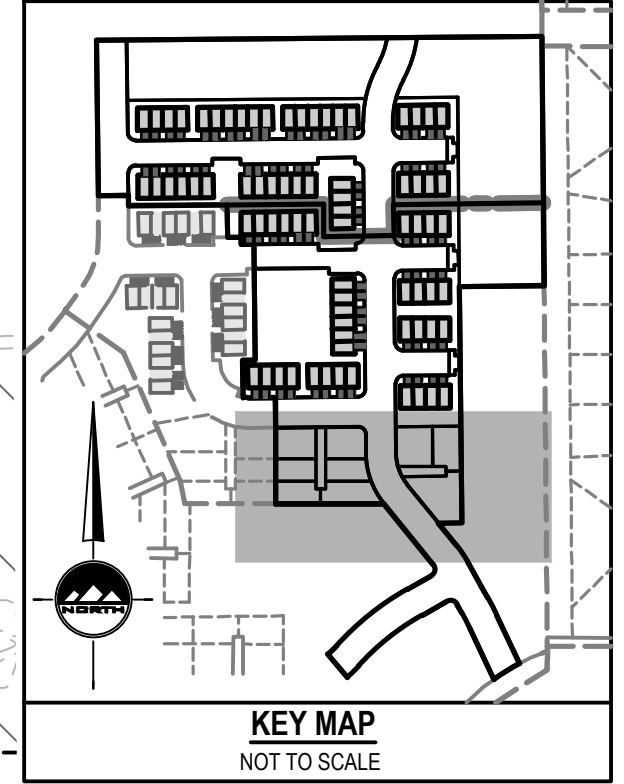
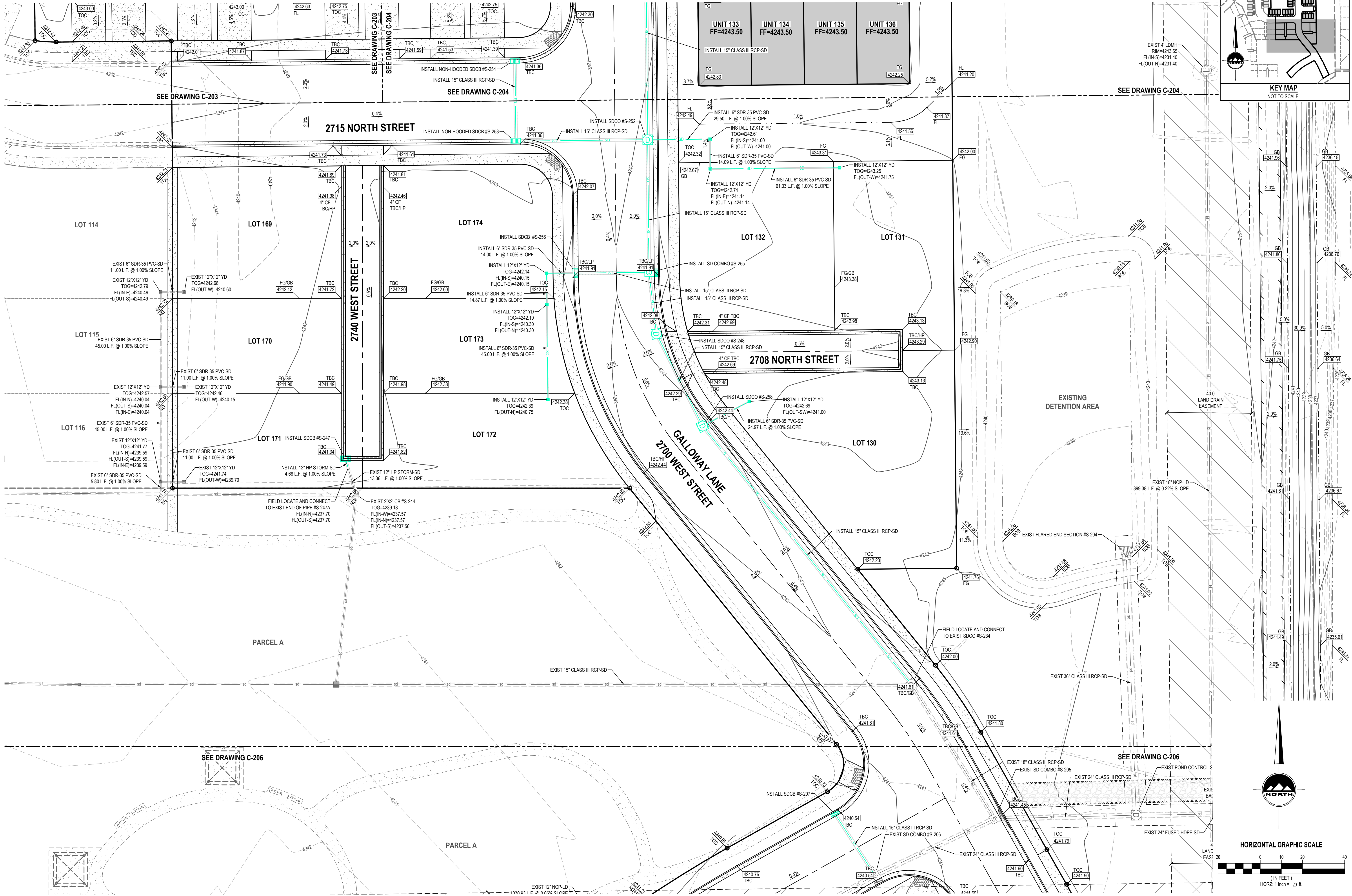
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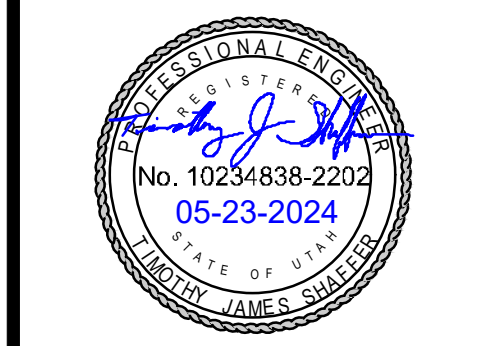
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WEBER COUNTY, UTAH**

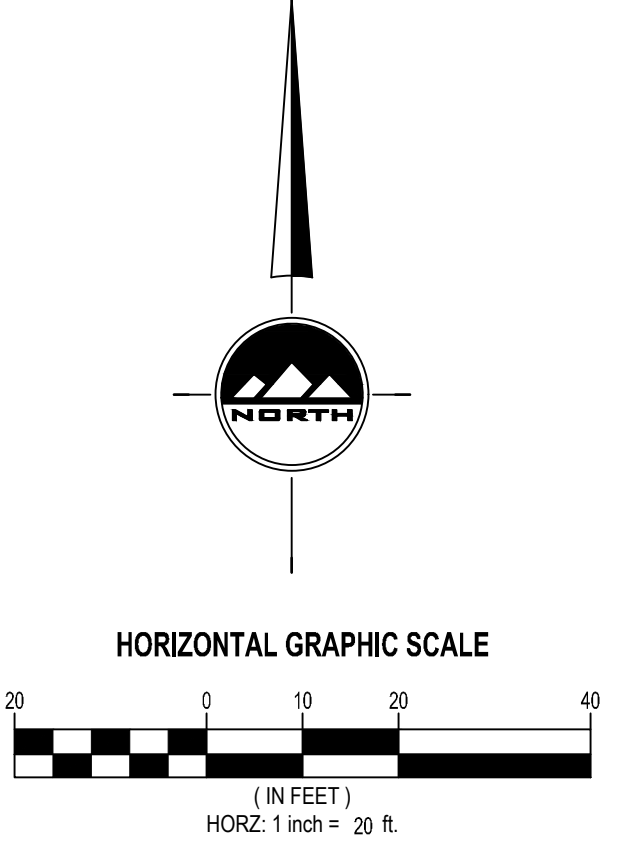


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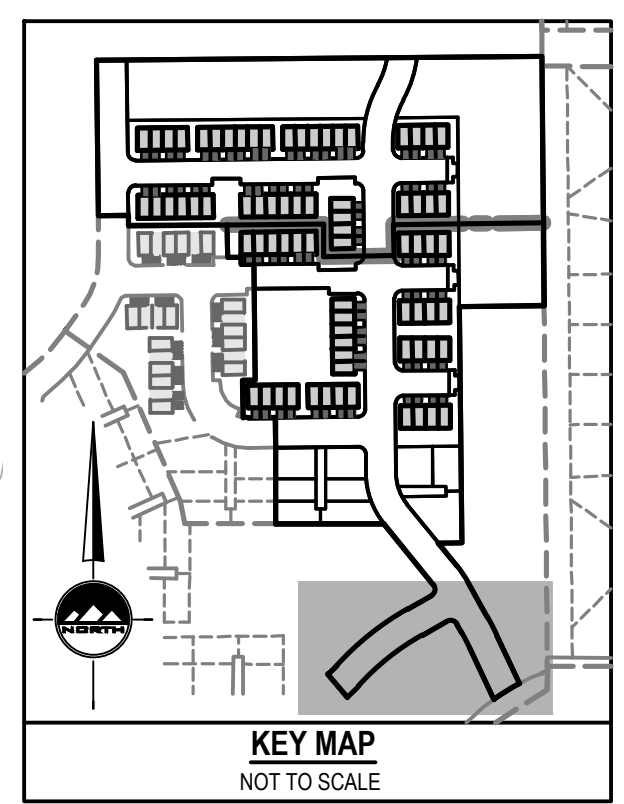
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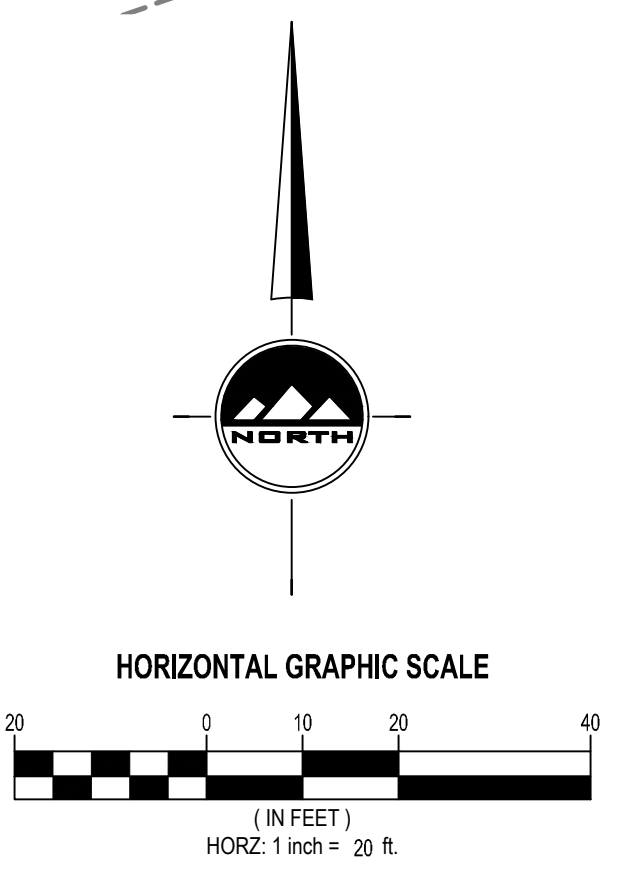
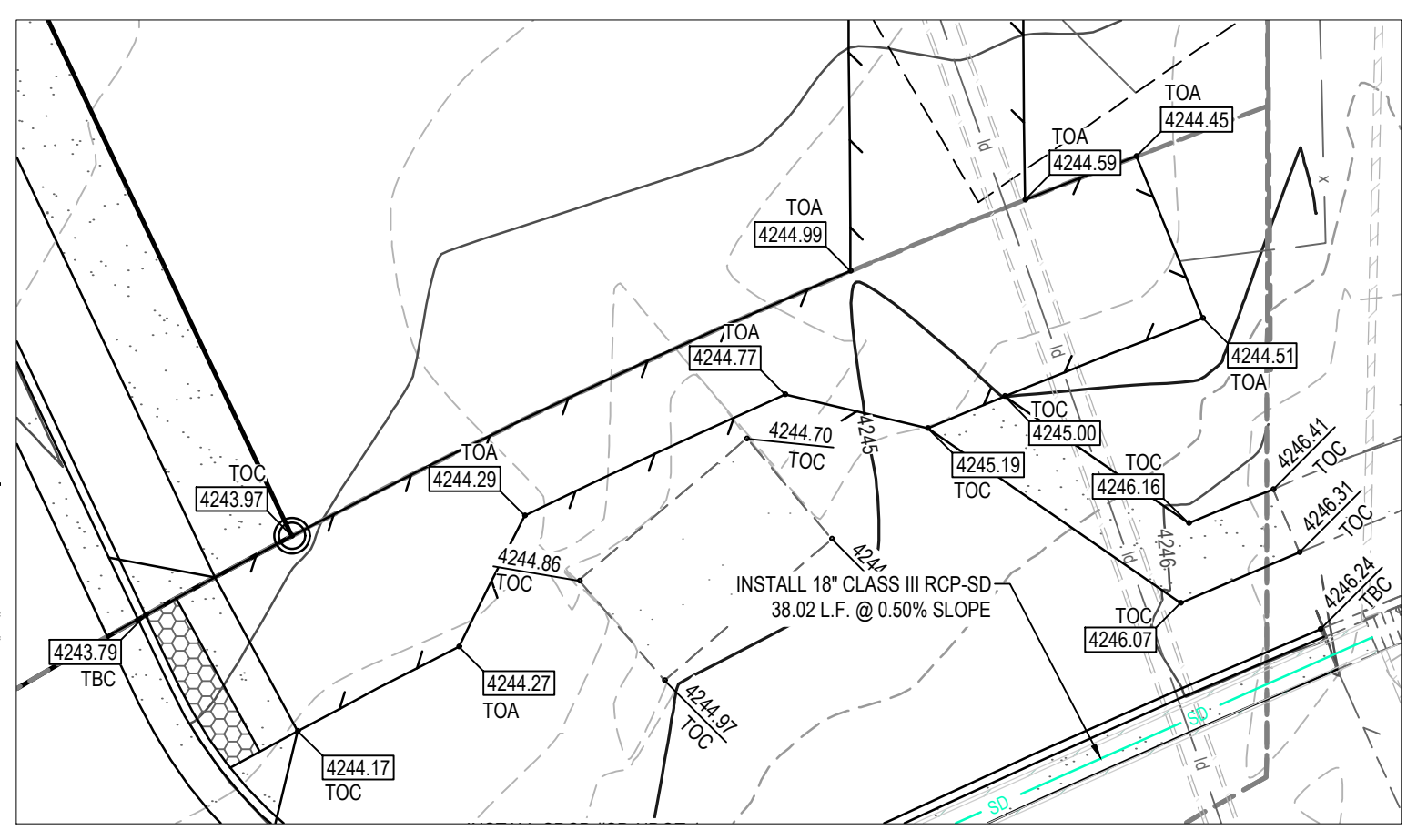
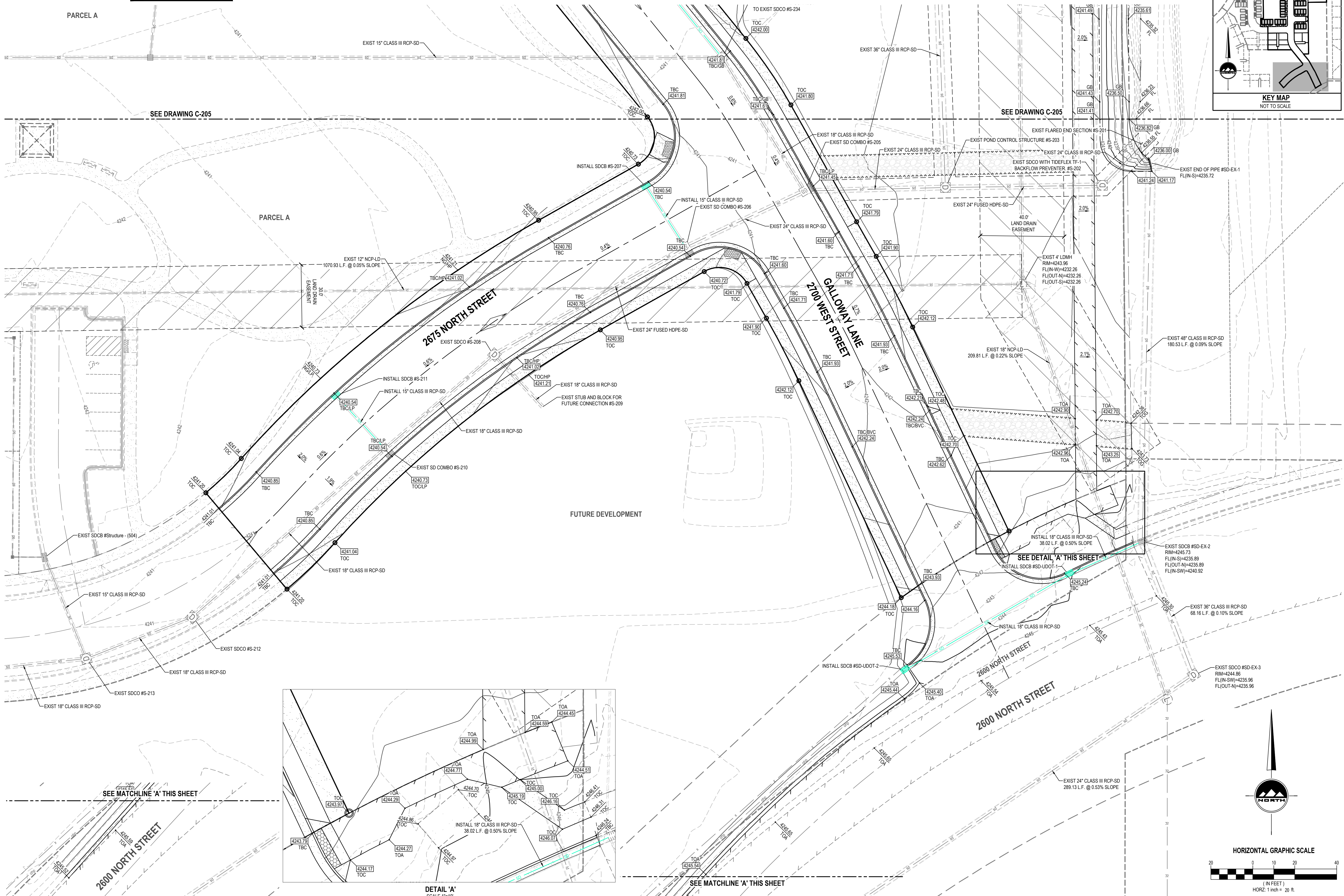
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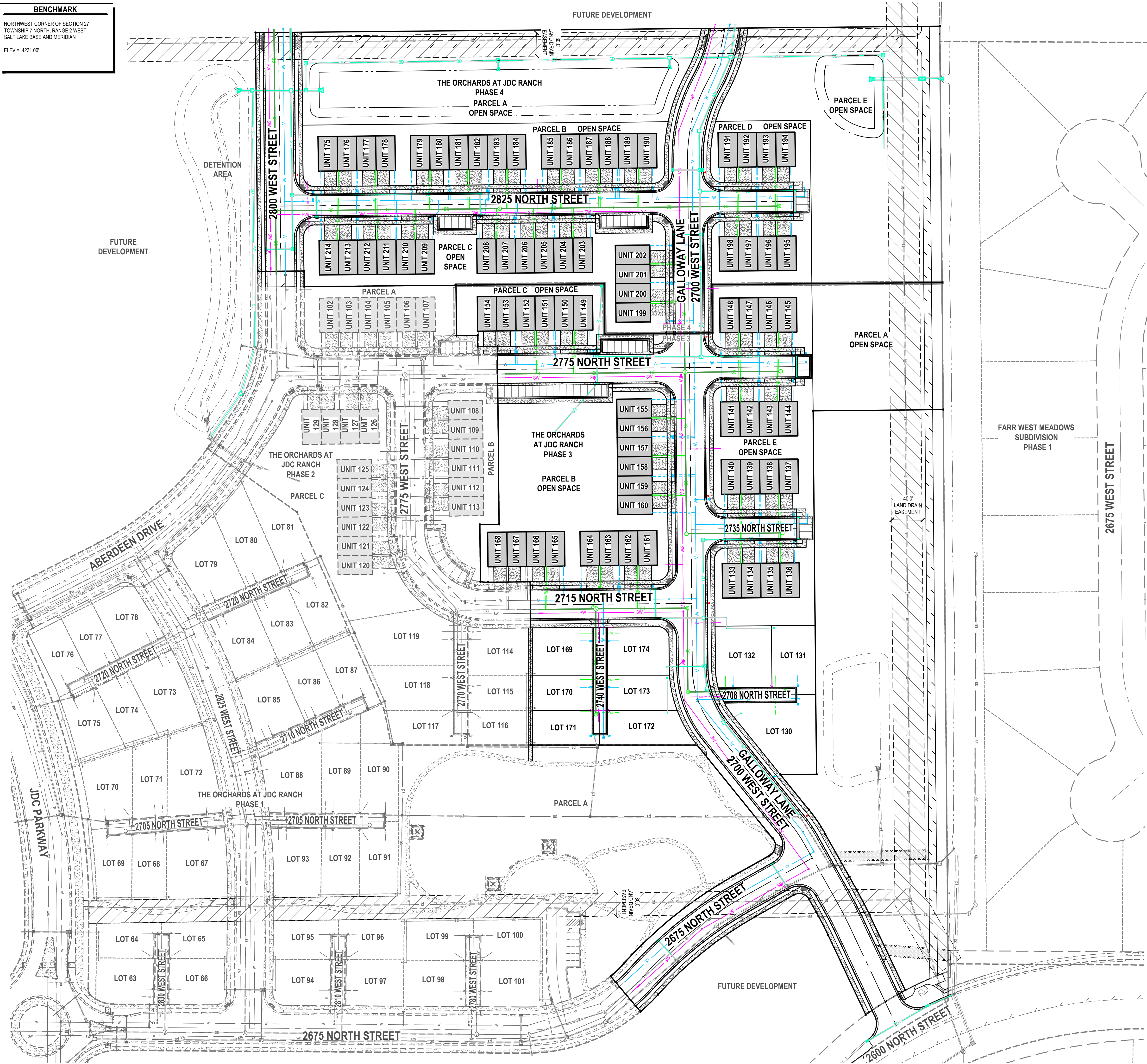
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- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION 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.
 5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 6. 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.
 7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 8. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 9. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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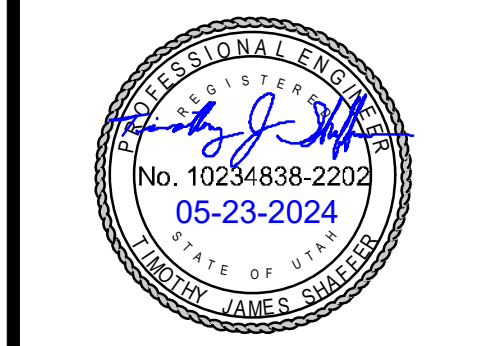
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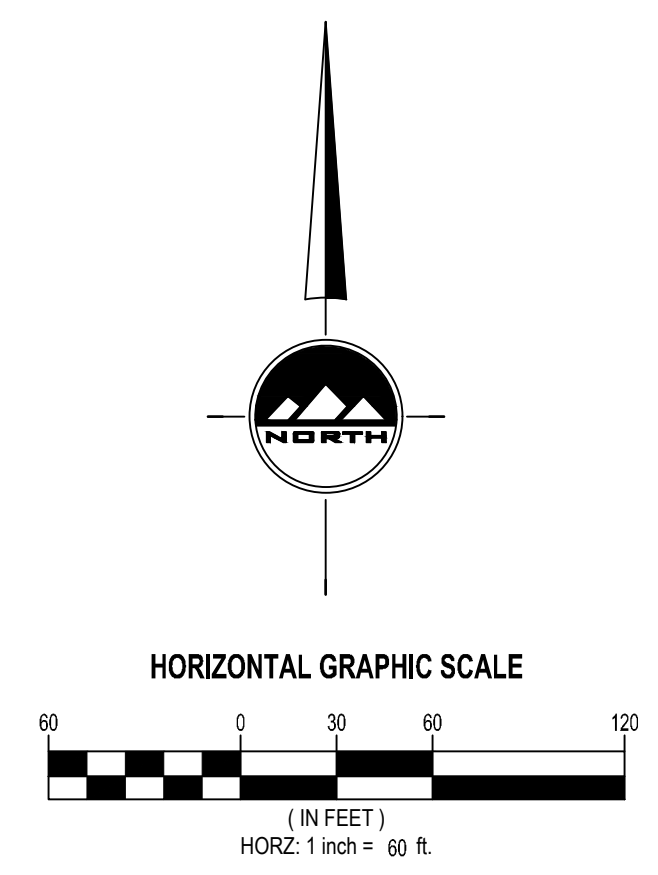


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OVERALL UTILITY PLAN

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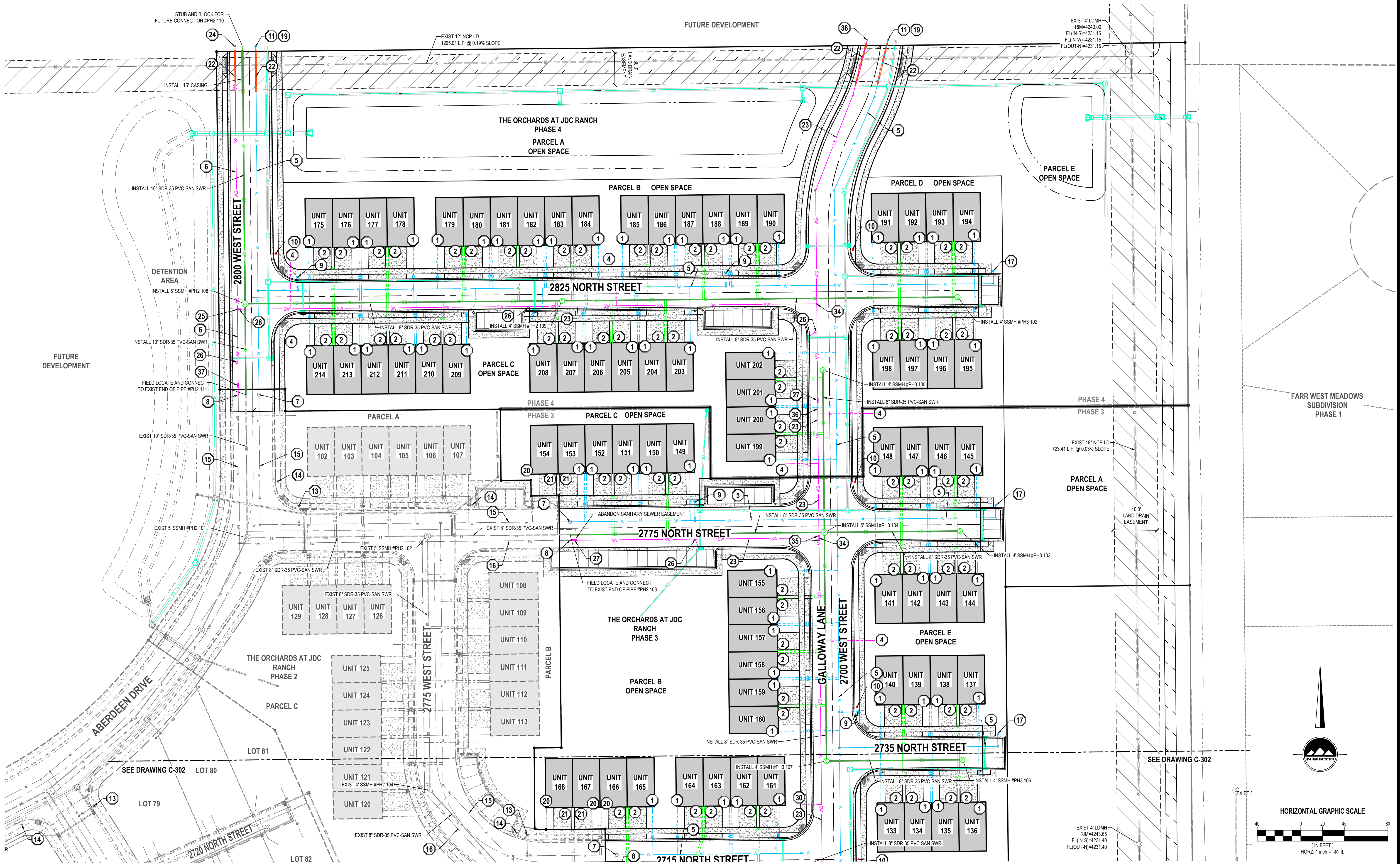




BENCHMARK
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 ELEV = 4231.00'

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. INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
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 6" 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 WATERLINE 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. EXIST WATER LATERAL
21. EXIST SANITARY SEWER LATERAL
22. INSTALL 12" CASING
23. INSTALL 6" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
24. INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
25. INSTALL 8" MJ X 6" FLG TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
26. INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
27. INSTALL 6" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
28. INSTALL 6" FLG X MJ GATE VALVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
29. NOT USED
30. INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
31. INSTALL 6" 90° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
32. INSTALL 6" 45° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
33. INSTALL 6" MJ TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
34. INSTALL 6" FLG X MJ TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
35. INSTALL 6" FLG X MJ GATE VALVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
36. INSTALL 6" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
37. INSTALL 8" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS



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 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH

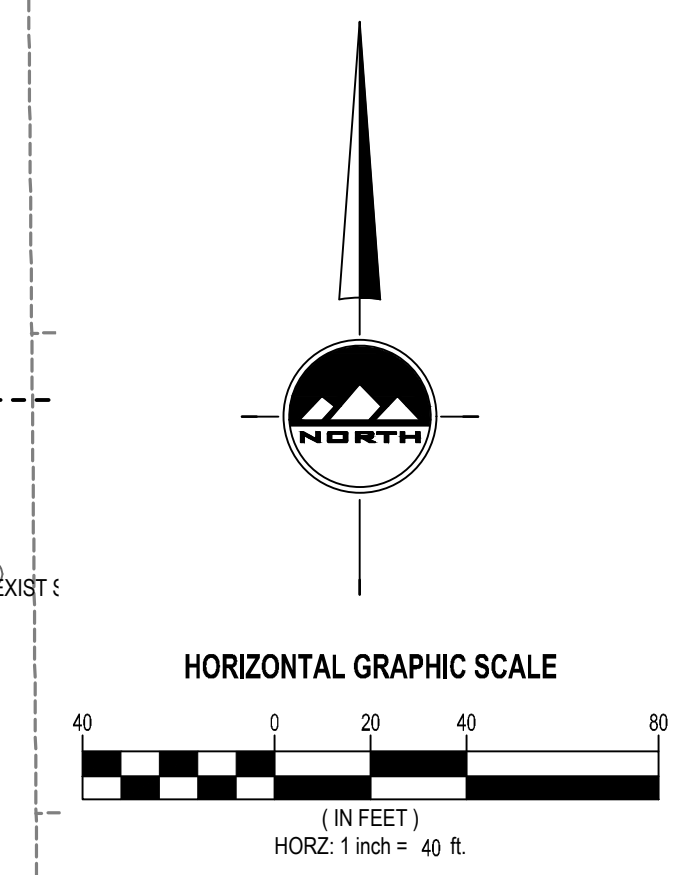


NO. DATE REASON FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

C-301

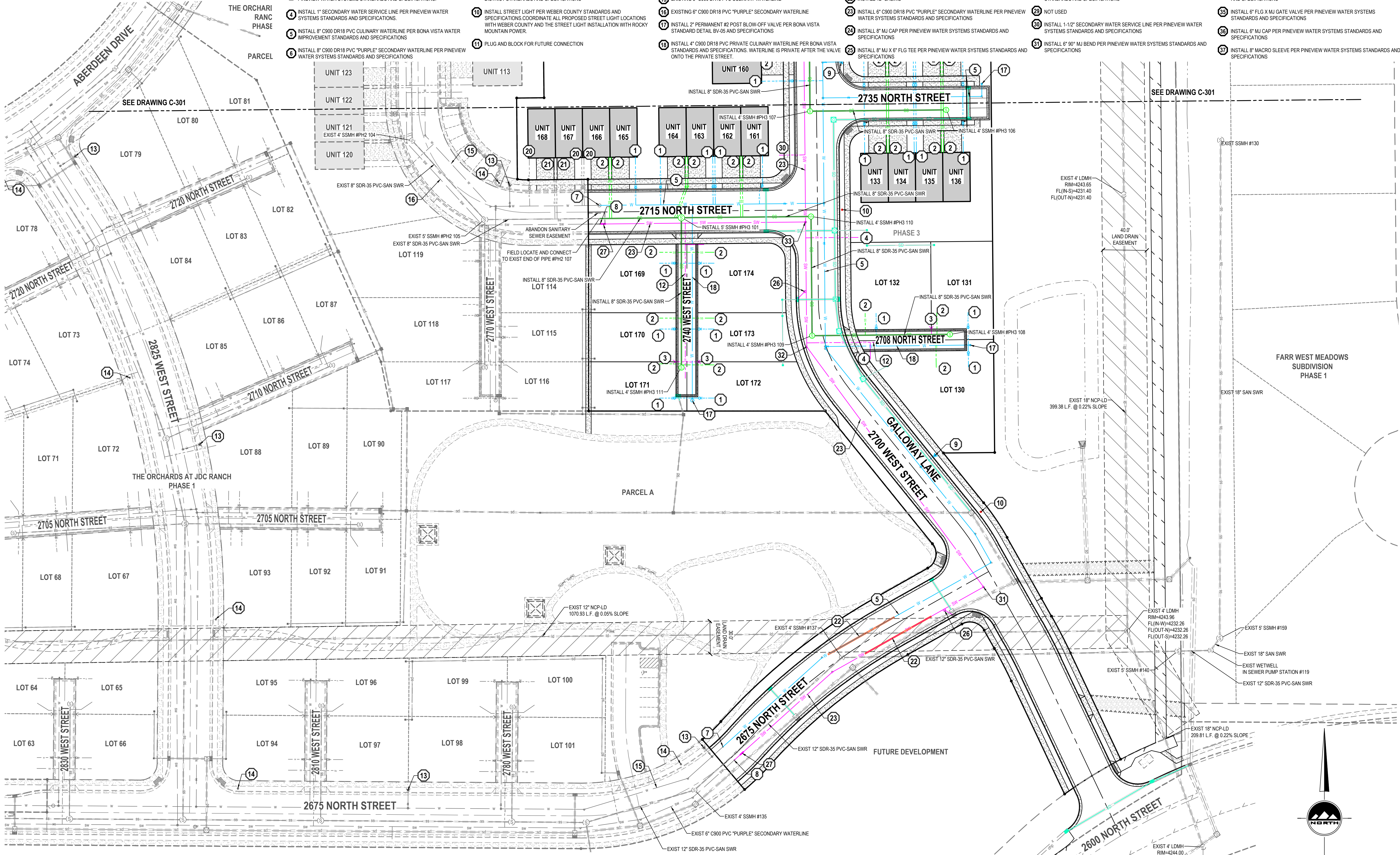




BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4231.00'

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 TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER FLAIN CITY 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 6" C900 DR18 PVC CULINARY WATERLINE.
16. EXISTING 6" 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 WATERLINE 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. EXIST WATER LATERAL.
21. EXIST SANITARY SEWER LATERAL.
22. INSTALL 12" CASING.
23. INSTALL 6" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
24. INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
25. INSTALL 8" MJ X 6" FLG TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
26. INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
27. INSTALL 6" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
28. INSTALL 6" FLG X MJ GATE VALVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
29. NOT USED.
30. INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
31. INSTALL 6" 90° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
32. INSTALL 6" 45° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
33. INSTALL 6" MJ TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
34. INSTALL 6" FLG X FLG X MJ TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
35. INSTALL 6" FLG X MJ GATE VALVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
36. INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
37. INSTALL 8" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.



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**THE ORCHARDS AT JDC RANCH
 PHASES 3 AND 4
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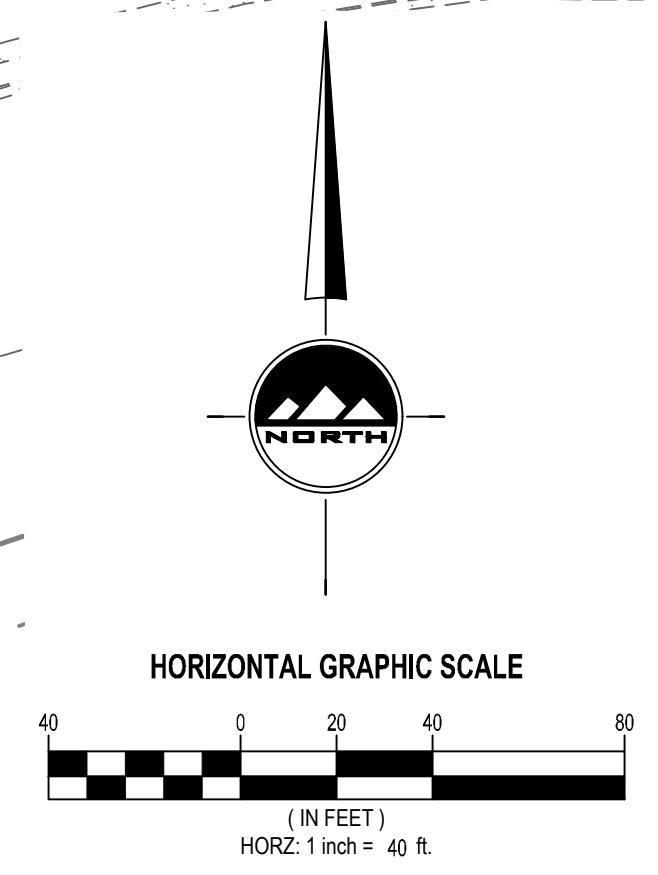


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UTILITY PLAN

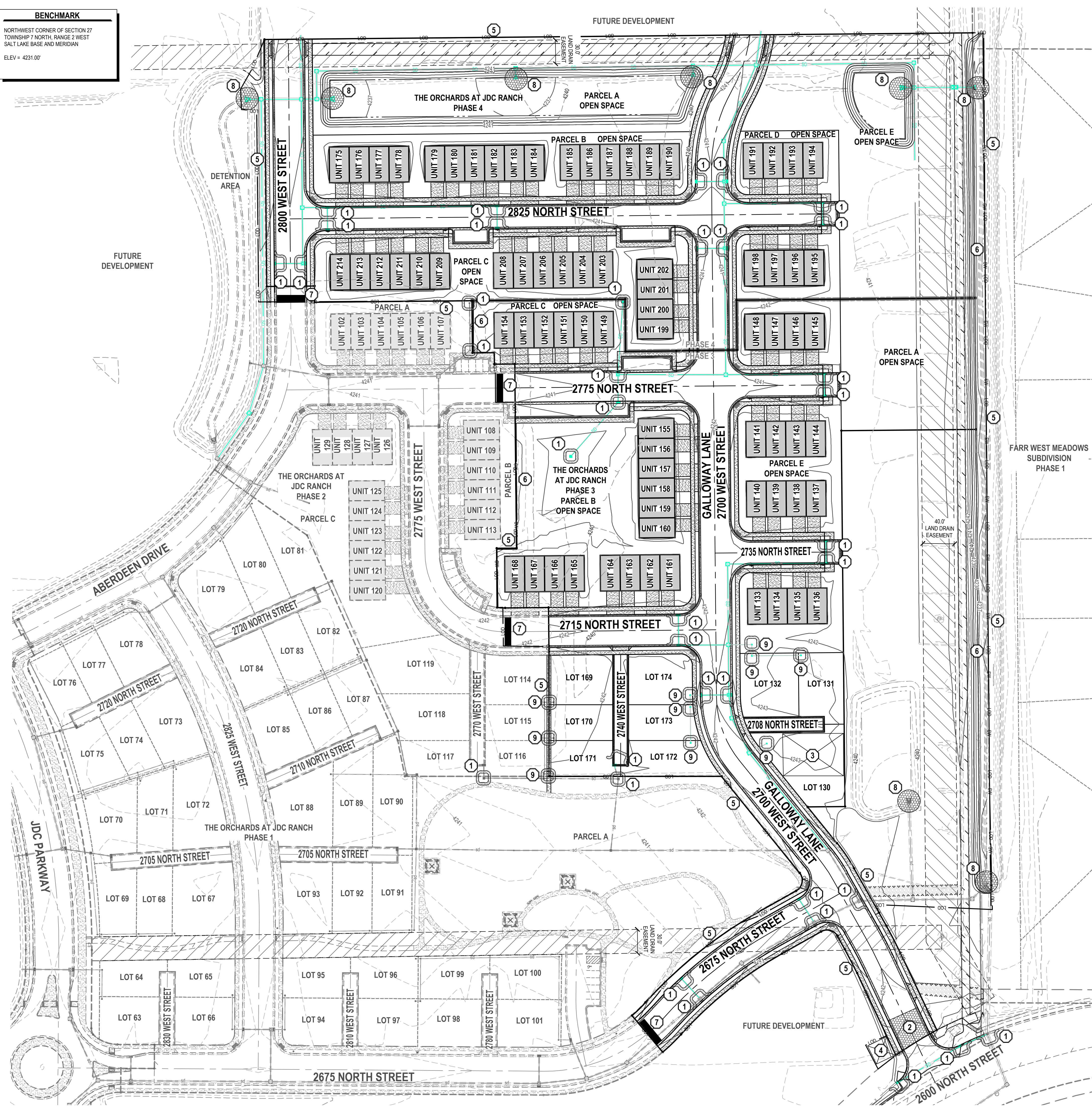
PROJECT NUMBER 9872 PRINT DATE 2024-05-24
 PROJECT MANAGER CP DESIGNED BY TS

C-302





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



- GENERAL NOTES**
- 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 (BMPs) 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 ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

- 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:
- INLET PROTECTION PER DETAIL 1/C-500.
 - VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
 - SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - CONCRETE CLEANOUT LINED BASIN OR DUMPSTER.
 - LIMITS OF DISTURBANCE.
 - INSTALL TEMPORARY STRAW WATTLE OR EQUIVALENT BMP PER DETAIL 5/C-500.
 - BLOCK ENTRANCE DURING CONSTRUCTION.
 - INSTALL OUTLET PROTECTION PER DETAIL 2/C-501.
 - INSTALL INLET PROTECTION PER DETAIL 7/C-501.

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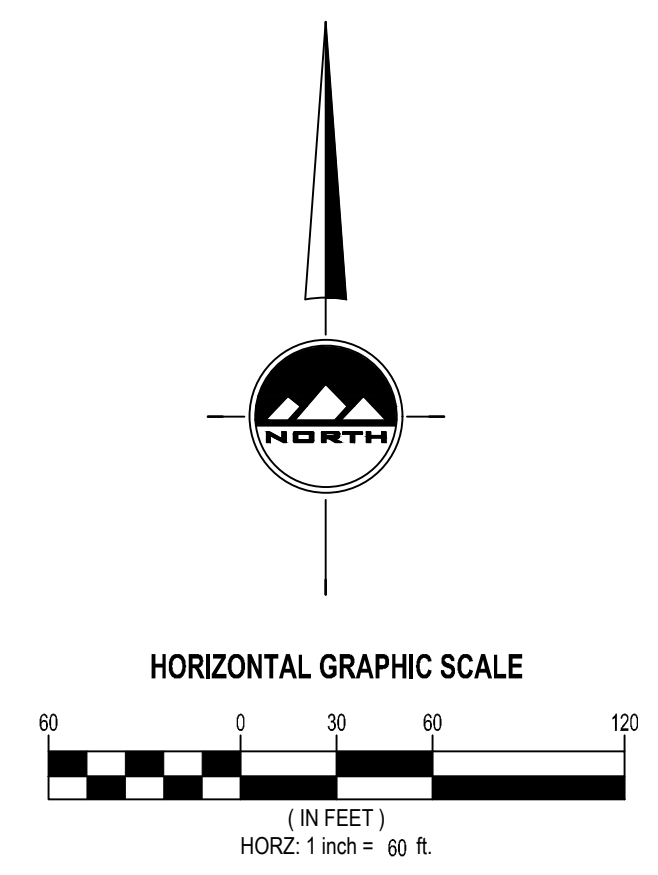


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OVERALL EROSION CONTROL PLAN

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

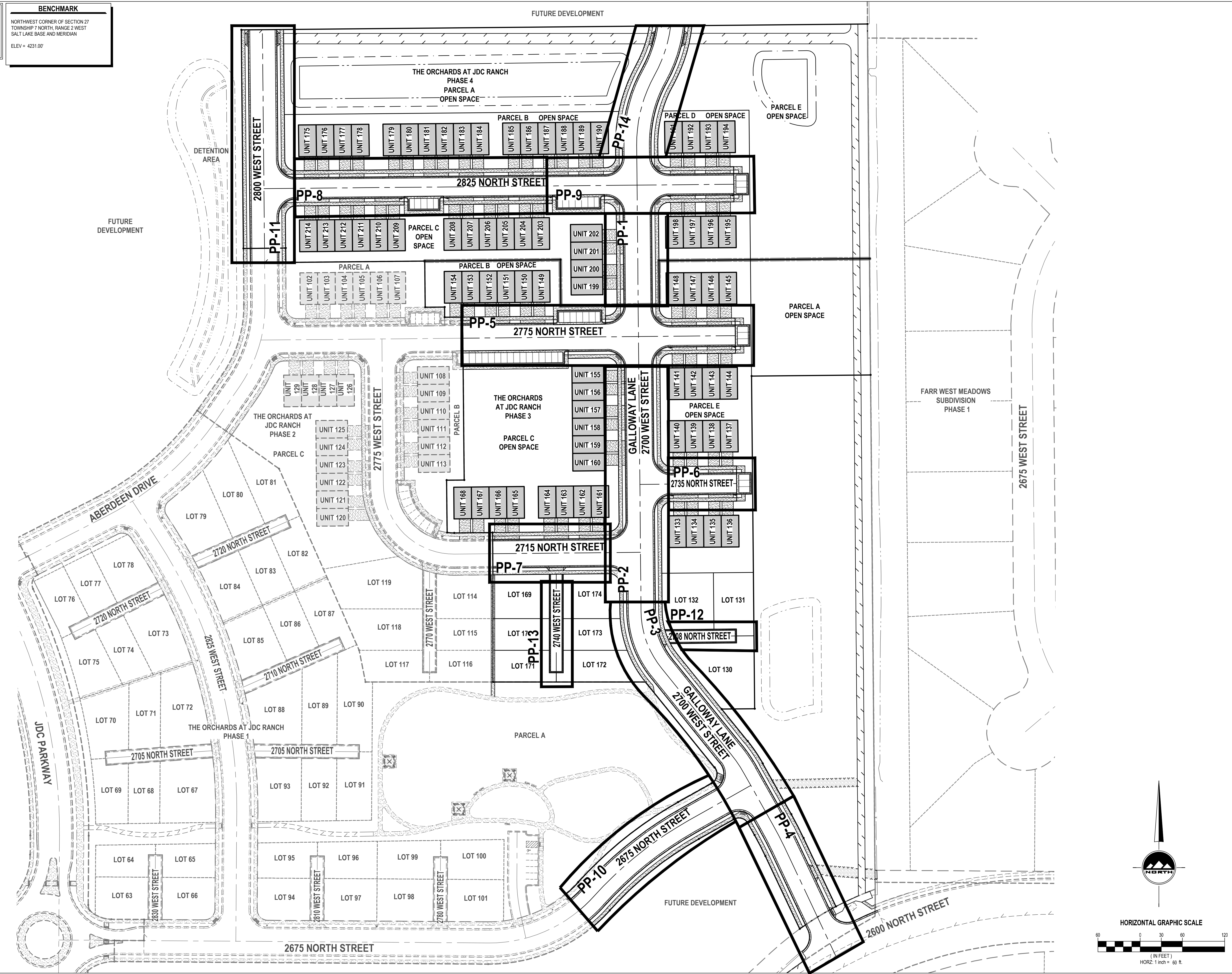
C-400



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

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

BENCHMARK
NORTHWEST CORNER OF SECTION 27
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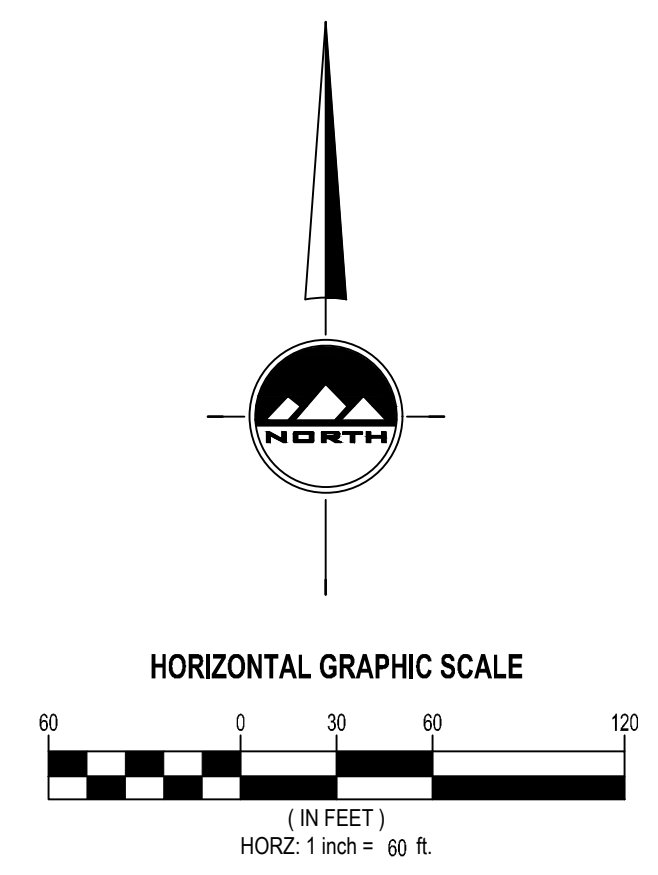


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**PLAN AND PROFILE
KEY MAP**

PROJECT NUMBER 9872
PRINT DATE 2024-05-23
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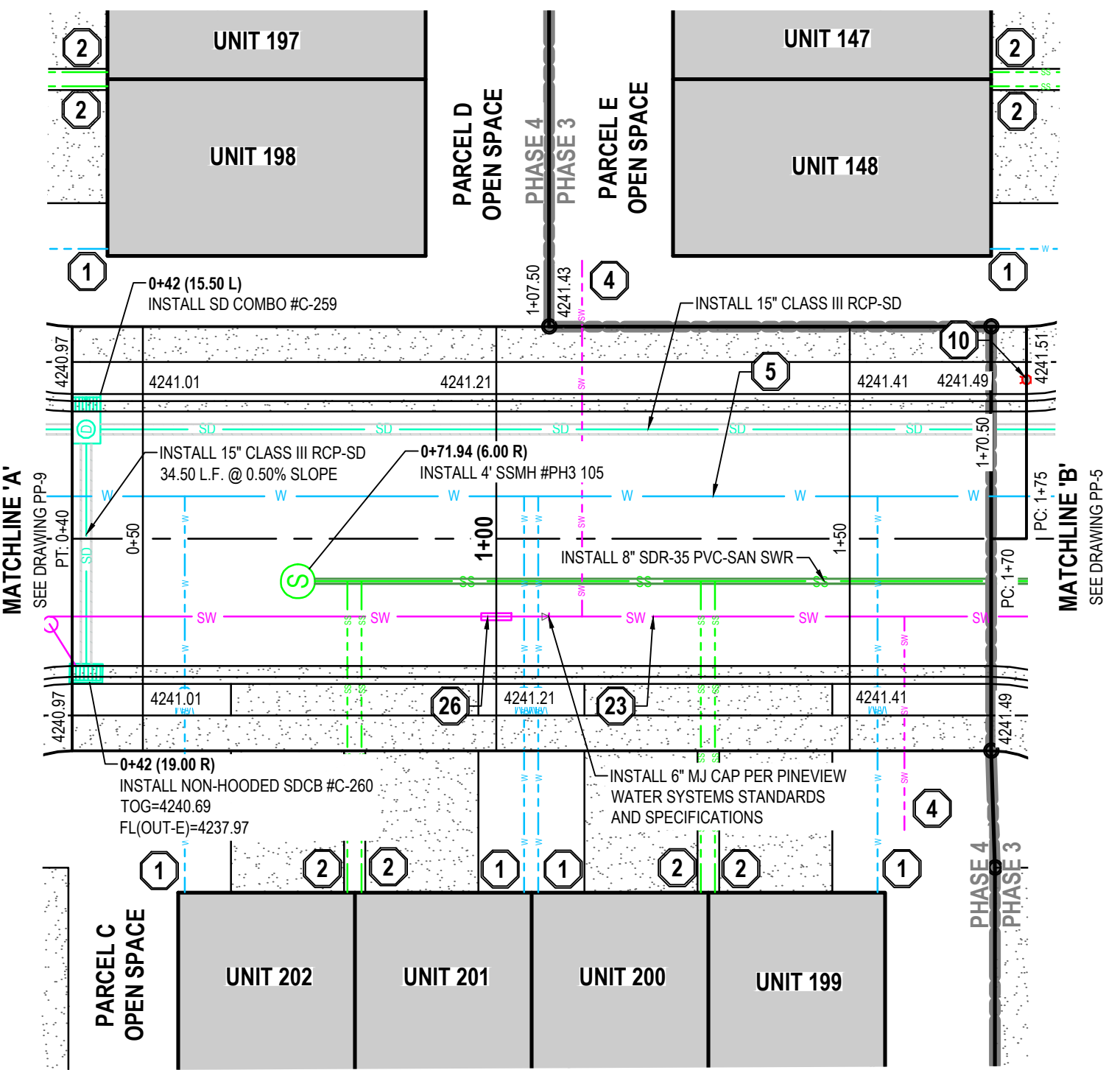
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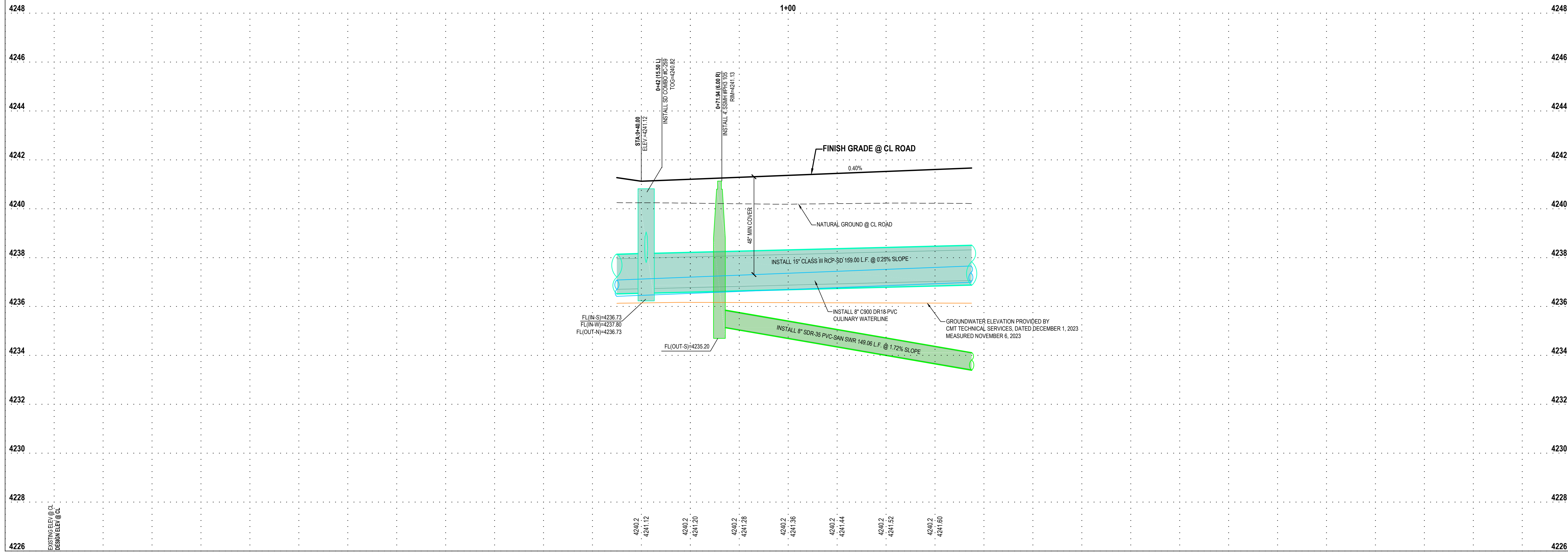
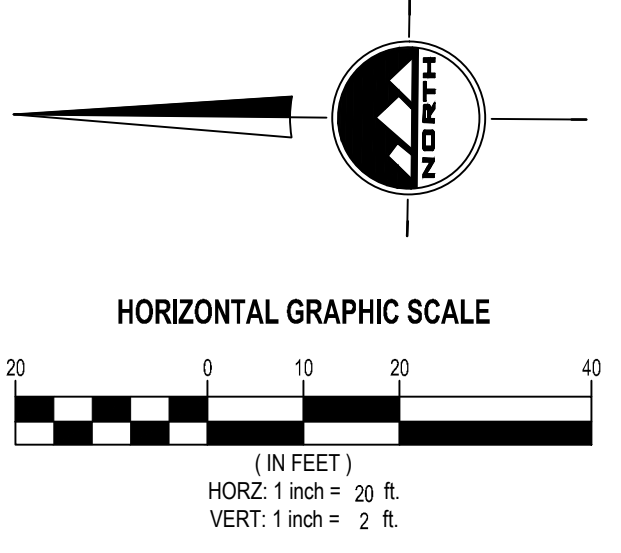
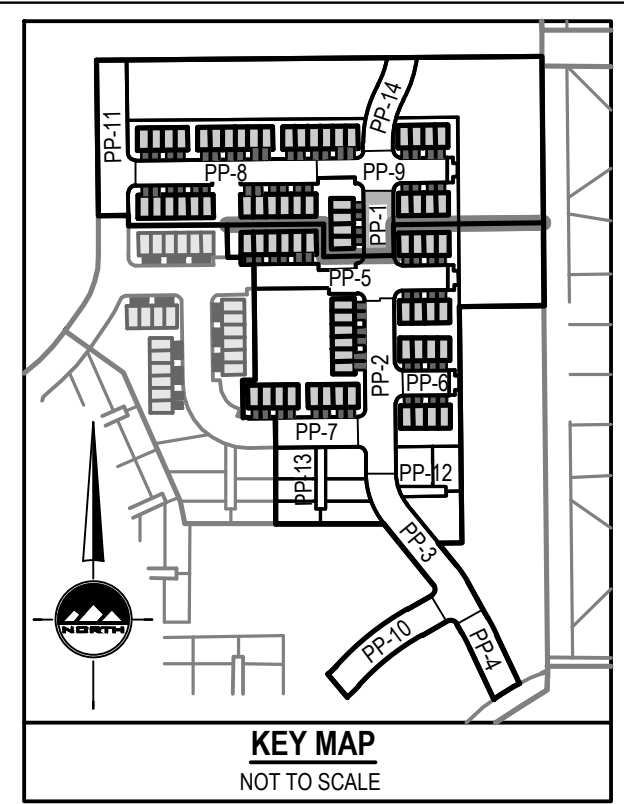


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GALLOWAY LANE (2700 WEST STREET)



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NO. DATE REVISION FOR REVIEW

GALLOWAY LANE (2700 WEST STREET)
PLAN AND PROFILE

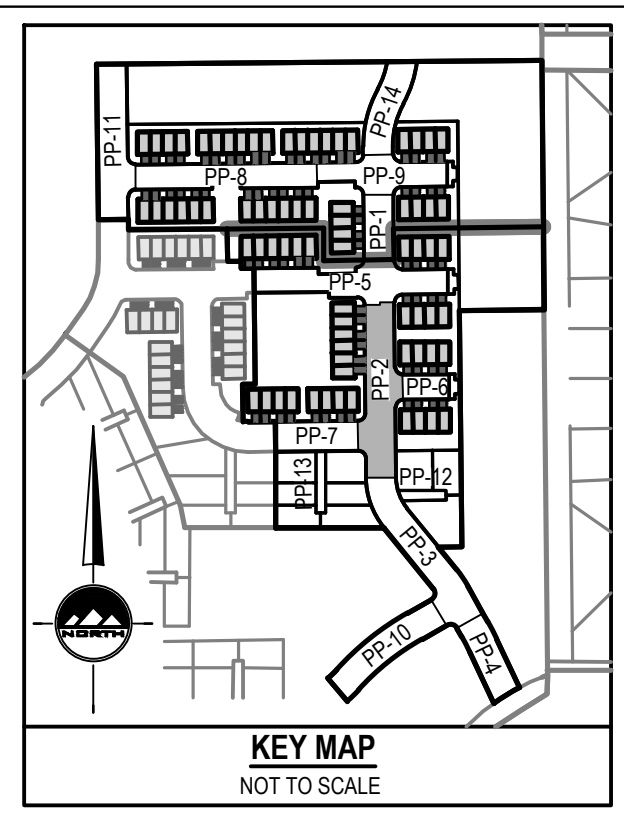
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PP-1



BENCHMARK
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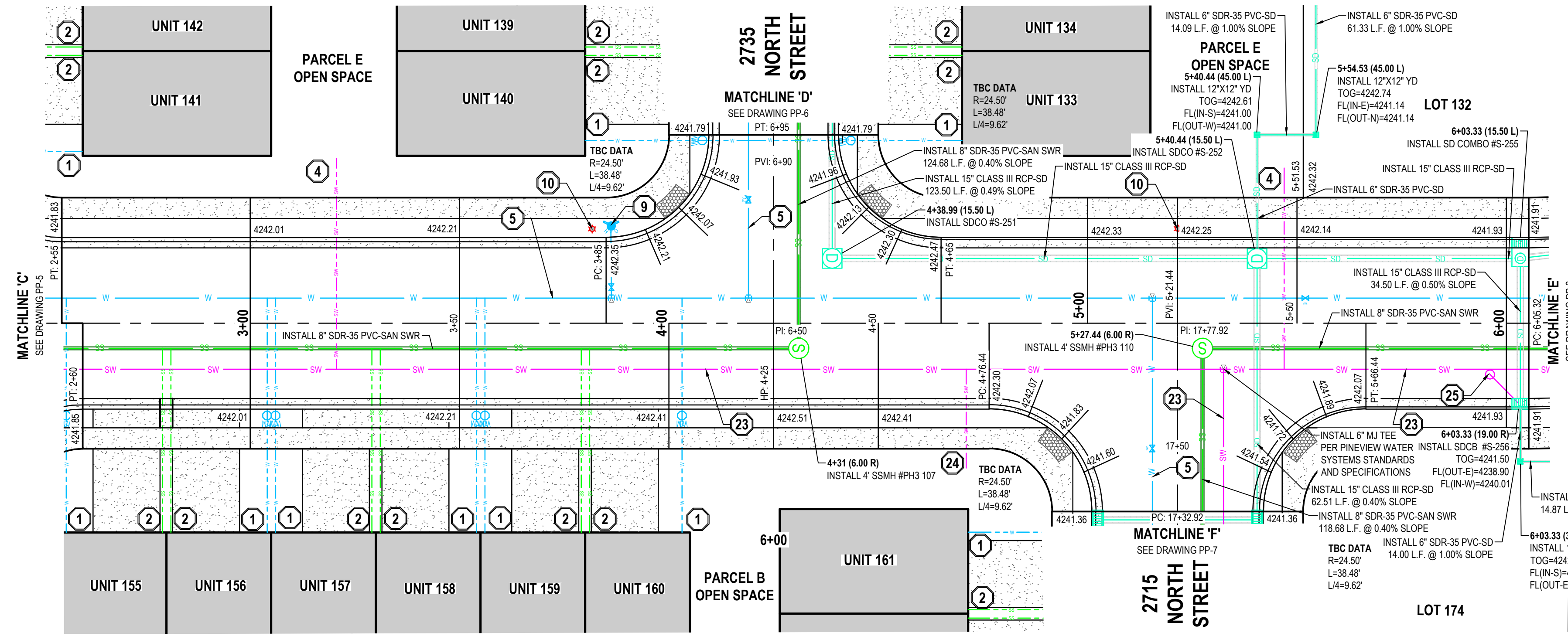
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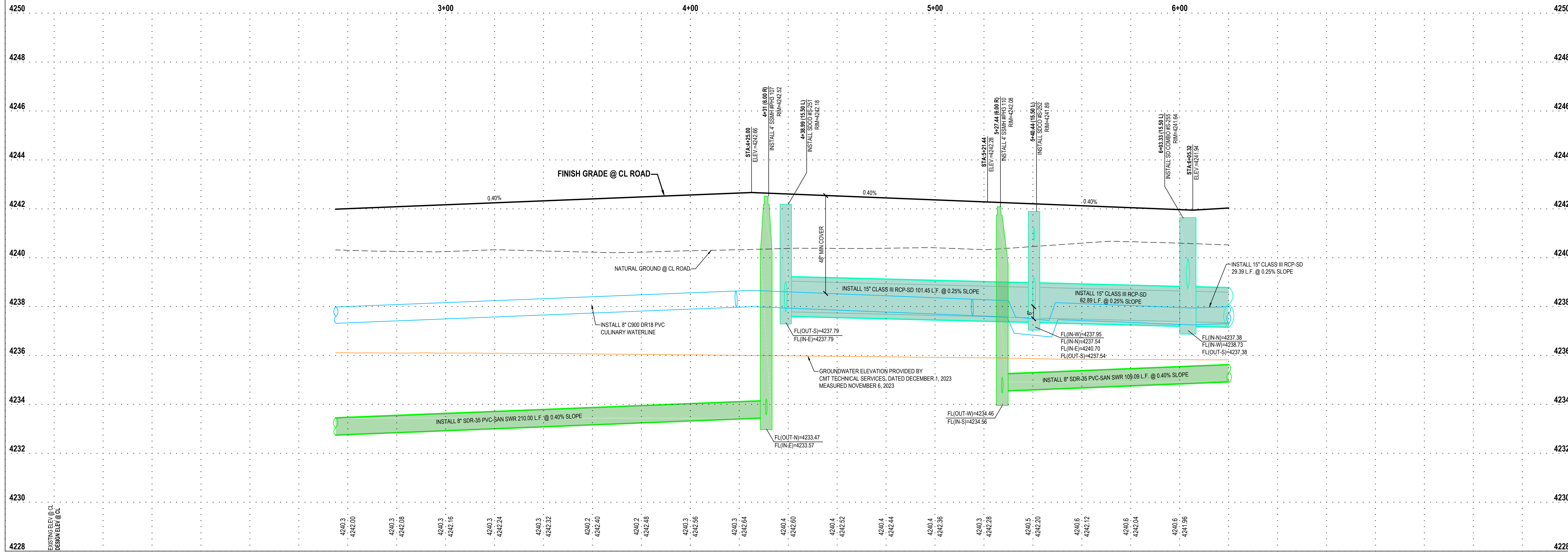
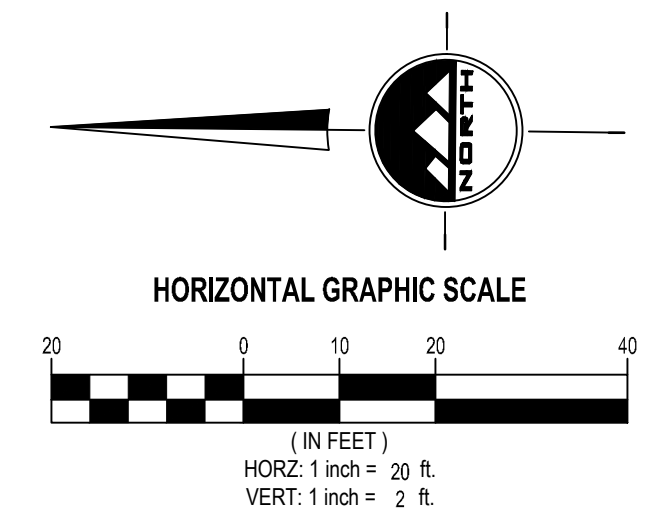
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GALLOWAY LANE (2700 WEST STREET) PLAN AND PROFILE

PROJECT NUMBER: 9872
 PRINT DATE: 2024-05-23
 PROJECT MANAGER: CP
 DESIGNED BY: TS

PP-2



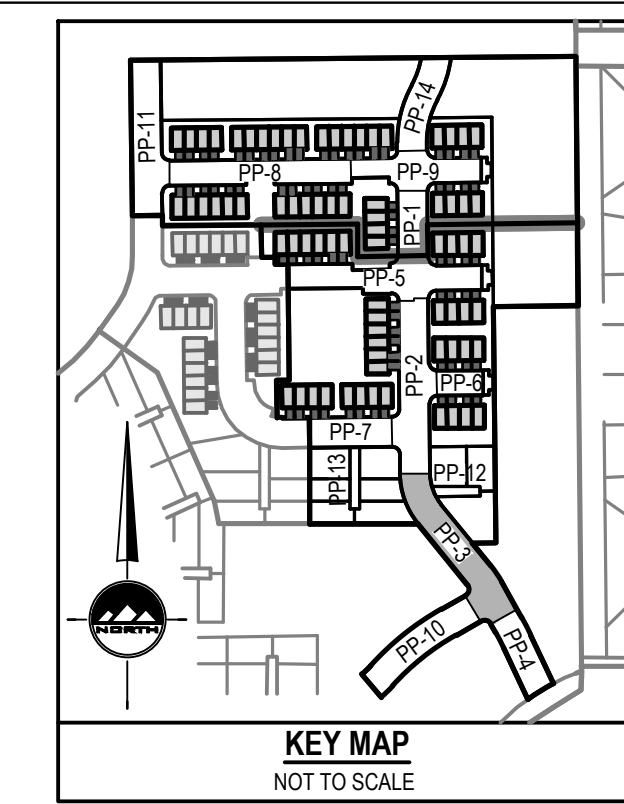
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- 12. INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP).
- 13. EXISTING FIRE HYDRANT.
- 14. EXISTING STREET LIGHT.
- 15. EXISTING 8" C900 DR18 PVC CULINARY WATERLINE.
- 16. EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
- 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 WATERLINE 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. EXIST WATER LATERAL.
- 21. EXIST SANITARY SEWER LATERAL.
- 22. INSTALL 12" CASING.
- 23. INSTALL 6" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS.
- 24. INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
- 25. INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
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- 27. LOOP WATERLINE UNDER STORM DRAIN PER BONA VISTA STANDARDS AND SPECIFICATIONS.
- 28. INSTALL SANITARY SEWER CLEANOUT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS.



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SANDY
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Phone: 435.843.3590

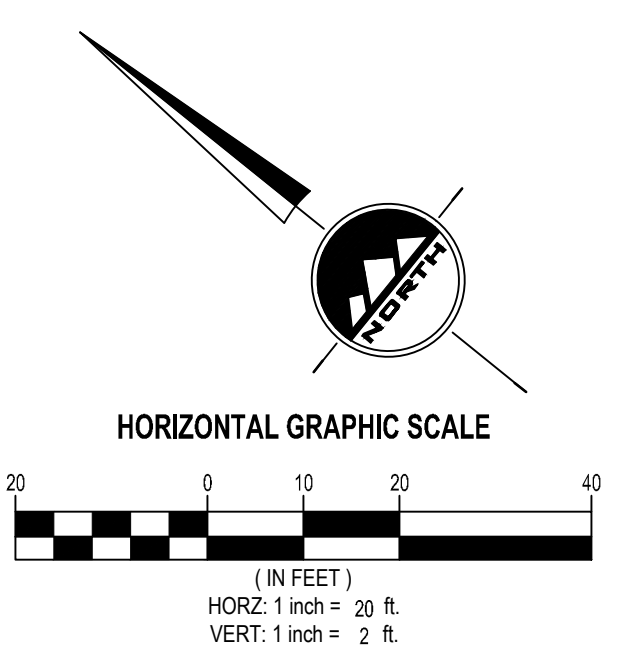
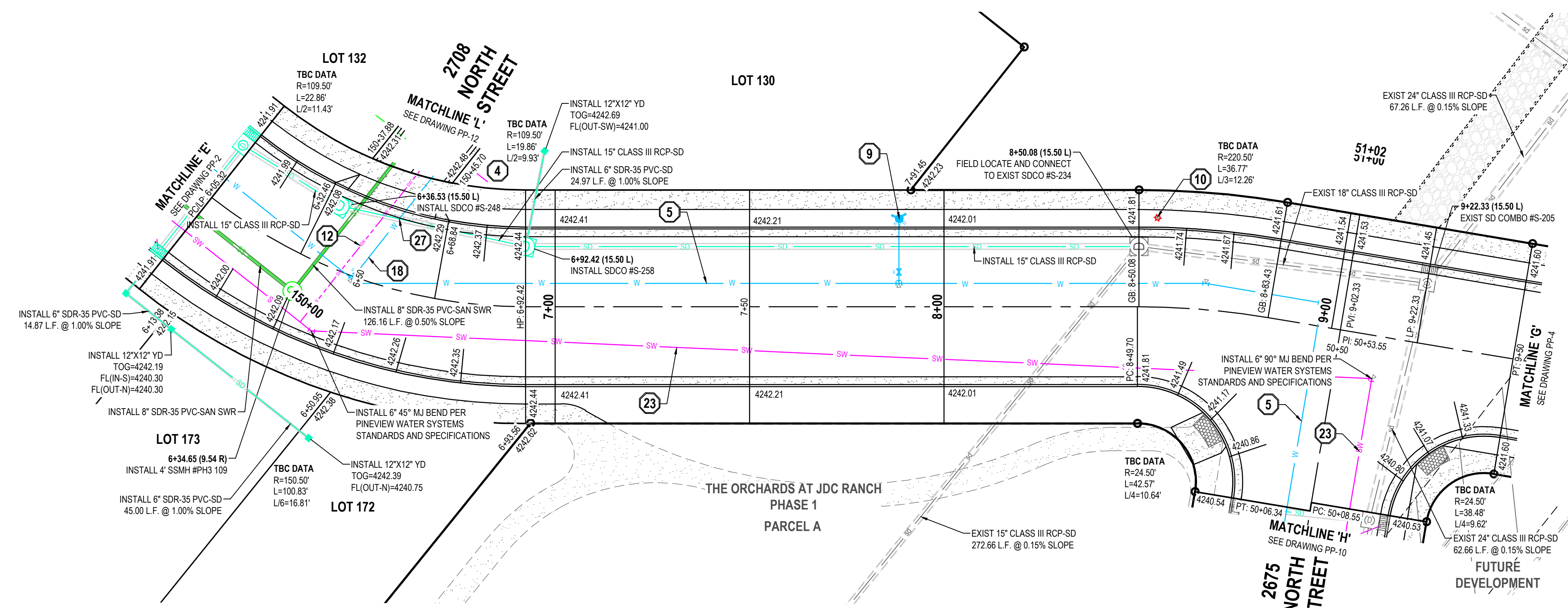
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

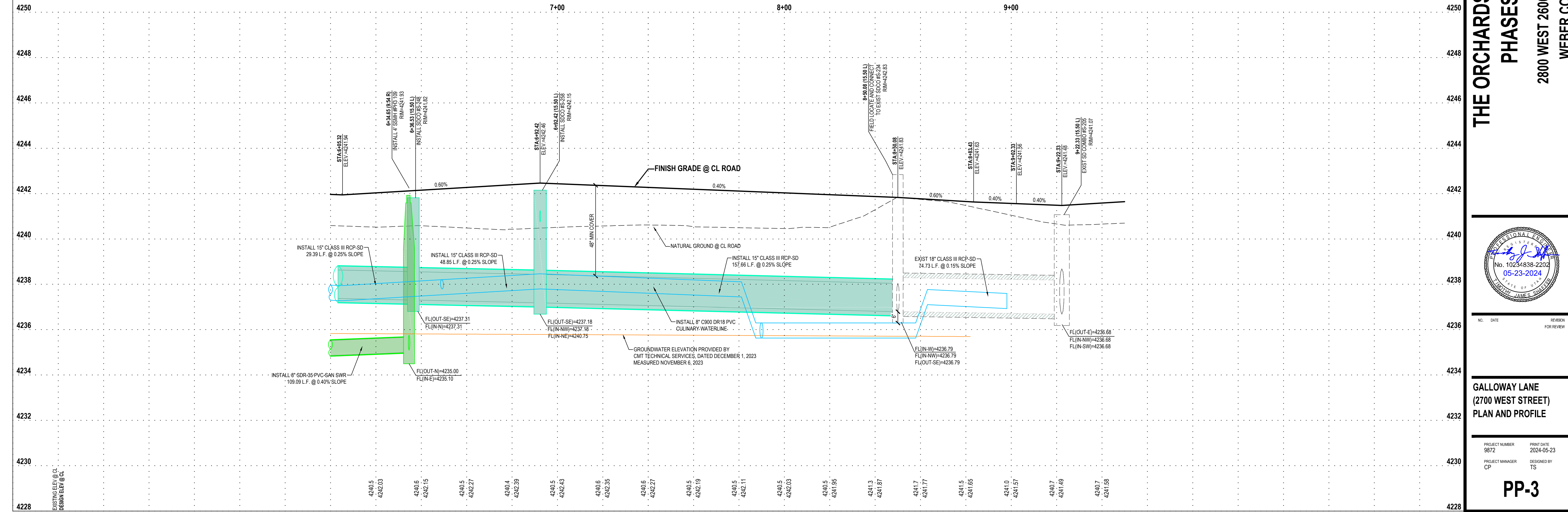
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CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100



GALLOWAY LANE (2700 WEST STREET)



**THE ORCHARDS AT JDC RANCH
PHASES 3 AND 4**
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



**GALLOWAY LANE
(2700 WEST STREET)
PLAN AND PROFILE**

PROJECT NUMBER: 9872
PRINT DATE: 2024-05-23
PROJECT MANAGER: CP
DESIGNED BY: TS

PP-3



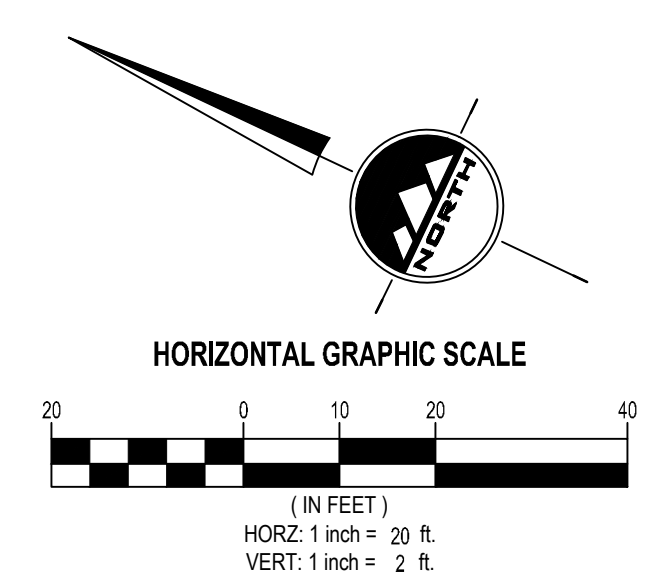
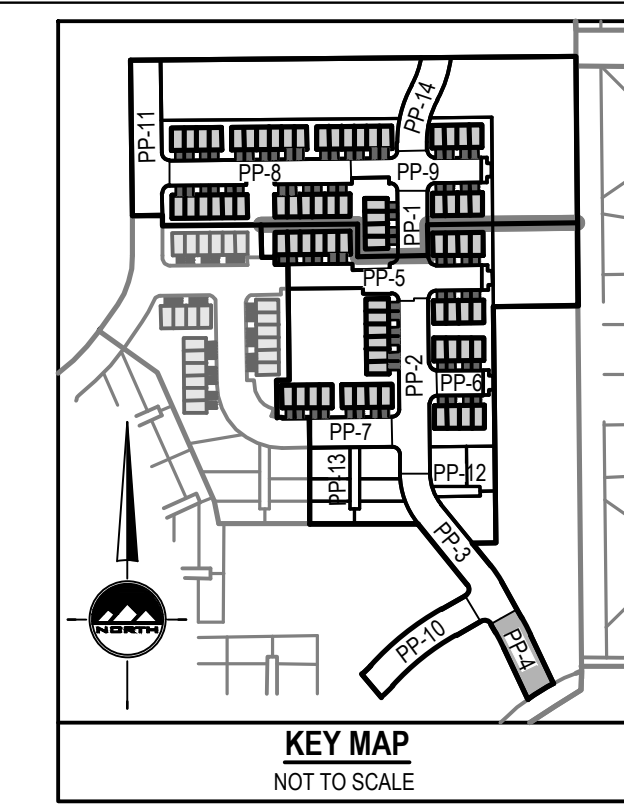
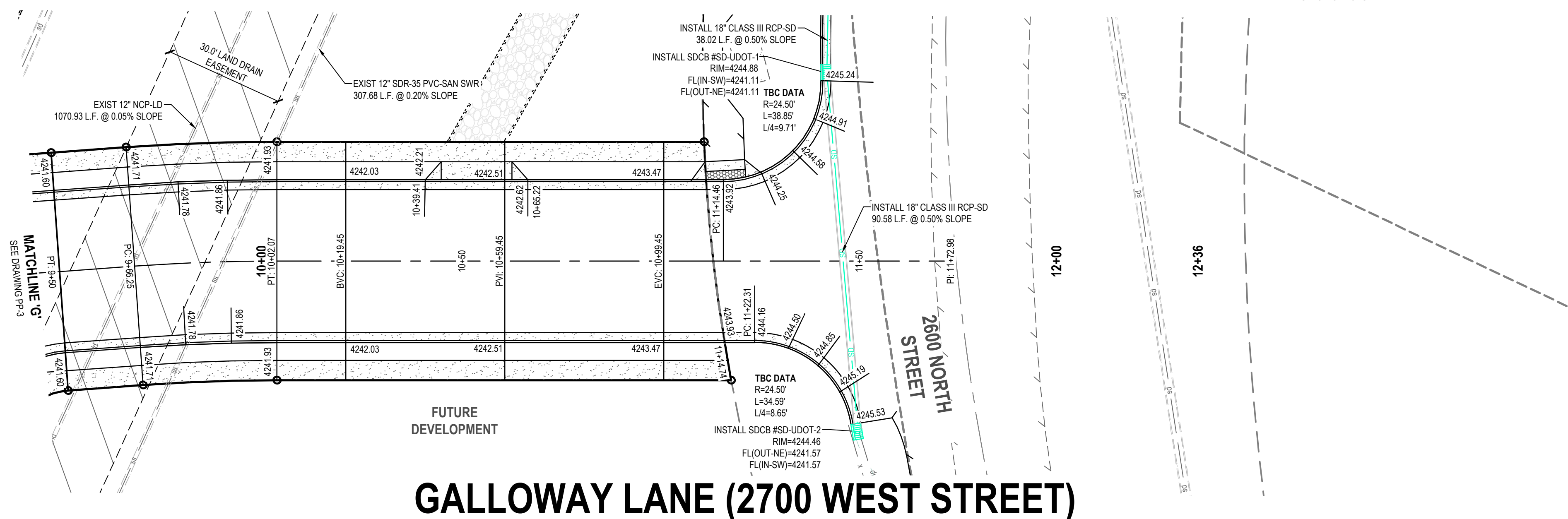
BENCHMARK

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

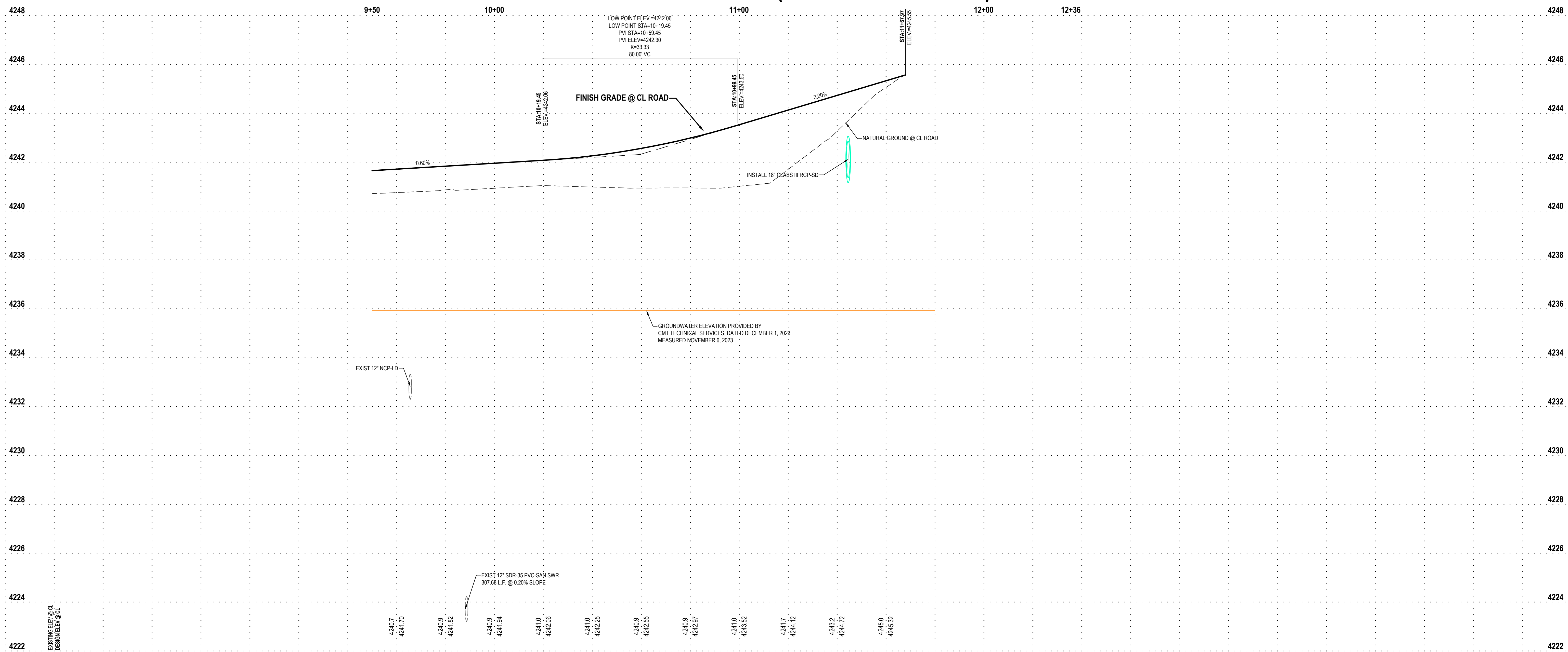
SCOPE OF WORK:

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 TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
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.
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18. INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE STREET.
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21. EXIST SANITARY SEWER LATERAL.
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GALLOWAY LANE (2700 WEST STREET)



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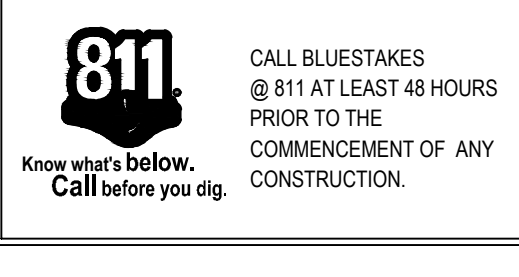


NO.	DATE	REVISION

**GALLOWAY LANE
(2700 WEST STREET)
PLAN AND PROFILE**

PROJECT NUMBER: 9872
PRINT DATE: 2024-05-23
PROJECT MANAGER: CP
DESIGNED BY: TS

PP-4

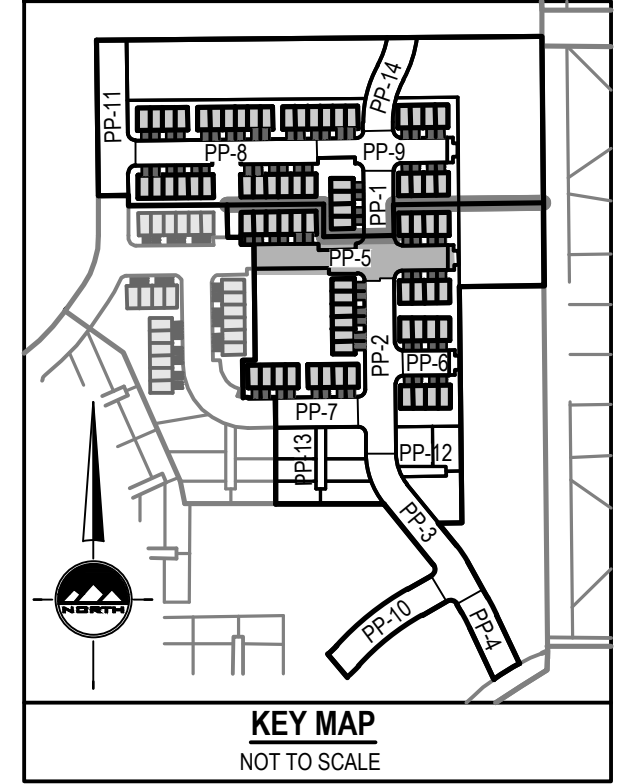


BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4231.00'

SCOPE OF WORK:

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- 3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
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- 5. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS.
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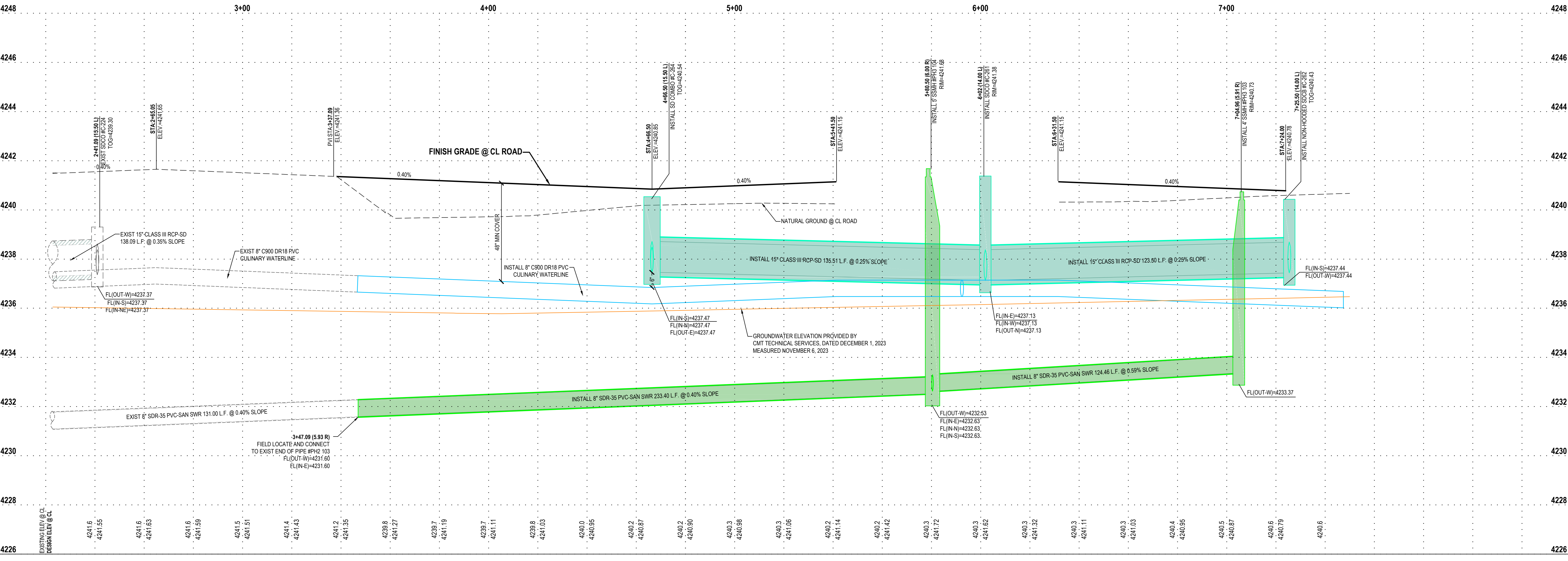
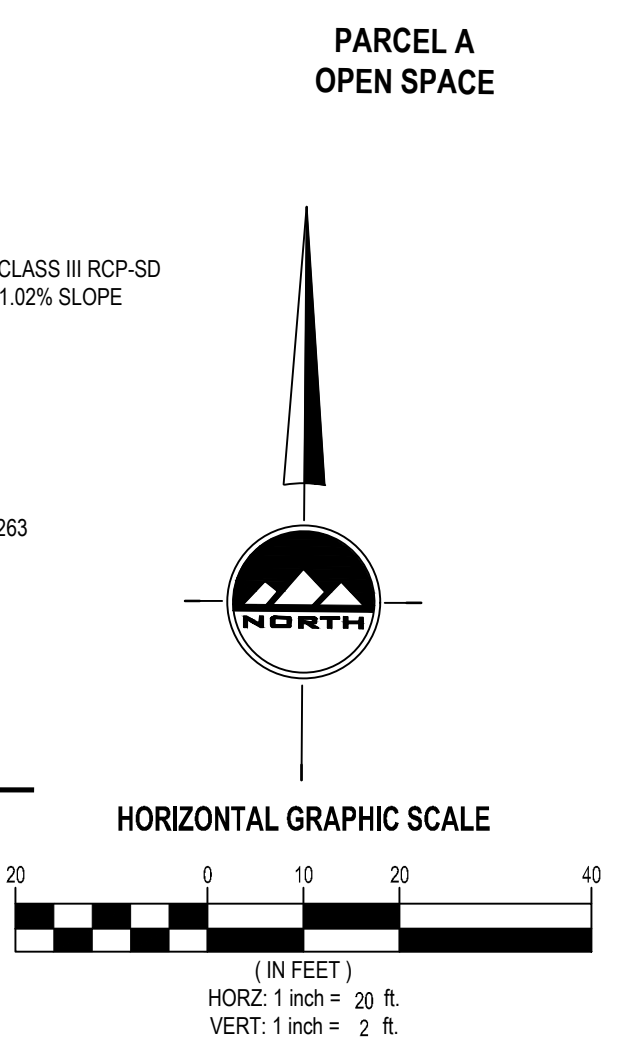
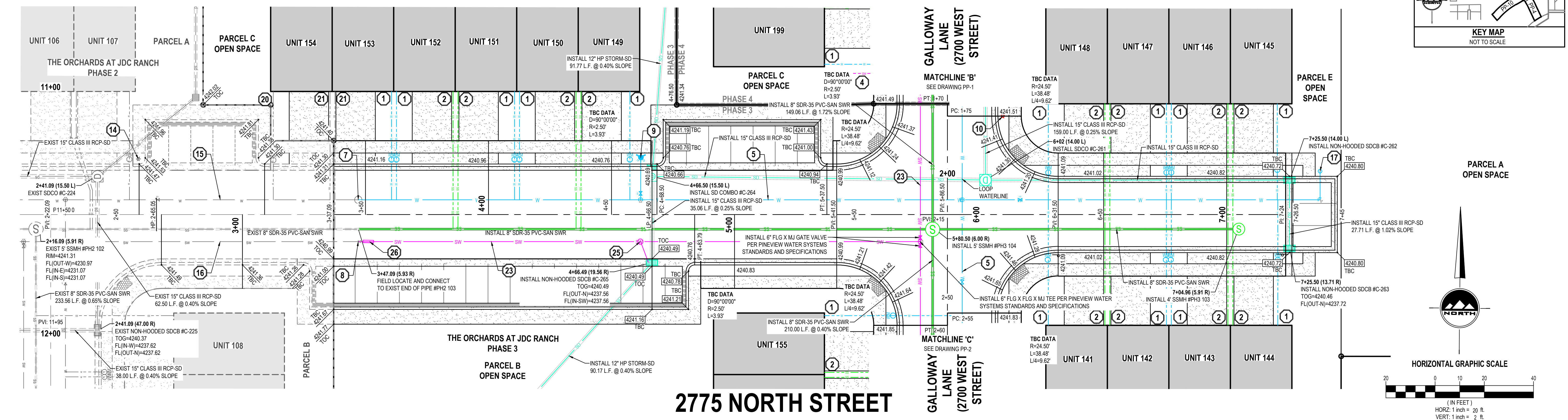
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FOR:
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 1740 COMBE RD, SUITE 2
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CONTACT:
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THE ORCHARDS AT JDC RANCH
PHASES 3 AND 4
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



NO.	DATE	REVISION
		FOR REVIEW

2775 NORTH STREET
PLAN AND PROFILE

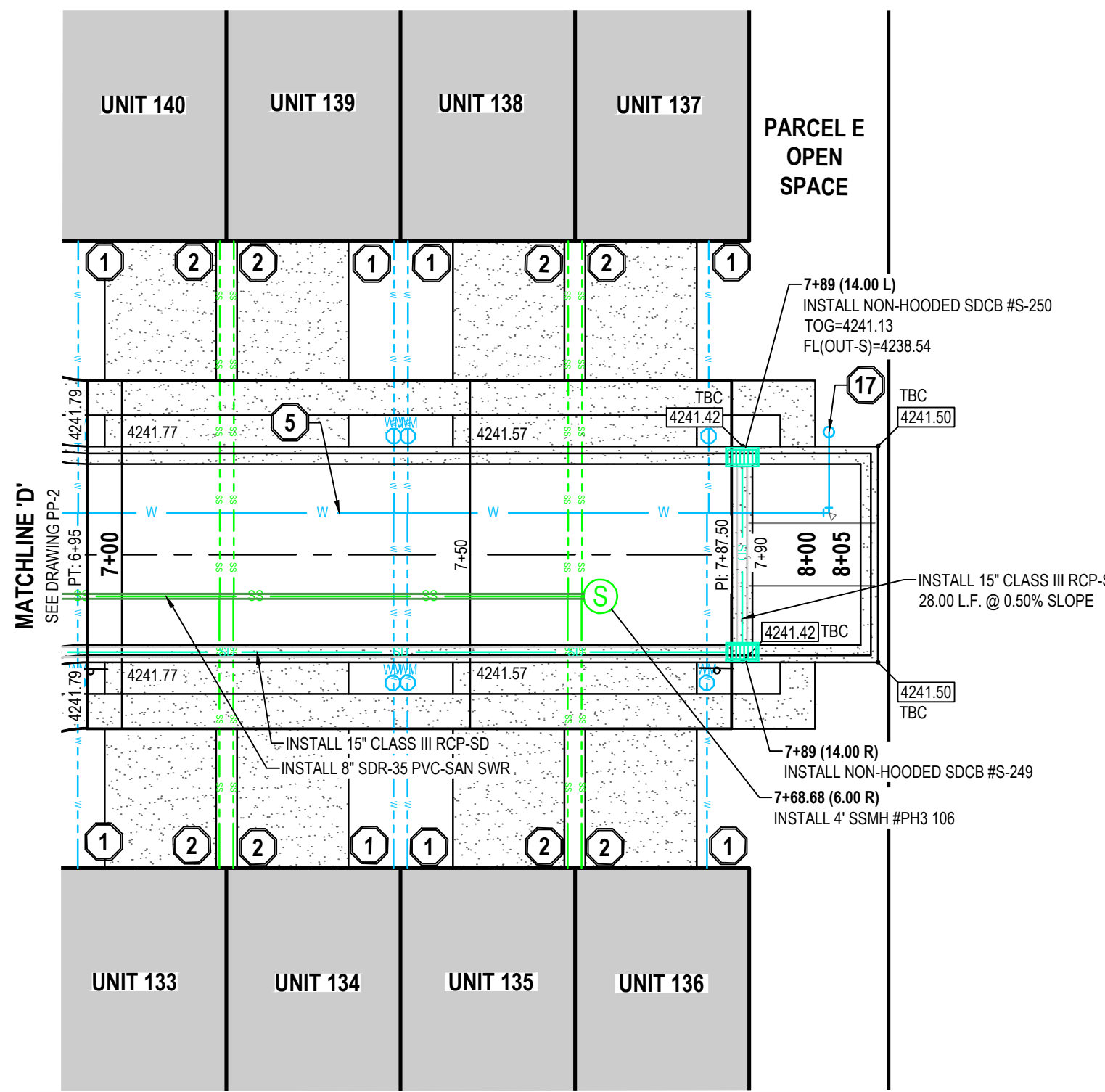
PROJECT NUMBER: 9872
 PRINT DATE: 2024-05-23
 PROJECT MANAGER: CP
 DESIGNED BY: TS

PP-5

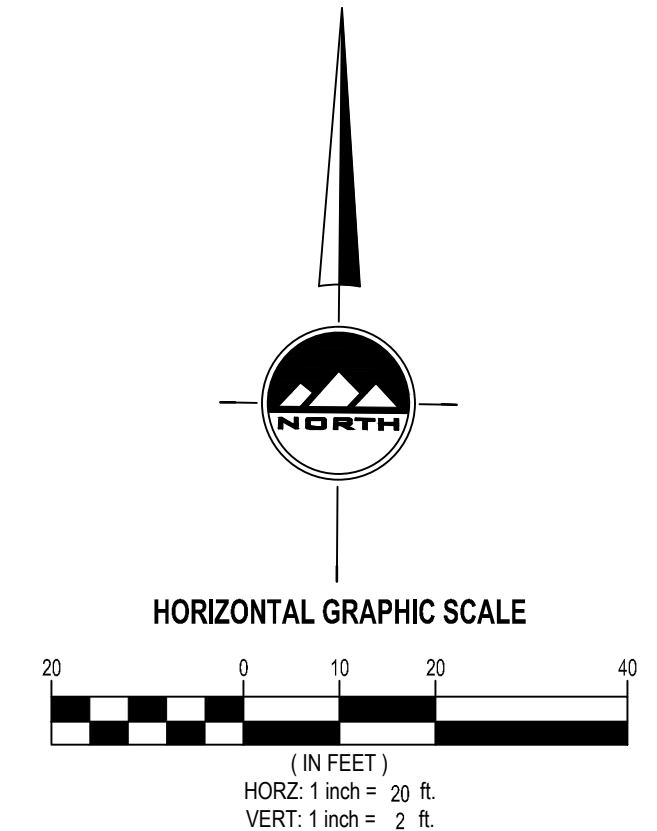
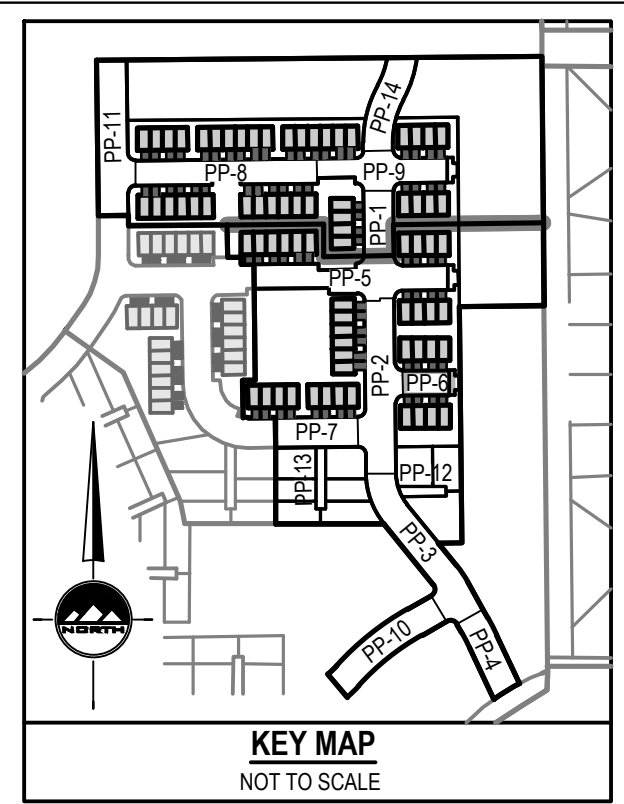
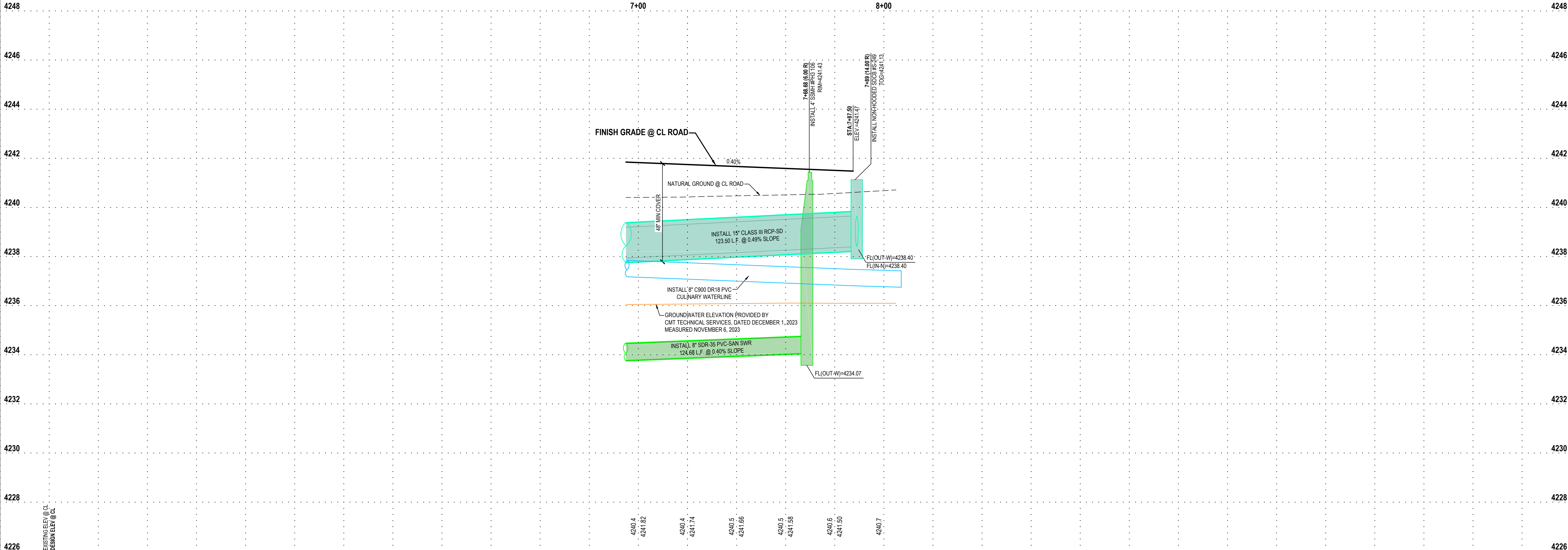


BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4231.00'

- SCOPE OF WORK:**
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2735 NORTH STREET



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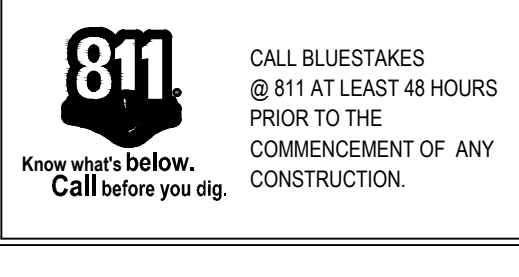
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 WEBER COUNTY, UTAH

NO. DATE REASON FOR REVIEW

2735 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

PP-6

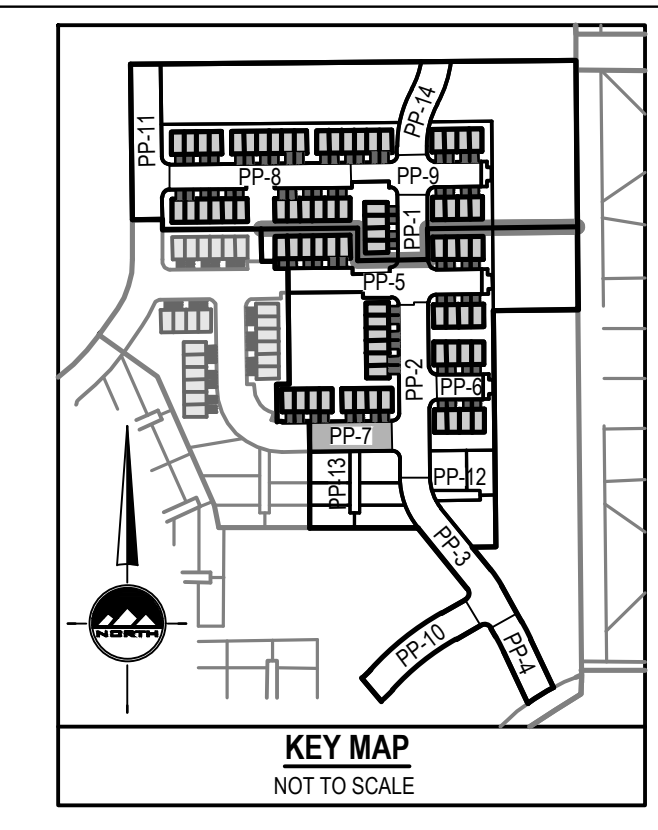


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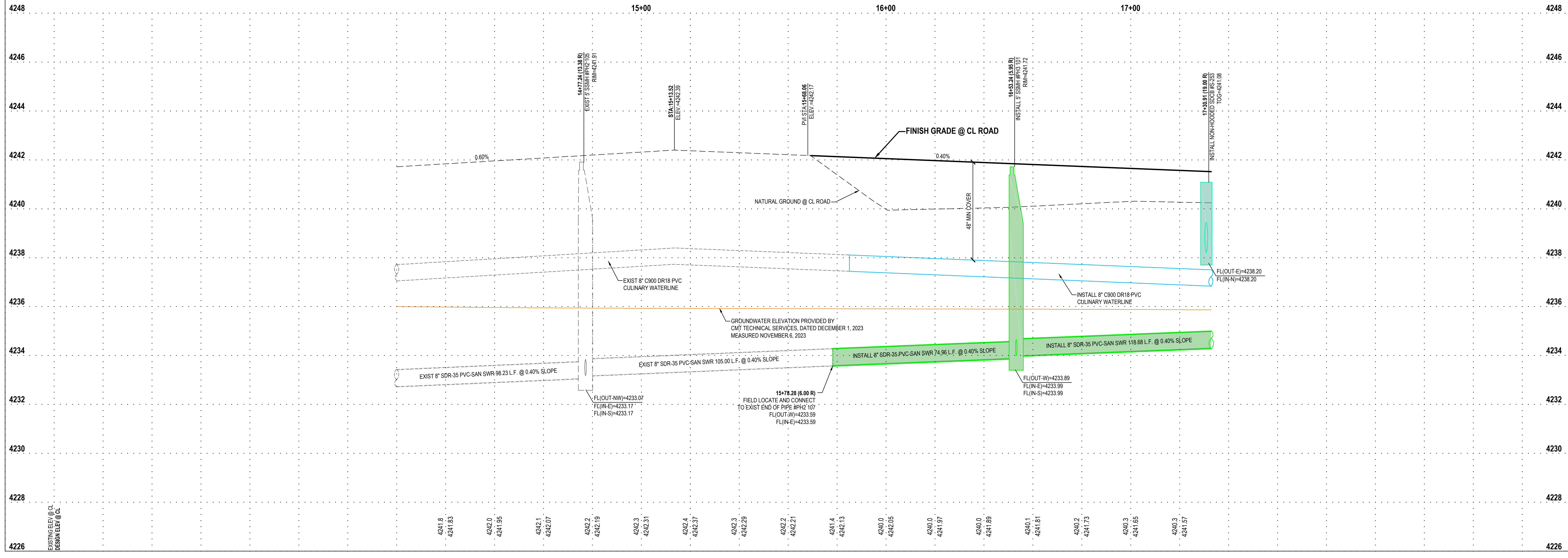
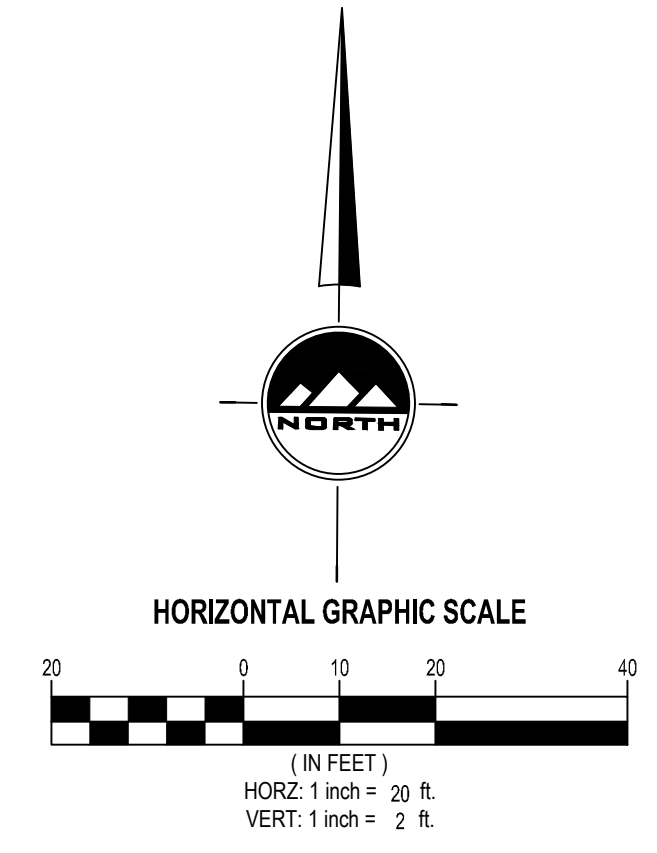
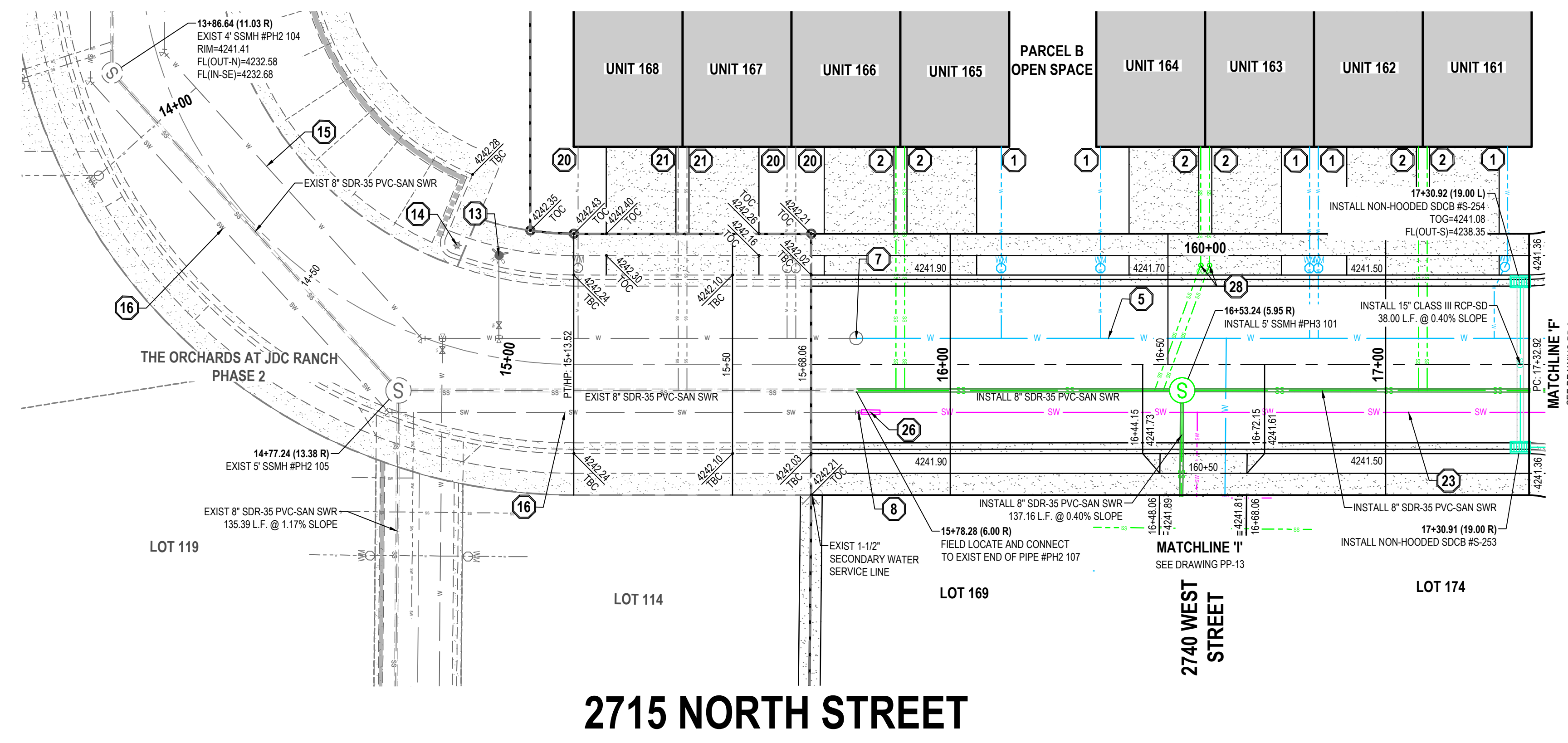
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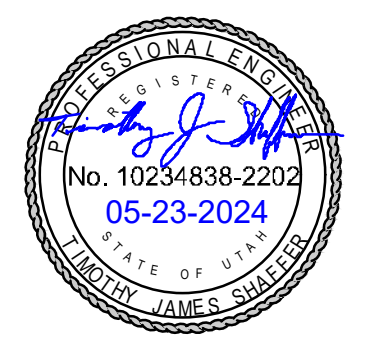
WWW.ENSIGNENG.COM

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

CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100



THE ORCHARDS AT JDC RANCH
PHASES 3 AND 4
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

2715 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

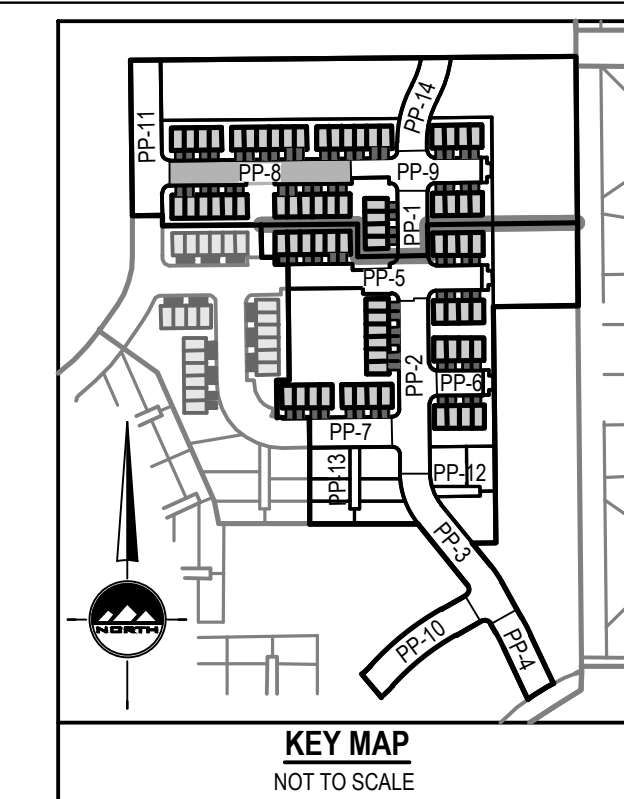
PP-7



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 TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
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.
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15. EXISTING 8" C900 DR18 PVC CULINARY WATERLINE.
16. EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
17. INSTALL 2" PERMANENT #2 STOP BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.
18. INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE STREET.
19. INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.
20. EXIST WATER LATERAL.
21. EXIST SANITARY SEWER LATERAL.
22. INSTALL 12" CASING.
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27. LOOP WATERLINE UNDER STORM DRAIN PER BONA VISTA STANDARDS AND SPECIFICATIONS.
28. INSTALL SANITARY SEWER CLEANOUT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS.



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 Layton, UT 84041
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SANDY
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 Phone: 435.843.3590

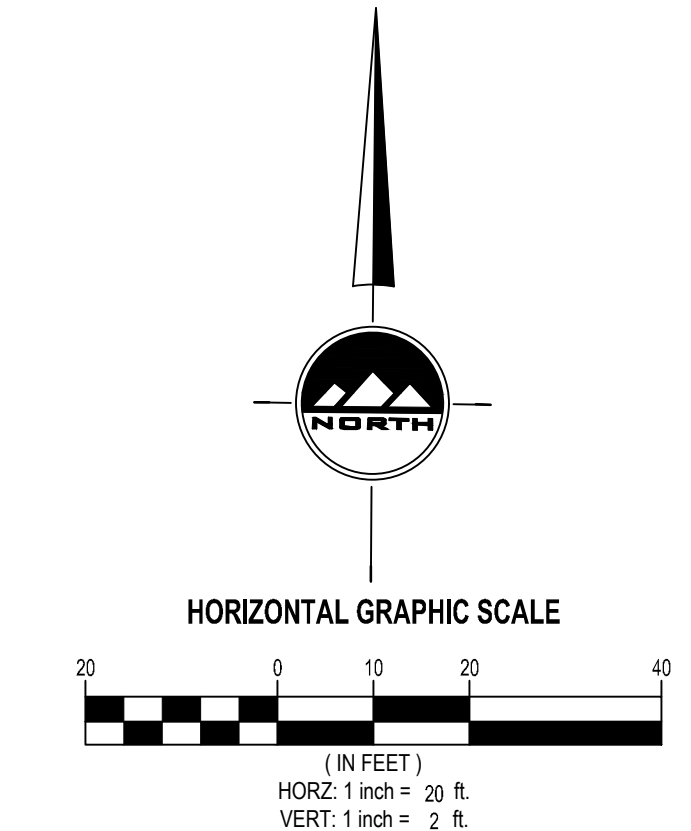
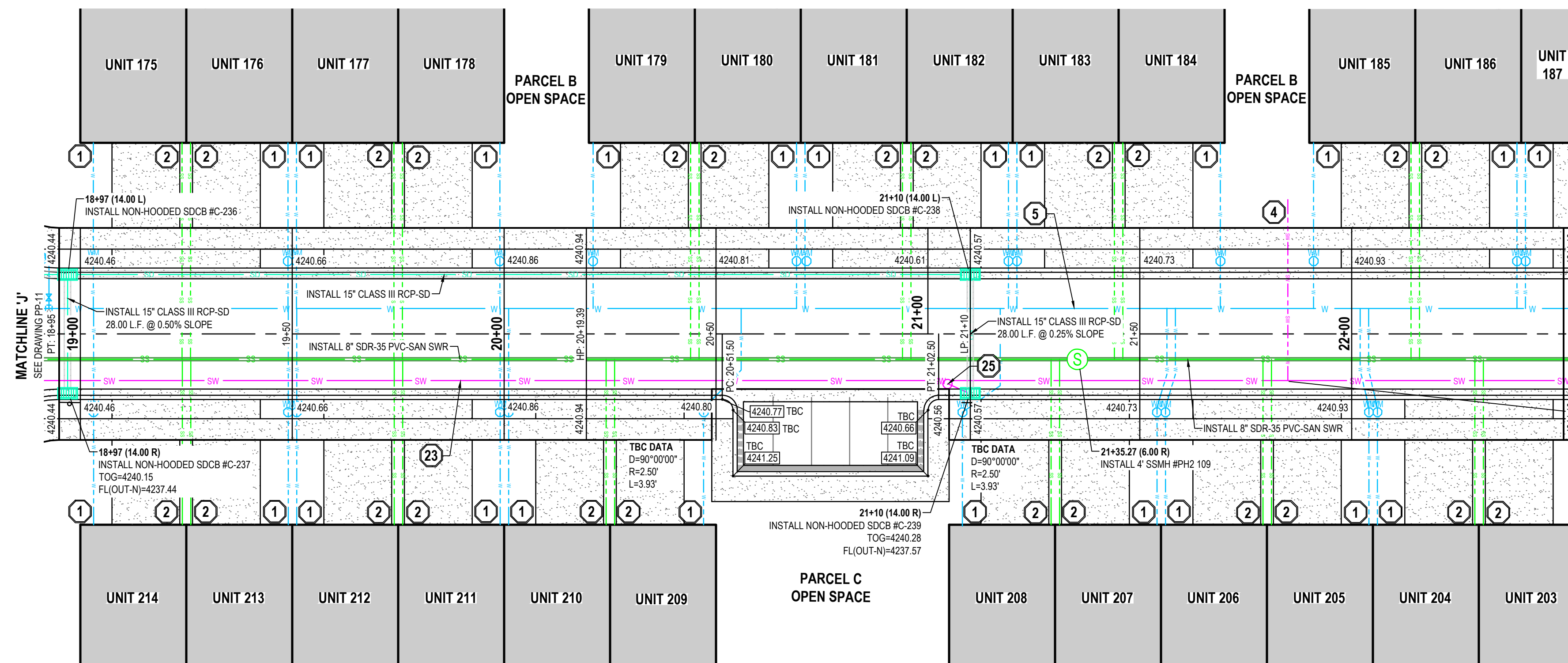
CEDAR CITY
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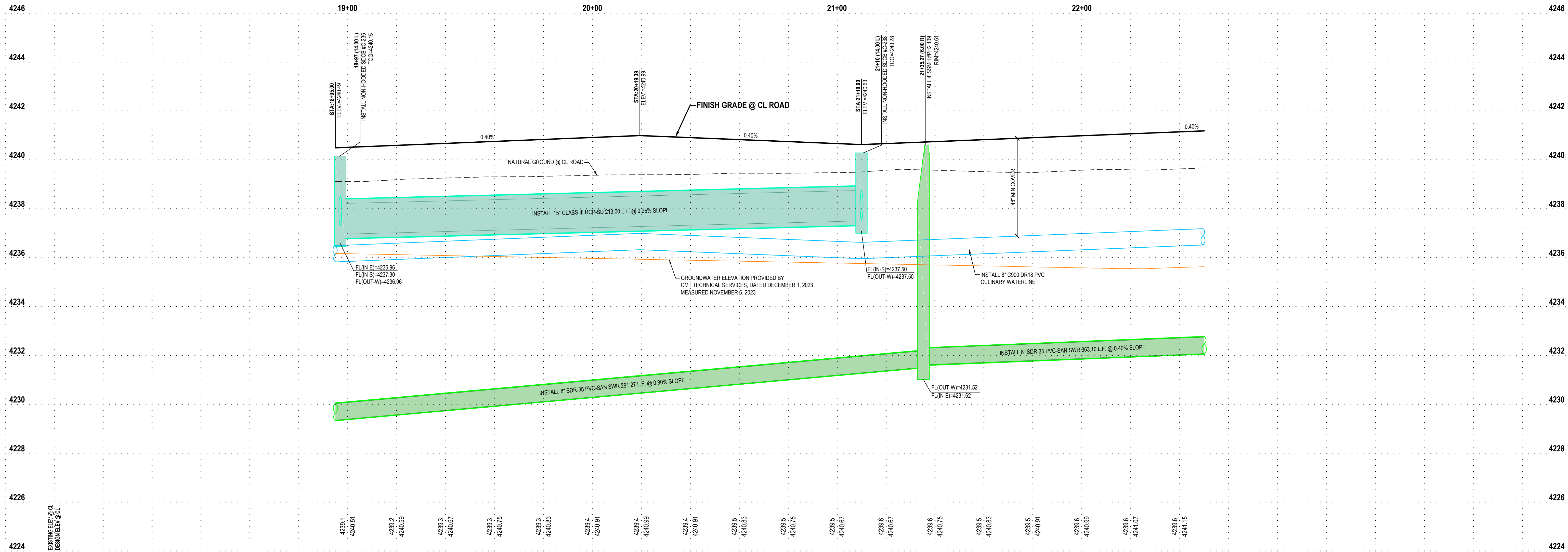
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2825 NORTH STREET



THE ORCHARDS AT JDC RANCH
PHASES 3 AND 4
 2800 WEST 2600 NORTH STREET
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2825 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER: 9872
 PRINT DATE: 2024-05-23
 PROJECT MANAGER: CP
 DESIGNED BY: TS

PP-8



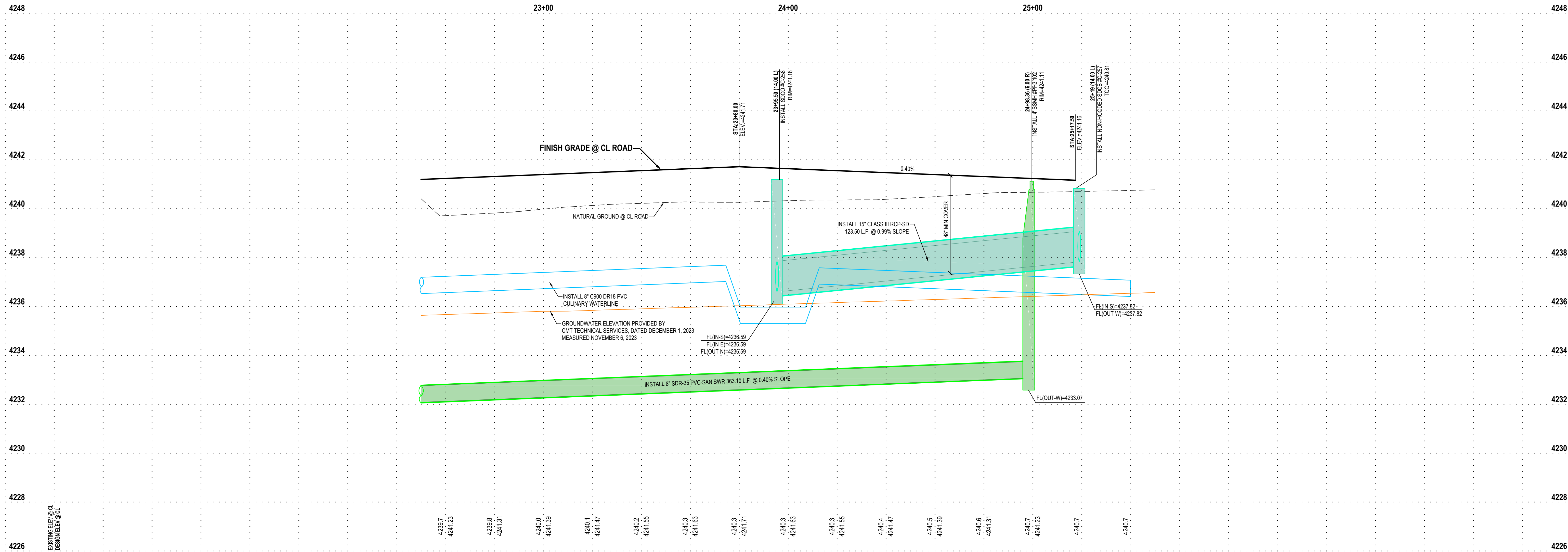
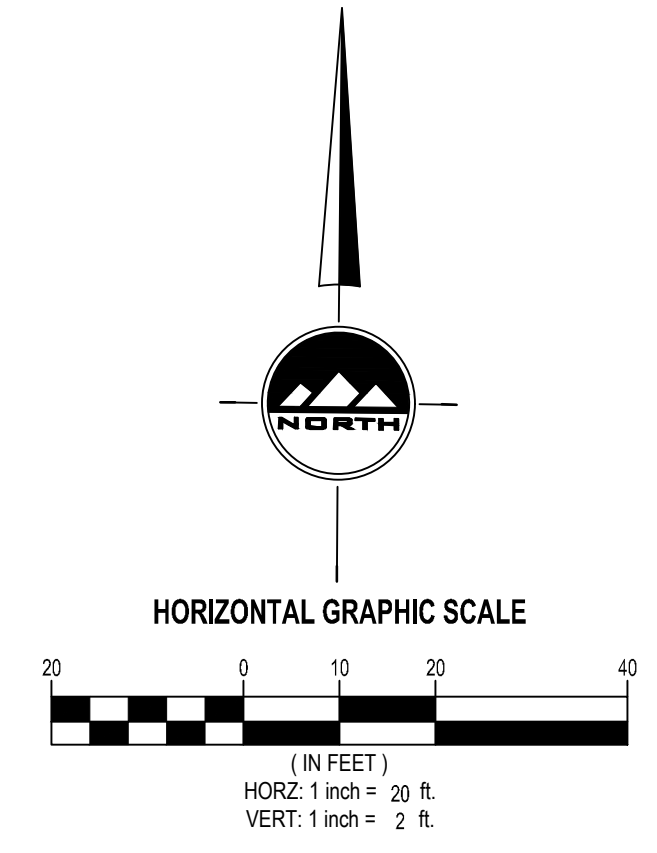
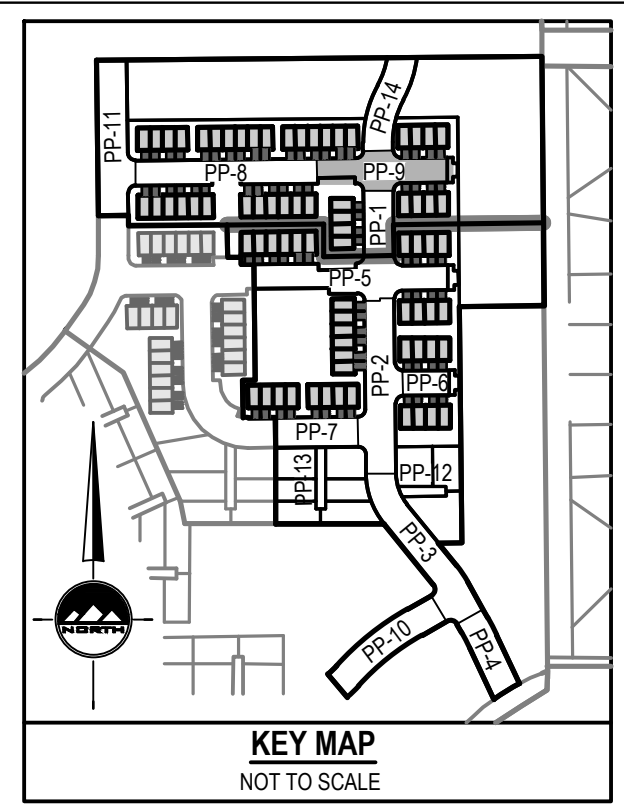
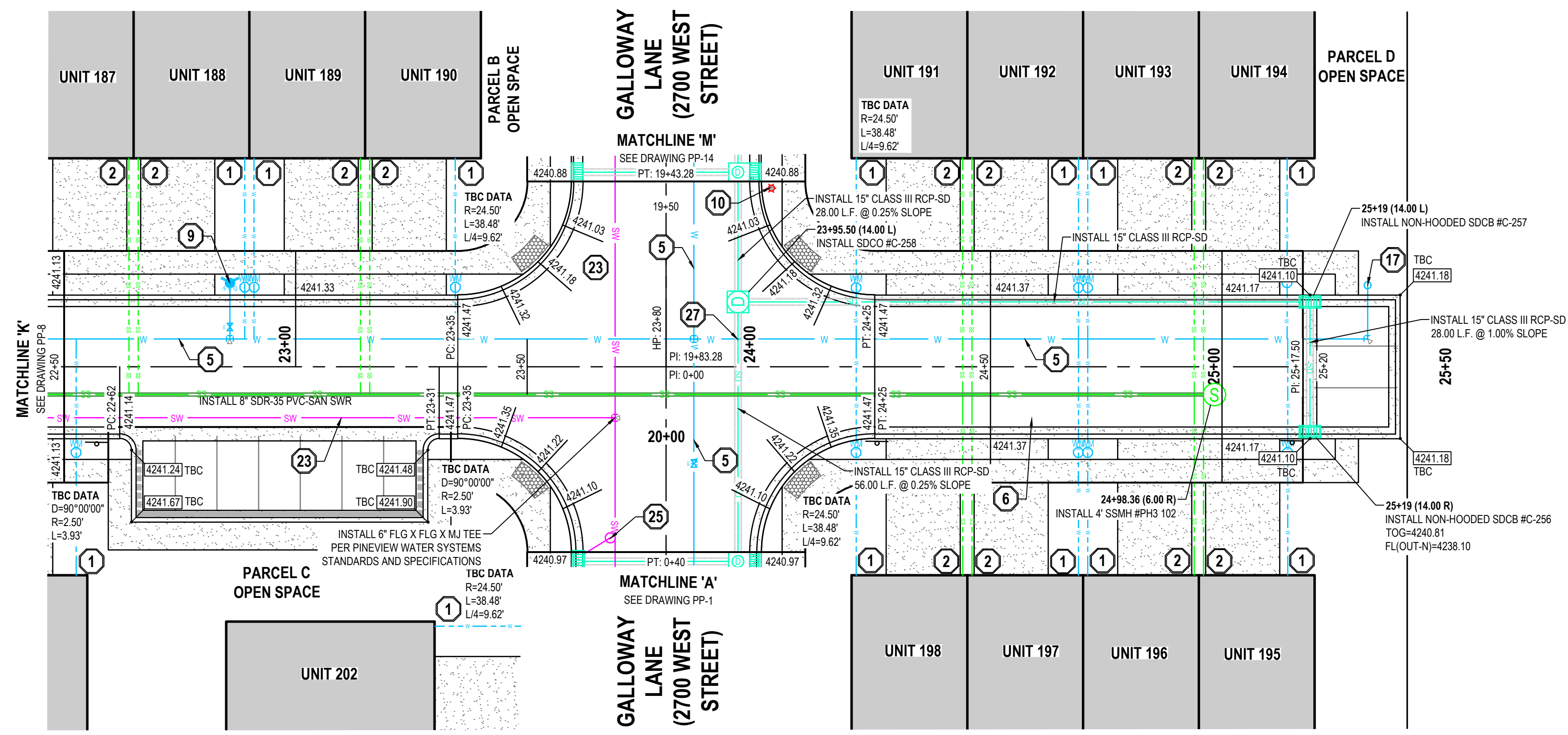
BENCHMARK

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

SCOPE OF WORK:

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- 11 PLUG AND BLOCK FOR FUTURE CONNECTION
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NO. DATE REVISION FOR REVIEW

2825 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
PROJECT MANAGER CP DESIGNED BY TS

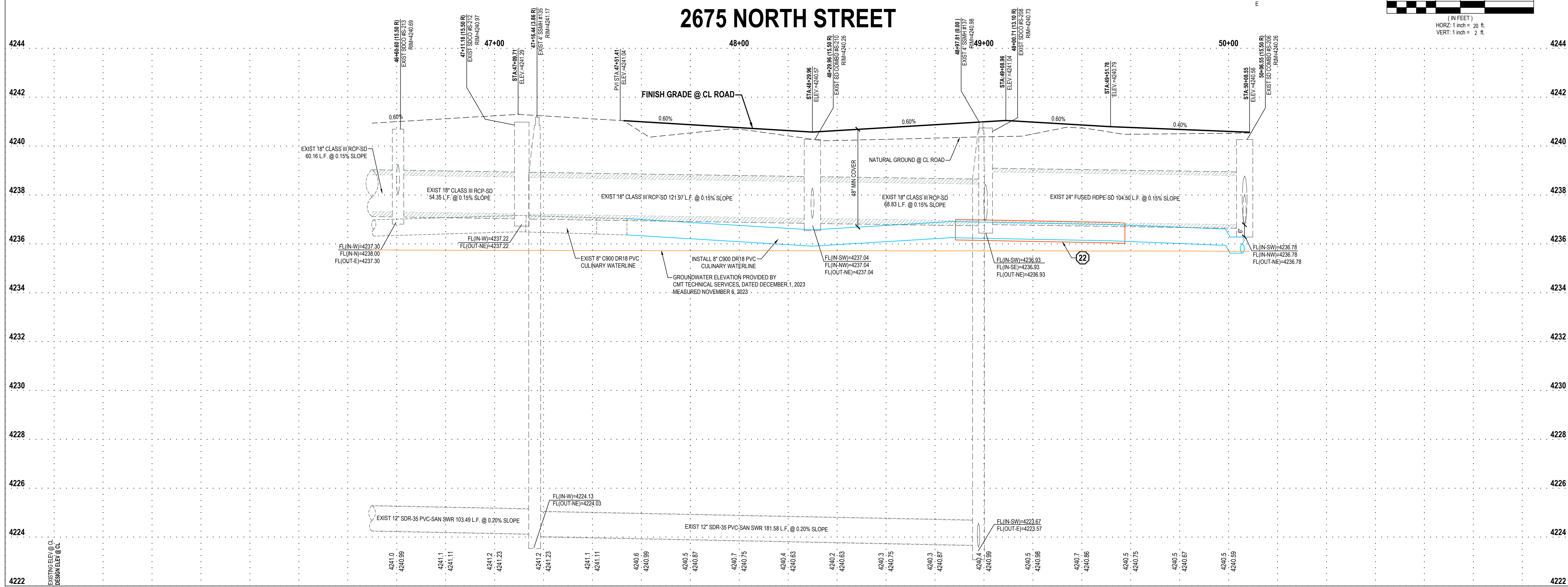
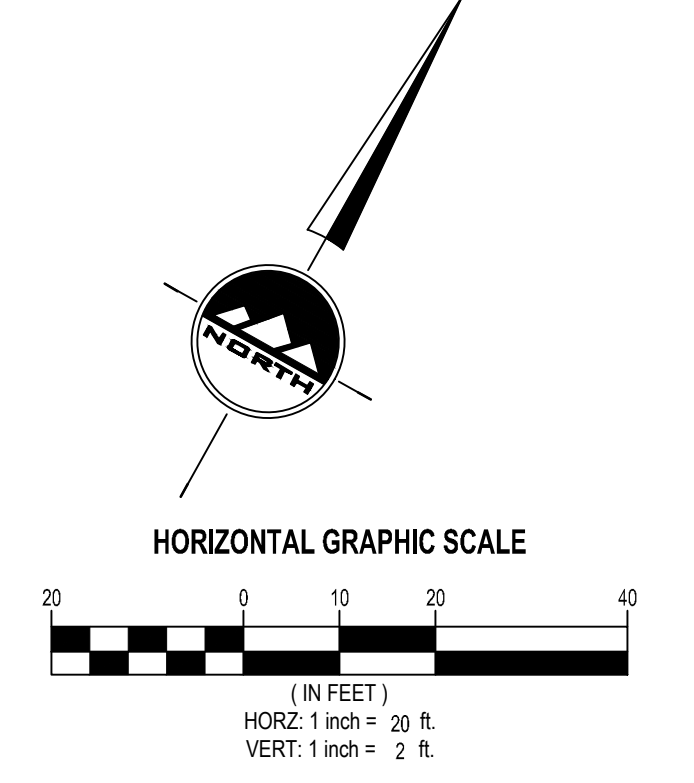
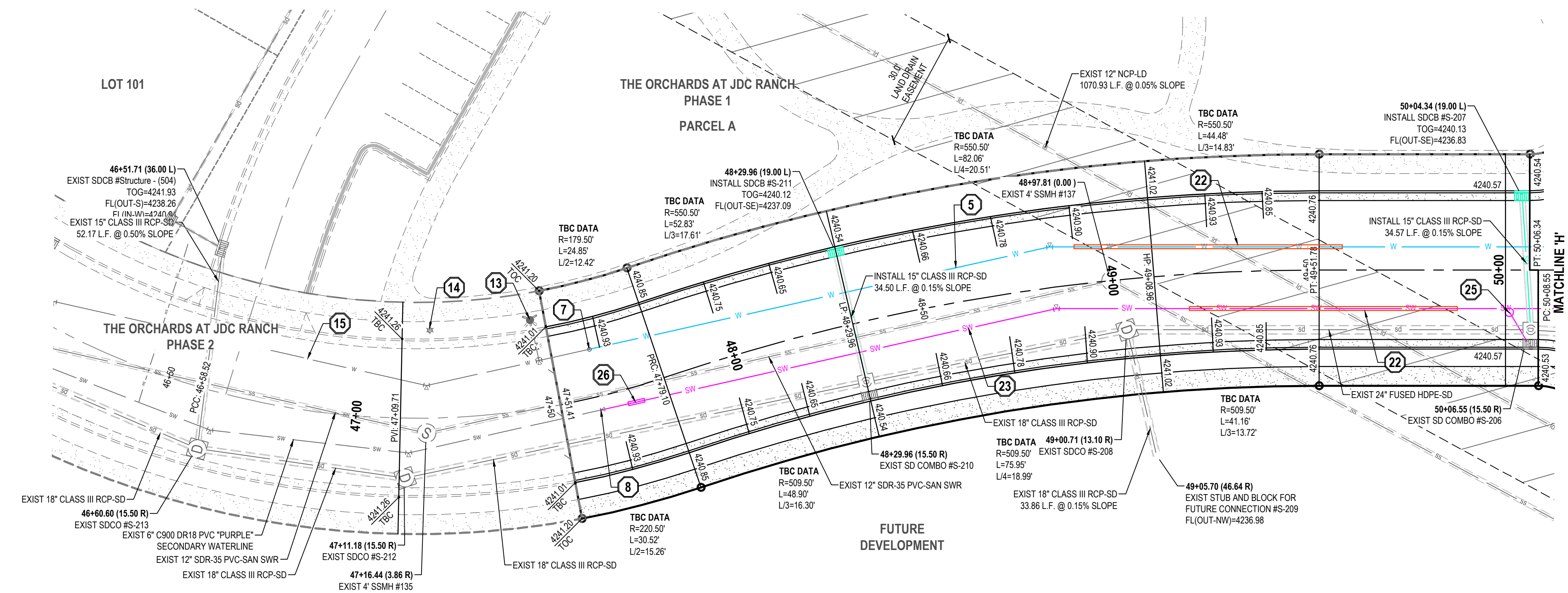
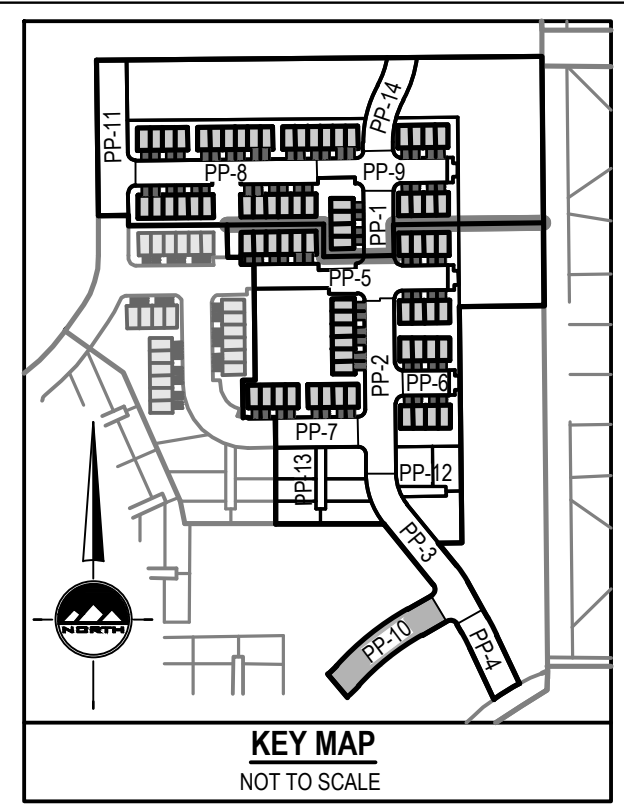
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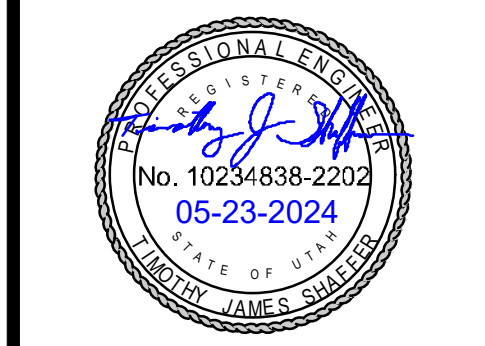
BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
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THE ORCHARDS AT JDC RANCH
PHASES 3 AND 4
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

2675 NORTH STREET
PLAN AND PROFILE

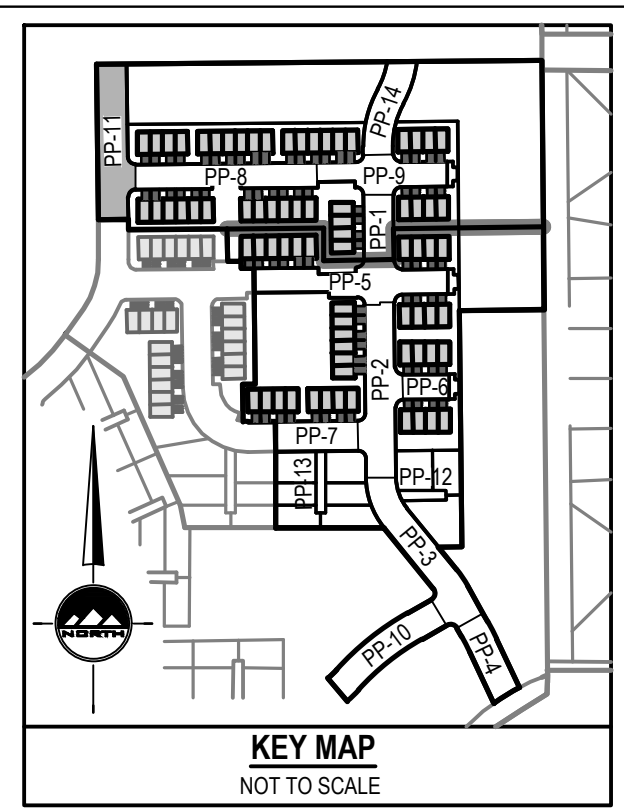
PROJECT NUMBER 9872 PRINT DATE 2024-05-23
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PP-10



BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
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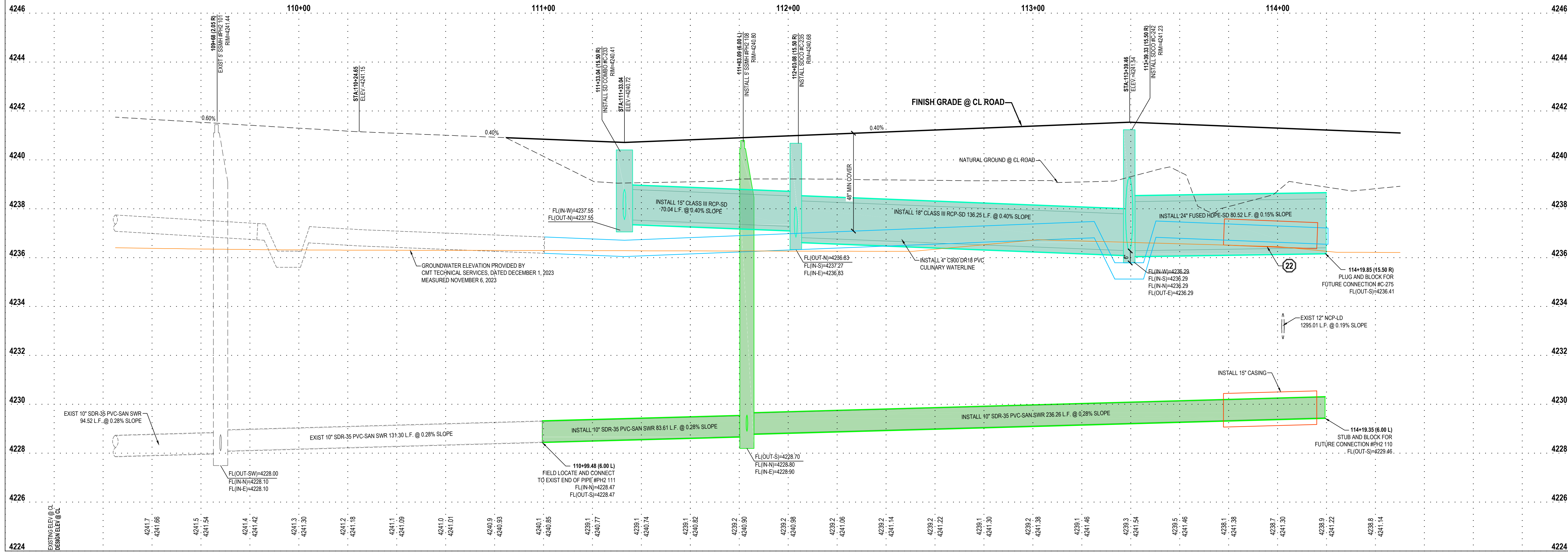
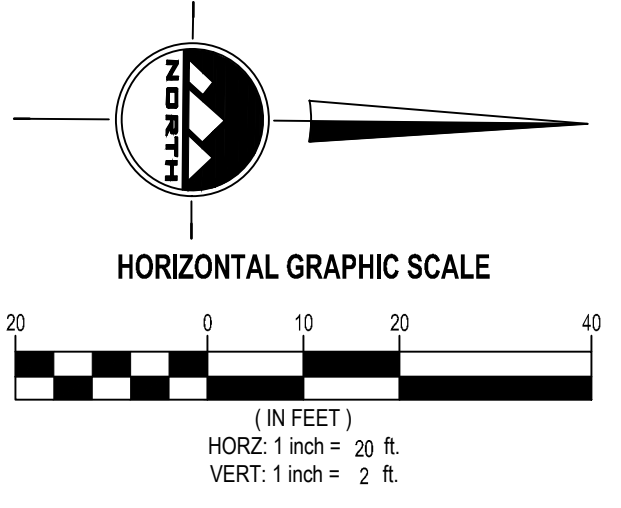
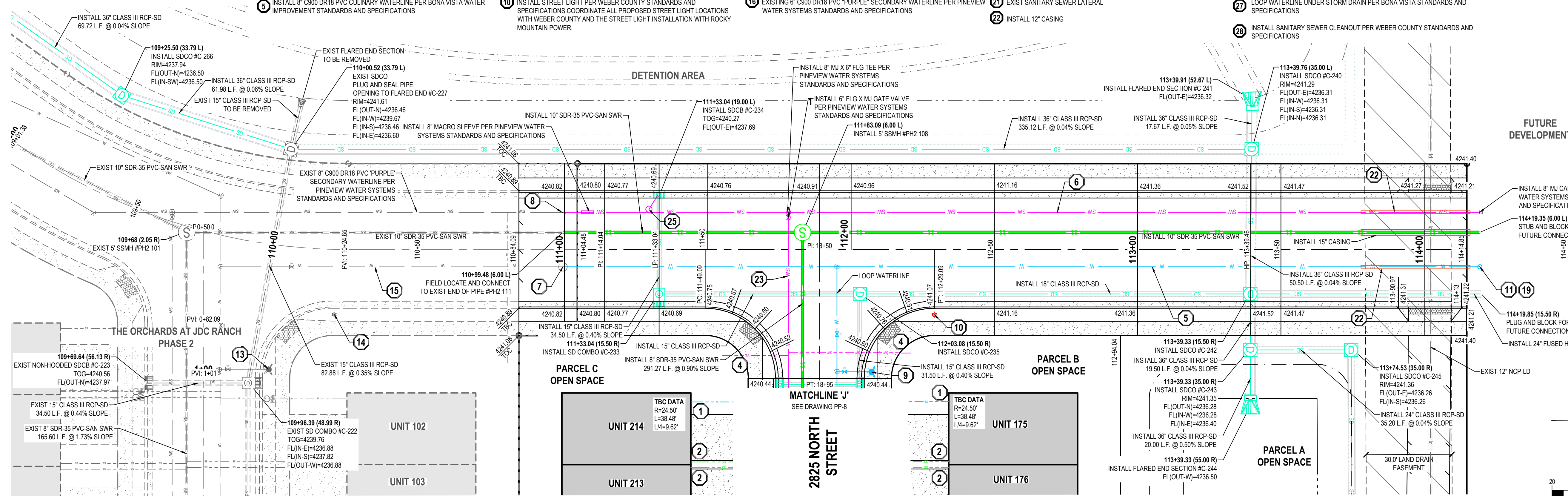
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2800 WEST STREET
 PLAN AND PROFILE

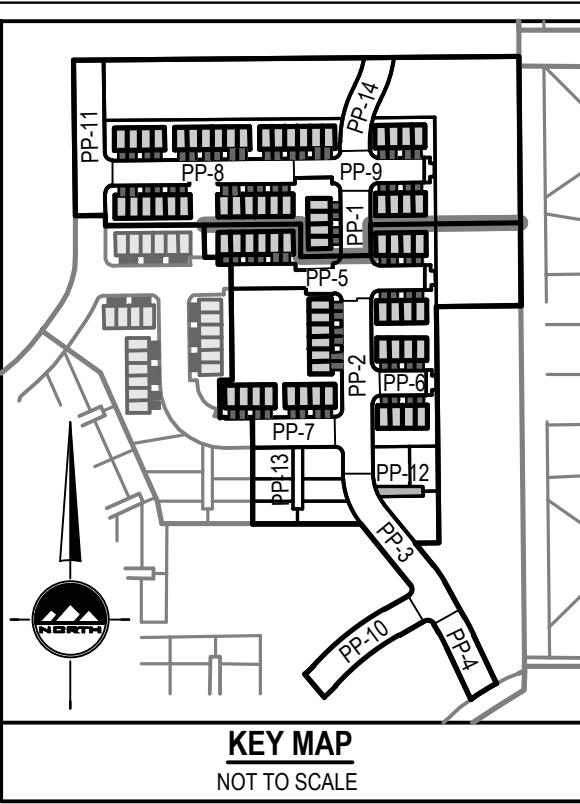
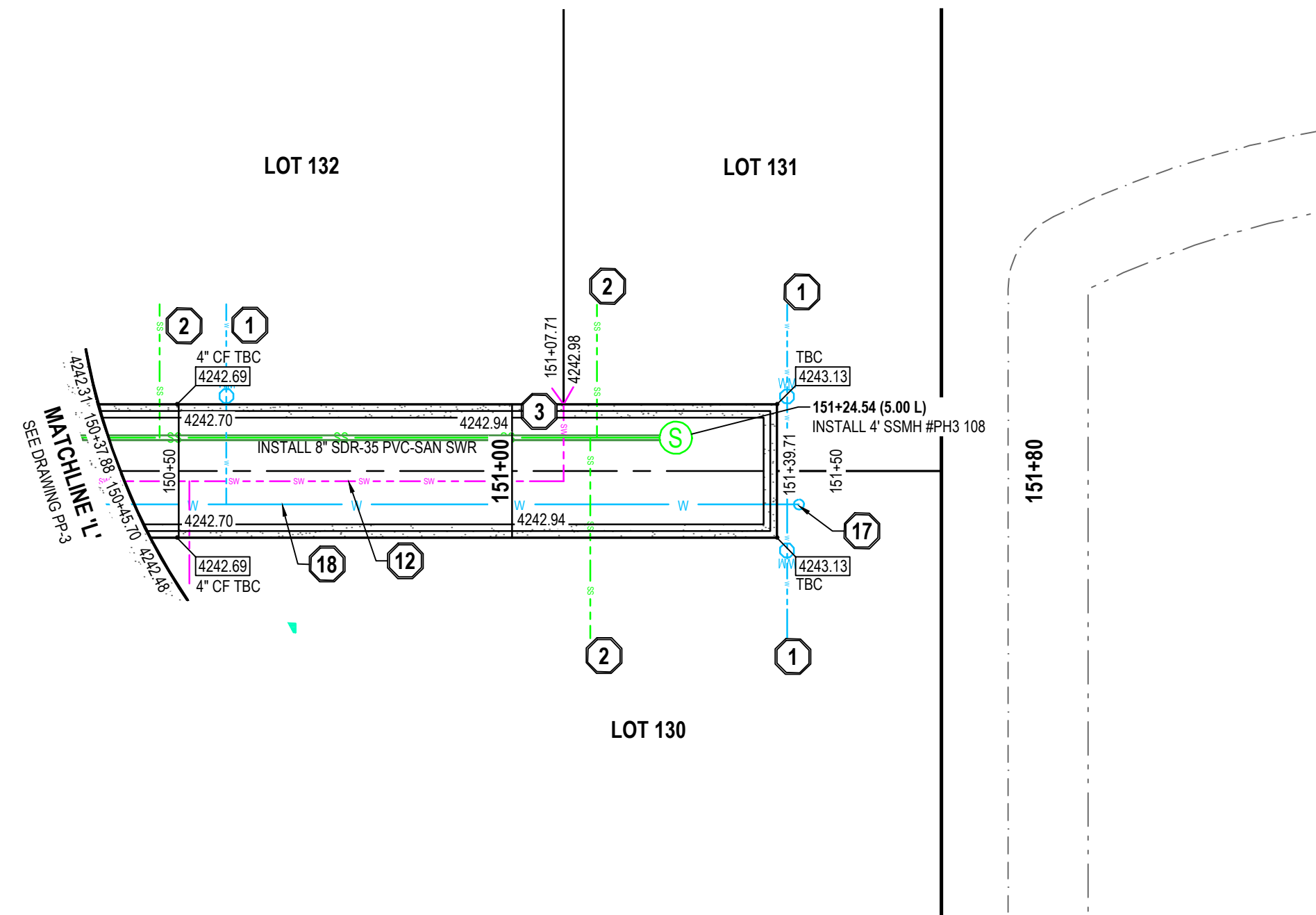
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PP-11



BENCHMARK
 NORTHWEST CORNER OF SECTION 27
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 SALT LAKE BASE AND MERIDIAN
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 22. INSTALL 12" CASING.
 23. INSTALL 6" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS.
 24. INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 25. INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 26. INSTALL 6" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 27. LOOP WATERLINE UNDER STORM DRAIN PER BONA VISTA STANDARDS AND SPECIFICATIONS.
 28. INSTALL SANITARY SEWER CLEANOUT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS.



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 Layton, UT 84041
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SANDY
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TOOELE
 Phone: 435.843.3590

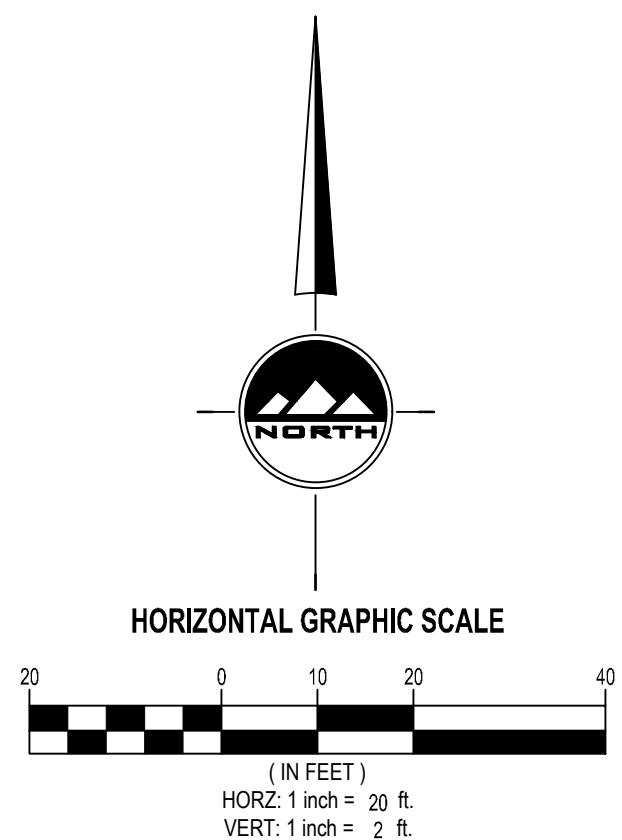
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

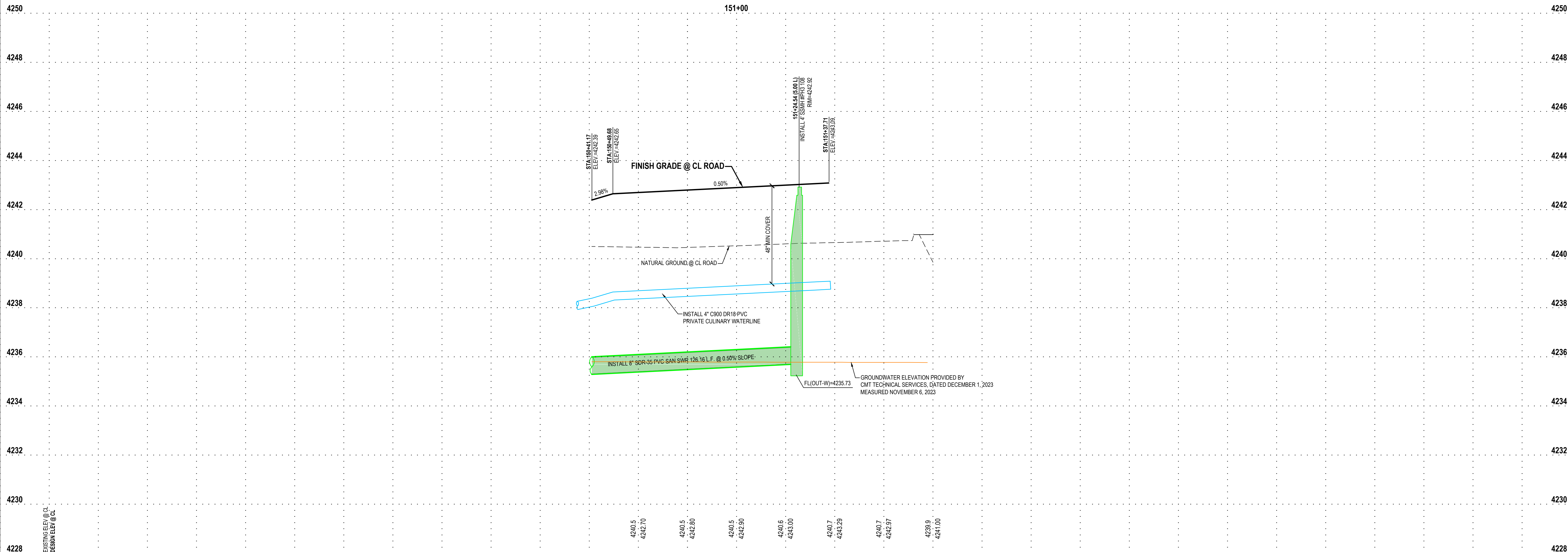
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FOR:
 NILSON HOMES
 1740 COMBE RD, SUITE 2
 SOUTH OGDEN, UT 84403

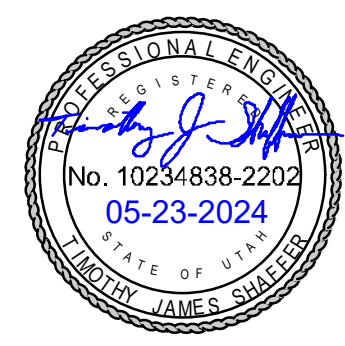
CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100



2708 NORTH STREET



THE ORCHARDS AT JDC RANCH
PHASES 3 AND 4
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



NO.	DATE	REVISION
		FOR REVIEW

2708 NORTH STREET
PLAN AND PROFILE

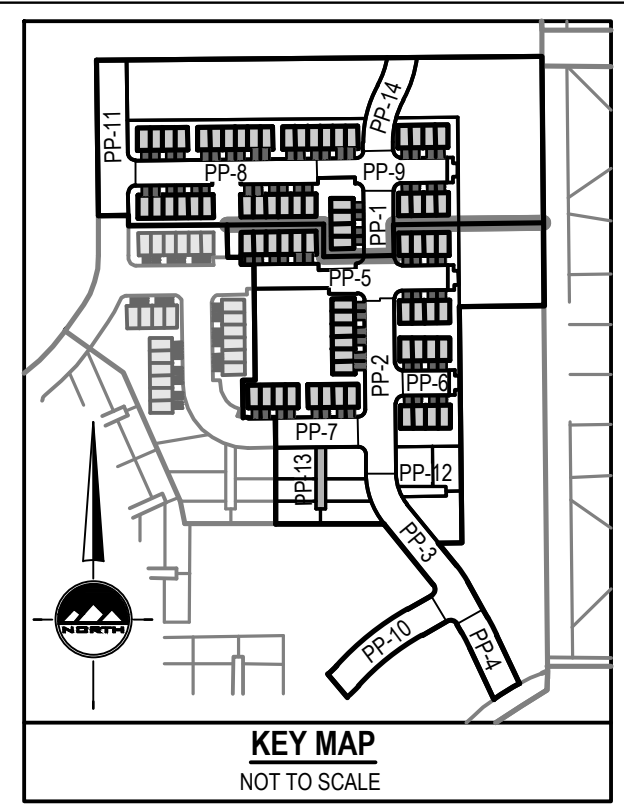
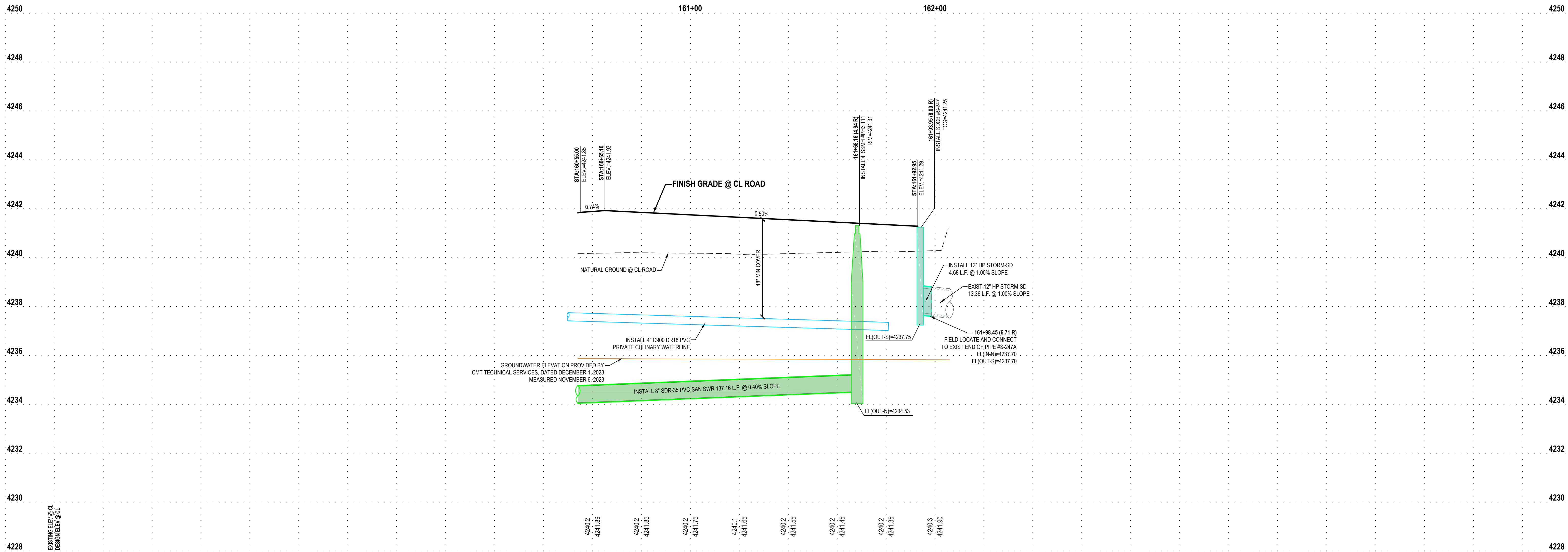
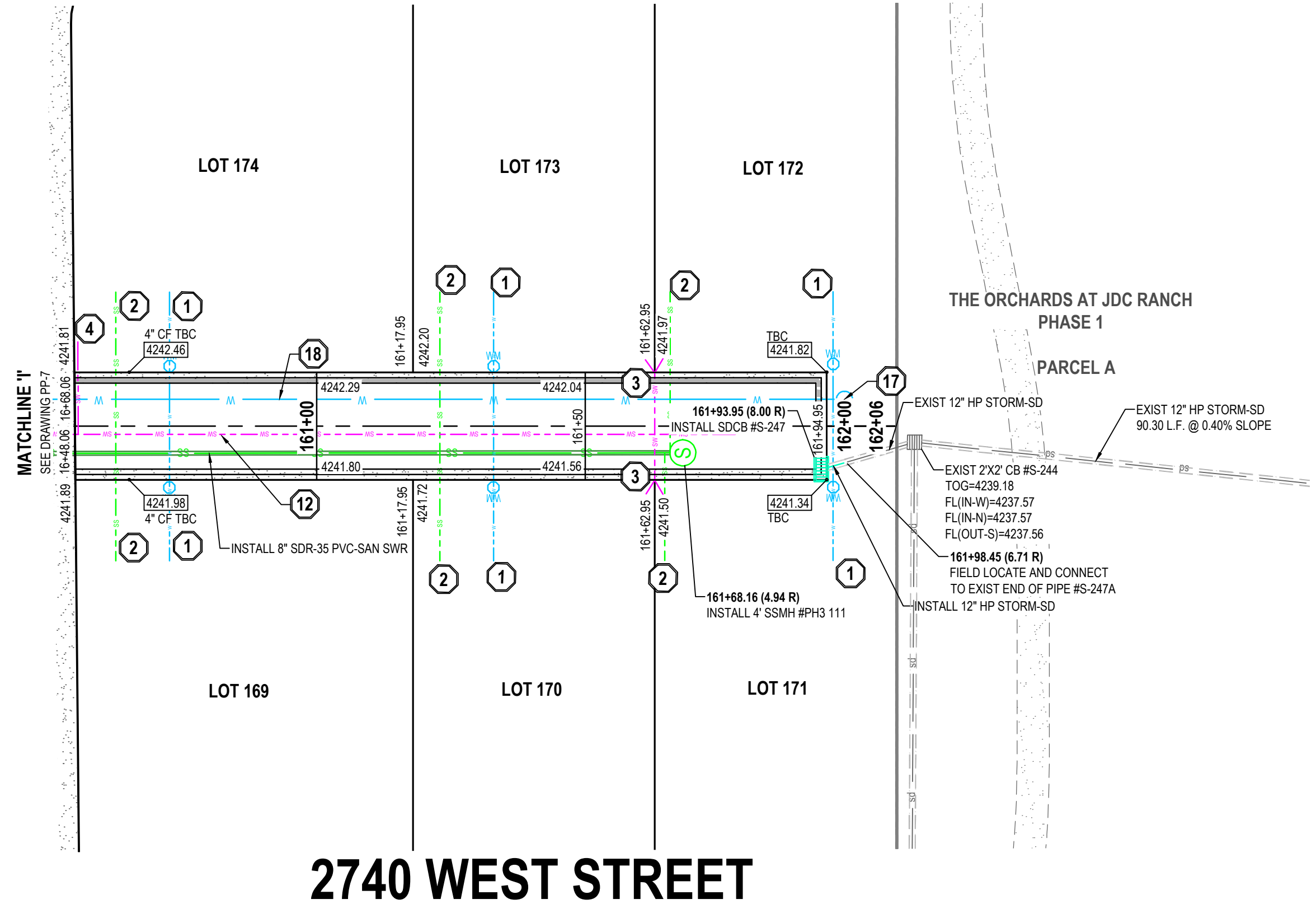
PROJECT NUMBER: 9872
 PRINT DATE: 2024-05-23
 PROJECT MANAGER: CP
 DESIGNED BY: TS

PP-12



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 TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
 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 PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 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 WATERLINE 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. EXIST WATER LATERAL.
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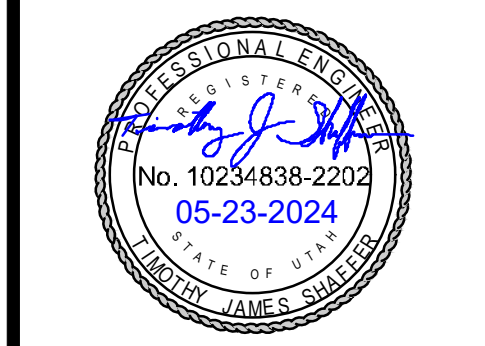
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 1740 COMBE RD, SUITE 2
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CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100

**THE ORCHARDS AT JDC RANCH
 PHASES 3 AND 4**
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



NO. DATE REASON FOR REVIEW

**2740 WEST STREET
 PLAN AND PROFILE**

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
 PROJECT MANAGER CP DESIGNED BY TS

PP-13



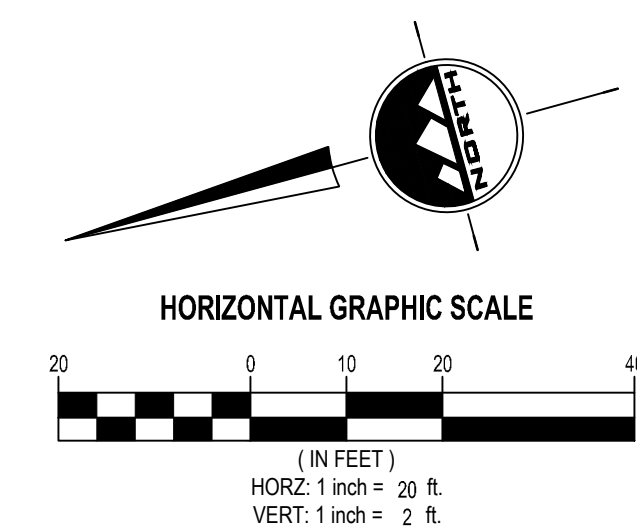
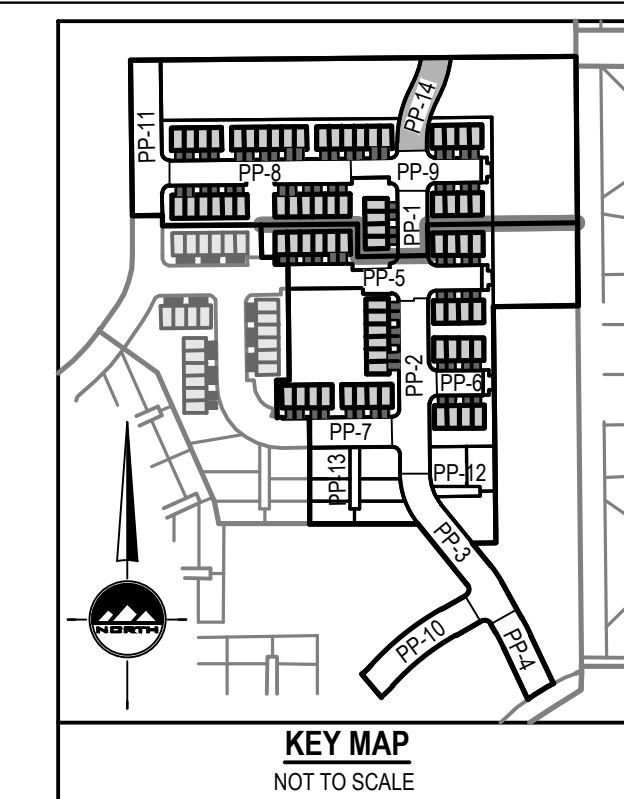
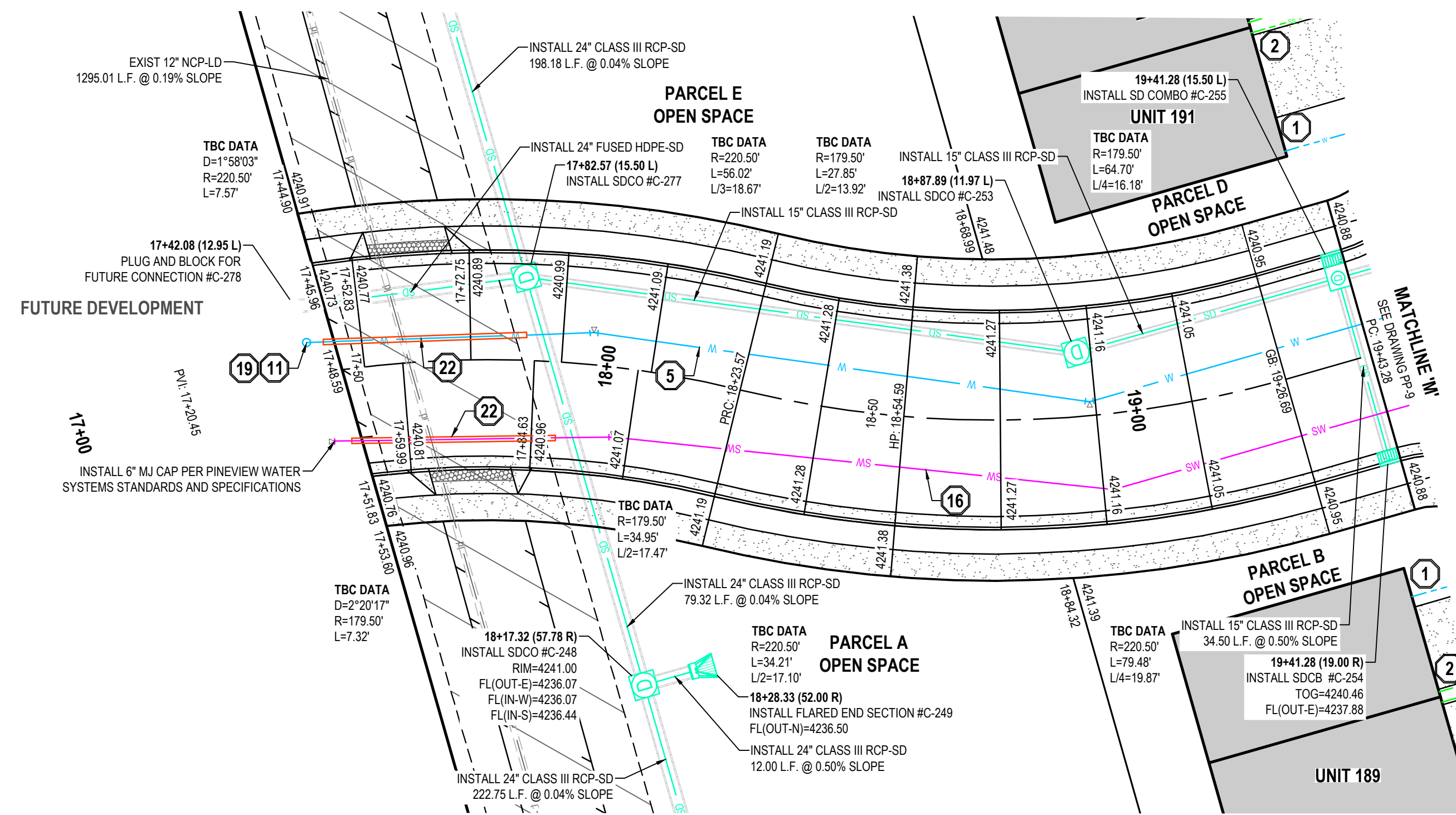
BENCHMARK

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

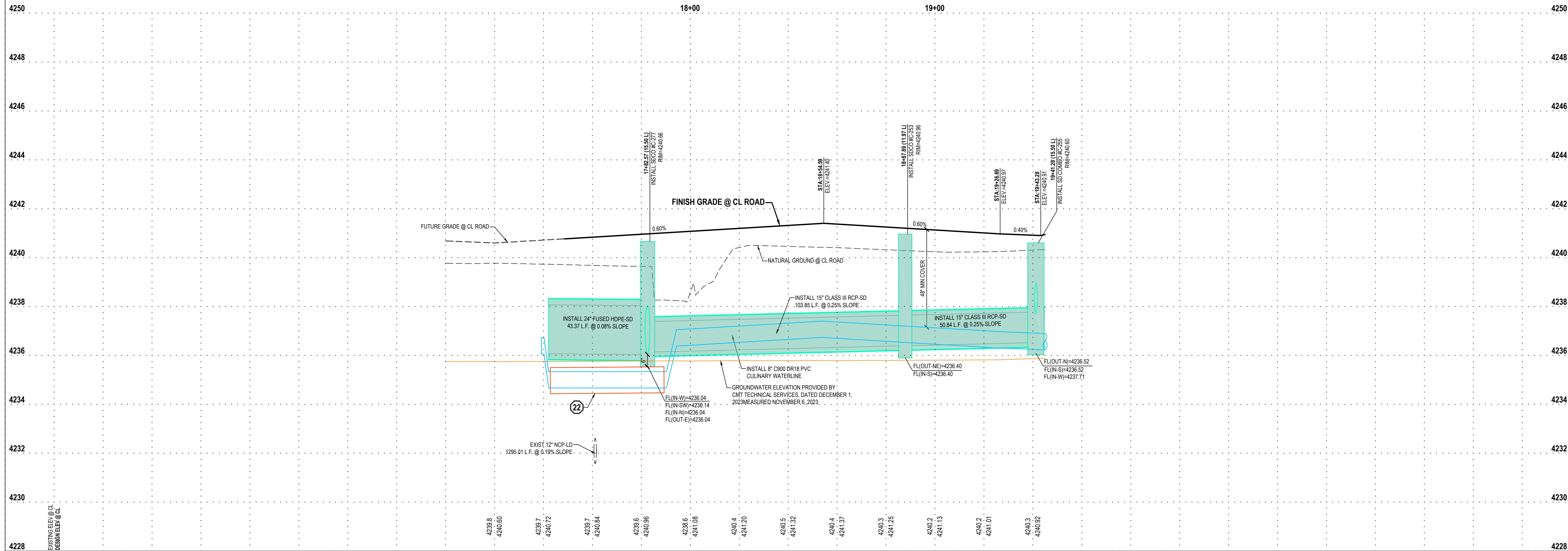
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

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- 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 WATERLINE 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 EXIST WATER LATERAL
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- 27 LOOP WATERLINE UNDER STORM DRAIN PER BONA VISTA STANDARDS AND SPECIFICATIONS
- 28 INSTALL SANITARY SEWER CLEANOUT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS



GALLOWAY LANE (2700 WEST STREET)



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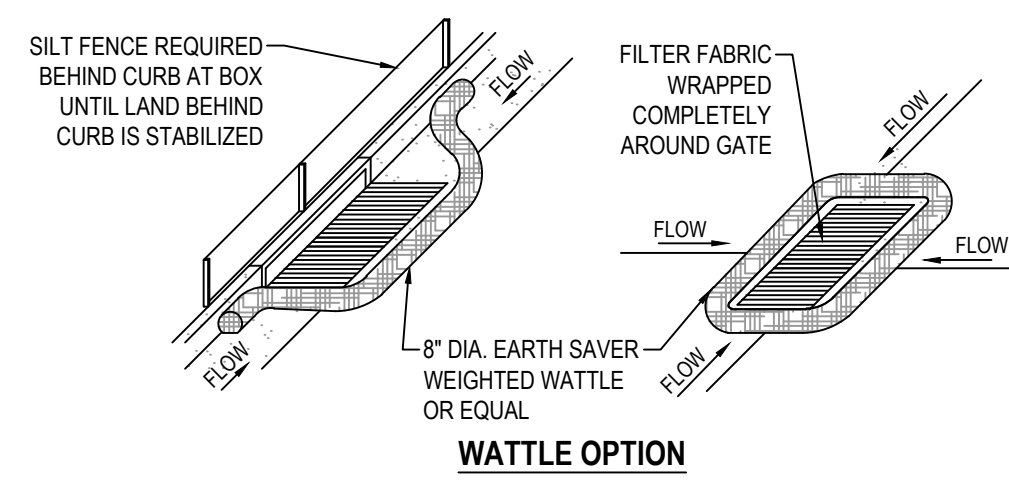


NO. DATE REVISION FOR REVIEW

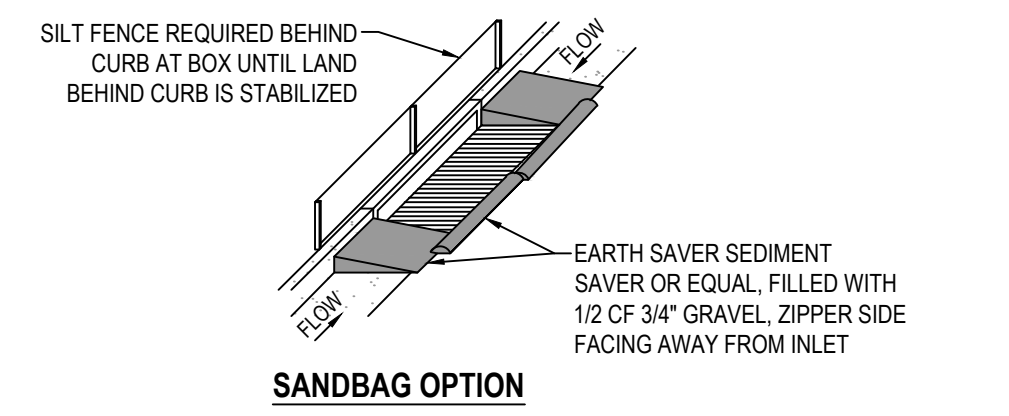
GALLOWAY LANE (2700 WEST STREET) PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2024-05-23
PROJECT MANAGER CP DESIGNED BY TS

PP-14



- 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.

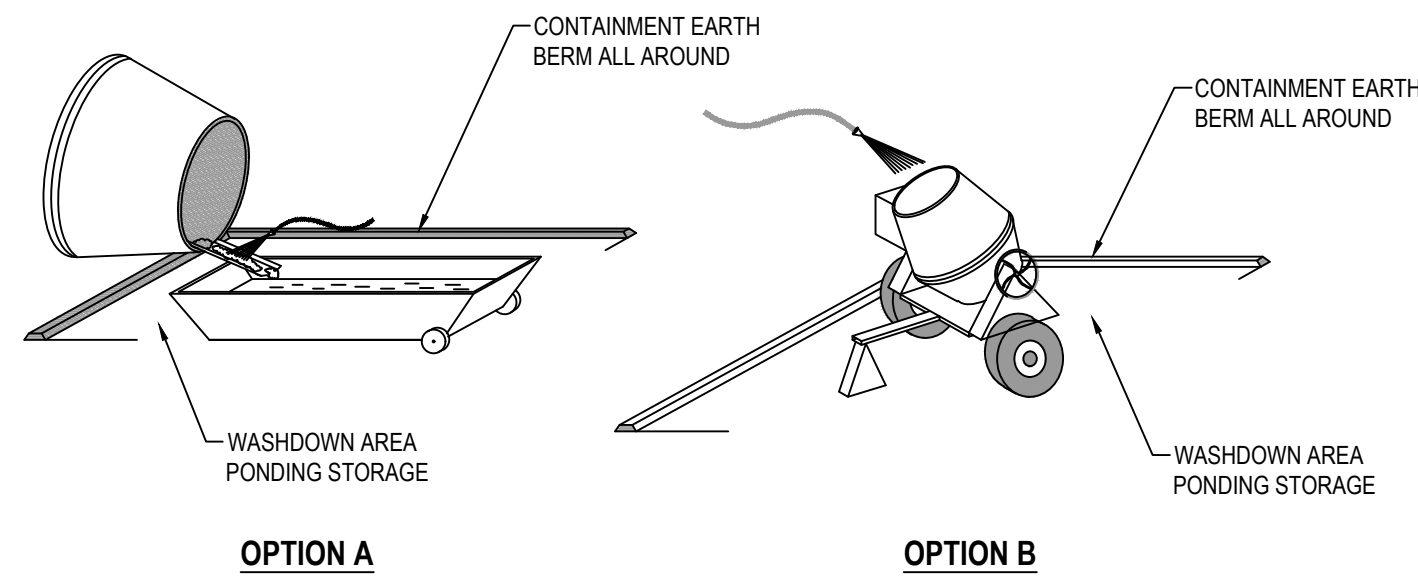


1 SAG INLET PROTECTION

SCALE: NONE

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

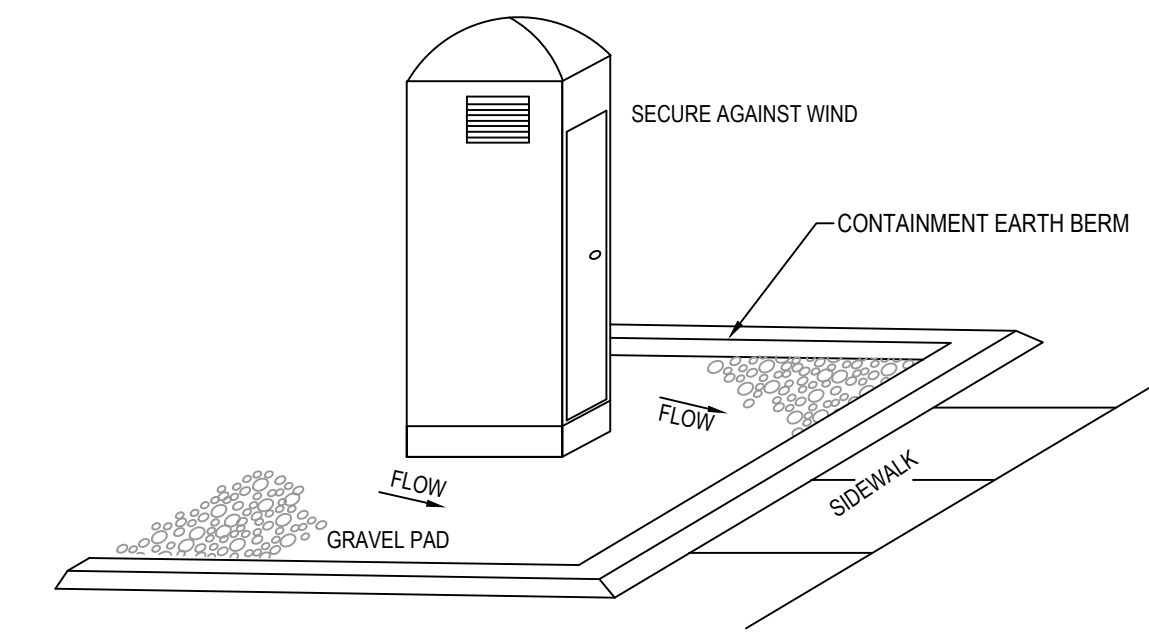


OPTION A

OPTION B

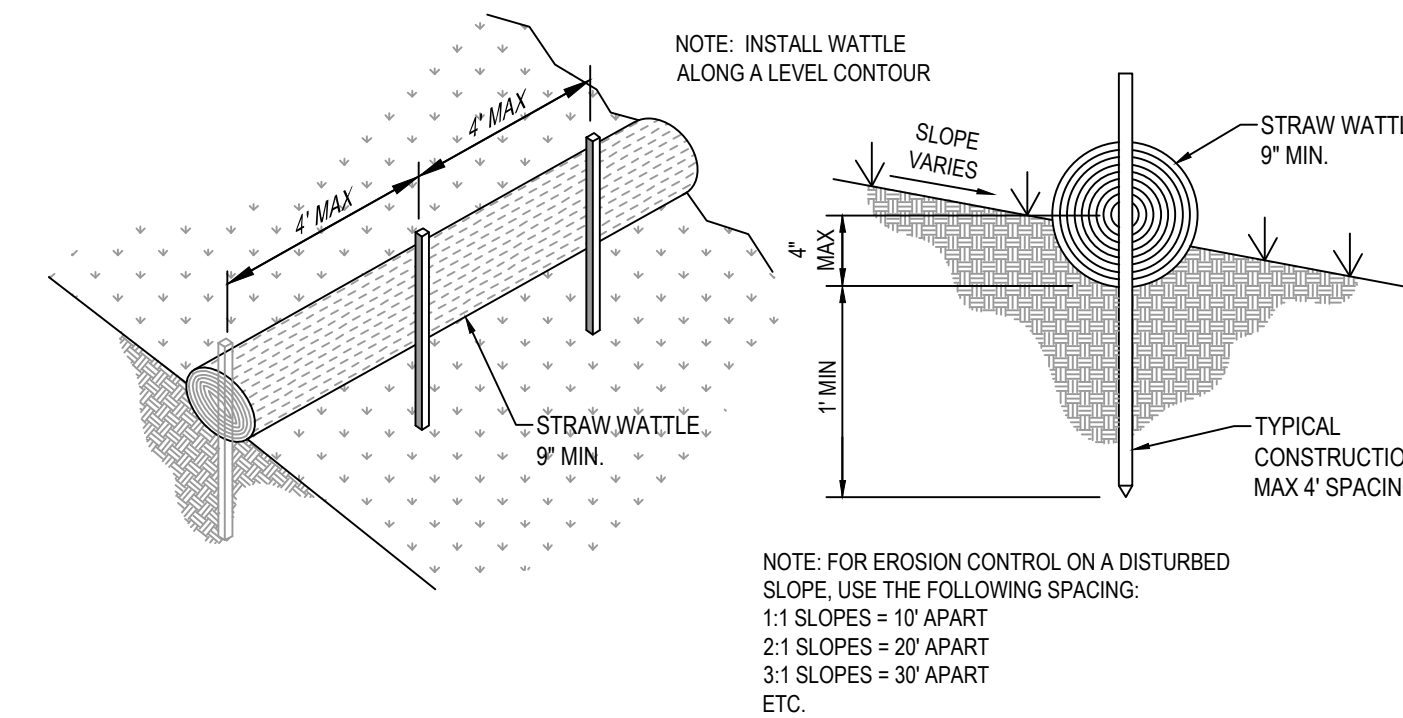
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



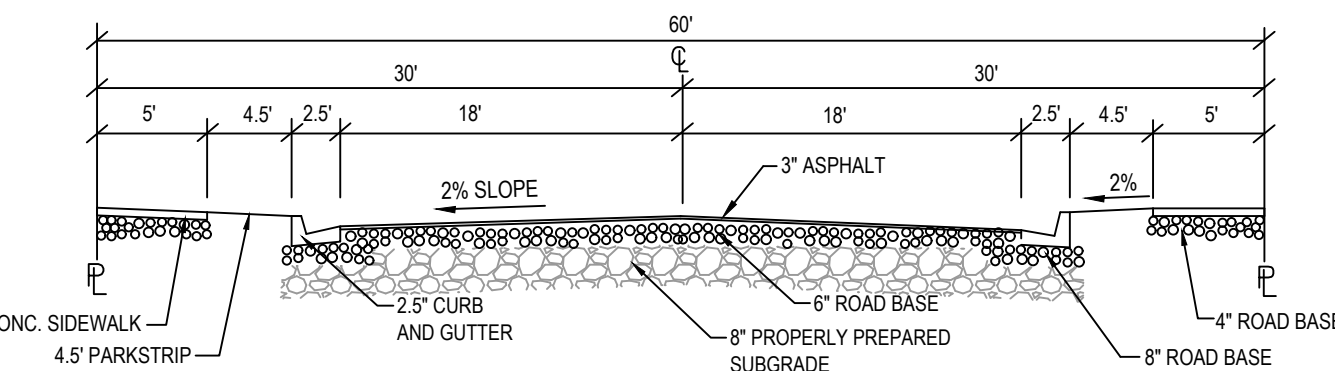
4 PORTABLE TOILET

SCALE: NONE



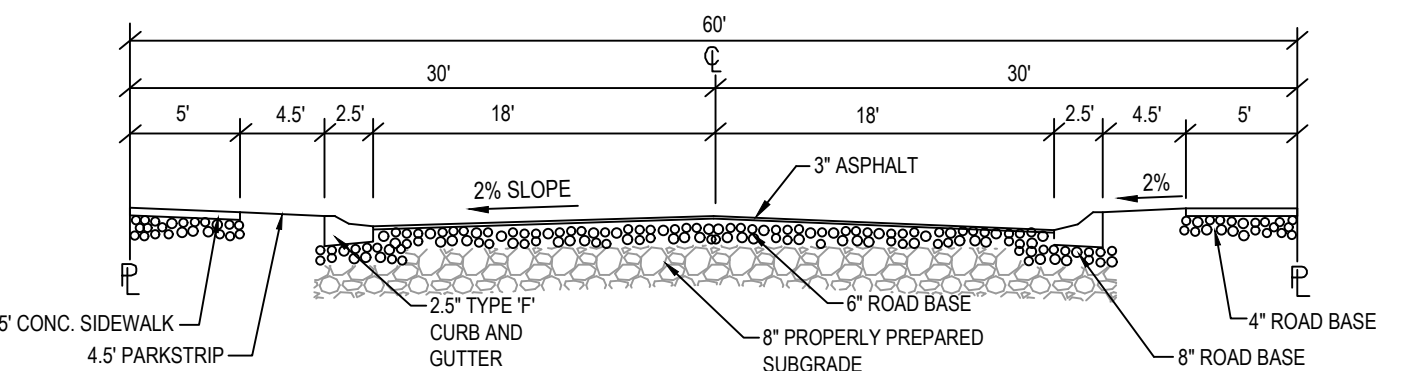
5 STRAW WATTLES

SCALE: NONE



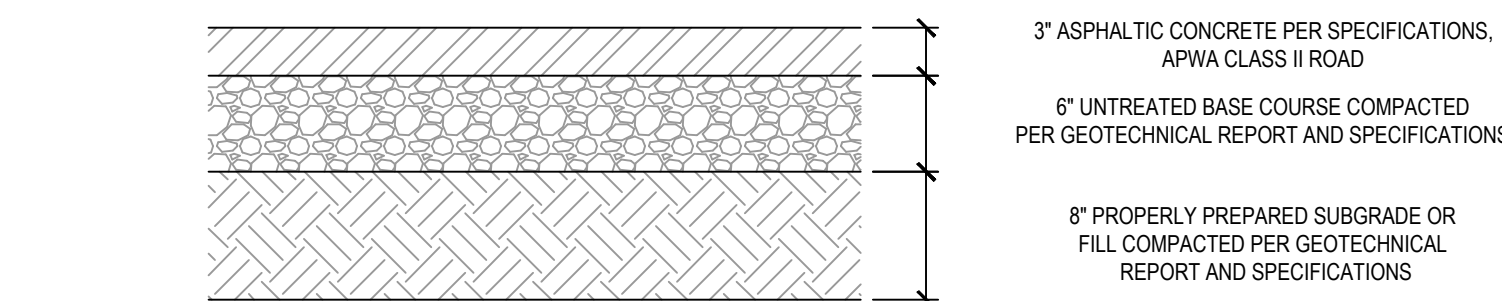
6 TYPICAL 60' STREET CROSS SECTION

SCALE: NONE



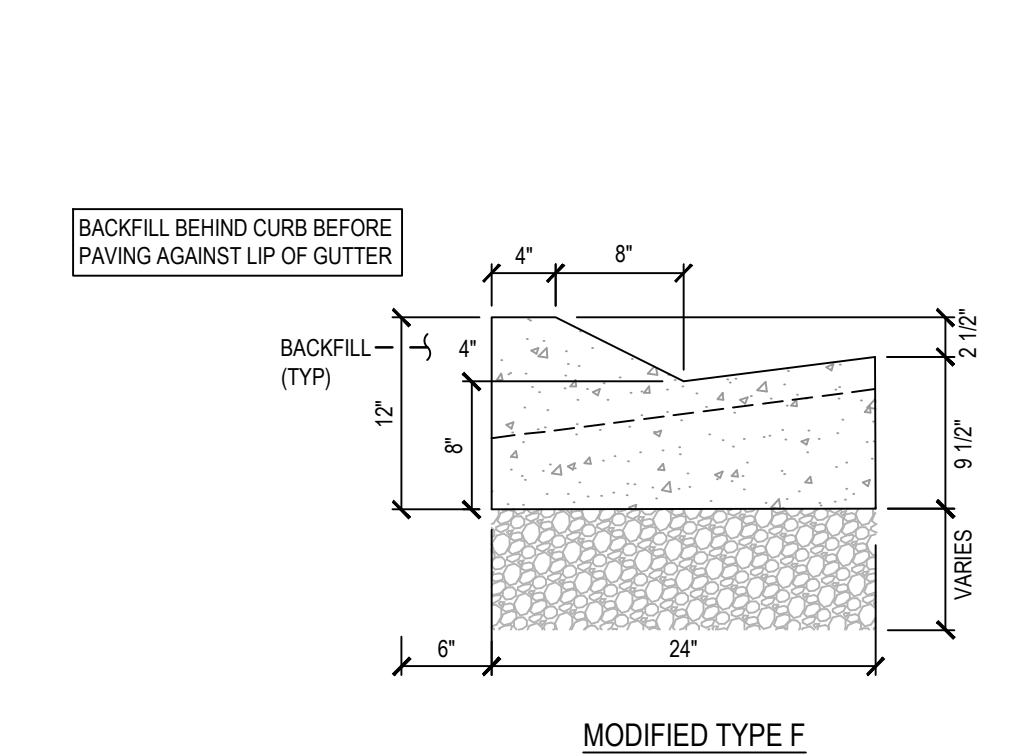
6 60' STREET CROSS SECTION W/ TYPE 'F' CURB

SCALE: NONE



8 STANDARD ASPHALT SECTION

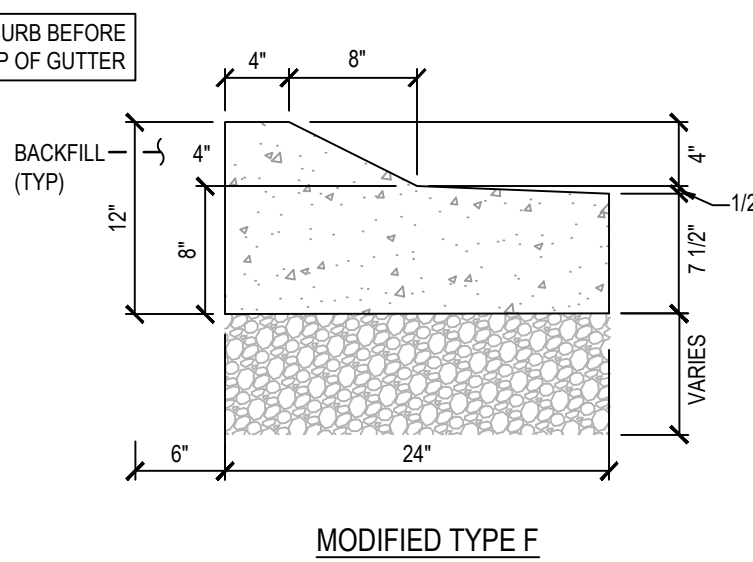
SCALE: NONE



9 MODIFIED 24" TYPE 'F' CURB AND GUTTER

SCALE: NONE

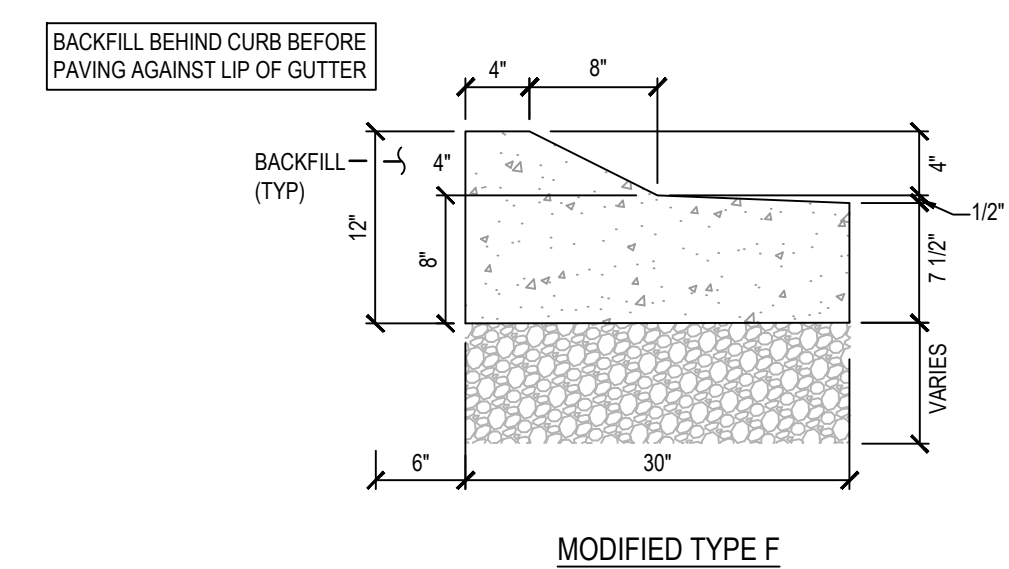
- CURB AND GUTTER
1. GENERAL
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
 2. PRODUCTS
 - A. Base Course: Untreated base course, 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.



10 MODIFIED 24" REVERSE PAN TYPE 'F' CURB AND GUTTER

SCALE: NONE

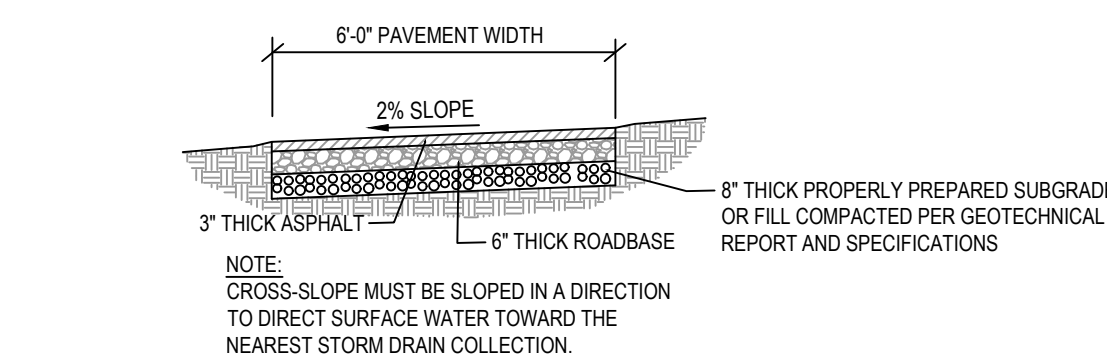
- CURB AND GUTTER
1. GENERAL
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
 2. PRODUCTS
 - A. Base Course: Untreated base course, 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.
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 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" MODIFIED REVERSE PAN TYPE 'F' CURB AND GUTTER

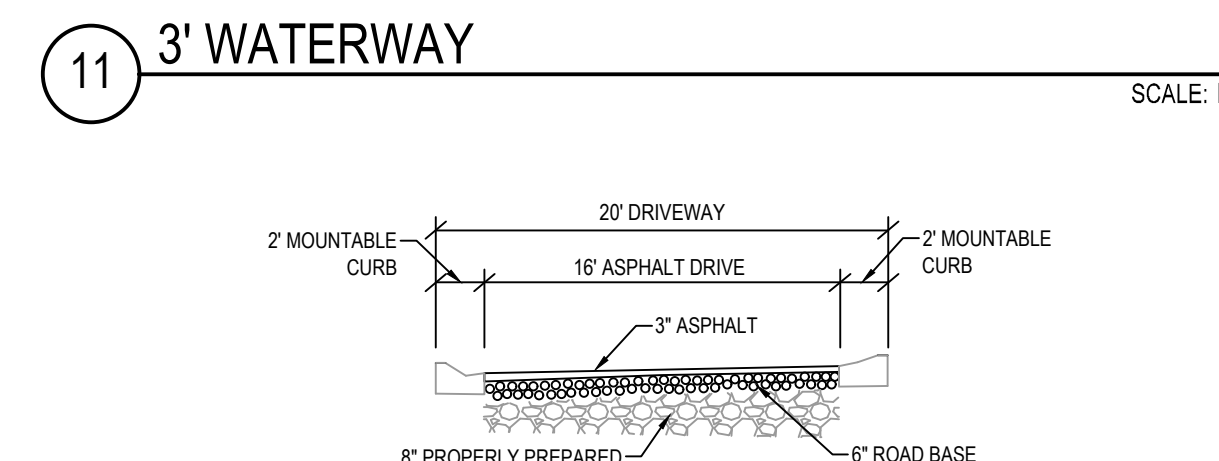
SCALE: NONE

- 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.
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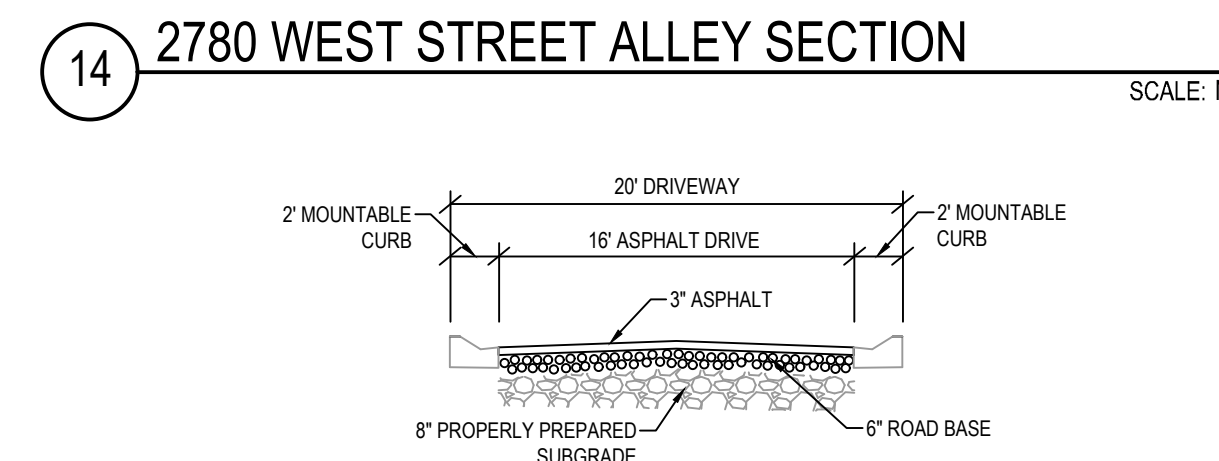
13 CLASS 2 TRAIL SECTION

SCALE: NONE



11 3' WATERWAY

SCALE: NONE



14 2780 WEST STREET ALLEY SECTION

SCALE: NONE



15 2708 NORTH ALLEY SECTION

SCALE: NONE

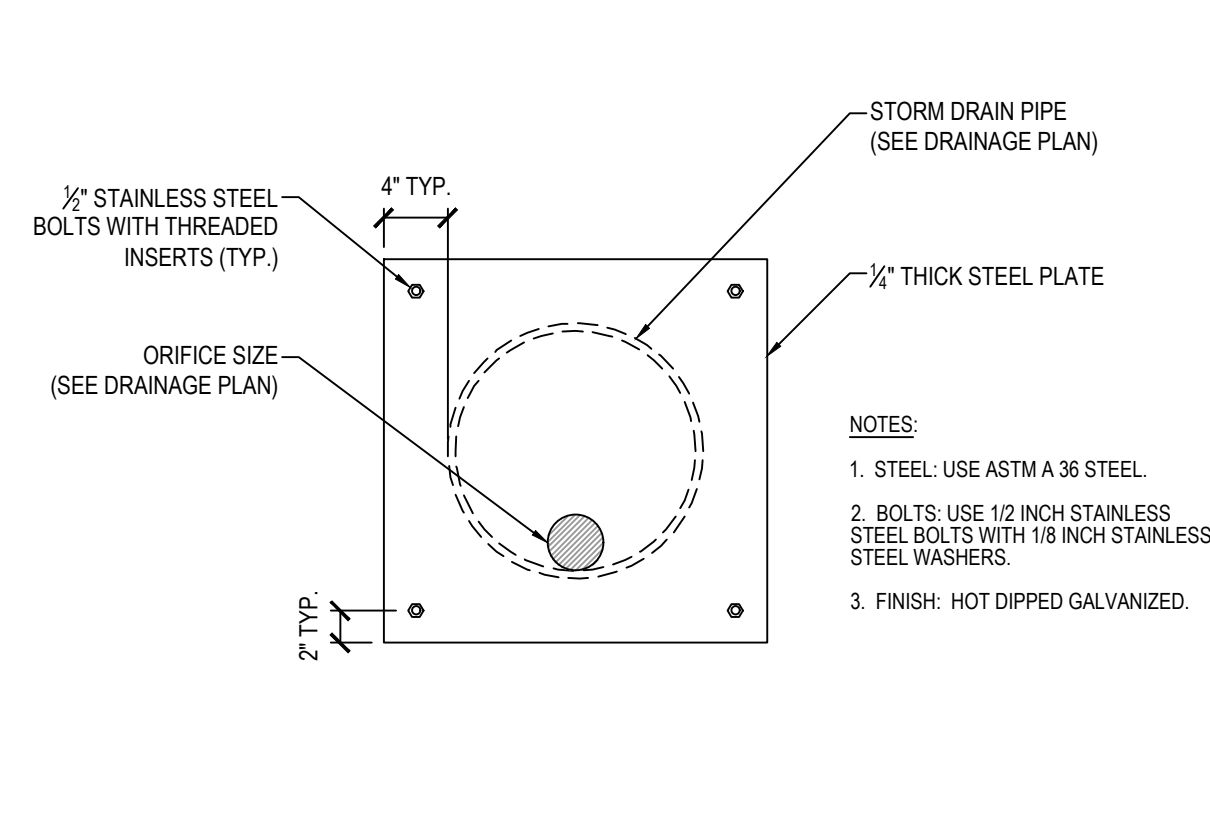


NO. DATE REVISION FOR REVIEW

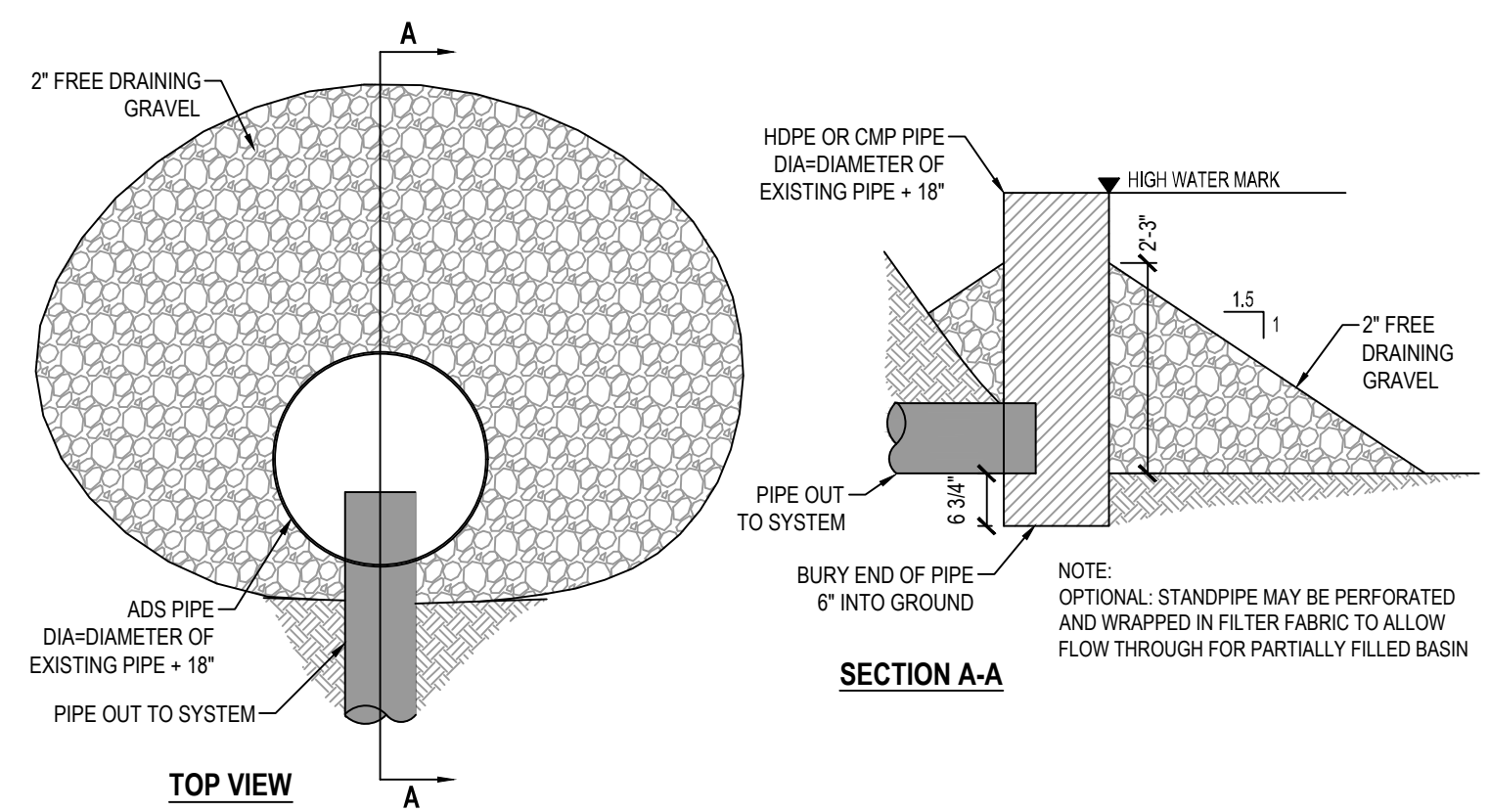
DETAILS

PROJECT NUMBER 9872
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PROJECT MANAGER CP
DESIGNED BY TS

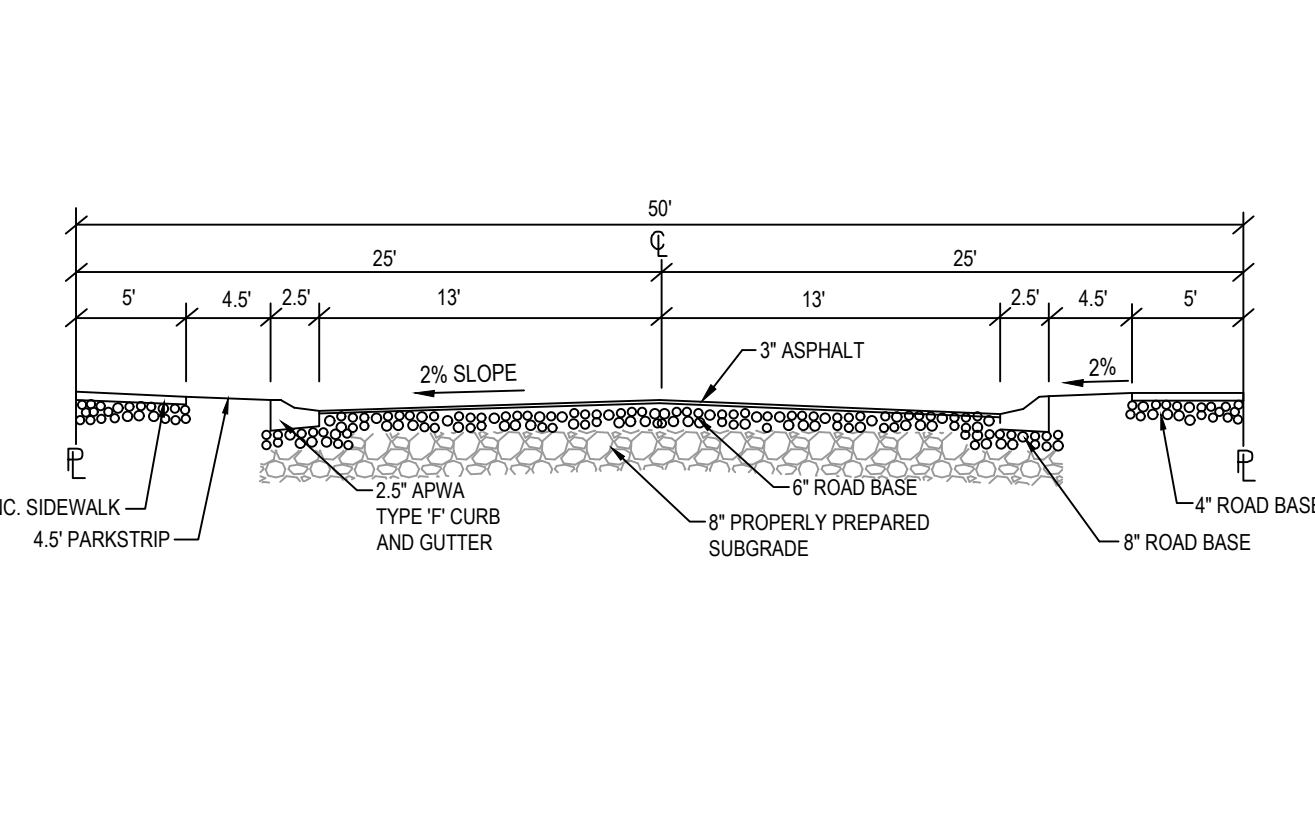
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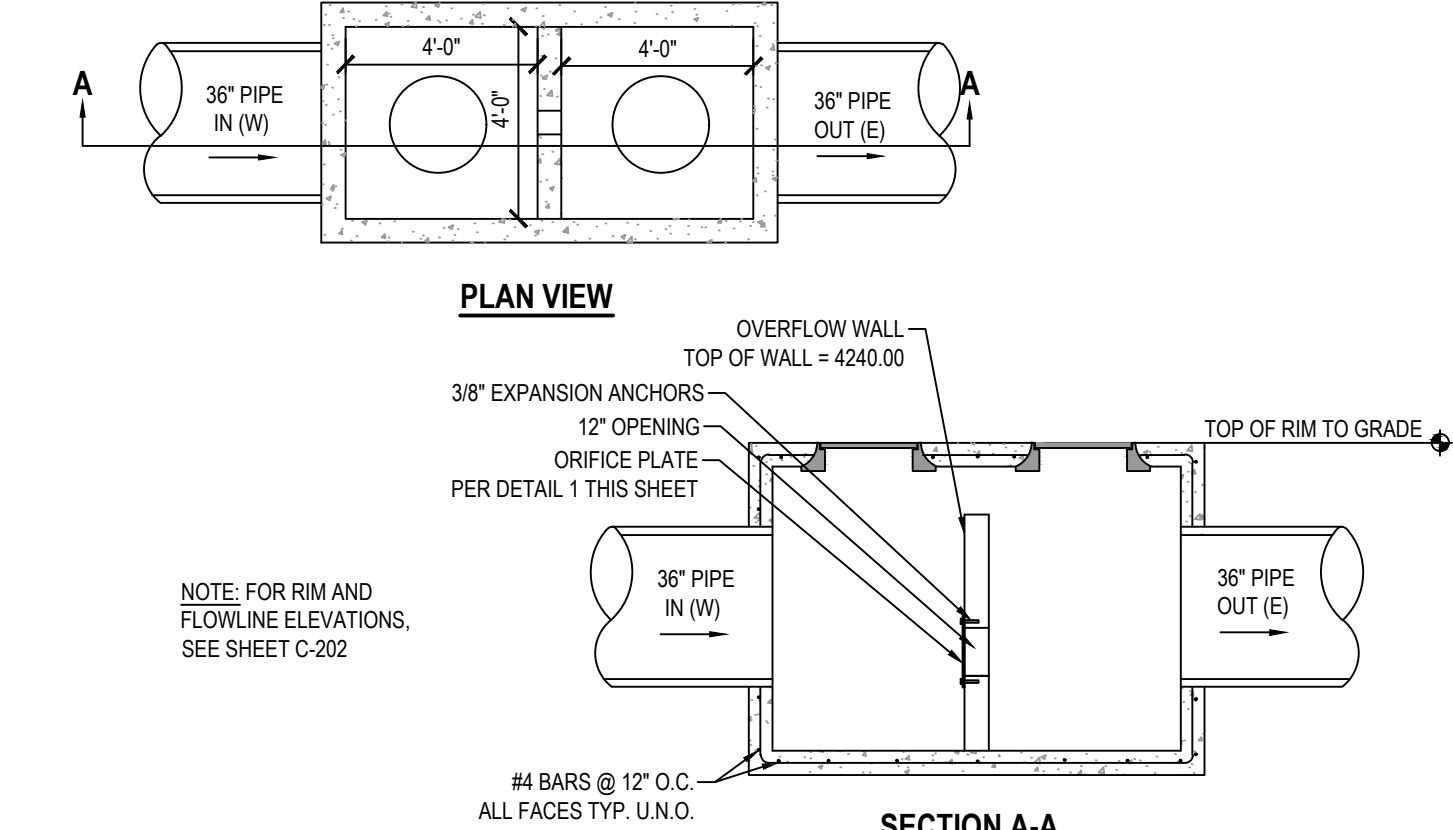
1 ORIFICE PLATE SCALE: NONE



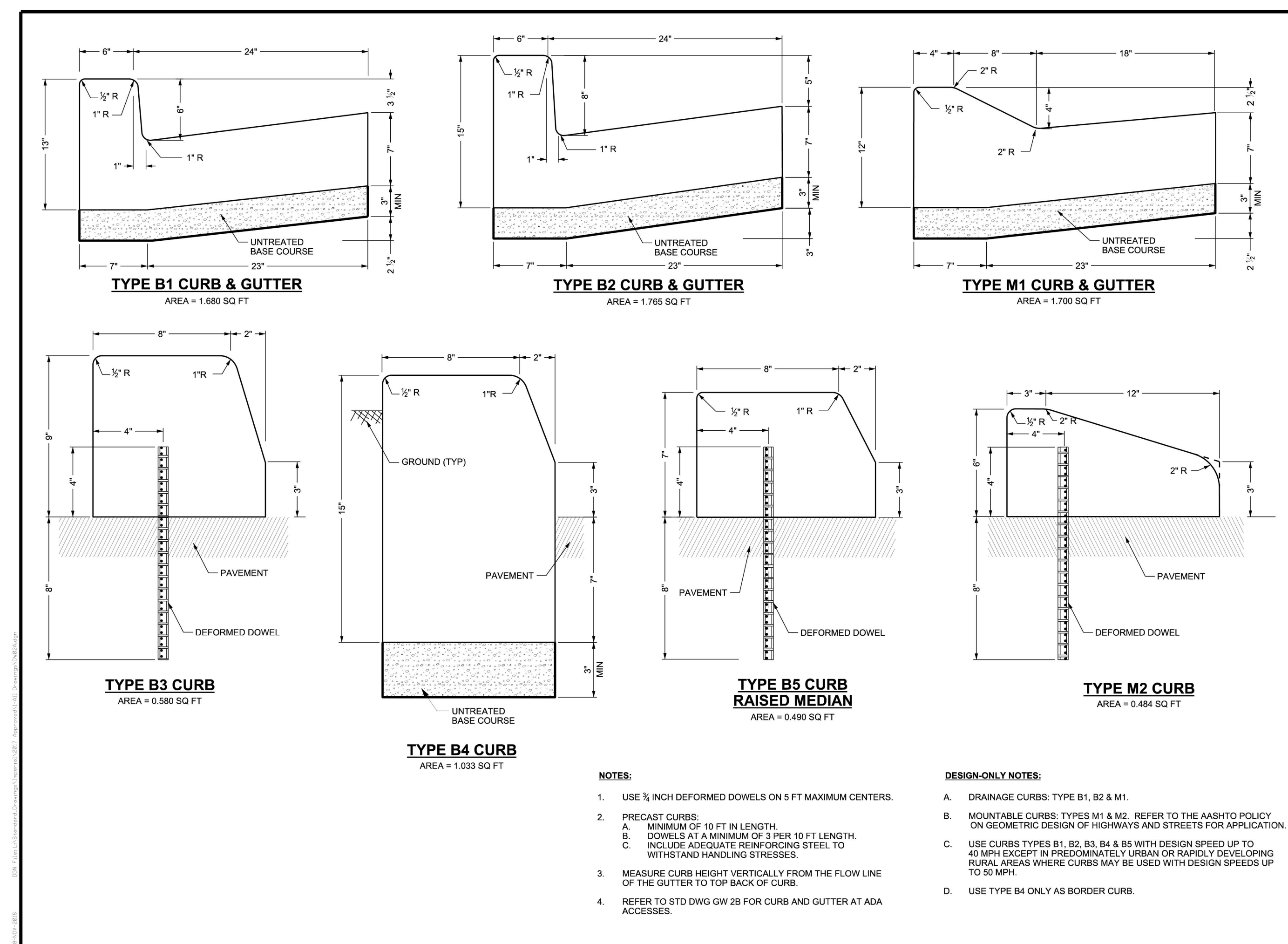
2 TEMPORARY BASIN OUTLET PROTECTION SCALE: NONE



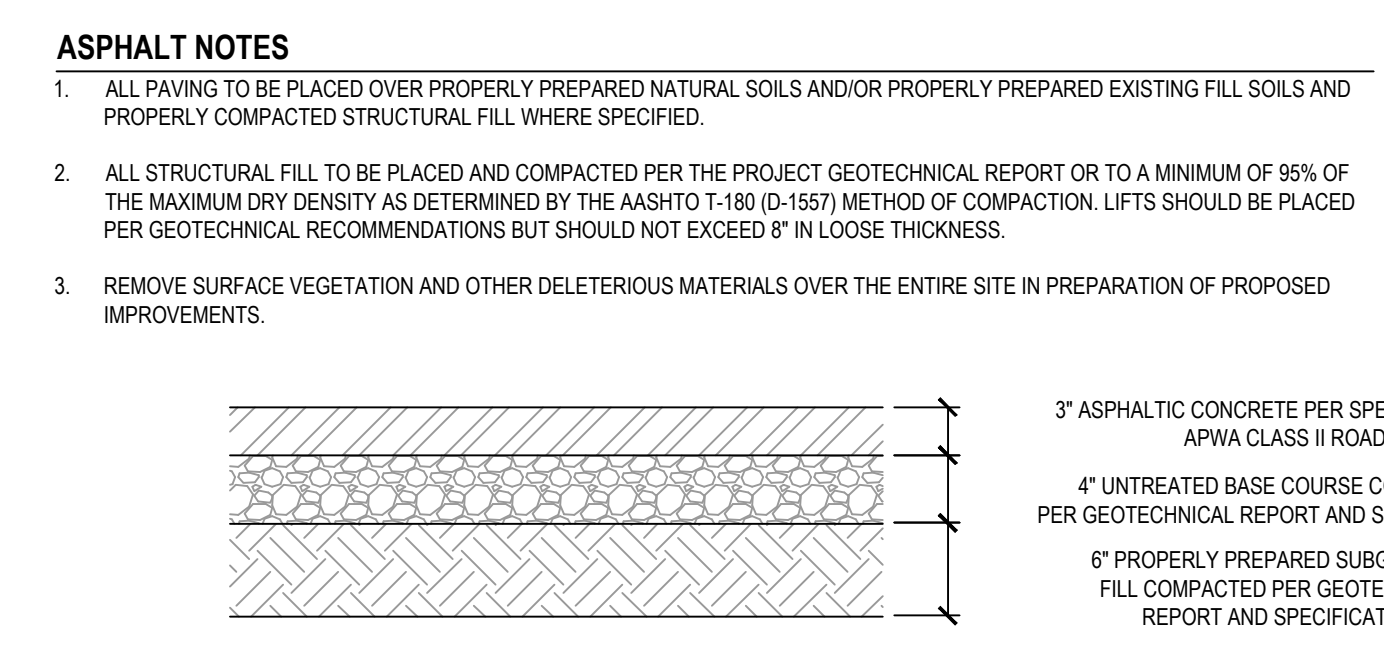
3 50' STREET CROSS SECTION SCALE: NONE



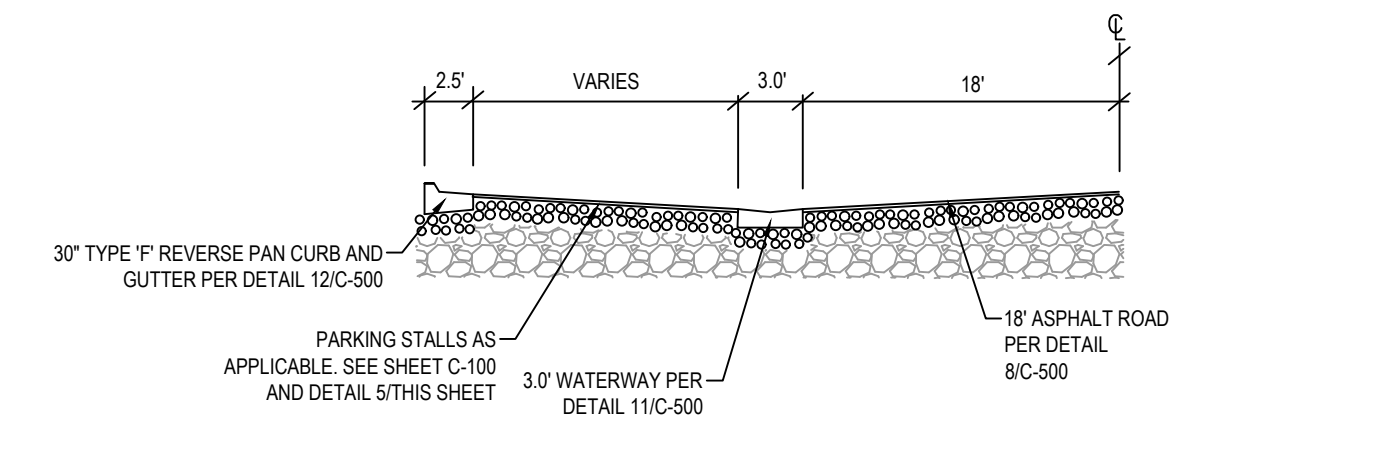
4 BASIN CONTROL STRUCTURE #C-267 SCALE: NONE



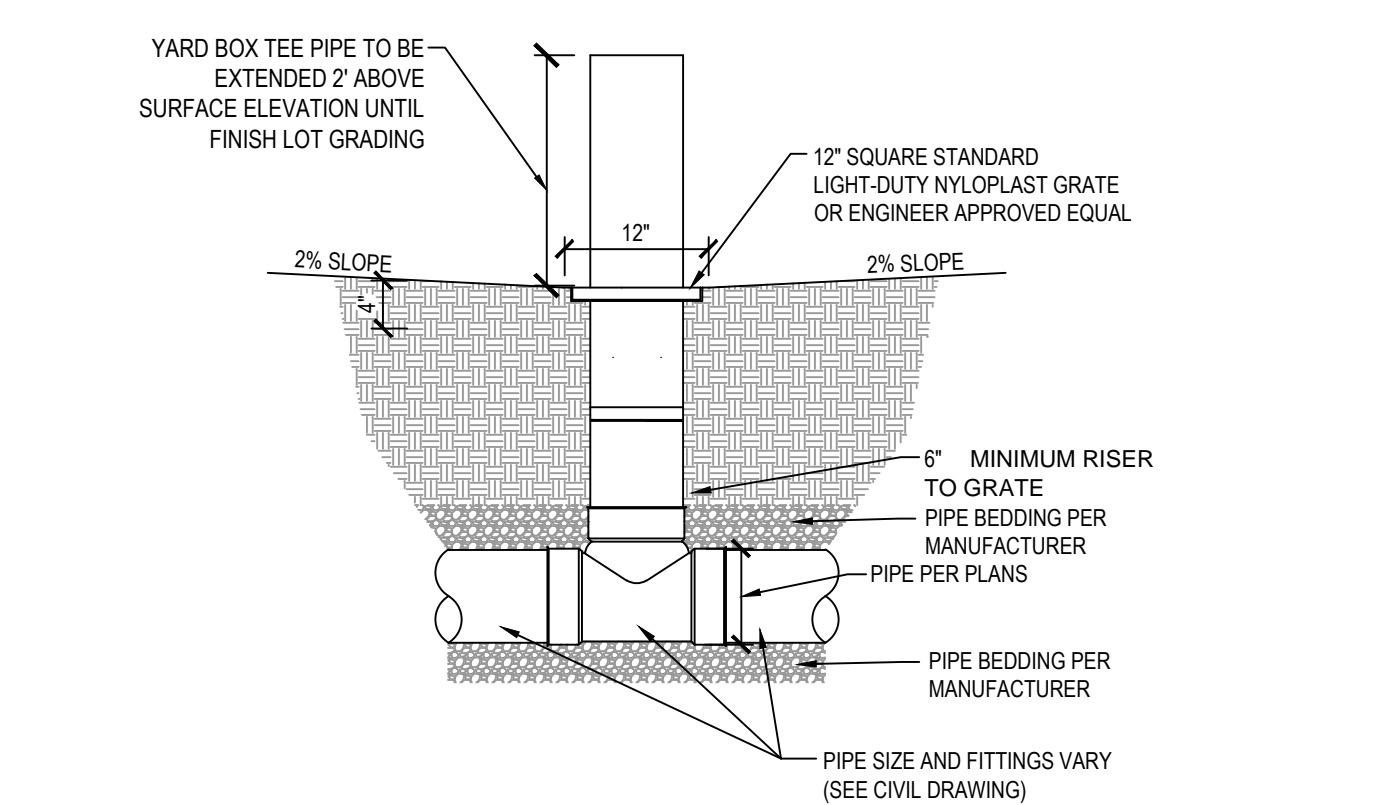
REVISIONS	NO.	DATE	BY	REASON
UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWING FOR ROAD AND BRIDGE CONSTRUCTION RECOMMENDED FOR GENERAL USE APPROVED FOR PUBLICATION JAN. 01, 2017 JAN. 01, 2017 SECURITY DIRECTOR				
CONCRETE CURB AND GUTTER TYPES				
STD. DWG. NO. GW 2A				



5 STANDARD PARKING PAVEMENT SECTION SCALE: NONE



6 PARKING AREA DETAIL SCALE: NONE



7 12" X 12" YARD DRAIN SCALE: NONE

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NO. DATE REVISION FOR REVIEW

DETAILS

PROJECT NUMBER: 9872
 PRINT DATE: 2024-05-23
 PROJECT MANAGER: CP
 DESIGNED BY: TS

C-501

Implementation 01-09-2017