



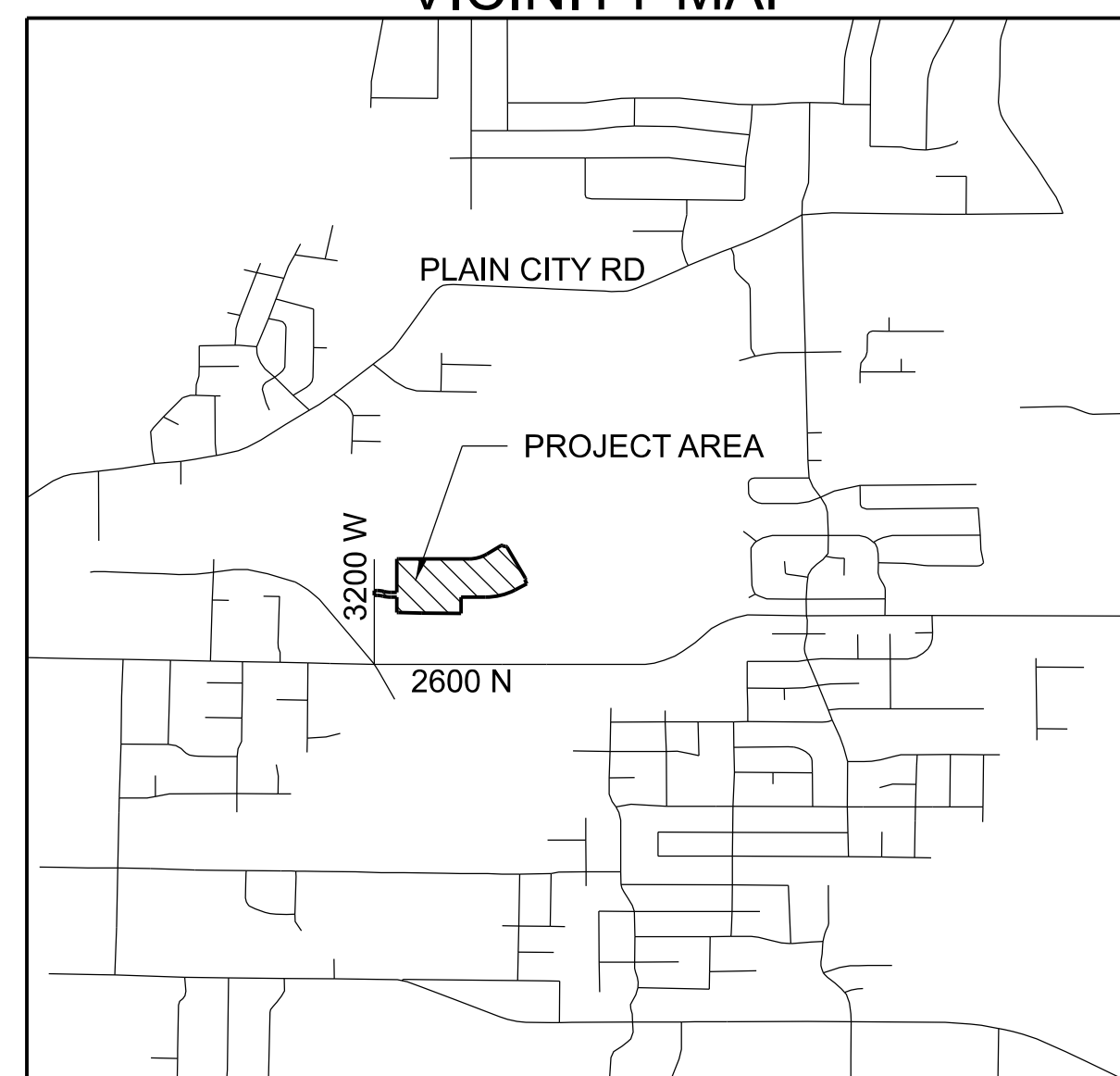
THE VILLAS AT JDC RANCH

FINAL CONSTRUCTION DRAWINGS

2725 NORTH 3100 WEST
WEBER COUNTY, UTAH
DECEMBER 2023

- COVER SHEET - CV01
- SURVEY CONTROL - SC01
- SITE PLAN - SP01
- GRADING PLAN - GP01
- UTILITY PLAN - UT01
- PLAN & PROFILES - PP01-05
- DETAIL SHEET - DS01
- LANDSCAPE PLAN - LP01-02

VICINITY MAP

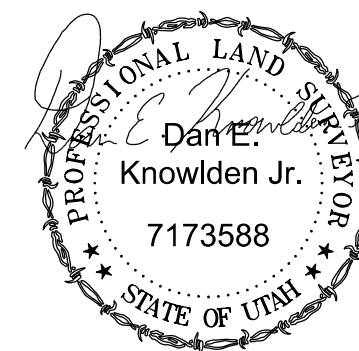


PROJECT ENGINEER



MUSTANG DESIGN, LLC
JARED CHRISTENSEN, P.E.
791 N 100 E
LEHI, UT 84043
(801)472-4918
jared@mustangdes.com

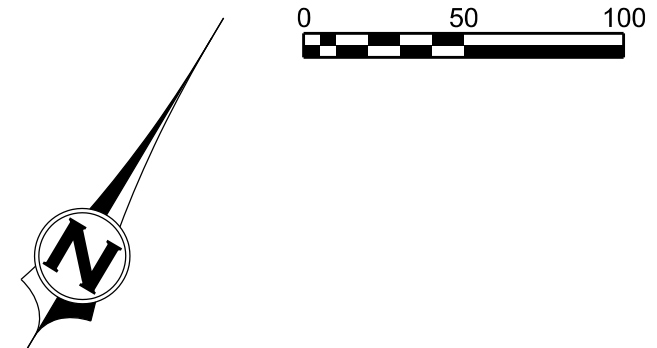
PROJECT SURVEYOR



VALLEY LAND SURVEYING
DAN KNOWLDEN JR, PLS
563 N REES AVE.
SPANISH FORK, UT 84660
(801)616-6848
surveydanpls@gmail.com

PROJECT DESIGNER

MUSTANG DESIGN, LLC
PARKER JOHNSON, P.M.
791 N 100 E
LEHI, UT 84043
(385)535-3779
parker@mustangdes.com



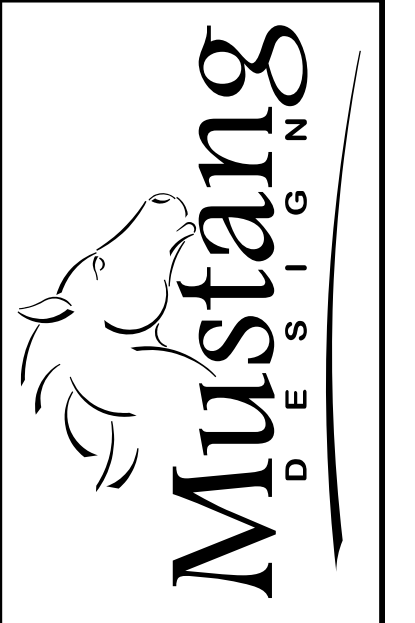
WALKING TRAIL OUTSIDE PLAT
BOUNDARY (DESIGN AND
CONSTRUCTION BY OTHERS)

CONNECT TO
EXISTING CGS



LEGEND

—————	BOUNDARY LINE
- - - - -	SETBACK LINE (EXTERIOR = 20', INTERIOR = 15')
- · - · -	STREET CENTER LINE
—————	LOT LINE AND RIGHT OF WAY LINE
- · - · -	EASEMENT



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



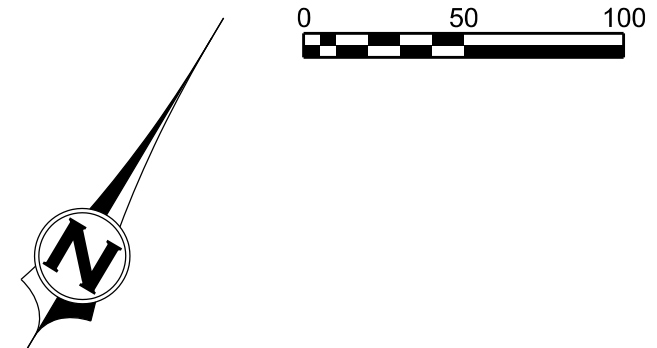
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NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH
SITE PLAN
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005SP01.dgn
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MJJ
SCALE OF SHEET:
HOR SCALE: 1"=60'
VER SCALE:

SHEET
OF
SP01
1



GRAVITY IRRIGATION DITCH
(DESIGN AND CONSTRUCTION
BY OTHERS)

RETENTION BASIN
(CONSTRUCTED BY
OTHERS)

GRAVITY IRRIGATION DITCH
(DESIGN AND CONSTRUCTION
BY OTHERS)

LEGEND
 PLAT BOUNDARY —————
 ROAD CENTERLINE - - - - -
 EXISTING 1' CONTOURS (MAJOR/MINOR) - - - - -
 DESIGN 1' CONTOURS (MAJOR/MINOR) —————



MUSTANG DESIGN, LLC
 791 N 100 E, SUITE 200
 LEHI, UTAH 84043



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 PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH
 GRADING PLAN
 AN ACTIVE SENIOR COMMUNITY
 2725 NORTH 3100 WEST
 WEBER COUNTY, UTAH

PROJ #: 2023005
 CAD FILE: 2023005GP01.dgn
 DRAWN BY: PSJ
 DESIGN BY: PSJ
 CHECKED BY: MJJ
 SCALE OF SHEET
 HOR SCALE: 1"=60'
 VER SCALE:
 SHEET

GP01
 OF
 1

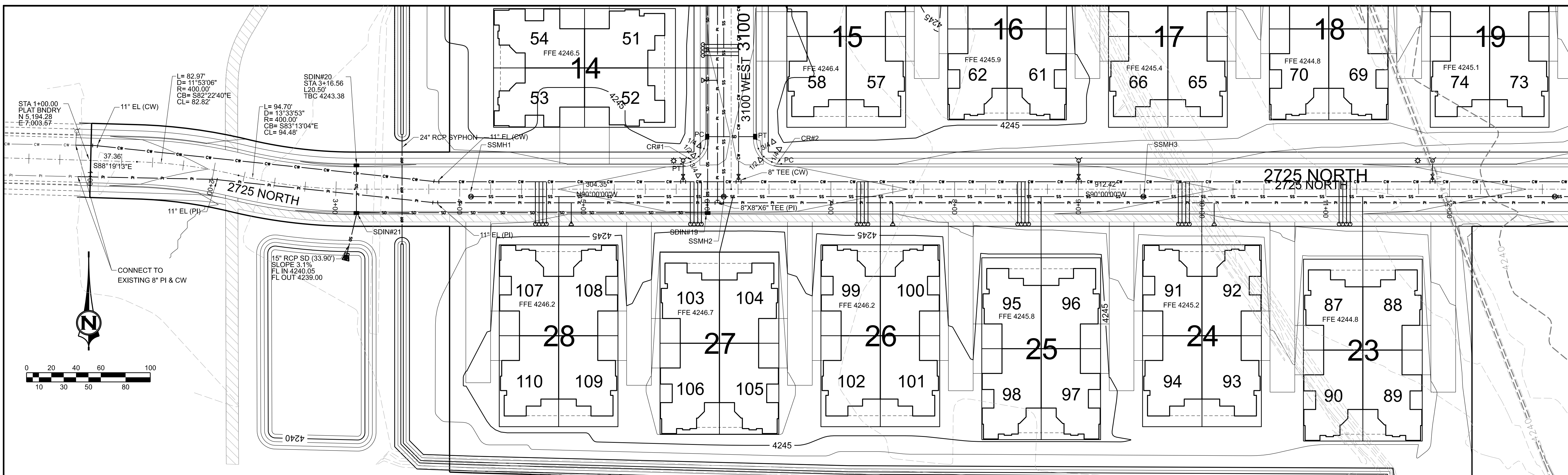


MUSTANG DESIGN, LLC
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NO.	DESCRIPTION	BY	DATE

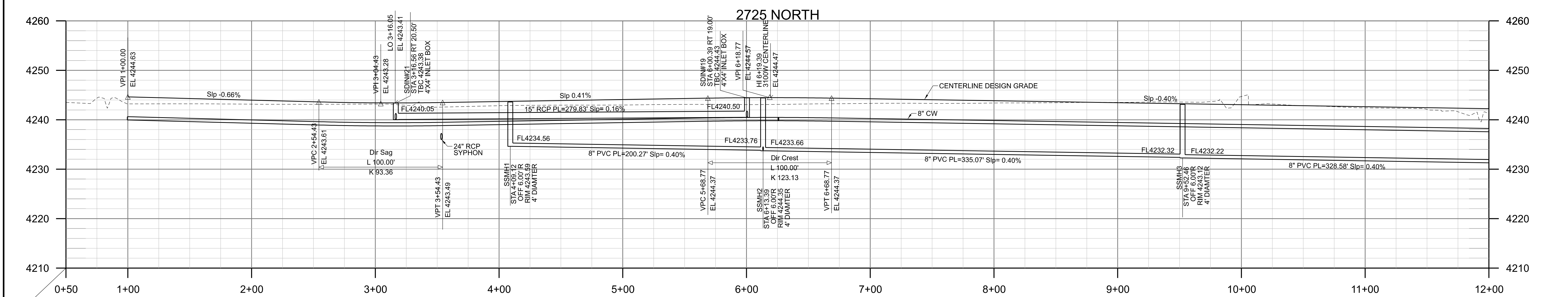


LEGEND

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 15' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EASEMENT
- 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
- 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER
- 8" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
- STORM DRAIN (RCP TYPE III)
- ELECTRICAL TRANSFORMER AND SERVICE WIRES
- STREET LIGHT POLES

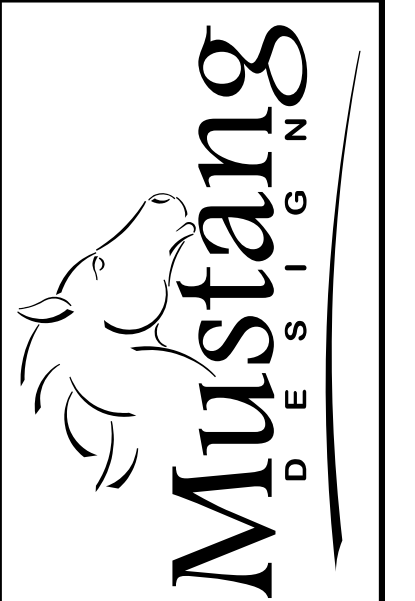
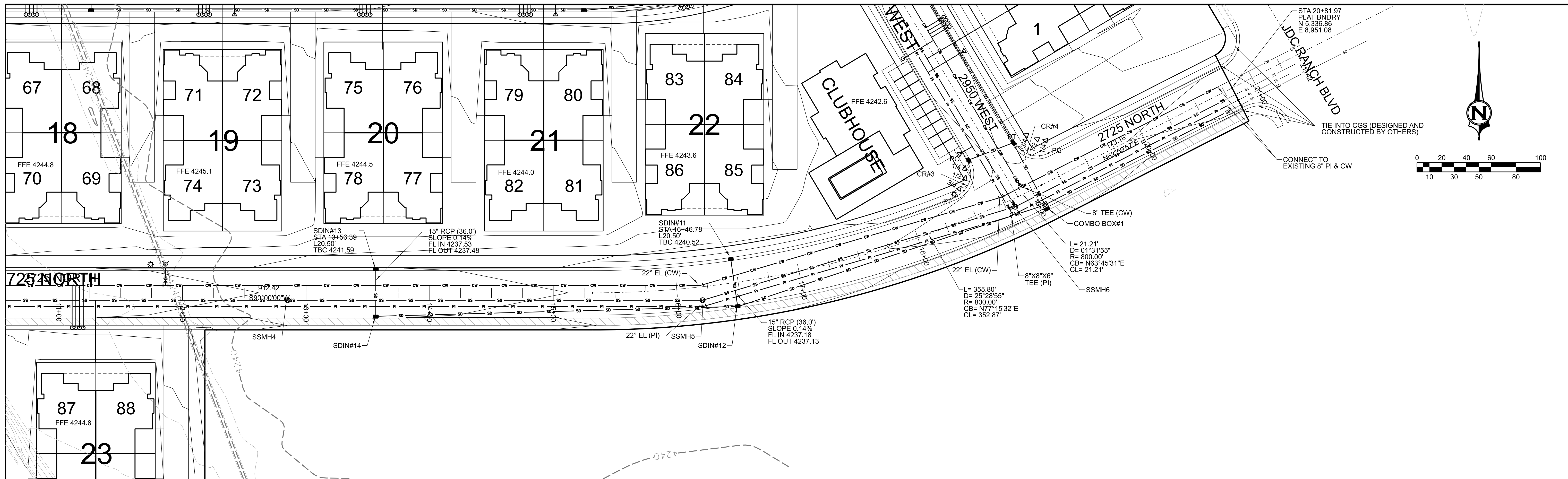
THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
U.S. SURVEY FOOT
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WITH COORDINATE VALUES OF
N 10,281.423
E 5,048.293
EL 4230.82'
AND GROUND DISTANCES BEING RUN THEREFROM.
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

CR#1						CR#2									
TBC	RADIUS	DELTA	LENGTH	STREET	STATION	OFFSET	TBC	RADIUS	DELTA	LENGTH	STREET	STATION	OFFSET	TBC	ELEV.
20.00	90°00'00"	31.42'	PC	3100 W	0+40.50	L20.50	20.00	90°00'00"	31.42'	PC	2725 N	6+59.89	L20.50	20.00	4244.37
			1/4 Δ	3100 W	0+32.85	L22.02				1/4 Δ	2725 N	6+52.23	L22.02		4244.27
			1/2 Δ	2725 N	5+93.03	L26.36				1/2 Δ	2725 N	6+45.74	L26.36		4244.17
			3/4 Δ	2725 N	5+86.54	L22.02				3/4 Δ	3100 W	0+32.85	R22.02		4244.08
			PT	2725 N	5+78.89	L20.50				PT	3100 W	0+40.50	R20.50		4243.99L

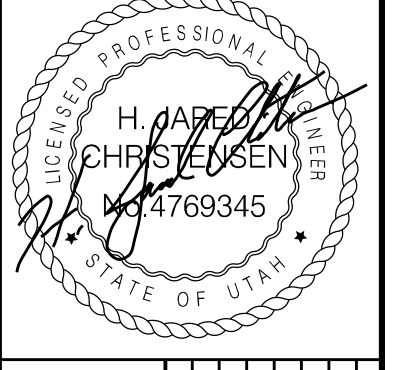


THE VILLAS AT JDC RANCH
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005PP01.dgn
DRAWN BY: HJC
DESIGN BY: HJC
CHECKED BY: MJJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'
SHEET
PP01
OF 5



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



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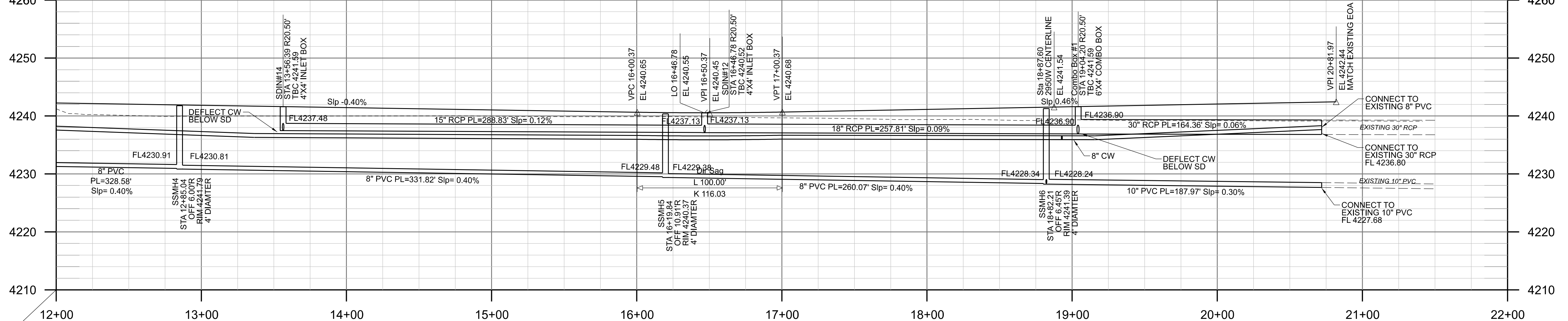
NO.	REVISION	DESCRIPTION	BY	DATE

- LEGEND**
- BOUNDARY LINE
 - - - SETBACK LINE (EXT. 20' - INT. 15' TYP.)
 - STREET CENTER LINE
 - LOT LINE AND RIGHT OF WAY LINE
 - - - EASEMENT
 - 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
 - 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER
 - 8" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
 - STORM DRAIN (RCP TYPE III)
 - ELECTRICAL TRANSFORMER AND SERVICE WIRES
 - STREET LIGHT POLES

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
U.S. SURVEY FOOT
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WITH COORDINATE VALUES OF
N 10,281.423
E 5,048.293
EL 4230.87
AND GROUND DISTANCES BEING RUN THEREFROM.
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

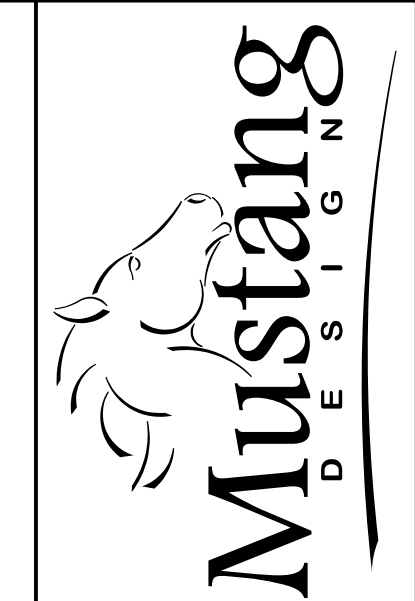
CR#3							CR#4								
TBC RADIUS	DELTA	LENGTH	LABEL	STREET ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	LABEL	STREET ALIGNMENT	STATION	OFFSET	TBC ELEV.
20.00	98° 39' 37"	34.44'	PC	2950 W	0+45.74	L20.50	4241.09L	20.00	86° 13' 16"	30.10'	PC	2725 N	19+25.53	L20.50	4241.69
			1/4 Δ	2950 W	0+37.40	L22.32	4241.17				1/4 Δ	2725 N	19+18.18	L21.90	4241.53
			1/2 Δ	2725 N	18+56.35	L26.32	4241.27				1/2 Δ	2725 N	19+11.86	L25.90	4241.37
			3/4 Δ	2725 N	18+49.23	L22.28	4241.35H				3/4 Δ	2950 W	0+30.28	R21.90	4241.22
			PT	2725 N	18+40.64	L20.50	4241.30				PT	2950 W	0+37.63	R20.50	4241.07L

2725 NORTH CENTERLINE PROFILE



THE VILLAS AT JDC RANCH
PLAN AND PROFILE SHEET
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005PP02.dgn
DRAWN BY: HJC
DESIGN BY: HJC
CHECKED BY: MJJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'
SHEET
PP02
OF 5

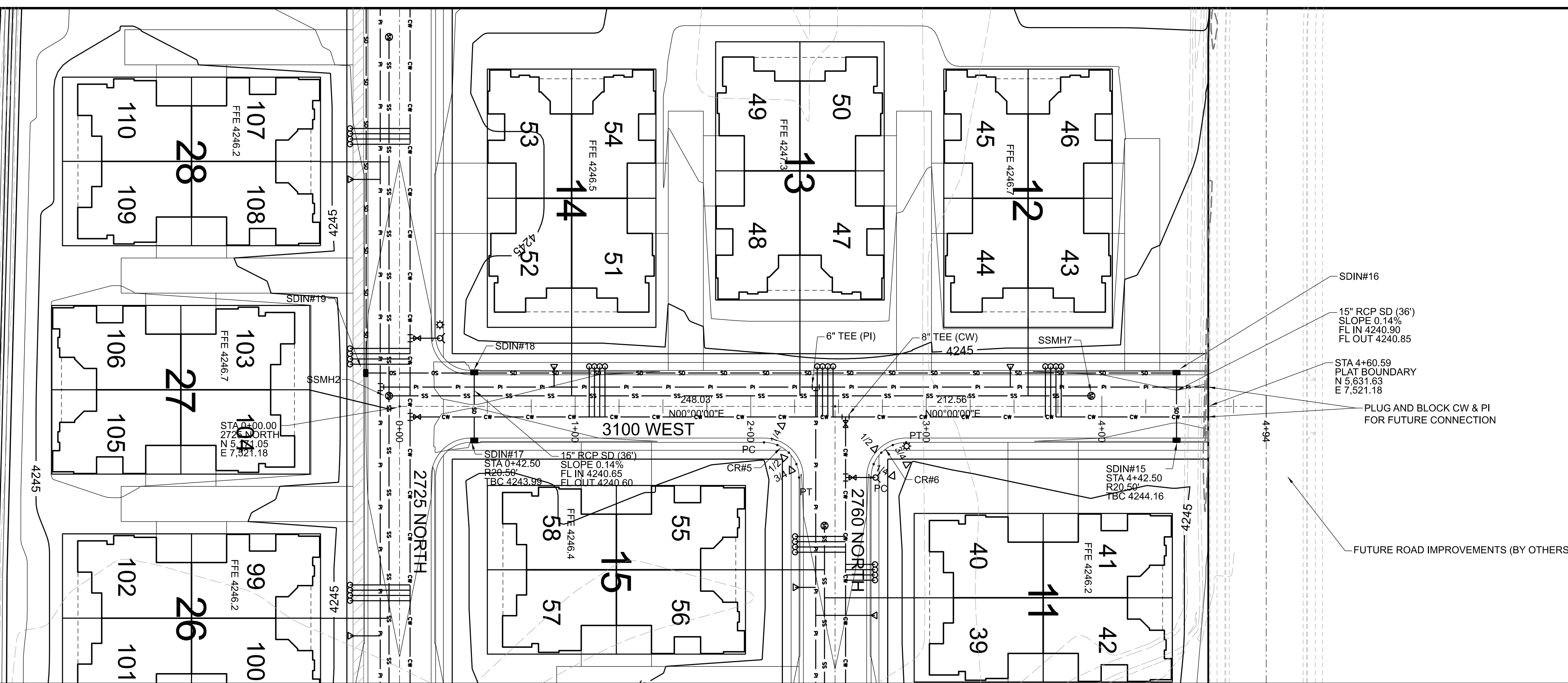
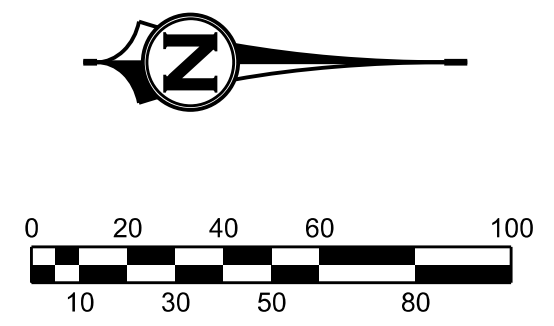


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LEHI, UTAH 84043



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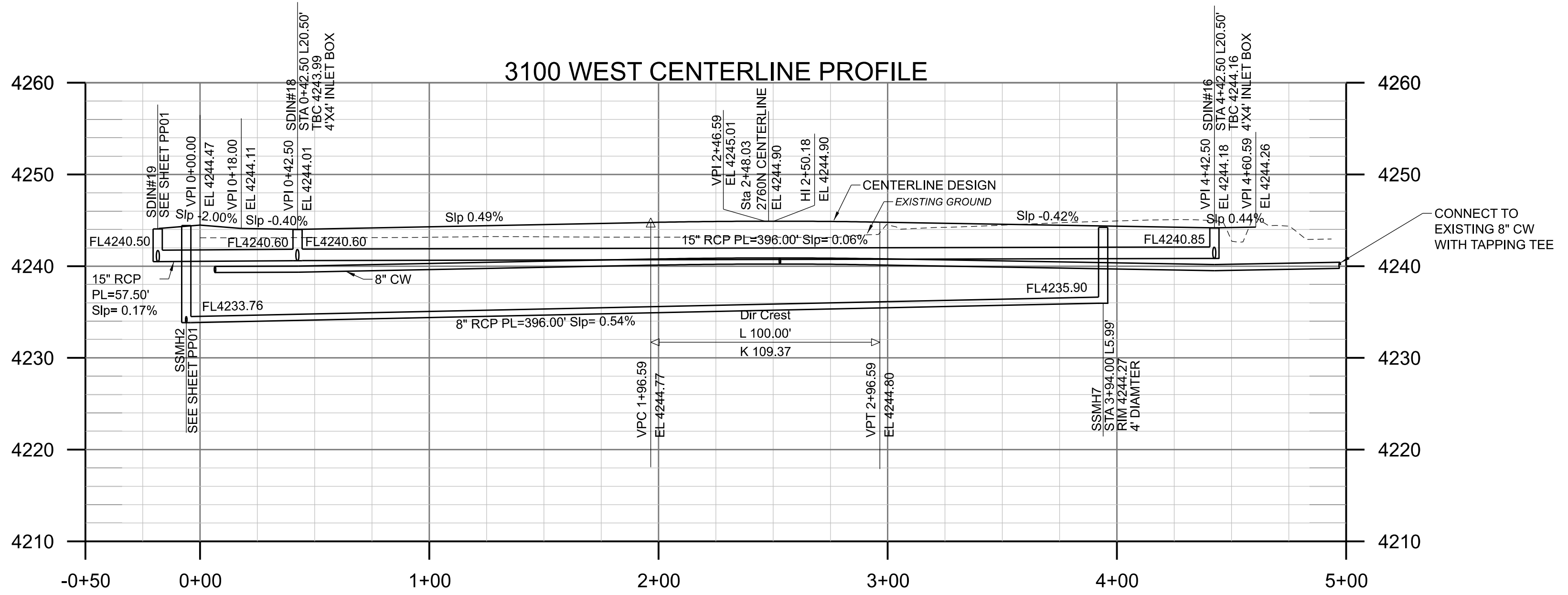


LEGEND

- BOUNDARY LINE
- - - - SETBACK LINE (EXT. 20' - INT. 15' TYP.)
- STREET CENTER LINE
- - - - LOT LINE AND RIGHT OF WAY LINE
- - - - EASEMENT
- 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
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- 6" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
- STORM DRAIN (RCP TYPE III)
- ELECTRICAL TRANSFORMER AND SERVICE WIRES
- STREET LIGHT POLES

CR#5								CR#6							
TBC RADIUS	DELTA	LENGTH	LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.
20.00	90°00'00"	31.42'	PC	3100 W	2+07.53	R20.50	4244.79H	20.00	90°00'00"	31.42'	PC	2760 N	0+40.50	L20.50	4244.42
			1/2 Δ	3100 W	2+15.19	R22.02	4244.70				1/2 Δ	2760 N	0+32.85	L22.02	4244.51
			1/2 Δ	3100 W	2+21.67	R26.36	4244.61				1/2 Δ	3100 W	2+74.39	R26.36	4244.60
			3/4 Δ	2760 N	0+32.85	R22.02	4244.52				3/4 Δ	3100 W	2+80.88	R22.02	4244.70
			PT	2760 N	0+40.50	R20.50	4244.42				PT	3100 W	2+88.53	R20.50	4244.80H

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
U.S. SURVEY FOOT
NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WITH COORDINATE VALUES OF
N 10,281.423
E 5,048.293
EL 4230.82'
AND GROUND DISTANCES BEING RUN THEREFROM.
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27



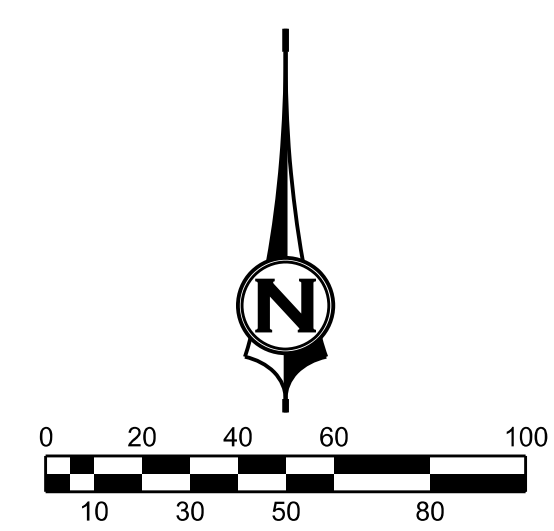
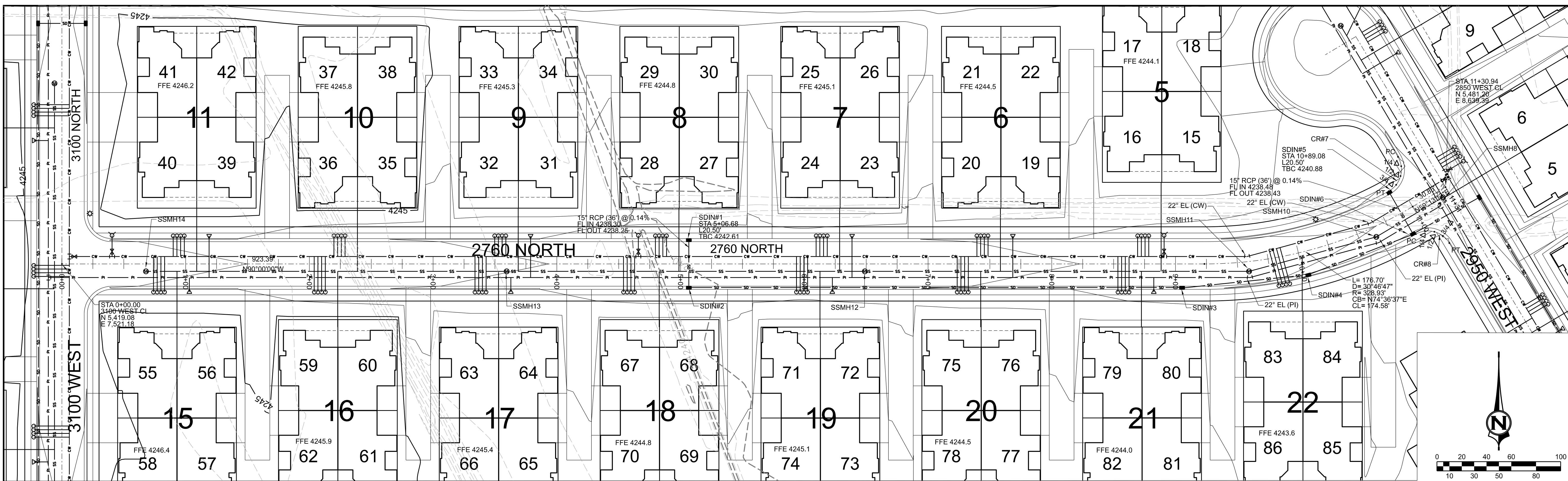
THE VILLAS AT JDC RANCH
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005PP03.dgn
DRAWN BY: HJC
DESIGN BY: HJC
CHECKED BY: MJJ
SCALE OF SHEET
HOR SCALE: 1" = 40'
VER SCALE: 1" = 10'

SHEET
PP03
OF
5

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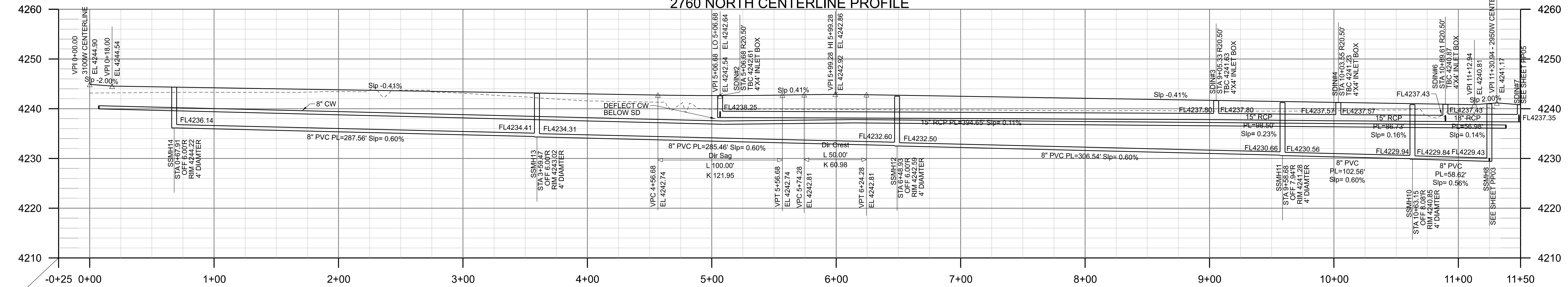
LEGEND

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 15' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EASEMENT
- 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
- 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER
- 6" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
- STORM DRAIN (RCP TYPE III)
- ELECTRICAL TRANSFORMER AND SERVICE WIRES
- STREET LIGHT POLES

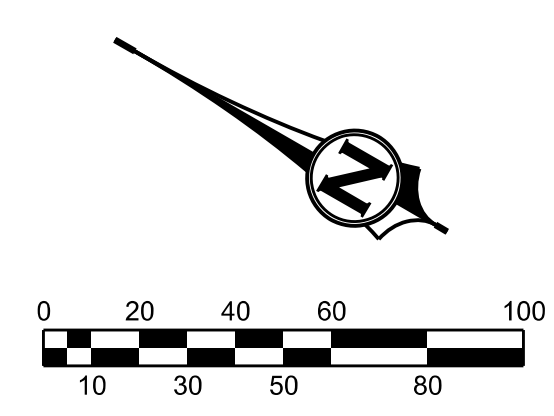
CR#7							CR#8								
TBC RADIUS	DELTA	LENGTH	STREET LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	STREET LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.
20.00	91°55'04"	32.09'	PC	2950 W	3+11.08	L20.50	4241.29	20.00	88°30'10"	30.89'	PC	2760 N	10+91.50	R20.50	4240.87L
			1/4 Δ	2950 W	3+03.27	L22.09	4241.18				1/4 Δ	2760 N	10+98.56	R22.05	4240.86L
			1/2 Δ	2760 N	11+04.34	L26.28	4241.08				1/2 Δ	2760 N	11+04.76	R26.42	4240.95
			3/4 Δ	2760 N	10+97.45	L21.99	4241.98				3/4 Δ	2950 W	2+37.58	L21.97	4241.05
			PT	2760 N	10+89.08	L20.50	4240.88L				PT	2950 W	2+30.04	L20.50	4241.14

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
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NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,
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WITH COORDINATE VALUES OF
N 10,281.423
E 5,048.293
EL 4230.82'
AND GROUND DISTANCES BEING RUN THEREFROM.
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST
BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

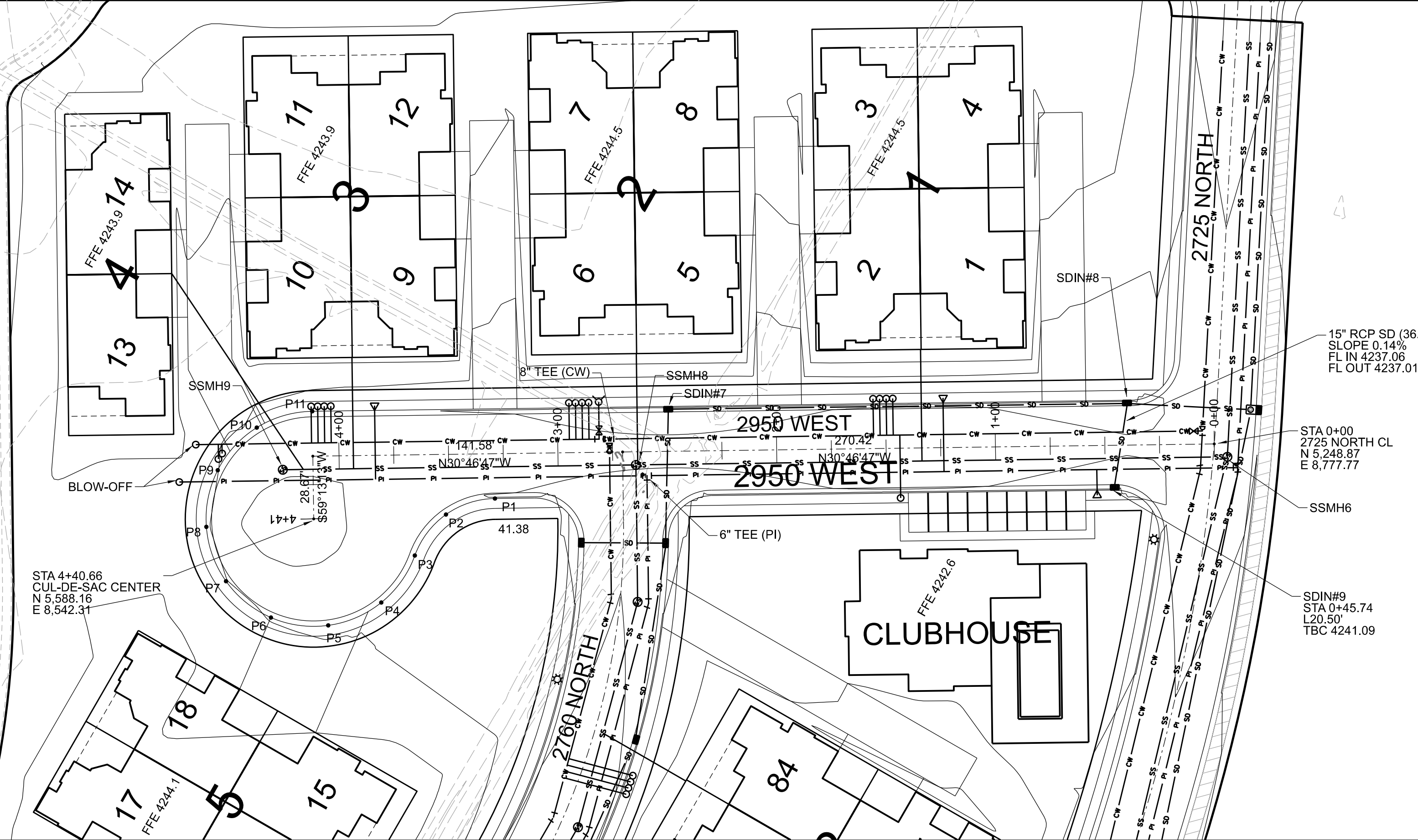
2760 NORTH CENTERLINE PROFILE



THE VILLAS AT JDC RANCH
PLAN AND PROFILE SHEET
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH



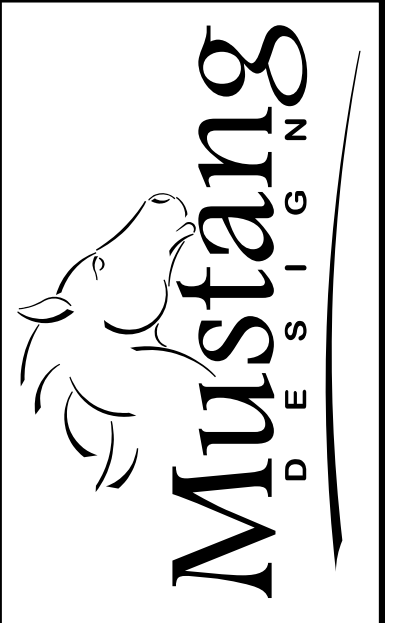
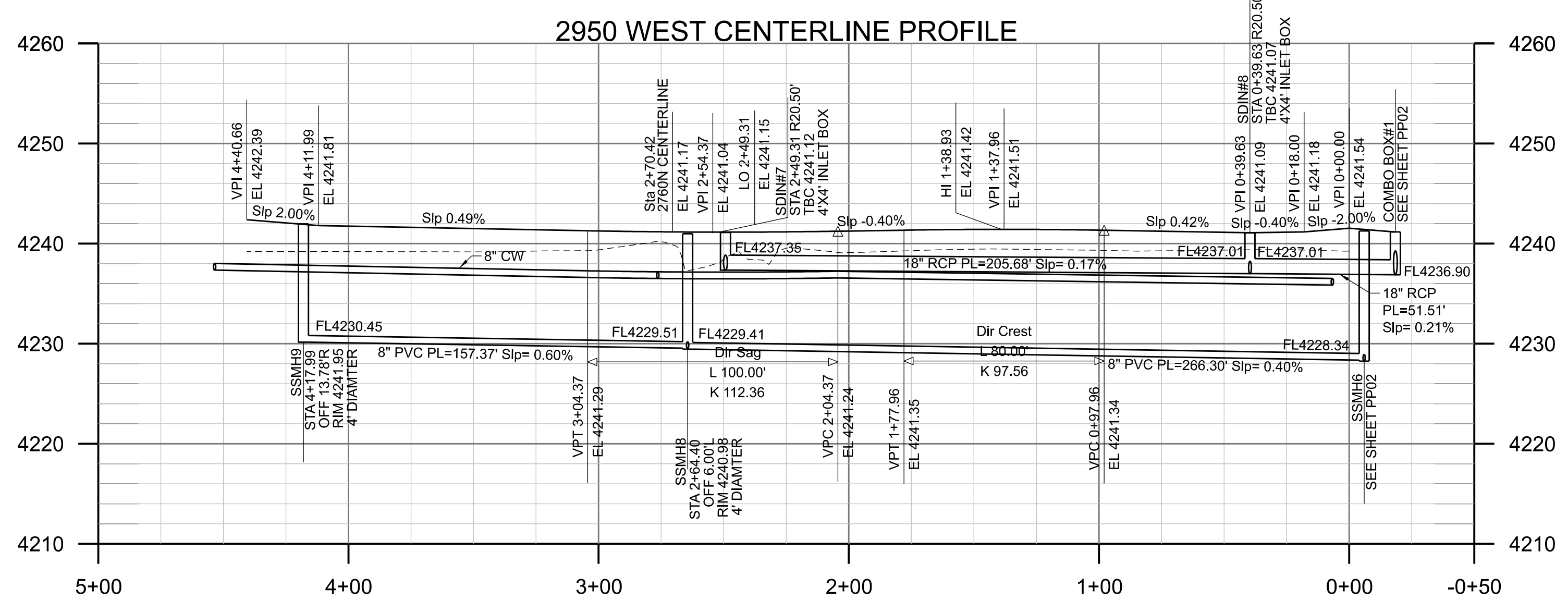
FUTURE ROAD IMPROVEMENTS (BY OTHERS)



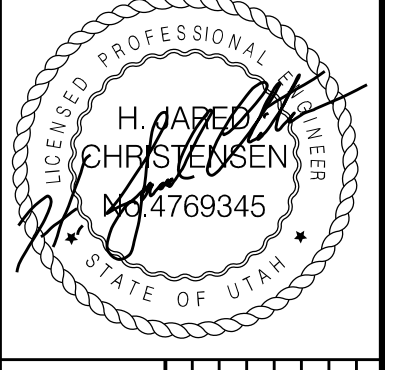
- LEGEND**
- BOUNDARY LINE
 - - - - SETBACK LINE (EXT. 20' - INT. 15' TYP.)
 - STREET CENTER LINE
 - LOT LINE AND RIGHT OF WAY LINE
 - EASEMENT
 - SS — 8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
 - C — 8" CULINARY (C-900 PVC, DR18, BLUE) SHOWING HYDRANT AND CW METER
 - P — 6" PRESSURE IRRIGATION (C900 DR-18 PURPLE PVC) MAIN WITH 3/4" SERVICES
 - SD — STORM DRAIN (RCP TYPE III)
 - T — ELECTRICAL TRANSFORMER AND SERVICE WIRES
 - * — STREET LIGHT POLES

CUL-DE-SAC POINT TABLE			
TBC POINT	NORTHING	EASTING	ELEVATION
P1	5,521.08	8,591.78	4241.38
P2	5,536.79	8,574.26	4241.49
P3	5,539.75	8,550.92	4241.60
P4	5,542.28	8,524.63	4241.72
P5	5,558.05	8,503.44	4241.84
P6	5,582.51	8,493.47	4241.96
P7	5,608.60	8,497.60	4242.08
P8	5,628.79	8,514.63	4242.19H
P9	5,637.25	8,539.65	4242.06
P10	5,631.55	8,565.44	4241.92
P11	5,613.32	8,584.56	4241.78

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
 U.S. SURVEY FOOT
 NORTHWEST CORNER OF SECTION 27, TOWNSHIP 7 NORTH,
 RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
 WITH COORDINATE VALUES OF
 N 10,281.423
 E 5,048.293
 EL 4230.82'
 AND GROUND DISTANCES BEING RUN THEREFROM.
 THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST
 BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27



MUSTANG DESIGN, LLC
 791 N 100 E, SUITE 200
 LEHI, UTAH 84043



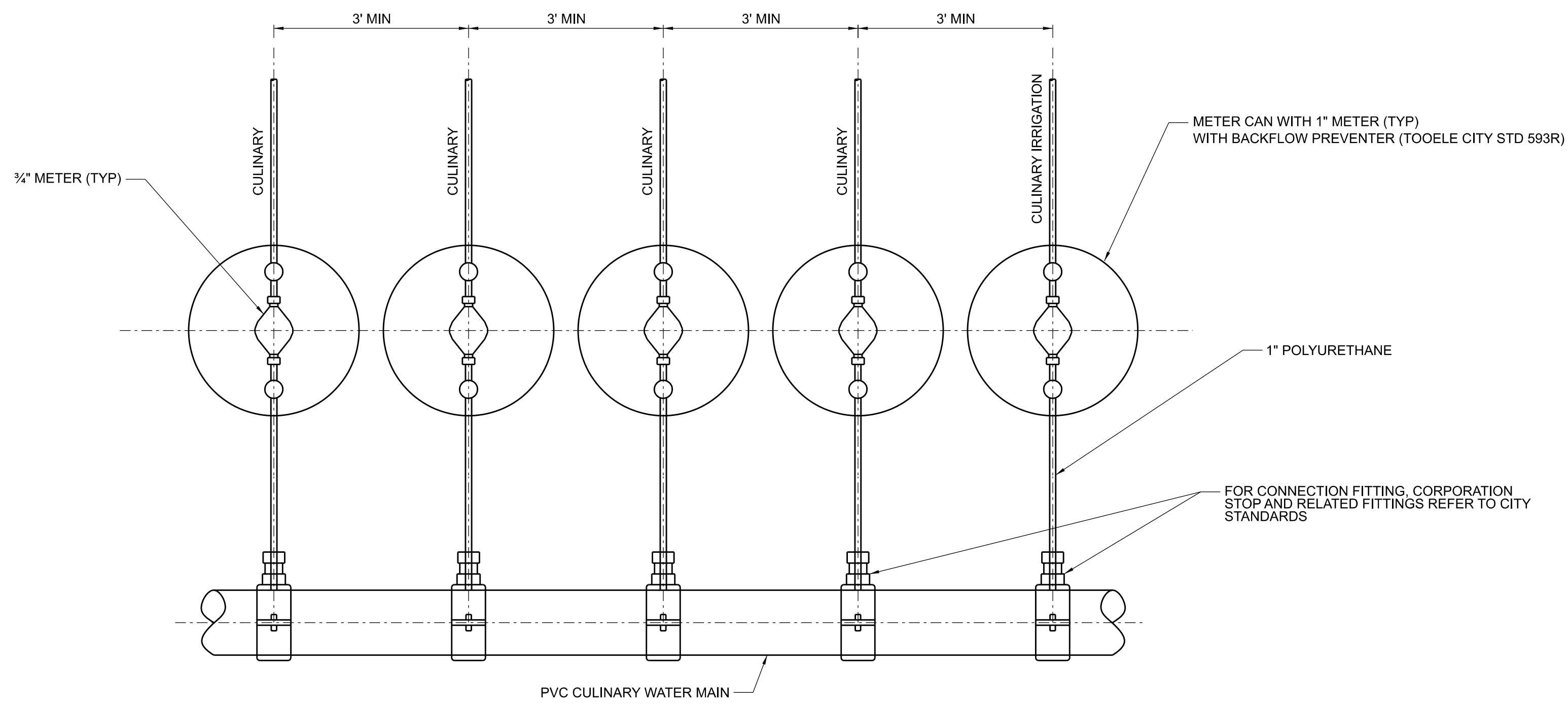
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NO.	REVISION	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH
 PLAN AND PROFILE SHEET
 AN ACTIVE SENIOR COMMUNITY
 2725 NORTH 3100 WEST
 WEBER COUNTY, UTAH

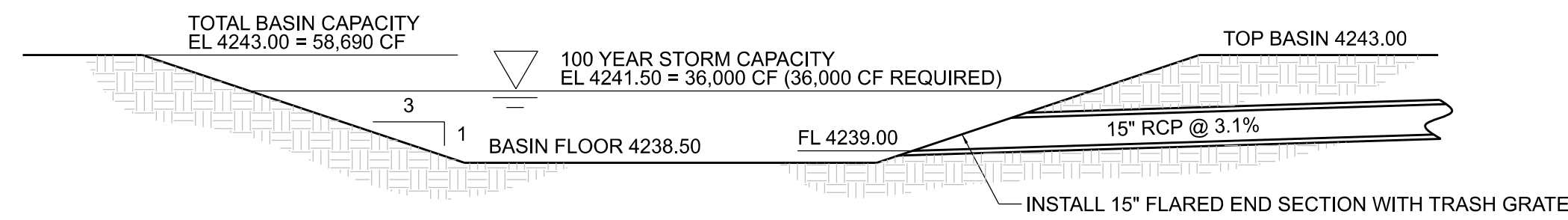
PROJ #: 2023005
 CAD FILE: 2023005PP05.dgn
 DRAWN BY: HJC
 DESIGN BY: HJC
 CHECKED BY: MJJ
 SCALE OF SHEET
 HOR SCALE: 1" = 40'
 VER SCALE: 1" = 10'

SHEET
 OF PP05
 5

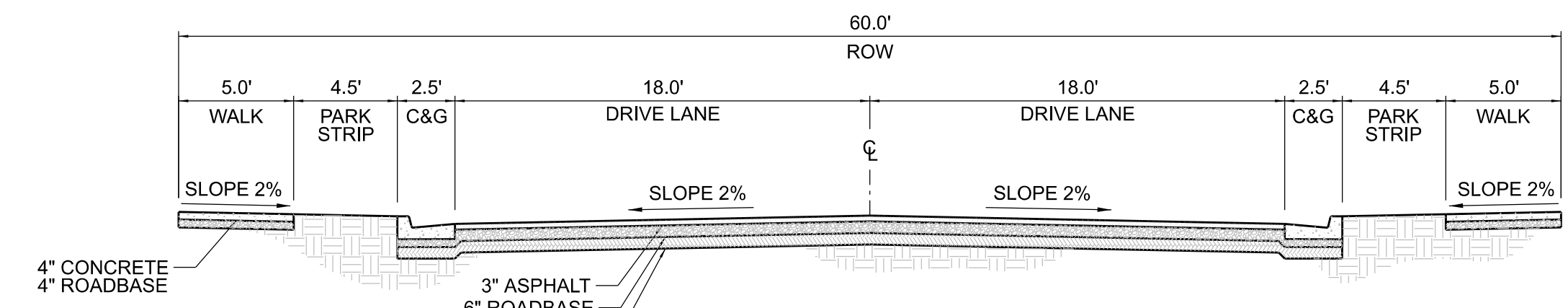


CULINARY WATER METER CLUSTER & SINGLE IRRIGATION DETAIL

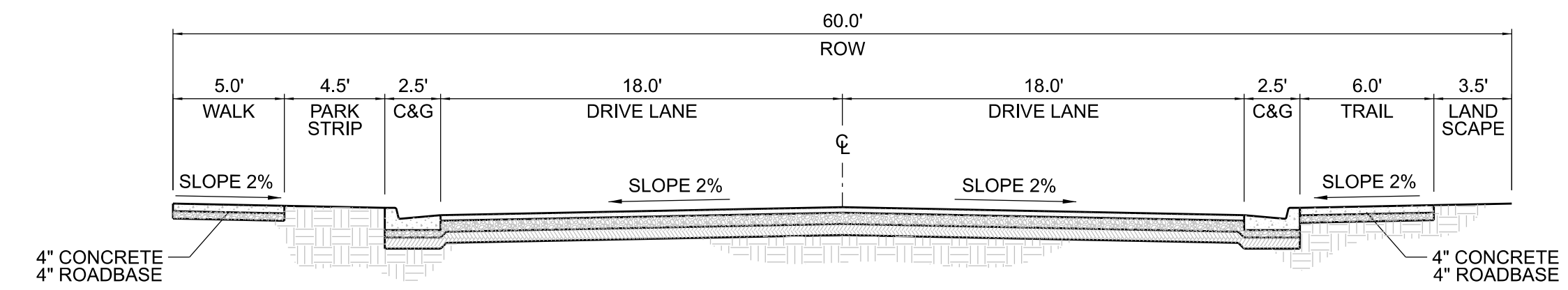
METER CONNECTION SHALL BE NO CLOSER THAN 24" TO THE NEAREST PIPE BELL OR JOINT.



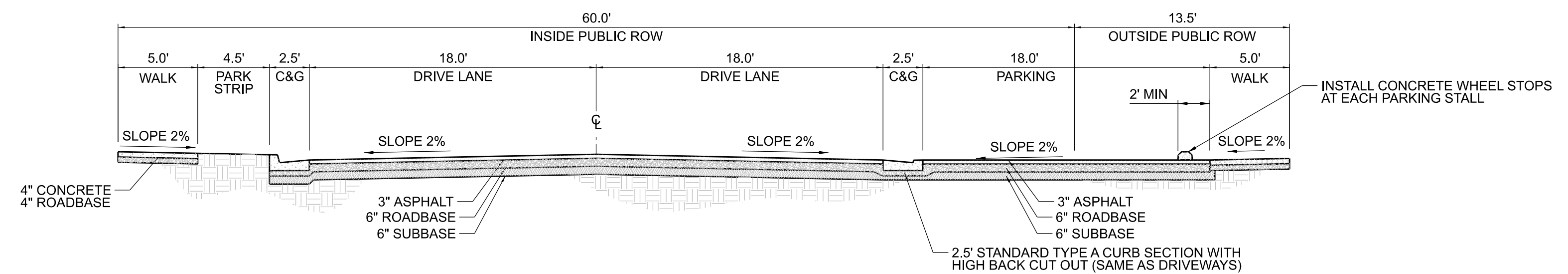
RETENTION BASIN DETAIL



VILLAS STANDARD CROSS SECTION
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



VILLAS 2725 N ALTERNATE CROSS SECTION (FACING EAST)
STA 2+19.8 TO STA 20+81.97
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



STANDARD STREET CROSS SECTION WITH PARKING SECTION (FACING SOUTH)
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043



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NO.	DESCRIPTION	BY	DATE

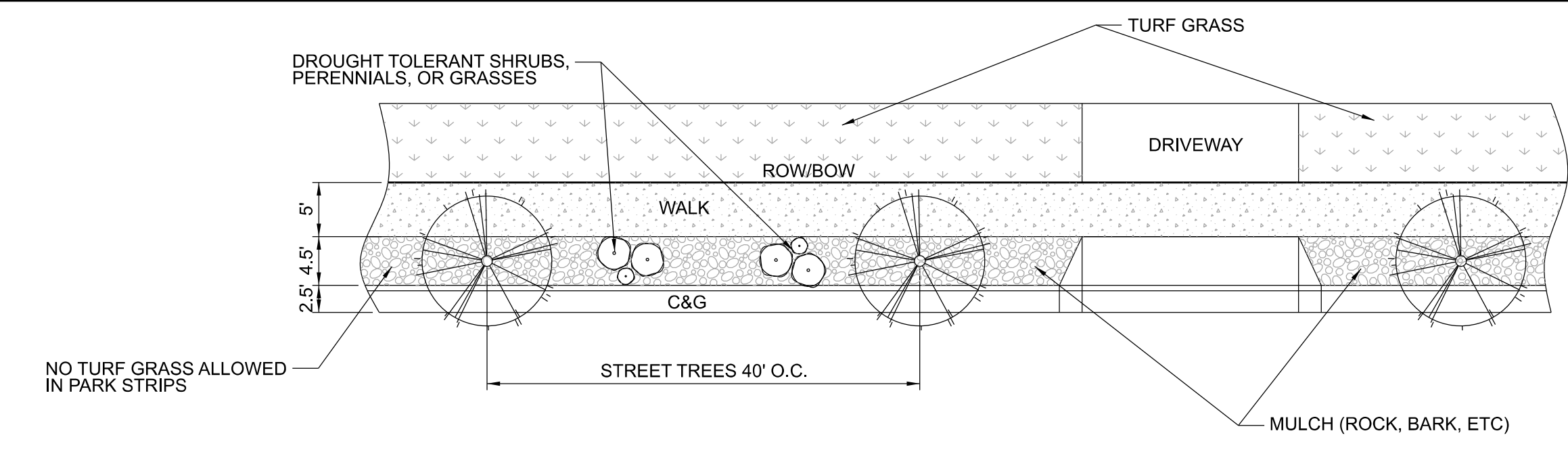
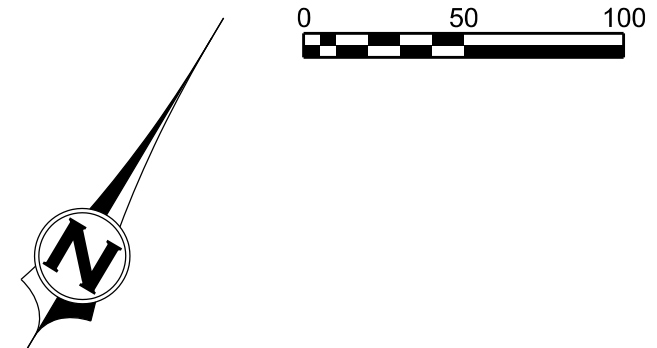
THE VILLAS AT JDC RANCH
PROJECT DETAILS SHEET

AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005DS01.dgn
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: HJC
SCALE OF SHEET
HOR SCALE: N.T.S.
VER SCALE: N.T.S.

SHEET DS01

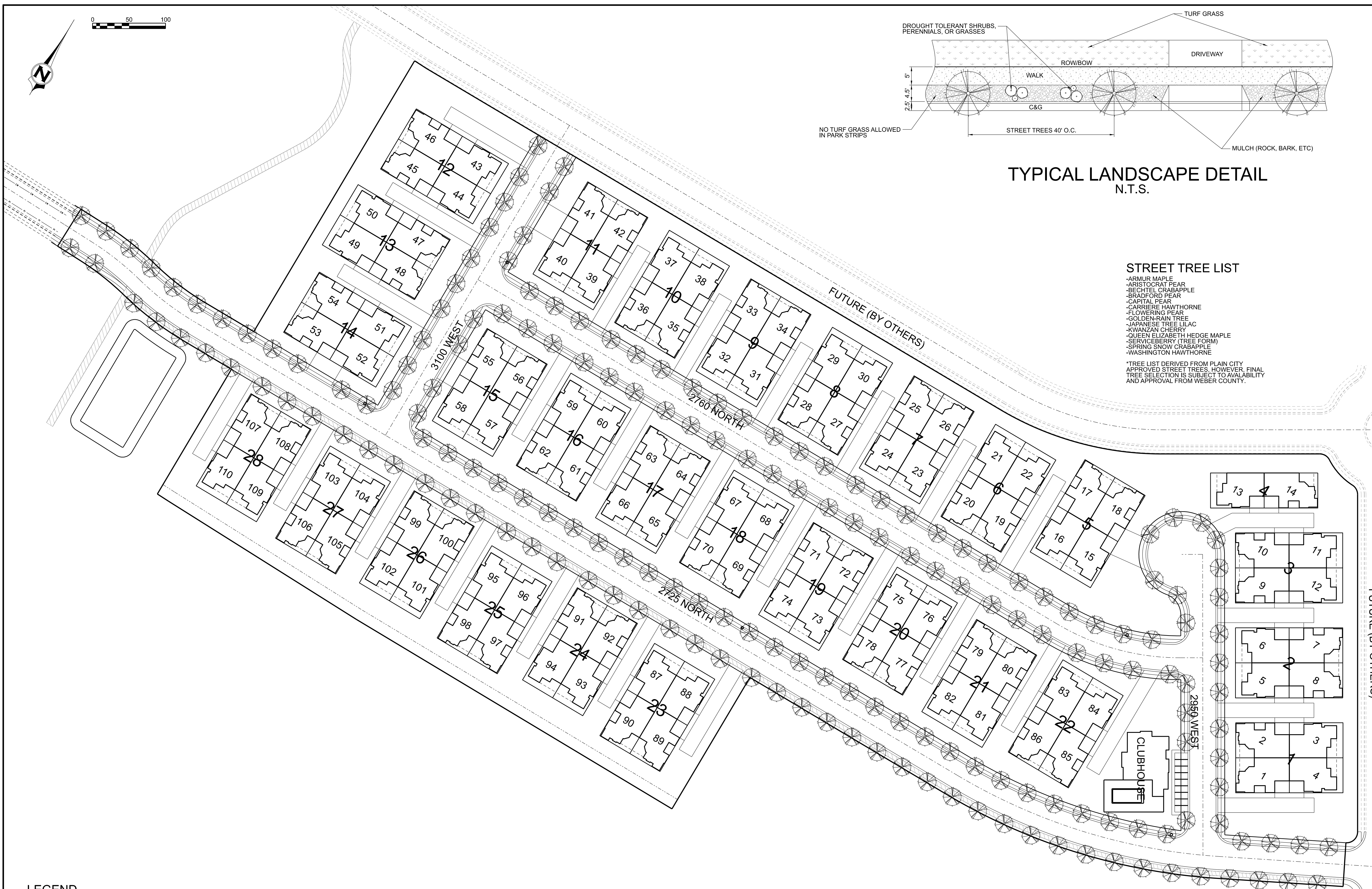
OF 1



TYPICAL LANDSCAPE DETAIL
N.T.S.

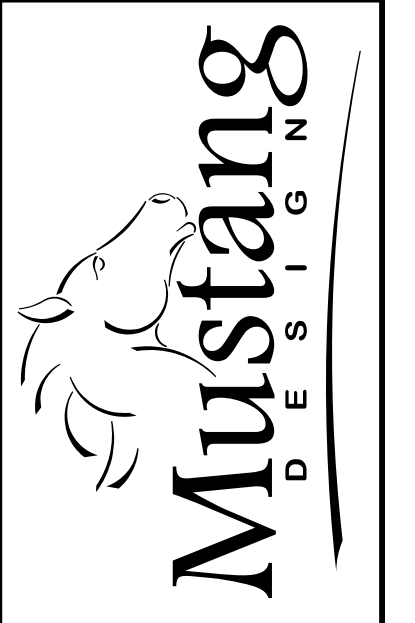
STREET TREE LIST

- ARMUR MAPLE
 - ARISTOCRAT PEAR
 - BECHTEL CRABAPPLE
 - BRADFORD PEAR
 - CAPITAL PEAR
 - CARRIERE HAWTHORNE
 - FLOWERING PEAR
 - GOLDEN-RAIN TREE
 - JAPANESE TREE LILAC
 - KWANZAN CHERRY
 - QUEEN ELIZABETH HEDGE MAPLE
 - SERVICEBERRY (TREE FORM)
 - SPRING SNOW CRABAPPLE
 - WASHINGTON HAWTHORNE
- *TREE LIST DERIVED FROM PLAIN CITY APPROVED STREET TREES, HOWEVER, FINAL TREE SELECTION IS SUBJECT TO AVAILABILITY AND APPROVAL FROM WEBER COUNTY.



LEGEND

—————	BOUNDARY LINE
- - - - -	SETBACK LINE
- · - · -	STREET CENTER LINE
—————	LOT LINE AND RIGHT OF WAY LINE
- · - · -	EASEMENT



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NO.	DESCRIPTION	BY	DATE

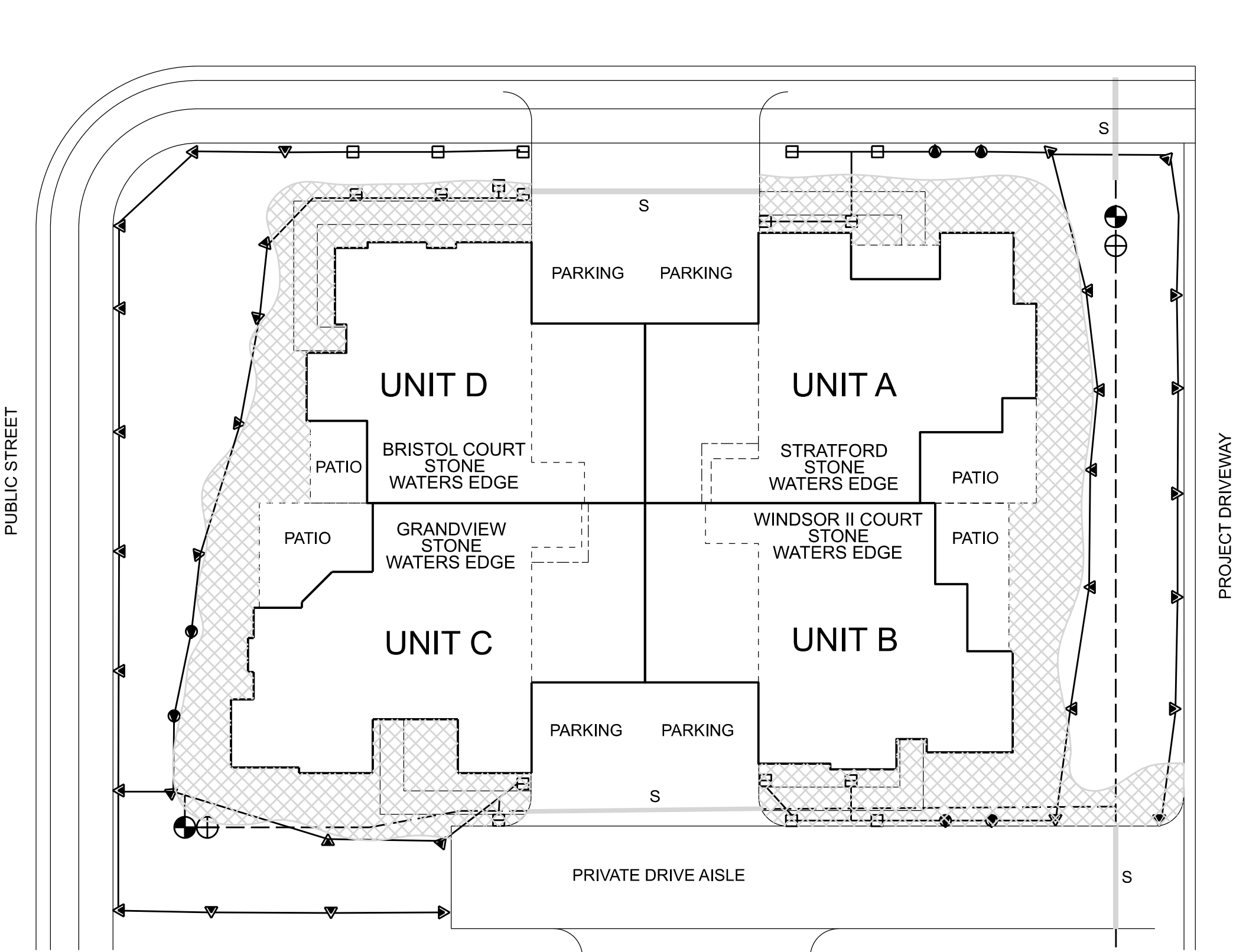
THE VILLAS AT JDC RANCH
OVERALL LANDSCAPE PLAN
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005LP01.dgn
DRAWN BY: PSJ
DESIGN BY: PSJ
CHECKED BY: MJJ
SCALE OF SHEET:
HOR SCALE: 1"=60'
VER SCALE:
SHEET
LP01
OF
2

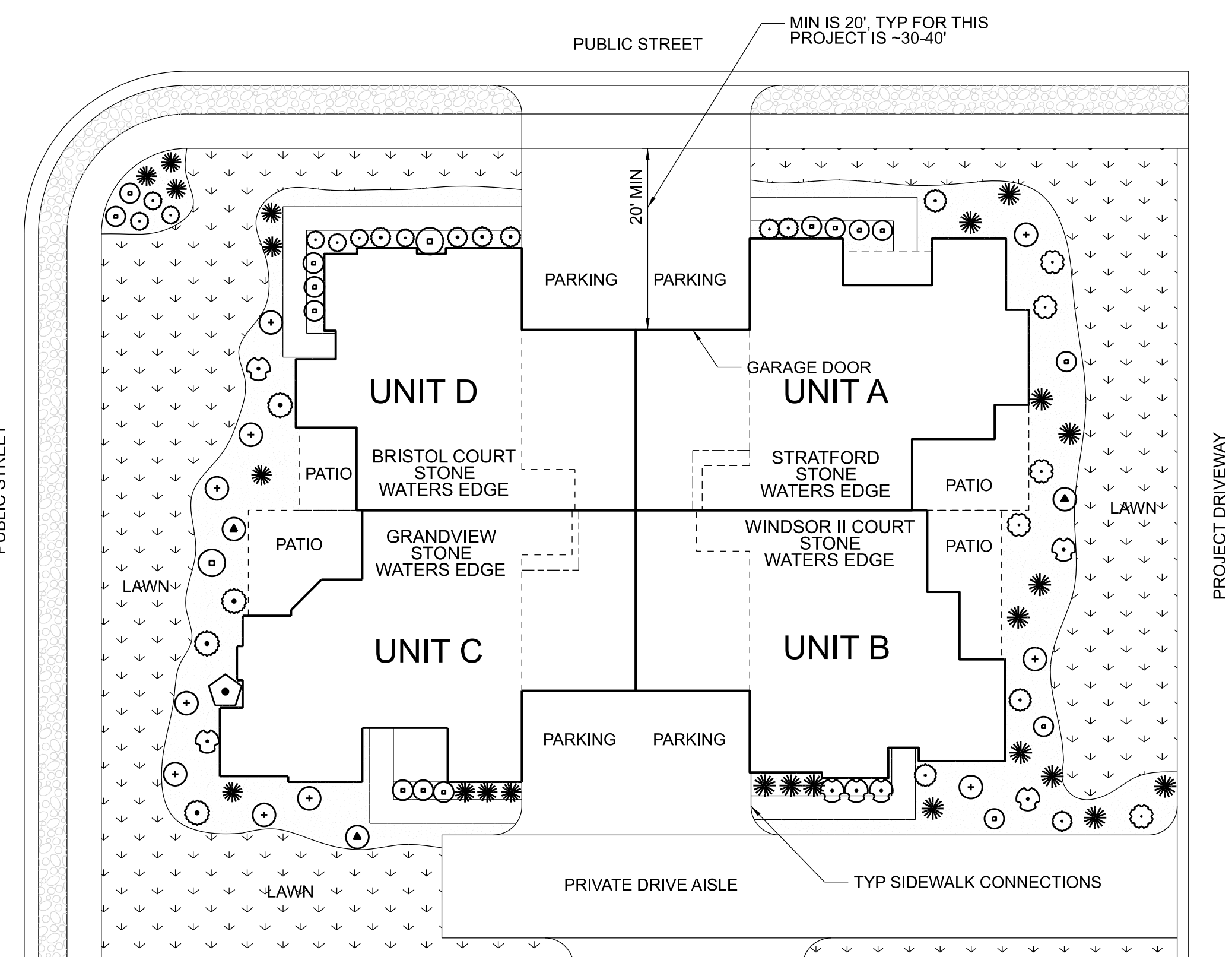
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NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH
AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH



TYPICAL 4-UNIT BUILDING IRRIGATION PLAN



TYPICAL 4-UNIT BUILDING LANDSCAPE PLAN

PLANNED PLANT LIST

- TREES**
- Gleditsia Triacanthos - Honeylocust
 - Tilia Cordata - Little Leaf Linden
 - Zelkova Serrata - Japanese Zelkova
 - Acer Platanoides - Norway Maple
 - Acer Freemanii - Autumn Blaze Maple
 - Crataegus Crus-galli - Hawthorn
 - Ulmus parvifolia - Lacebark Elm
 - Prunus Virginiana - Chokecherry
 - Cercis Canadensis - Eastern Redbud
 - Acer Ginnata - Amur Maple
 - Koeleruteria paniculata - Golden Raintree
 - Styphnolobium japonicum - Pagoda Japanese Tree
 - Malus spp. - Crabapple
 - Crataegus Crus-galli - Hawthorn
 - Betula occidentalis - Water Birch
 - Acer Palmatum - Japanese Maple
 - Fagus Sylvatica - Dawyck Purple Beach
 - Picea pungens - Weeping Colorado Spruce
 - Pinus texilis glauca 'Vanderwolf's Pyr' - Vanderwolf's Pine
 - Pinus nigra - Austrian Pine
 - Cedrus atlantica - Blue Atlas Cedar
 - Picea mariana fastigiata 'Wellspire' - Wellspire Black Spruce
 - Chamaecyparis nootkatensis 'Glaucula Pendula' - Blue Weeping Alaska Cedar
 - Picea abies 'Pendula' - Weeping Norway Spruce
 - Thuja occidentalis 'Emerald' - Emerald Arborvitae
 - Picea pungens glauca fastigiata 'Blue Totem' - Blue Totem Spruce
 - Picea glauca 'Pendula' - Weeping White Spruce
 - Pinus sylvestris 'Fastigiata' - Columnar Scotch Pine
 - Chamaecyparis nootkatensis 'Pendula' - Weeping Alaskan Cedar
 - Pinus heldreichii - Bosnian Pine
 - Pinus ponderosa - Ponderosa Pine

- SHRUBS**
- Berberis thunbergii - Barberry
 - Cornus alba - Dogwood
 - Cotoneaster lucidus - Peking Cotoneaster
 - Cytisus x 'Lilac Time' - Lilac Time Broom
 - Euonymus alata 'Compacta' - Dwarf Burning Bush
 - Hibiscus syriacus - Rose of Sharon
 - Lonicera x 'Emerald Mound' - Emerald Mound Honeysuckle
 - Potentilla fruticosa 'Klondike' - Shrubby Cinquefoil
 - Rosa meidland - Meidland Roses
 - Hysocarpus opulifolius - Summer Wine Ninebark
 - Spiraea Japonica - Spiraea
 - Viburnum Trilobum - Bailey Compact Viburnum
 - Euonymus fortunei - Trailing Euonymus
 - Juniperus horizontalis - Horizontal Junipers
 - Juniperus sabina - Sabina Junipers
 - Pinus mugo muginus 'Pumilio' - Dwarf Mugo Pine

- ORNAMENTAL GRASSES AND PERENNIALS**
- Calamagrostis x acutifolia - Feather Grass
 - Miscanthus sinensis - Maiden Grass
 - Calamagrostis acutiflora - Carl Foerster Fountain Grass
 - Penisetum alopecuroides - Little Bunny Fountain Grass
 - Helictotrichon sempervirens - Blue Oat Grass
 - Festuca glauca - Eajah Blue
 - Penisetum alopecuroides sp. - Fountain Grass

- LAWN - LOWER WATER USAGE**
- Draylar Upland Bluegrass - 30 %
 - Cover Sheep Fescue - 30 %
 - CrystalHard Fescue - 30%
 - AnnualRye Grass - 10%

NOTE:
PLANT LIST IS INTENDED TO BE REPRESENTATIVE OF THE PLANTINGS USED IN THE DEVELOPMENT. DUE TO FLUCTUATIONS IN PRODUCT AVAILABILITY DEVELOPER MAY SUBSTITUTE OR ADD TO THIS LIST ANY MATERIAL SET FORTH ON THE WEBER BASIN CONSERVANCY DISTRICT LIST OF WATER-CONSERVING PLANTS.

- NOTES:
- 1- PLANTER BEDS TO BE COVERED WITH 2" OF WOOD MULCH.
 - 2- PLANT TYPE AND PLACEMENT OF TREES SHOWN MAY BE ADJUSTED BY DEVELOPER TO FIT BEST WITH AVAILABLE STOCK ON HAND AND BUILDING DESIGN.
 - 3- PLAN AND ALL COMPONENTS APE CONCEPTUAL ONLY AND MAY BE CHANGED ACCORDING TO OWNERS DISCRETION DUE TO PLANT AND MATERIAL AVAILABILITY.
 - 4- SEE SHEETS LP01 & LP03 FOR ADDITIONAL PLANTING AND TREATMENTS.
 - 5- CLUBHOUSE AND PLANT LAYOUT ARE SHOWN TO REPRESENT TYPICAL LANDSCAPING OF LEISURE VILLAS PROJECTS, BUT ARE SUBJECT TO CHANGE.

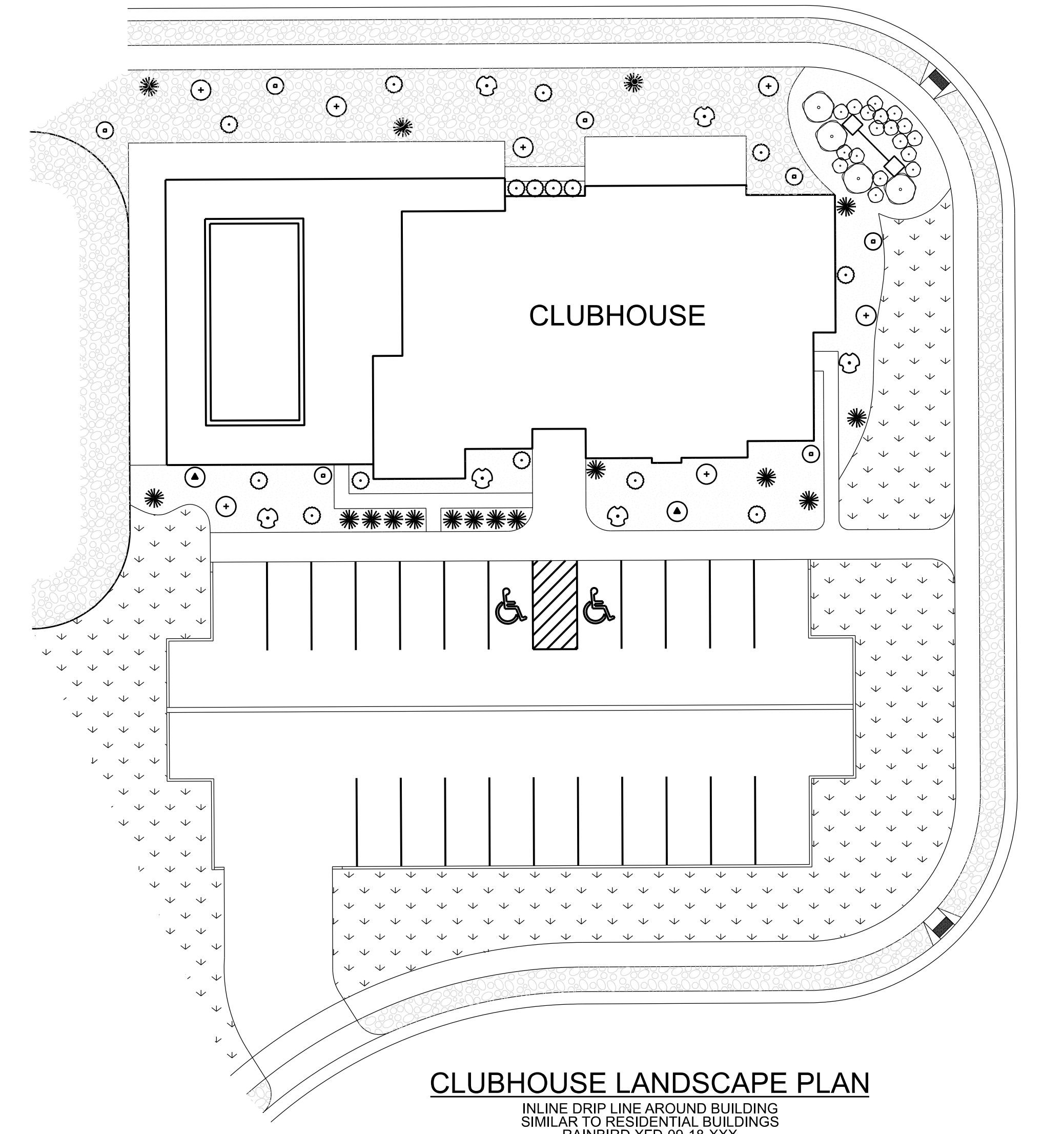
IRRIGATION SCHEDULE

SYM.	MODEL	PSI	(X-H)	RADIUS
☐	HUNTER PROS-06-PRS40-CV-R W/MPSS530, MPLCS515, MPLRS515	40	0.44	5' X 30', 5' X 15'
●	HUNTER PROS-06-PRS40-CV-R W/MP100090	40	0.37	8' - 15'
▼	HUNTER PROS-06-PRS40-CV-R W/MP200090	40	0.74	13' - 21'
⊙	RAINBIRD 3504-PC-SAM 1.0 NOZZLE	45	1.06	21.0
⊙	RAINBIRD 3504-PC-SAM 2.0 NOZZLE	45	1.93	27.0
⊙	RAINBIRD 3504-PC-SAM 3.0 NOZZLE	45	4.13	35.0

- ▨ INLINE DRIP LINE - RAINBIRD XFD-09-18-XXX
- ⊕ AUTOMATIC CONTROL VALVE - RAINBIRD PEB - SEE PLAN FOR SIZES
- ⊕ DRIP CONTROL ZONE - RAINBIRD XCZ-100-PRBCOM
- LATERAL PIPE - SCHEDULE 40 PVC
- 3" SCH 40 PVC MAINLINE
- S IRRIGATION SLEEVING

IRRIGATION LATERAL PIPE SIZING SCHEDULE

DISTANCE - VALVE TO END OF LATERAL	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIP	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM	22 - 40 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM	40 - 65 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

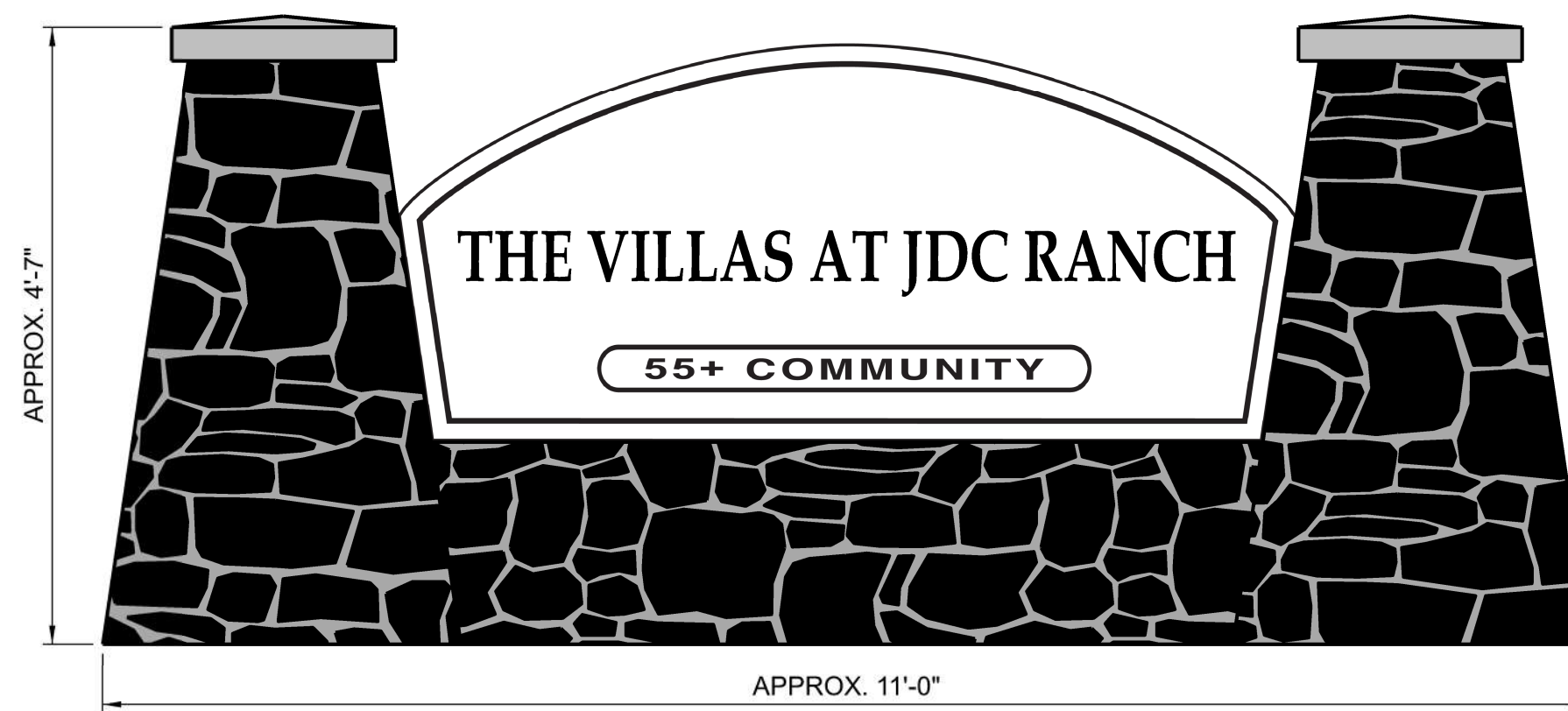


CLUBHOUSE LANDSCAPE PLAN

INLINE DRIP LINE AROUND BUILDING
SIMILAR TO RESIDENTIAL BUILDINGS
RAINBIRD XFD-09-18-XXX



ENTRY MONUMENT CONCEPT



ENTRY MONUMENT DRAWING
Dimensions and and masonry feature styles may vary.

COUNTRY VIEW VILLAS
PRIVATE COMMUNITY AMENITIES

- Clubhouse to include:
Large heated Pool
Stadium seating theater
Fully equipped exercise facility
Patio area with lounge chairs and barbecue
Meeting/gathering area
Pool table
Kitchen Area
Business Office
- Relaxation and Picnic areas
- Large Entry monument sign and abundant entry landscaping
- Restriction on home sales to seniors over 55 in compliance with HUD regulations
- Very restrictive community covenants
- Individual building landscaping completed before occupancy
- Professionally maintained landscaping
- Professionally managed Homeowners' Association



Model Sign
18" x 18"



Building Sign
18" x 24"



Address Sign
8" x 16"



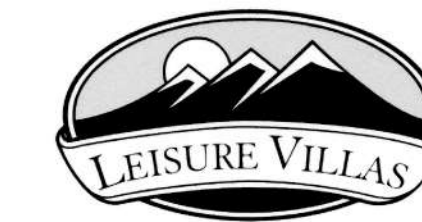
Sales Sign
24" x 18"



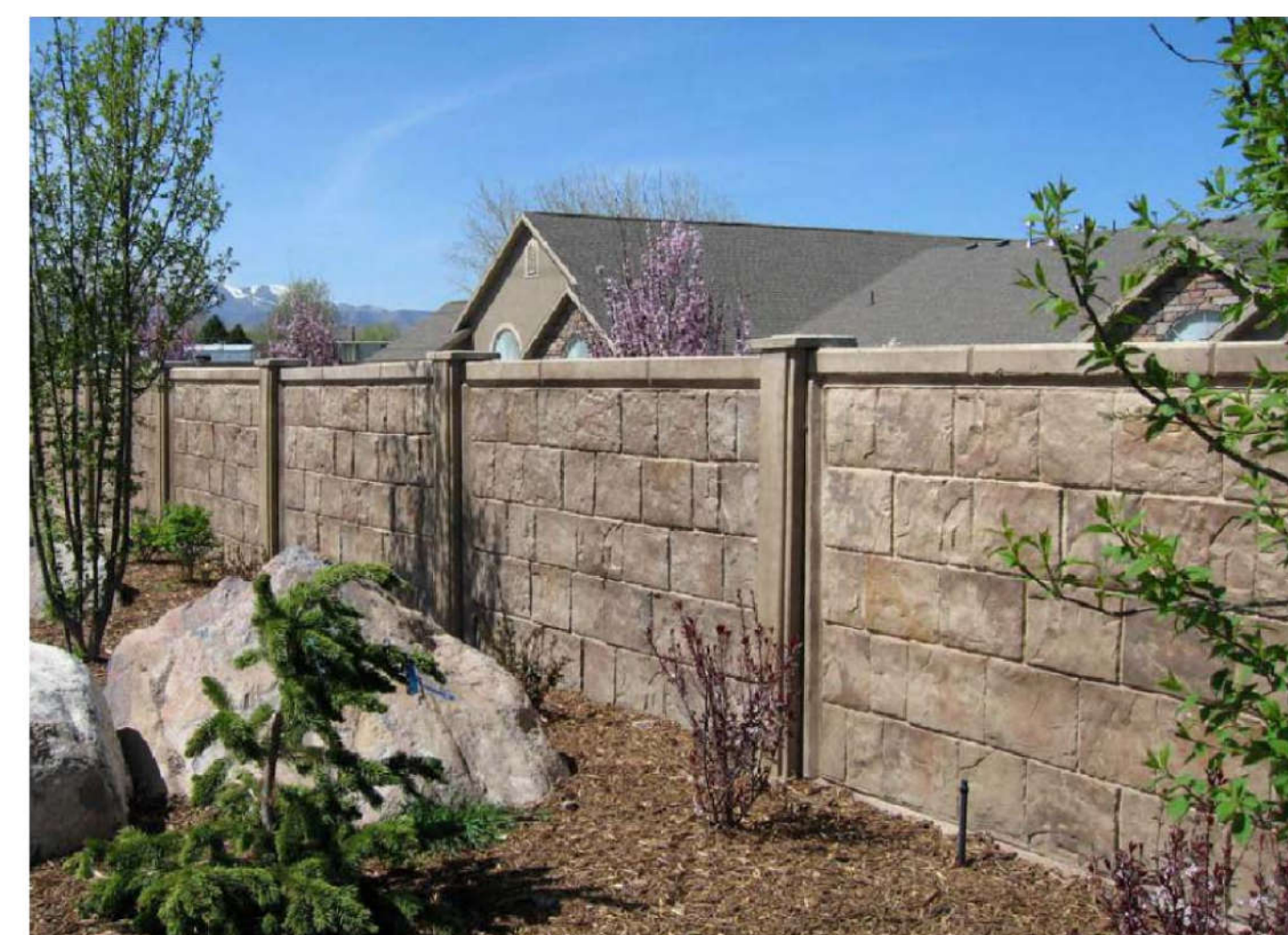
Private Community Sign
24" x 18"



MAIL GANG BOX



A LEISURE VILLAS, INC. DEVELOPMENT
BRENT LINDSTROM (PRESIDENT)
791 N 100 E, SUITE 100, LEHI, UT 84043



6' PRIVACY CONCRETE COMPOSITE FENCE (RHINO ROCK)
COLOR: SHADOW BROWN

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



4' SEMI-PRIVATE FENCE MASONRY PILLARS
COLOR: BROWN MIX

Photo is representative of the type of pillar to be constructed and should not be considered as the exact design.



4' SEMI-PRIVATE FENCE (VINYL)
COLOR: TAUPE OR WHITE (TO MATCH BUILDING EXTERIOR)

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.



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NO.	REVISION	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH
LANDSCAPE MONUMENT, FENCING AND SIGNAGE

AN ACTIVE SENIOR COMMUNITY
2725 NORTH 3100 WEST
WEBER COUNTY, UTAH

PROJ #: 2023005
CAD FILE: 2023005LP03.dgn
DRAWN BY: MJJ
DESIGN BY: DE
CHECKED BY: DE
SCALE OF SHEET
HOR SCALE: 1" = 60'
VER SCALE:
SHEET

LP03

OF

3