

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS COMMENCEMENT OF ANY

#### 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

NDEX OF DRAWINGS		PP-0	PLAN AND PROFILE KEY MA	Р
OF 2	ORCHARDS PH2 PLAT	PP-1	2775 NORTH STREET PLAN	AND PROFILE
OF 2	ORCHARDS PH2 PLAT	PP-2	2775 WEST STREET PLAN AI	ND PROFILE
C-001	GENERAL NOTES	PP-3	2715 NORTH STREET PLAN	AND PROFILE
C-100	SITE PLAN	PP-4	2800 WEST STREET/ABERDE	EEN DRIVE
C-200	GRADING AND DRAINAGE PLAN		PLAN AND PROFILE	
C-201	GRADING AND DRAINAGE PLAN	PP-5	2770 WEST STREET PLAN AI	ND PROFILE
C-202	GRADING AND DRAINAGE PLAN	C-500	DETAILS	
C-300	UTILITY PLAN	C-501	DETAILS	NOTICE TO DEVELO
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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.

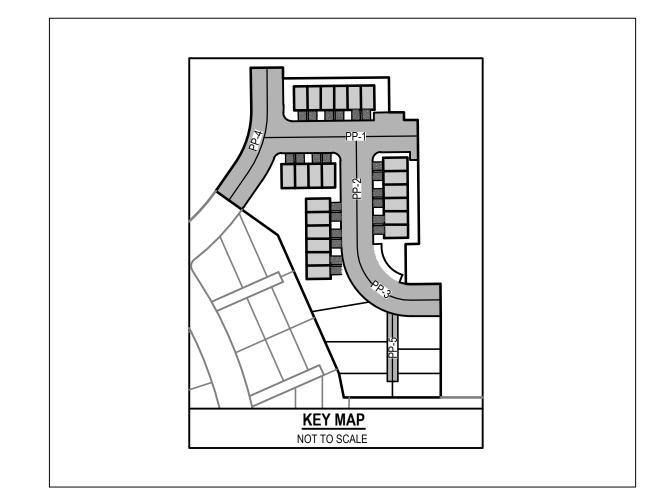
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND THAT THE CONTRACTOR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

# ELOPER/ CONTRACTOR

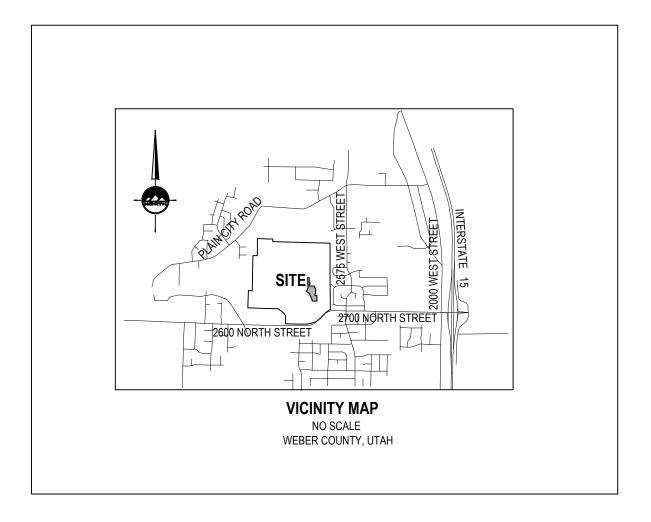
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING,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

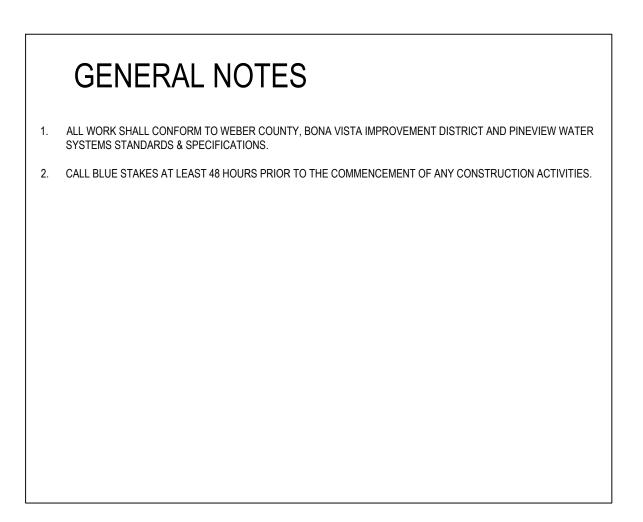
## **UTILITY DISCLAIMER**

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.



EROSION CONTROL PLAN







919 North 400 West Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

Phone: 435.843.3590

WWW.ENSIGNENG.COM

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

STEVE ANDERSON

PHONE: 801.392.8100

**DS AT JDC RANCH** 

ORCHARI

**600 NORTH STREET** 

2024-05-22

#### **GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- 3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- 4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 10. PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- 16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A
- MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED
- CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT. 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED
- REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- 18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- 19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- 20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- 21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- 22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR
- 25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- 28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM
- 29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- 30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- 31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

REPAIRING EXISTING IMPROVEMENTS.

32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

#### **UTILITY NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE
- 2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- 3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER. NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- 4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S
- 5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- 6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- 7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE
- 8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- 9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- 11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING
- 12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- 15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- 16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM
- 17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- 18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB. GUTTER. SIDEWALK AND STREET
- 19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
- 20. ALL CULINARY WATER INFRASTRUCTURE WORK IS TO BE DONE IN ACCORDANCE WITH BONA VISTA STANDARDS

## TRAFFIC CONTROL AND SAFETY NOTES

MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

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

## **DEMOLITION NOTES**

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

#### **GRADING AND DRAINAGE NOTES**

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

#### **ABBREVIATIONS**

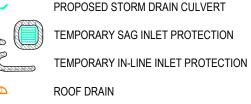
```
AMERICAN PUBLIC WORKS ASSOCIATION
              ACCESSIBLE ROUTE
              AMERICAN SOCIETY FOR TESTING AND MATERIALS
              AMERICAN WATER WORKS ASSOCIATION
             BOTTOM OF STEP
             BEGIN VERTICAL CURVE
             CATCH BASIN
              CURB FACE OR CUBIC FEET
COMM
             COMMUNICATION
CONC
             CONCRETE
             CONTINUOUS
             DIAMETER
              DUCTILE IRON PIPE
ELEC
             ELECTRICAL
             ELEVATION
ELEV
             EDGE OF ASPHALT
             END OF VERTICAL CURVE
             EACH WAY
             EXISTING
             FINISH FLOOR
             FINISH GRADE
             FIRE HYDRANT
             FLOW LINE OR FLANGE
              GRADE BREAK
              GARAGE FLOOF
             GATE VALVE
             HANDICAP
             HIGH POINT
             IRRIGATION
             RATE OF VERTICAL CURVATURE
             LAND DRAIN
             LINEAR FEET
             LOW POINT
             MATCH EXISTING
             MANHOLE
             MECHANICAL JOINT
             NATURAL GROUND
              NOT IN CONTRACT
             NUMBER
             ON CENTER
              ON CENTER EACH WAY
             OVERHEAD POWER
             POINT OF CURVATURE OR PRESSURE CLASS
             POINT OF COMPOUND CURVATURE
             POINT OF INTERSECTION
             POST INDICATOR VALVE
              PROPERTY LINE
             POINT OF REVERSE CURVATURE
             PROPOSED
             POINT OF TANGENCY
             POINT OF VERTICAL CURVATURE
             POINT OF VERTICAL INTERSECTION
             POINT OF VERTICAL TANGENCY
             ROOF DRAIN
ROW
             RIGHT OF WAY
             SLOPE
             SANITARY SEWER
             STORM DRAIN
              SECONDARY
             SANITARY SEWER
             STATION
              SECONDARY WATER LINE
              TOP BACK OF CURB
             TOP OF GRATE
             TOP OF ASPHALT
             TOP OF CONCRETE
              TOP OF FOUNDATION
             TOP OF WALL
             TOP OF STEP
              TYPICAL
              VERTICAL CURVE
             WALL INDICATOR VALVE
             WATER LINE
```

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

## LEGEND

SECTION CORNER

<b>,</b>	CECTION CONNER		EXICTING EDGE OF ACTIVIES
-	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
,	EXISTING REBAR AND CAP		PROPOSED STRIPING
•	SET ENSIGN REBAR AND CAP	— — x — —	EXISTING FENCE
1	EXISTING WATER METER	X	PROPOSED FENCE
1	PROPOSED WATER METER	-··-	EXISTING FLOW LINE
)	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
)	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX	— — sd — —	EXISTING STORM DRAIN LINE
1	EXISTING WATER VALVE	——— SD ———	PROPOSED STORM DRAIN LINE
1	PROPOSED WATER VALVE		ROOF DRAIN LINE
5	EXISTING FIRE HYDRANT		CATCHMENTS
5	PROPOSED FIRE HYDRANT	— — HWL — —	HIGHWATER LINE
<b>L</b>	PROPOSED FIRE DEPARTMENT CONNECTION	— ss — —	EXISTING SANITARY SEWER
1	EXISTING SECONDARY WATER VALVE	—— SS ——	PROPOSED SANITARY SEWER LINE
1	PROPOSED SECONDARY WATER VALVE	——————————————————————————————————————	PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX	— — Id — —	EXISTING LAND DRAIN LINE
1	EXISTING IRRIGATION VALVE	LD	PROPOSED LAND DRAIN LINE
1	PROPOSED IRRIGATION VALVE	——————	PROPOSED LAND DRAIN SERVICE LINE
)	EXISTING SANITARY SEWER MANHOLE	- $-$ w $ -$	EXISTING CULINARY WATER LINE
)	PROPOSED SANITARY SEWER MANHOLE	—— w ——	PROPOSED CULINARY WATER LINE
)	EXISTING SANITARY CLEAN OUT	w	PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX	— sw — —	EXISTING SECONDARY WATER LINE
1	PROPOSED STORM DRAIN CLEAN OUT BOX	SW	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	——————————————————————————————————————	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	- $-$ irr $ -$	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	—— IRR ——	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	ohp	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	— — e — —	EXISTING ELECTRICAL LINE
)	EXISTING STORM DRAIN CLEAN OUT	— g — —	EXISTING GAS LINE
*	EXISTING STORM DRAIN CULVERT	t	EXISTING TELEPHONE LINE



EXISTING ELECTRICAL MANHOLE E EXISTING ELECTRICAL BOX EXISTING TRANSFORMER

Ф EXISTING UTILITY POLE **EXISTING LIGHT** 

PROPOSED LIGHT EXISTING GAS METER

**EXISTING GAS MANHOLE** EXISTING GAS VALVE EXISTING TELEPHONE MANHOLE

EXISTING TELEPHONE BOX

EXISTING TRAFFIC SIGNAL BOX EXISTING CABLE BOX

EXISTING BOLLARD PROPOSED BOLLARD

> EXISTING SIGN PROPOSED SIGN **EXISTING SPOT ELEVATION** PROPOSED SPOT ELEVATION

 $\Longrightarrow$ EXISTING FLOW DIRECTION EXISTING TREE

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

DENSE VEGETATION



919 North 400 West Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

Phone: 435.843.3590

CEDAR CITY Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983 WWW.ENSIGNENG.COM

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

STEVE ANDERSON PHONE: 801.392.8100

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OUNTY

BER

AR ACCESSIBLE ROUTE

—— — — EXISTING EDGE OF ASPHALT

TEMPORARY BERM —— LOD — LIMITS OF DISTURBANCE

□□□□□□□□ EXISTING WALL PROPOSED WALL **EXISTING CONTOURS** 

PROPOSED CONTOURS BUILDABLE AREA WITHIN SETBACKS PUBLIC DRAINAGE EASEMENT EXISTING ASPHALT TO BE REMOVED

PROPOSED ASPHALT EXISTING CURB AND GUTTER PROPOSED CURB AND GUTTER PROPOSED REVERSE PAN CURB AND GUTTER

TRANSITION TO REVERSE PAN CURB CONCRETE TO BE REMOVED EXISTING CONCRETE PROPOSED CONCRETE

BUILDING TO BE REMOVED EXISTING BUILDING

PROPOSED BUILDING

FOR REVIEW

**GENERAL NOTES** 

PROJECT NUMBER 2024-05-22 PROJECT MANAGER DESIGNED BY





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

2800 WEST 2600 NORTH STREET WEBER COUNTY, UTAH PHASE

OVERALL DEVELOPMENT SITE PLAN

PRINT DATE 2024-05-22

C-002



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

#### **BENCHMARK**

ELEV = 4231.00'

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

**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:

(2) INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2

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

EXISTING CURB AND GUTTER

**FUTURE** 

DEVELOPMENT

PARCEL A

**UNIT 105** 

**UNIT 103** 

**FUTURE** DEVELOPMENT

**GENERAL NOTES** 

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

THROUGHOUT SITE.

INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT



919 North 400 West Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

**TOOELE** Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

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

CONTACT: STEVE ANDERSON PHONE: 801.392.8100

RANCH

COUNTY

2800 WEST 2600 N WEBER COU PHA

ORCHARE

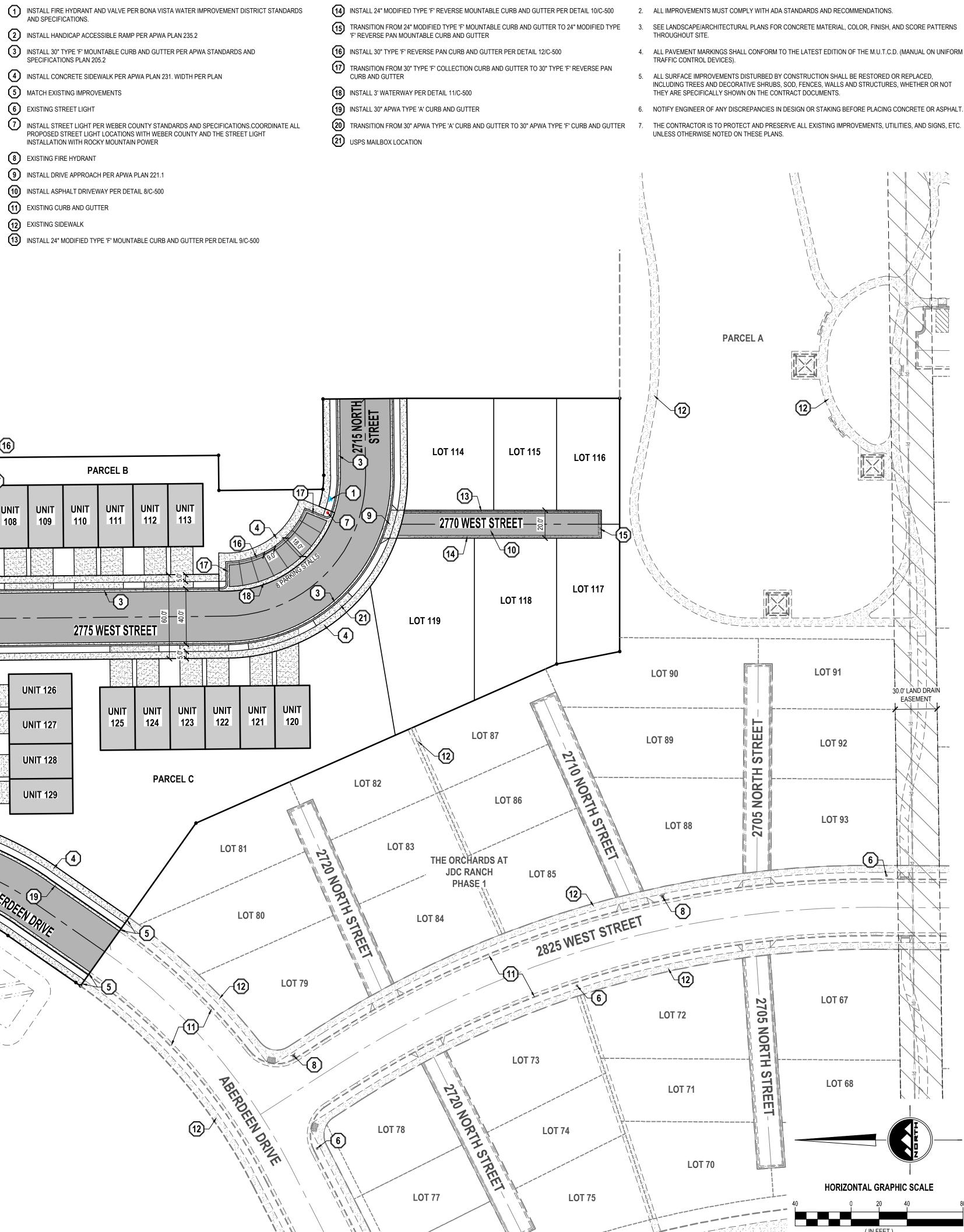
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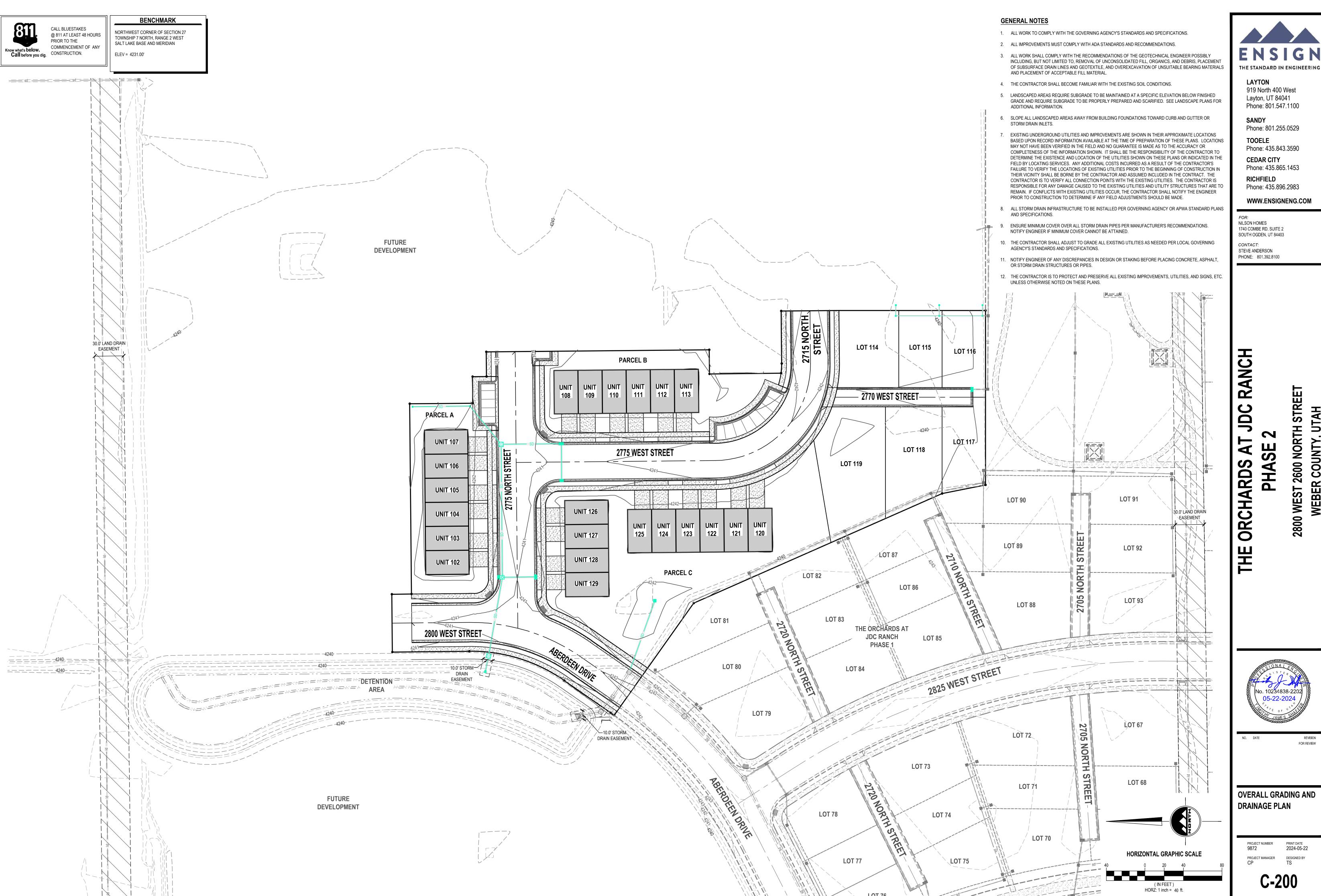
SITE PLAN

HORZ: 1 inch = 40 ft.

2024-05-22

**C-100** 





919 North 400 West Layton, UT 84041

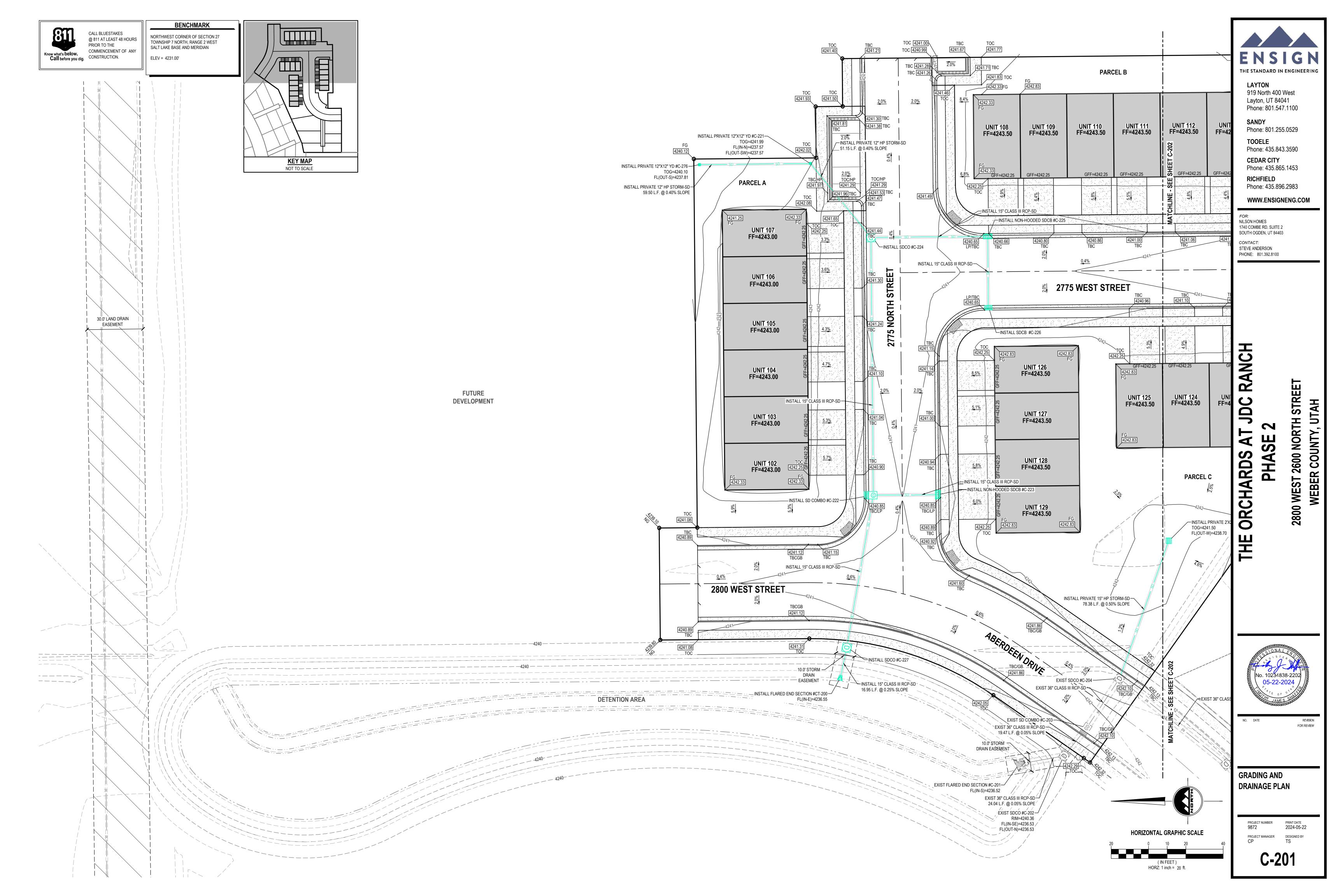
Phone: 435.865.1453

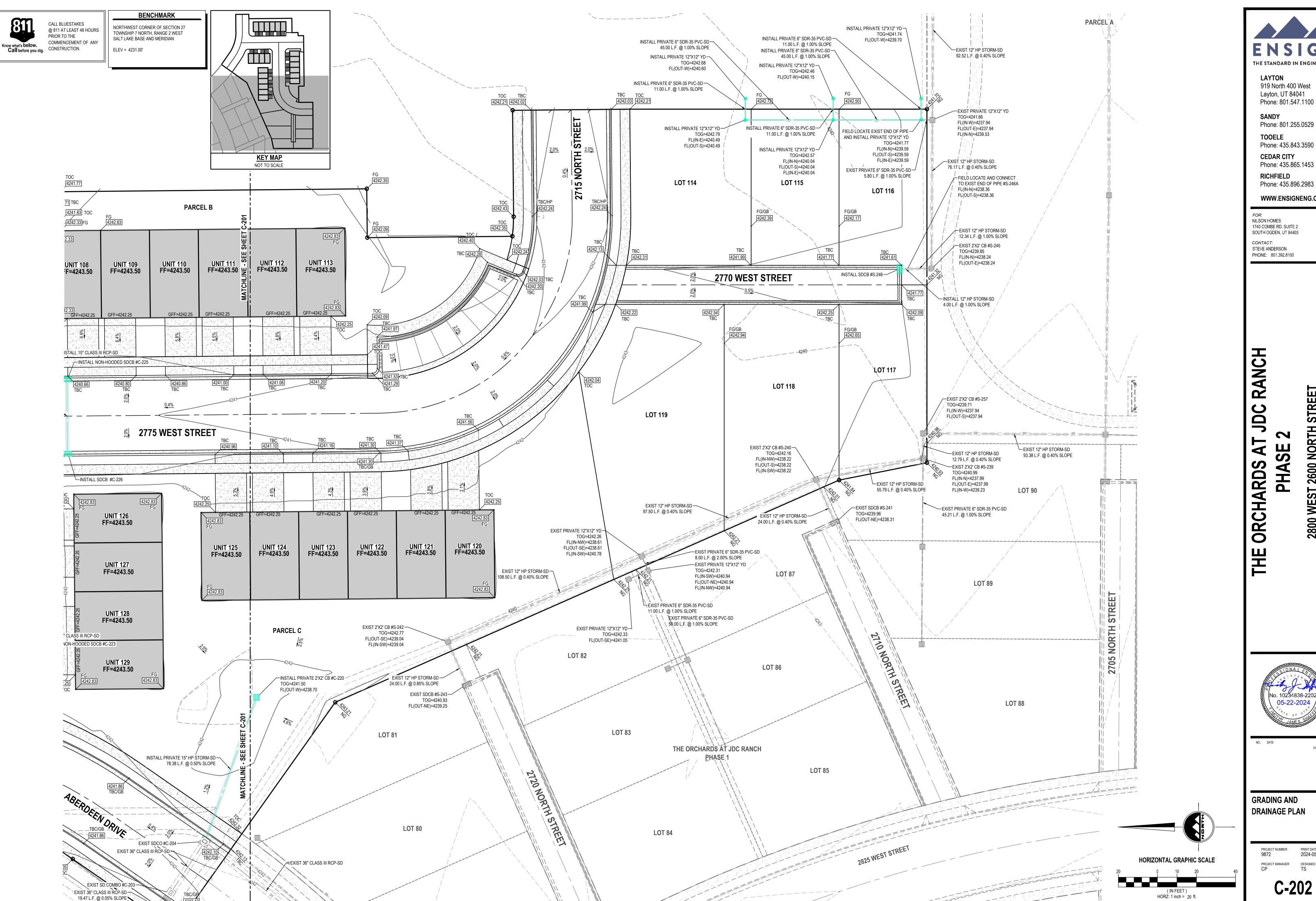
STREET

2800 WEST 2600 NORTH S WEBER COUNTY, UTA

**OVERALL GRADING AND** 

PRINT DATE 2024-05-22







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

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

STEVE ANDERSON

PHONE: 801.392.8100

STREET 2800 WEST 20

COUNTY, UTAH

WEBER

**PHASE** 



**GRADING AND DRAINAGE PLAN** 

2024-05-22 PROJECT MANAGER DESIGNED BY



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

sd sd sd sd

BENCHMARK

ELEV = 4231.00'

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

**SCOPE OF WORK:** 

INSTALL 3/4" TYPE K COPPER SERVICE CONNECTION PER BONA VISTA WATER PLUG AND BLOCK FOR FUTURE CONNECTION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEBER COUNTY STANDARDS AND SPECIFICATIONS. SYSTEMS STANDARDS AND SPECIFICATIONS (TYP) (13) EXISTING FIRE HYDRANT

3 INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS. MINSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.

(16) EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE 1 INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS 17) INSTALL 2" PERMANENT #2 POST BLOW-OFF VALVE PER BONA VISTA

6 INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS 18 INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERMAIN PER BONA VISTA

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

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

PARCEL B

UNIT

2775 WEST STREET

21) - FIELD LOCATE EXIST END OF

PIPE AND INSTALL SSMH #151

EXIST 10" SDR-35 PVC-SAN SWR

UNIT

123

PARCEL C

122

EXIST 10" SDR-35 PVC-SAN SWR

EXIST 4' SSMH #123

UNIT

110

MOUNTAIN POWER.

-STUB AND BLOCK FOR

FUTURE CONNECTION #PH2 103

←INSTALL 5' SSMH #PH2 102

UNIT UNIT

-INSTALL 5' SSMH #PH2 101

SANITARY SEWER

EASEMENT

**FUTURE** 

**DEVELOPMENT** 

STUB AND BLOCK FOR —

INSTALL 10" SDR-35 PVC-SAN SWR

FUTURE CONNECTION #PH2 111

**FUTURE** DEVELOPMENT 10.0' SANITARY-SEWER

EASEMENT

PARCEL A

-2800 WEST STREET-

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

23 INSTALL 8" 45° MJ BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND

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

30 INSTALL 6" MJ X 6" FLG TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND

31) INSTALL 6" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

SPECIFICATIONS.

**GENERAL NOTES** 

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND

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 MADI 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

Phone: 435.896.2983 WWW.ENSIGNENG.COM NILSON HOMES 1740 COMBE RD. SUITE 2 SOUTH OGDEN, UT 84403 STEVE ANDERSON PHONE: 801.392.8100

THE STANDARD IN ENGINEERING

919 North 400 West

Phone: 801.547.1100

Phone: 801.255.0529

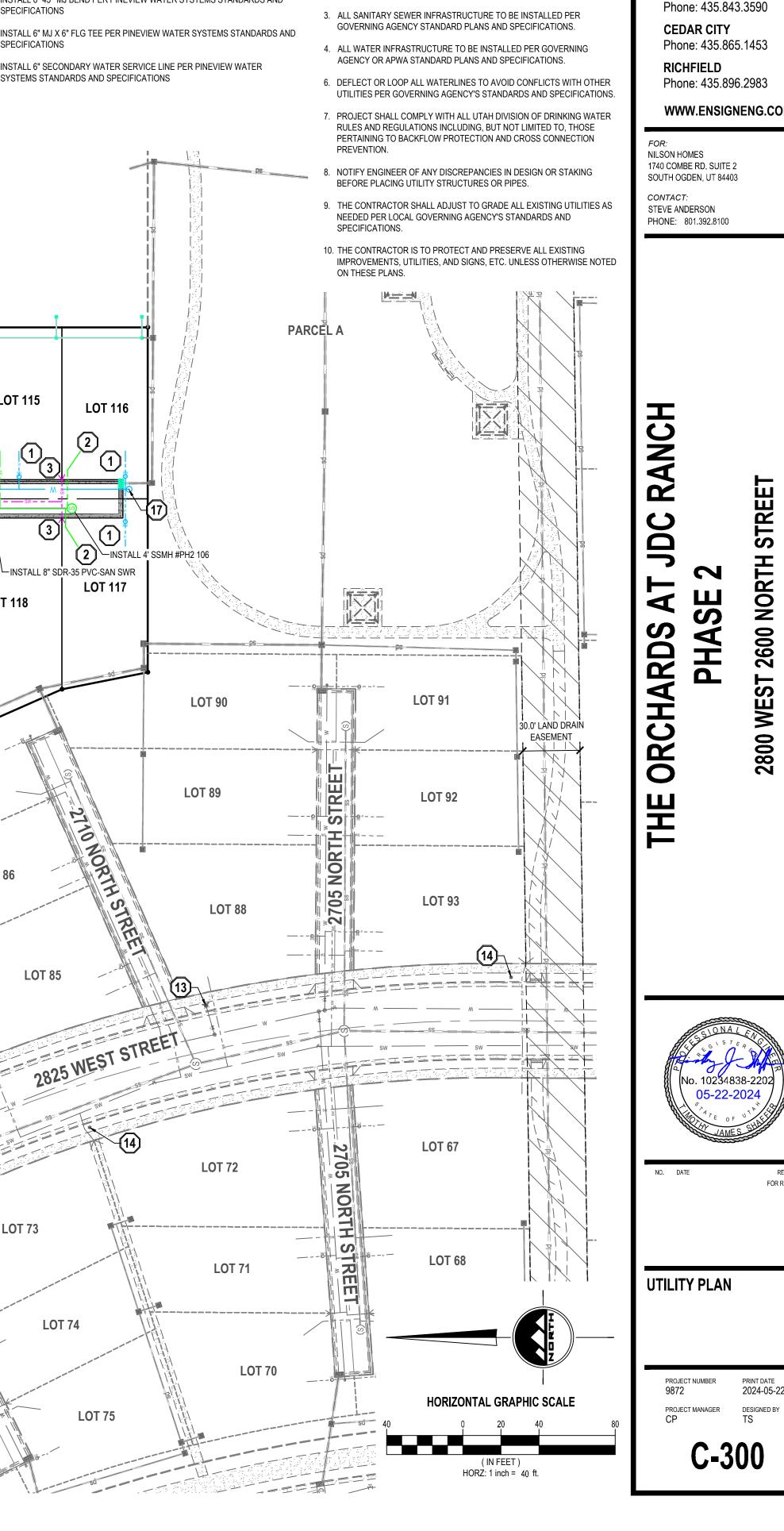
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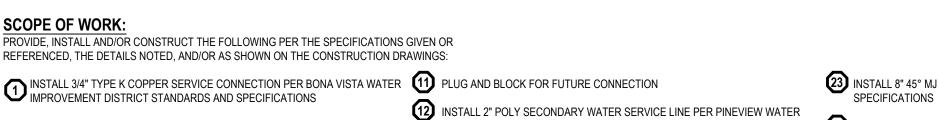
Layton, UT 84041

COUNTY

WEBER

2024-05-22





(15) EXISTING 8" C900 DR18 PVC CULINARY WATERLINE

STANDARD DETAIL BV-05 AND SPECIFICATIONS

STANDARD DETAIL BV-05 AND SPECIFICATIONS

SYSTEMS STANDARDS AND SPECIFICATIONS

10.0' SANITARY— SEWER

-INSTALL 4' SSMH #PH2 104

EASEMENT

AND SPECIFICATIONS TO REMAIN

STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE

19 INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA

20 INSTALL 1-1/2" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER

(21) INSTALL 8" MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND

22) EXIST 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS

-STUB AND BLOCK FOR

└─INSTALL 5' SSMH #PH2 105

-INSTALL 8" SDR-35 PVC-SAN SWR

**LOT 83** 

**LOT 78** 

**LOT 77** 

**LOT 84** 

FUTURE CONNECTION #PH2 107

-INSTALL 8" SDR-35 PVC-SAN SWR

**LOT 87** 

THE ORCHÂRDS AT

JDC RANCH

PHASE 1

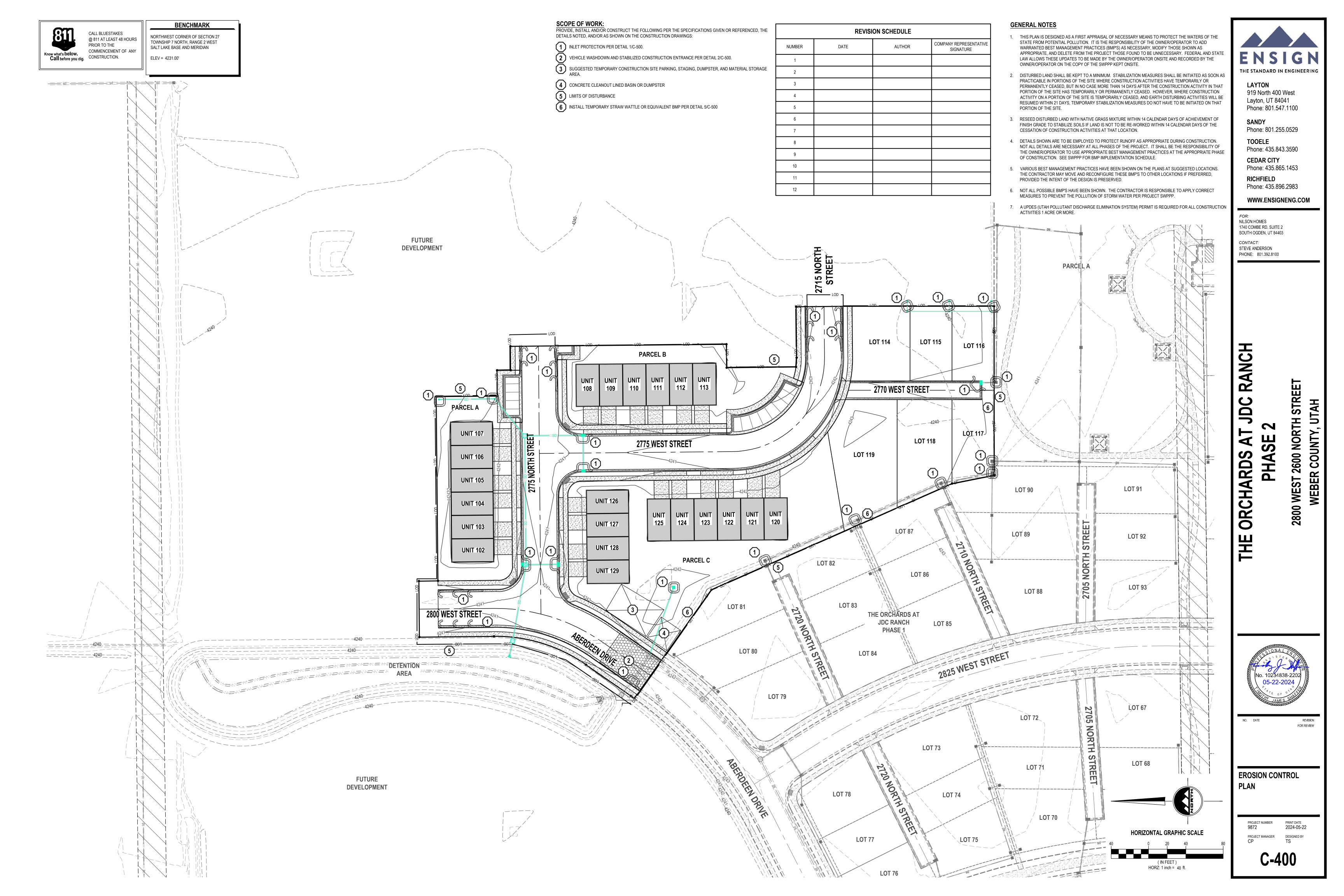
**LOT 86** 

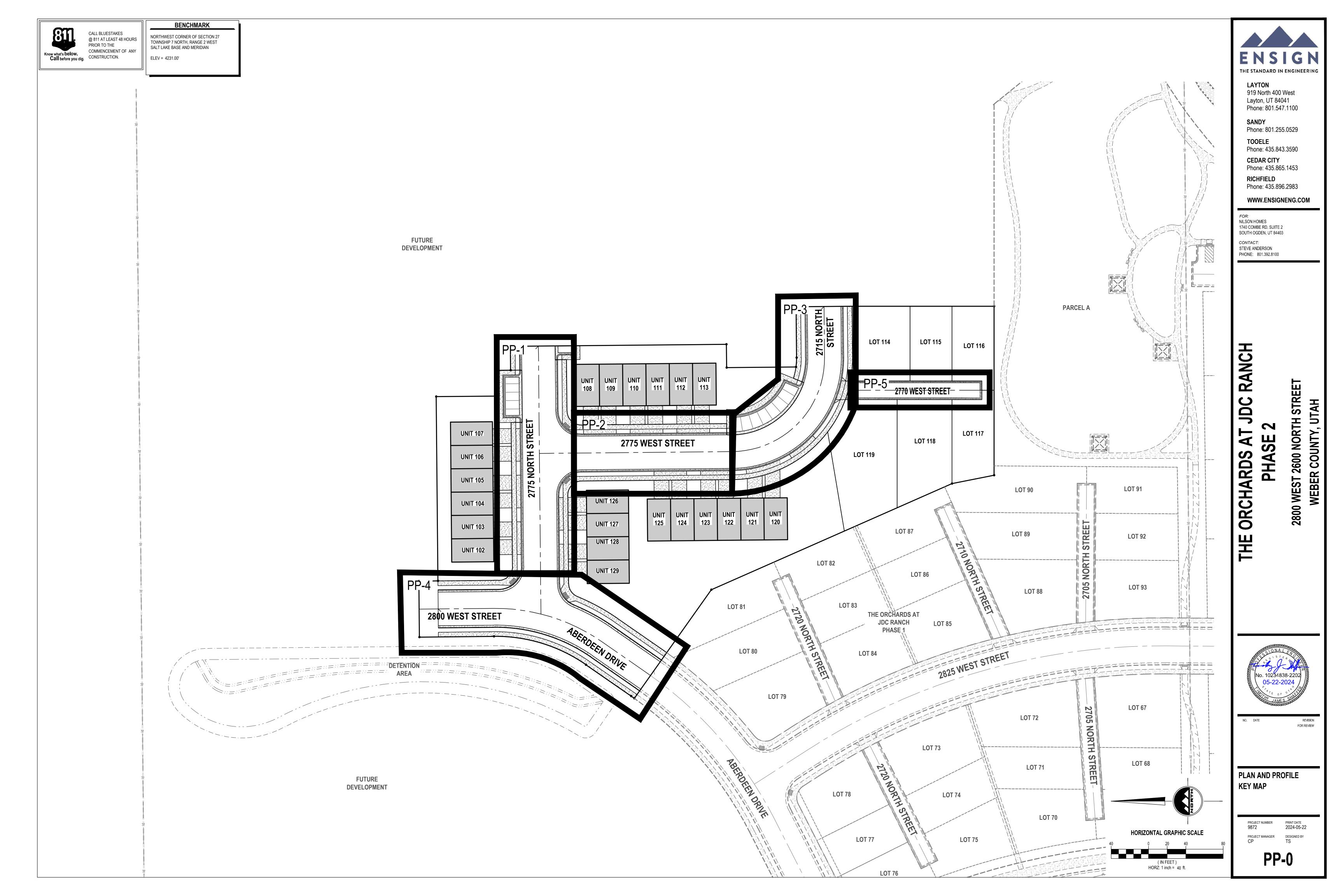
**LOT 85** 

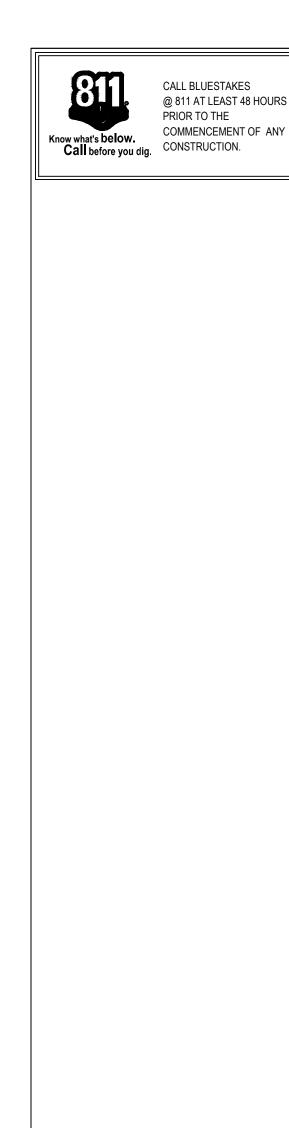
**LOT 73** 

14 EXISTING STREET LIGHT

ONTO THE PRIVATE STREET.







4246

BENCHMARK NORTHWEST CORNER OF SECTION 27 @ 811 AT LEAST 48 HOURS TOWNSHIP 7 NORTH, RANGE 2 WEST

ELEV = 4231.00'

SALT LAKE BASE AND MERIDIAN

**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:

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. 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 11 PLUG AND BLOCK FOR FUTURE CONNECTION WATER SYSTEMS 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

VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS

DISTRICT STANDARDS AND SPECIFICATIONS 10 INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS.COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS

17 INSTALL 2" PERMANENT #2 POST BLOW-OFF VALVE PER BONA VISTA WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY

**UNIT 103** 

4241.04

INSTALL 8" SDR-35 PVC-SAN SWR

**UNIT 127** 

2 2

-INSTALL 15" CLASS III RCP-SD 34.50 L.F. @ 0.40% SLOPE

INSTALL NON-HOODED SDCB #C-223

TOG=4240.56

**UNIT 128** 

**UNIT 129** 

.:· FL(OUT-N)=4237.97

-1+03 (15.50 L)

**UNIT 104** 

INSTALL 15" CLASS III RCP-SD

**UNIT 102** 

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

**UNIT 107** 

TBC DATA

D=90°00'00"

INSTALL PRIVATE 12"X12" YD #C-221

R=2.50'

PARCEL A

2+81 (47.50 L) -

7 FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA (13) EXISTING FIRE HYDRANT

14 EXISTING STREET LIGHT

**UNIT 105** 

4241.24

2 2

INSTALL 6" MJ X 6" FLG TEE PER

∷ INSTALL 8" SDR-35 PVC-SAN SWR —

233.56 L.F. @ 0.65% SLOPE

PINEVIEW WATER SYSTEMS (

STANDARDS AND SPECIFICATIONS :

UNIT 126 L/4=9.62'

15 EXISTING 8" C900 DR18 PVC CULINARY WATERLINE

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

**UNIT 106** 

2+41.09 (15.50 L)

INSTALL SDCO #C-224

4241.33

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

✓INSTALL PRIVATE 12" HP STORM-SD

4241.36

└-INSTALL 8" SDR-35 PVC-SAN SWR

─INSTALL 15" CLASS III RCP-SD TBC DATA

D=90°00'00"

INSTALL 6" FLG X MJ GATE VALVE
PER PINEVIEW WATER SYSTEMS

D=90°00'00"

R=2.50'
L=3.93'

\_\_ PER PINEVIEW WATER SYSTEMS ··· STANDARDS AND SPECIFICATIONS 18

TBC DATA

R=24.50' L=38.48'

£L/4=9.62'

TBC DATA

D=90°00'00"

**FUTURE** DEVELOPMENT

STUB AND BLOCK FOR FUTURE CONNECTION #PH2 103

-INSTALL 6" MJ CAP PER PINEVIEW WATER SYSTEMS

STANDARDS AND

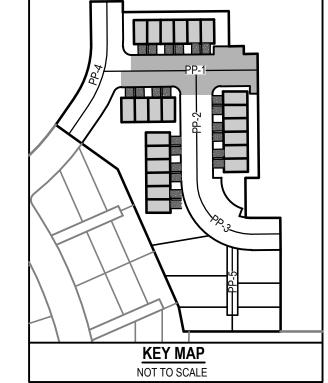
**SPECIFICATIONS** 

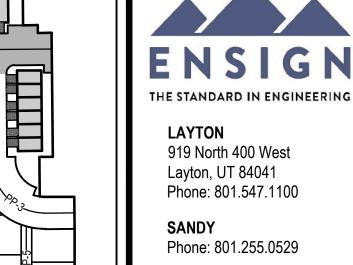
R=2.50'

L=3.93'

59.50 L.F. @ 0.40% SLOPE

----INSTALL PRIVATE 12" HP STORM-SD





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Phone: 801.255.0529

**TOOELE** Phone: 435.843.3590

CEDAR CITY Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

WWW.ENSIGNENG.COM

NILSON HOMES 1740 COMBE RD. SUITE 2

SOUTH OGDEN, UT 84403 CONTACT: STEVE ANDERSON PHONE: 801.392.8100

STREET

4

COUNTY,

HORIZONTAL GRAPHIC SCALE

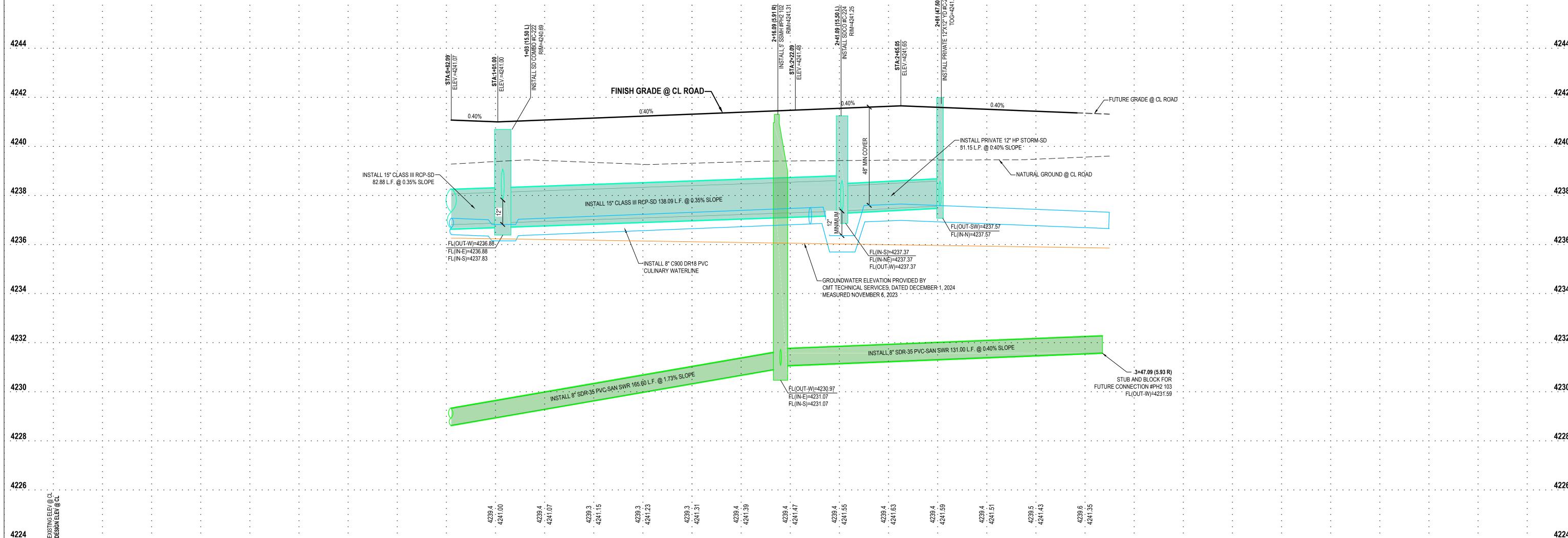
RANCH JDC **4** HORZ: 1 inch = 20 ft.S VERT: 1 inch = 2 ft. ORCHARI

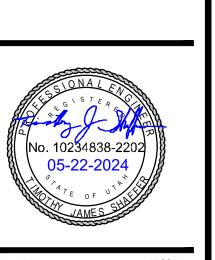
**2775 NORTH STREET** 

4240.84 4240.65 PC: 11+95 4240.65 4240.84

**MATCHLINE 'B'** 

SEE DRAWING PP-2





2775 NORTH STREET **PLAN AND PROFILE** 



4248

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

BENCHMARK

ELEV = 4231.00'

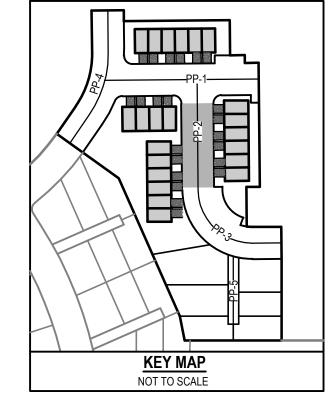
NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN

**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:

- 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.
- (1) 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 11 PLUG AND BLOCK FOR FUTURE CONNECTION
- 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 PLAIN CITY STANDARDS AND WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY
- 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
- SPECIFICATIONS.COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS

  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
- 100 INSTALL SANITARY SEWER CLEANOUT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS
- 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



THE STANDARD IN ENGINEERING 919 North 400 West

Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

**TOOELE** Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453 RICHFIELD

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

CONTACT: STEVE ANDERSON PHONE: 801.392.8100

HORIZONTAL GRAPHIC SCALE

HORZ: 1 inch = 20 ft.

VERT: 1 inch = 2 ft.

JDC **4** S 4248 ORCHARI

RANCH

STREET 2800 WEST 2

COUNTY,

WEBER

4

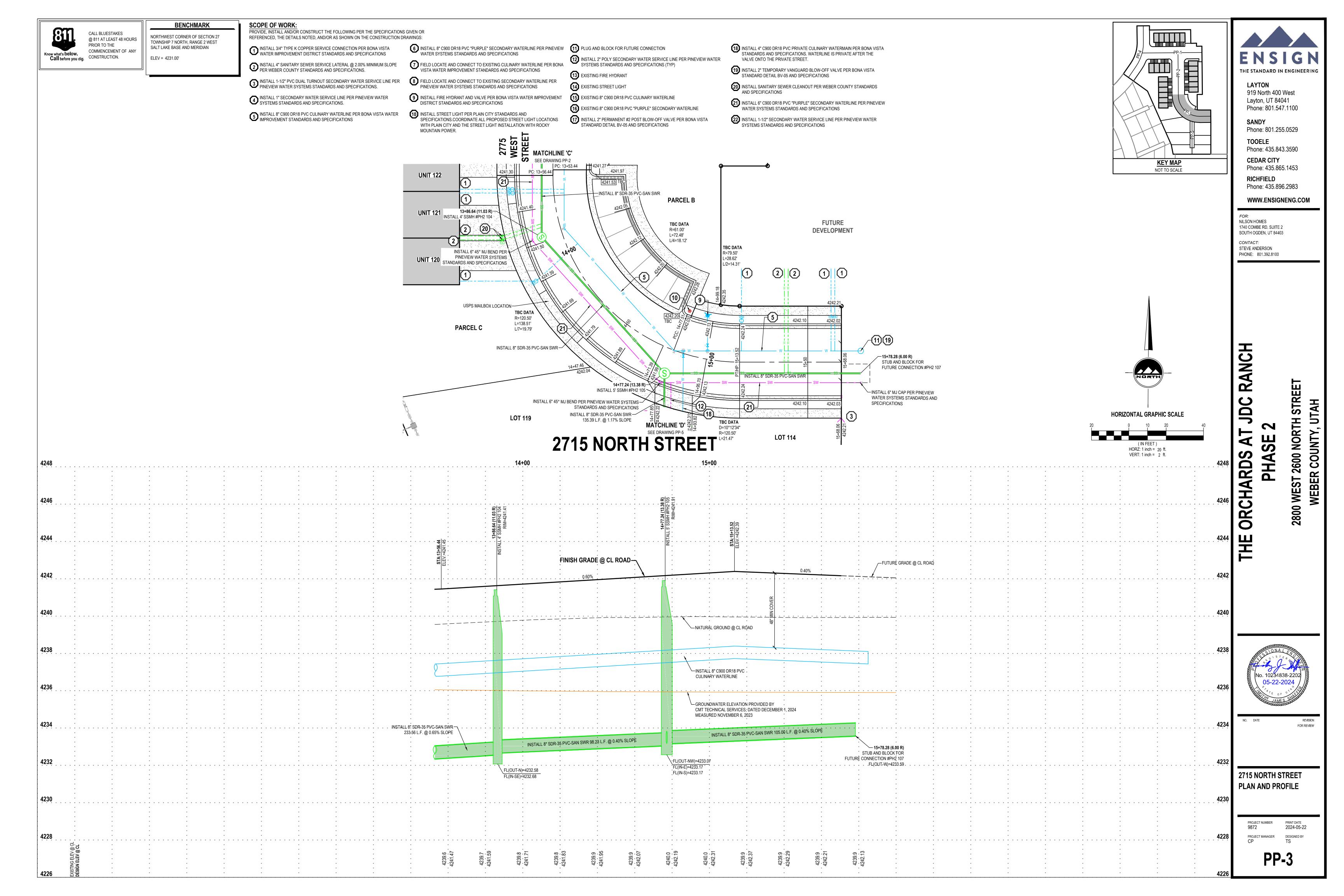
2775 WEST STREET **PLAN AND PROFILE** 

PRINT DATE 2024-05-22

**UNIT 108 UNIT 109 UNIT 110 UNIT 112 UNIT 113** PARCEL B (1) (1) -11+97 (19.00 L) INSTALL NON-HOODED SDCB #C-225 4241.07 5 4240.87 4241.27 ─INSTALL 15" CLASS III RCP-SD 38.00 L.F. @ 0.40% SLOPE 4241.07 INSTALL 8" SDR-35 PVC-SAN SWR └─11+97 (19.00 R) INSTALL SDCB #C-226 TOG=4240.37 FL(OUT-E)=4237.77 **UNIT 126** PARCEL C **UNIT 125 UNIT 124 UNIT 122 UNIT 123** 

# **2775 WEST STREET**

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4238				: :		· ·								423
						/—INSTALL 8" CS	900 DR18 PVC ATERLINE							
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4248

CALL BLUESTAKES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

@ 811 AT LEAST 48 HOURS

**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:

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.

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 11 PLUG AND BLOCK FOR FUTURE CONNECTION 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 PLAIN CITY STANDARDS AND SPECIFICATIONS.COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS

17 INSTALL 2" PERMANENT #2 POST BLOW-OFF VALVE PER BONA VISTA WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY

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

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

SYSTEMS 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

NOT TO SCALE

THE STANDARD IN ENGINEERING 919 North 400 West Layton, UT 84041 Phone: 801.547.1100

Phone: 801.255.0529

Phone: 435.843.3590 CEDAR CITY

**TOOELE** 

Phone: 435.865.1453 RICHFIELD

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NILSON HOMES 1740 COMBE RD. SUITE 2

SOUTH OGDEN, UT 84403 CONTACT: STEVE ANDERSON PHONE: 801.392.8100

HORIZONTAL GRAPHIC SCALE

VERT: 1 inch = 2 ft.

HORZ: 1 inch = 20 ft.

JDC **4** S 4 4248 ORCHARI

RANCH

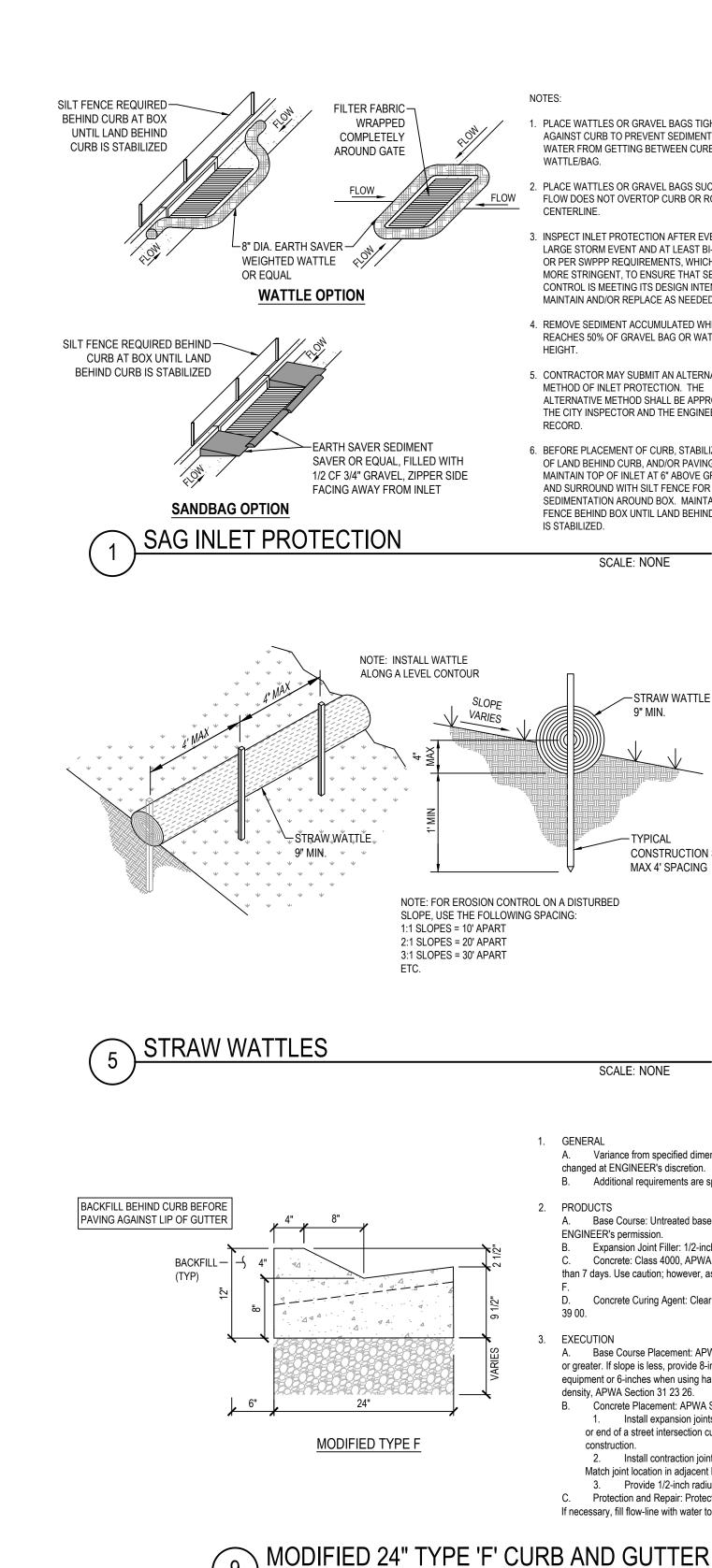
STREET UTAH COUNTY,

2770 WEST STREET **PLAN AND PROFILE** 

LOT 115 LOT 116 LOT 114 EXIST 12" HP STORM-SD 121+48.62 (8.12 L) — 76.17 L.F. @ 0.40% SLOPE INSTALL SDCB #S-246 INSTALL 12" HP STORM-SD FIELD LOCATE AND CONNECT TO EXIST END OF PIPE #S-246A RIM=4242.31 FL(IN-N)=4238.36 FL(OUT-S)=4238.36 EXIST 2'X2' CB #S-245 RIM=4239.85 FL(IN-N)=4238.24 FL(OUT-E)=4238.24 EXIST 12" HP STORM-SD 12 12.34 L.F. @ 1.00% SLOPE THE ORCHARDS AT JDC RANCH -- 121+22.81 (5.00 R) └─INSTALL 8" SDR-35 PVC-SAN SWR INSTALL 4' SSMH #PH2 106 PHASE 1 LOT 118 LOT 119 LOT 117 PARCEL A

# **2770 WEST STREET**

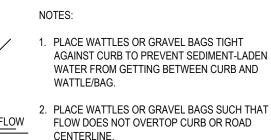
4240 -INSTALL 4" C900 DR18 PVC GROUNDWATER ELEVATION PROVIDED BY
CMT TECHNICAL SERVICES, DATED DECEMBER 1, 2024
MEASURED NOVEMBER 6, 2023 4234 4232



BACKFILL BEHIND CURB BEFORE

PAVING AGAINST LIP OF GUTTER

BACKFILL —



3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT.

MAINTAIN AND/OR REPLACE AS NEEDED. 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE

5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE 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.

SCALE: NONE

STRAW WATTLE

CONSTRUCTION STAKE

MAX 4' SPACING

NOTE: FOR EROSION CONTROL ON A DISTURBED

SLOPE, USE THE FOLLOWING SPACING:

1:1 SLOPES = 10' APART 2:1 SLOPES = 20' APART 3:1 SLOPES = 30' APART

STABILIZED CONSTRUCTION ENTRANCE

3"-6" ROCK, 9" THICK

1/2"-3/4" FILTER LAYER

FILTER FABRIC BELOW GRAVEL-

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL

CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

CONTAINMENT EARTH BERM ALL AROUND CONTAINMENT EARTH BERM ALL AROUND - WASHDOWN AREA -WASHDOWN AREA PONDING STORAGE PONDING STORAGE **OPTION A OPTION B** 

20' DRIVEWAY

SUBGRADE

CONCRETE WASTE MANAGEMENT

SCALE: NONE

-24" MODIFIED REVERSE PAN

TYPE 'F' CURB

PER DETAIL 10

AND GUTTER

THIS SHEET

-6" ROAD BASE

CURB AND GUTTER

A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without

Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

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

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

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

Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less

Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03

than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees

A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005)

equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor

1. Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start

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

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

or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form

or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding

PORTABLE TOILET

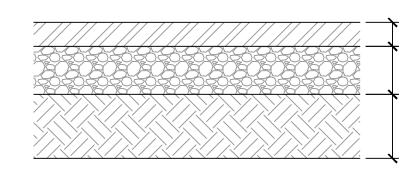
#### **ASPHALT NOTES**

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

SECURE AGAINST WIND

-CONTAINMENT EARTH BERM

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



3" ASPHALTIC CONCRETE PER SPECIFICATIONS, APWA CLASS II ROAD 6" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

SCALE: NONE

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

SCALE: NONE

YPICAL 60' STREET CROSS SECTION

O" TYPE 'F' MOUNTABLE

─8" PROPERLY PREPARED

SUBGRADE

CURB AND GUTTER PER

APWA STANDARDS AND

SPECIFICATIONS PLAN

SCALE: NONE

BACKFILL BEHIND CURB BEFORE

PAVING AGAINST LIP OF GUTTER

BACKFILL-

└─4" ROAD BASE

- 8" ROAD BASE

SCALE: NONE

2770 WEST ALLEY SECTION

changed at ENGINEER's discretion.

density, APWA Section 31 23 26.

B. Concrete Placement: APWA Section 03 30 10.

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

ENGINEER's permission.

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

GENERAL

PRODUCTS

24" MODIFIED-

TYPE 'F' CURB

AND GUTTER

PER DETAIL 9

THIS SHEET

SCALE: NONE

STANDARD ASPHALT SECTION

SCALE: NONE

**MODIFIED TYPE F** 

 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.

**CURB AND GUTTER** 

4.5' PARKSTRIP —

PRODUCTS A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without **ENGINEER's permission** Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03

A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. B. Concrete Placement: APWA Section 03 30 10.

Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form 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.

SCALE: NONE

CURB AND GUTTER

A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without

Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

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

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

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

Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less

Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03

than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees

A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005)

equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor

or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form

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

Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start

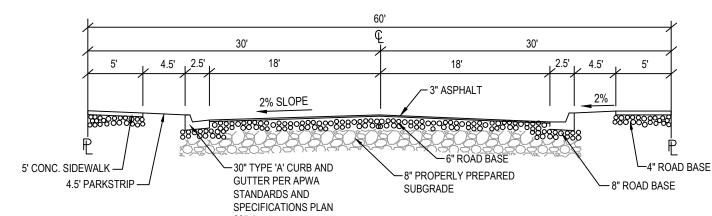
Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick.

or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding

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

4.5'  $\nu^{2.5'} \nu$ 18' -30" TYPE 'A' CURB AND 5' CONC. SIDEWALK — ──8" PROPERLY PREPARED GUTTER PER APWA 4.5' PARKSTRIP — ── 8" ROAD BASE SUBGRADE STANDARDS AND SPECIFICATIONS PLAN

**MODIFIED TYPE F** 



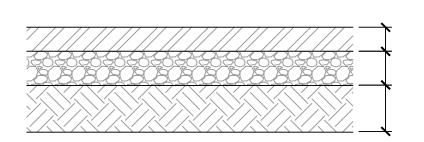
ASPHALT SURFACE -(3) #4 @ 12" O.C. →**/** \-#4 @ 24" O.C. -BASE COURSE: UNTREATED BASE COURSE, APWA SECTION 32 11 23. DO NOT USE GRAVEL AS A BASE COURSE WITHOUT ENGINEER'S PERMISSION.

1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 211.

SCALE: NONE

ASPHALT NOTES

- 1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- 2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
- 3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



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

SCALE: NONE

STANDARD PARKING PAVEMENT SECTION

30" REVERSE PAN TYPE 'F' CURB AND GUTTER

MODIFIED TYPE F

GENERAL

PRODUCTS

changed at ENGINEER's discretion.

ENGINEER's permission.

density, APWA Section 31 23 26.

B. Concrete Placement: APWA Section 03 30 10.

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

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

STR JDC **600 NORTH** ⋖ PHA ORCHARI 7 WE 2800 뿓

5

COUNTY

WEBER

THE STANDARD IN ENGINEERING

919 North 400 West

Phone: 801.547.1100

Phone: 801.255.0529

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

WWW.ENSIGNENG.COM

**TOOELE** 

**CEDAR CITY** 

RICHFIELD

NILSON HOMES

CONTACT: STEVE ANDERSON

RANC

1740 COMBE RD. SUITE 2

SOUTH OGDEN, UT 84403

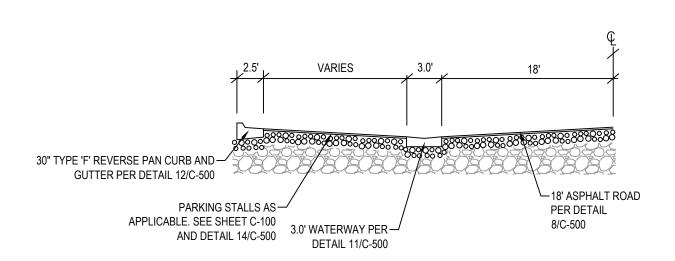
PHONE: 801.392.8100

Layton, UT 84041

FOR REVIEW

**DETAILS** 

2024-05-22 PROJECT MANAGER



1 NOT USED SCALE: NONE PARKING AREA DETAIL

SCALE: NONE



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

SANDY Phone: 801.255.0529

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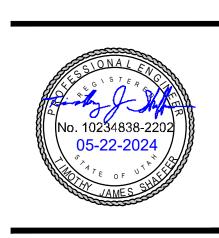
WWW.ENSIGNENG.COM

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

CONTACT: STEVE ANDERSON PHONE: 801.392.8100

ARDS AT JDC RANCH PHASE 2 THE ORCHARI

2800 WEST 2600 NORTH STREET WEBER COUNTY, UTAH



**DETAILS**