

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

**2. Residential Lot Design Standards**  
 Minimum lot widths and setbacks shall be as follows (unless otherwise approved by the Administrator during plat approval for each phase):

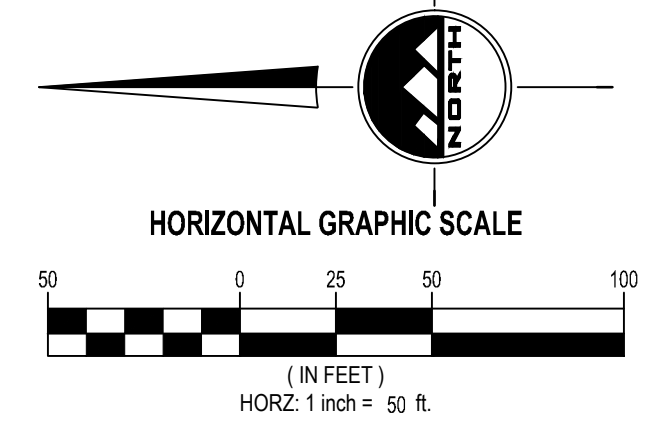
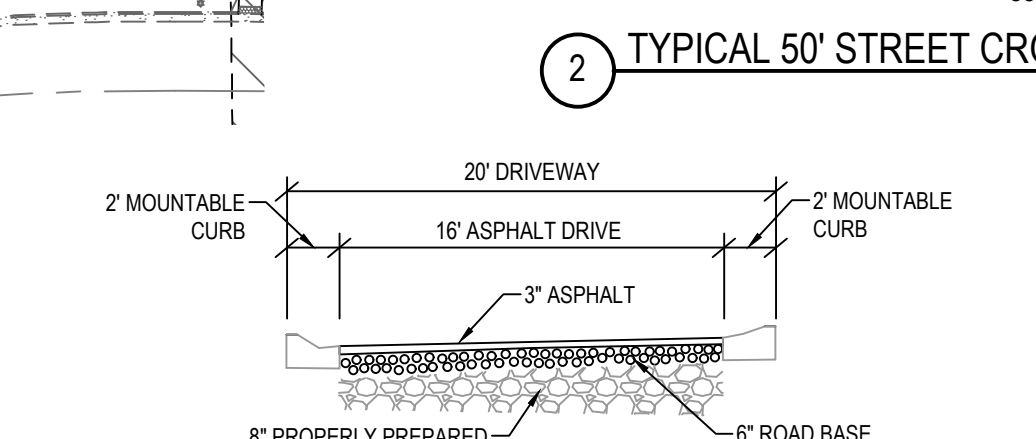
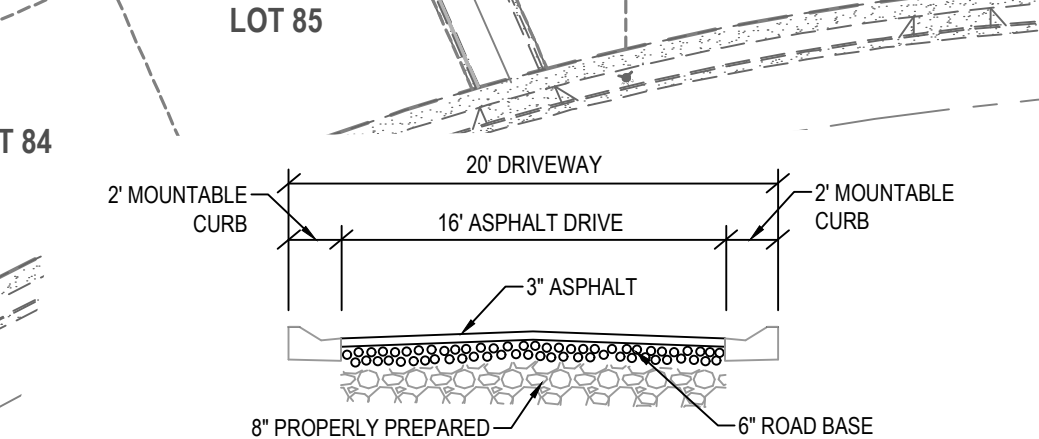
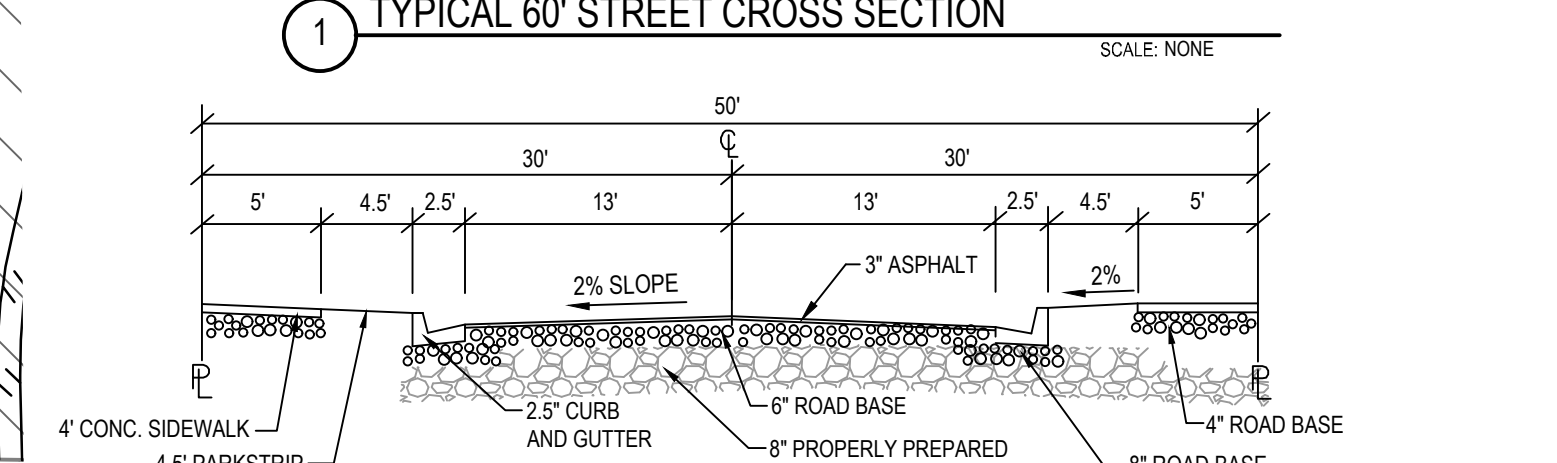
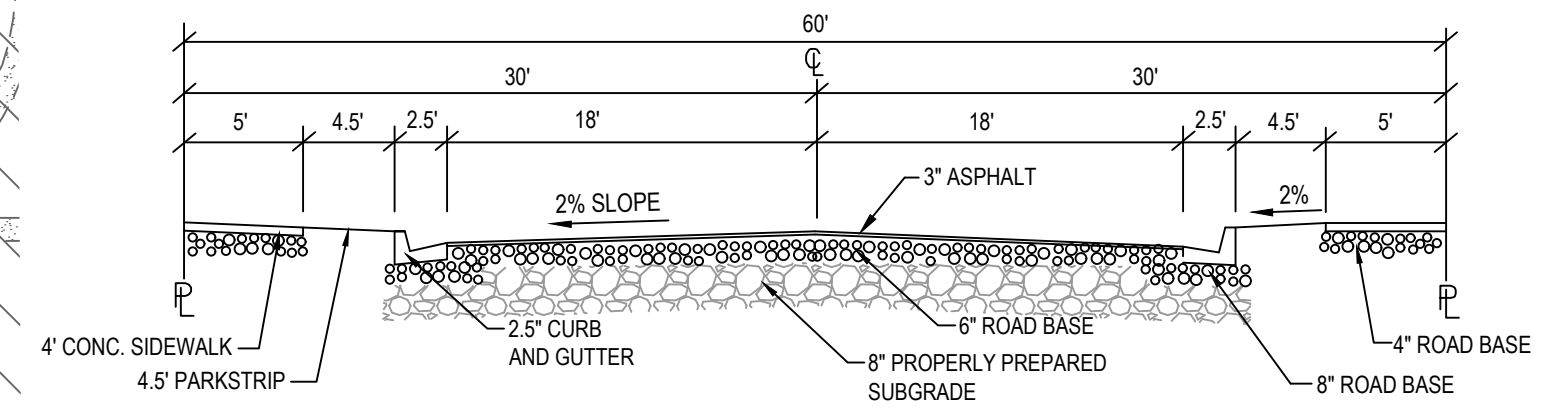
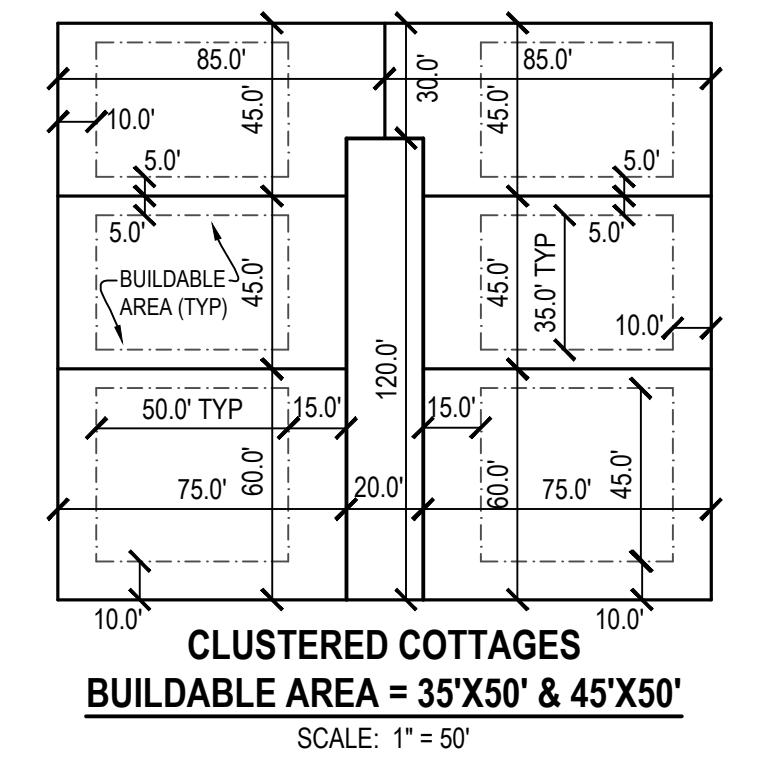
| Lot Type                         | Min Lot Size                 | Front Setback (from right-of-way)                            | Rear Setback | Side-yard Setback              | Lot Frontage* | Max Building Coverage |
|----------------------------------|------------------------------|--|--------------|--------------------------------|---------------|-----------------------|
| Clustered Single-family Cottages | n/a<br>Max 6 clustered units | 10' (from public right-of-way)<br>5' (from Private Driveway) | 10'          | Minimum 10' between structures | n/a           | n/a                   |
| Townhomes                        | n/a<br>Max 6 attached units  | 15'  | 10'          | Minimum 10' between structures | n/a           | n/a                   |

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
  - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
  - SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
  - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
  - 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.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
  - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

- KEY NOTES:**
- INSTALL FIRE HYDRANT
  - INSTALL HANDICAP ACCESSIBLE RAMP
  - INSTALL STREET LIGHT
  - INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS (TYP)
  - MATCH EXISTING IMPROVEMENTS
  - INSTALL CONCRETE SIDEWALK - WIDTH PER PLAN
  - INSTALL 3" WATERWAY
  - INSTALL 30" REVERSE PAN CURB AND GUTTER
  - TRANSITION FROM 30" REVERSE PAN CURB AND GUTTER TO 30" TYPE A CURB AND GUTTER

**LAND USE TABLE**

|                          |                              |
|--------------------------|------------------------------|
| PHASE 2 TOWNHOMES        | 22                           |
| PHASE 2 CLUSTER COTTAGES | 6                            |
| PHASE 3 TOWNHOMES        | 78                           |
| PHASE 3 CLUSTER COTTAGES | 9                            |
| TOTAL LOTS / UNITS       | 115                          |
| ACREAGE                  | 588,332 sq. ft. 13,506 acres |
| DENSITY                  | 8.51 UNITS/ACRE              |
| PARKING STALLS           | 61 STALLS                    |



NORTHWEST CORNER SECTION 27 T7N, R2W SL88M (FOUND)  
 S 0°31'08" W 4618.42'  
 S 0°31'08" W 4661.02'

**ENSIGN**  
 THE STANDARD IN ENGINEERING

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

SANDY  
 Phone: 801.255.0529

TOEELE  
 Phone: 435.843.3590

CEDAR CITY  
 Phone: 435.865.1453

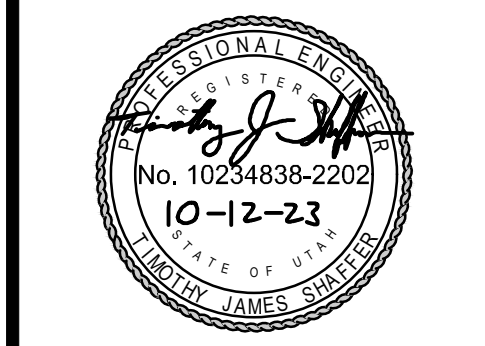
RICHFIELD  
 Phone: 435.896.2983

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

CONTACT:  
 STEVE ANDERSON  
 PHONE: 801.392.8100

**ORCHARDS AT JDC RANCH SUBDIVISION**  
**PHASE 2&3 - PRELIMINARY PLAT**  
 2800 WEST 2600 NORTH STREET  
 WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

**PRELIMINARY SITE PLAN**

PROJECT NUMBER 9872  
 PROJECT MANAGER C.PRESTON  
 PRINT DATE 2023-10-12  
 DESIGNED BY M.ELMER

**C-100**