



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

ORCHARDS AT JDC RANCH PHASE 1 AND VILLAS AT JDC RANCH PHASE 1

PRELIMINARY
 FOR REVIEW
 NOT FOR CONSTRUCTION

DATE PRINTED
 June 20, 2023

2800 WEST 2600 NORTH
 WEBER COUNTY, UTAH

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NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

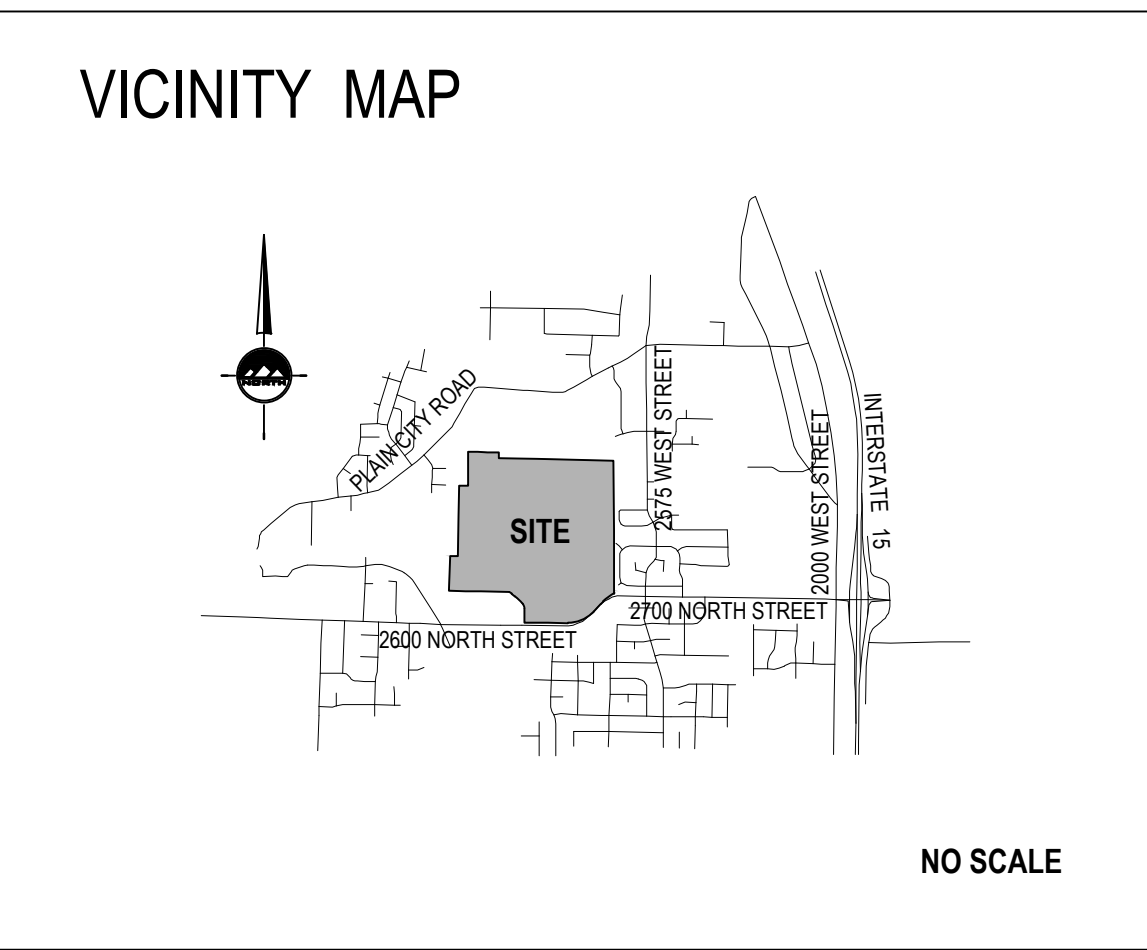
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO PLAIN CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



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 5617 SOUTH 1475 EAST
 SOUTH OGDEN, UT 84403

CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100

ORCHARDS AT JDC RANCH PHASE 1 AND
 VILLAS AT JDC RANCH PHASE 1
 2800 WEST 2600 NORTH STREET
 WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER 9872 PRINT DATE 2023-06-20
 PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

GENERAL NOTES

- 1. 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.

UTILITY NOTES

- 1. 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 ENGINEER.

TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

DEMOLITION NOTES

- 1. 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.

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.

ABBREVIATIONS

Table listing abbreviations and their corresponding full names, such as APWA (AMERICAN PUBLIC WORKS ASSOCIATION), AR (ACCESSIBLE ROUTE), and SWR (SANITARY SEWER).

LEGEND

Legend table mapping symbols to descriptions, including SECTION CORNER, EXISTING MONUMENT, EXISTING REBAR AND CAP, and various utility symbols like manholes and valves.

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

EN SIGN THE STANDARD IN ENGINEERING. LAYTON 919 North 400 West, Phone: 801.547.1100. SANDY Phone: 801.255.0529. TOEELE Phone: 435.843.3590. CEDAR CITY Phone: 435.865.1453. RICHFIELD Phone: 435.896.2983. WWW.ENSIGNENG.COM

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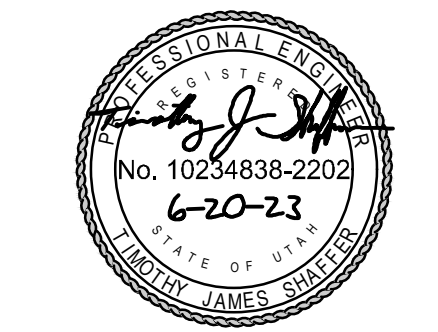


Table with 2 columns: NO., DATE, REVISION FOR REVIEW.

GENERAL NOTES

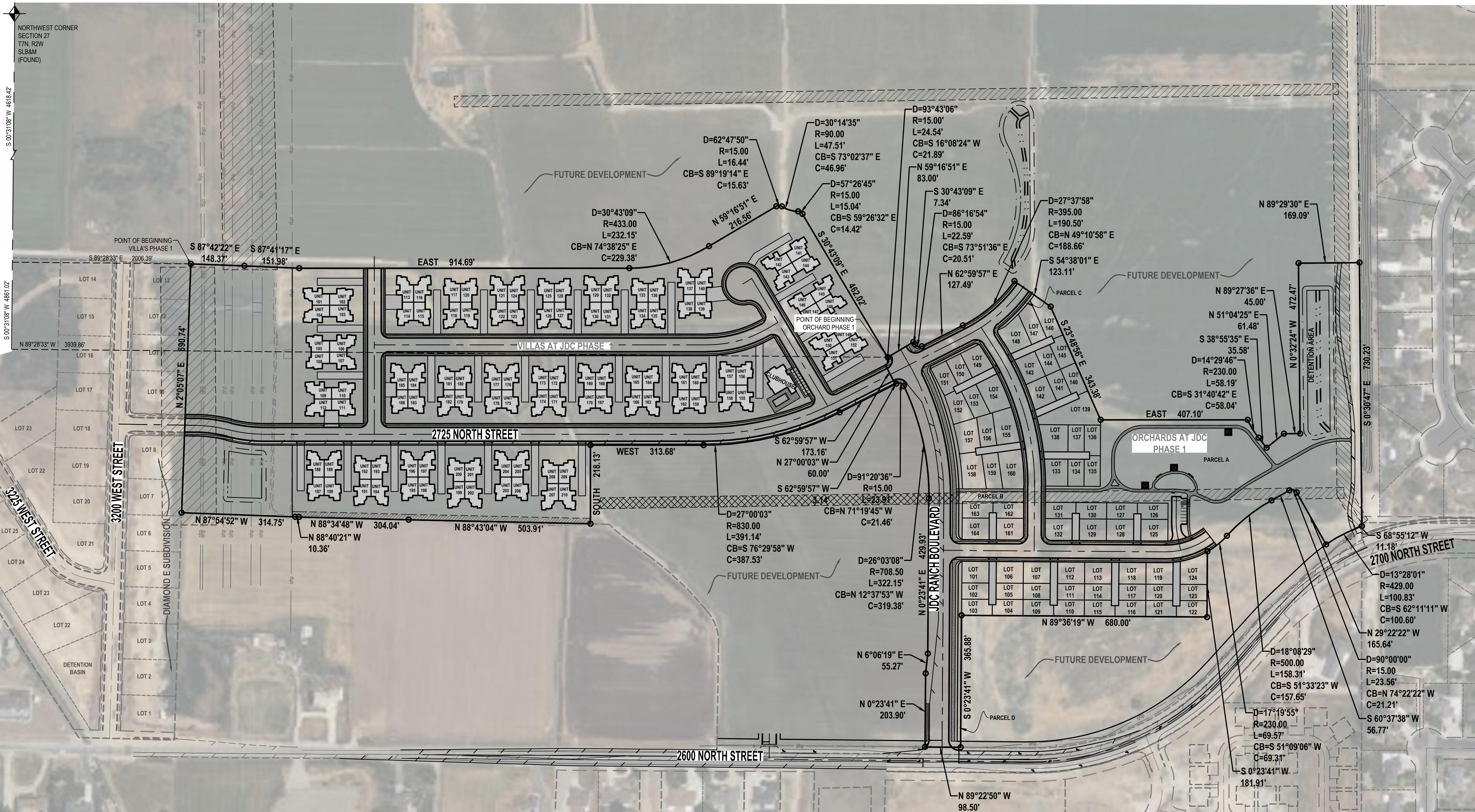
Table with 2 columns: PROJECT NUMBER (9872), PROJECT MANAGER (C.PRESTON), PRINT DATE (2023-06-20), DESIGNED BY (M.ELMER).

C-001

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

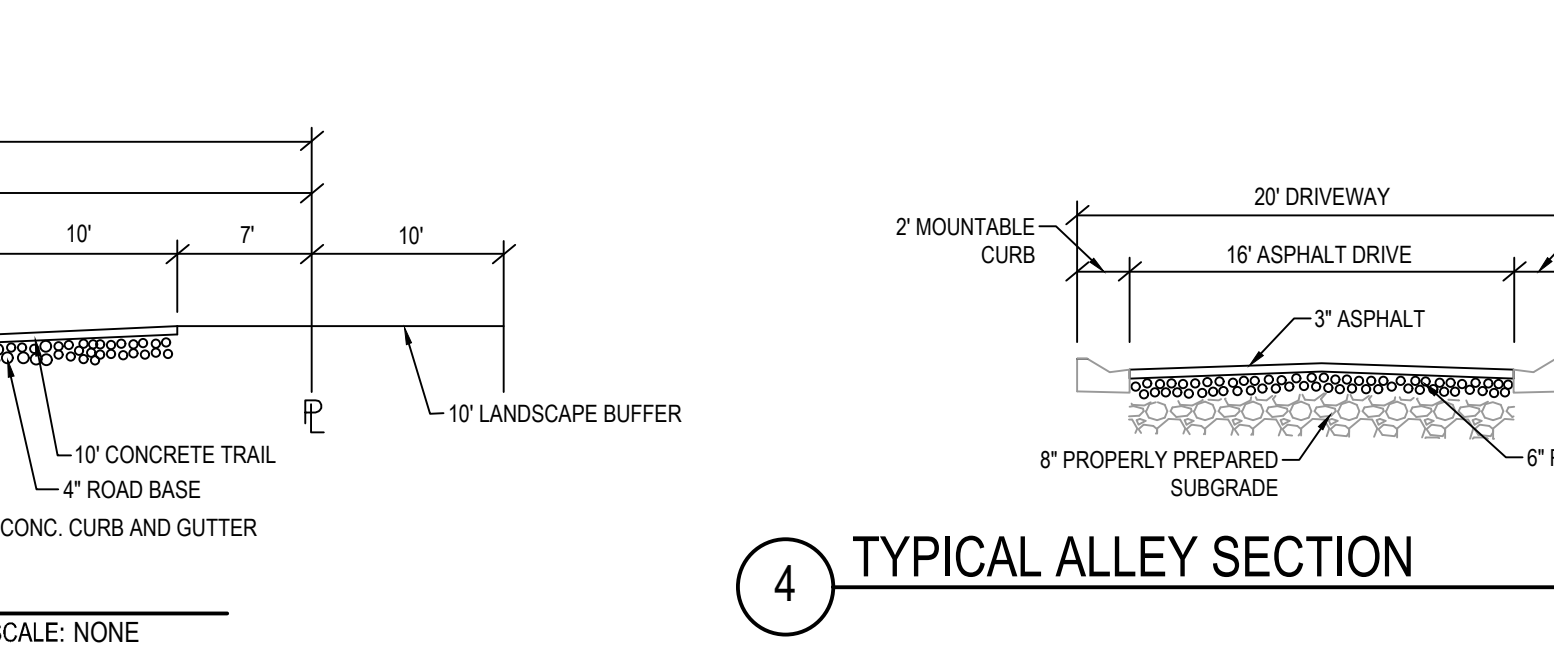
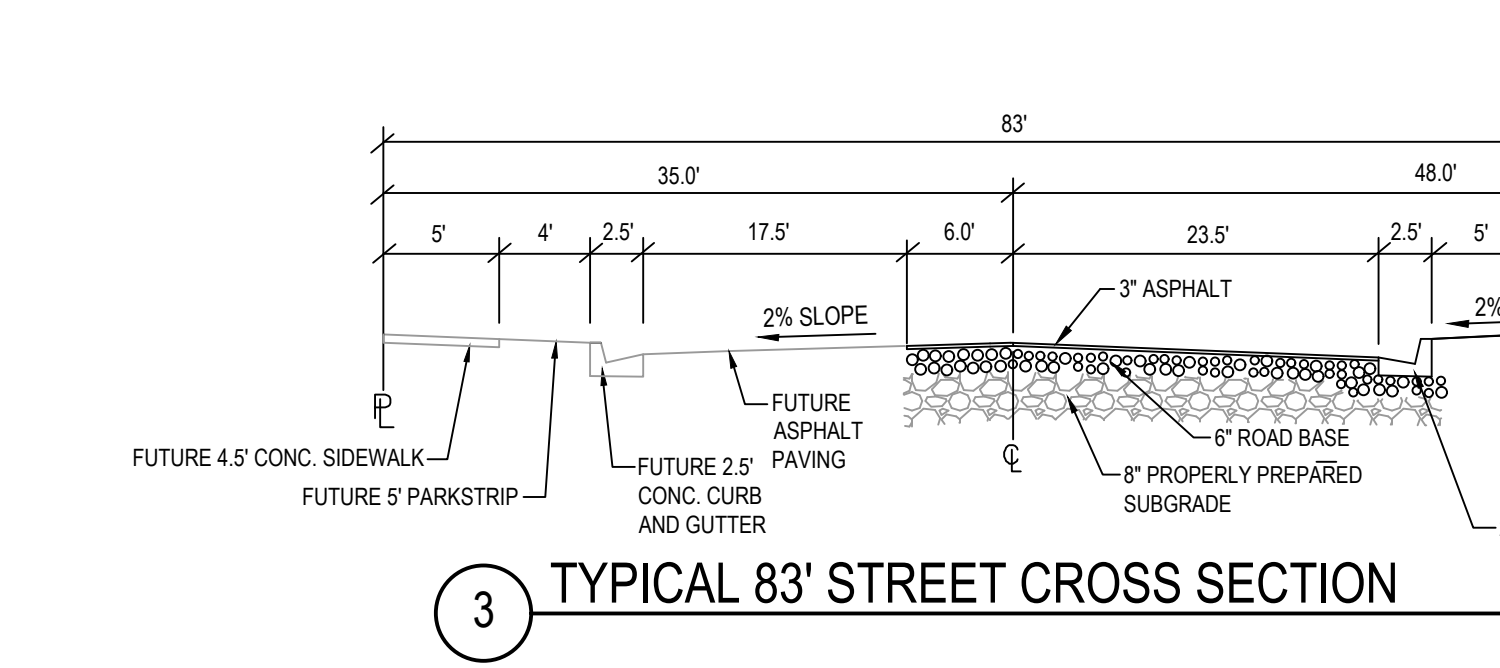
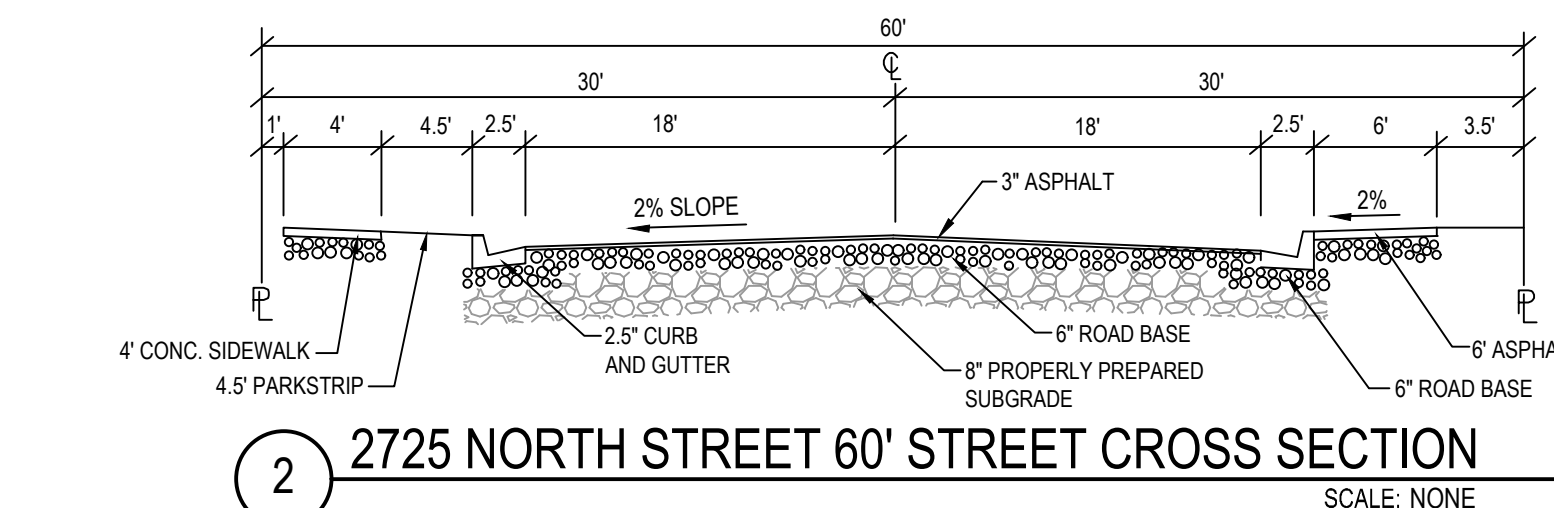
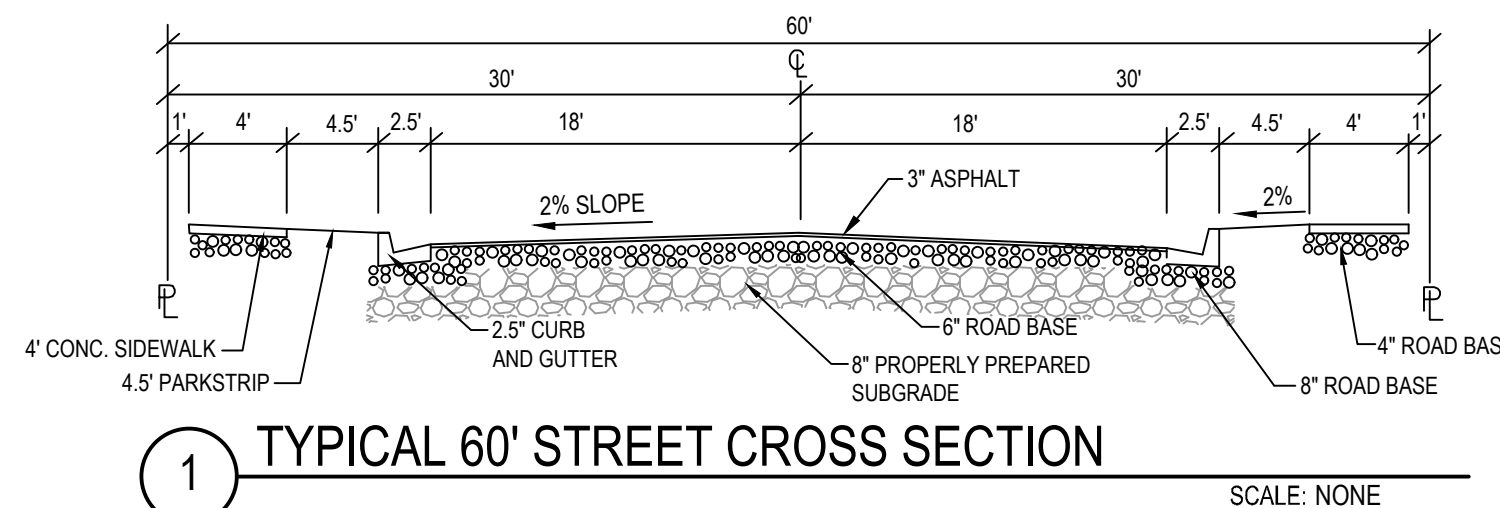
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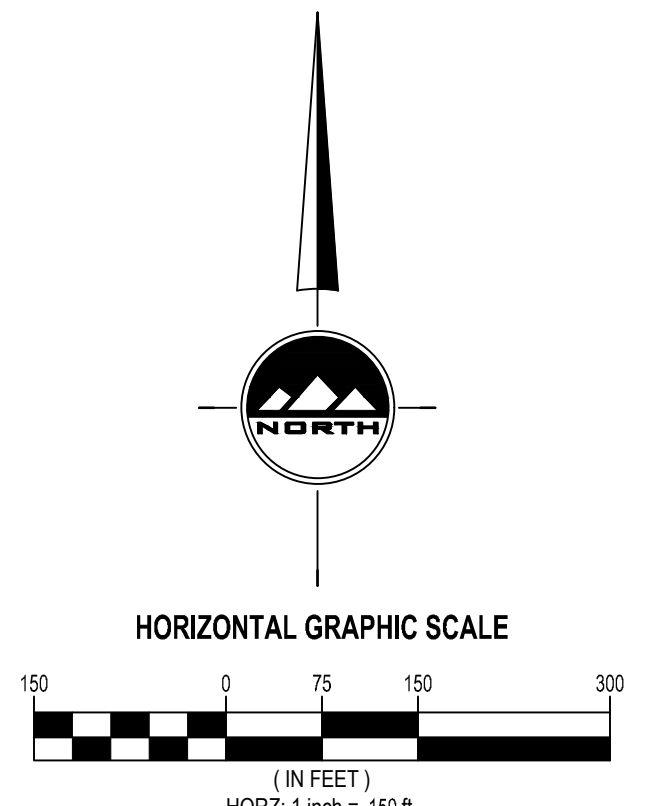
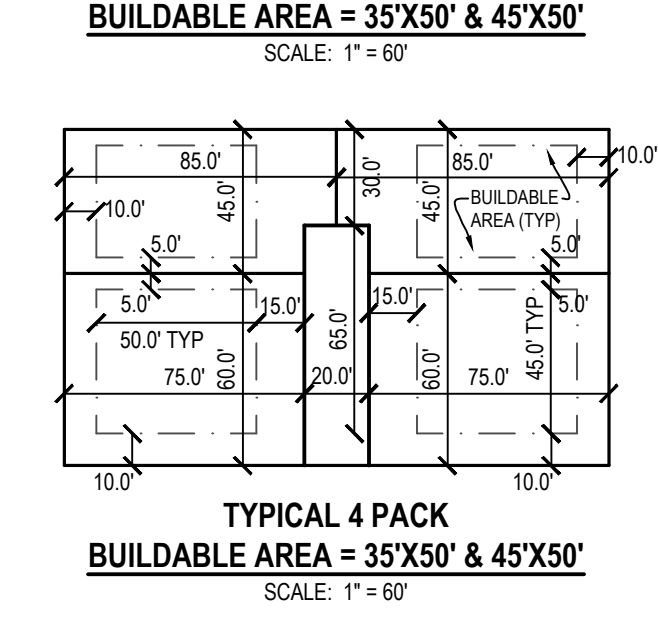
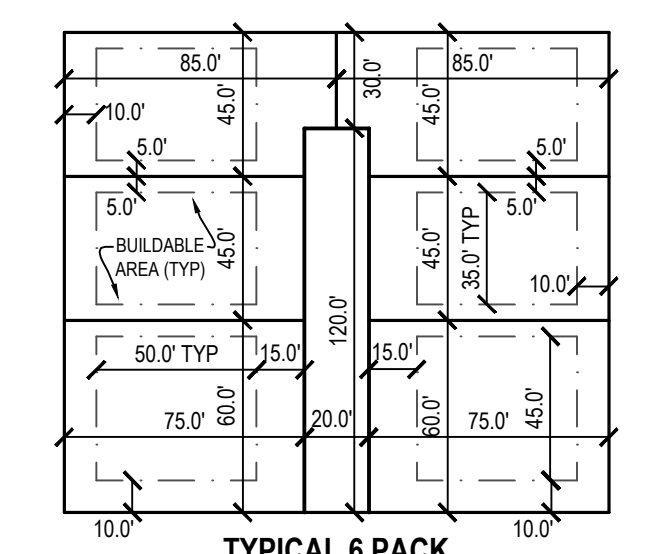


Orchards at JDC Subdivision Phase 1 Description
A parcel of land, situate in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:
Beginning at a point which is South 0°31'08" West 4861.02 feet along the Section line and South 89°38'33" East 3939.86 feet from the Northwest Corner of said Section 27 and running thence:
North 50°15'51" East 83.00 feet;
thence South 30°43'09" East 7.34 feet;
thence easterly 22.59 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 59°16'51" East and the long chord bears South 73°51'36" East 20.51 feet with a central angle of 86°15'47");
thence North 62°59'57" East 127.49 feet;
thence northeasterly 190.50 feet along the arc of a 395.00-foot radius tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 49°10'58" East 188.66 feet with a central angle of 27°37'58");
thence South 54°38'01" East 123.11 feet;
thence South 23°48'56" East 343.38 feet;
thence East 407.10 feet;
thence southeasterly 58.19 feet along the arc of a 230.00-foot radius non-tangent curve to the left (center bears North 65°34'11" East and the long chord bears South 31°40'42" East 58.04 feet with a central angle of 14°29'46");
thence South 38°55'35" East 35.58 feet;
thence North 51°04'25" East 61.48 feet;
thence North 89°29'30" East 169.09 feet;
thence North 00°32'24" West 472.47 feet;
thence North 89°29'30" East 169.09 feet;
thence South 00°30'47" East 730.23 feet;
thence South 68°55'12" West 11.18 feet;
thence southwesterly 100.83 feet along the arc of a 429.00-foot radius tangent curve to the left (center bears North 65°34'11" East and the long chord bears South 62°11'11" West 100.60 feet with a central angle of 13°28'01");
thence North 29°22'22" West 165.64 feet;
thence westerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 67°37'38" West and the long chord bears North 74°22'22" West 21.21 feet with a central angle of 90°00'00");
thence South 60°37'38" West 56.77 feet;
thence southwesterly 153.31 feet along the arc of a 500.00-foot radius tangent curve to the left (center bears South 29°22'22" East and the long chord bears South 51°33'23" West 157.65 feet with a central angle of 18°08'29");
thence Southwesterly 69.57 feet along the arc of a 230.00-foot radius curve to the right (center bears North 42°30'51" West and the long chord bears South 51°09'06" West 69.53 feet with a central angle of 17°19'55");
thence South 00°23'41" West 181.91 feet;
thence North 89°29'30" East 169.09 feet;
thence North 00°23'41" East 429.93 feet;
thence northerly 322.15 feet along the arc of a 708.50-foot radius tangent curve to the left (center bears North 89°36'19" West and the long chord bears North 12°35'43" West 319.38 feet with a central angle of 26°03'08");
thence westerly 23.91 feet along the arc of a 15.00-foot radius curve to the left (center bears South 64°20'33" West and the long chord bears North 71°19'45" West 21.46 feet with a central angle of 91°20'36");
thence South 62°59'57" West 3.14 feet;
thence North 27°00'03" West 60.00 feet;
thence northerly 24.54 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 16°08'24" East 21.89 feet with a central angle of 93°43'06") to the Point of Beginning.
Contains: 783,847 square feet or 17.995 acres.

Villas at JDC Ranch Subdivision Phase 1 Description
A parcel of land, situate in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 7 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:
Beginning at a Northwest corner of the Rocky Mountain Power Parcel described in Book 1251, Page 603, said point being South 89°38'33" West 4819.42 feet along the Section line and South 89°28'14" East 2008.39 feet from the Northwest Corner of said Section 27 and running thence:
South 87°42'22" East 148.37 feet;
thence South 87°41'17" East 151.98 feet;
thence East 914.69 feet;
thence easterly 232.15 feet along the arc of a 433.00-foot radius tangent curve to the left (center bears North and the long chord bears North 74°38'25" East 229.38 feet with a central angle of 30°43'09");
thence North 59°16'51" East 216.56 feet;
thence easterly 16.44 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 30°43'09" East and the long chord bears South 89°19'14" East 15.63 feet with a central angle of 86°43'50");
thence easterly 47.51 feet along the arc of a 90.00-foot radius curve to the left (center bears North 32°04'49" East and the long chord bears South 73°02'37" East 46.56 feet with a central angle of 30°14'35");
thence southeasterly 15.04 feet along the arc of a 15.00-foot radius curve to the right (center bears South 01°50'09" West and the long chord bears South 59°29'32" East 14.42 feet with a central angle of 57°26'45");
thence South 30°43'09" East 462.02 feet;
thence southerly 24.54 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 59°16'51" West and the long chord bears South 16°08'24" West 21.89 feet with a central angle of 93°43'06");
thence South 27°00'03" East 60.00 feet;
thence South 27°00'03" East 60.00 feet;
thence westerly 391.14 feet along the arc of an 830.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the long chord bears South 78°29'58" West 387.53 feet with a central angle of 27°00'03");
thence West 318.69 feet;
thence South 218.13 feet;
thence North 88°34'48" West 304.04 feet;
thence North 88°40'21" West 10.36 feet;
thence North 87°54'52" East 314.75 feet;
thence North 02°05'07" East 690.74 feet to the Point of Beginning.
Contains: 1,184,118 square feet or 27.184 acres.



LAND USE TABLE	
ORCHARDS AT JDC PHASE 1 PACK LOTS	64
VILLAS AT JDC PHASE 1 TOTAL UNITS	108
TOTAL LOTS / UNITS	174
ORCHARDS AT JDC PHASE 1 ACREAGE	783,847 sq. ft. 17.995 acres
VILLAS AT JDC PHASE 1 ACREAGE	1,184,118 sq. ft. 27.184 acres
TOTAL ACREAGE	1,967,965 sq. ft. 45.179 acres
DENSITY	3.85 UNITS/ACRE
ORCHARDS AT JDC PHASE 1 LANDSCAPE	222,600 sq. ft. 5.11 acres
VILLAS AT JDC PHASE 1 LANDSCAPE	583,763 sq. ft. 13.4 acres



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**ORCHARDS AT JDC RANCH PHASE 1 AND
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2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

C-100

PRELIMINARY OVERALL SITE PLAN

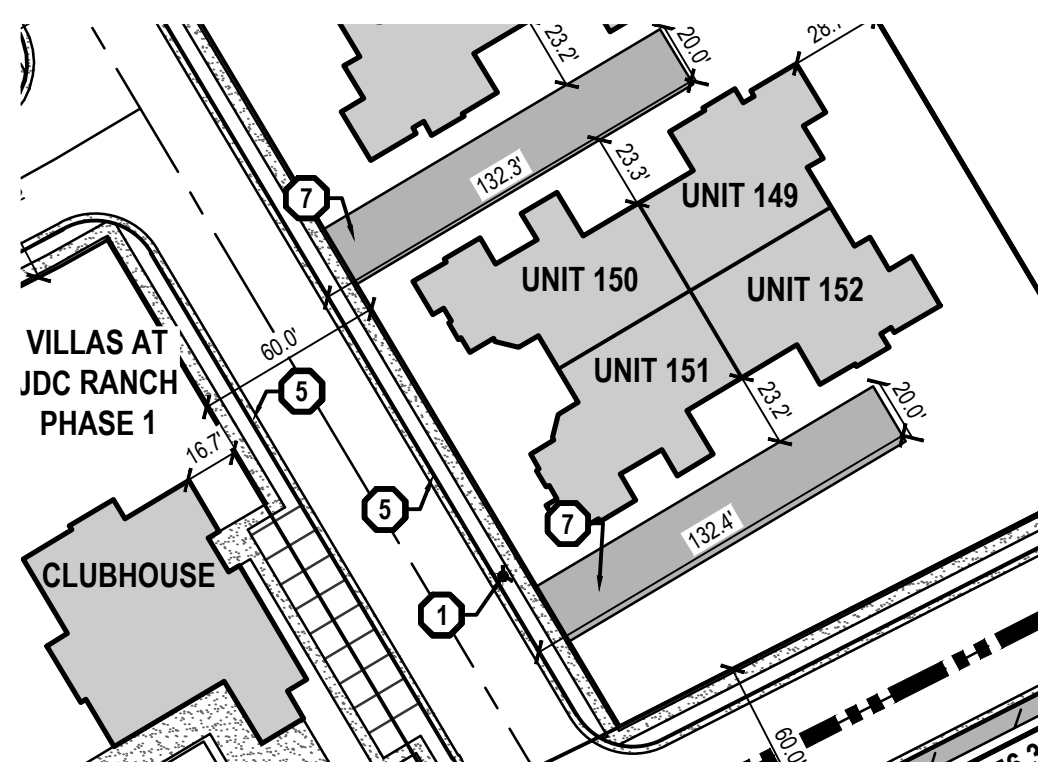
PROJECT NUMBER: 9872
PROJECT MANAGER: C.PRESTON

PRINT DATE: 2023-06-20
DESIGNED BY: M.ELMER

NO. DATE REVISION FOR REVIEW

811
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CLUBHOUSE
VILLAS AT JDC RANCH PHASE 1
UNIT 149
UNIT 150
UNIT 151
UNIT 152
PHASE LINE
D=91°20'36"
R=15.00'
L=23.91'
CB=N 71°19'45" W
C=21.46'
D=27°00'03"
R=830.00'
L=391.14'
CB=N 76°29'58" W
C=387.53'

D=26°03'08"
R=708.50'
L=322.15'
CB=N 12°37'53" W
C=319.38'

D=86°16'54"
R=15.00'
L=22.59'
CB=N 49°10'58" E
C=188.66'

D=30°43'09" E
R=15.00'
L=7.34'
CB=N 59°16'51" E
C=20.51'

D=86°16'54"
R=15.00'
L=22.59'
CB=N 49°10'58" E
C=188.66'

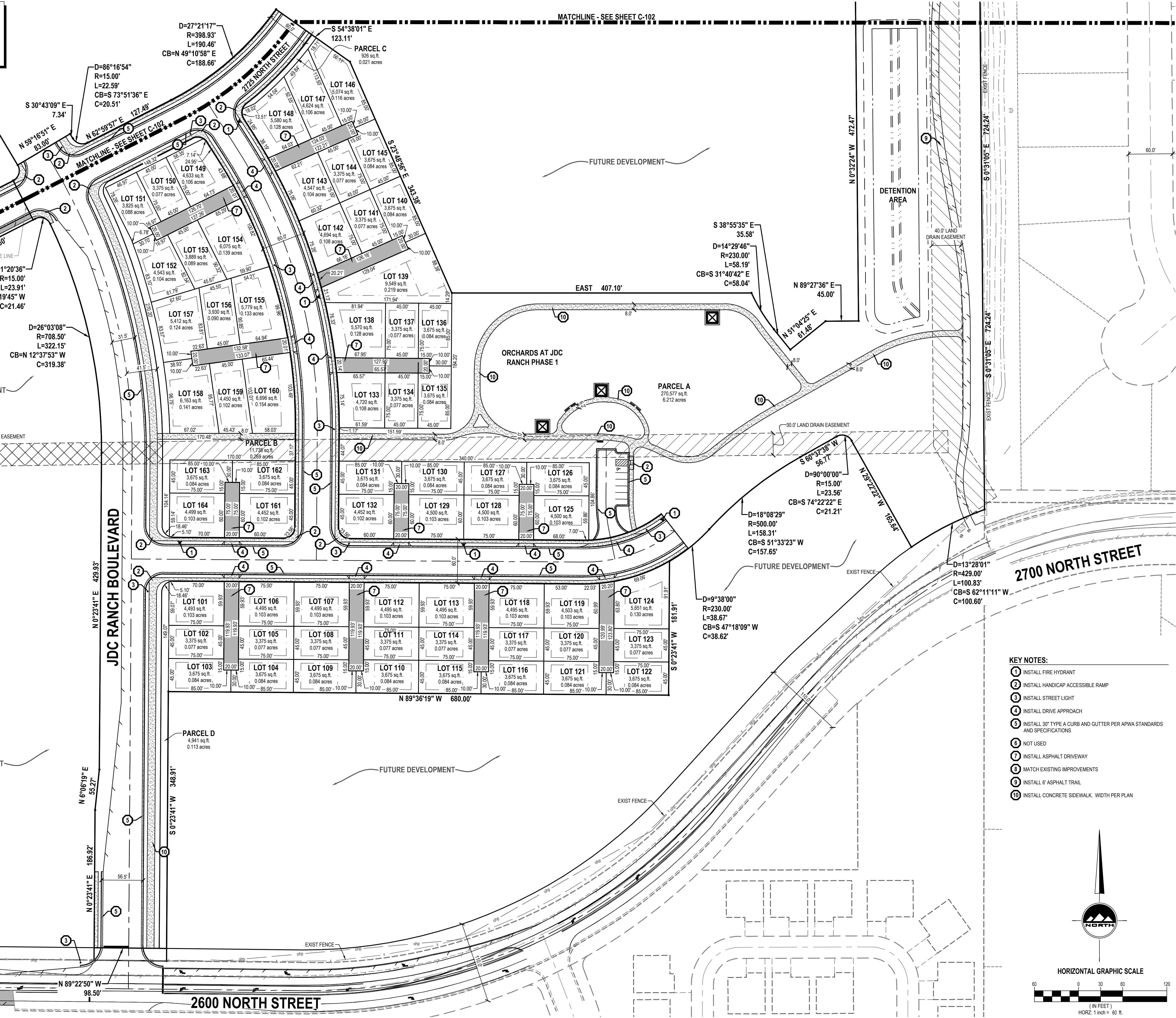
D=27°21'17"
R=398.93'
L=190.46'
CB=N 49°10'58" E
C=188.66'

D=18°08'29"
R=500.00'
L=158.31'
CB=S 51°33'23" W
C=157.65'

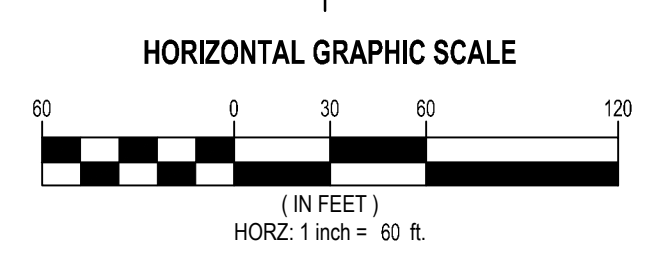
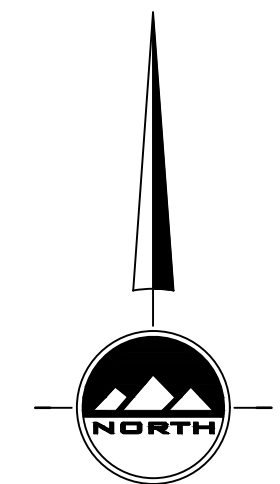
D=13°28'01"
R=429.00'
L=100.83'
CB=S 62°11'11" W
C=100.60'

D=9°38'00"
R=230.00'
L=38.67'
CB=S 47°18'09" W
C=38.62'

D=14°29'46"
R=230.00'
L=58.19'
CB=S 31°40'42" E
C=58.04'



- KEY NOTES:**
- 1 INSTALL FIRE HYDRANT
 - 2 INSTALL HANDICAP ACCESSIBLE RAMP
 - 3 INSTALL STREET LIGHT
 - 4 INSTALL DRIVE APPROACH
 - 5 INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS
 - 6 NOT USED
 - 7 INSTALL ASPHALT DRIVEWAY
 - 8 MATCH EXISTING IMPROVEMENTS
 - 9 INSTALL 6" ASPHALT TRAIL
 - 10 INSTALL CONCRETE SIDEWALK. WIDTH PER PLAN



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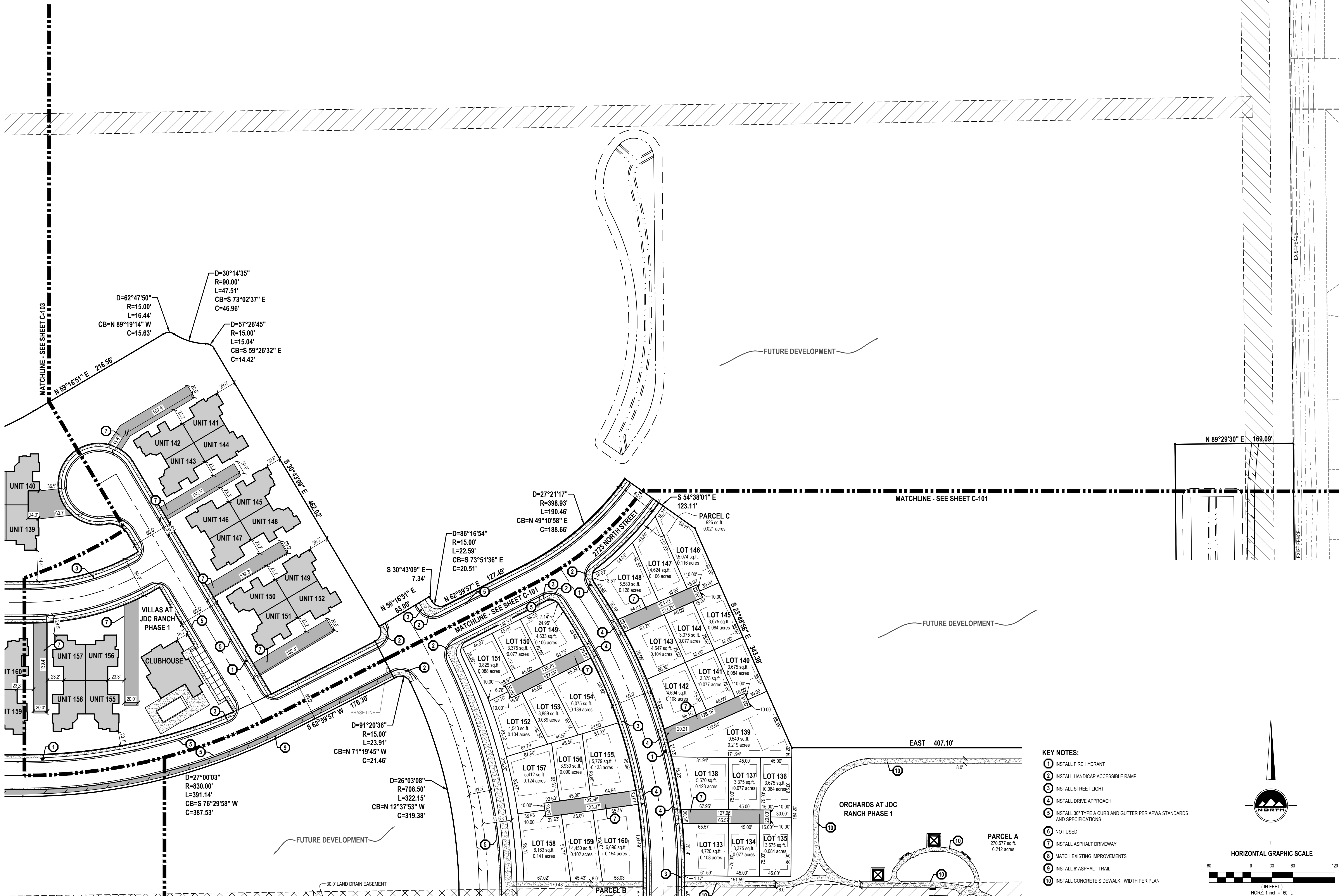
**PRELIMINARY
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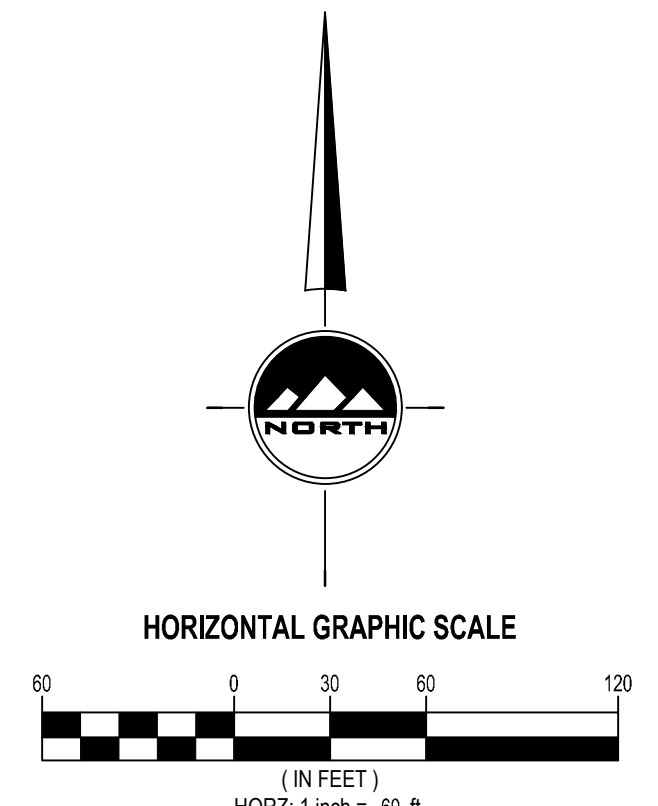
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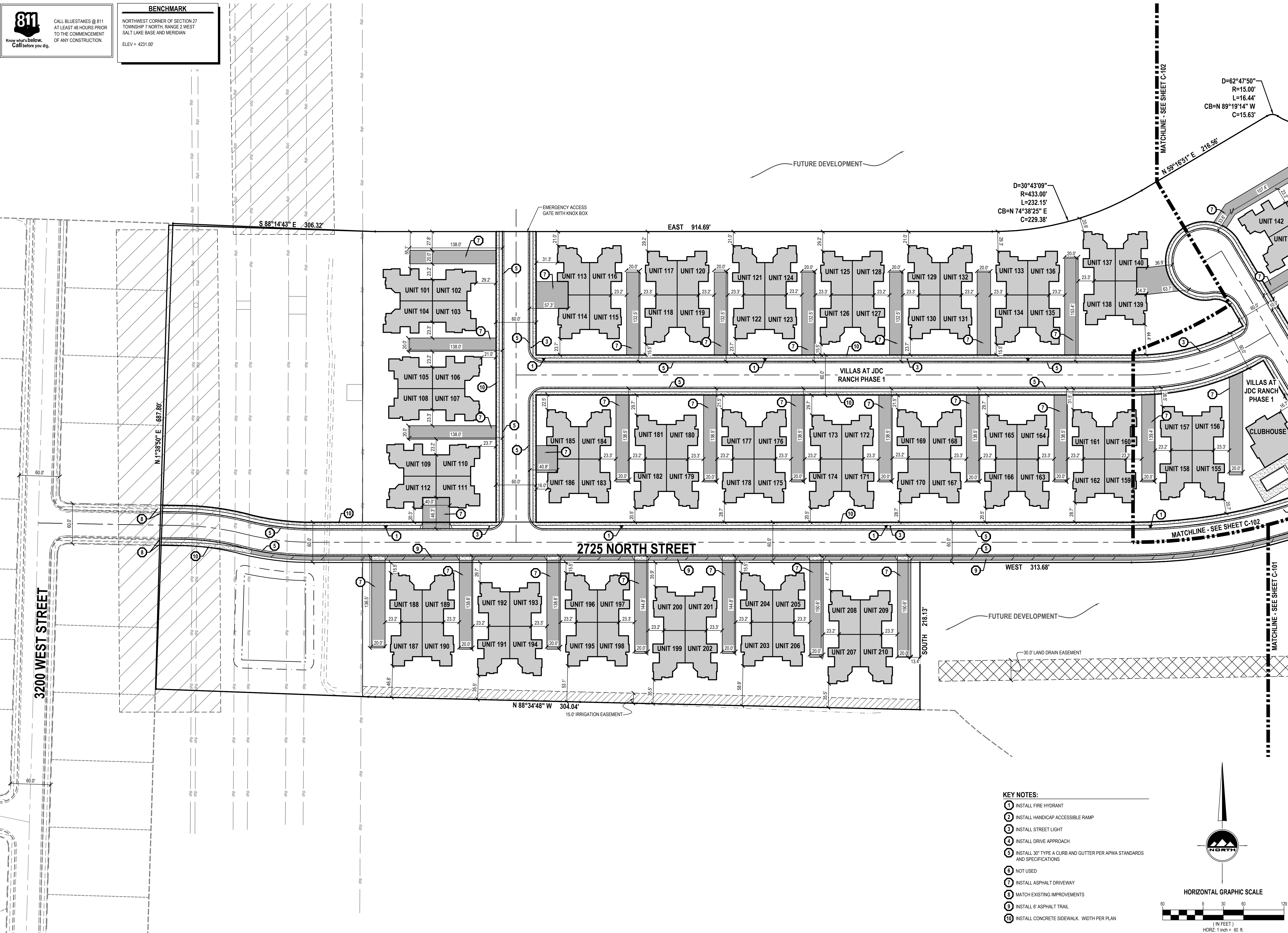
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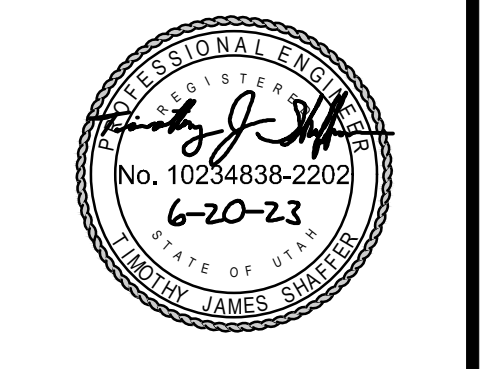
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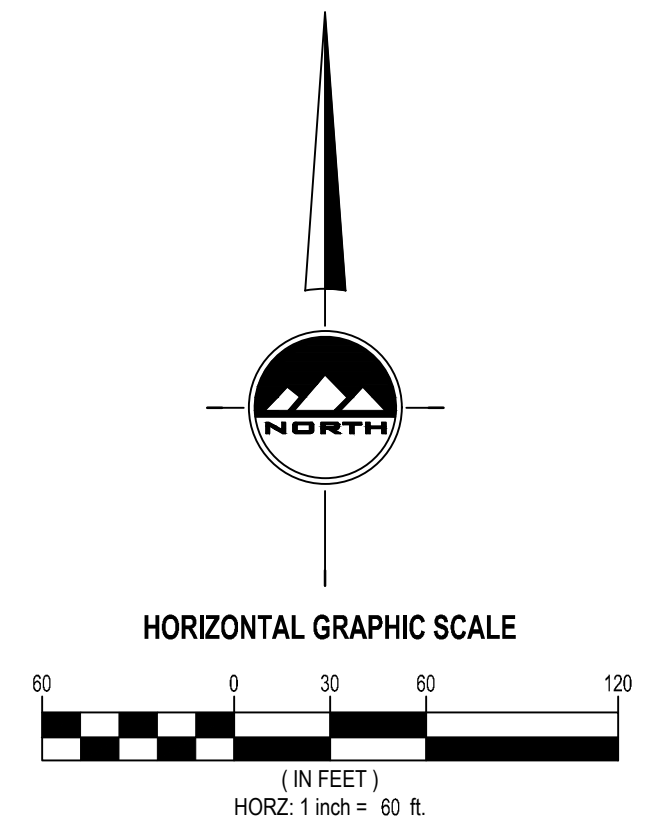
NO. DATE REVISION
FOR REVIEW

**PRELIMINARY
SITE PLAN**

PROJECT NUMBER: 9872
PRINT DATE: 2023-06-20
PROJECT MANAGER: C. PRESTON
DESIGNED BY: M. ELMER

C-103

- KEY NOTES:**
- 1 INSTALL FIRE HYDRANT
 - 2 INSTALL HANDICAP ACCESSIBLE RAMP
 - 3 INSTALL STREET LIGHT
 - 4 INSTALL DRIVE APPROACH
 - 5 INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS
 - 6 NOT USED
 - 7 INSTALL ASPHALT DRIVEWAY
 - 8 MATCH EXISTING IMPROVEMENTS
 - 9 INSTALL 6" ASPHALT TRAIL
 - 10 INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN

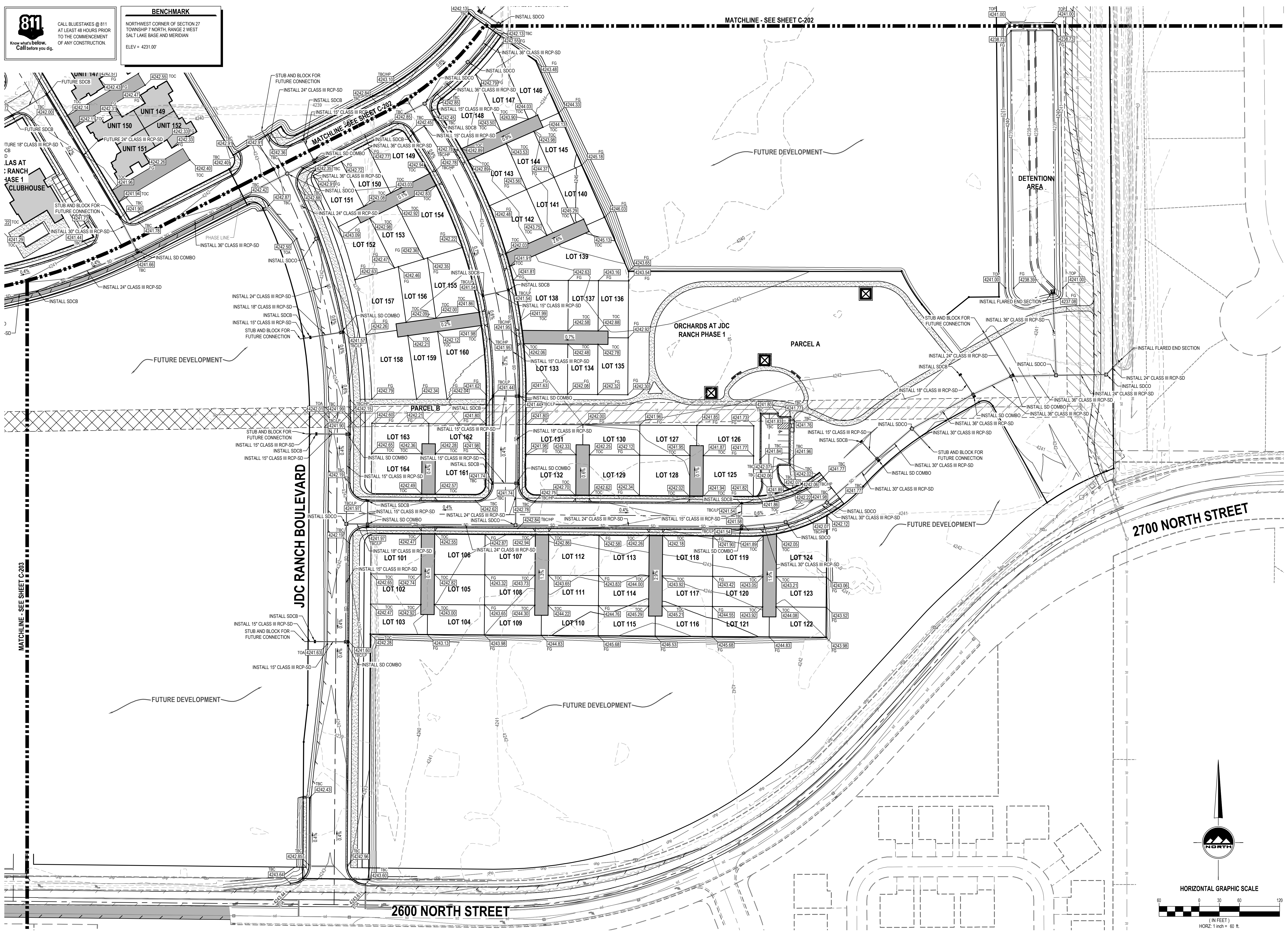


811

Know what's below. Call before you dig.

BENCHMARK

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



MATCHLINE - SEE SHEET C-202

MATCHLINE - SEE SHEET C-203



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

SANDY
Phone: 801.255.0529

TOOLE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

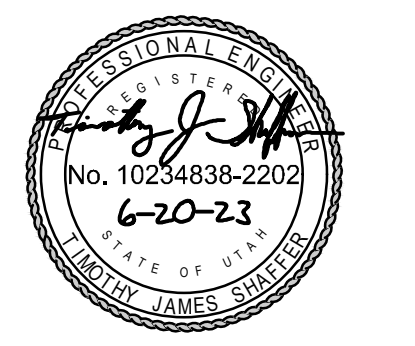
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN UT 84003

CONTACT:
STEVE ANDERSON
PHONE: 801.382.8100

**ORCHARDS AT JDC RANCH PHASE 1 AND
VILLAS AT JDC RANCH PHASE 1**
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

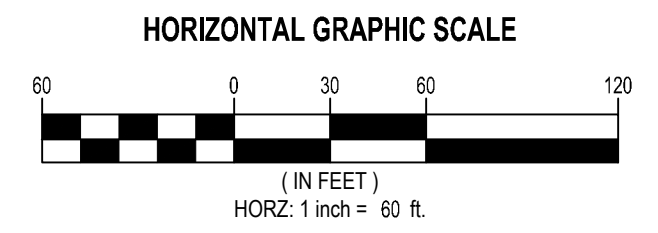
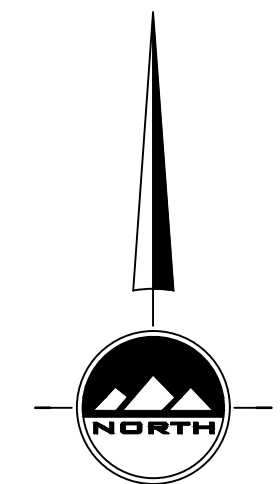


NO. DATE REVISION
FOR REVIEW

**PRELIMINARY
GRADING AND
DRAINAGE PLAN**

PROJECT NUMBER 9872 PRINT DATE 2023-06-20
PROJECT MANAGER C. PRESTON DESIGNED BY M. ELMER

C-201



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 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN
ELEV = 4231.00'



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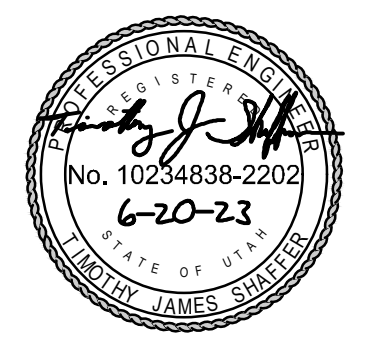
RICHFIELD
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FOR:
NILSON HOVES
5617 SOUTH 1475 EAST
SOUTH OGDEN UT 84403

CONTACT:
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PHONE: 801.392.8100

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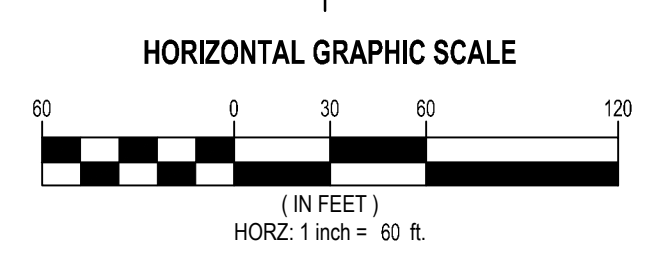
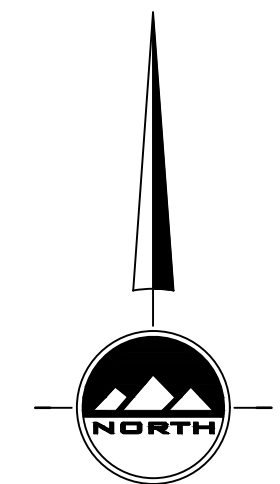
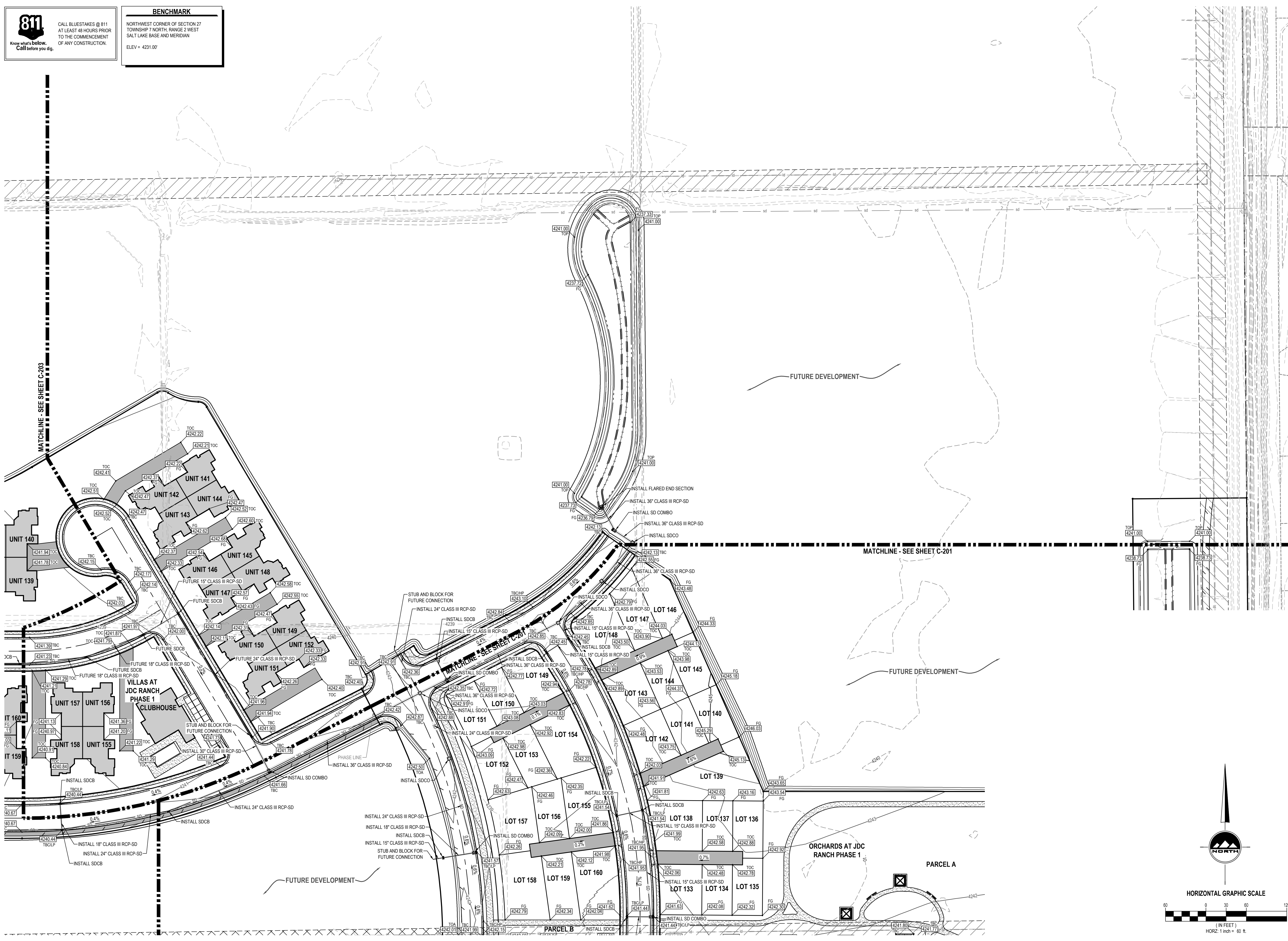


NO.	DATE	REVISION
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**PRELIMINARY
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DRAINAGE PLAN**

PROJECT NUMBER: 9872
PRINT DATE: 2023-06-20
PROJECT MANAGER: C. PRESTON
DESIGNED BY: M. ELMER

C-202



811
Know what's below.
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BENCHMARK
NORTHWEST CORNER OF SECTION 27
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
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THE STANDARD IN ENGINEERING

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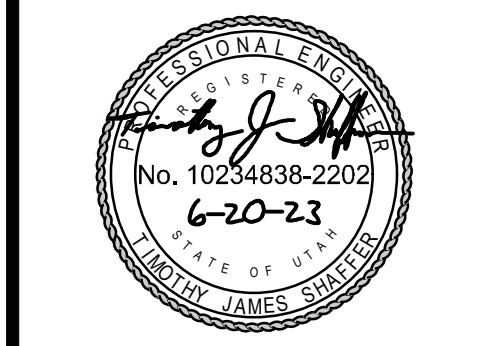
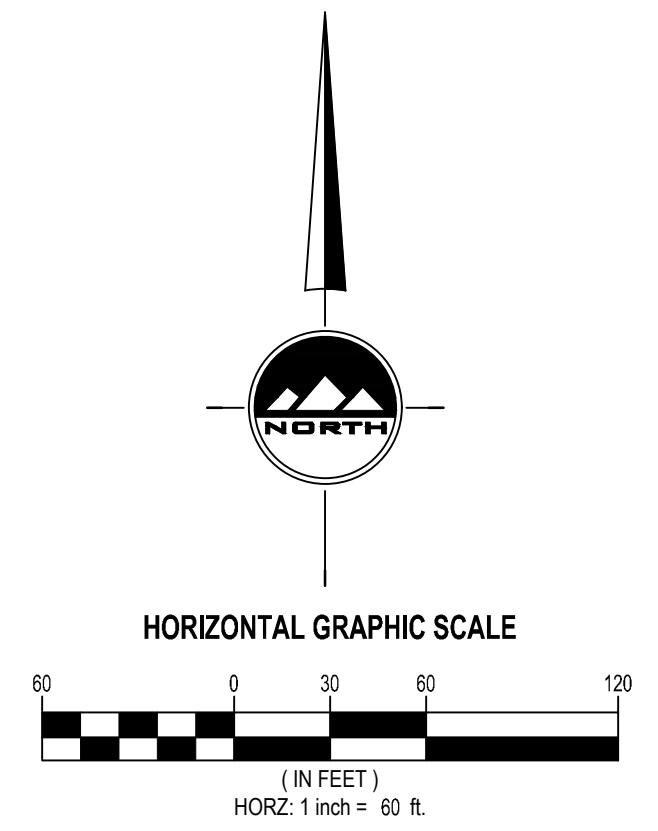
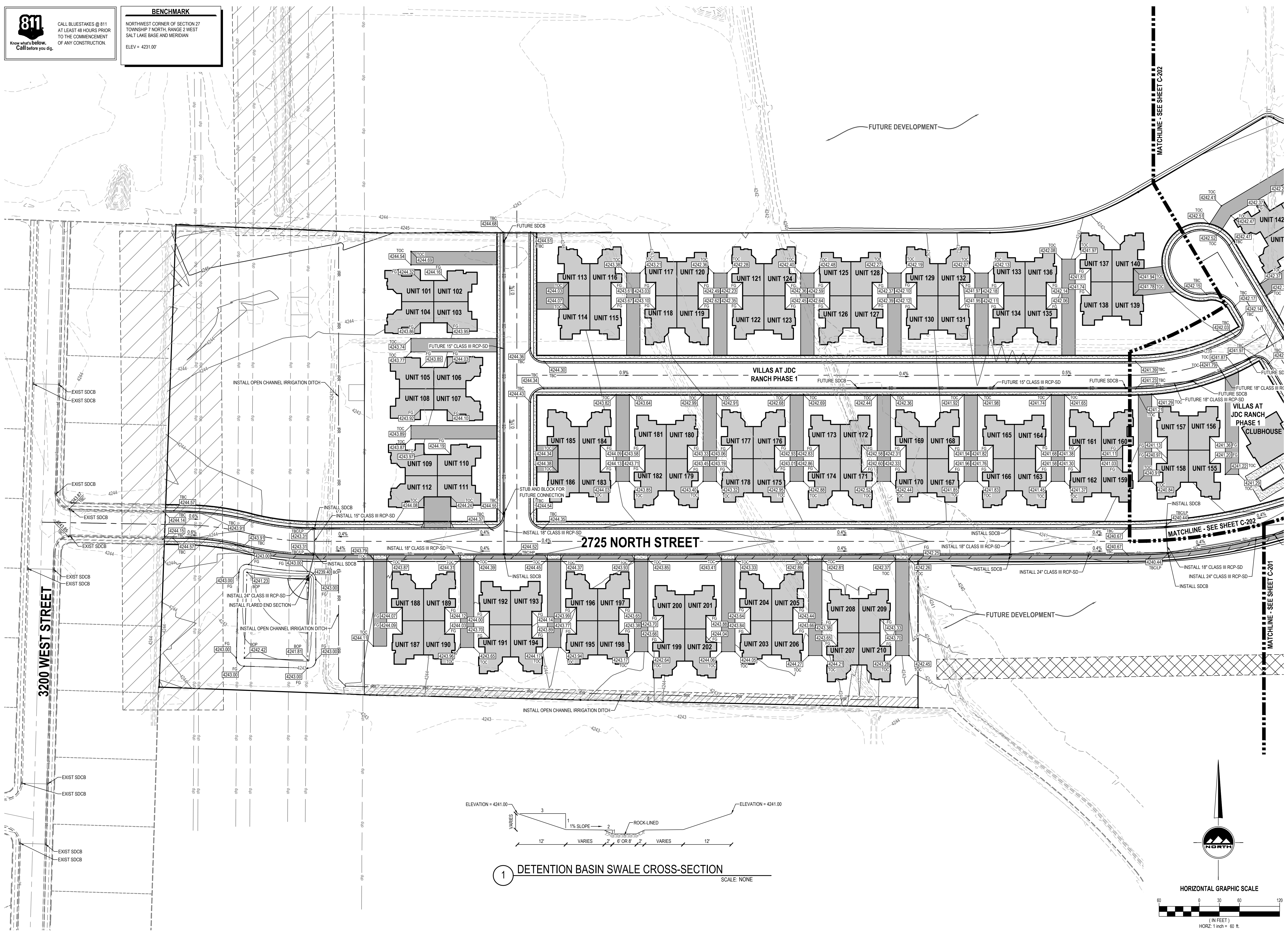
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CONTACT:
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WEBER COUNTY, UTAH**



NO. DATE REVISION FOR REVIEW

**PRELIMINARY
GRADING AND
DRAINAGE PLAN**

PROJECT NUMBER: 9872
PROJECT MANAGER: C.PRESTON

PRINT DATE: 2023-06-20
DESIGNED BY: M.ELMER

C-203

811

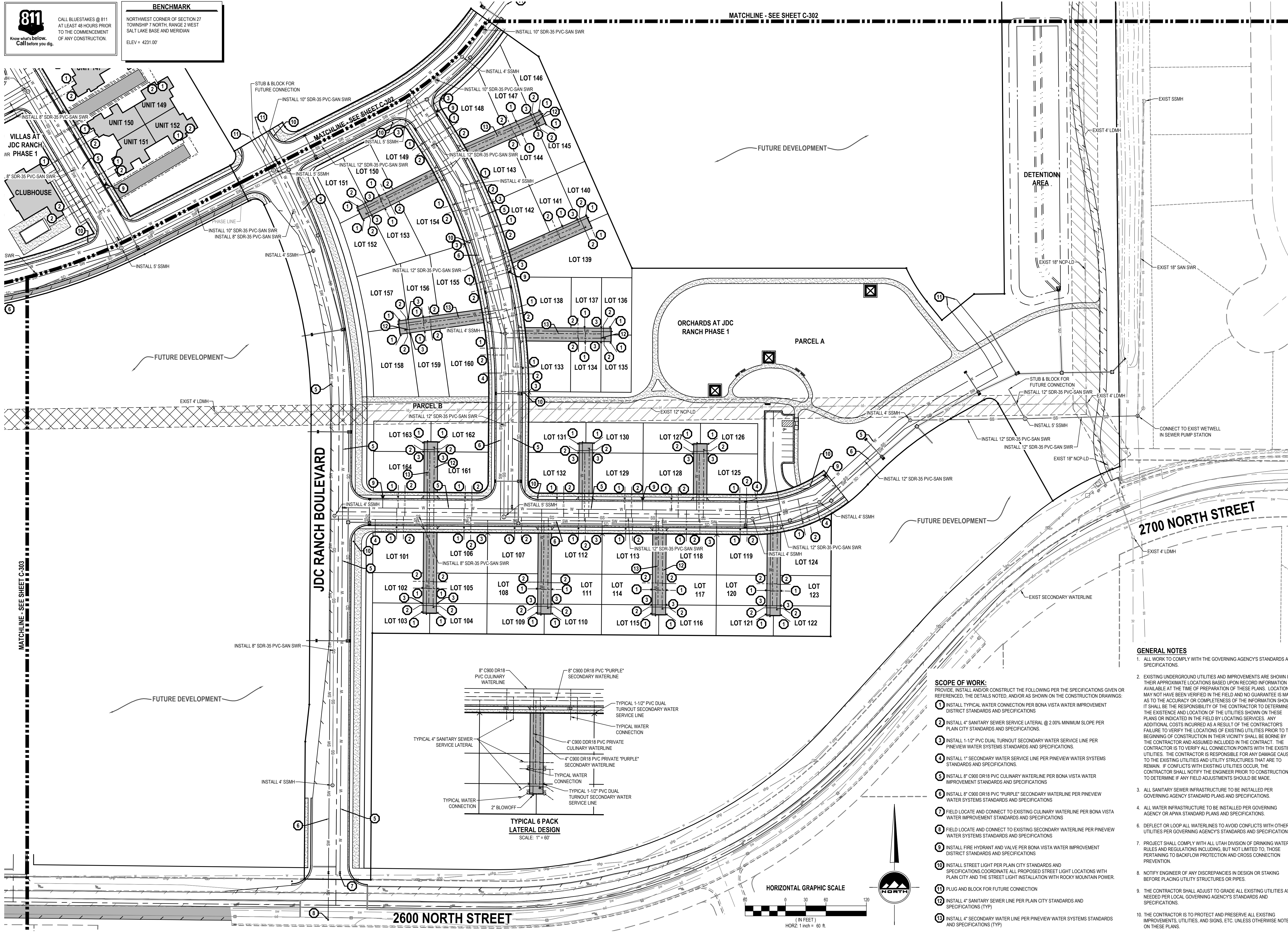
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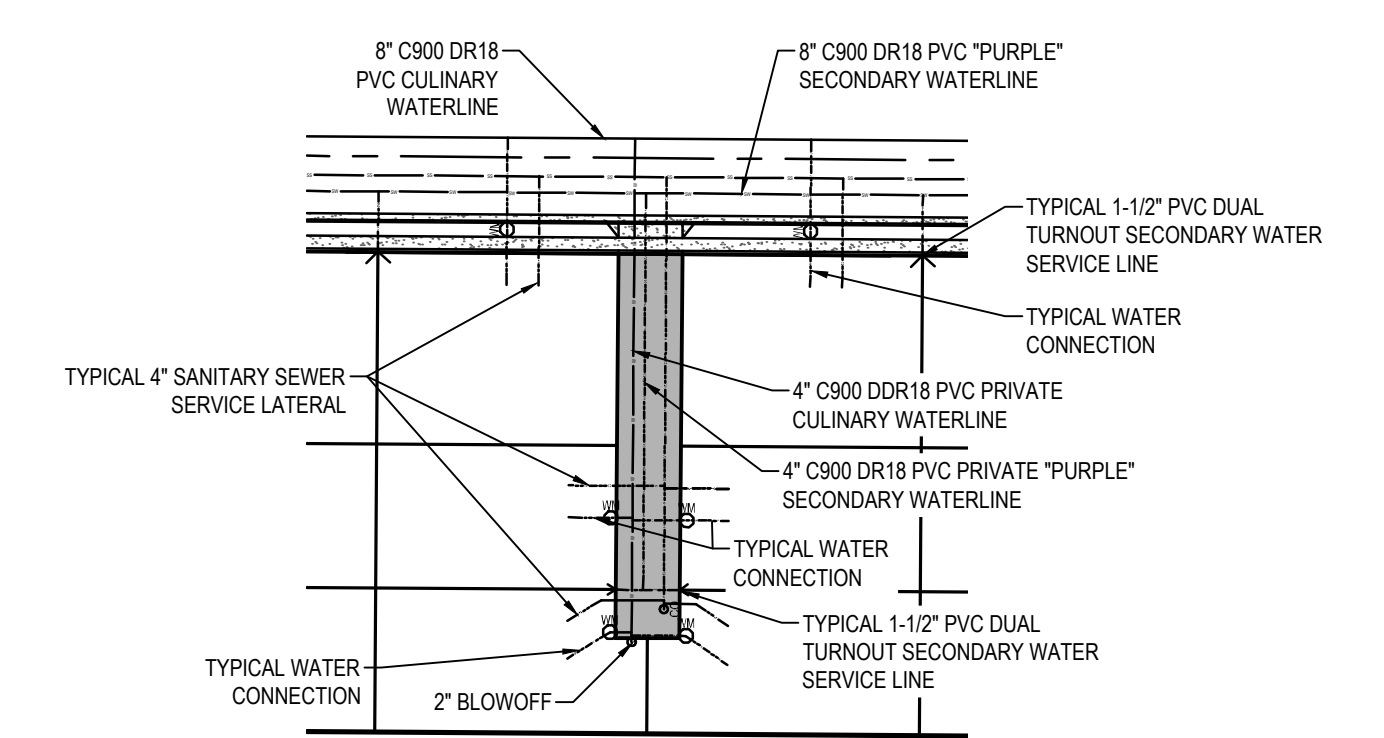
BENCHMARK

NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN
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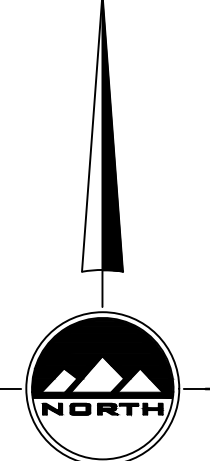
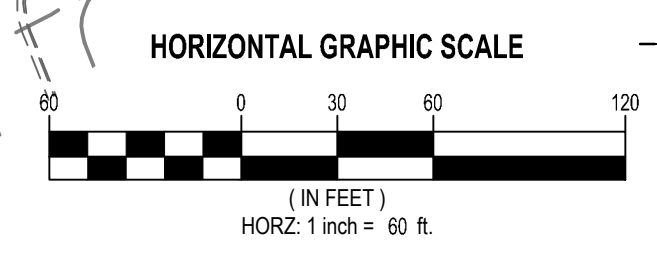
MATCHLINE - SEE SHEET C-302



MATCHLINE - SEE SHEET C-303



TYPICAL 6 PACK LATERAL DESIGN
SCALE: 1" = 60'



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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- 6 INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
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- 10 INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
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4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
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Phone: 435.865.1453

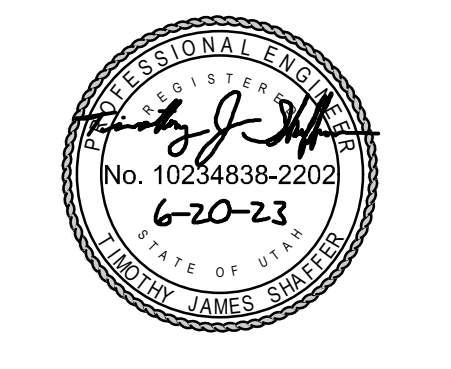
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UT 84403

CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100

**ORCHARDS AT JDC RANCH PHASE 1 AND
VILLAS AT JDC RANCH PHASE 1**
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

PRELIMINARY UTILITY PLAN

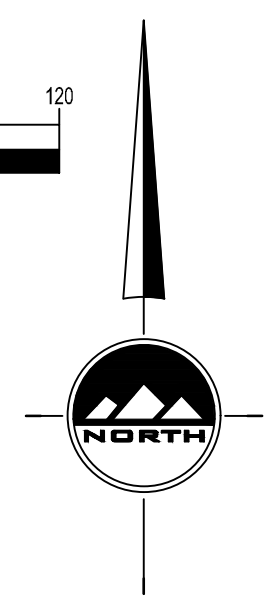
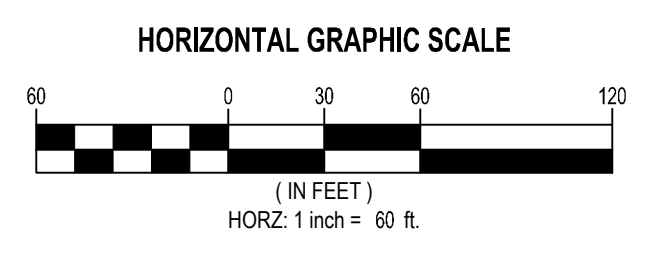
PROJECT NUMBER: 9872
PRINT DATE: 2023-06-20

PROJECT MANAGER: C. PRESTON
DESIGNED BY: M. ELMER

C-301

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

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



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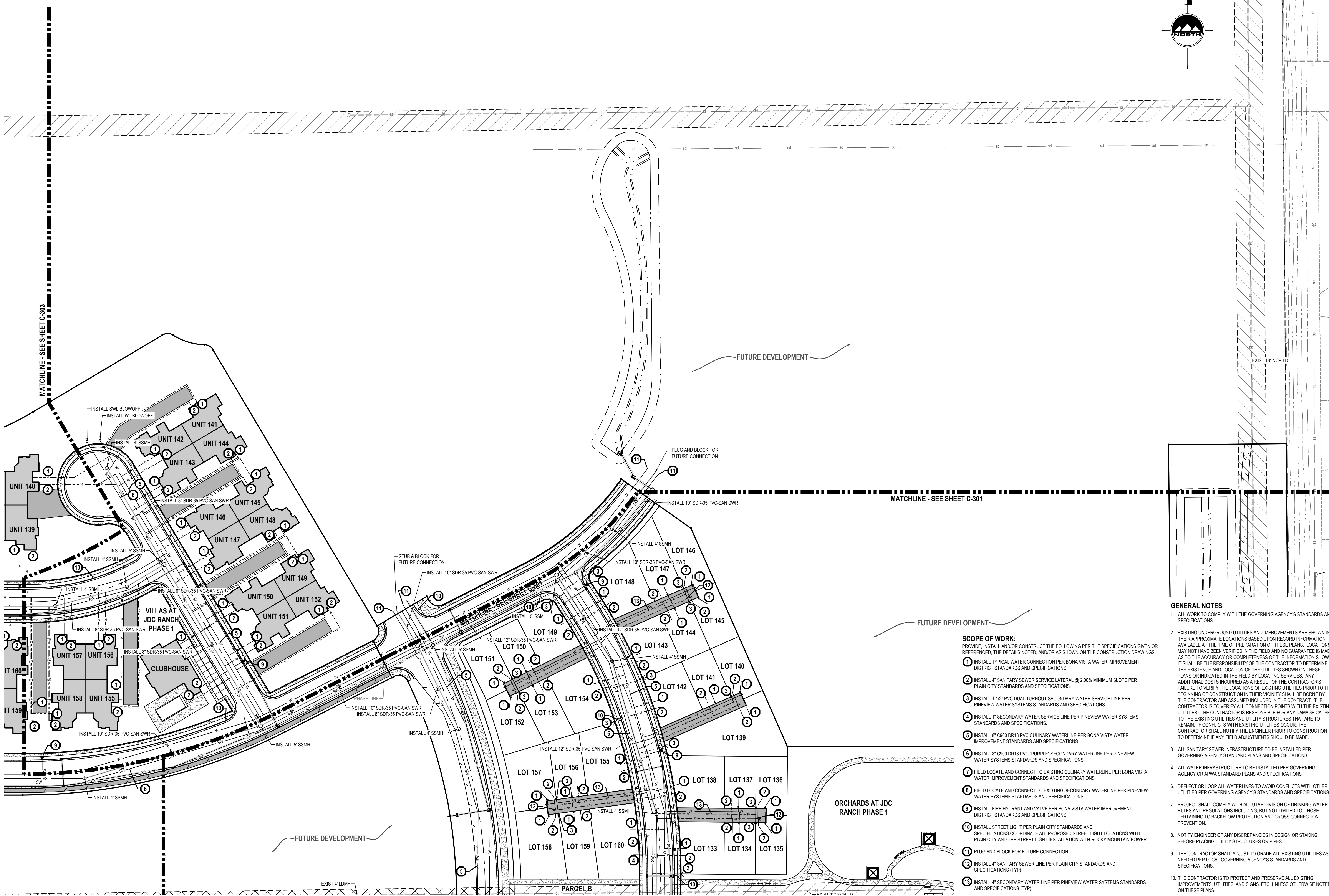
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FOR:
NILSON HOMES
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SOUTH OGDEN UT 84403

CONTACT:
STEVE ANDERSON
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**ORCHARDS AT JDC RANCH PHASE 1 AND
VILLAS AT JDC RANCH PHASE 1**
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



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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**PRELIMINARY
UTILITY PLAN**

PROJECT NUMBER: 9872
PRINT DATE: 2023-06-20
PROJECT MANAGER: C. PRESTON
DESIGNED BY: M. ELMER

C-302

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NORTHWEST CORNER OF SECTION 27
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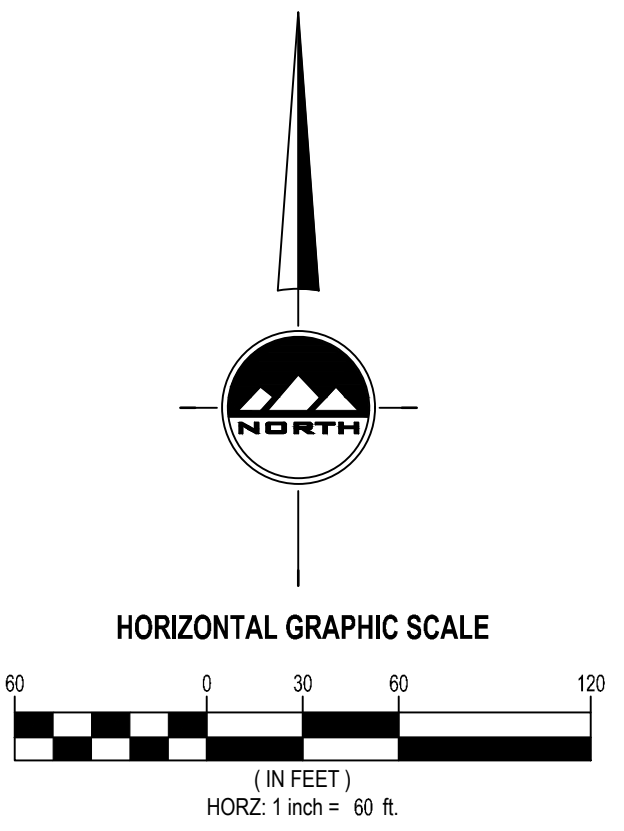
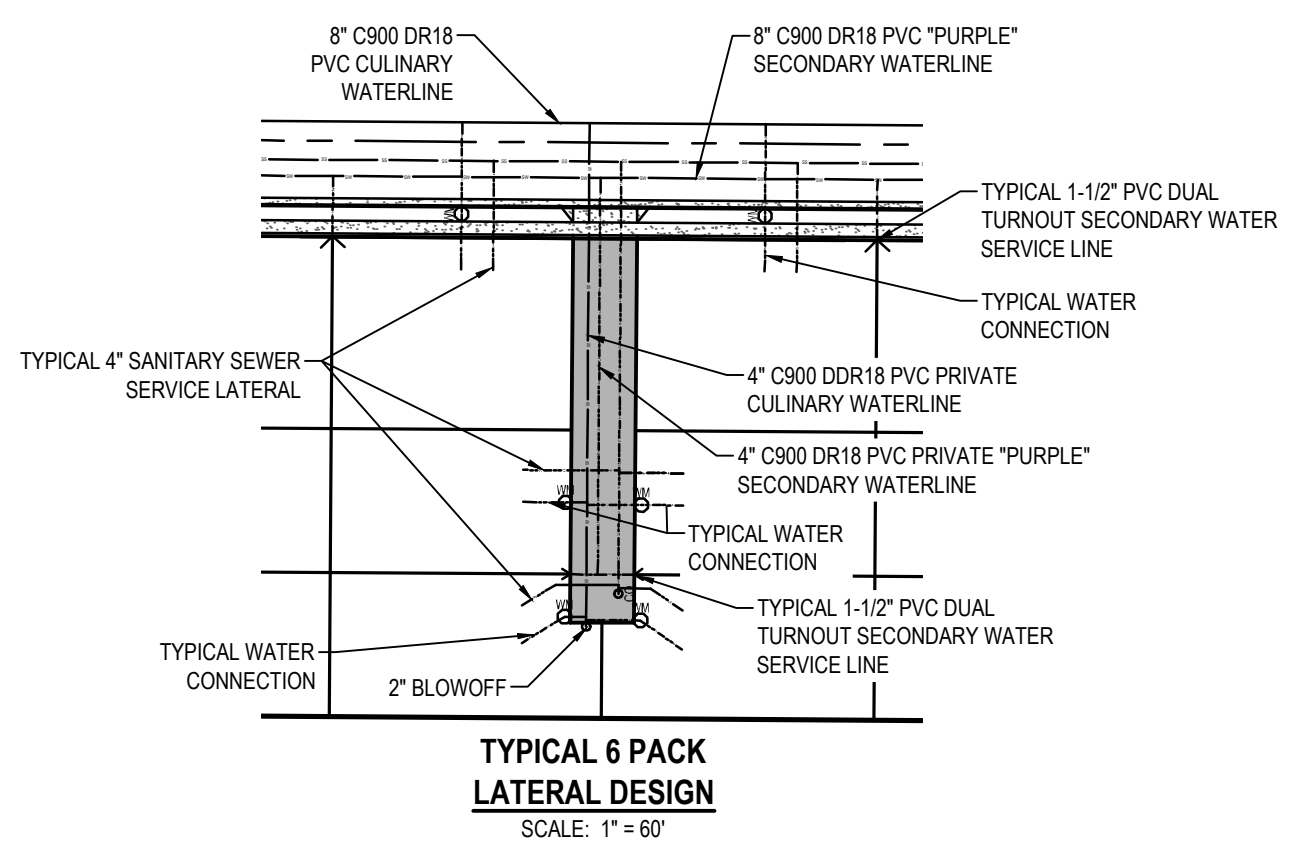
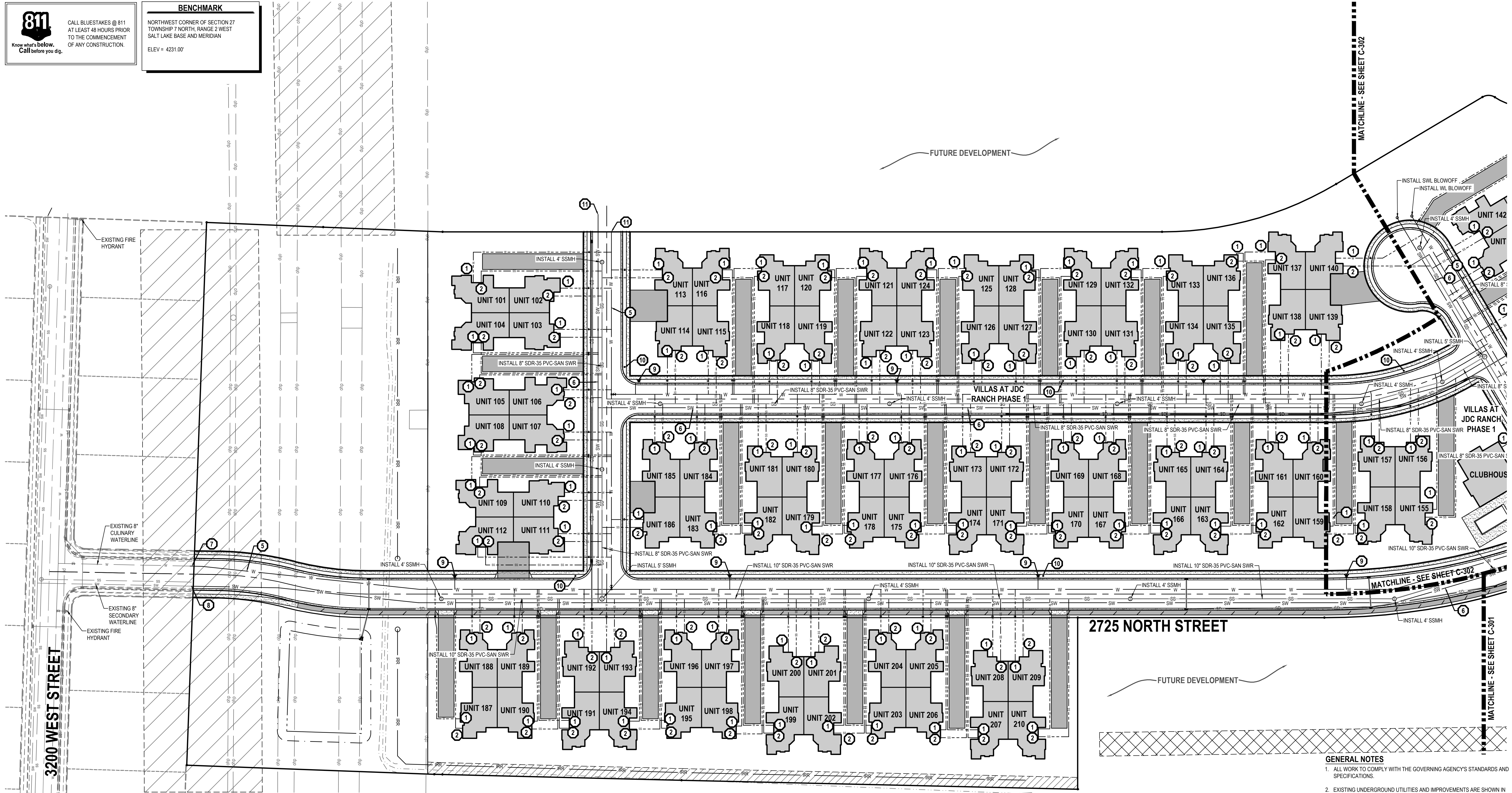
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CONTACT:
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PHONE: 801.392.8100

**ORCHARDS AT JDC RANCH PHASE 1 AND
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2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH



2725 NORTH STREET

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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.



**PRELIMINARY
UTILITY PLAN**

PROJECT NUMBER: 9872
PRINT DATE: 2023-06-20
PROJECT MANAGER: C.PRESTON
DESIGNED BY: M.ELMER

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