



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 1

2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
October 9, 2023

EN SIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
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SANDY
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TOOELE
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CEDAR CITY
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FOR:
NILSON HOMES
1740 COMBE RD, SUITE 2
SOUTH OGDEN, UT 84403

CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100

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NOTICE TO CONTRACTOR

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

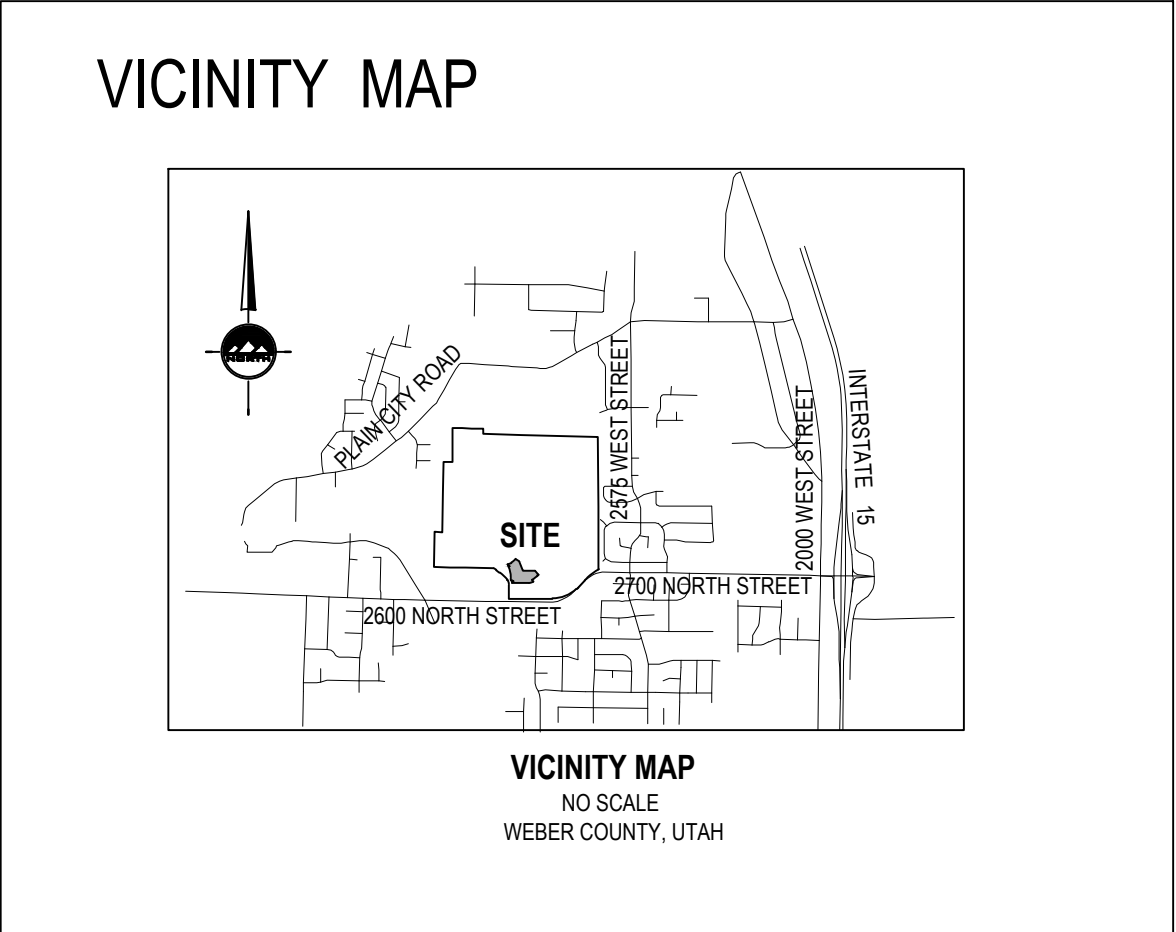
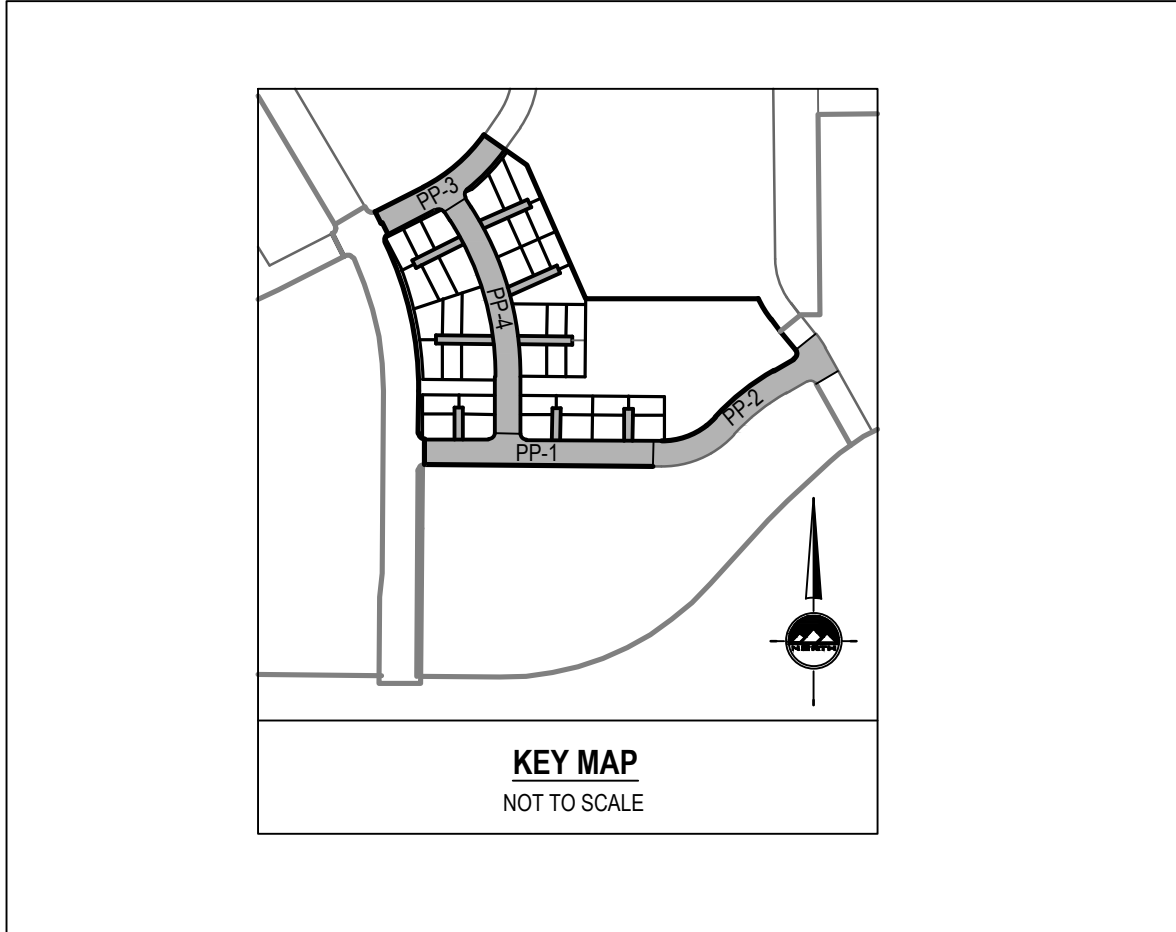
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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



GENERAL NOTES

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

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



NO. DATE REVISION FOR REVIEW

COVER

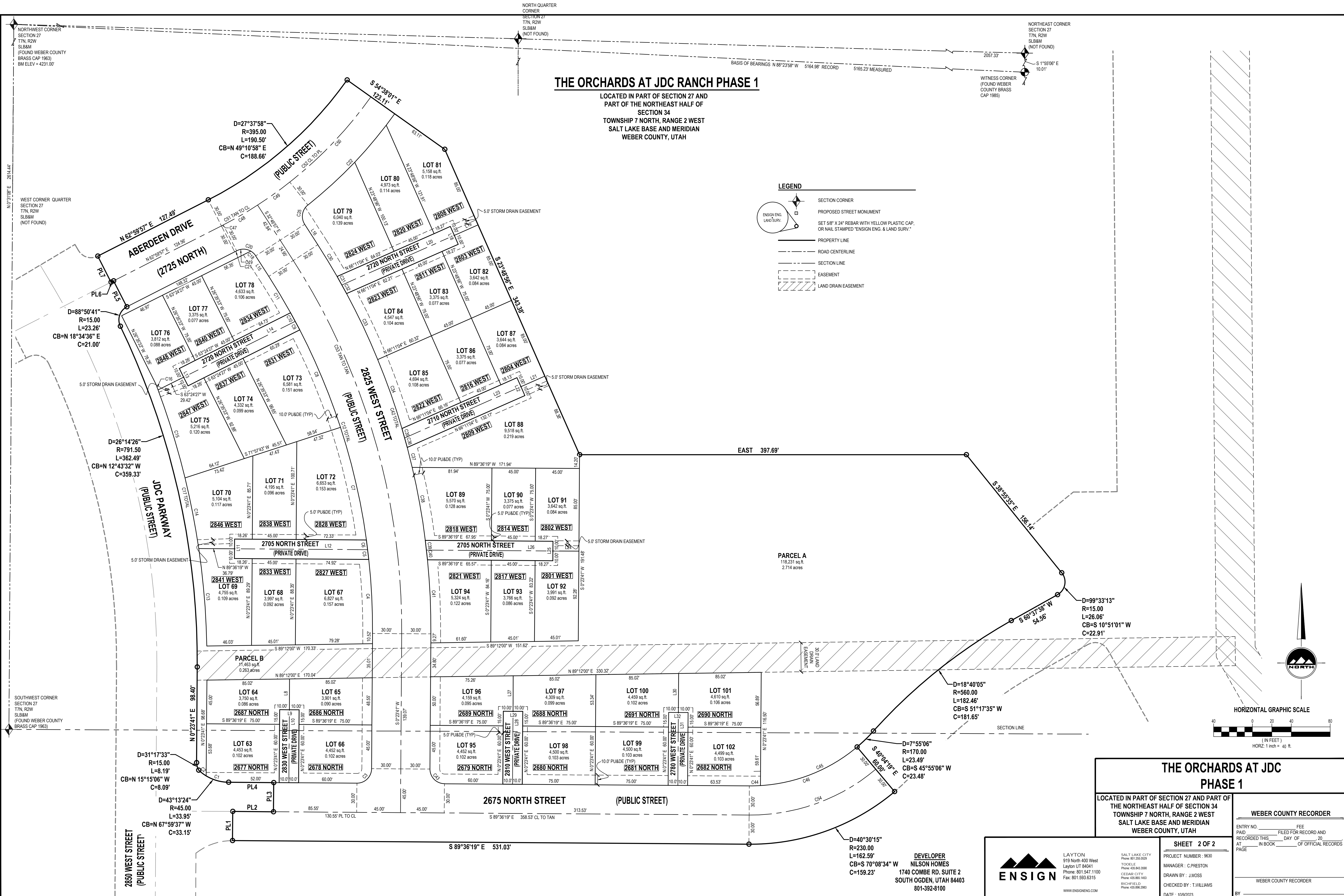
PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT
- LAND DRAIN EASEMENT



THE ORCHARDS AT JDC PHASE 1

LOCATED IN PART OF SECTION 27 AND PART OF THE NORTHEAST HALF OF SECTION 34
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 WEBER COUNTY, UTAH

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE _____
PAID _____	FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20__	
AT _____ IN BOOK _____	OF OFFICIAL RECORDS
PAGE _____	
WEBER COUNTY RECORDER	
BY _____ DEPUTY RECORDER	

ENSIGN

LAYTON
 919 North 400 West
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 Phone: 435.865.1653
 RICHFIELD
 Phone: 435.866.2983

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

SHEET 2 OF 2

PROJECT NUMBER: 9630
 MANAGER: C.PRESTON
 DRAWN BY: J.MOSS
 CHECKED BY: T.WILLIAMS
 DATE: 10/9/2023

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN PART OF SECTION 27 AND
PART OF THE NORTHEAST HALF OF
SECTION 34
TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
SEPTEMBER 2023

GENERAL NOTES:

- PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE.
 - FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY)
 - REAR YARD SETBACK IS 10'
 - SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN STRUCTURES)
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUADE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- PARCEL A IS TO BE DEDICATED TO THE COUNTY. PARCEL B IS TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 1 HOME OWNERS ASSOCIATION.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	45.00'	24.14'	30°44'16"	S74°14'11"E	23.85'
C2	45.00'	9.81'	12°29'07"	S52°37'29"E	9.79'
C3	15.00'	23.56'	90°00'00"	N45°23'41"E	21.21'
C4	670.00'	76.34'	6°31'42"	N2°52'10"W	76.30'
C5	670.00'	10.07'	0°51'41"	S6°33'51"E	10.07'
C6	670.00'	10.09'	0°51'48"	S7°25'36"E	10.09'
C7	670.00'	119.04'	10°10'47"	N12°56'53"W	118.88'
C8	670.00'	108.73'	9°17'54"	N22°41'14"W	108.61'
C9	670.00'	10.00'	0°51'19"	S27°45'51"E	10.00'
C10	670.00'	10.01'	0°51'21"	S28°37'11"E	10.01'
C11	670.00'	43.68'	3°44'06"	N30°54'54"W	43.67'
C12	670.00'	387.97'	33°10'38"	N16°11'38"W	382.57'
C13	801.50'	100.72'	7°11'59"	N4°44'58"W	100.65'
C14	801.50'	73.96'	5°17'19"	N10°59'37"W	73.96'
C15	801.50'	94.72'	6°46'15"	N17°01'25"W	94.66'
C16	801.50'	6.78'	0°28'04"	N20°39'04"W	6.78'
C17	801.50'	276.19'	19°44'38"	N11°01'18"W	274.83'
C18	15.00'	7.14'	27°15'38"	N46°24'46"W	7.07'
C19	15.00'	14.99'	57°14'43"	N88°39'57"W	14.37'
C20	15.00'	22.12'	84°30'21"	N75°02'08"W	20.17'
C21	455.00'	2.28'	0°17'15"	N62°51'19"E	2.28'
C22	455.00'	129.89'	16°21'25"	N43°32'41"E	129.45'
C25	15.00'	22.12'	84°30'21"	S9°28'13"W	20.17'
C30	730.00'	38.19'	2°59'50"	N31°17'02"W	38.18'
C31	730.00'	10.05'	0°47'19"	S29°23'28"E	10.05'
C32	730.00'	10.04'	0°47'15"	S28°36'11"E	10.04'
C33	730.00'	75.06'	5°53'28"	N25°15'49"W	75.02'
C34	730.00'	75.26'	5°54'25"	N19°21'53"W	75.23'
C35	730.00'	10.09'	0°47'32"	S16°00'54"E	10.09'
C36	730.00'	10.11'	0°47'38"	S15°13'19"E	10.11'
C37	730.00'	21.13'	1°39'31"	N13°59'45"W	21.13'
C38	730.00'	76.33'	5°59'27"	N10°10'16"W	76.29'
C39	730.00'	10.08'	0°47'28"	S6°46'49"E	10.08'
C40	730.00'	10.06'	0°47'23"	S5°59'23"E	10.06'
C41	730.00'	76.31'	5°59'23"	N2°36'00"W	76.28'
C42	730.00'	422.71'	33°10'38"	N16°11'38"W	416.83'
C43	15.00'	23.56'	90°00'00"	S44°36'19"E	21.21'
C44	170.00'	11.48'	3°52'13"	N88°27'34"E	11.48'
C45	170.00'	132.23'	44°33'55"	N64°14'30"E	128.92'
C46	170.00'	120.22'	40°31'02"	N70°08'10"E	117.73'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C47	425.00'	2.13'	0°17'15"	N62°51'19"E	2.13'
C48	425.00'	40.75'	5°29'39"	N59°57'52"E	40.74'
C49	425.00'	40.75'	5°29'39"	N54°28'13"E	40.74'
C50	425.00'	121.33'	16°21'25"	N43°32'41"E	120.92'
C51	425.00'	42.89'	5°46'54"	N60°06'30"E	42.87'
C52	425.00'	162.08'	21°51'04"	N46°17'31"E	161.10'
C53	700.00'	405.34'	33°10'38"	N16°11'38"W	399.70'
C54	200.00'	141.39'	40°30'15"	N70°08'34"E	138.46'

PARCEL LINE TABLE		
LINE	BEARING	LENGTH
PL1	N0°23'41"E	30.00'
PL2	S89°36'19"E	41.95'
PL3	N0°23'41"E	30.00'
PL4	N89°36'19"W	46.45'
PL5	N27°00'03"W	30.00'
PL6	S62°59'57"W	2.93'
PL7	N27°00'03"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N0°23'41"E	31.77'
L9	S89°36'19"E	20.00'
L10	N0°23'41"E	75.00'
L11	N0°23'41"E	20.00'
L12	S89°36'19"E	136.96'
L13	N26°35'33"W	20.00'
L14	S63°24'27"W	128.34'
L15	S32°46'57"E	24.95'
L16	S32°46'57"E	24.95'
L18	N23°48'56"W	20.00'
L19	N66°11'04"E	26.73'
L20	N66°11'04"E	126.32'
L21	N66°11'04"E	26.87'
L22	N23°48'56"W	20.00'
L23	N66°11'04"E	130.66'
L24	S89°36'19"E	26.73'
L25	S0°23'41"W	20.00'
L26	S89°36'19"E	129.96'
L27	N0°23'41"E	36.57'
L28	N0°23'41"E	75.00'
L29	S89°36'19"E	20.00'
L30	N0°23'41"E	40.11'
L31	N0°23'41"E	75.00'
L32	S89°36'19"E	20.00'

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

Trent R. Williams, PLS
License no. 8034679

Date _____

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

THE ORCHARDS AT JDC RANCH PHASE 1

Convey to **CITY NAME**, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space. Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to **CITY NAME** that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

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

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber JS.S.

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

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY.

NOTARY PUBLIC

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE NORTH HALF
OF SECTION 27
TOWNSHIP 7 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
PLAIN CITY, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

WEBER COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 2

PROJECT NUMBER : 9630
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 10/9/2023

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

COUNTY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEBER COUNTY ATTORNEY.

WEBER COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE COUNTY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEBER COUNTY ENGINEER

WEBER COUNTY ENGINEER

COUNTY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
BY THE WEBER COUNTY COUNCIL

COUNTY RECORDER COUNCIL CHAIR



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
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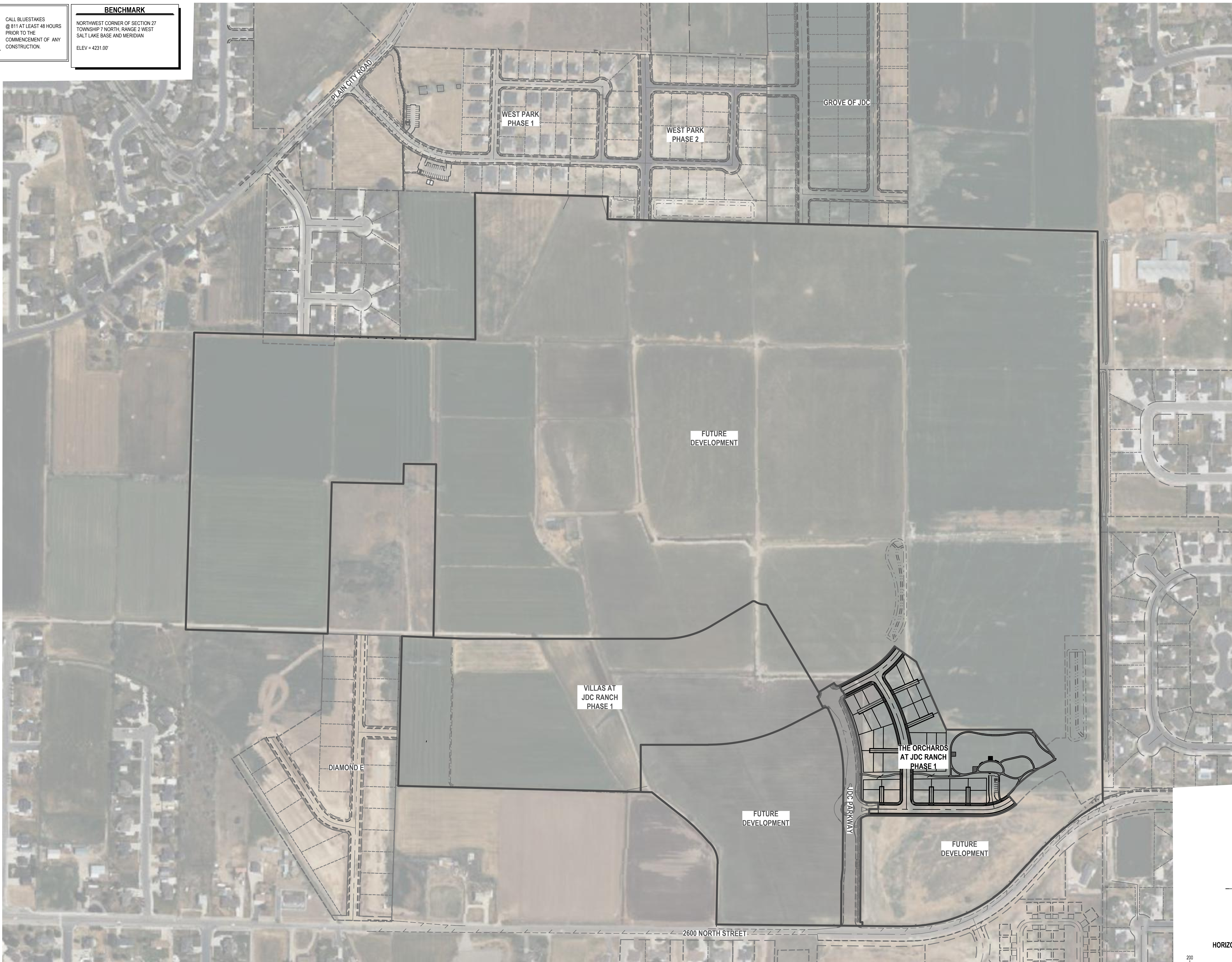
SALT LAKE CITY
Phone: 801.255.0029
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.965.1463
RICHFIELD
Phone: 435.996.3963



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

BENCHMARK

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



THE STANDARD IN ENGINEERING

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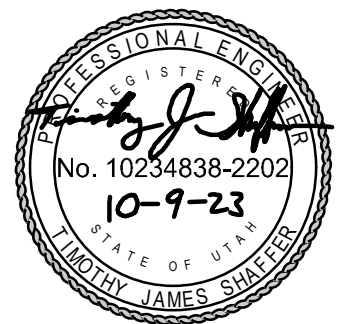
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**THE ORCHARDS AT JDC RANCH
PHASE 1
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH**

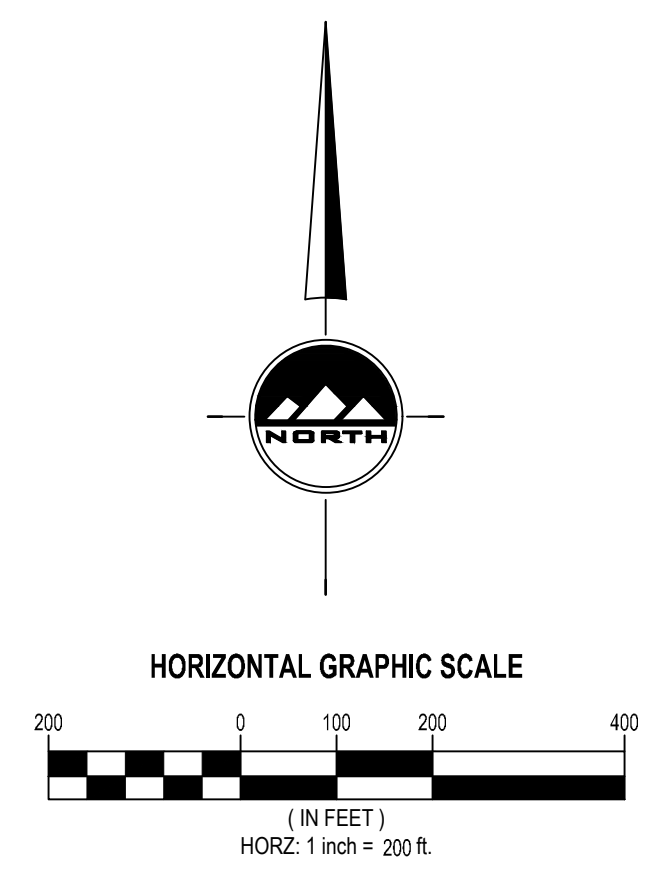


NO. DATE REVISION FOR REVIEW

**OVERALL DEVELOPMENT
SITE PLAN**

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

C-002



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'

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

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
 2. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2
 3. INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS PLAN 205.1
 4. INSTALL CONCRETE SIDEWALK PER APWA PLAN 231. WIDTH PER PLAN
 5. MATCH EXISTING IMPROVEMENTS
 6. EXISTING STREET LIGHT
 7. 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
 8. EXISTING FIRE HYDRANT
 9. INSTALL DRIVE APPROACH PER APWA PLAN 221.1
 10. INSTALL ASPHALT DRIVEWAY
 11. EXISTING CURB AND GUTTER
 12. EXISTING SIDEWALK
 13. INSTALL 24" MODIFIED TYPE 'F' MOUNTABLE CURB AND GUTTER PER DETAIL 9/C-500
 14. INSTALL 24" MODIFIED TYPE 'F' REVERSE MOUNTABLE CURB AND GUTTER PER DETAIL 10/C-500
 15. TRANSITION FROM 24" MODIFIED TYPE 'F' MOUNTABLE CURB AND GUTTER TO 24" MODIFIED TYPE 'F' REVERSE PAN MOUNTABLE CURB AND GUTTER
 16. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN NO. 236.3
 17. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN NO. 236.1
 18. INSTALL 24" COLLECTION CURB AND GUTTER PER DETAIL 11/C-500
 19. INSTALL 24" REVERSE PAN CURB AND GUTTER PER DETAIL 12/C-500
 20. TRANSITION FROM 24" COLLECTION CURB AND GUTTER TO 24" REVERSE PAN CURB AND GUTTER
 21. INSTALL CLASS 2 TRAIL PER DETAIL 1/C-501
 22. INSTALL CLASS 3 TRAIL PER DETAIL 2/C-501



ENSIGN
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CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100

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

PROFESSIONAL ENGINEER
No. 10234838-2202
10-9-23
JAMES SUTHER

NO. DATE REVISION FOR REVIEW

SITE PLAN

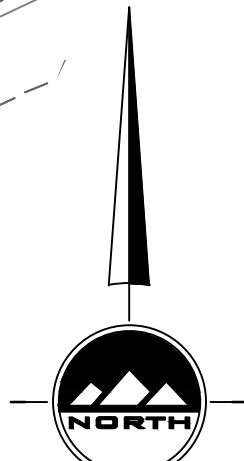
PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

C-100

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 50 ft.

0 25 50 100

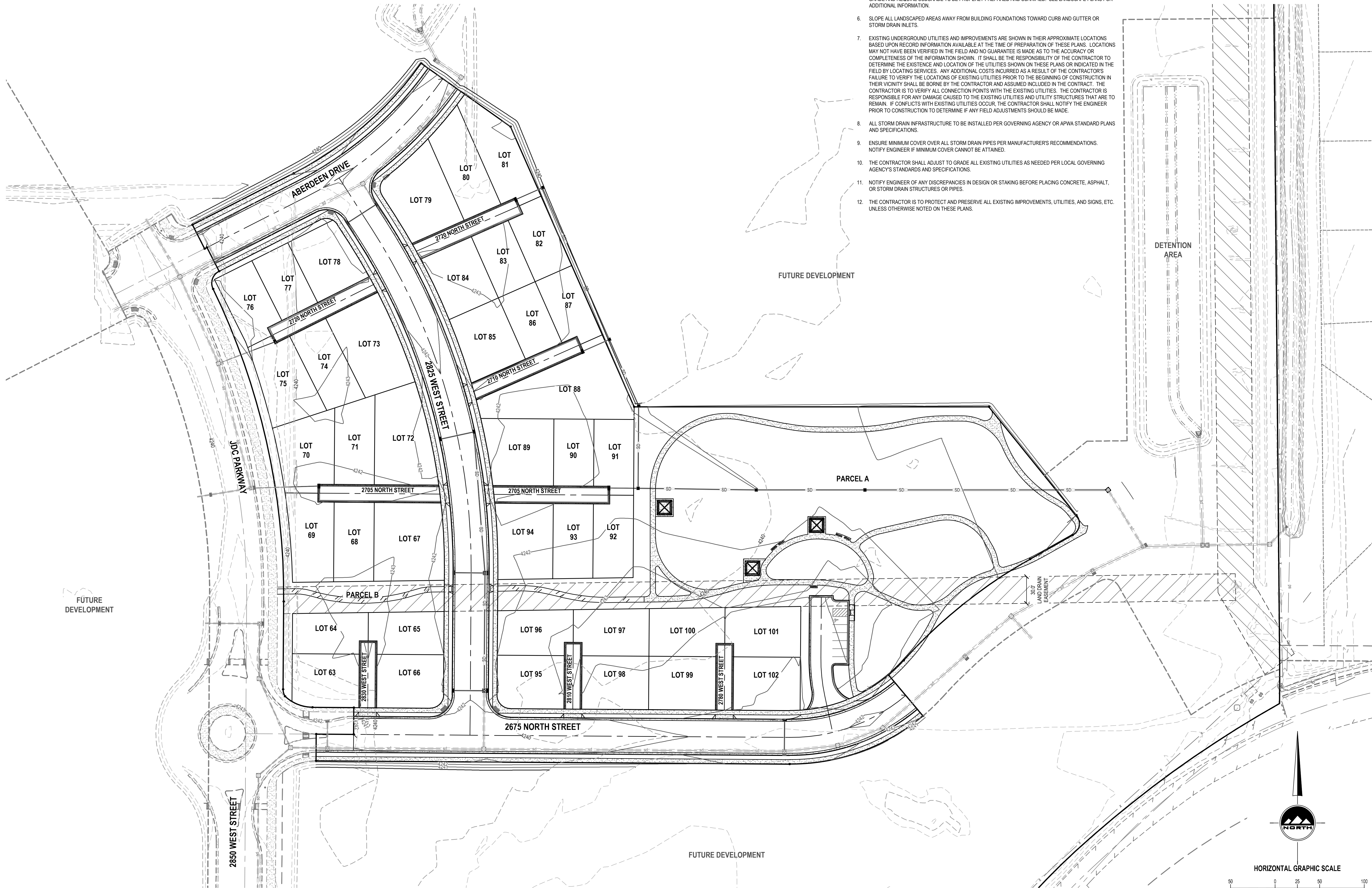




BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4231.00'

GENERAL NOTES

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



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

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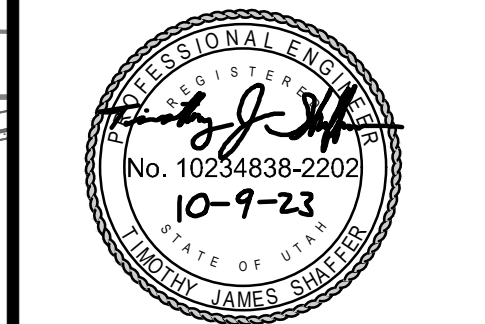
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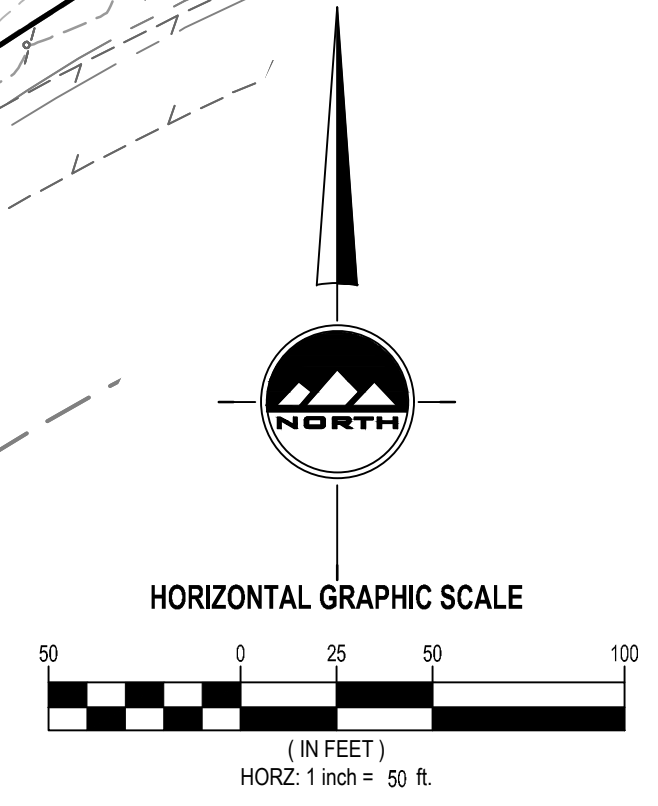


NO. DATE REVISION FOR REVIEW

OVERALL GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
 PROJECT MANAGER CP DESIGNED BY TS

C-200



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

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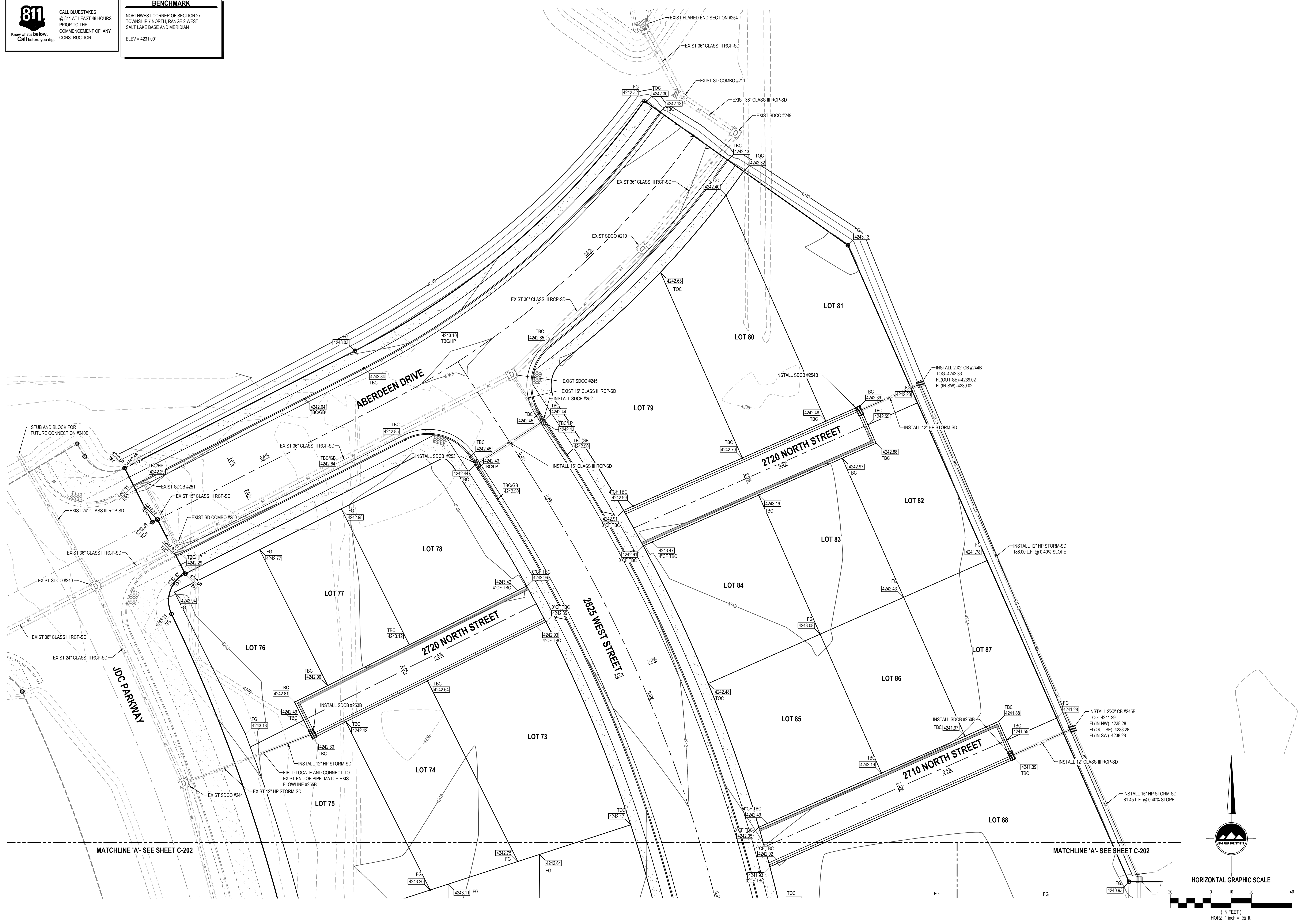
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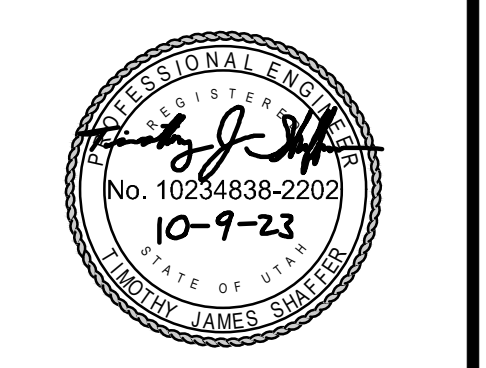
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THE ORCHARDS AT JDC RANCH
PHASE 1
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH

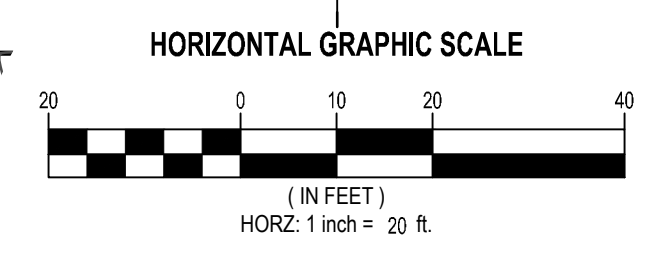
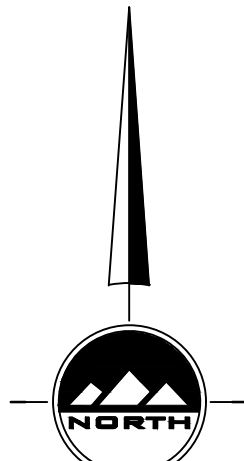


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GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9872
PROJECT MANAGER CP
PRINT DATE 2023-10-09
DESIGNED BY TS

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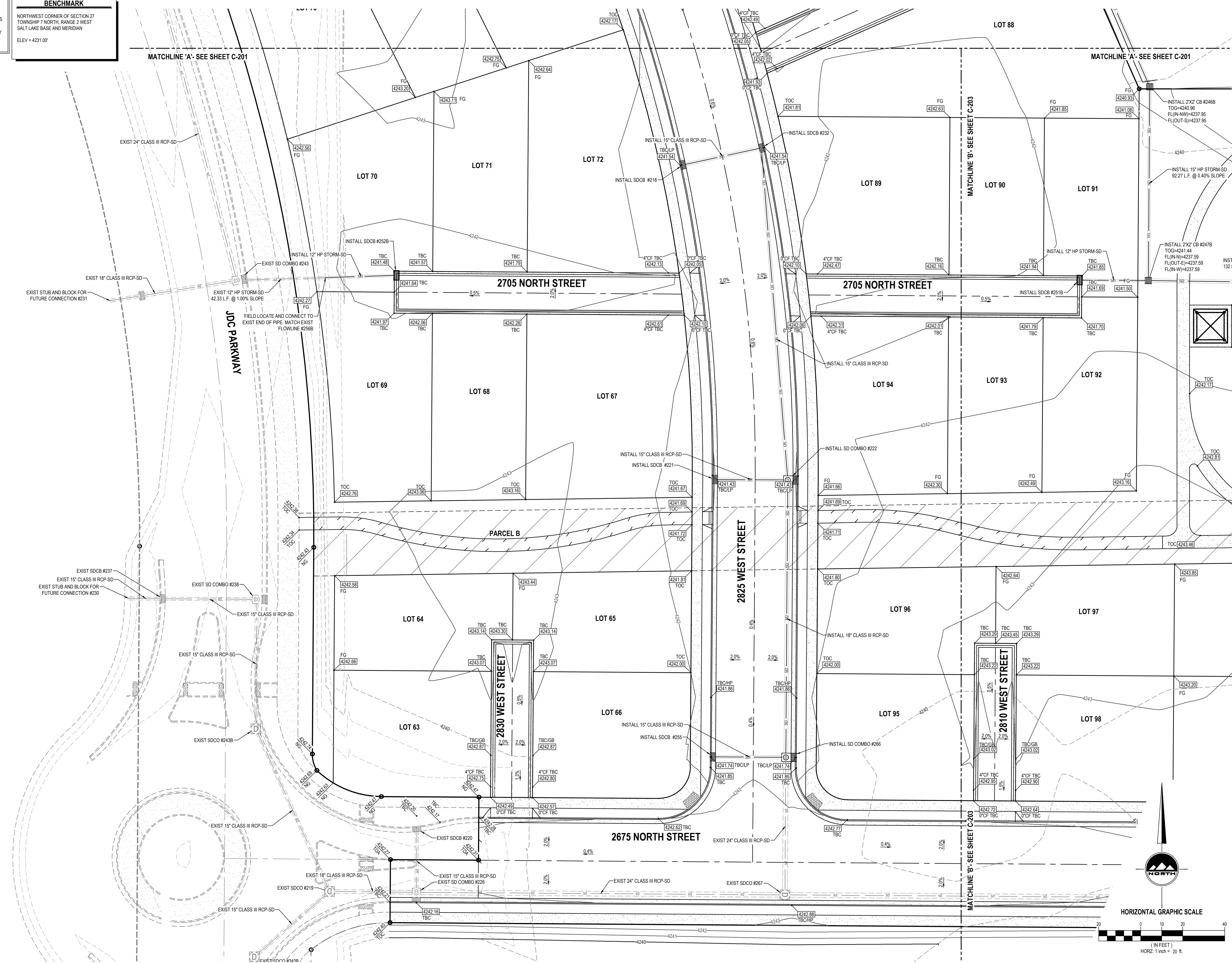


MATCHLINE 'A' - SEE SHEET C-202

MATCHLINE 'A' - SEE SHEET C-202

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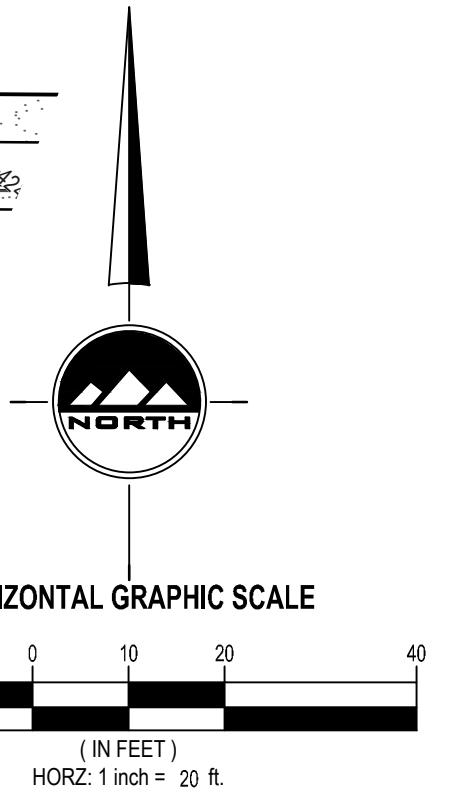


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GRADING AND DRAINAGE PLAN

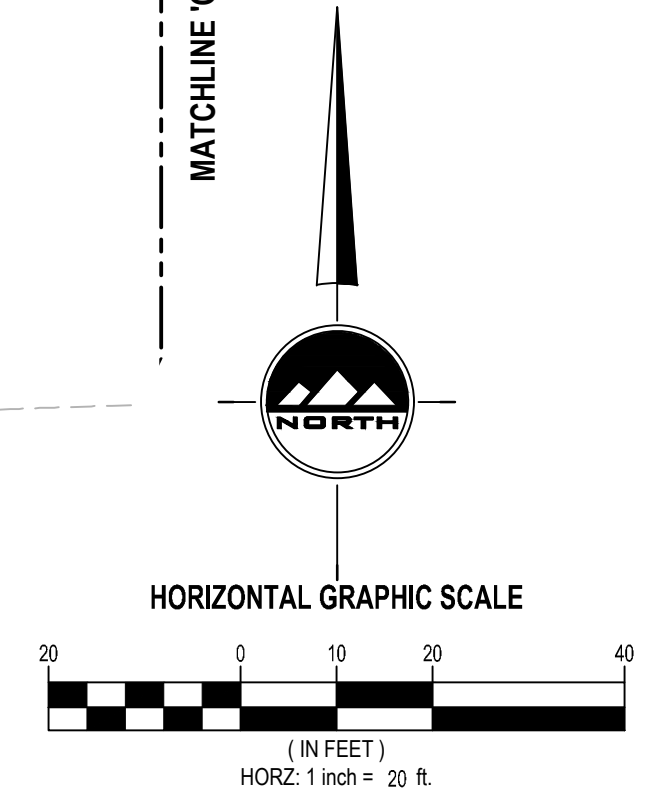
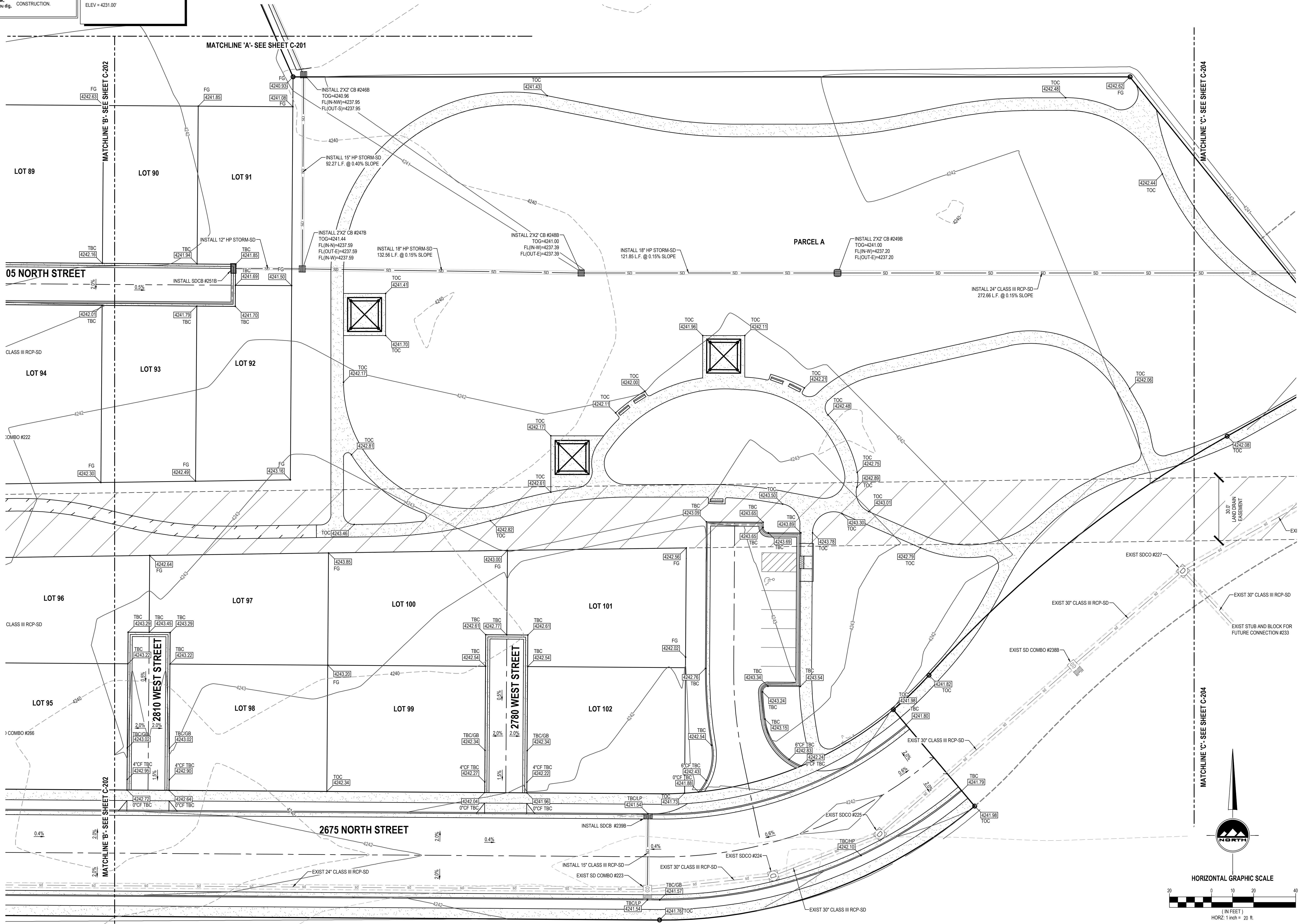
PROJECT NUMBER 9872 PRINT DATE 2023-10-09
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PHASE 1
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WEBER COUNTY, UTAH



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GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

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TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
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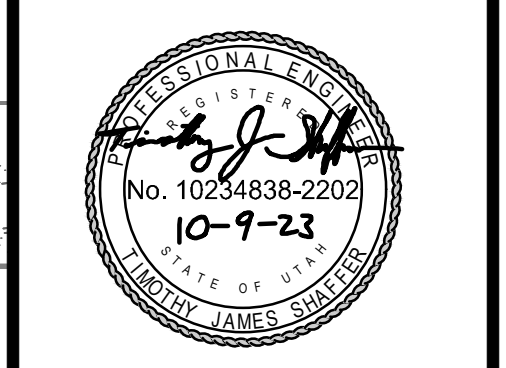
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THE ORCHARDS AT JDC RANCH
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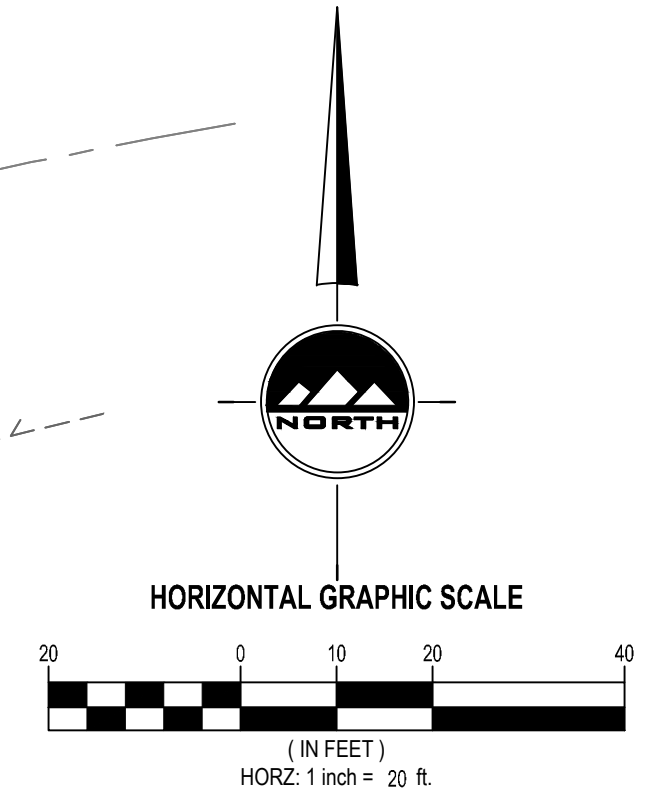
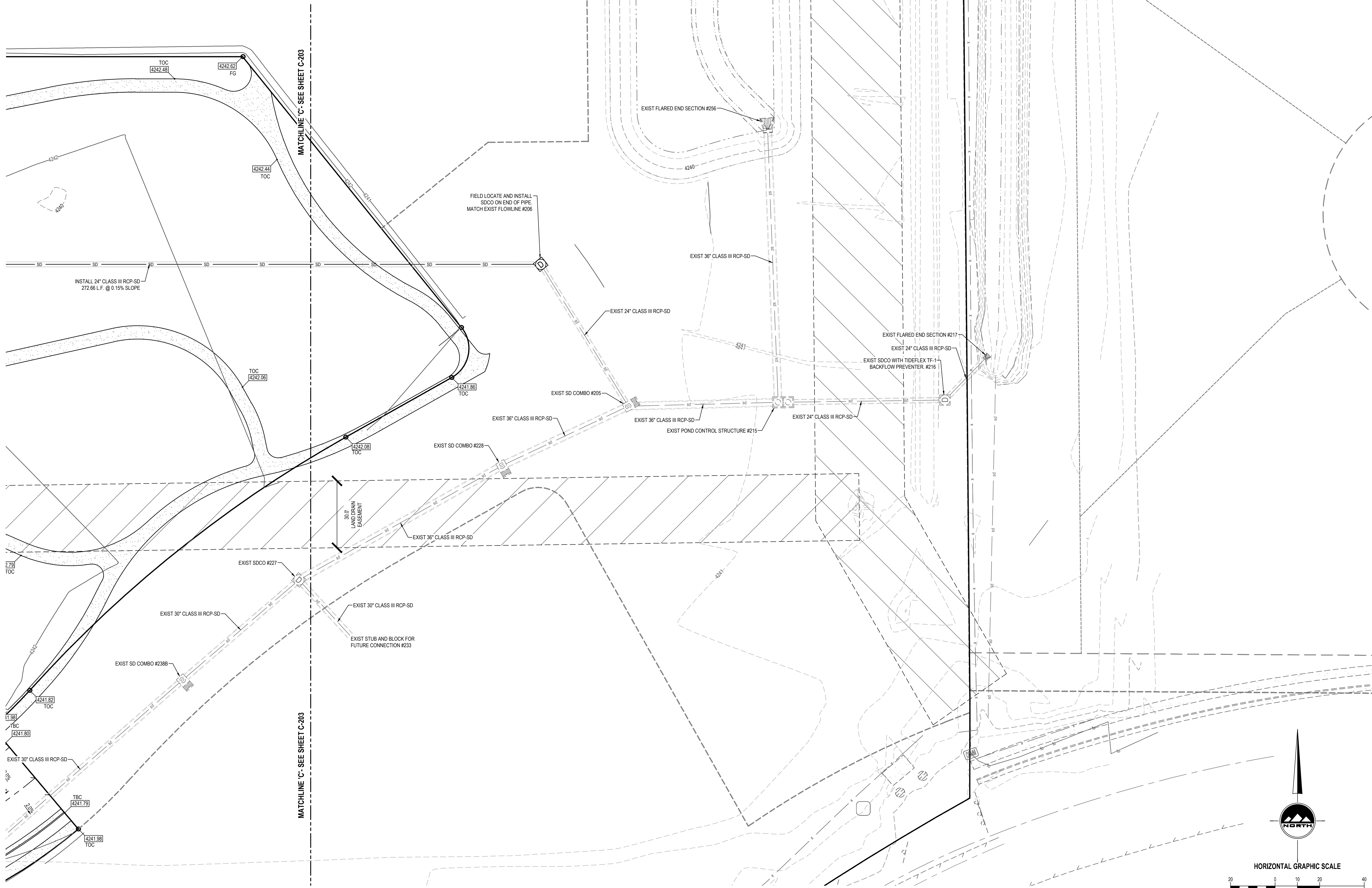


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GRADING AND DRAINAGE PLAN

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

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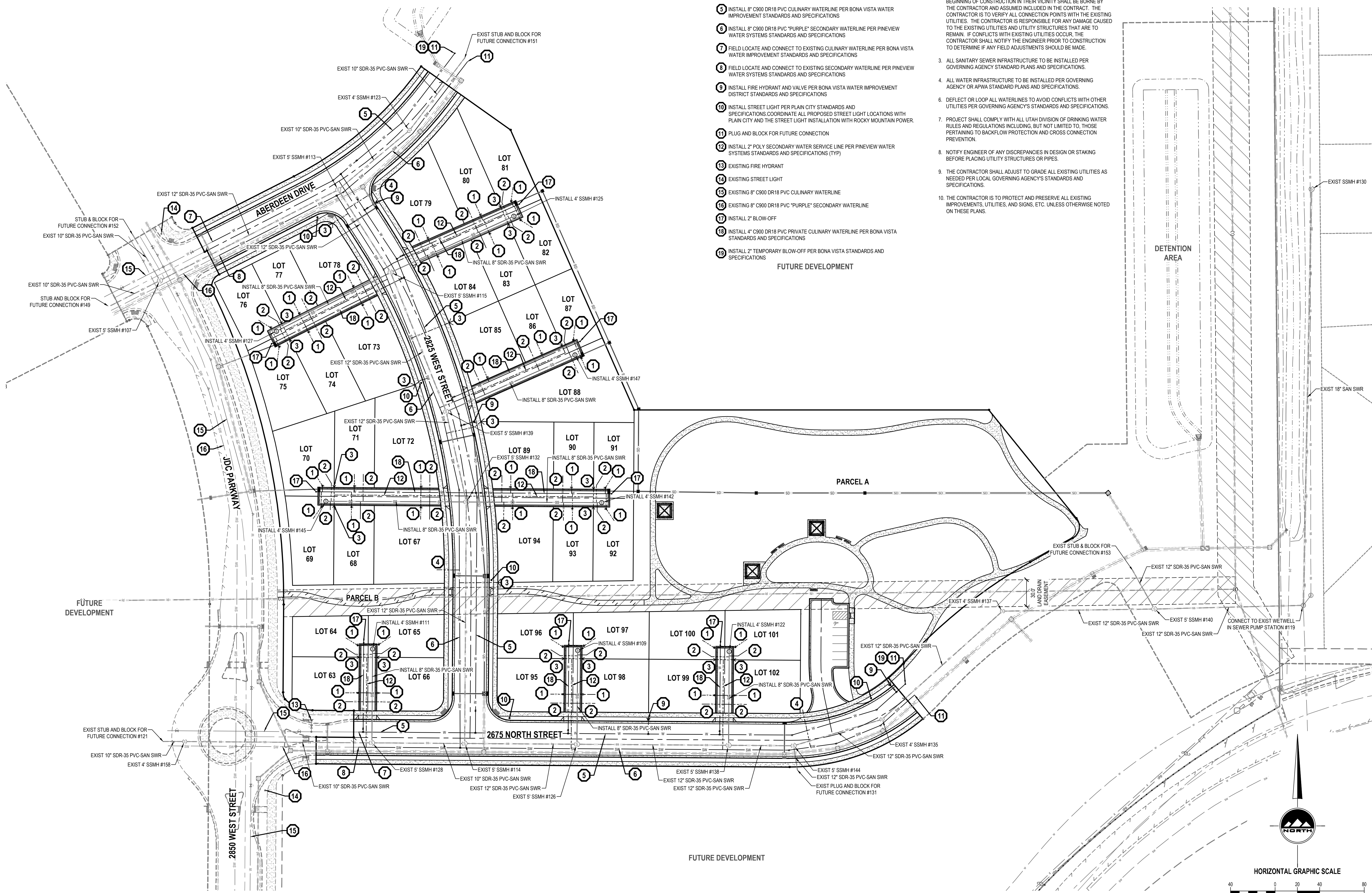




BENCHMARK
 NORTHWEST CORNER OF SECTION 27
 TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4231.00'

- SCOPE OF WORK:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
 3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 4. INSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
 5. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
 6. INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
 7. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
 8. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
 9. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
 10. INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
 11. PLUG AND BLOCK FOR FUTURE CONNECTION
 12. INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)
 13. EXISTING FIRE HYDRANT
 14. EXISTING STREET LIGHT
 15. EXISTING 8" C900 DR18 PVC CULINARY WATERLINE
 16. EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE
 17. INSTALL 2" BLOW-OFF
 18. INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS
 19. INSTALL 2" TEMPORARY BLOW-OFF PER BONA VISTA STANDARDS AND SPECIFICATIONS

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



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CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100

THE ORCHARDS AT JDC RANCH
PHASE 1
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 WEBER COUNTY, UTAH

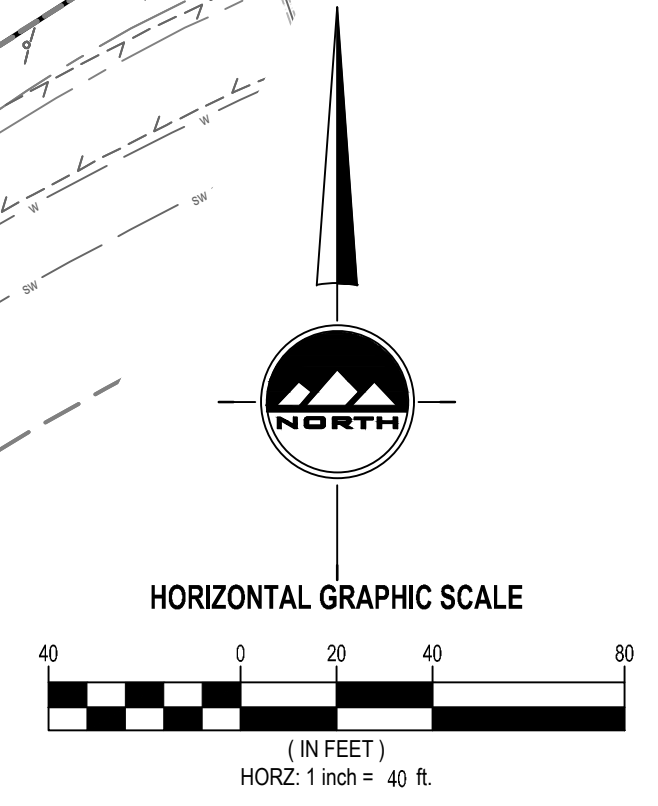


NO. DATE REVISION FOR REVIEW

UTILITY PLAN

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
 PROJECT MANAGER CP DESIGNED BY TS

C-300



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

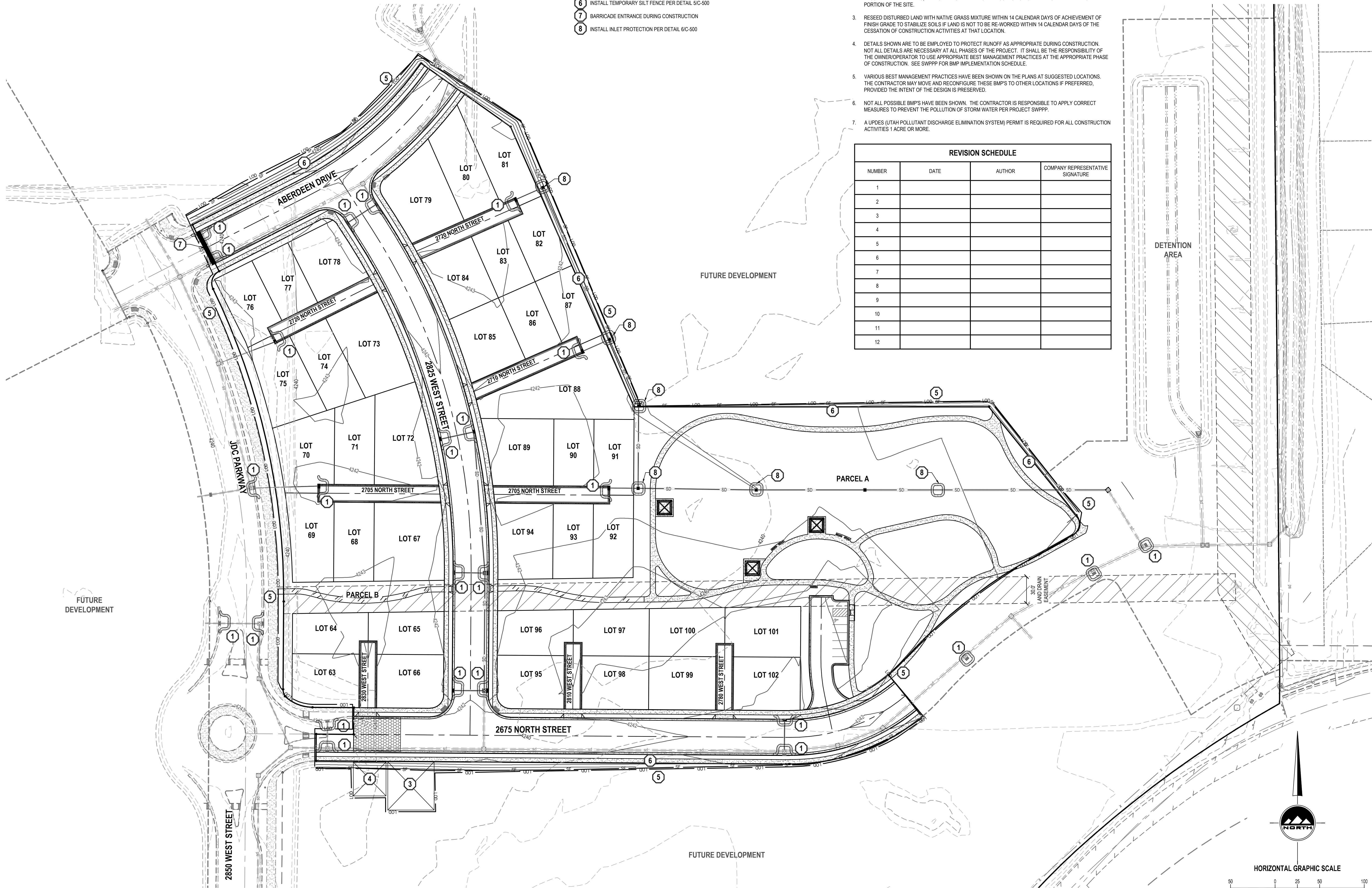
BENCHMARK

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

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 INLET PROTECTION PER DETAIL 1/C-500.
 - 2 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-500.
 - 3 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
 - 4 CONCRETE CLEANOUT LINED BASIN OR DUMPSTER
 - 5 LIMITS OF DISTURBANCE
 - 6 INSTALL TEMPORARY SILT FENCE PER DETAIL 5/C-500
 - 7 BARRICADE ENTRANCE DURING CONSTRUCTION
 - 8 INSTALL INLET PROTECTION PER DETAIL 6/C-500

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

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



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**THE ORCHARDS AT JDC RANCH
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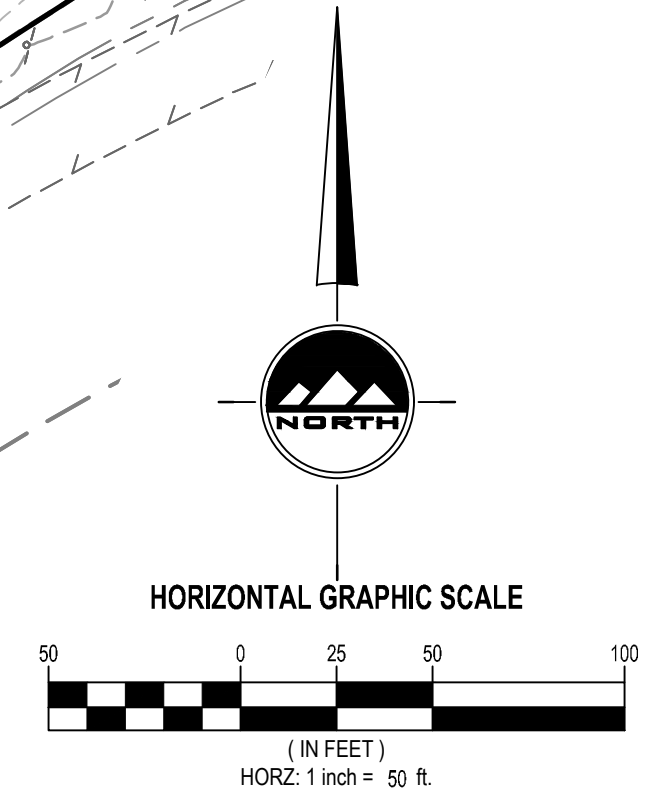
PROFESSIONAL ENGINEER
No. 10234838-2202
10-9-23
STATE OF UTAH
JAMES SUTHER

NO. DATE REVISION FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

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 Phone: 801.255.0529

TOOELE
 Phone: 435.843.3590

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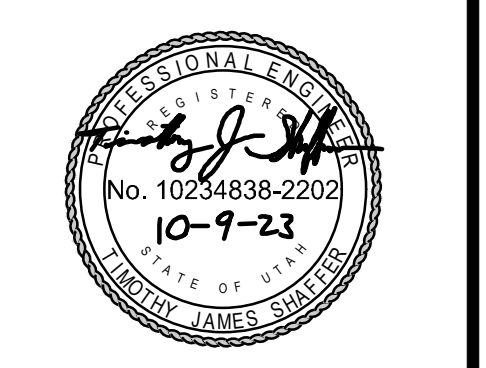
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CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100

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

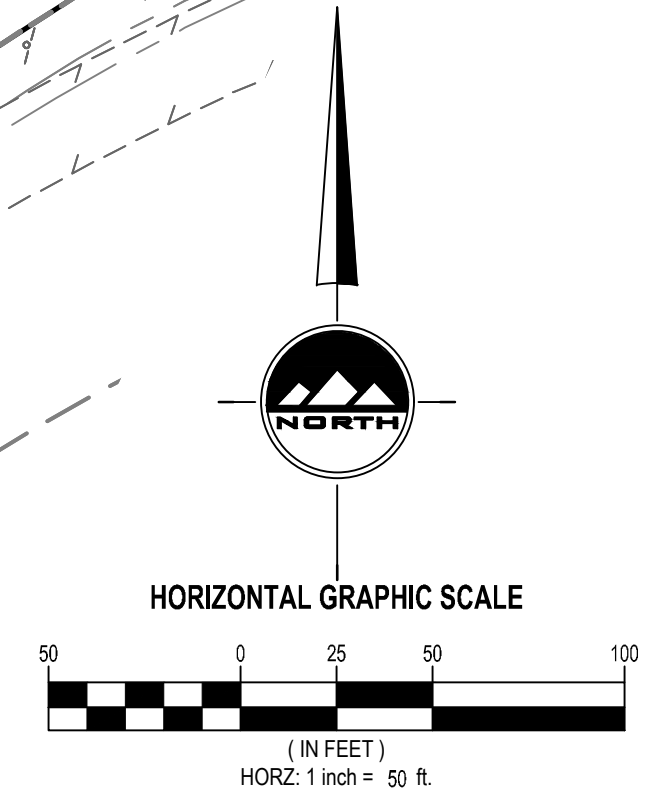
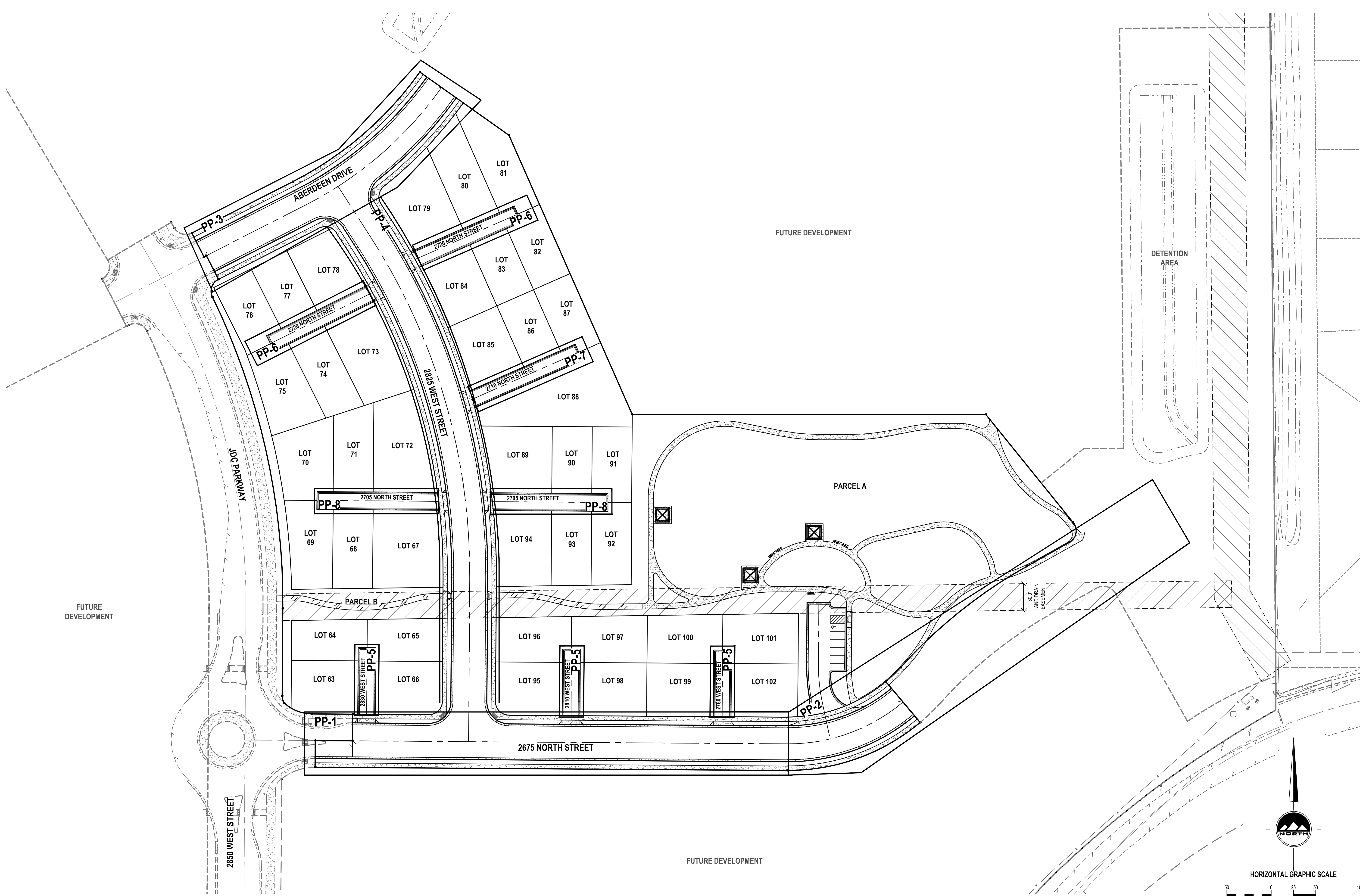


NO. DATE REVISION FOR REVIEW

PLAN AND PROFILE KEY MAP

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
 PROJECT MANAGER CP DESIGNED BY TS

PP-0



FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

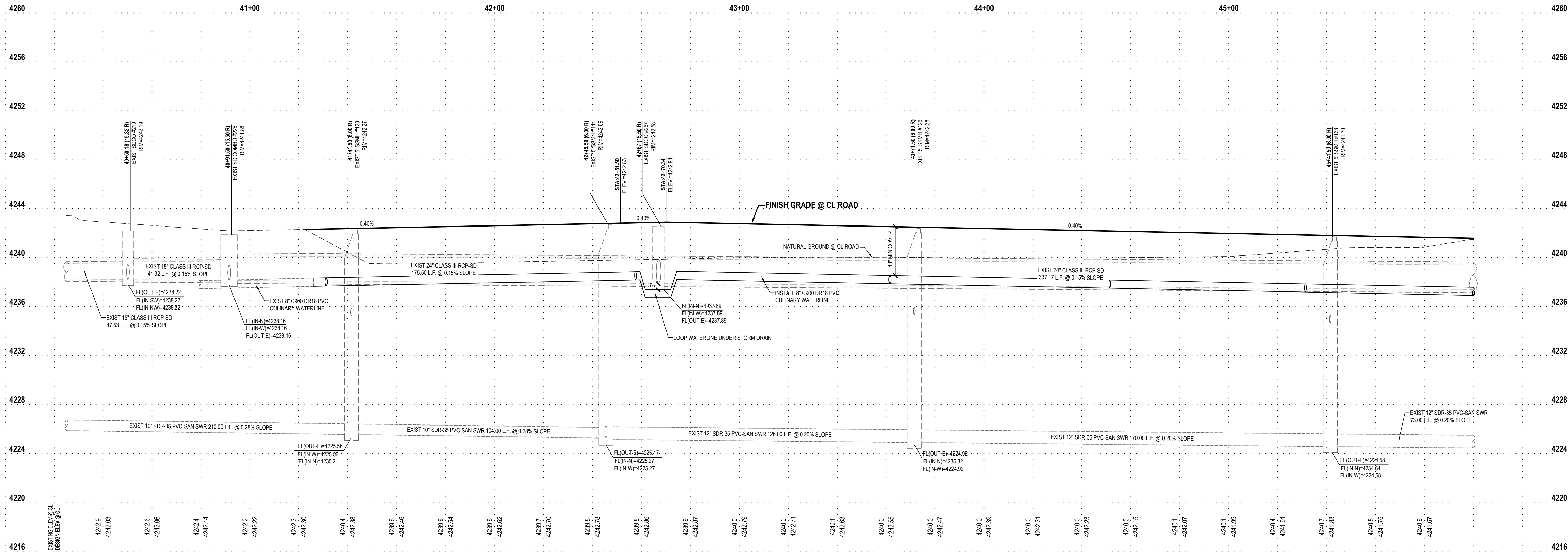
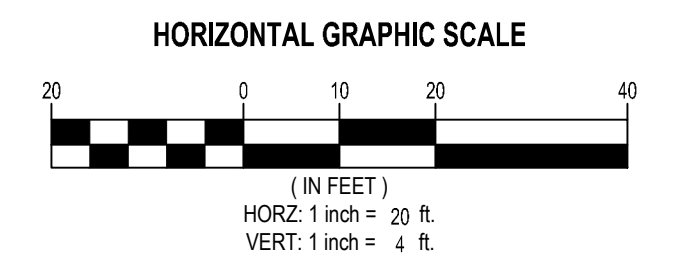
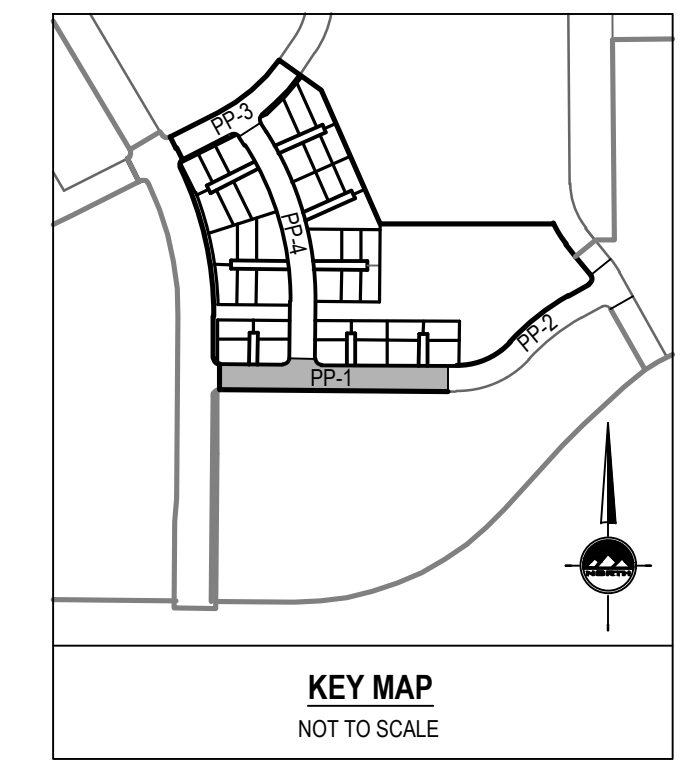
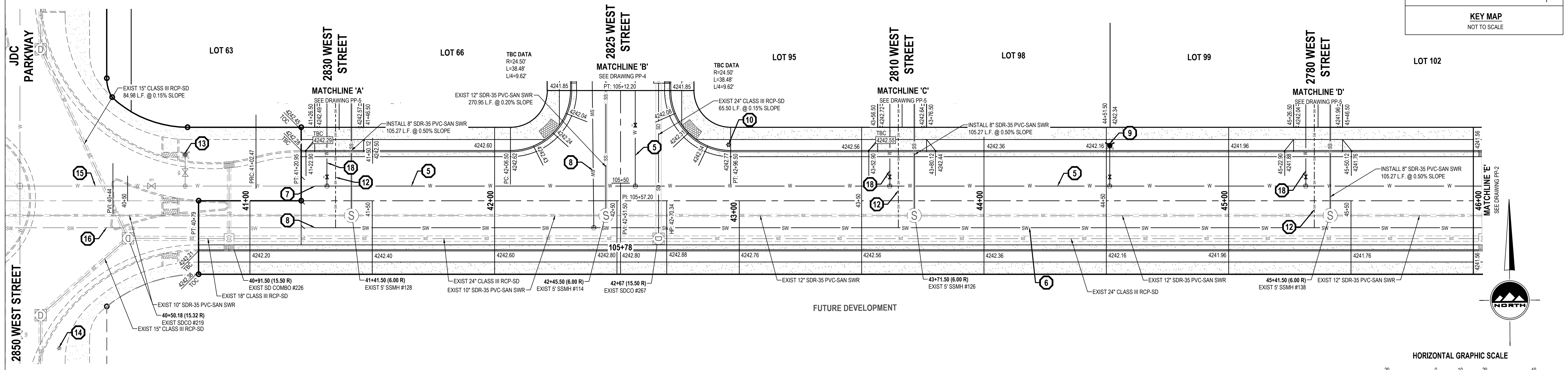
FUTURE DEVELOPMENT

30.0'
 LAND DRAIN EASEMENT

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
ELEV = 4231.00'

- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
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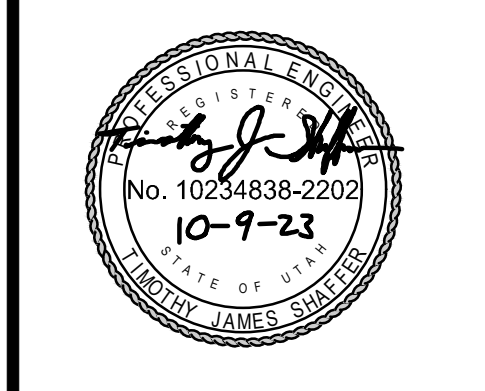
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**THE ORCHARDS AT JDC RANCH
PHASE 1
2800 WEST 2600 NORTH STREET
WEBER COUNTY, UTAH**



NO. DATE REVISION FOR REVIEW

**2675 NORTH STREET
PLAN AND PROFILE**

PROJECT NUMBER: 9872
PRINT DATE: 2023-10-09
PROJECT MANAGER: CP
DESIGNED BY: TS



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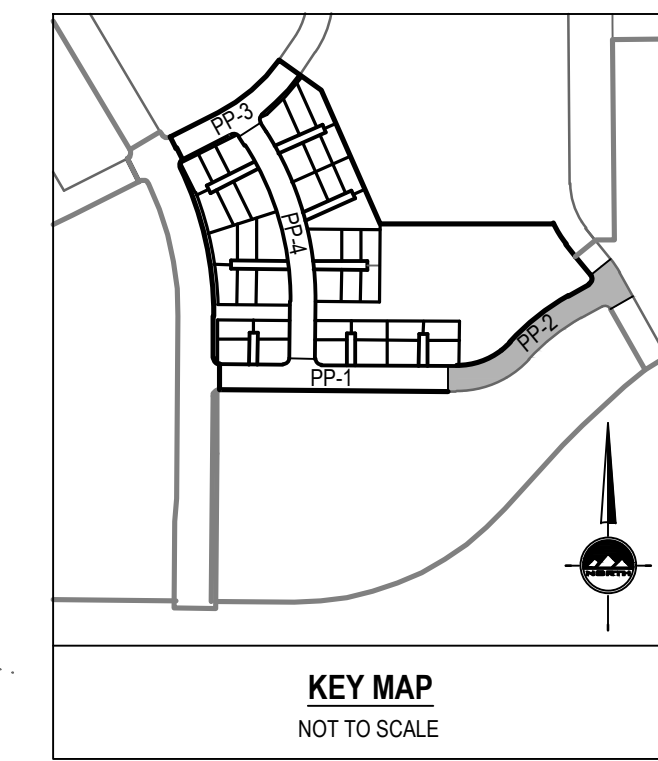
BENCHMARK

NORTHWEST CORNER OF SECTION 27
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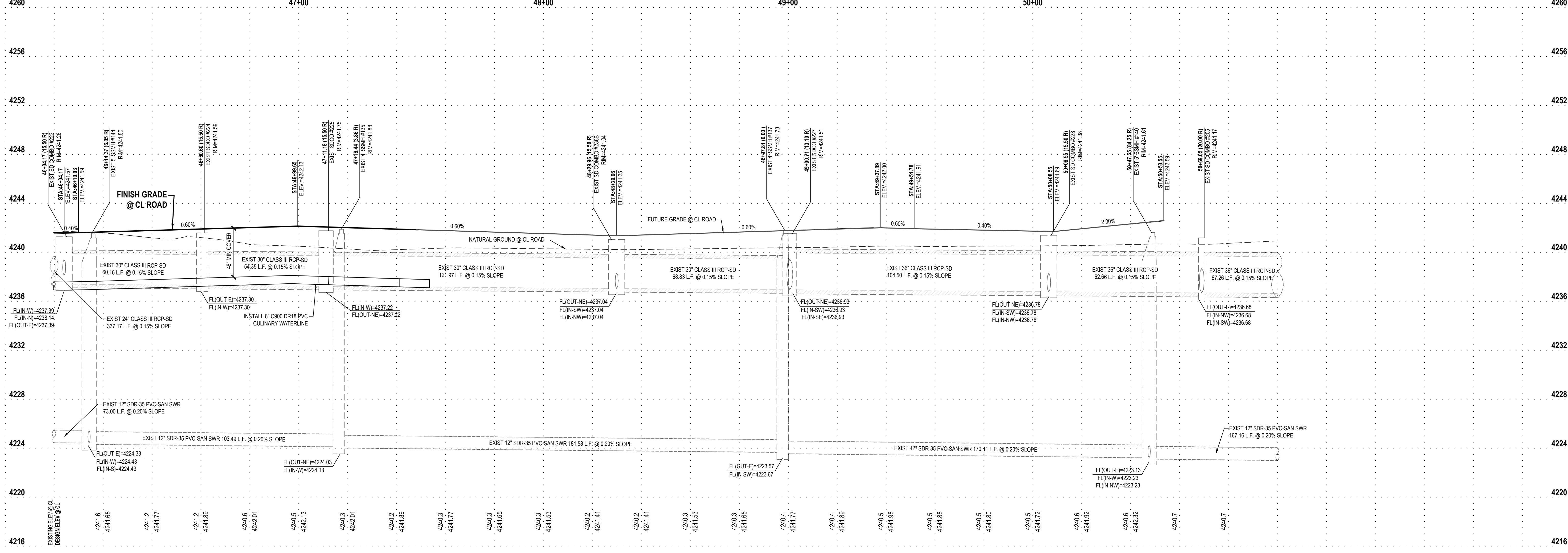
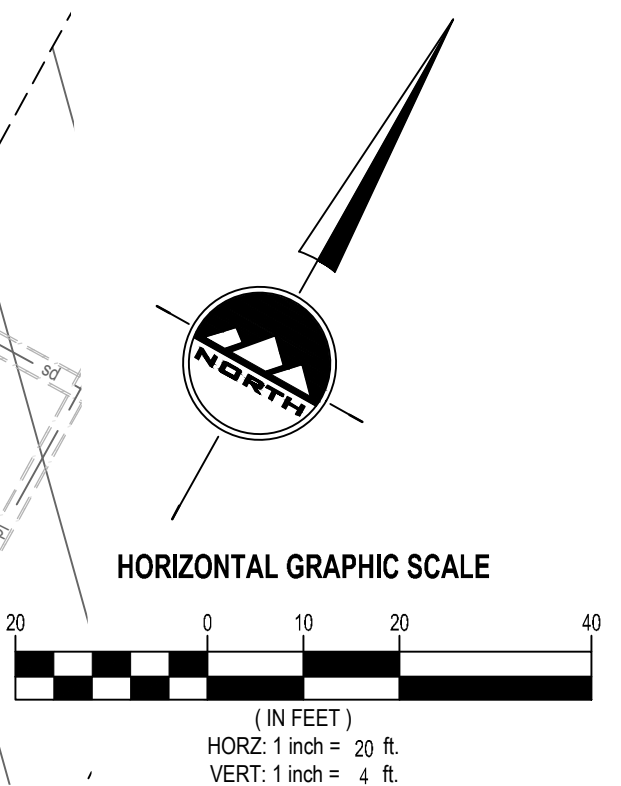
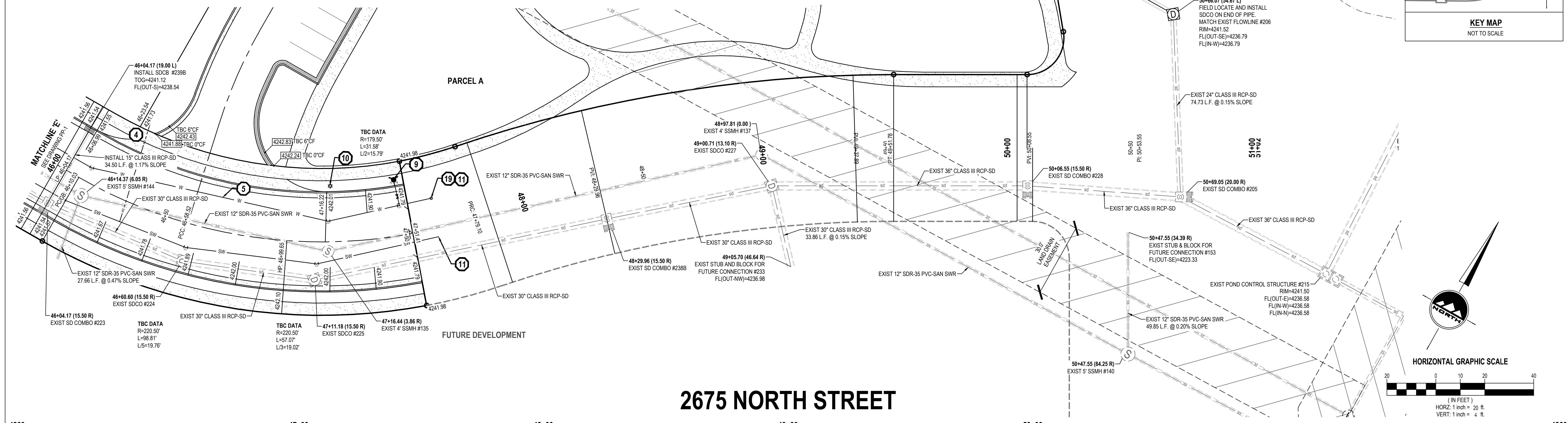
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WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

2675 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

PP-2



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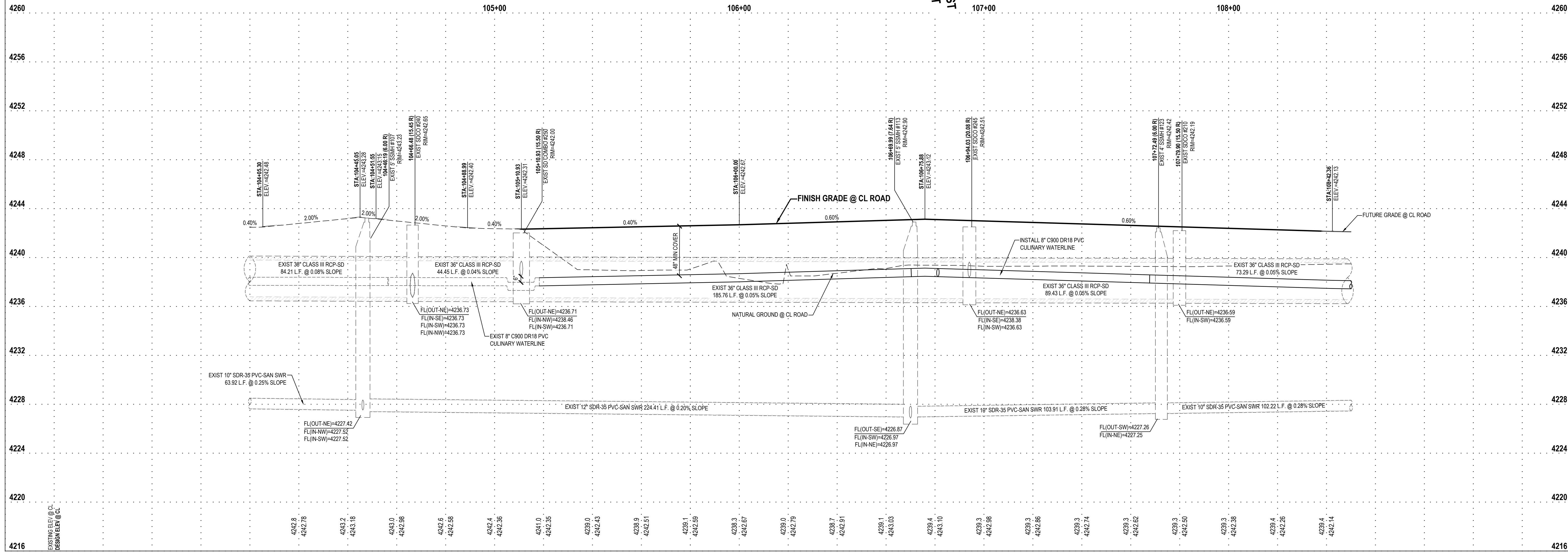
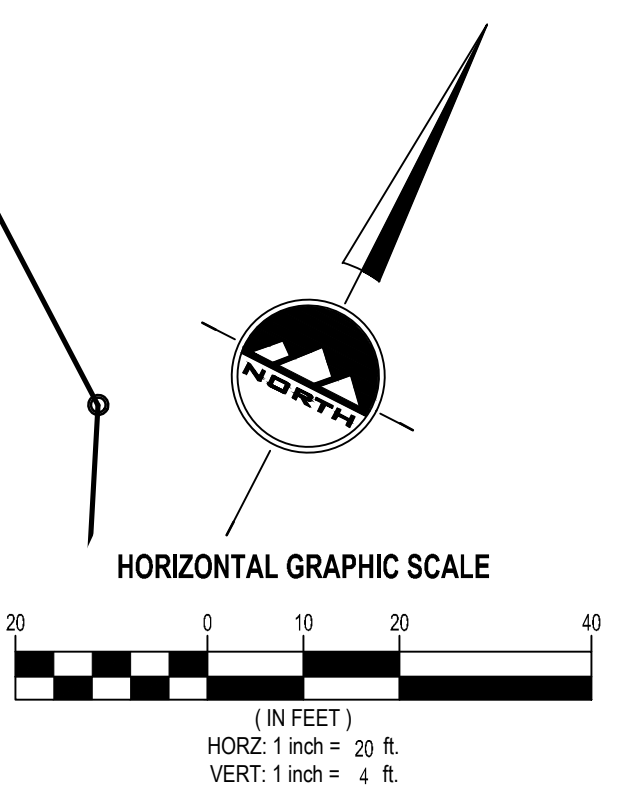
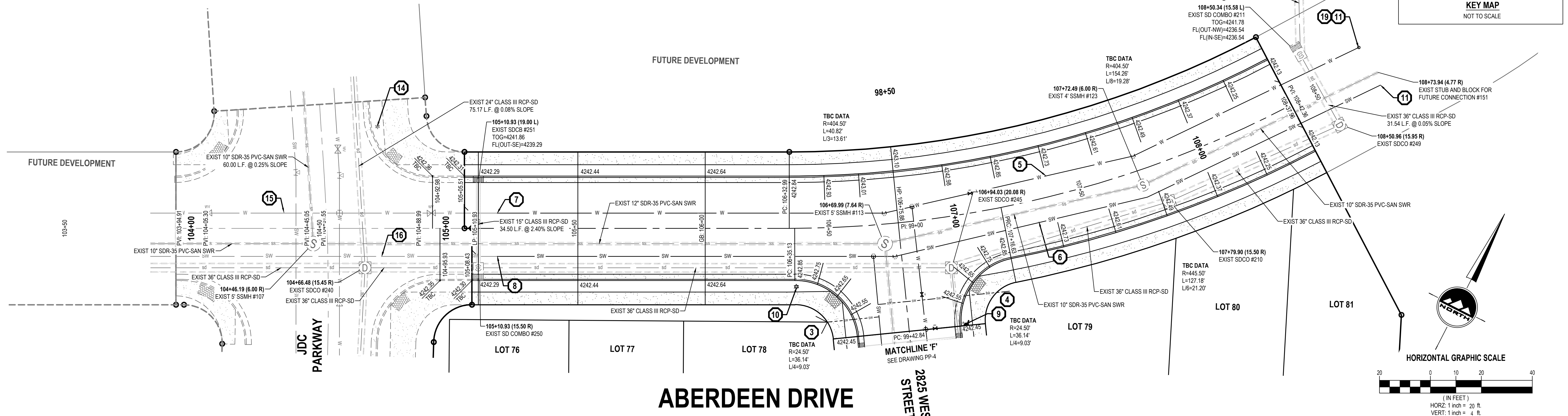
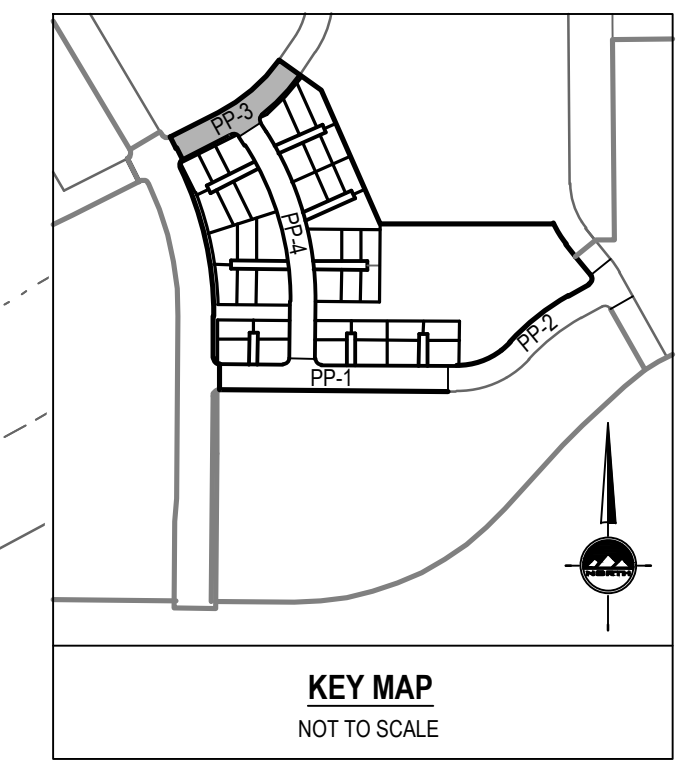
BENCHMARK

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

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CONTACT:
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THE ORCHARDS AT JDC RANCH
PHASE 1
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WEBER COUNTY, UTAH



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ABERDEEN DRIVE
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

PP-3



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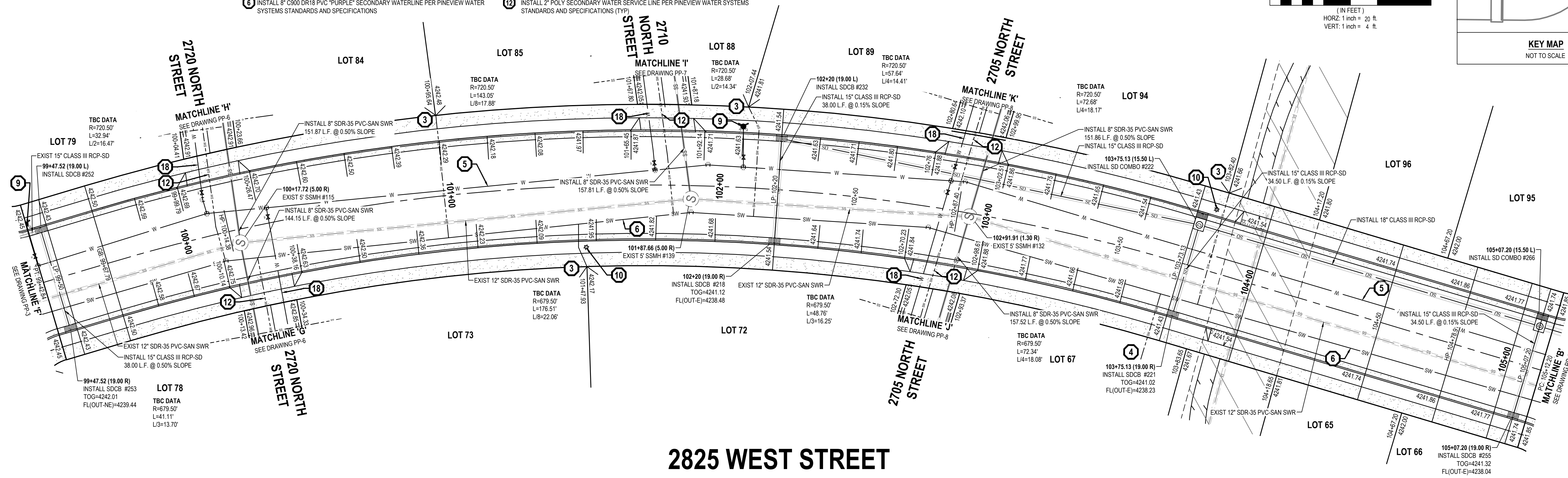
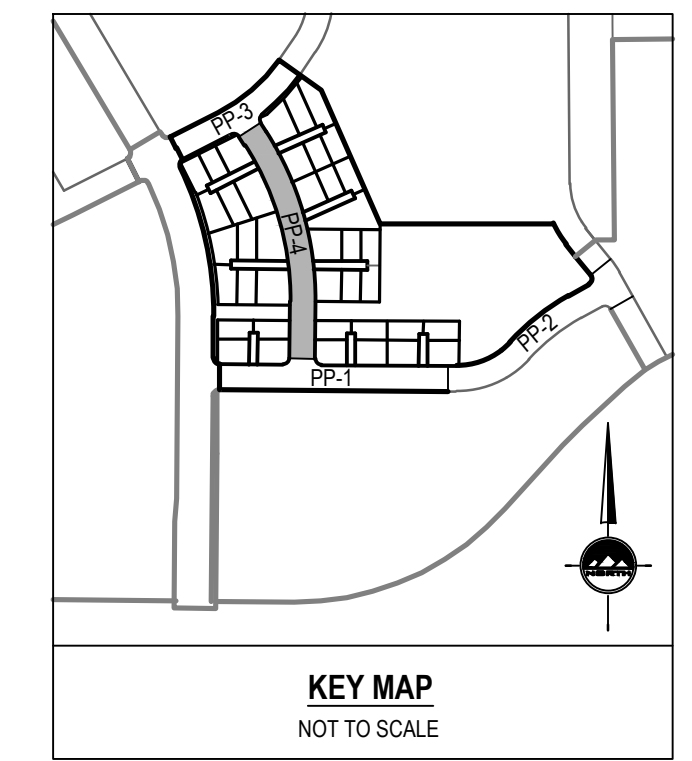
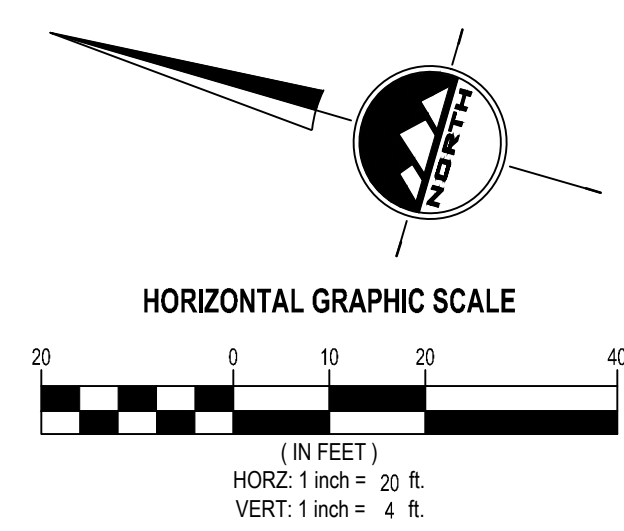
BENCHMARK

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SALT LAKE BASE AND MERIDIAN
ELEV = 4231.00'

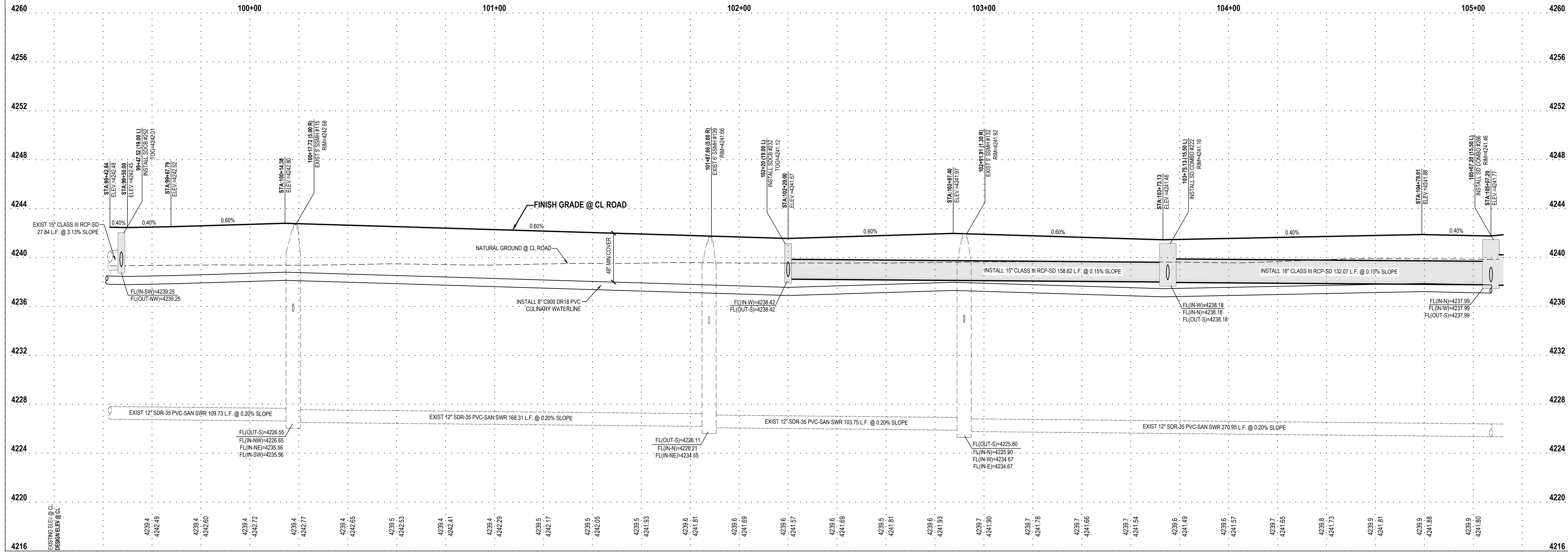
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2825 WEST STREET



THE ORCHARDS AT JDC RANCH
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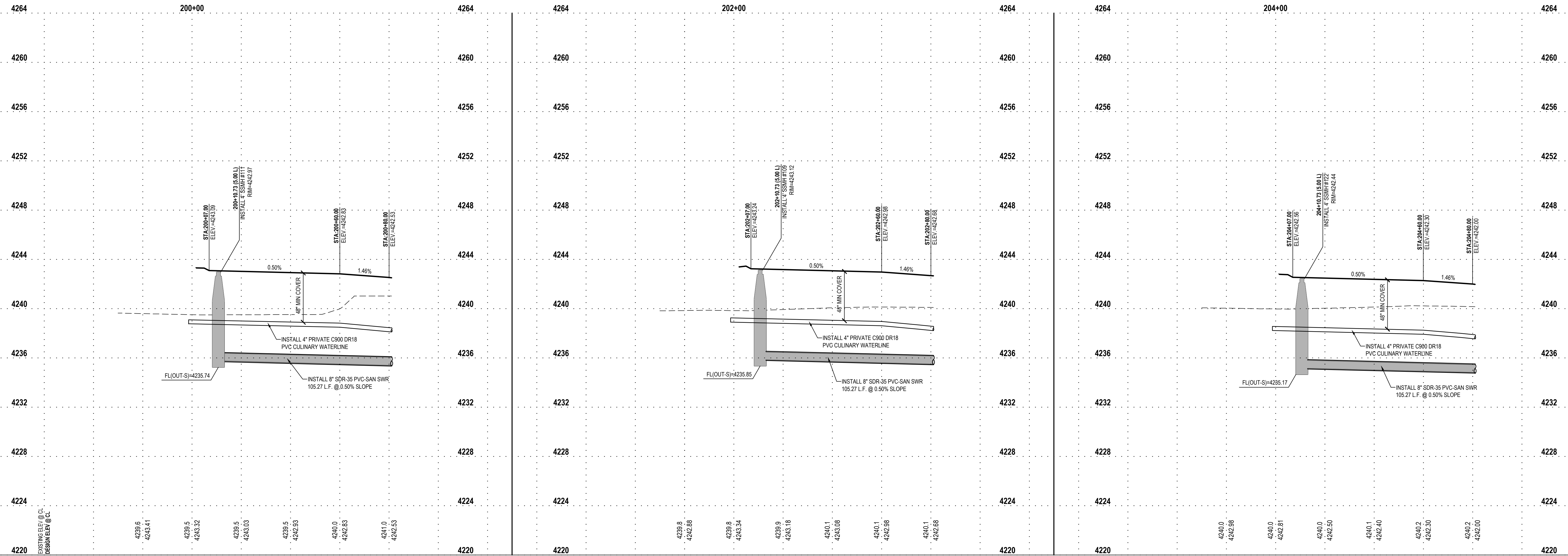
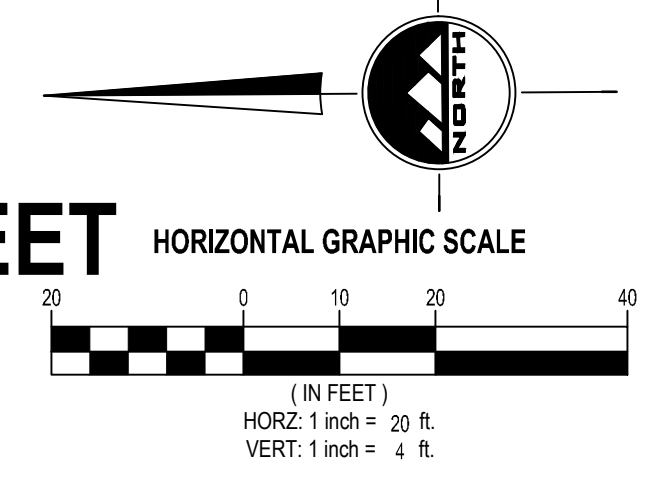
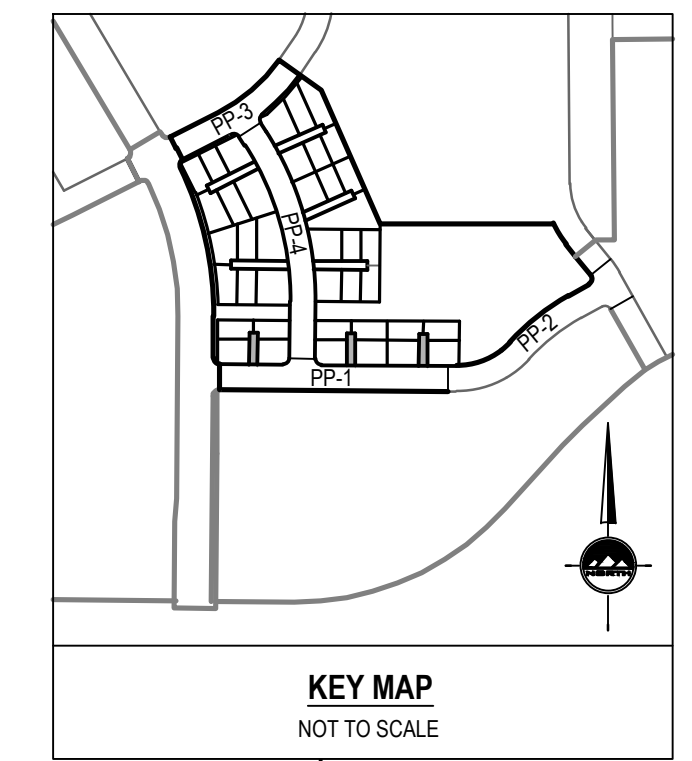
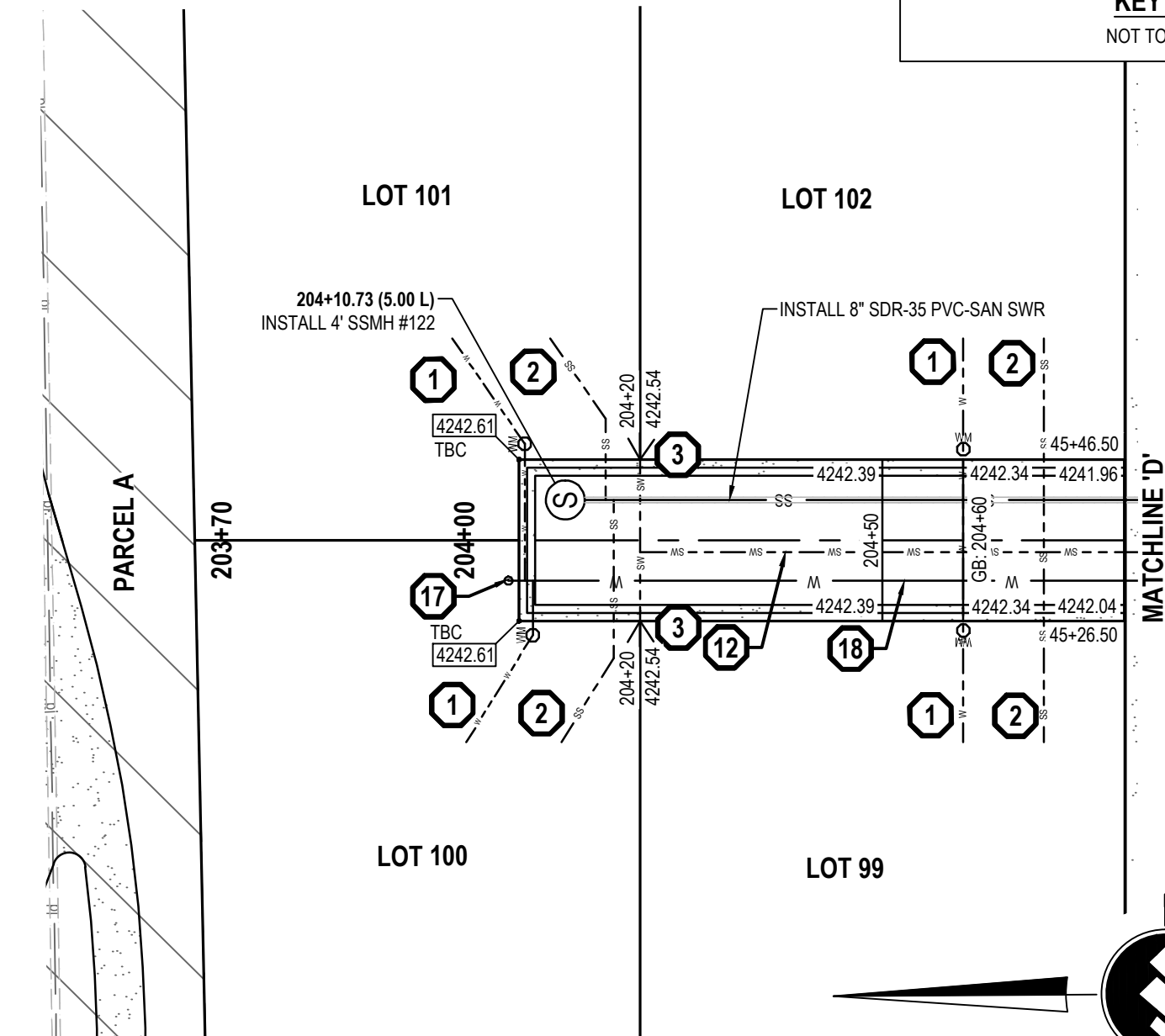
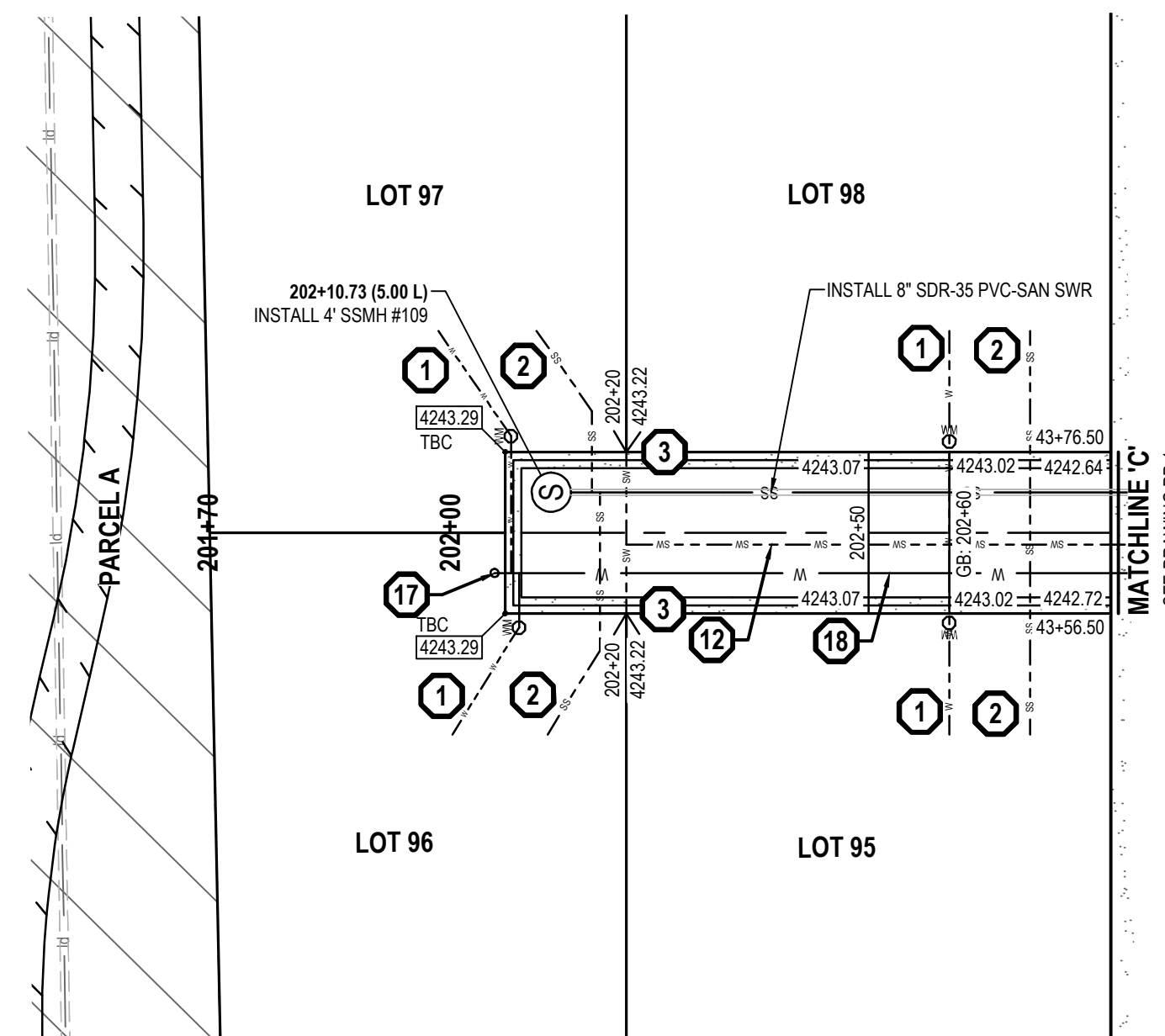
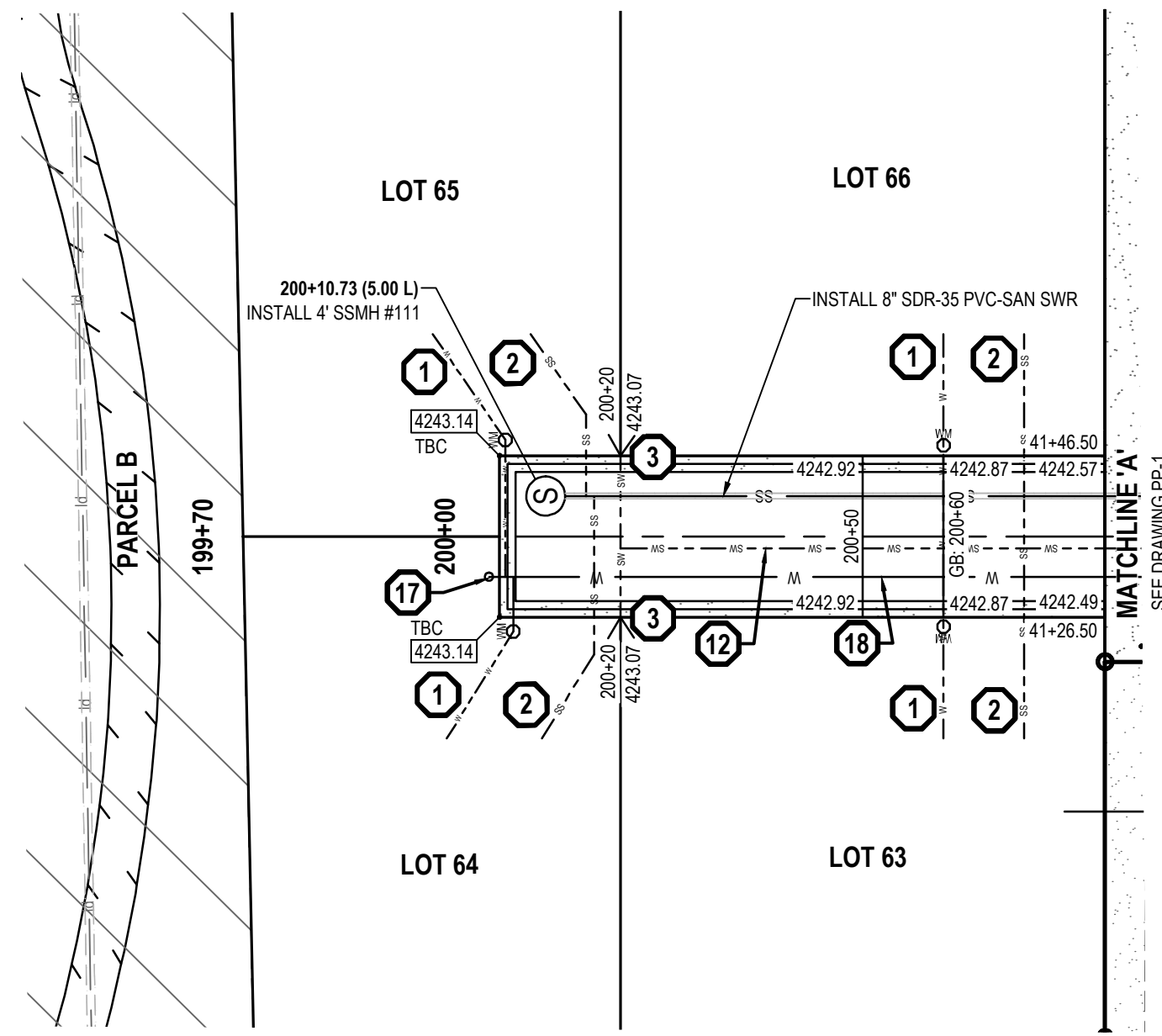
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2825 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER: 9872
PRINT DATE: 2023-10-09
PROJECT MANAGER: CP
DESIGNED BY: TS

PP-4

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2830 WEST STREET,
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AND 2780 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
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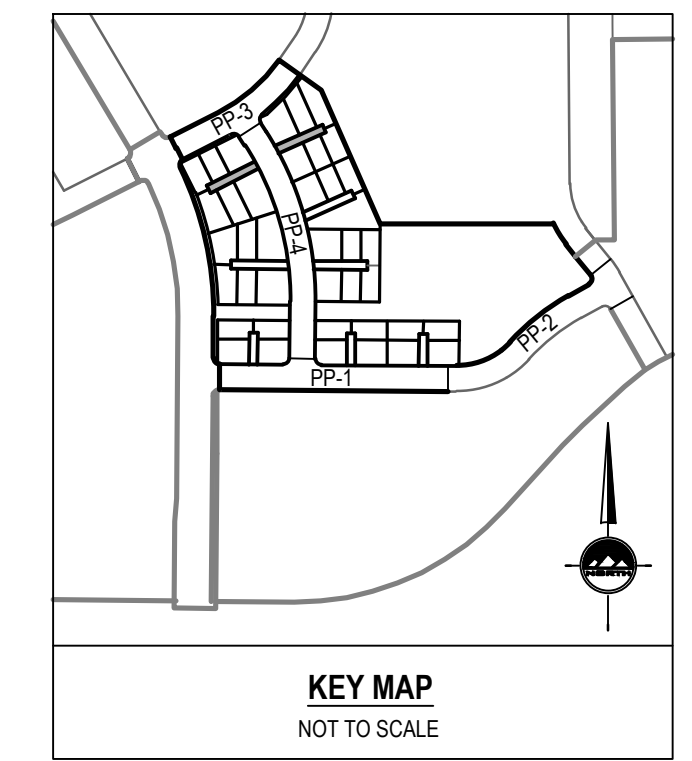
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 - PLUG AND BLOCK FOR FUTURE CONNECTION
 - INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)
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Phone: 435.843.3590

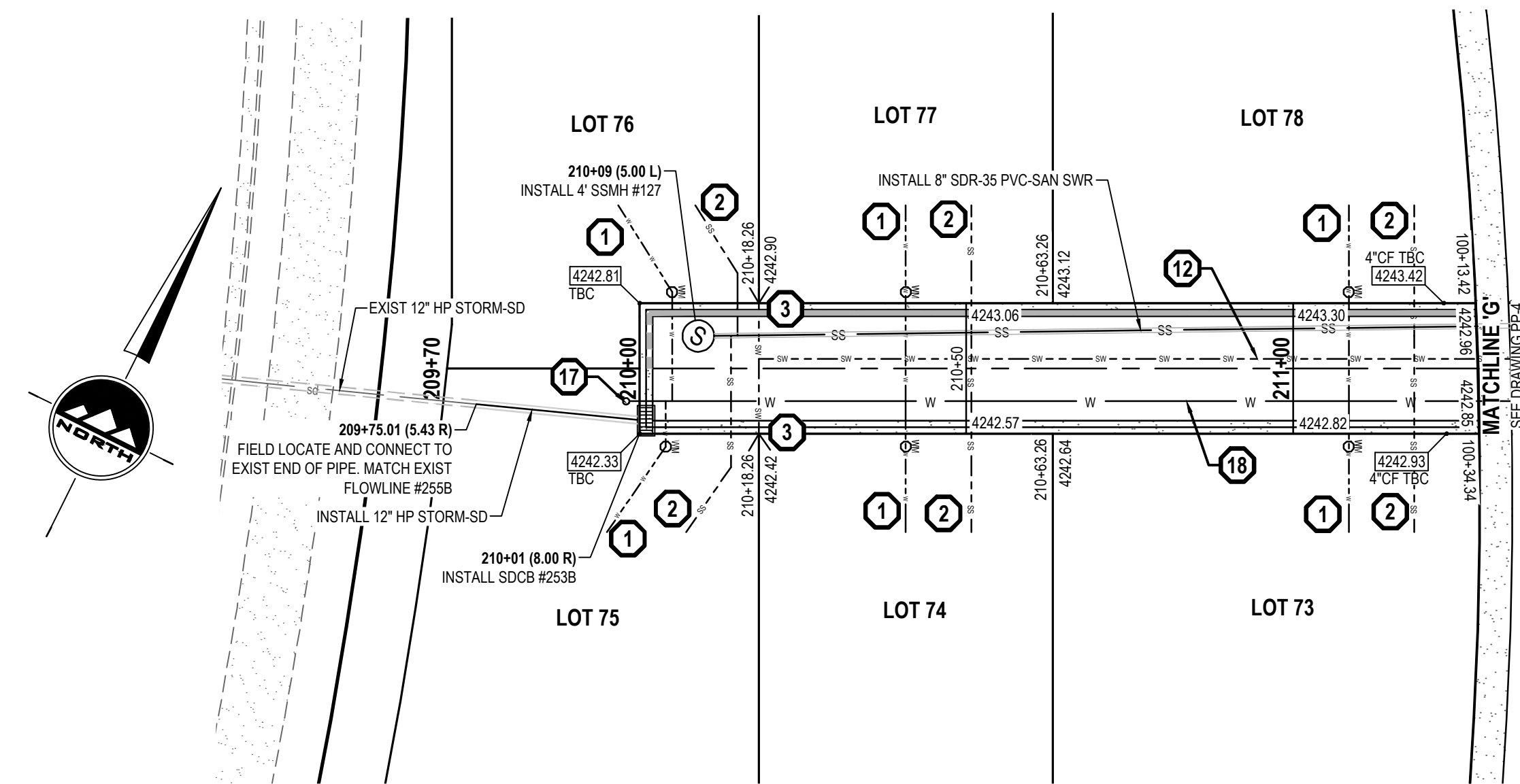
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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

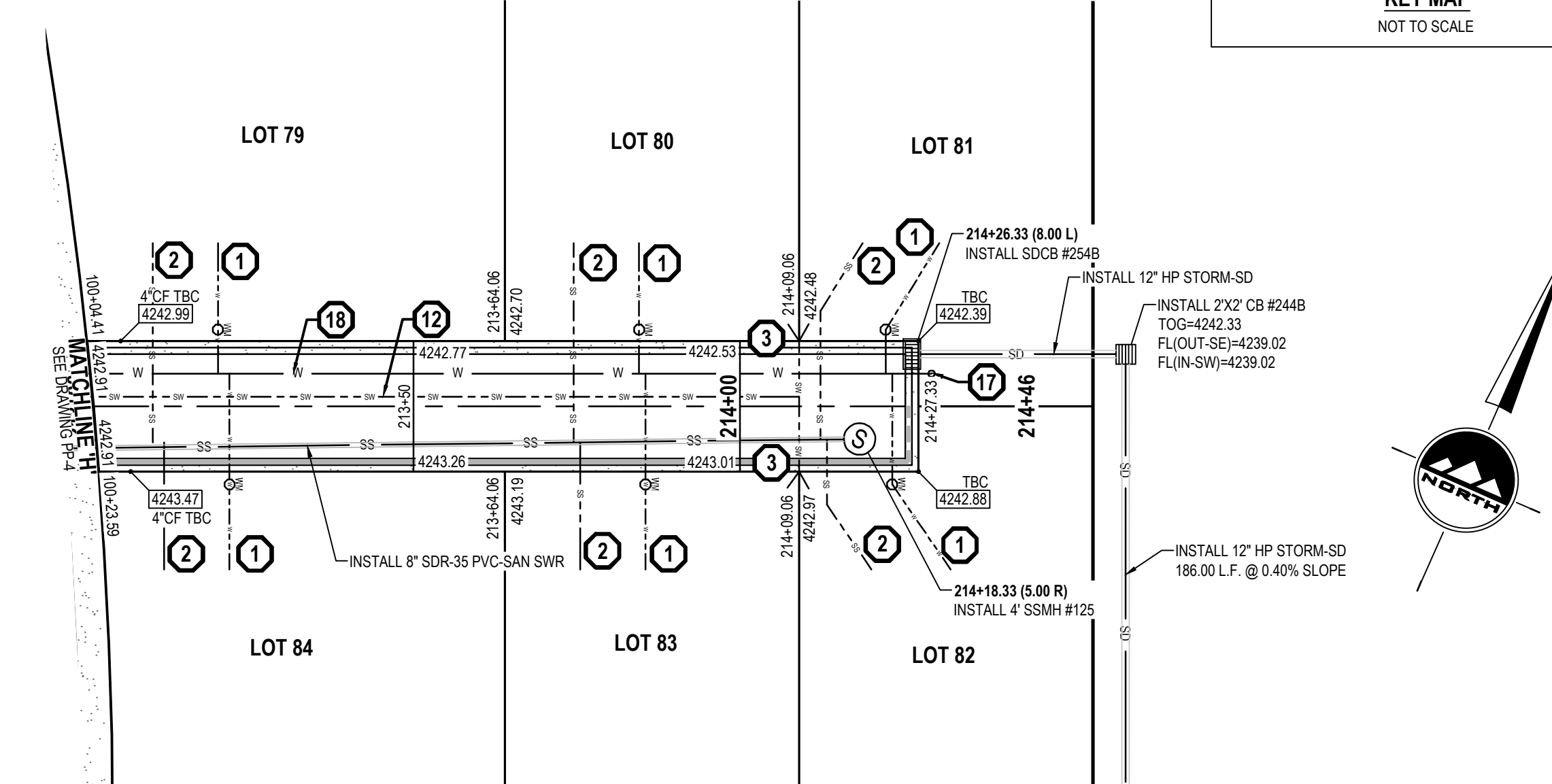
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FOR:
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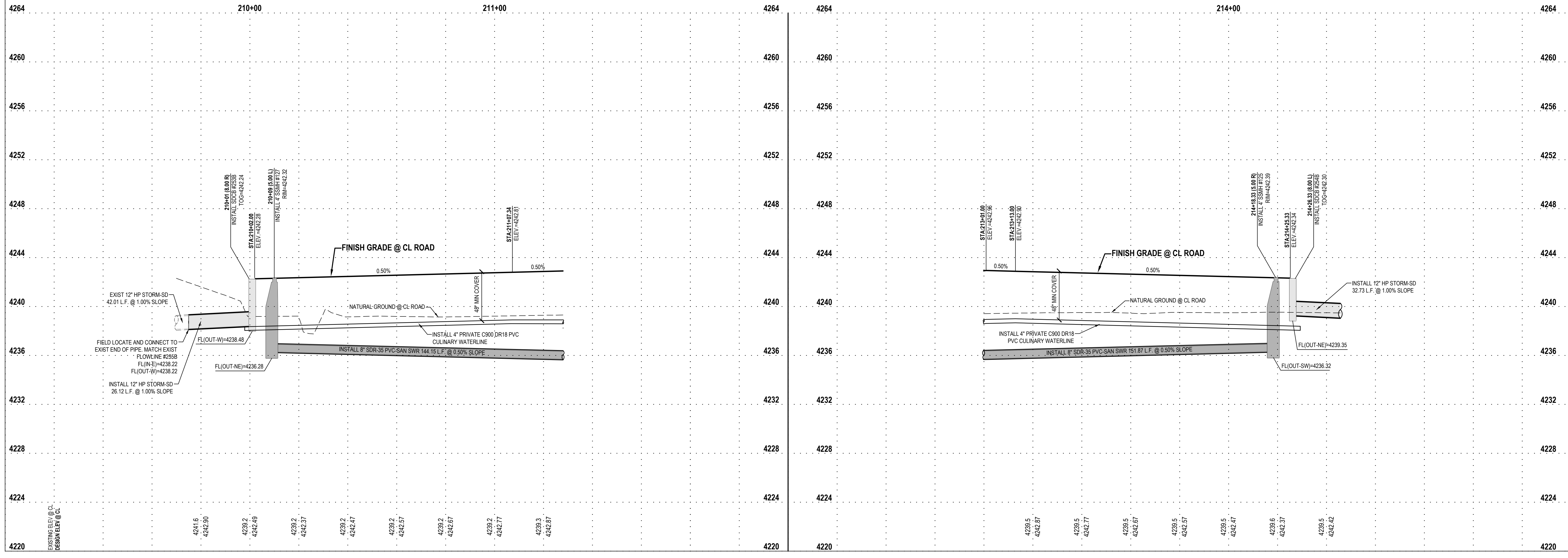
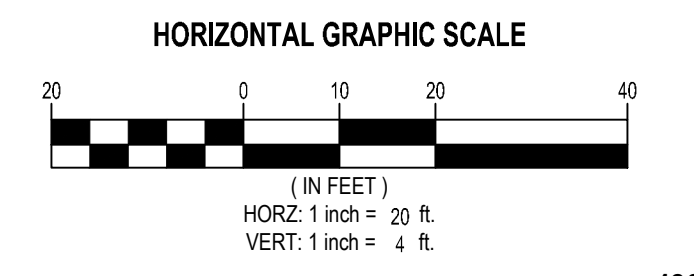
CONTACT:
STEVE ANDERSON
PHONE: 801.392.8100



2720 NORTH STREET



2720 NORTH STREET



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



2720 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER: 9872
PRINT DATE: 2023-10-09
PROJECT MANAGER: CP
DESIGNED BY: TS



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

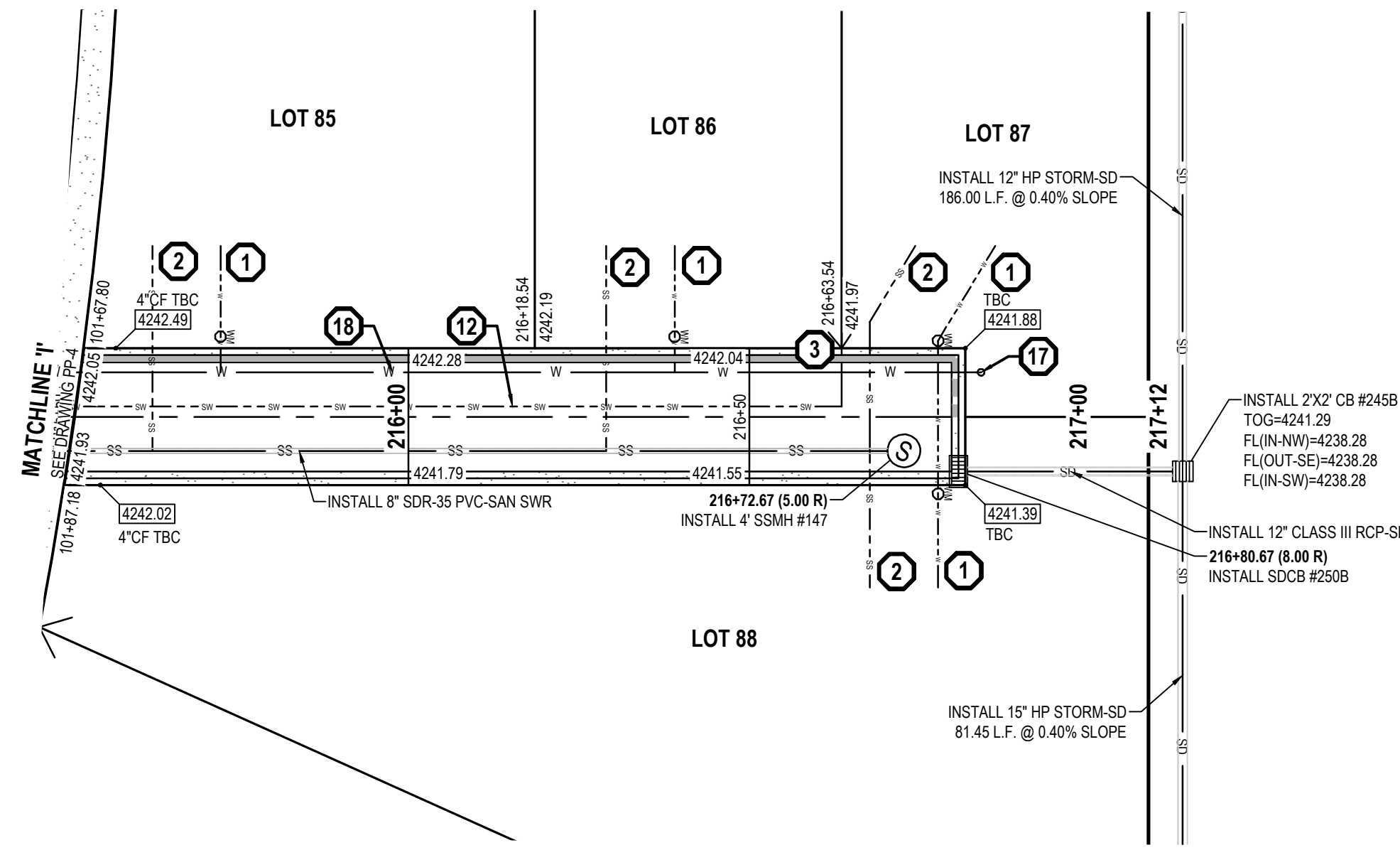
BENCHMARK

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

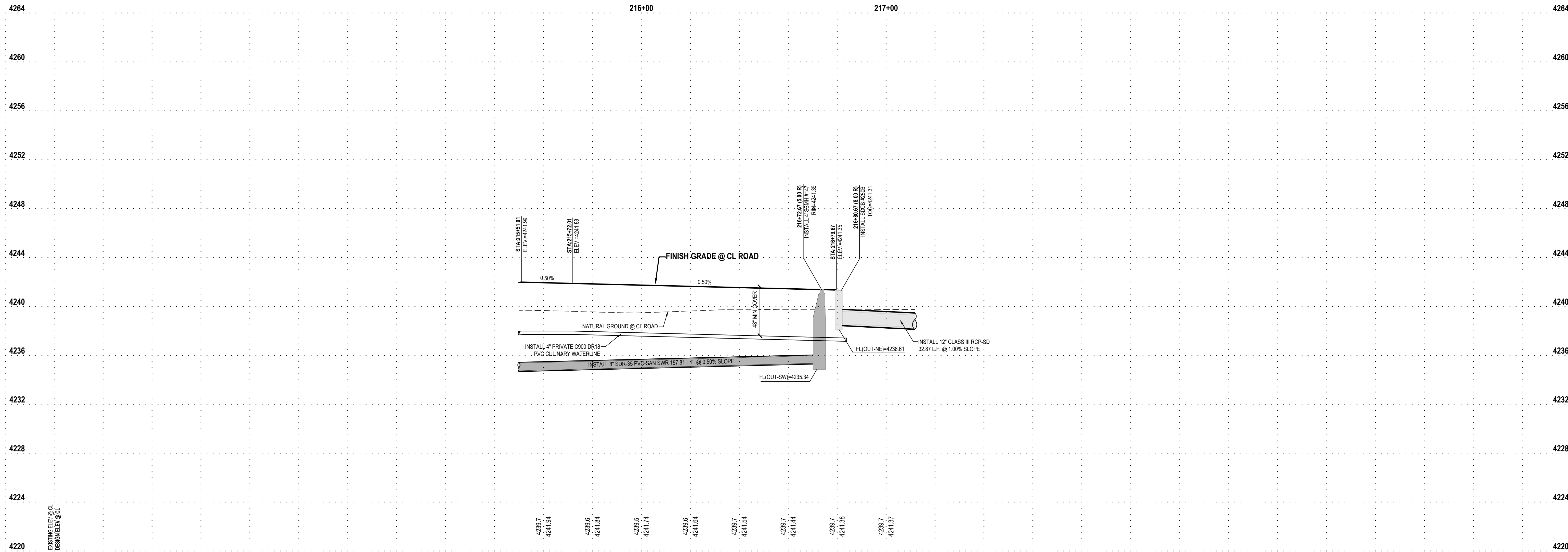
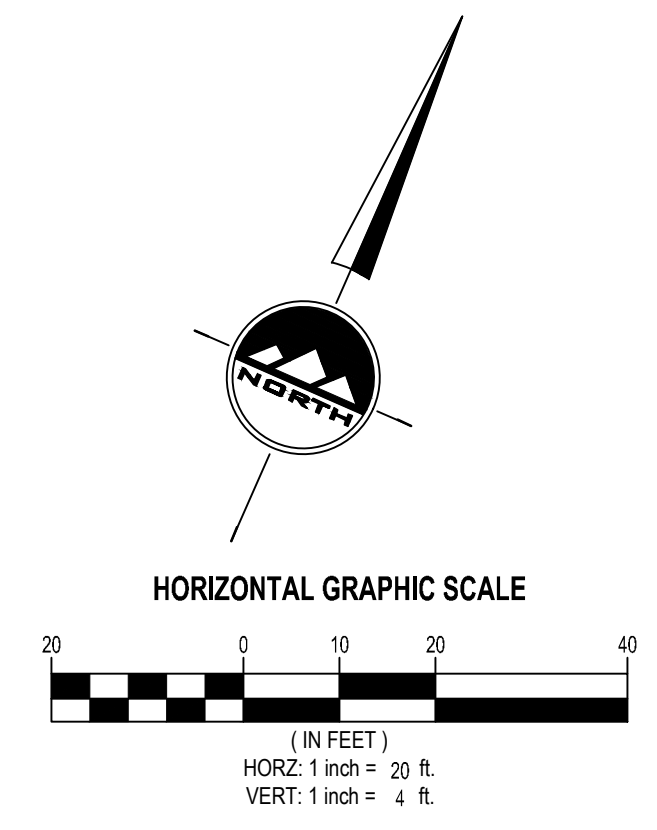
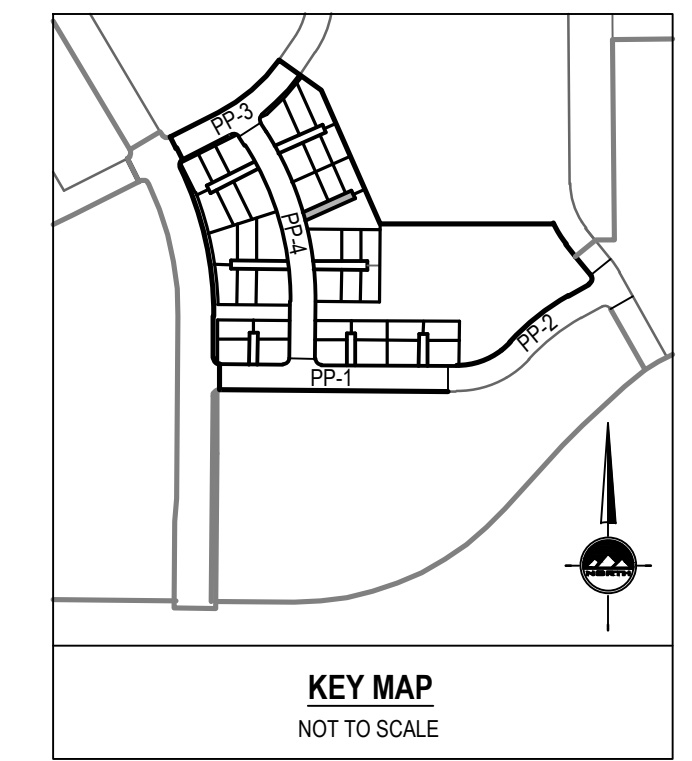
SCOPE OF WORK:

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

- 1 INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
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2710 NORTH STREET



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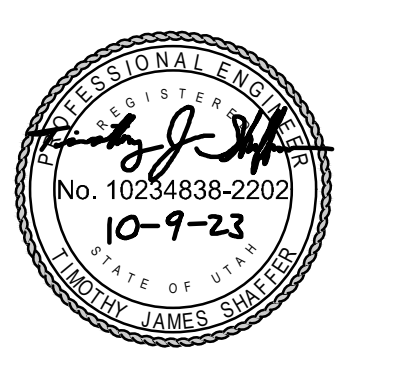
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CONTACT:
STEVE ANDERSON
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THE ORCHARDS AT JDC RANCH
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WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

2710 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9872 PRINT DATE 2023-10-09
PROJECT MANAGER CP DESIGNED BY TS

PP-7



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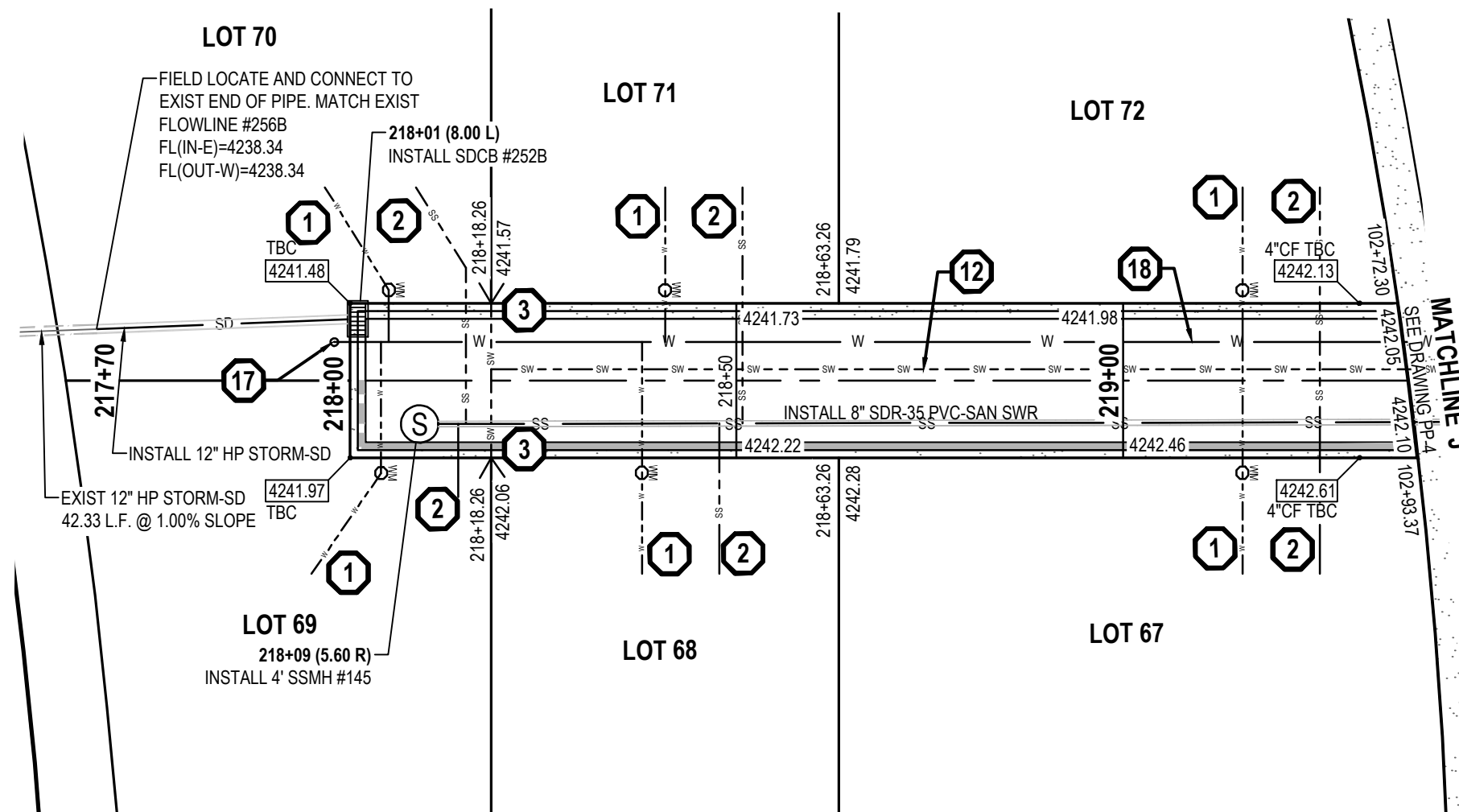
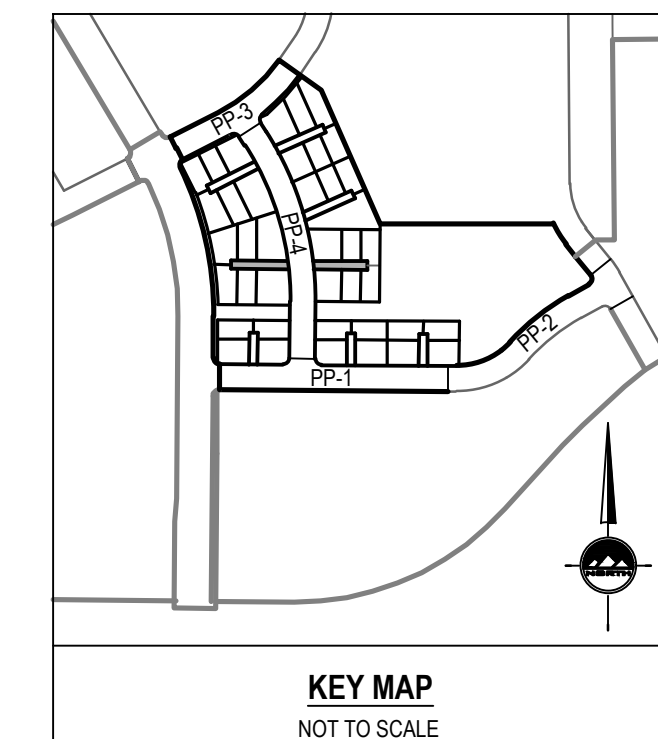
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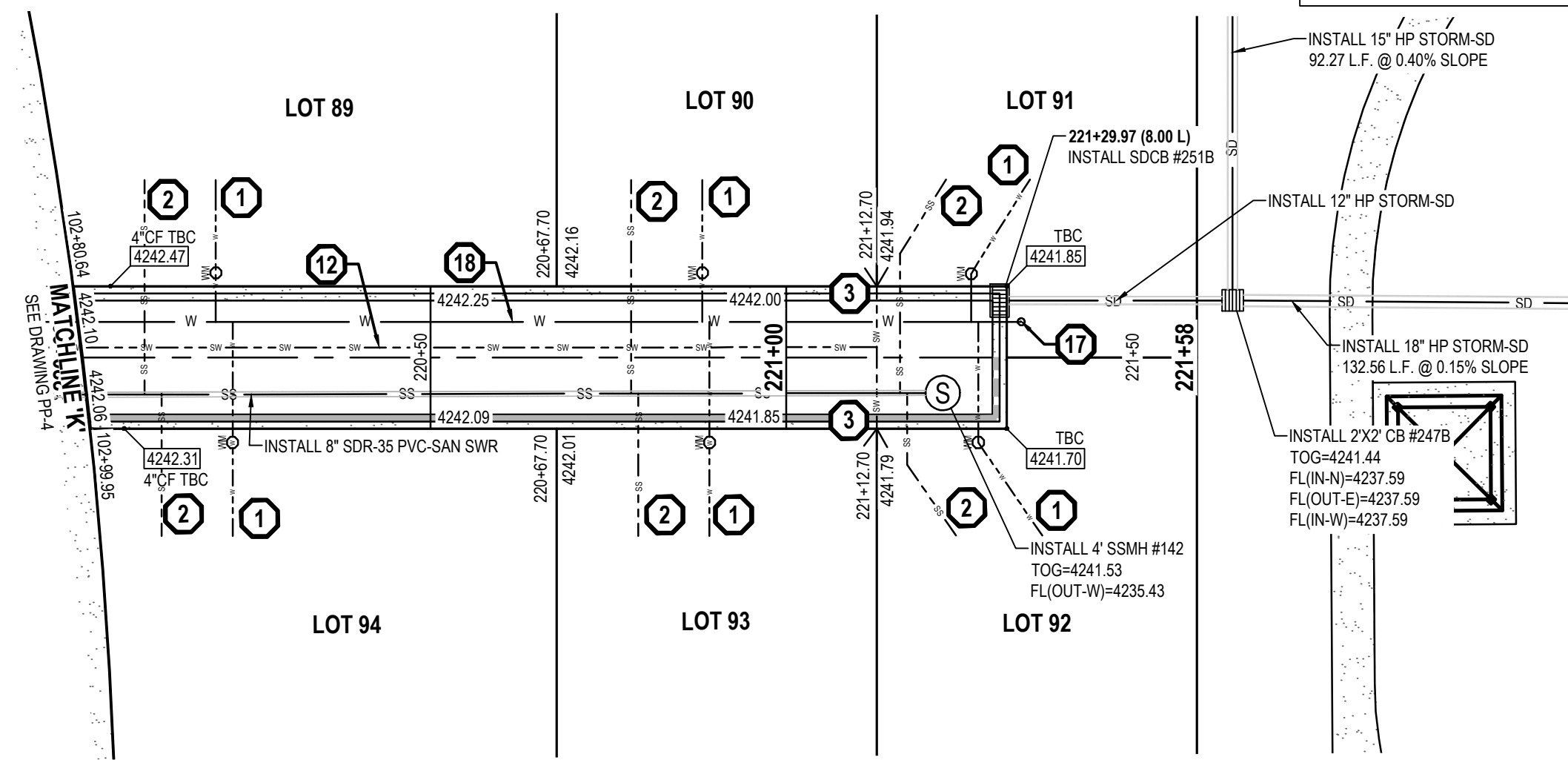
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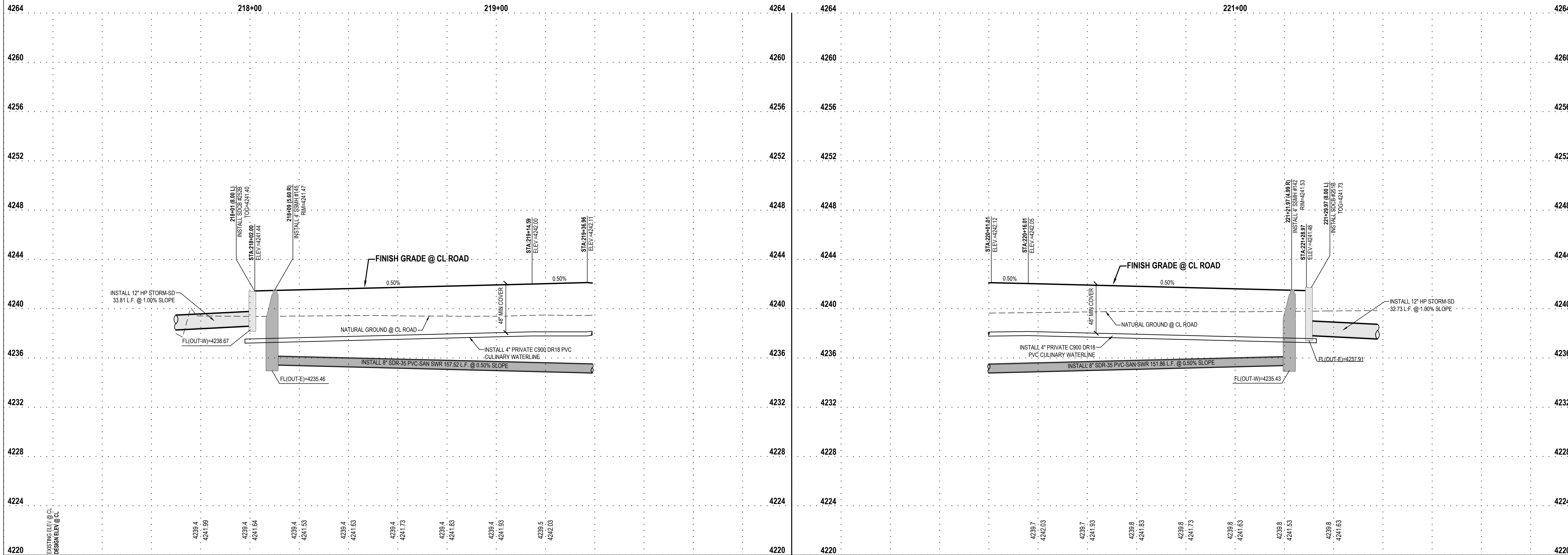
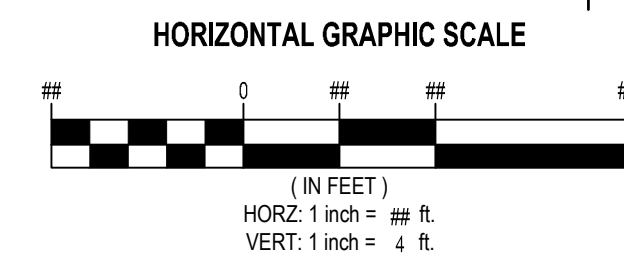
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2705 NORTH STREET



2705 NORTH STREET



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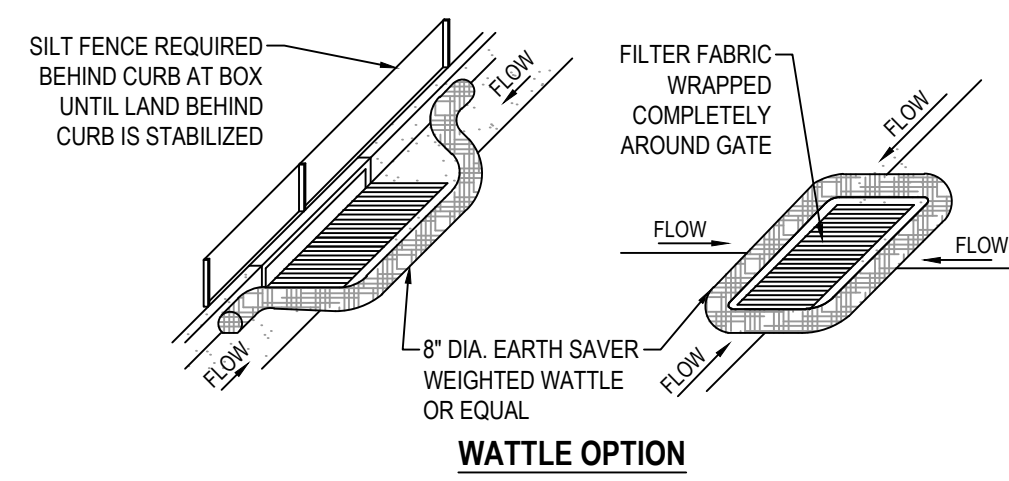
FOR:
 NILSON HOMES
 1740 COMBE RD, SUITE 2
 SOUTH OGDEN, UT 84403
 CONTACT:
 STEVE ANDERSON
 PHONE: 801.392.8100



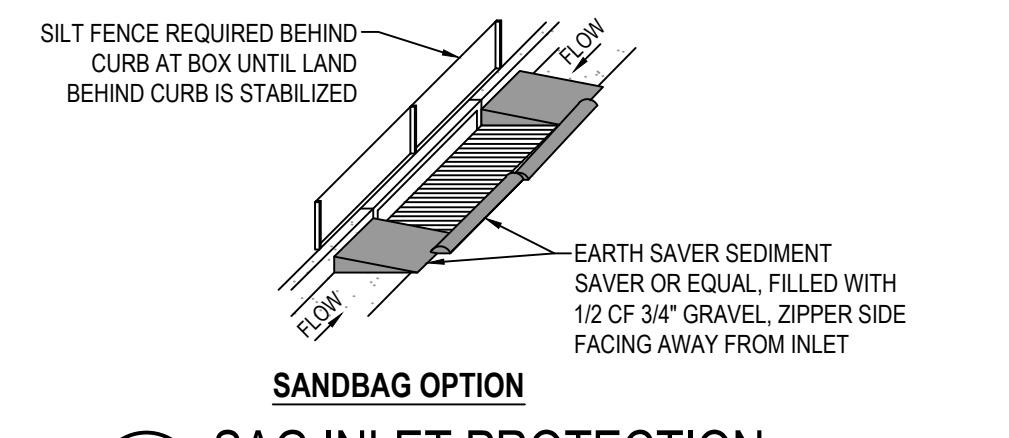
2705 NORTH STREET
PLAN AND PROFILE

PROJECT NUMBER: 9872
 PRINT DATE: 2023-10-09
 PROJECT MANAGER: CP
 DESIGNED BY: TS

PP-8

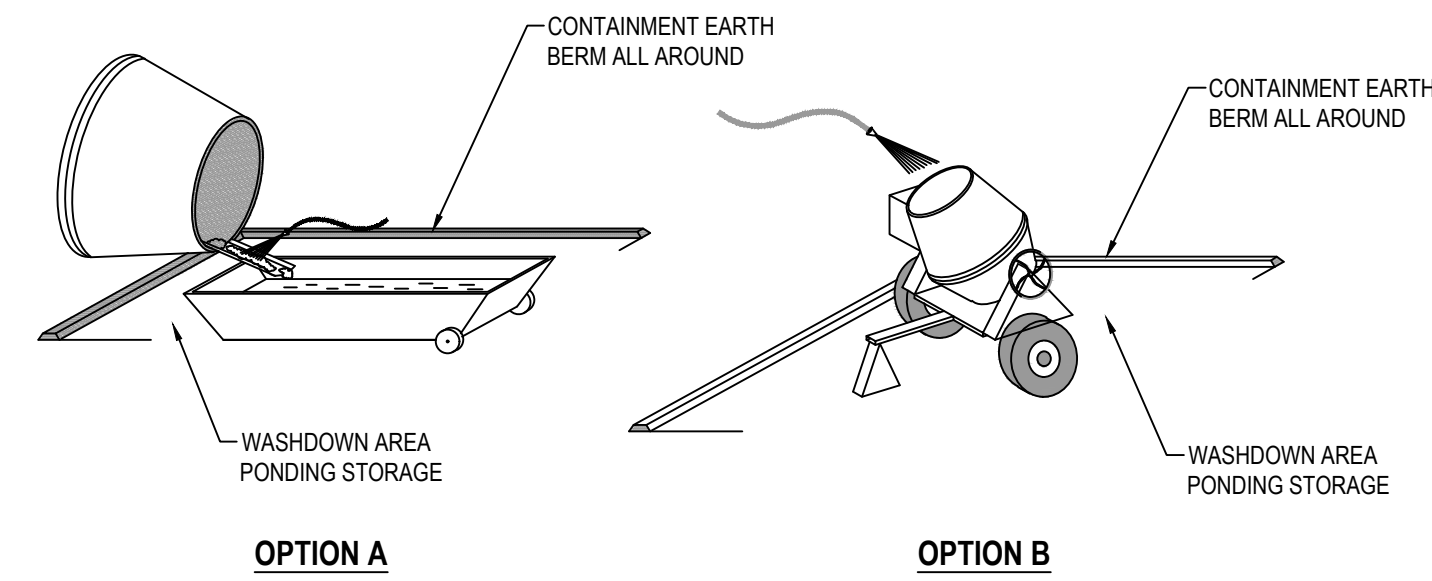


- NOTES:**
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LOADED WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BIWEEKLY,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

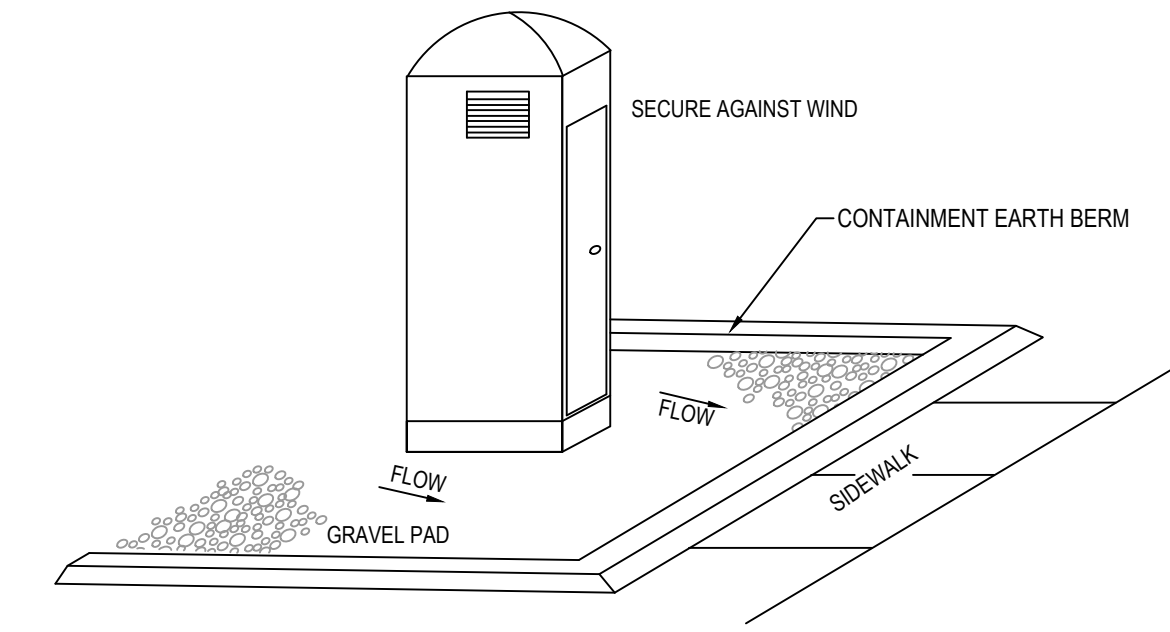


1 SAG INLET PROTECTION SCALE: NONE

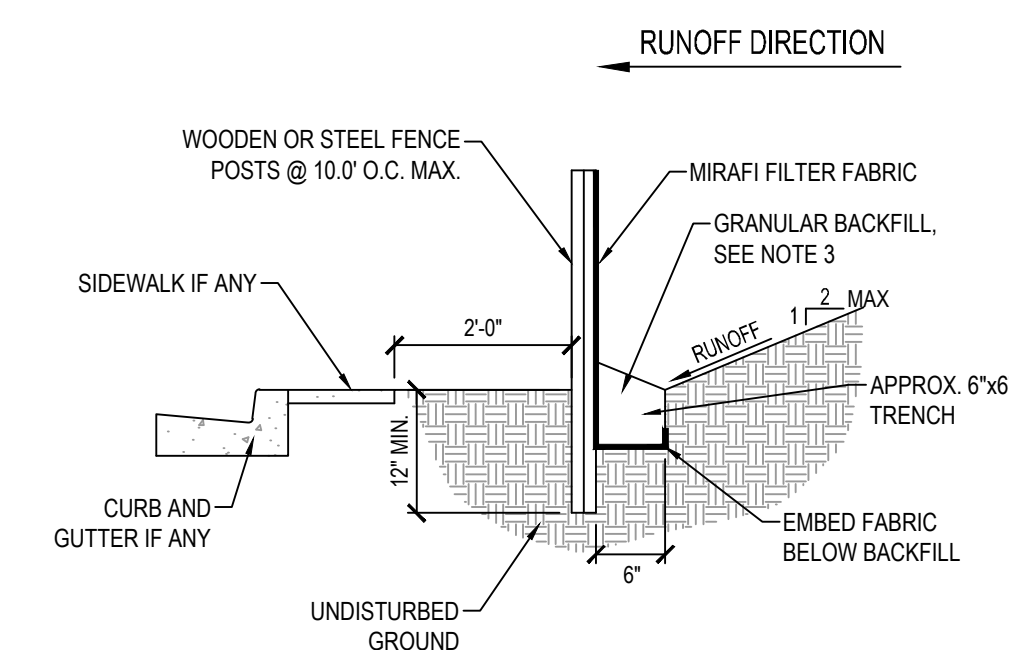
2 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE



3 CONCRETE WASTE MANAGEMENT SCALE: NONE

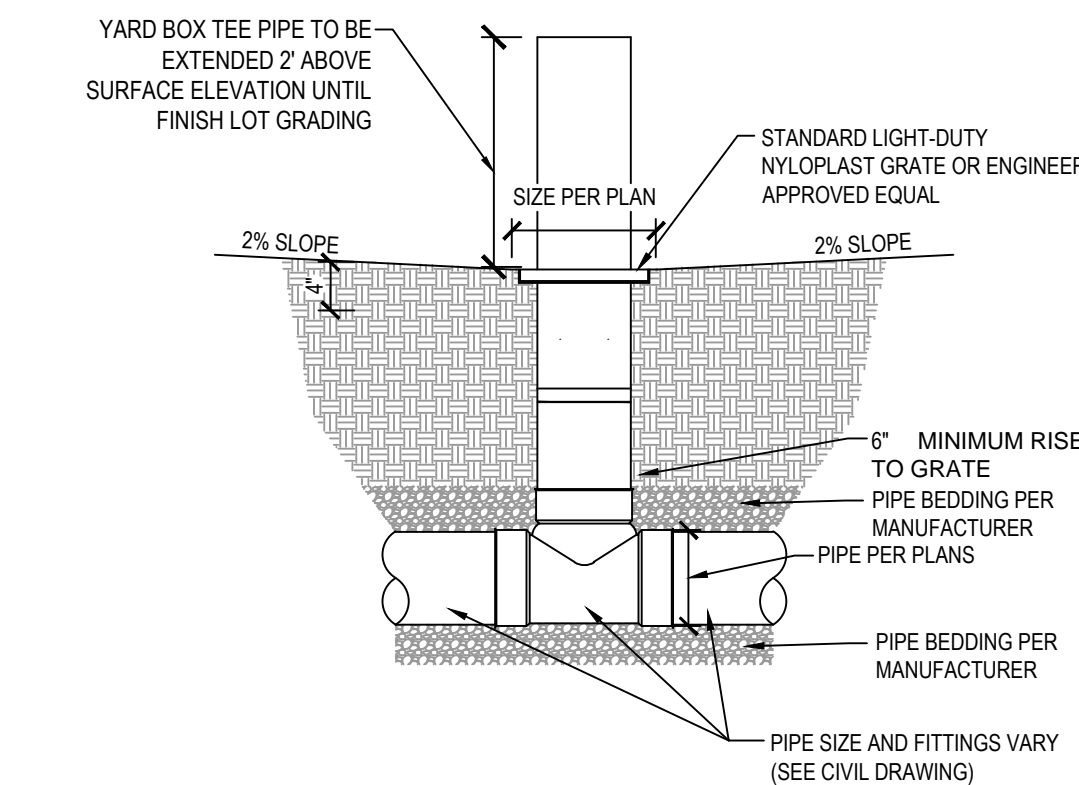


4 PORTABLE TOILET SCALE: NONE

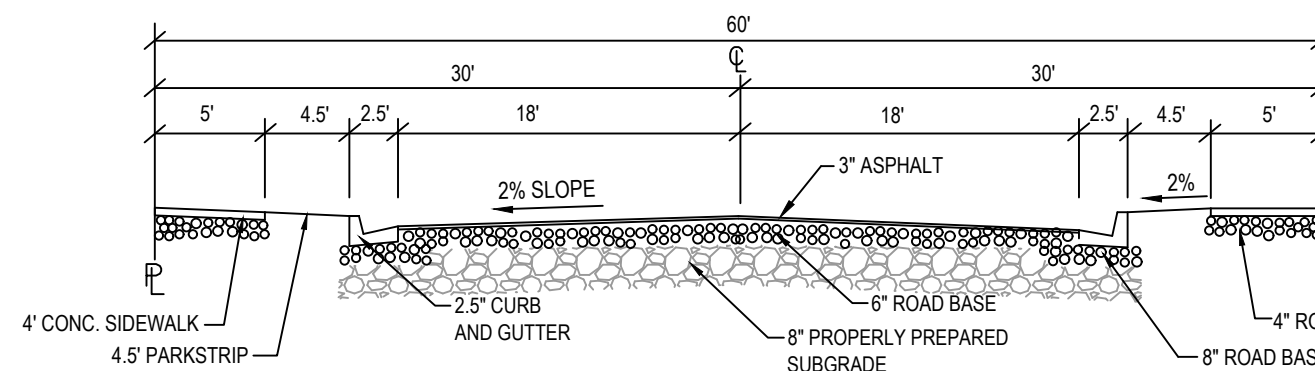


- NOTES:**
1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 2. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
 3. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 4. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 5. 10' MAX. SPACING BETWEEN STAKES. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

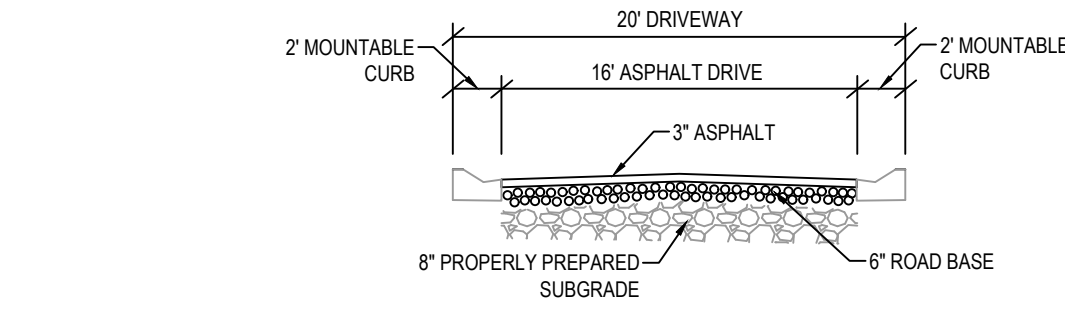
5 TEMPORARY SILT FENCE SCALE: NONE



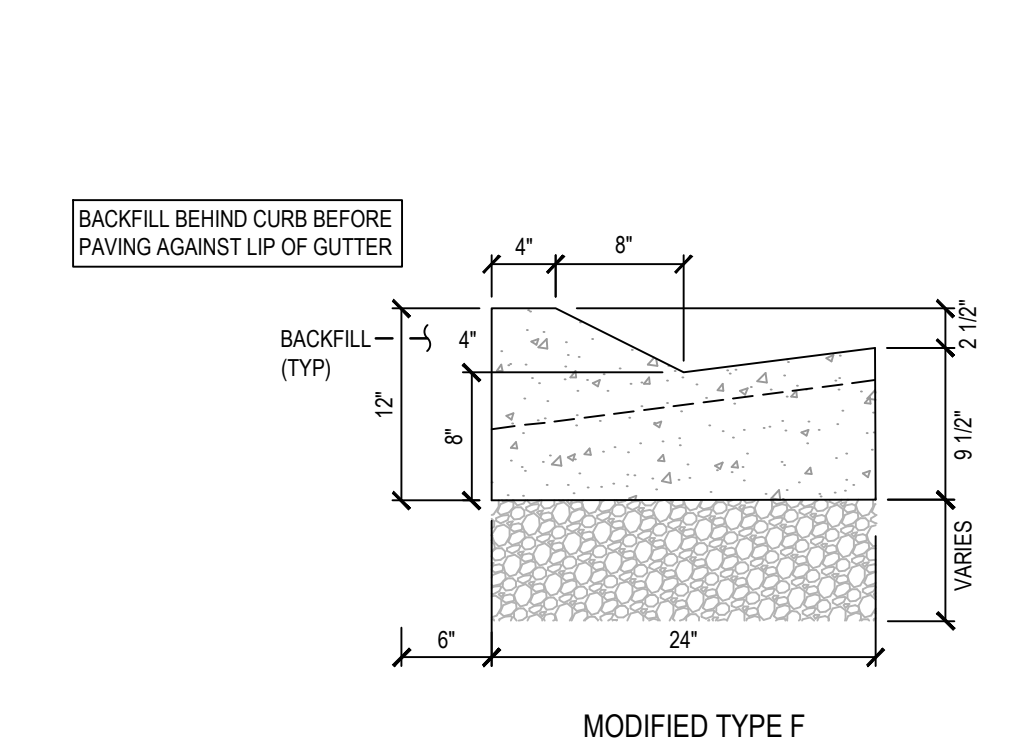
6 YARD DRAIN SCALE: NONE



7 TYPICAL 60' STREET CROSS SECTION SCALE: NONE

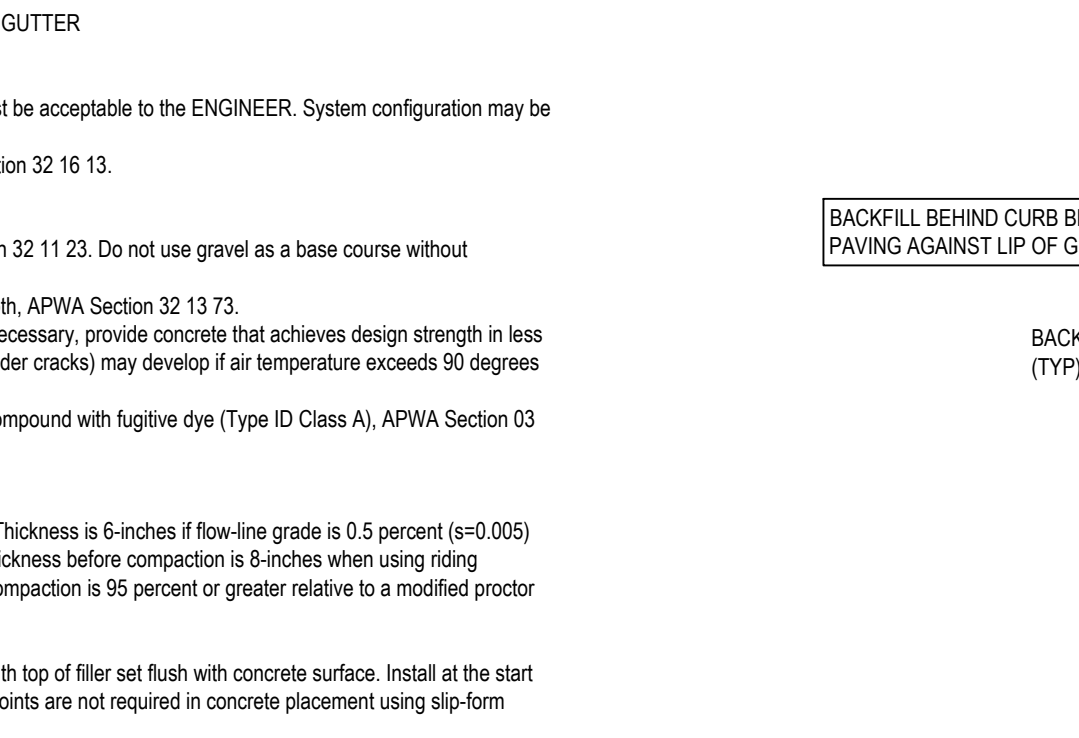


8 2830 WEST, 2810 WEST AND 2780 WEST ALLEY SECTION SCALE: NONE



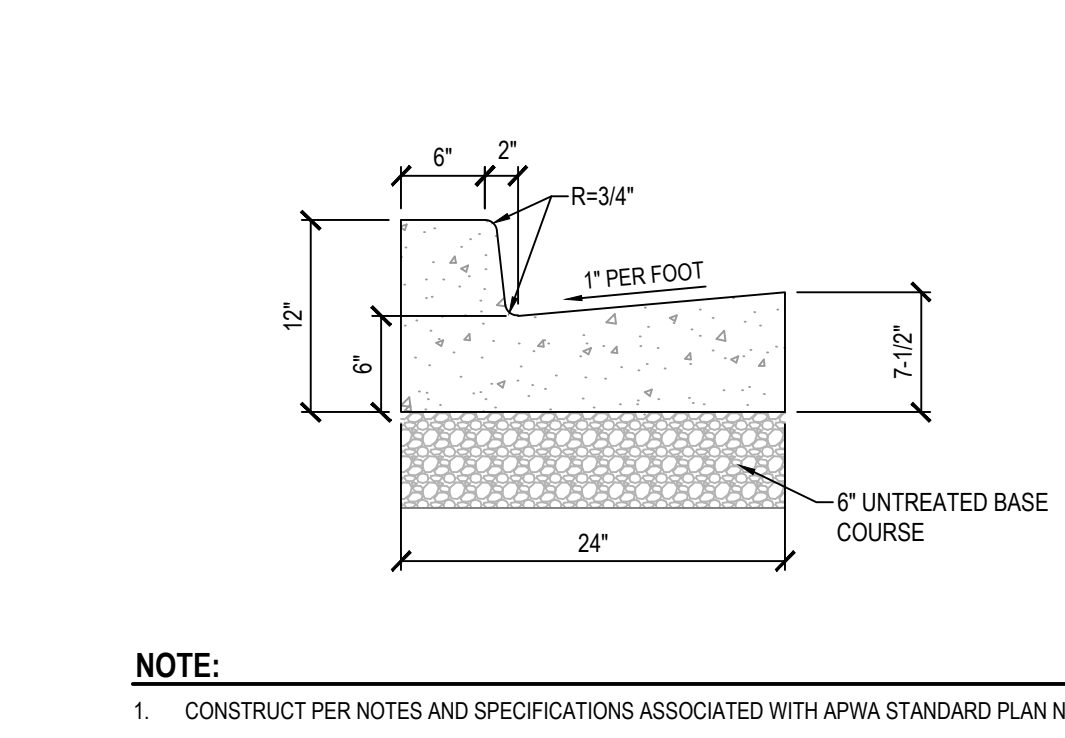
- GENERAL:**
- A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
- PRODUCTS:**
- A. Base Course: Untreated base course, APWA section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION:**
- A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 1. Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
 2. Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
 3. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

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

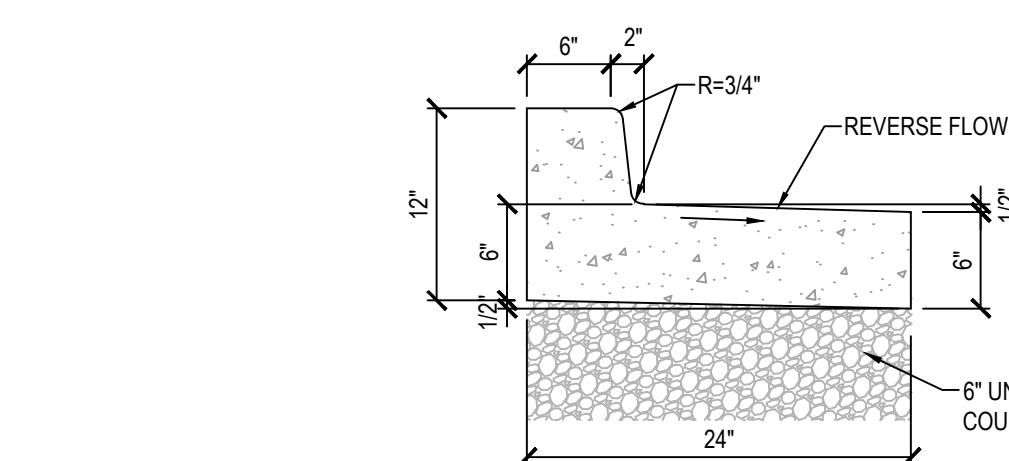


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 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION:**
- A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
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 - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

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

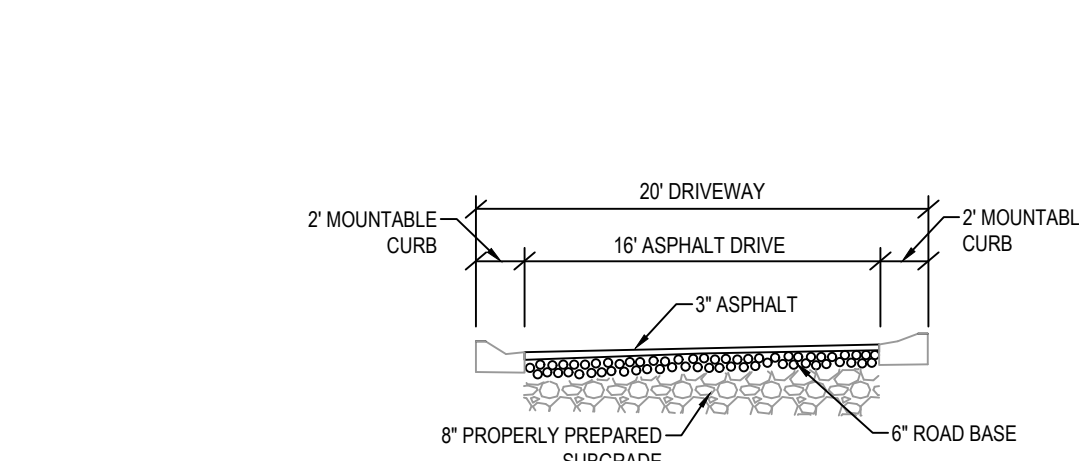


11 24" COLLECTION CURB AND GUTTER SCALE: NONE

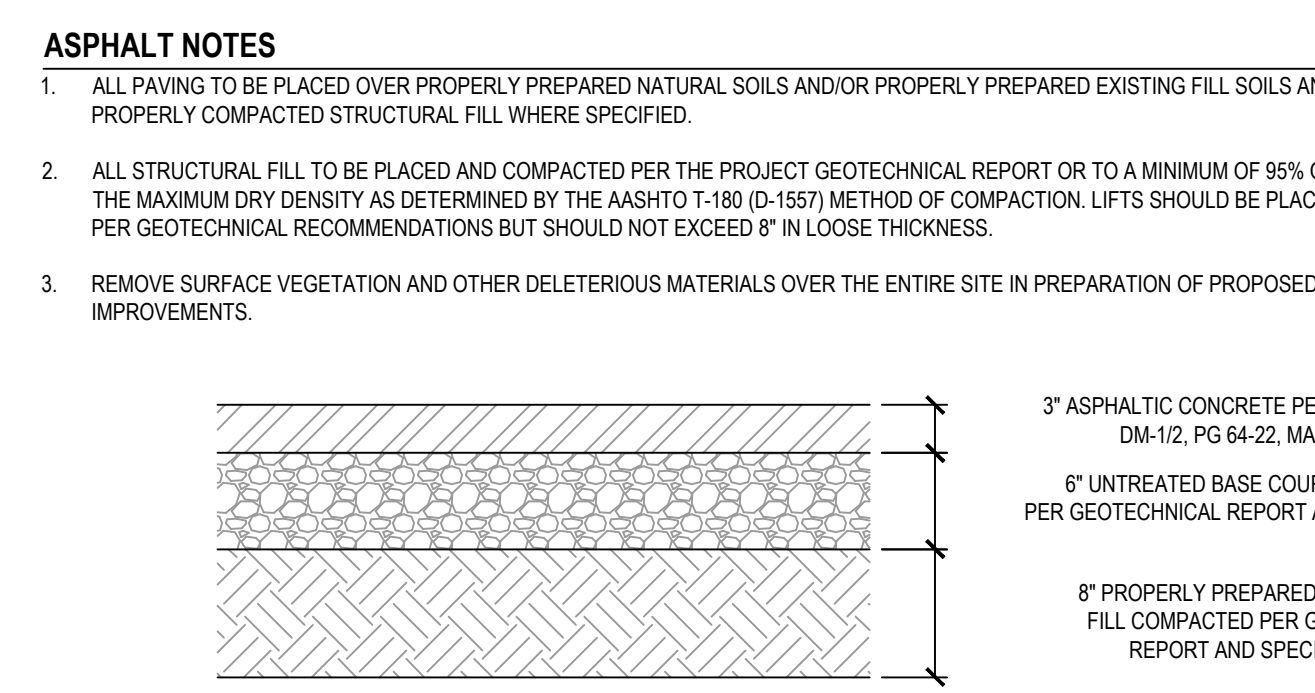


- NOTE:**
1. CONSTRUCT PER NOTES AND SPECIFICATIONS ASSOCIATED WITH APWA STANDARD PLAN NO. 205.

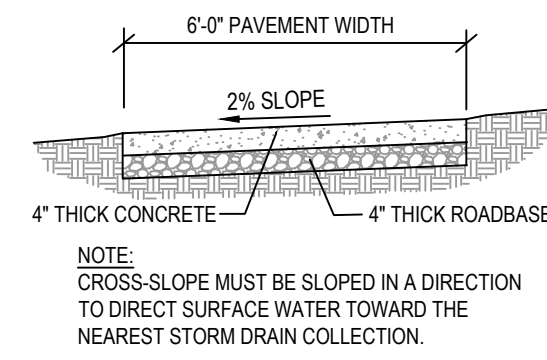
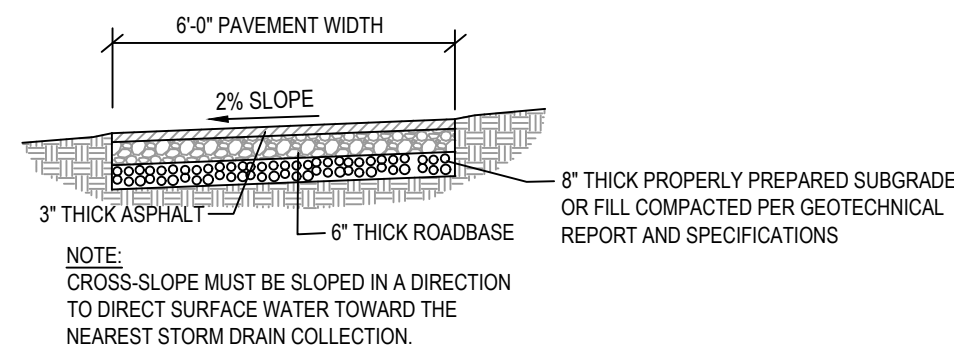
12 24" REVERSE PAN CURB AND GUTTER SCALE: NONE



13 2720 NORTH, 2710 NORTH AND 2705 NORTH ALLEY SECTION SCALE: NONE



14 STANDARD ASPHALT SECTION SCALE: NONE



1 CLASS 2 TRAIL SECTION SCALE: NONE

2 CLASS 3 TRAIL SECTION SCALE: NONE



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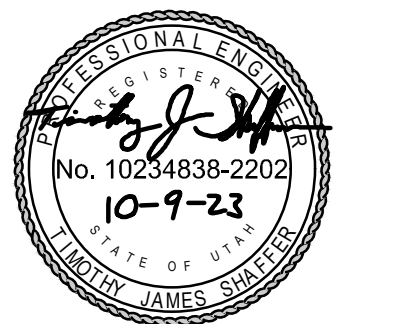
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C-501