

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'

THE ORCHARDS AT JDC RANCH PHASE 1

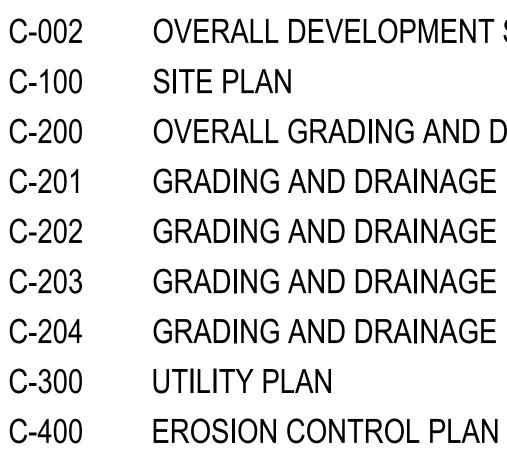
1 OF 2 PHASE 1 PLA PHASE 1 PLA 2 OF 2 C-001 GENERAL NO C-002 SITE PLAN C-100

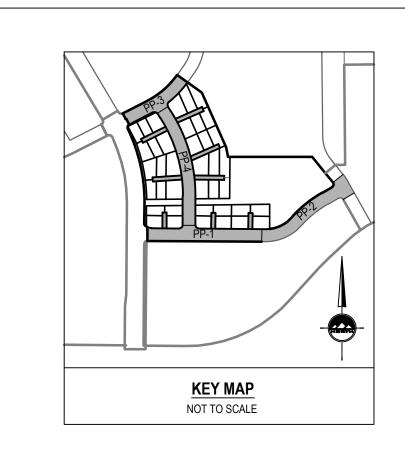
INDEX OF DRAWINGS

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.

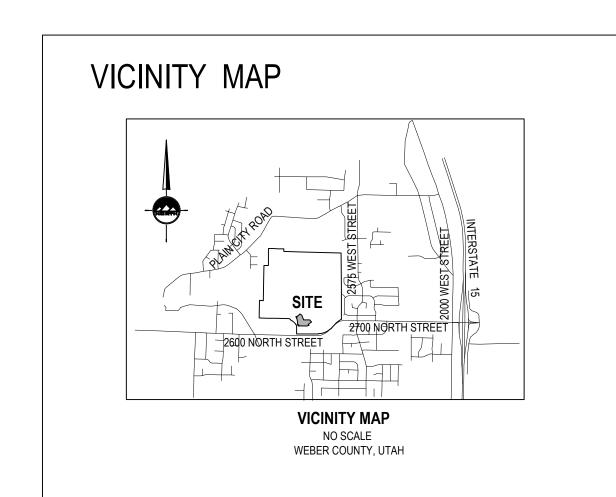
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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





2800 WEST 2600 NORTH STREET WEBER COUNTY, UTAH

	PP-0	PLAN AND PROFILE KEY MAP
Г	PP-1	2675 NORTH STREET PLAN AND PROFILE
Г	PP-2	2675 NORTH STREET PLAN AND PROFILE
TES	PP-3	ABERDEEN DRIVE PLAN AND PROFILE
/ELOPMENT SITE PLAN	PP-4	2825 WEST STREET PLAN AND PROFILE
	PP-5	2830 WEST STREET, 2810 WEST STREET
ADING AND DRAINAGE PLAN		AND 2780 WEST STREET PLAN AND PROFIL
D DRAINAGE PLAN	PP-6	2720 NORTH STREET PLAN AND PROFILE
D DRAINAGE PLAN	PP-7	2710 NORTH STREET PLAN AND PROFILE
D DRAINAGE PLAN	PP-8	2705 NORTH STREET PLAN AND PROFILE
D DRAINAGE PLAN	C-500	DETAILS
	C-501	DETAILS



GENERAL NOTES

I. ALL WORK SHALL CONFORM TO WEBER COUNTY STANDARDS & SPECIFICATIONS.

2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

FOR REVIEW NOT FOR CONSTRUCTION DATE PRINTED December 8, 2023

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.

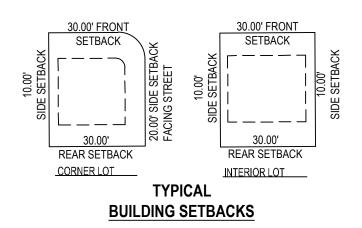
UTILITY DISCLAIMER

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.

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SOUTH OG <i>CONTACT</i> STEVE ANI	DEN, UT 8440		
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GENERAL NOTES:

- 1. PROPERTY IS WITHIN RESIDENTIAL OVERLAY ZONE. A. FRONT YARD SETBACK IS 10' FROM PUBLIC RIGHT OF WAY (5' FROM PRIVATE DRIVEWAY) B. REAR YARD SETBACK IS 10'
- C. SIDE YARD SETBACK IS 5' TOTAL (MINIMUM 10' BETWEEN STRUCTURES)
- 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- 3. PARCEL A IS TO BE DEDICATED TO THE COUNTY. PARCEL B IS TO BE OWNED AND MAINTAINED BY THE ORCHARDS PHASE 1 HOME OWNER'S ASSOCIATION.
- 4. 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. 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.
- 6. 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.



PROF	PROPERTY LINE TABLE					
LINE	BEARING	LENGTH				
PL1	N0°23'41"E	30.00'				
PL2	S89°36'19"E	41.95'				
PL3	N0°24'17"E	30.00'				
PI 4	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'				
PL8	S23°48'56"E	8.61'				
PL9	S11°13'32"E	45.88'				

	PRC	OPERTY	CURVE T	ABLE	
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	45.00'	33.95'	43°13'24"	N67°59'37"W	33.15'
PC2	15.00'	8.19'	31°17'33"	N15°15'06"W	8.09'
PC3	791.50'	362.49'	26°14'26"	N12°43'32"W	359.33'
PC4	15.00'	23.26'	88°50'41"	N18°34'36"E	21.00'
PC5	395.00'	190.50'	27°37'58"	N49°10'58"E	188.66'
PC6	15.00'	26.06'	99°33'13"	S10°51'01"W	22.91'
PC7	560.00'	182.46'	18°40'05"	S51°17'35"W	181.65'
PC8	170.00'	23.49'	7°55'06"	S45°55'06"W	23.48'
PC9	230.00'	162.59'	40°30'15"	S70°08'34"W	159.23'

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



LAYTON 919 North 400 West Layton UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM

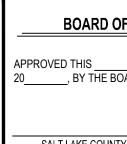
SALT LAKE CITY Phone: 801.255.0529

Phone: 435.843.3590

CEDAR CITY Phone: 435.865.1453

RICHFIELD Phone: 435.896.2983

TOOELE



SALT LAKE COUNTY

THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 27 AND THE NORTHEAST QUARTER SECTION 34 TOWNSHIP 7 NORTH. RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH DECEMBER 2023

	CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C1	45.00'	9.81'	12°29'07"	N52°37'29"W	9.79'	
C2	45.00'	24.14'	30°44'16"	N74°14'11"W	23.85'	
C3	15.00'	23.56'	90°00'00"	N45°23'41"E	21.21'	
C4	670.00'	76.40'	6°32'02"	N2°52'20"W	76.36'	
C5	670.00'	10.01'	0°51'22"	N6°34'01"W	10.01'	
C6	670.00'	10.02'	0°51'24"	N7°25'24"W	10.02'	
C7	670.00'	119.12'	10°11'11"	N12°56'42"W	118.96'	
C8	670.00'	103.73'	8°52'15"	N22°28'24"W	103.63'	
C9	670.00'	10.00'	0°51'19"	N27°20'11"W	10.00'	
C10	670.00'	10.00'	0°51'20"	N28°11'30"W	10.00'	
C11	670.00'	48.68'	4°09'47"	N30°42'04"W	48.67'	
C12	15.00'	22.12'	84°30'21"	N75°02'08"W	20.17'	
C13	455.00'	2.28'	0°17'15"	N62°51'19"E	2.28'	
C14	801.50'	11.81'	0°50'39"	N20°28'17"W	11.81'	
C15	801.50'	89.69'	6°24'41"	N16°50'37"W	89.64'	
C16	801.50'	87.48'	6°15'13"	N10°30'40"W	87.44'	
C17	801.50'	92.22'	6°35'32"	N4°05'18"W	92.17'	
C18	455.00'	8.88'	1°07'05"	N35°55'32"E	8.88'	
C19	455.00'	50.02'	6°17'55"	N40°21'22"E	49.99'	
C20	455.00'	65.26'	8°13'04"	N47°36'52"E	65.20'	
C21	15.00'	22.12'	84°30'21"	N9°28'13"E	20.17'	
C22	730.00'	43.21'	3°23'30"	N31°05'12"W	43.21'	
C23	730.00'	10.05'	0°47'19"	N29°23'28"W	10.05'	
C24	730.00'	10.04'	0°47'15"	N28°36'11"W	10.04'	
C25	730.00'	85.05'	6°40'32"	N24°28'40"W	85.01'	
C26	730.00'	85.52'	6°42'45"	N17°47'02"W	85.47'	
C27	730.00'	10.16'	0°47'51"	N14°01'44"W	10.16'	
C28	730.00'	10.16'	0°47'51"	N13°13'53"W	10.16'	
C29	730.00'	72.07'	5°39'25"	N10°00'15"W	72.04'	
C30	730.00'	10.08'	0°47'28"	N6°46'49"W	10.08'	
C31	730.00'	10.06'	0°47'23"	N5°59'23"W	10.06'	
C32	730.00'	76.31'	5°59'23"	N2°36'00"W	76.28'	
C33	15.00'	23.56'	90°00'00"	N44°36'19"W	21.21'	
C34	170.00'	11.48'	3°52'13"	N88°27'34"E	11.48'	
C35	170.00'	98.68'	33°15'37"	N66°30'27"E	97.31'	
C36	425.00'	2.13'	0°17'15"	N62°51'19"E	2.13'	
C37	425.00'	40.75'	5°29'39"	N59°57'52"E	40.74'	
C38	425.00'	40.75'	5°29'39"	N54°28'13"E	40.74'	
C39	425.00'	121.33'	16°21'25"	N43°32'41"E	120.92'	
C40	700.00'	405.34'	33°10'38"	N16°11'38"W	399.70'	
C41	200.00'	141.39'	40°30'15"	N70°08'34"E	138.46'	
C42	425.00'	42.89'	5°46'54"	N60°06'30"E	42.87'	
C43	425.00'	162.08'	21°51'04"	N46°17'31"E	161.10'	

	LINE TABLE				
LINE	BEARING	LENGTH			
L1	N0°23'41"E	31.77'			
L2	S89°36'19"E	20.00'			
L3	N0°23'41"E	75.00'			
L4	N85°56'54"E	35.37'			
L5	N4°03'06"W	20.00'			
L6	N85°56'54"E	136.96'			
L7	N63°24'27"E	29.98'			
L8	N26°35'33"W	20.00'			
L9	N63°24'27"E	128.46'			
L10	N32°46'57"W	24.95'			
L11	N32°46'57"W	24.95'			
L12	N66°11'04"E	26.73'			
L13	N23°48'56"W	20.00'			
L14	N66°11'04"E	135.89'			
L15	N66°11'04"E	26.87'			
L16	N23°48'56"W	20.00'			
L17	N66°10'46"E	144.70'			
L18	S89°36'19"E	26.73'			
L19	N0°23'41"E	20.00'			
L20	S89°36'19"E	139.96'			
L21	N0°23'41"E	36.57'			
L22	S89°36'19"E	20.00'			
L23	N0°23'41"E	75.00'			
L24	N0°23'41"E	40.22'			
L25	S89°36'19"E	20.00'			
L26	N0°23'41"E	74.97'			

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR D SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATE SIGNED THIS _____ DAY OF ______, 20 _____.

WEBER COUNTY SURVEYOR

OF HEALTH APPROVAL	COUNTY ATTORNEY'S APPROVAL	PLANNING COMMISSION APPROVAL	COUNTY ENGINEER'S APF
DAY OF, BOARD OF HEALTH.	APPROVED THIS DAY OF, 20, BY THE WEBER COUNTY ATTORNEY.	APPROVED THIS DAY OF, 20, BY THE COUNTY PLANNING COMMISSION APPROVAL	APPROVED THIS DAY OF BY THE WEBER COUNTY ENGINEER
ITY HEALTH DEPT.	WEBER COUNTY ATTORNEY	CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	WEBER COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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. <u>8034679</u> 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.

SURVEY NARRATIVE	

Purpose of Survey is to split existing parcels into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situated 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 North 89°44'59" West 399.55 feet along the Section Line from the Southeast Corner of said Section 27 and running thence:

South 60.00 feet;

thence southerly 162.59 feet along the arc of a 230.00-foot radius tangent curve to the left (center bears North 0°23'41" East and the ong chord bears South 70°08'34" West 159.23 feet with a central angle of 40°30'15");

- thence North 89°36'19" West 531.03 feet; thence North 0°23'41" East 30.00 feet;
- thence South 89°36'19" East 41.95 feet; thence North 0°24'17" East 30.00 feet;
- thence North 89°36'19" West 46.45 feet;

thence northerly 33.95 feet along the arc of a 45.00-foot radius tangent curve to the left (center bears North 43°37'05" East and the long chord bears North 67°59'37" West 33.15 feet with a central angle of 43°13'24"); thence northerly 8.19 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 89°36'19" East and the long chord bears North 15°15'06" West 8.09 feet with a central angle of 31°17'33"); thence North 0°23'41" East 98.40 feet;

thence northerly 362.49 feet along the arc of a 791.50-foot radius tangent curve to the left (center bears South 89°36'19" East and the long chord bears North 12°43'32" West 359.33 feet with a central angle of 26°14'26"); thence northerly 23.26 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the long chord bears North 18°34'36" East 21.00 feet with a central angle of 88°50'41");

- thence North 27°00'03" West 30.00 feet;
- thence South 62°59'57" West 2.93 feet; thence North 27°00'03" West 30.00 feet;

thence North 62°59'57" East 127.49 feet; thence northerly 190.50 feet along the arc of a 395.00-foot radius tangent curve to the right (center bears South 54°38'01" East and the ong chord bears North 49°10'58" East 188.66 feet with a central angle of 27°37'58");

- thence South 54°38'01" East 142.63 feet;
- thence South 23°48'56" East 273.24 feet; thence South 23°48'56" East 8.61 feet;
- thence South 11°13'32" East 45.88 feet;
- thence East 397.69 feet; thence South 38°55'35" East 156.14 feet;
- thence southerly 26.06 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 29°22'22" West and the long chord bears South 10°51'01" West 22.91 feet with a central angle of 99°33'13"); thence South 60°37'38" West 54.56 feet;
- thence southerly 182.46 feet along the arc of a 560.00-foot radius tangent curve to the left (center bears South 48°02'27" East and the long chord bears South 51°17'35" West 181.65 feet with a central angle of 18°40'05"); thence southerly 23.49 feet along the arc of a 170.00-foot radius tangent curve to the left (center bears North 40°07'22" West and the long chord bears South 45°55'06" West 23.48 feet with a central angle of 7°55'06");
- thence South 40°06'34" East 60.00 feet to the Point of Beginning;

Contains: 431,497.126 square feet or 9.905 acres. 101 Lots and 2 Open Spaces

Trent R. Williams, PLS License no. 8034679

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, and do hereby dedicate, grant and convey to Weber County Utah, or its designee, all those parts or portions of said tract of land designated as parks the same to be used as public open space:

THE ORCHARDS AT JDC RANCH

PHASE 1

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 county a perpetual open space right and easement on and over the common areas to guarantee to Weber County 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 herof 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:

STATE OF UTAH County of Weber }S.S.

A.D., 20 On the day of 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.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

MY COMMISSION EXPIRES:

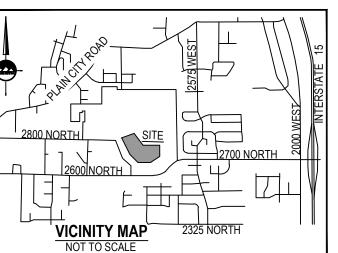
NOTARY PUBLIC

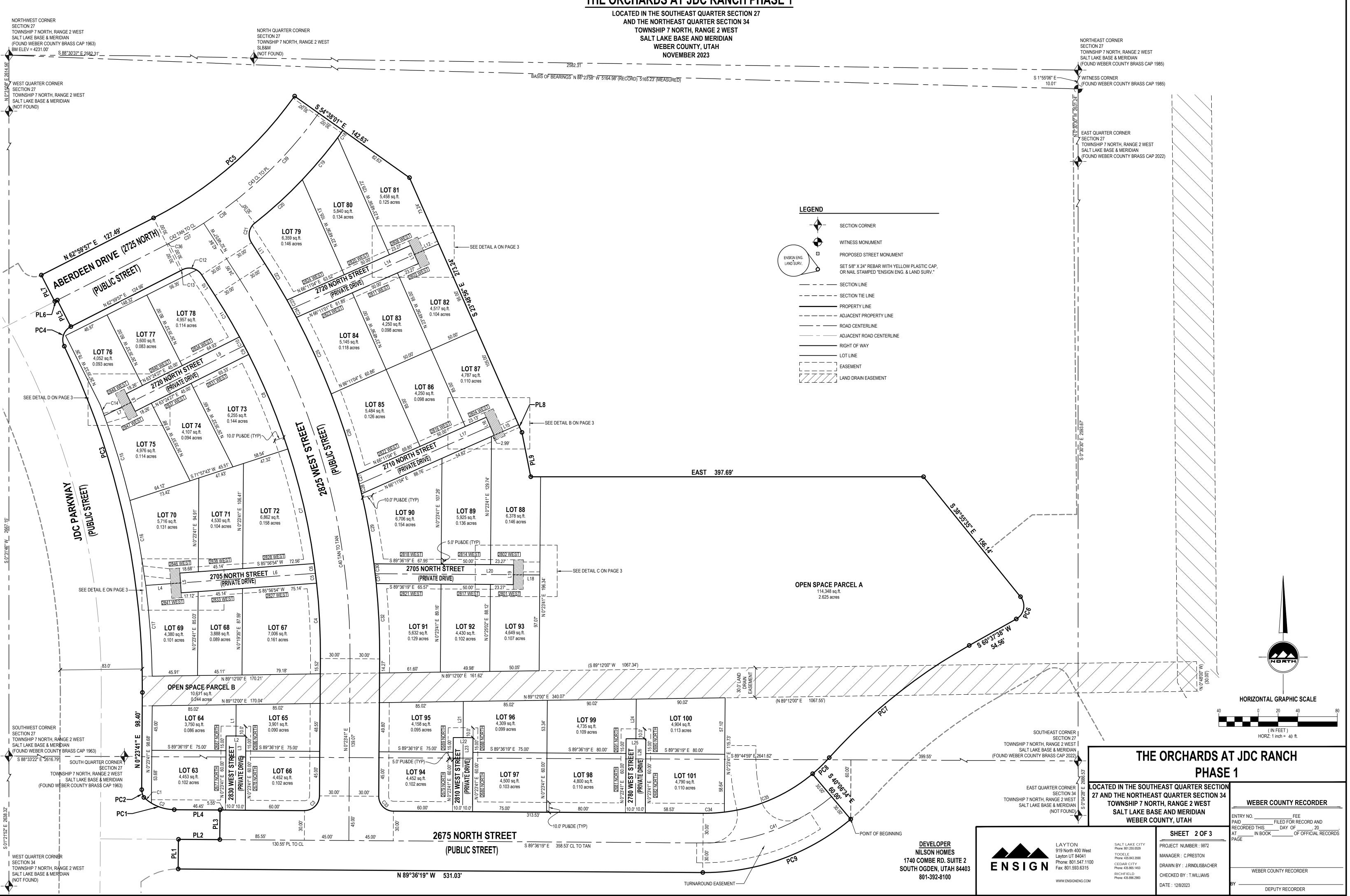
RESIDING IN

COUNTY.

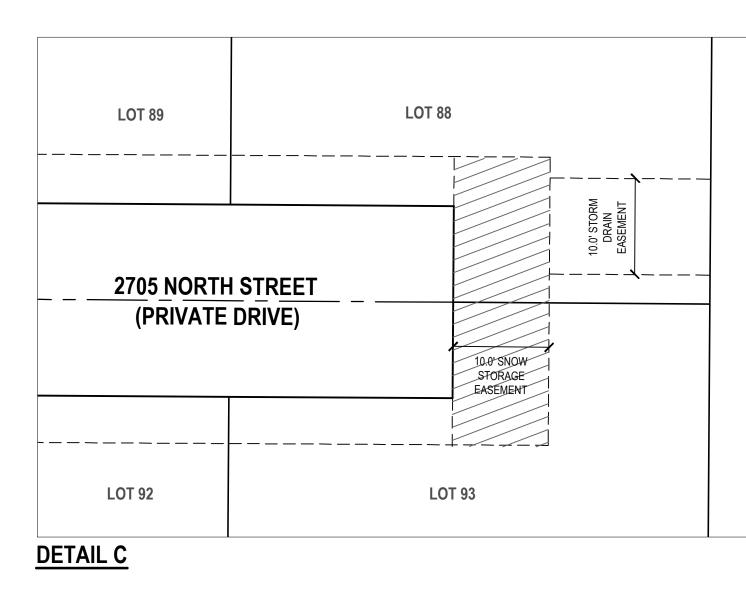
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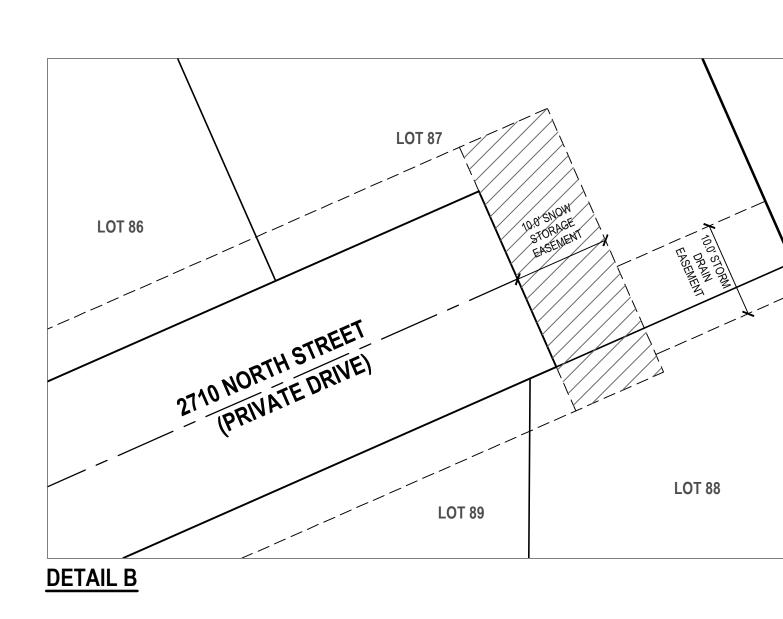
	RECORD OF SURVEY		РПАЭГ	
D ALL CONDITIONS FOR APPROVAL DOES NOT RELIEVE THE LICENSED ATED THEREWITH.	-	LOCATED IN THE SOUTHEAST QUARTER SECTION 27 AND THE NORTHEAST QUARTER SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH		WEBER COUNTY RECORDER ENTRY NO. FEE PAID FILED FOR RECORD AND
PPROVAL	COUNTY COMMISSIO	, 20,	SHEET 1 OF 3 PROJECT NUMBER : 9872 MANAGER : C.PRESTON DRAWN BY : J.RINDLISBACHER CHECKED BY : T.WILLIAMS	RECORDED THISDAY_OF, 20, ATIN BOOKOF OFFICIAL RECORDS PAGE
	CHAIRMAN, WEBER COUNTY PLANNING	COMMISSION	DATE : 12/8/2023	BY DEPUTY RECORDER

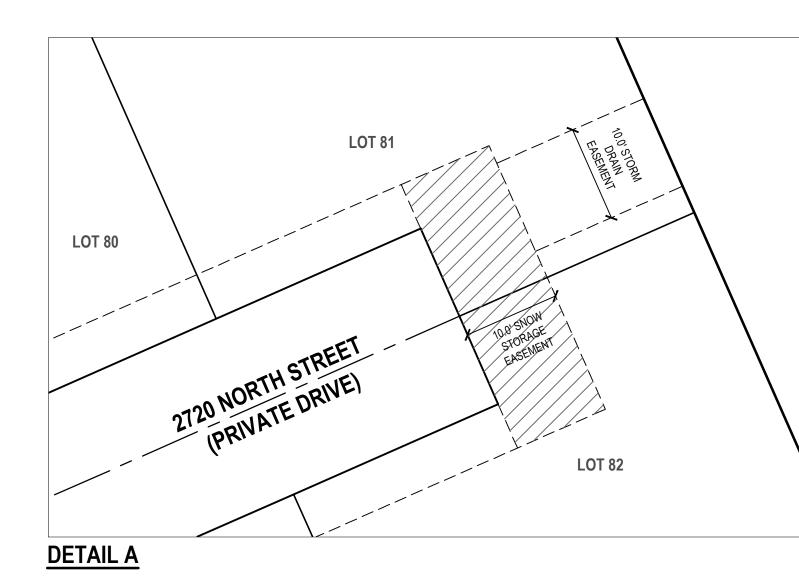






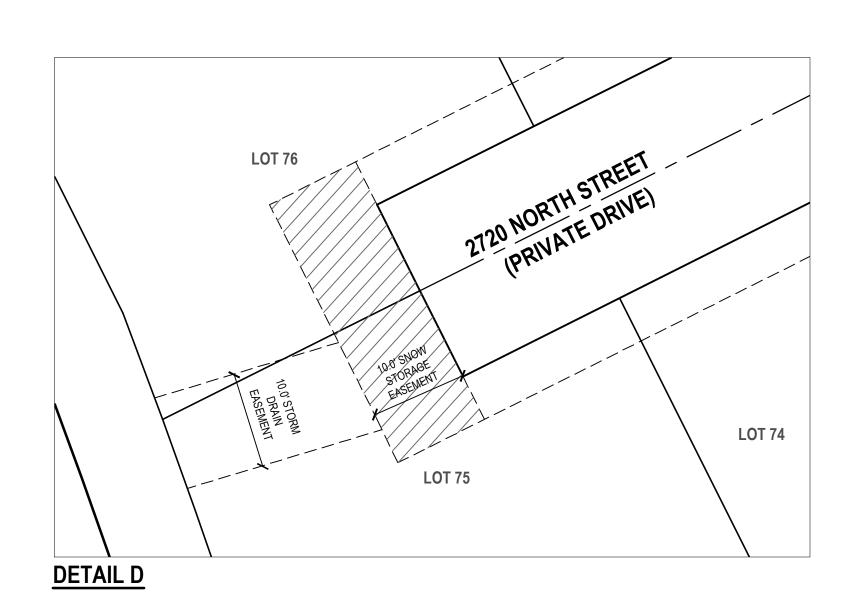


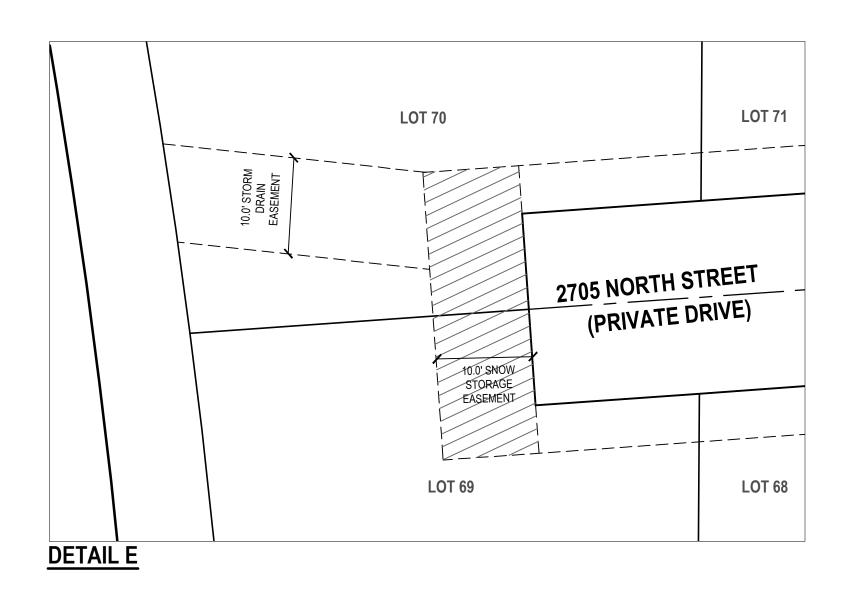




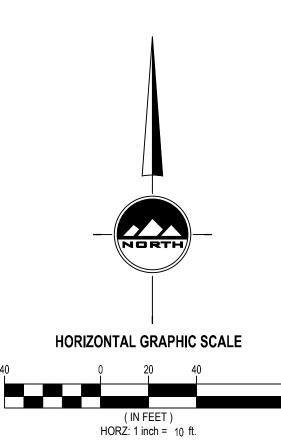
THE ORCHARDS AT JDC RANCH PHASE 1

LOCATED IN THE SOUTHEAST QUARTER SECTION 27 AND THE NORTHEAST QUARTER SECTION 34 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH NOVEMBER 2023









DEPUTY RECORDER

		THE ORCHARDS AT JDC RANCH PHASE 1		
		7 AND THE NORTHEAS TOWNSHIP 7 NOR SALT LAKE BAS	EAST QUARTER SECTION ST QUARTER SECTION 34 TH, RANGE 2 WEST SE AND MERIDIAN UNTY, UTAH	WEBER COUNTY RECORDER ENTRY NO. FEE PAID FILED FOR RECORD AND
	LAYTON 919 North 400 West Layton UT 84041	SALT LAKE CITY Phone: 801.255.0529 TOOELE Phone: 435.843.3590	SHEET 3 OF 3 PROJECT NUMBER : 9872 MANAGER : C.PRESTON	RECORDED THISDAY_OF, 20, ATIN BOOKOF OFFICIAL RECORDS PAGE
ENSIGN	Phone: 801.547.1100 Fax: 801.593.6315	CEDAR CITY Phone: 435.865.1453 RICHFIFLD		WEBER COUNTY RECORDER

CHECKED BY : T.WILLIAMS

DATE : 12/8/2023

RICHFIELD Phone: 435.896.2983

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GENERAL NOTES

WORKING IN THE PUBLIC WAY.

GUIDELINES.

- 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.
- 2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- 3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID. 4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- 9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- 12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- 14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- 16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW
- 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR 16.2. ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE. 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A
- MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPFI INF AI IGNMENT AND GRADE AND EXISTING UTILITIES. 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO
- RESOLVE THE CONFLICT. 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION. 19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE
- SAWCUT TO A CLEAN, SMOOTH EDGE. 20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY
- 21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- 22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- 24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- 25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- 26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- 27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- 28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE
- 29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE
- 30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT
- 31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- FNGINFFR
- INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXPENSE
- EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- PROJECT LIMITS.
- SATISFACTION OF THE OWNER OF SAID FACILITIES.
- STANDARDS AND SPECIFICATIONS.
- AND GROUTED OR SEALED.
- CONSTRUCTION.
- ACCESS.
- DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- SEPARATION STANDARDS
- 17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- PAVING

TRAFFIC CONTROL AND SAFETY NOTES

- (M.U.T.C.D.).
- WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- APPROVAL.
- SATISFACTION OF THE GOVERNING AGENCY.

- TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- DISCOVERED.

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

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY,

3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S

5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND

7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE

8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S

10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW

14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEFT. FDGF TO FDGF. FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT

4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE

5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY

INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE

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

2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE

3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.

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

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA BOS	AMERICAN WATER WORKS ASSOCIATION BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
С	CURVE
CB	CATCH BASIN
CF CL	CURB FACE OR CUBIC FEET CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA DIP	DIAMETER DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC EW	END OF VERTICAL CURVE EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	
FL GB	FLOW LINE OR FLANGE GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP IRR	HIGH POINT IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP MEX	LOW POINT MATCH EXISTING
MEA	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC NO	NOT IN CONTRACT NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS POINT OF COMPOUND CURVATURE
PCC PI	POINT OF COMPOUND CORVATORE POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO PT	PROPOSED POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R RD	RADIUS ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD SEC	
SS	SECONDARY SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	
TOG TOA	TOP OF GRATE TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS TYP	TOP OF STEP TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATERLINE

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

WATER LINE

LEGEND			
-	SECTION CORNER		EXISTING EDGE OF ASPHALT
₹ -	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
0	EXISTING REBAR AND CAP		PROPOSED STRIPING
ο	SET ENSIGN REBAR AND CAP	x	EXISTING FENCE
WM	EXISTING WATER METER	X	PROPOSED FENCE
WM O	PROPOSED WATER METER		EXISTING FLOW LINE
\bigotimes	EXISTING WATER MANHOLE	· ·	PROPOSED FLOW LINE
\odot	PROPOSED WATER MANHOLE		GRADE BREAK
W	EXISTING WATER BOX	— — sd — —	EXISTING STORM DRAIN LINE
WV MV	EXISTING WATER VALVE	SD	PROPOSED STORM DRAIN LINE
$\bigotimes^{\scriptscriptstyle{WV}}$	PROPOSED WATER VALVE		ROOF DRAIN LINE
, V	EXISTING FIRE HYDRANT		CATCHMENTS
X	PROPOSED FIRE HYDRANT	— — HWL — —	HIGHWATER LINE
A	PROPOSED FIRE DEPARTMENT CONNECTION	— — ss — —	EXISTING SANITARY SEWER
SWV SWV	EXISTING SECONDARY WATER VALVE	SS	PROPOSED SANITARY SEWER LINE
Š₩V ▼	PROPOSED SECONDARY WATER VALVE	 ss	PROPOSED SAN. SWR. SERVICE LINE
(IRR)	EXISTING IRRIGATION BOX	— — Id — —	EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE	LD	PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE	LD	PROPOSED LAND DRAIN SERVICE LINE
S	EXISTING SANITARY SEWER MANHOLE	— — w — —	EXISTING CULINARY WATER LINE
S	PROPOSED SANITARY SEWER MANHOLE	—— w ——	PROPOSED CULINARY WATER LINE
O CO	EXISTING SANITARY CLEAN OUT	ww	PROPOSED CULINARY WATER SERVICE LINE
D	EXISTING STORM DRAIN CLEAN OUT BOX	— — sw — —	EXISTING SECONDARY WATER LINE
D	PROPOSED STORM DRAIN CLEAN OUT BOX	SW	PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX	_	PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN	— — irr — —	EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN	—— IRR ——	PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX	ohp	EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX	— — e — —	EXISTING ELECTRICAL LINE
CO	EXISTING STORM DRAIN CLEAN OUT	— — g — —	EXISTING GAS LINE
\checkmark	EXISTING STORM DRAIN CULVERT	— — t — —	EXISTING TELEPHONE LINE
\checkmark	PROPOSED STORM DRAIN CULVERT	AR	ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION	-0	STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
E	EXISTING ELECTRICAL MANHOLE	SF	TEMPORARY SILT FENCE
E	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
EIRJ	EXISTING TRANSFORMER		EXISTING WALL
G	EXISTING UTILITY POLE		PROPOSED WALL
Ą	EXISTING LIGHT		EXISTING CONTOURS
Þ	PROPOSED LIGHT	\sim	PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
G gv	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
\bowtie	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
Ĩ	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
D	EXISTING TELEPHONE BOX	83-2-2-3	EXISTING CURB AND GUTTER
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
CABLE	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
0	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
0	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
-0-	EXISTING SIGN		EXISTING CONCRETE
-o-	PROPOSED SIGN		PROPOSED CONCRETE
TBC	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
XXXXXXX	PROPOSED SPOT ELEVATION		EXISTING BUILDING
→ 	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		

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

DENSE VEGETATIO

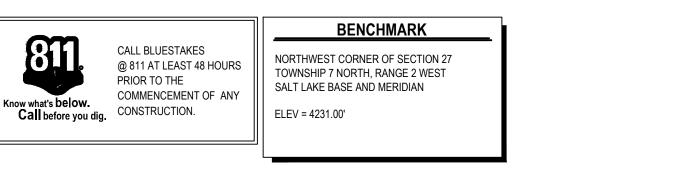
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THE ORCHARDS AT JDC RANCH	PHASE 1	2800 WEST 2600 NORTH STREET	WEBER COUNTY, UTAH
No. DATE REVISION			
PROJECT NUMBER PRINT DATE 9872 PRINT DATE 2023-12-08 PROJECT MANAGER DESIGNED BY CP TS			

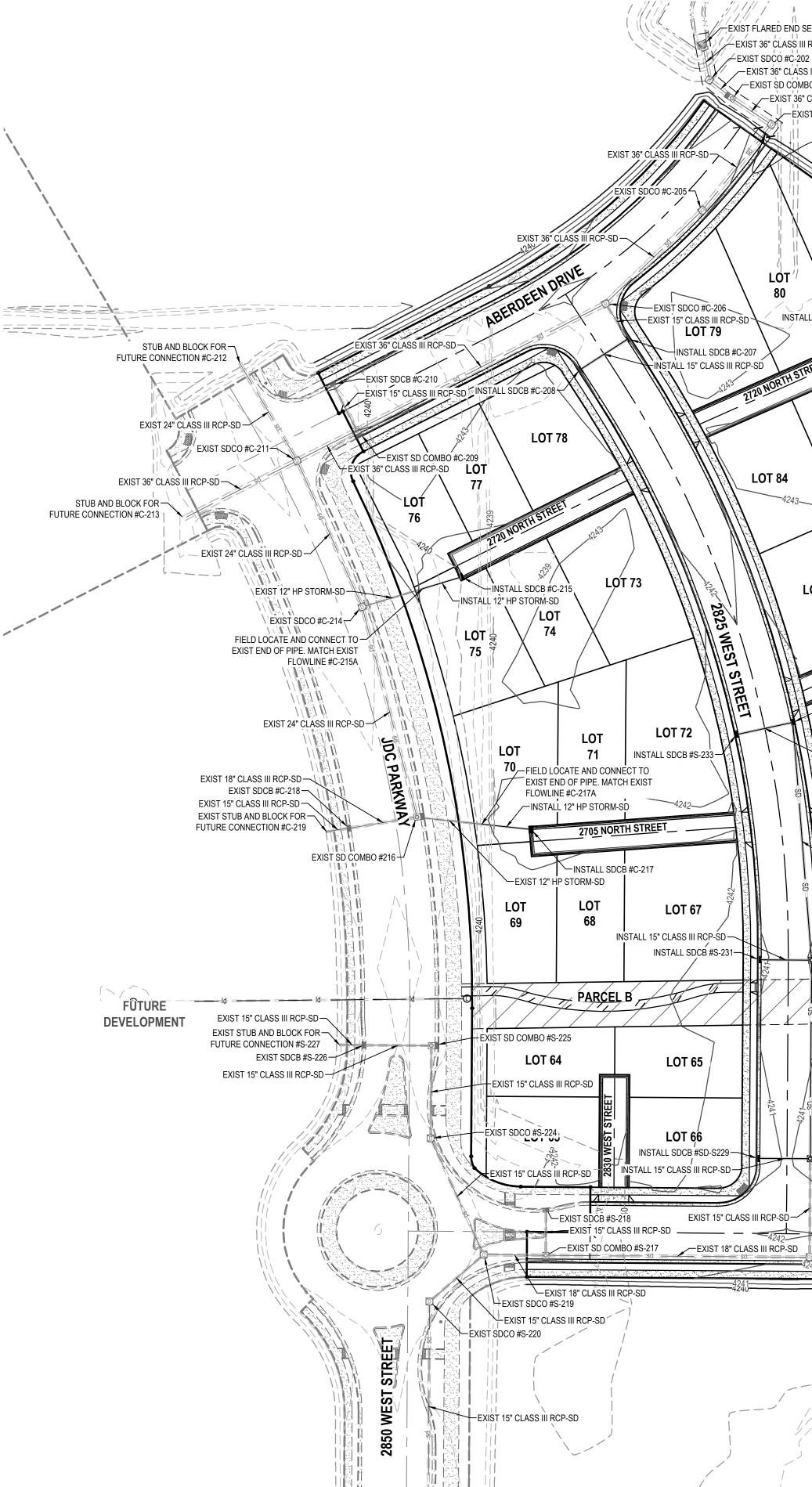






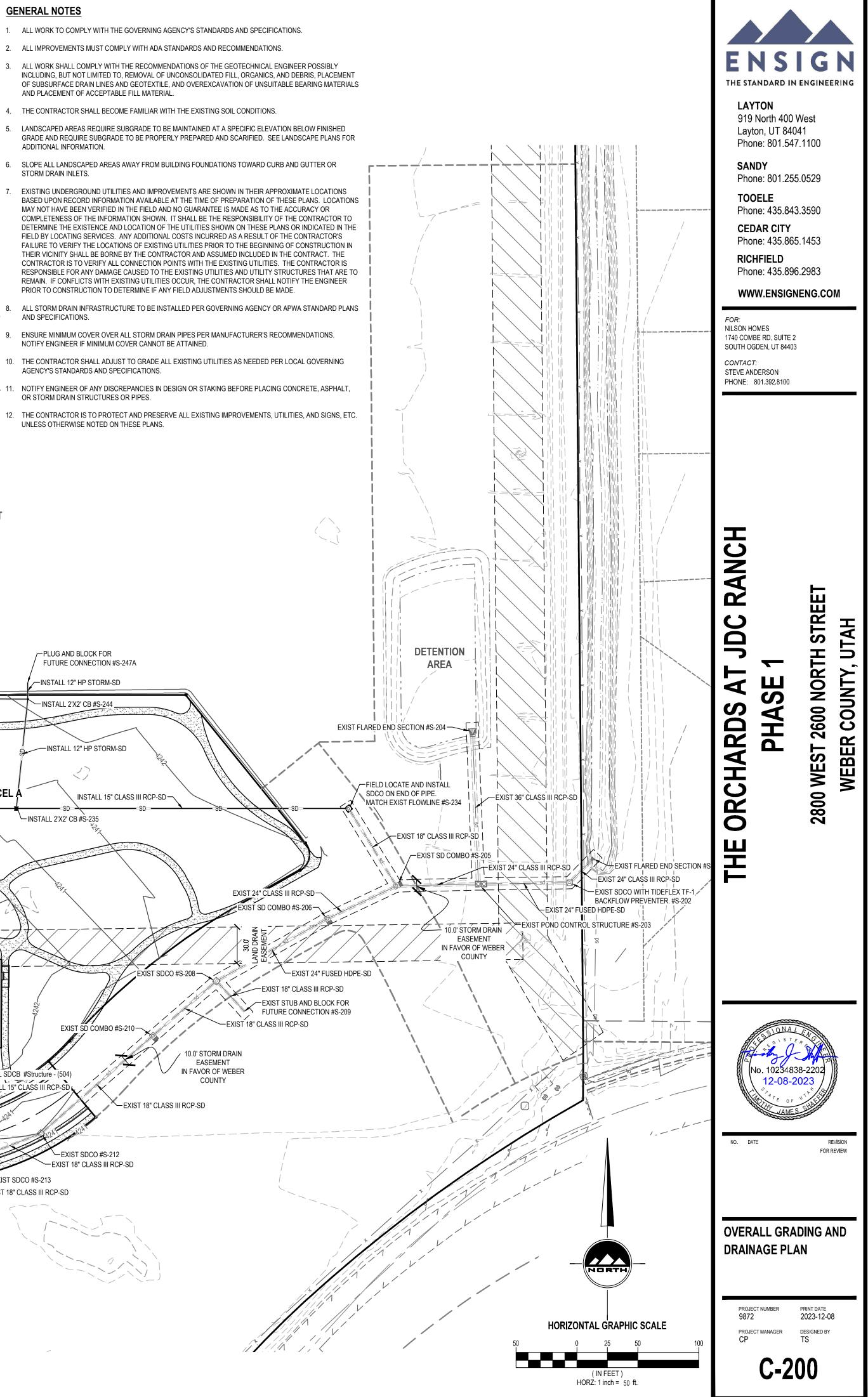
(IN FEET) HORZ: 1 inch = 50 ft.



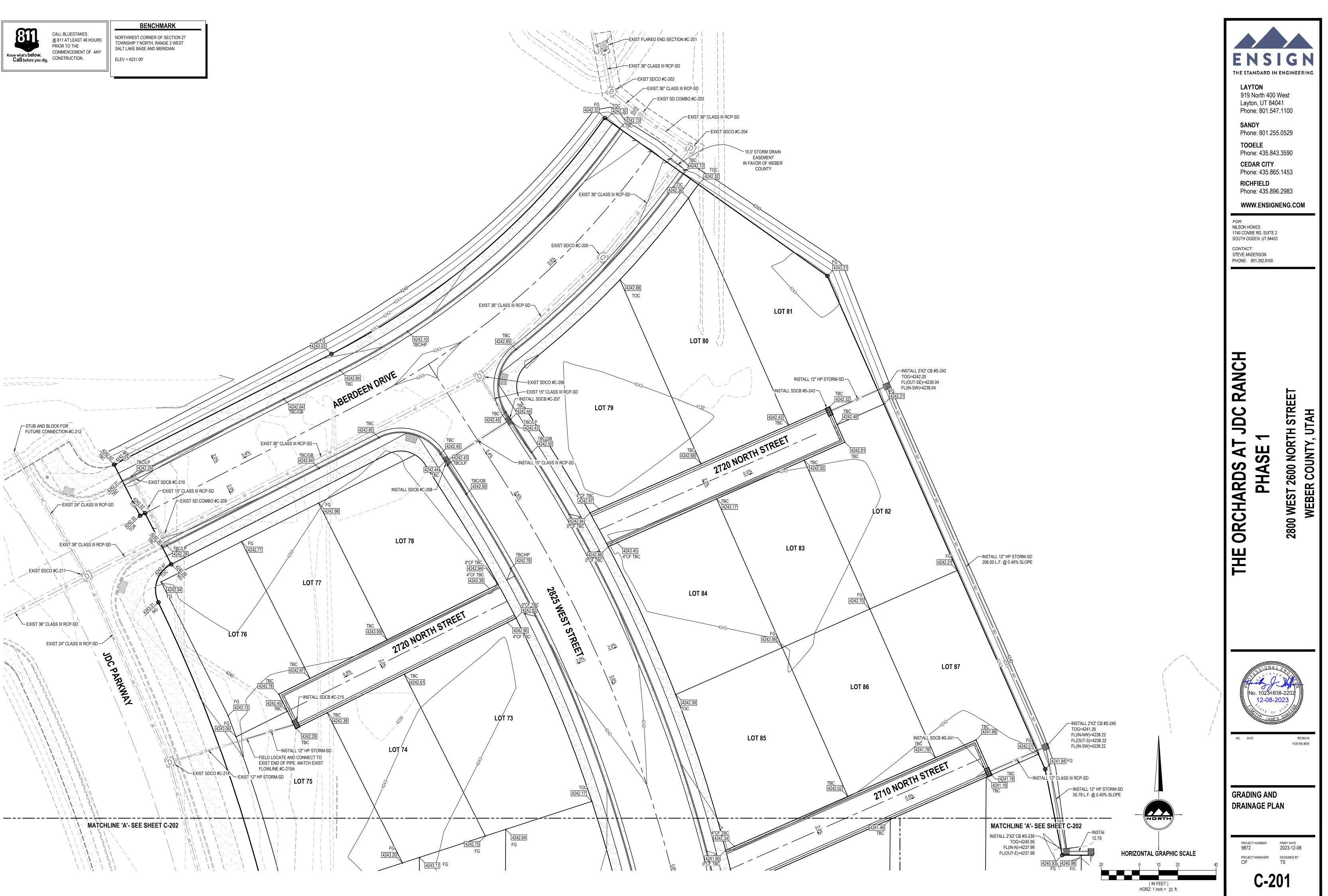


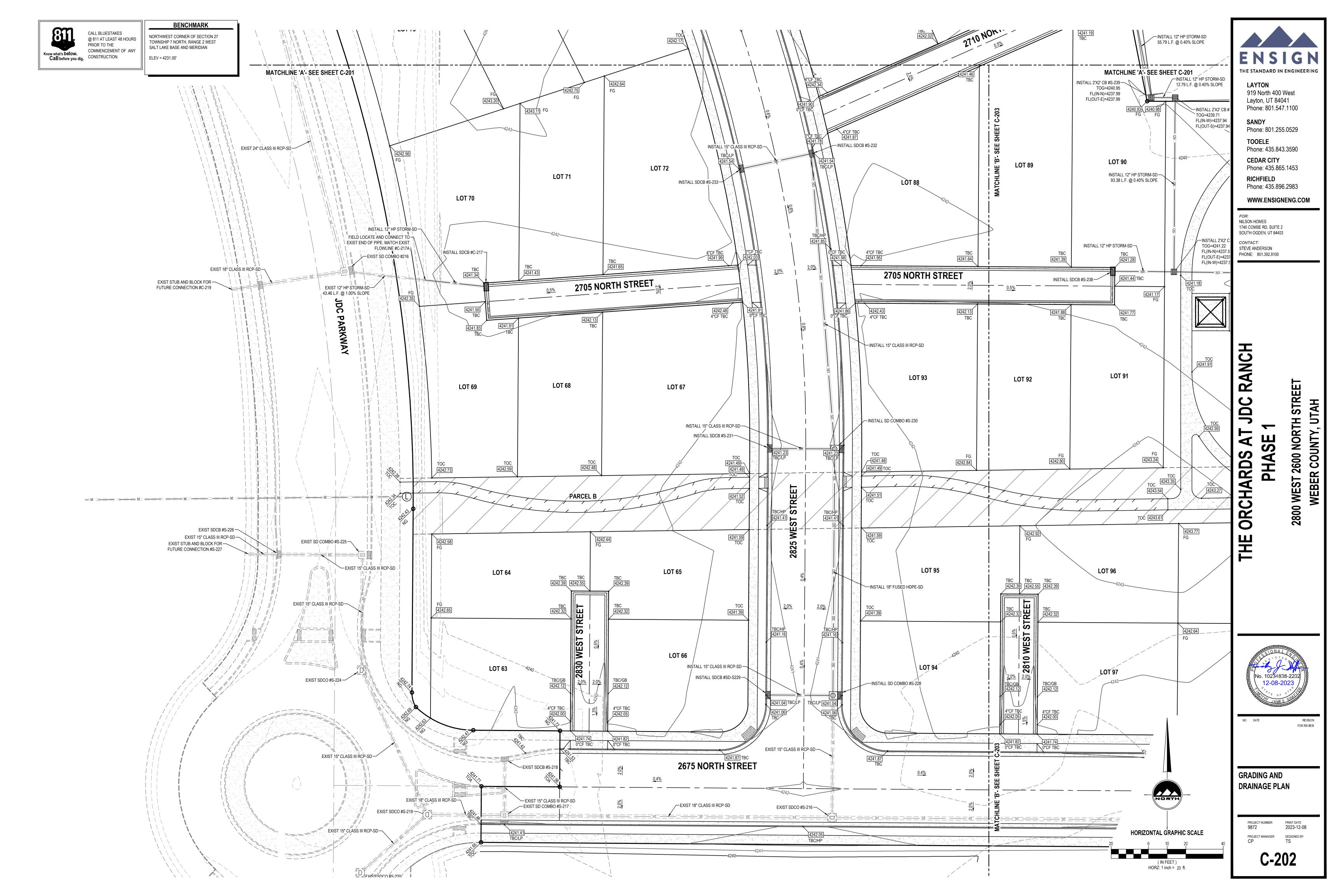
INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL. 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS. 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 EXIST FLARED END SECTION #C-201 STORM DRAIN INLETS. EXIST 36" CLASS III RCP-SD 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 EXIST 36" CLASS III RCP-SD MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR -EXIST SD COMBO #C-203 COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO -EXIST 36" CLASS III RCP-SD DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE EXIST SDCO #C-204 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 10.0' STORM DRAIN CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS EASEMENT RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO IN FAVOR OF WEBER REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER COUNTY 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. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. 9. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED. LOŤ 81 10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING LÔT /---INSTALL 12" HP STORM-SD AGENCY'S STANDARDS AND SPECIFICATIONS. 80 /----INSTALL 2'X2' CB #S-242 NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES. INSTALL SDCB #S-243-12. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS. LÒT 82 LOT -INSTALL 12" HP STORM-SD 83 FUTURE DEVELOPMENT LOT 87 LOT /---INSTALL 12" CLASS III RCP-SD 86 LOT 85 -INSTALL 12" HP STORM-SD PLUG AND BLOCK FOR PLUG AND BLOCK FOR /--- INSTALL 2'X2' CB #S-239 FUTURE CONNECTION #S-247A FUTURE CONNECTION #S-246A STALL SDCB #S-241-/---INSTALL 12" HP STORM-SD -INSTALL 2'X2' CB #S-257 -INSTALL 12" HP STORM-SD -INSTALL 2'X2' CB #S-244 INSTALL 12" HP STORM-SD INSTALL 12" HP STORM-SD--INSTALL SDCB #S-232 LOT 90 89 LOT 88 INSTALL 12" HP STORM-SD HINSTALL 15" CLASS III RCP-SD INSTALL 12" HP STORM-SD-INSTALL 15" HP STORM-SD INSTALL SDCB #S-238 PARCEL A -INSTALL 2'X2' CB #S-237 INSTALL 15" CLASS III RCP-SD-2705 NORTH STREET -INSTALL 2'X2' CB #S-235 -INSTALL 12" HP STORM-SD X INSTALL 12" HP STORM-SD-─ INSTALL 15" CLASS III RCP-SD X LOT LOT LOT 93 91 92 \square -INSTALL SD COMBO #S-230 1 /1 / 10/ ÉXIST SDCO #S-208--INSTALL 18" FUSED HDPE-SD LOT 99 LOT 100 LOT 96 LOT 95 EXIST SD COMBO #S-210-10.0' STORM DRAIN -INSTALL SDCB #S-215 -INSTALL SDCB #Structure - (504) -INSTALL 15" CLASS III RCP-SD ; EASEMENT LOT 98 LOT 101 LOT 94 LOT 97 IN FAVOR OF WEBER COUNTY -INSTALL SD COMBO #S-228 -EXIST 18" CLASS III RCP-SD AN 2675 NORTH STREET - EXIST SDCO #S-216 - EXIST 18" CLASS III RCP-SD -4240 -INSTALL 15" CLASS III RCP-SD-EXIST SDCO #S-212 EXIST 18" CLASS III RCP-SD EXIST SDCO #S-213 EXIST SD COMBO #S-214-EXIST 18" CLASS III RCP-SD FUTURE DEVELOPMENT

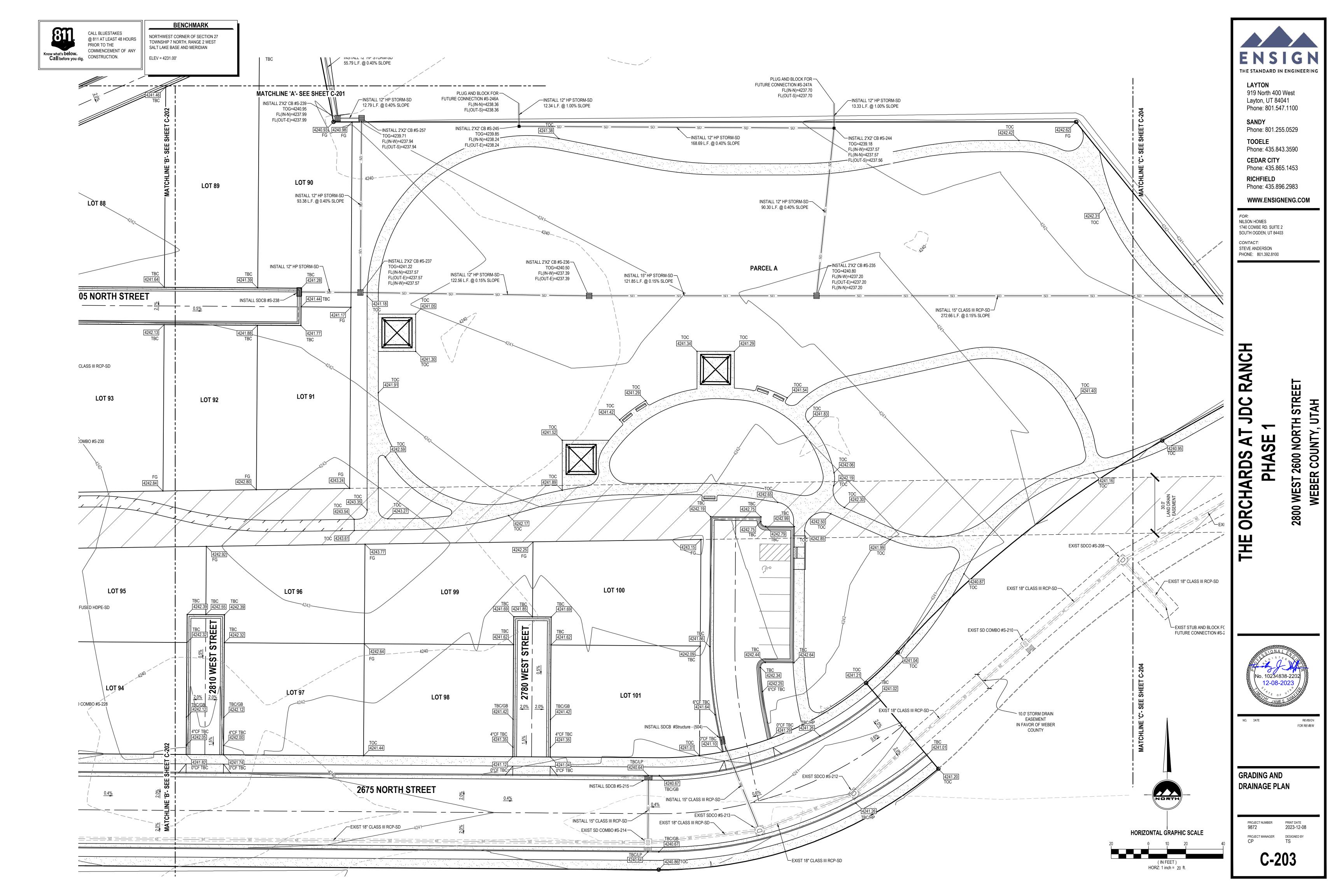
GENERAL NOTES

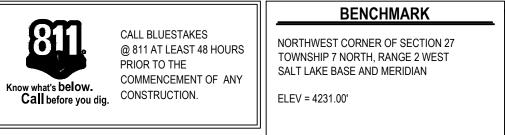


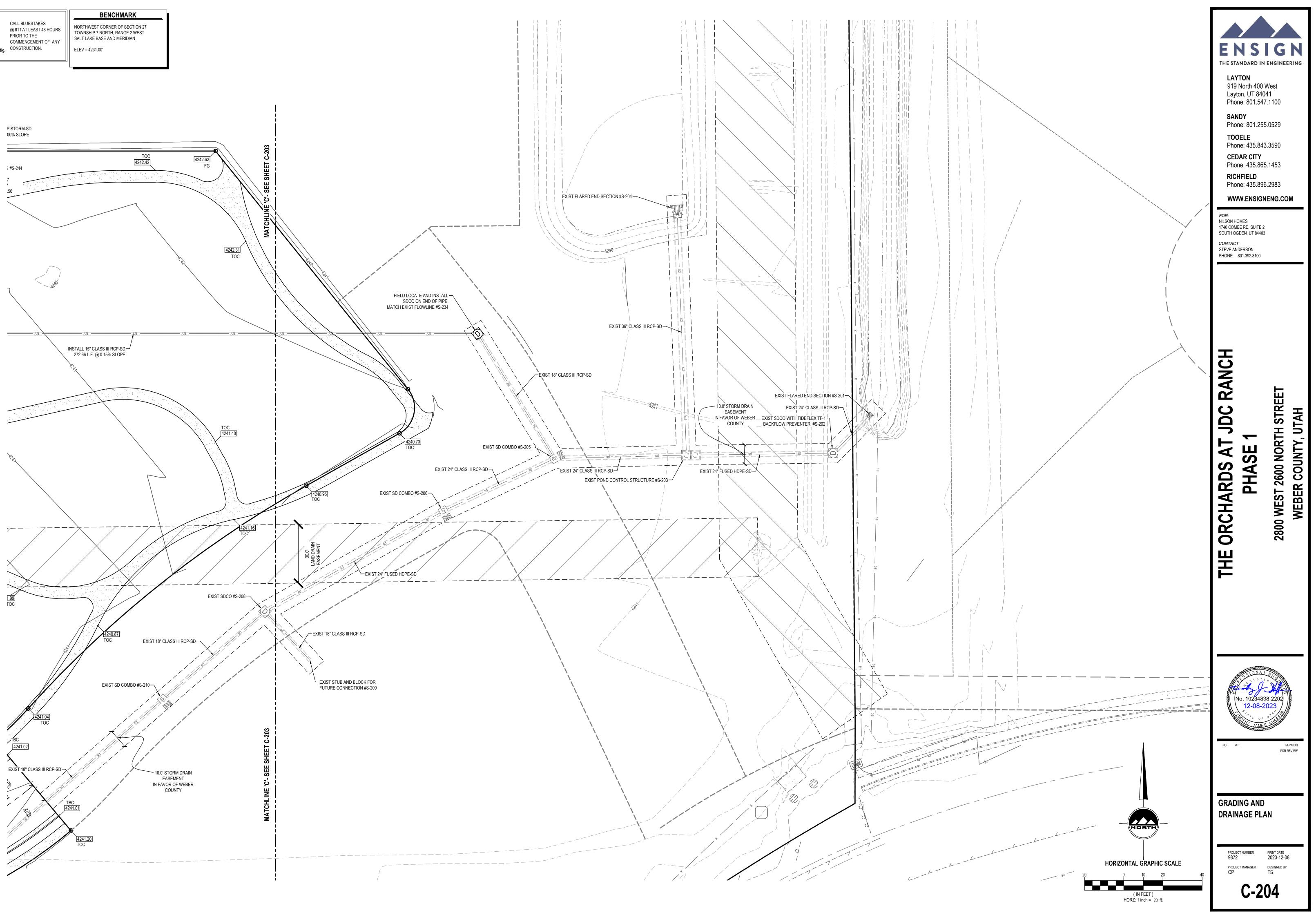






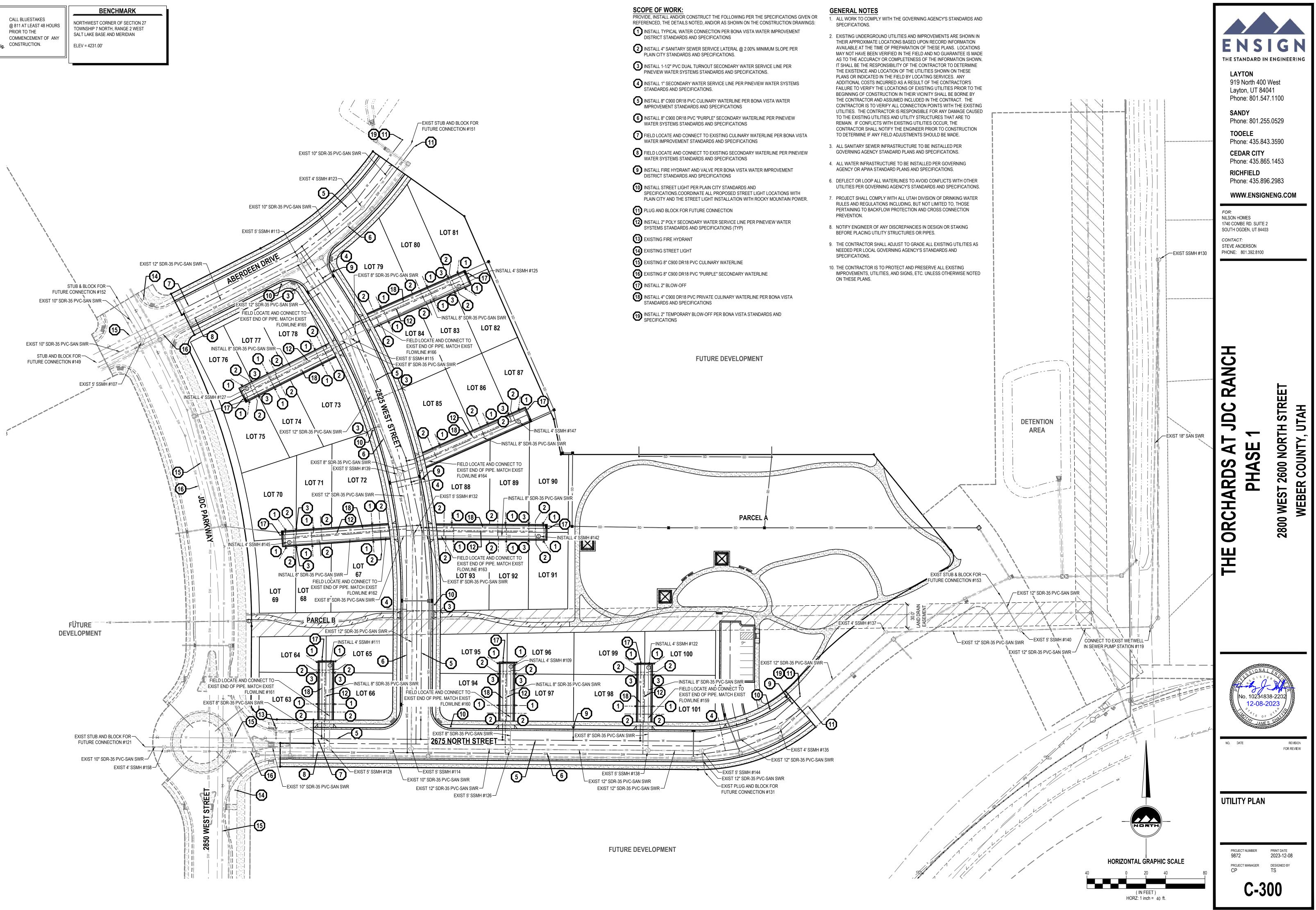




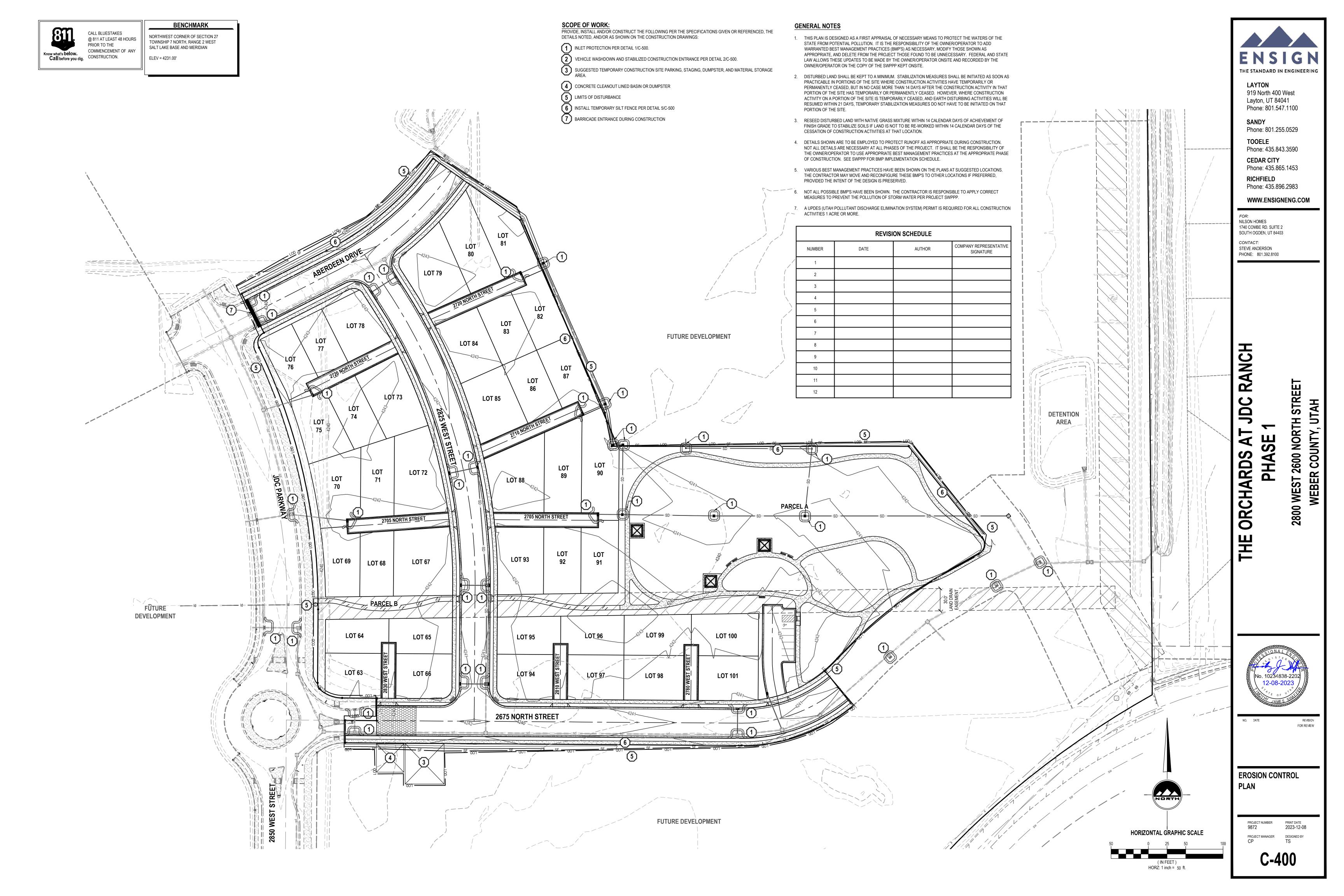


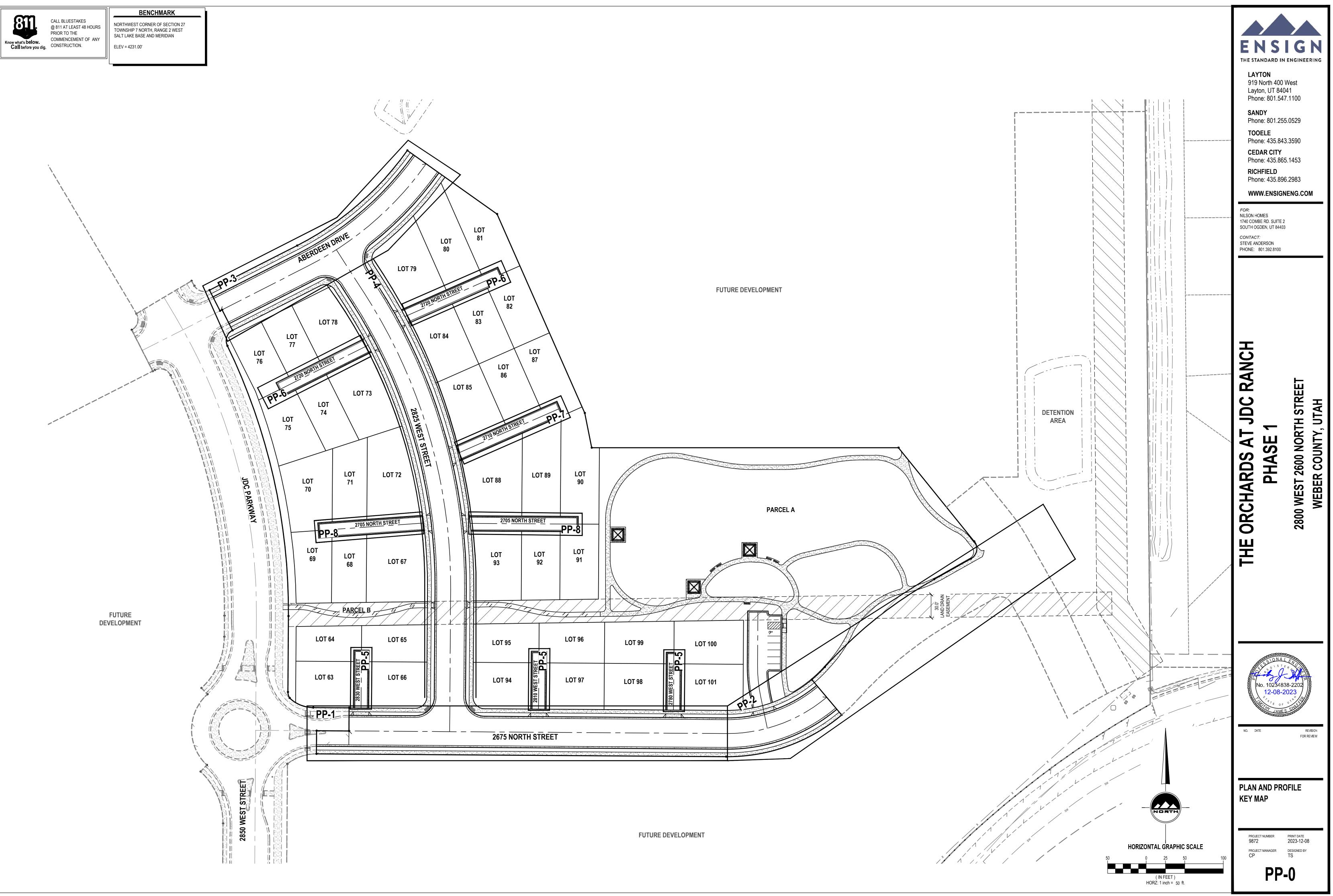
SALT LAKE BASE AND MERIDIAN ELEV = 4231.00'

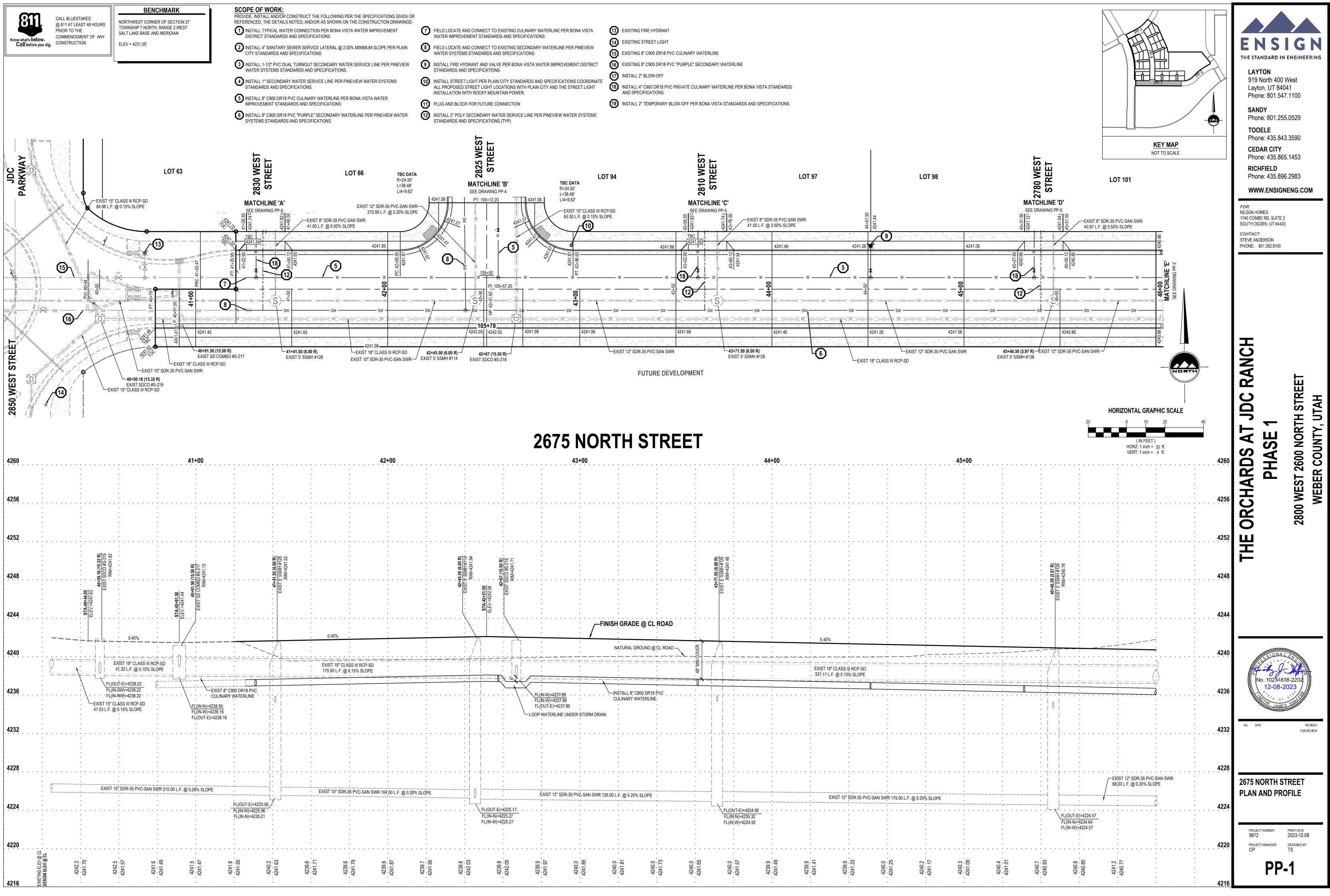


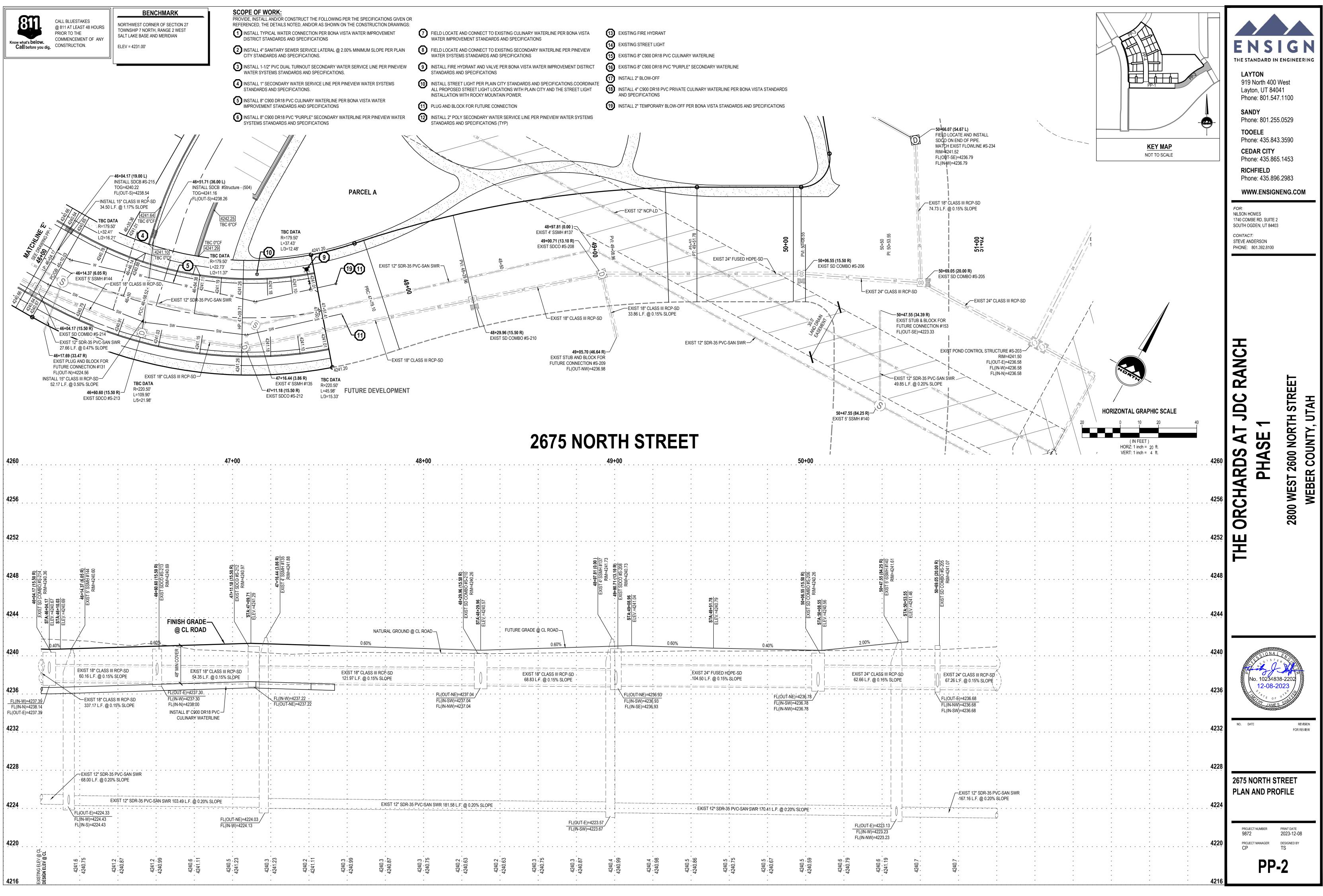


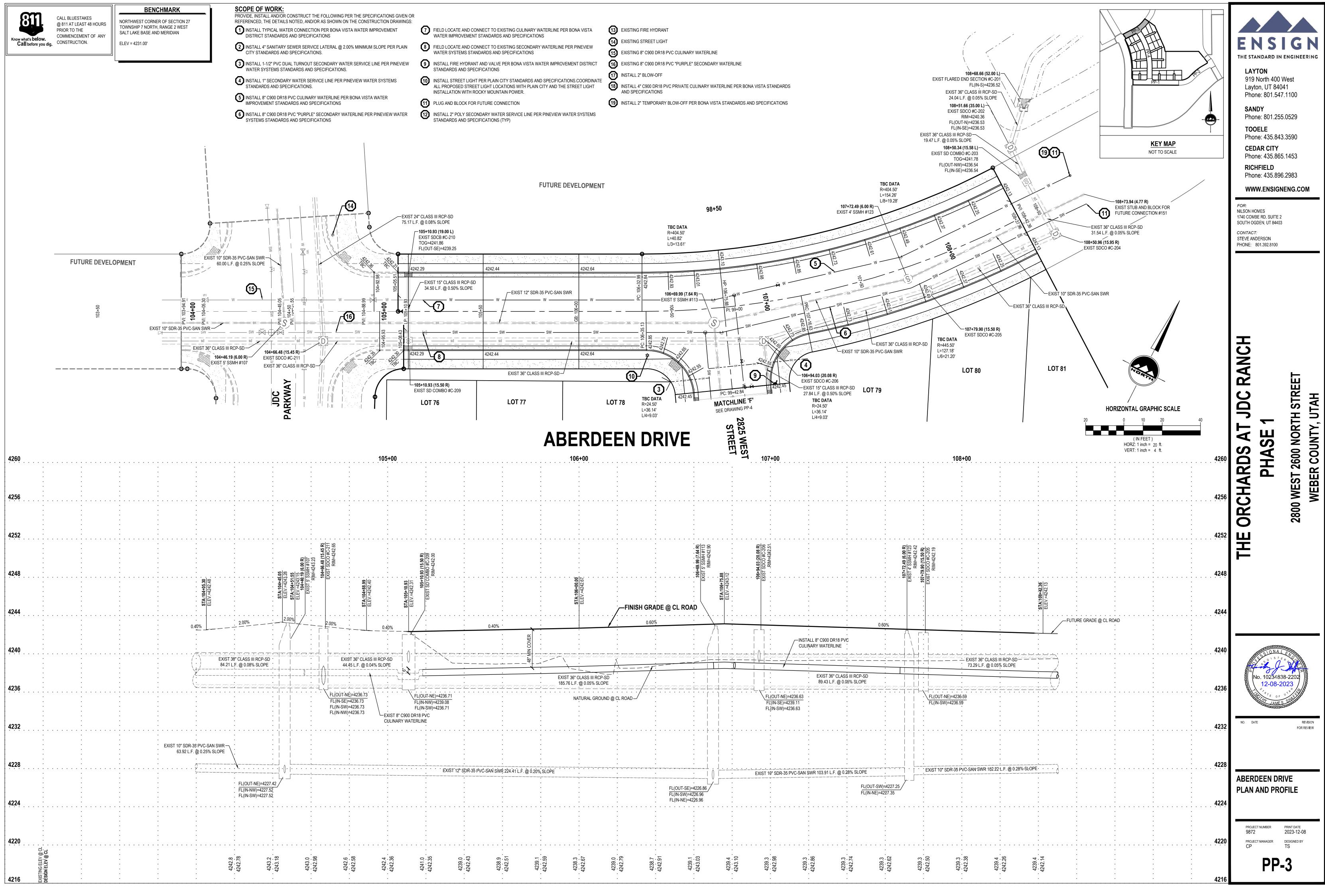


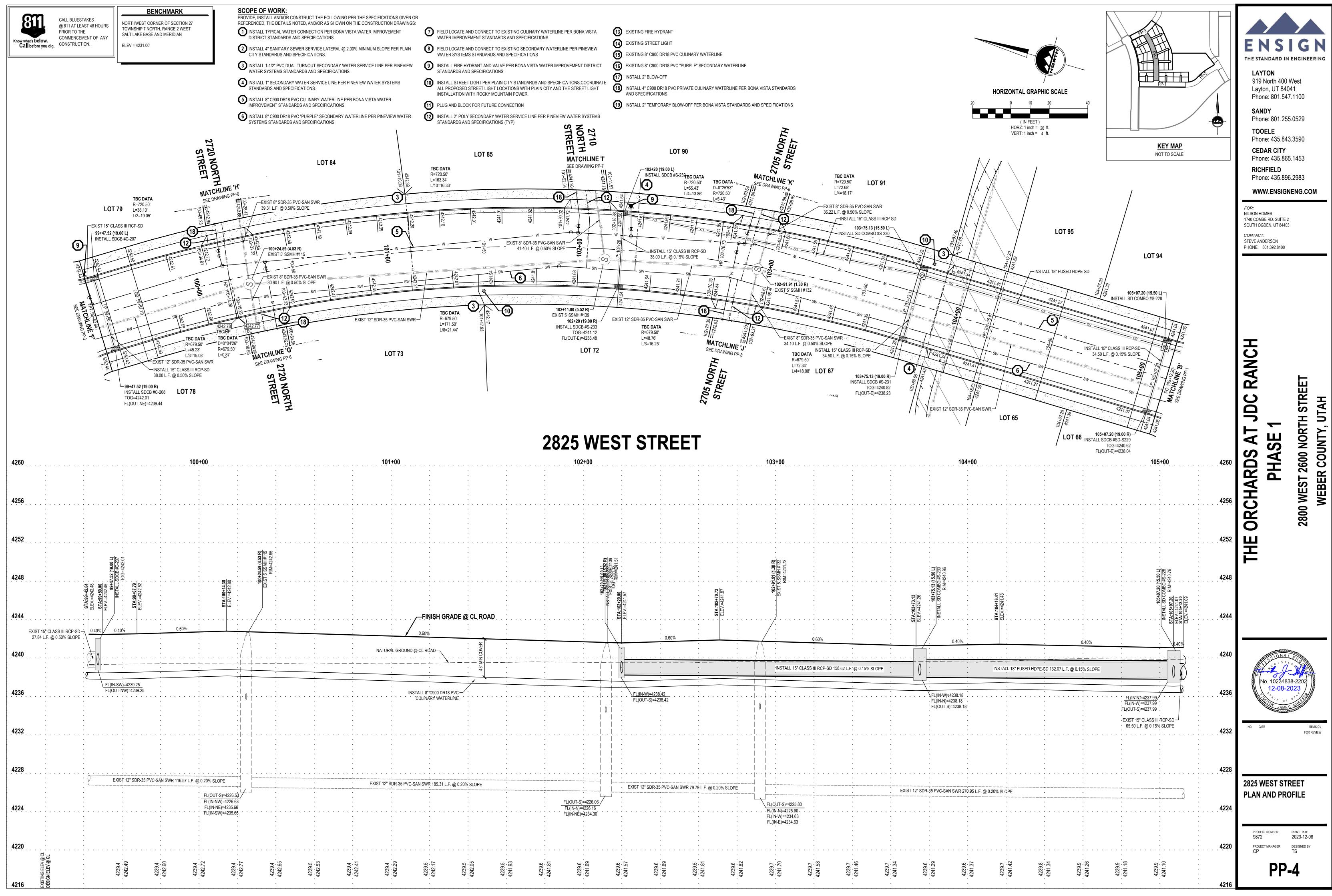


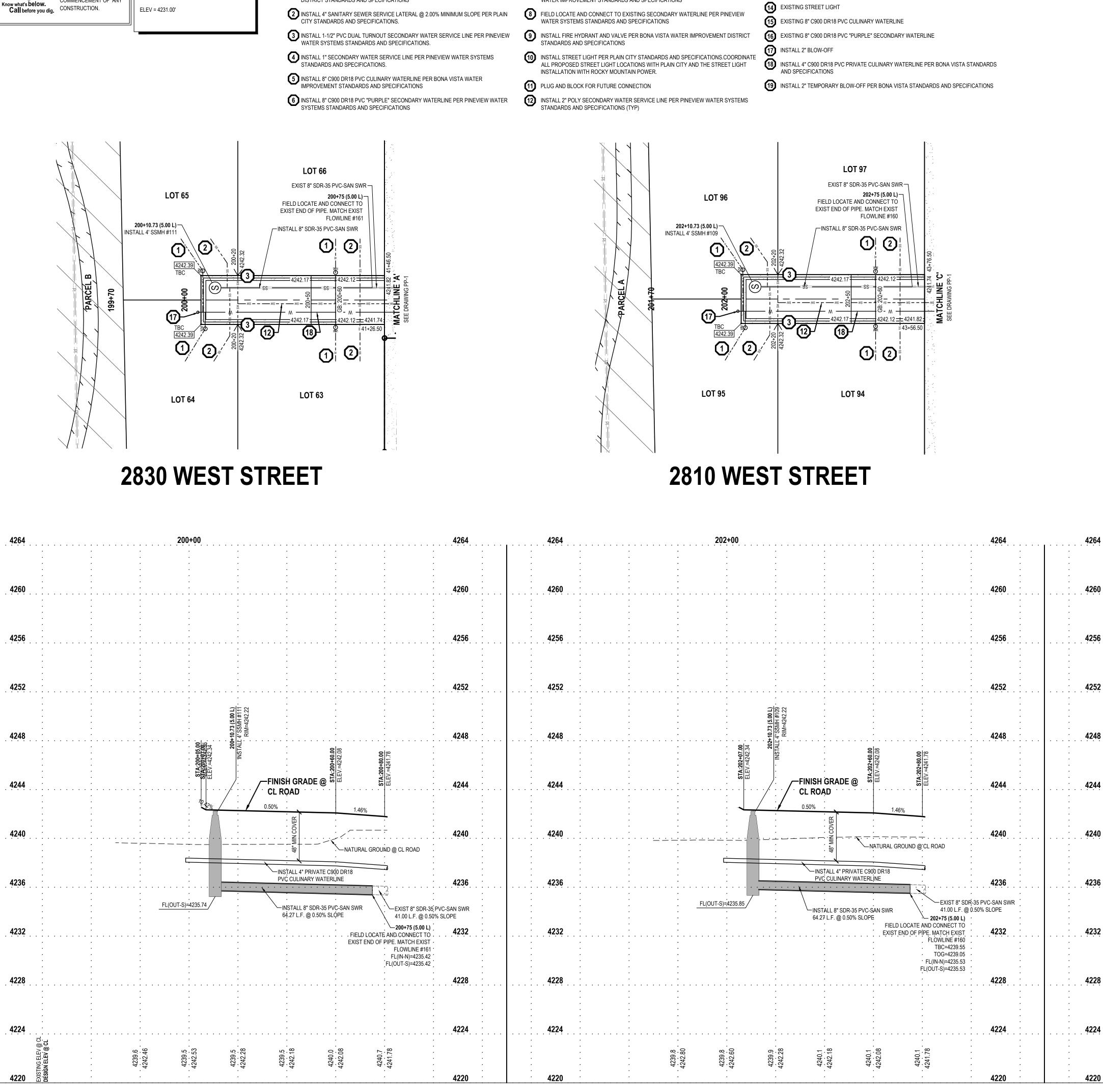


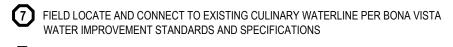












SCOPE OF WORK:

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

BENCHMARK

NORTHWEST CORNER OF SECTION 27

TOWNSHIP 7 NORTH, RANGE 2 WEST

SALT LAKE BASE AND MERIDIAN

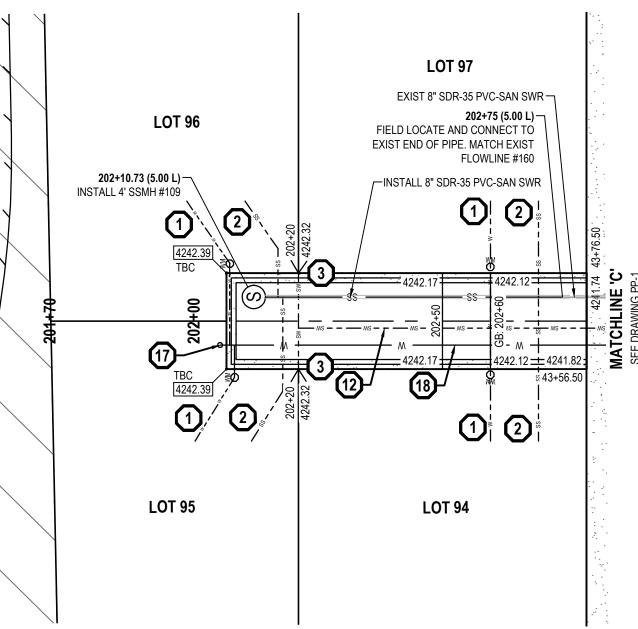
81

CALL BLUESTAKES

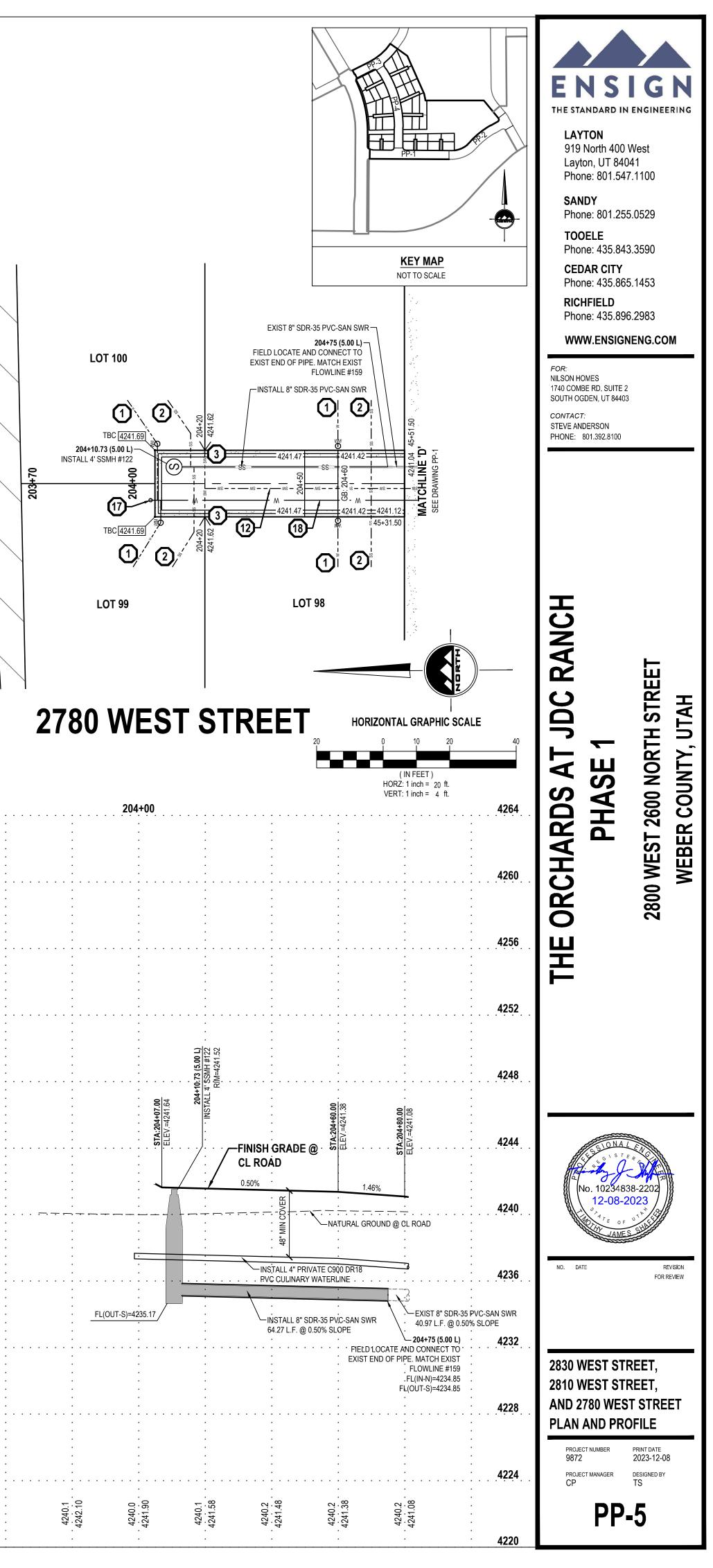
PRIOR TO THE

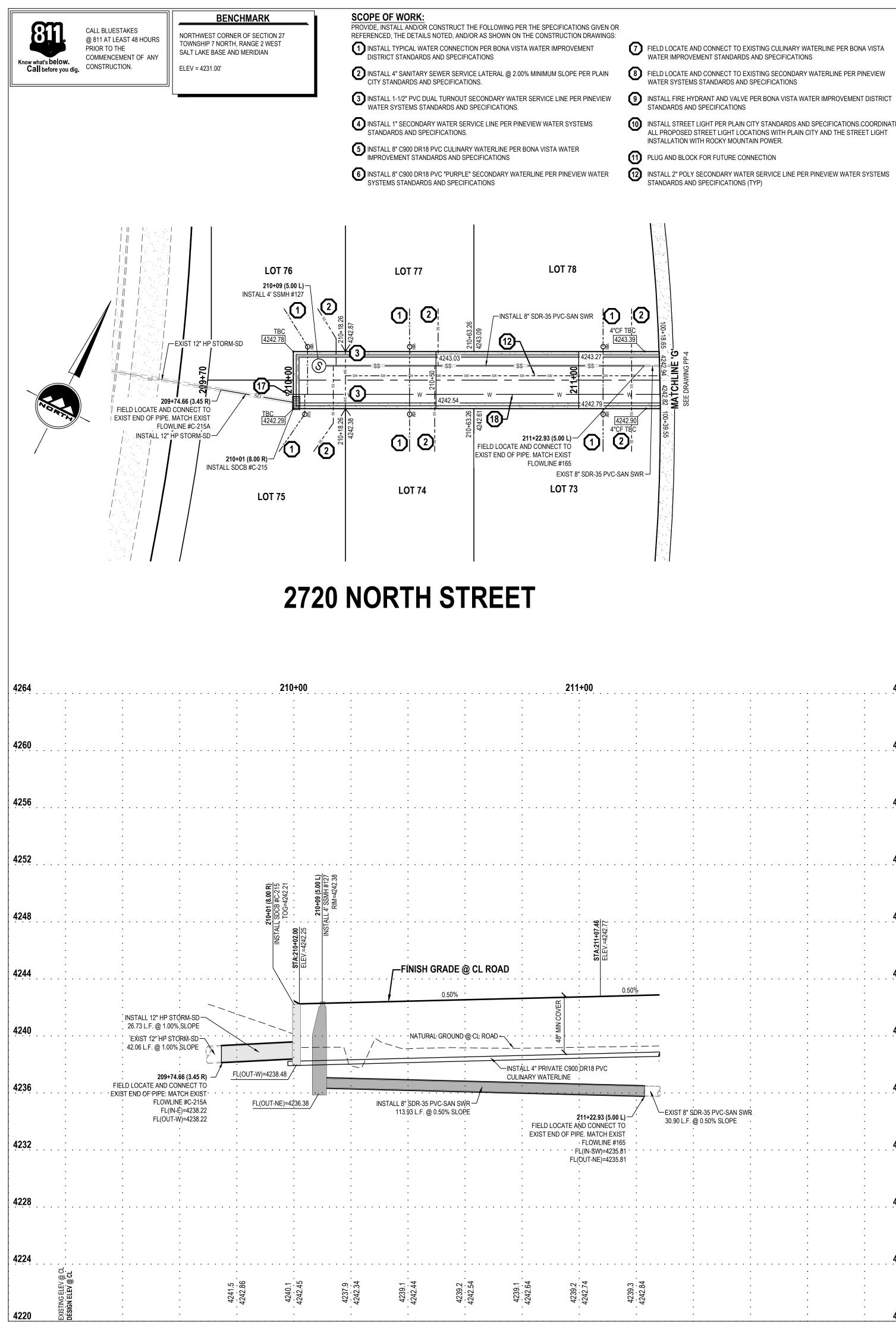
@ 811 AT LEAST 48 HOURS

COMMENCEMENT OF ANY



(13) EXISTING FIRE HYDRANT





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

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

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.

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

(17) INSTALL 2" BLOW-OFF

4264

4260

4256

4252

4248

4244

4240

4236

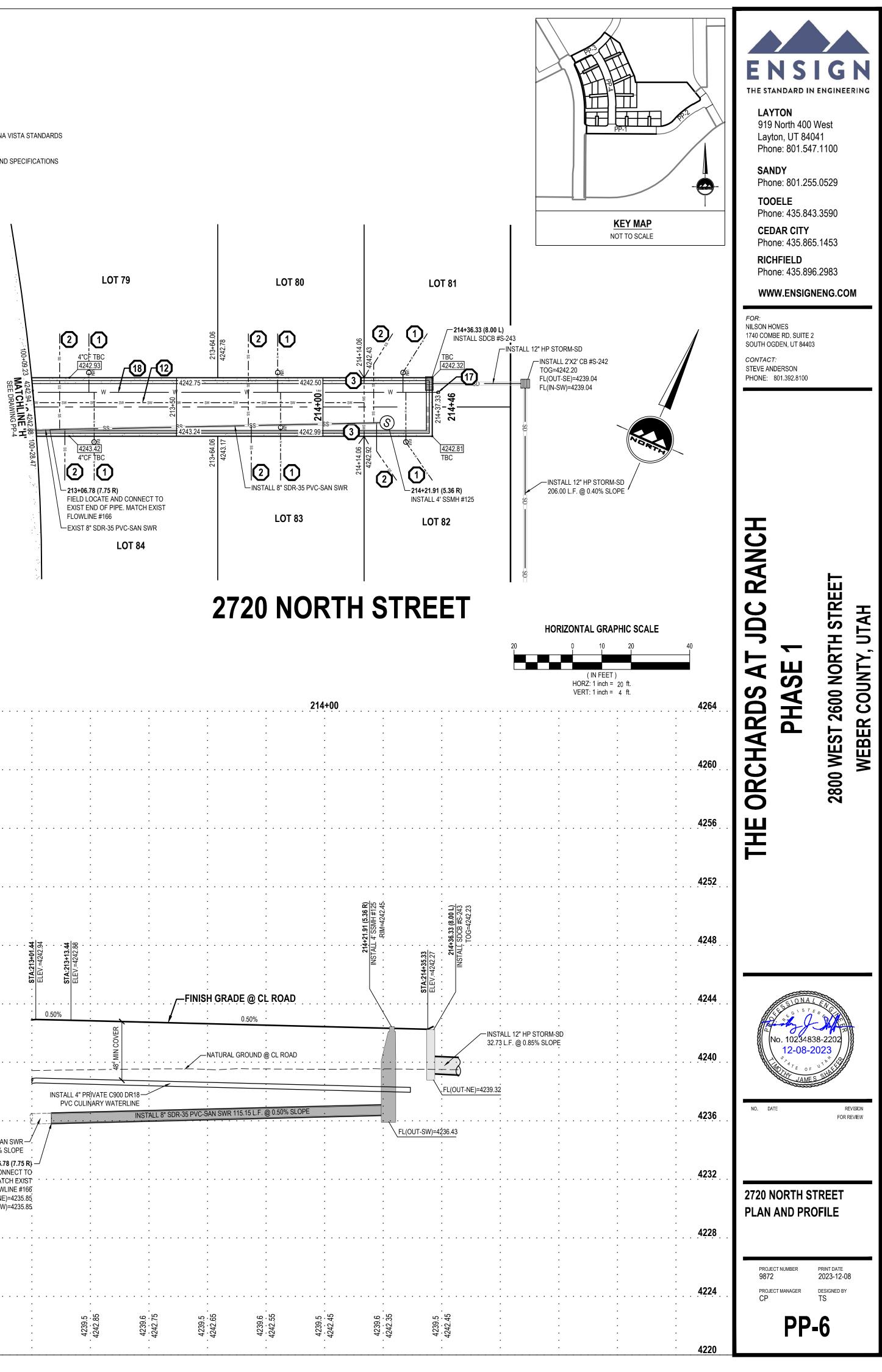
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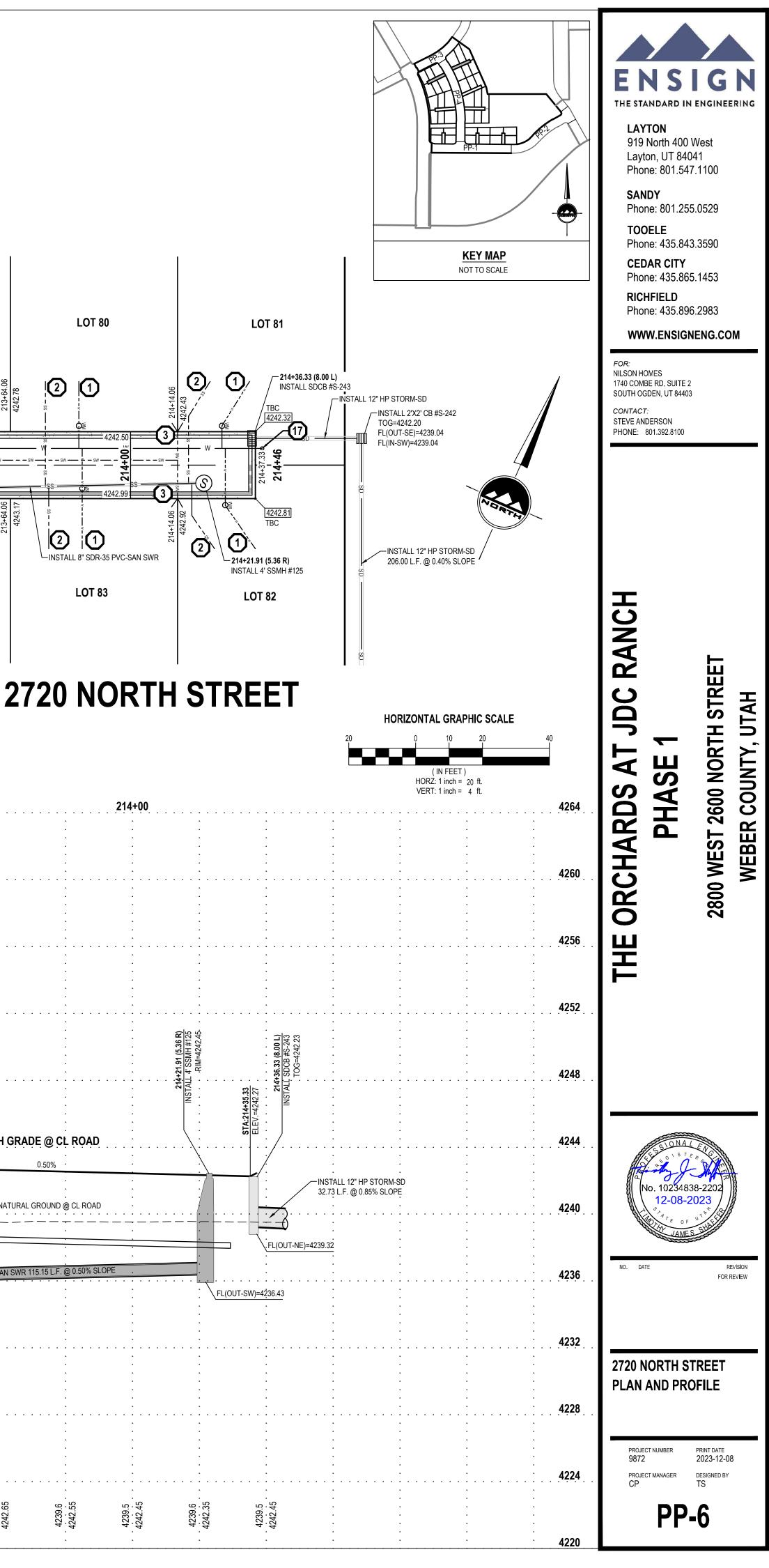
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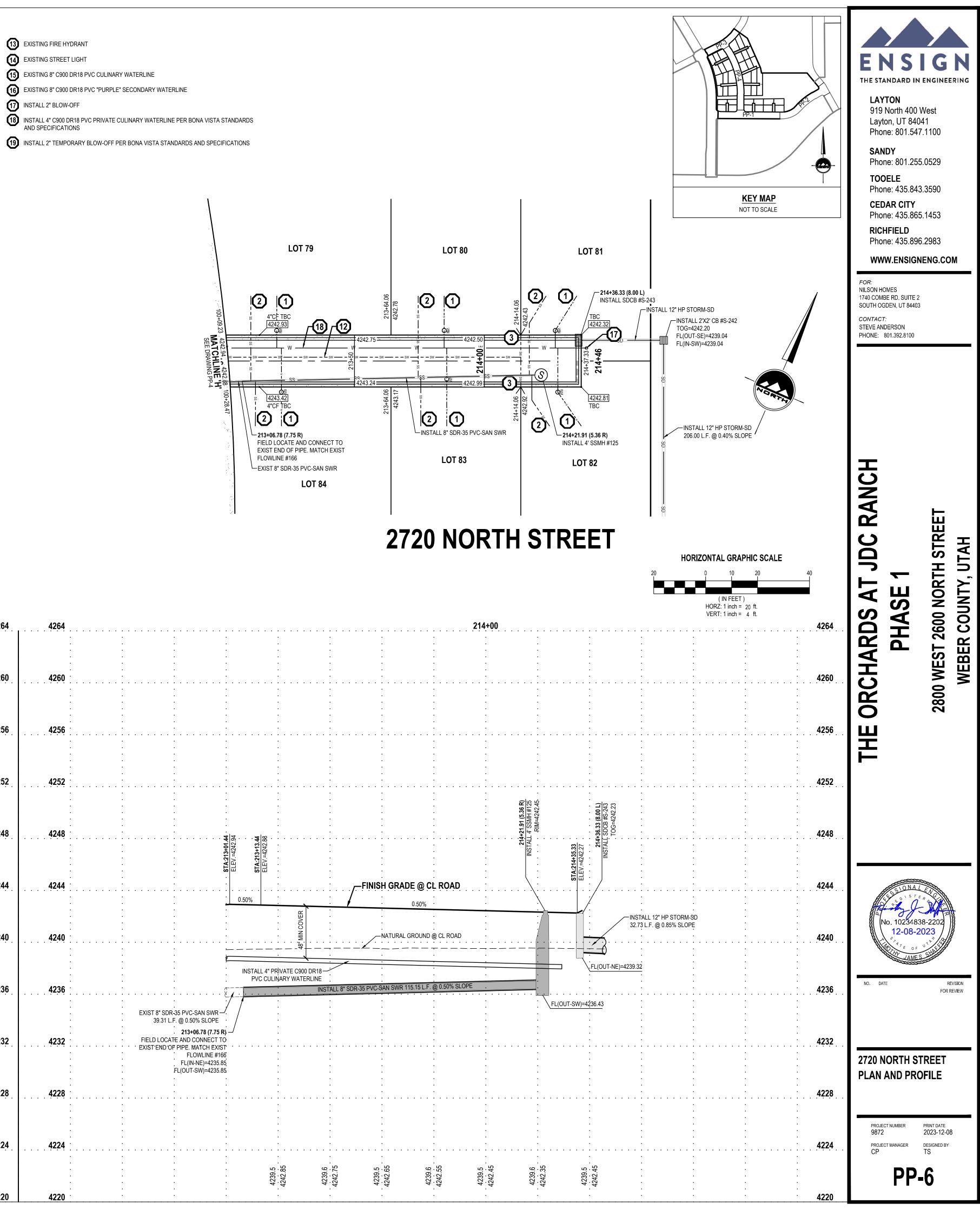
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4220

(19) INSTALL 2" TEMPORARY BLOW-OFF PER BONA VISTA STANDARDS AND SPECIFICATIONS







-EXIST 8" SDR-35 PVC-SAN SWR 30.90 L.F. @ 0.50% SLOPE



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

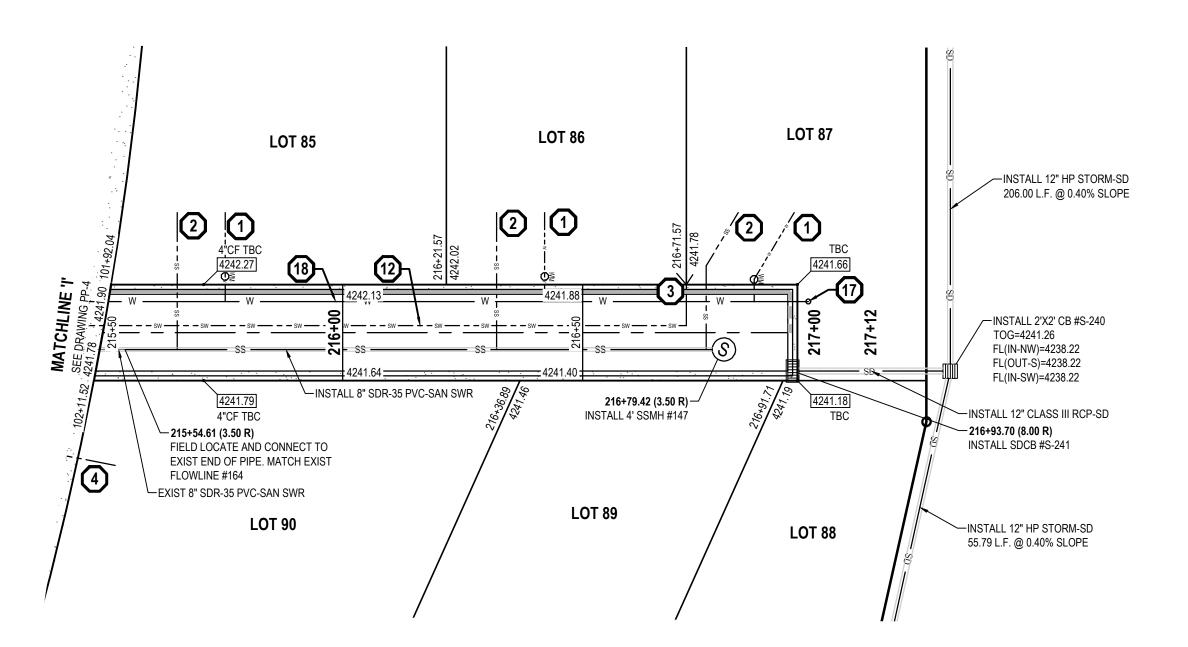
WATER SYSTEMS STANDARDS AND SPECIFICATIONS. 4 INSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS

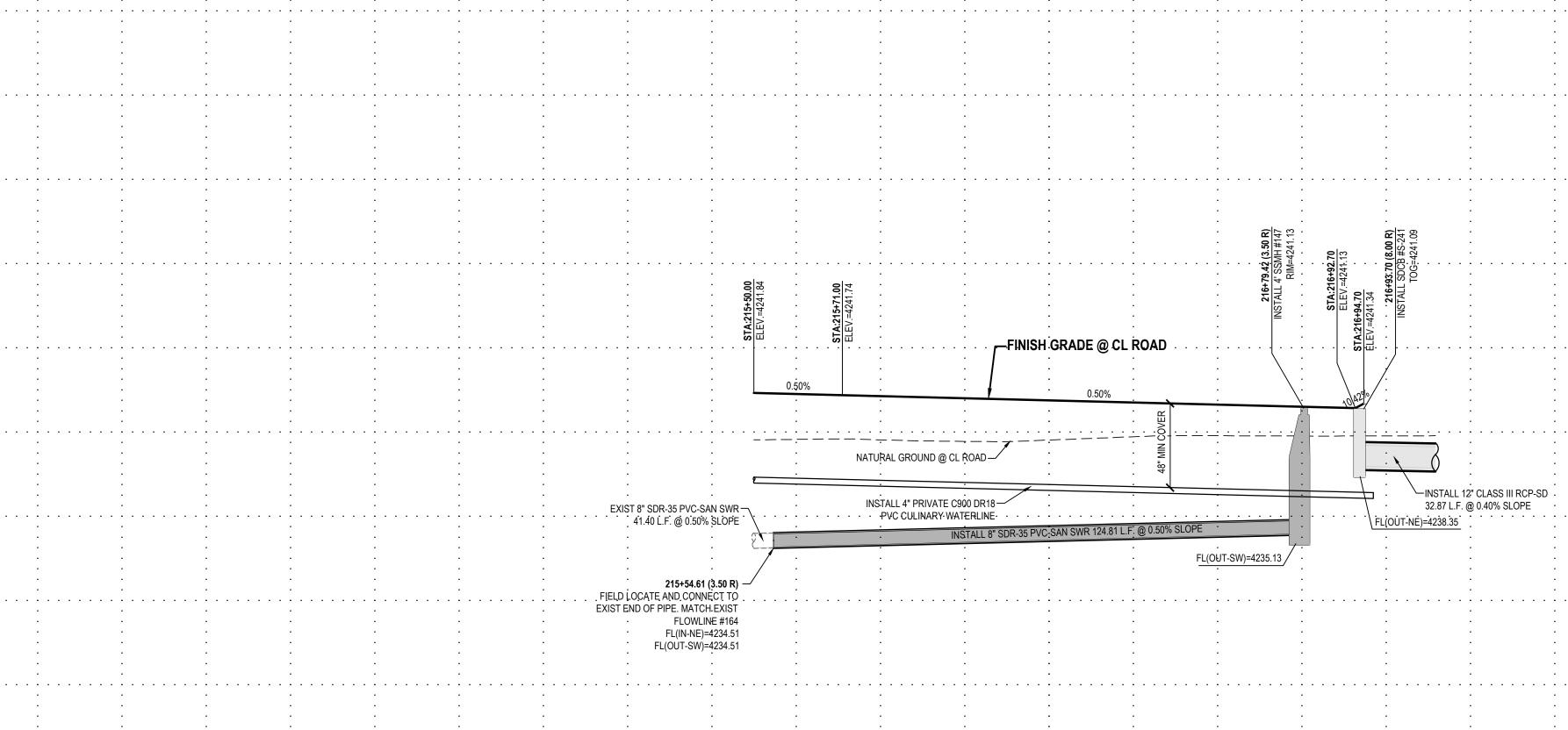
STANDARDS AND SPECIFICATIONS. (5) INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER

6 INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER

SYSTEMS STANDARDS AND SPECIFICATIONS

IMPROVEMENT STANDARDS AND SPECIFICATIONS





4224

4264

4260

4256

4252

4248

4244

4240

4236

4232

4228

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

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

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

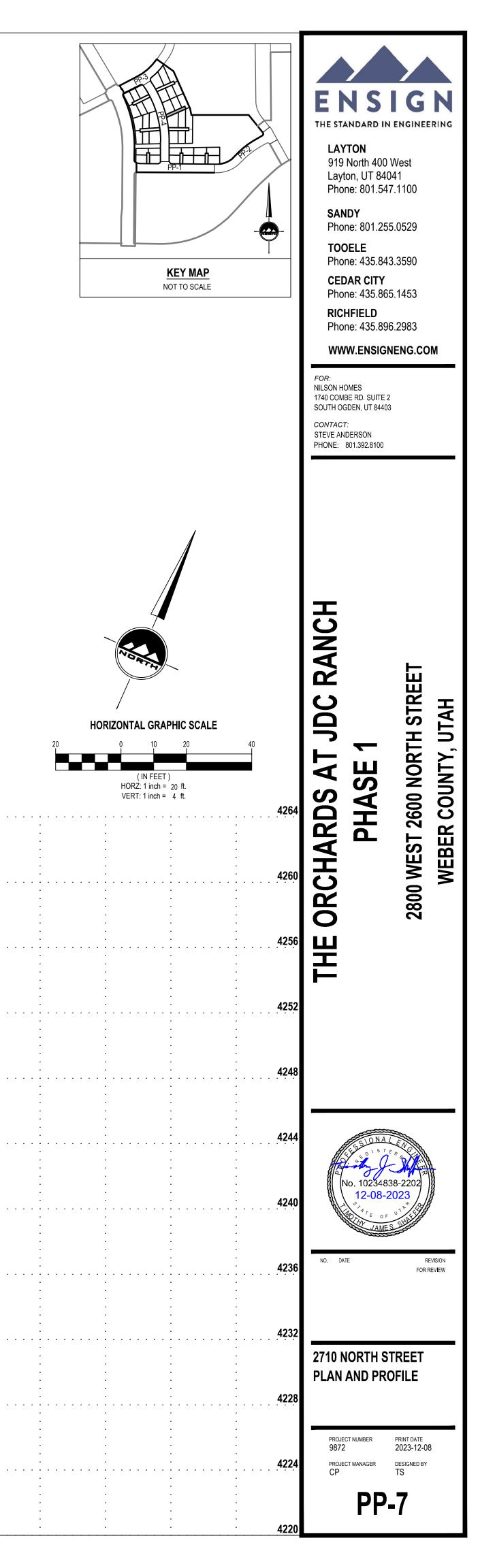
- (12) INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)
- 13 EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- (15) EXISTING 8" C900 DR18 PVC CULINARY WATERLINE
- (16) EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE
- 17 INSTALL 2" BLOW-OFF
- (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

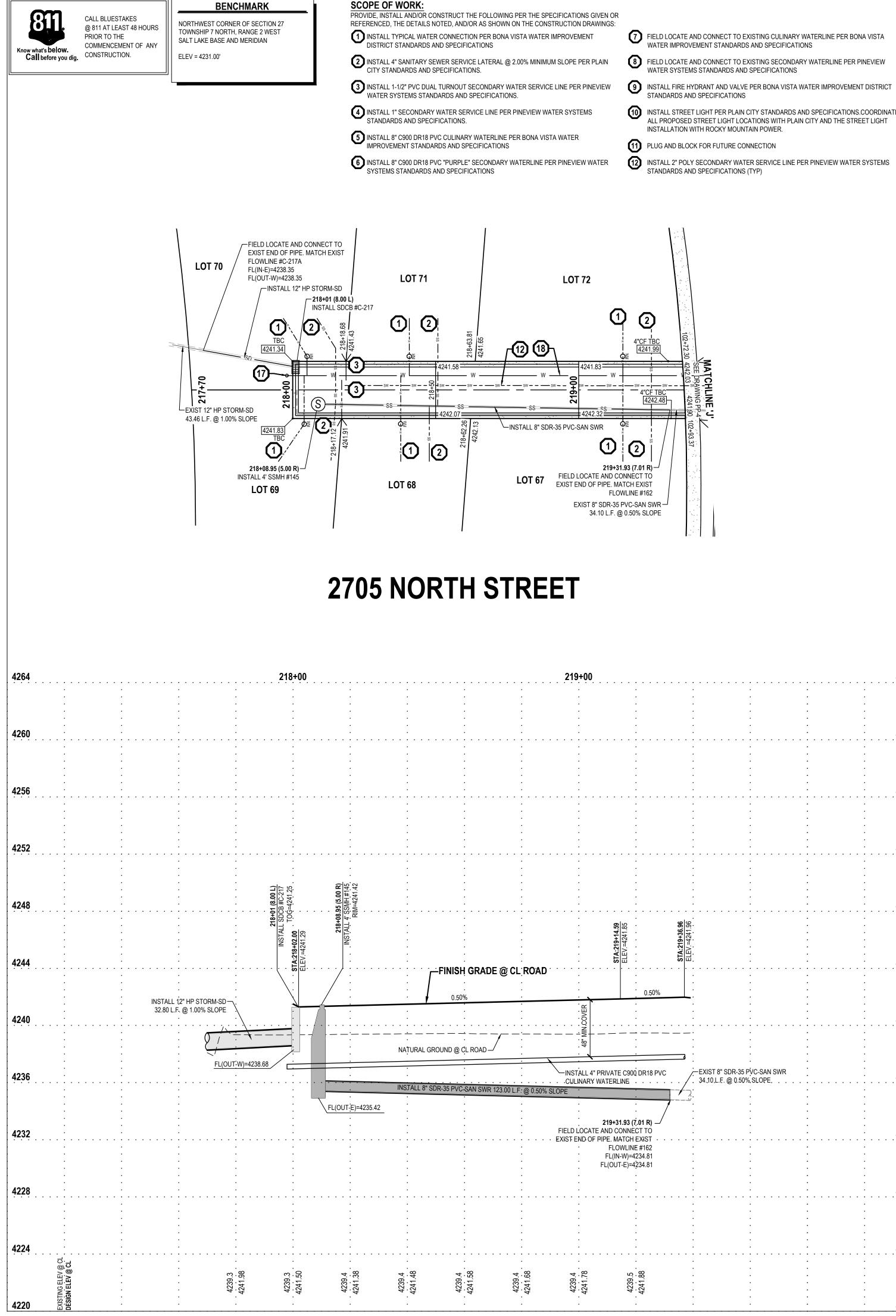
2710 NORTH STREET

216+00

217+00







FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA VISTA

BIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS 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

12 INSTALL 2" POLY SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS

(13) EXISTING FIRE HYDRANT

(17) INSTALL 2" BLOW-OFF

4264

4260

4256

4252

4248

4244

4240

4236

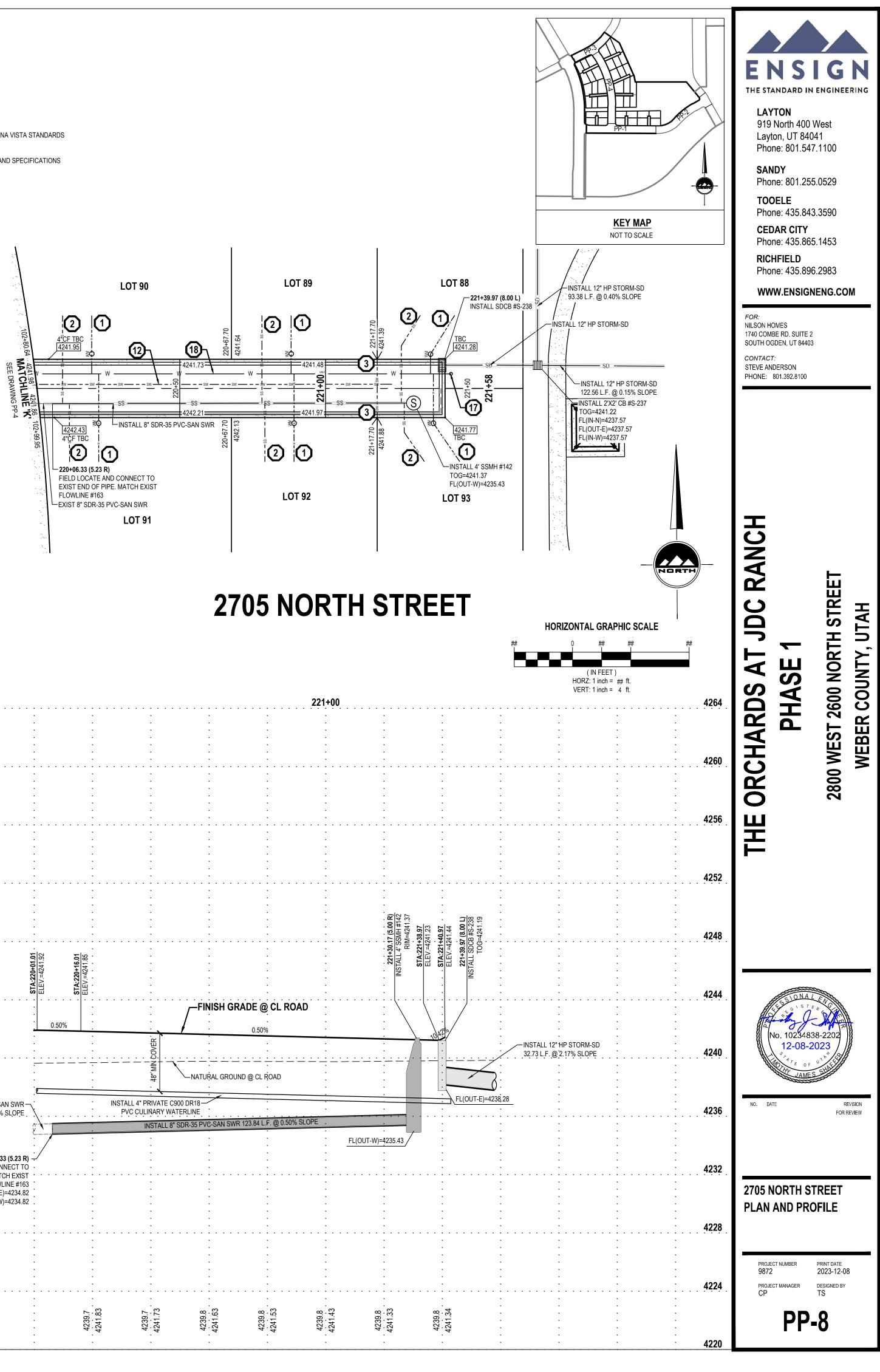
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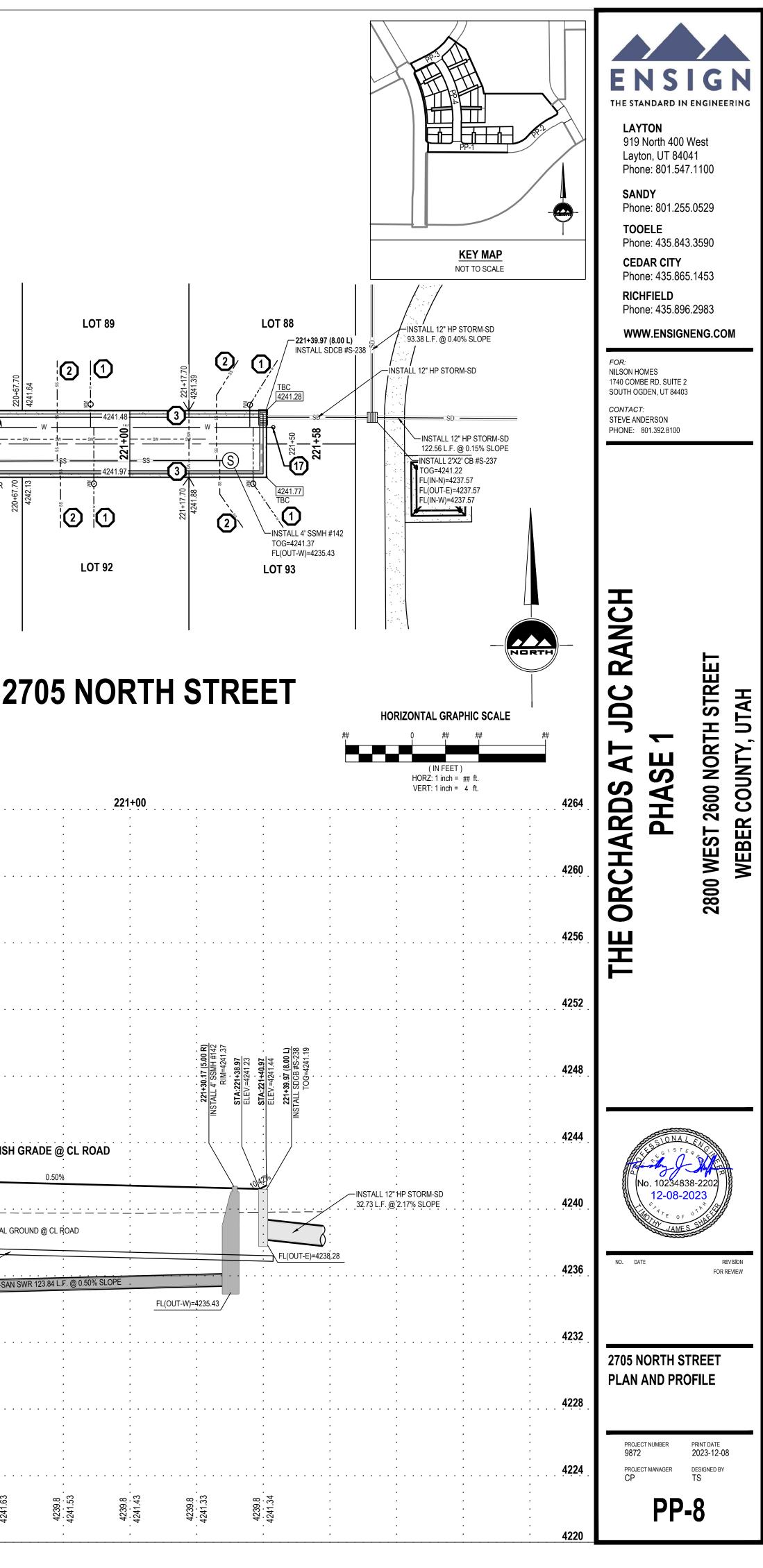
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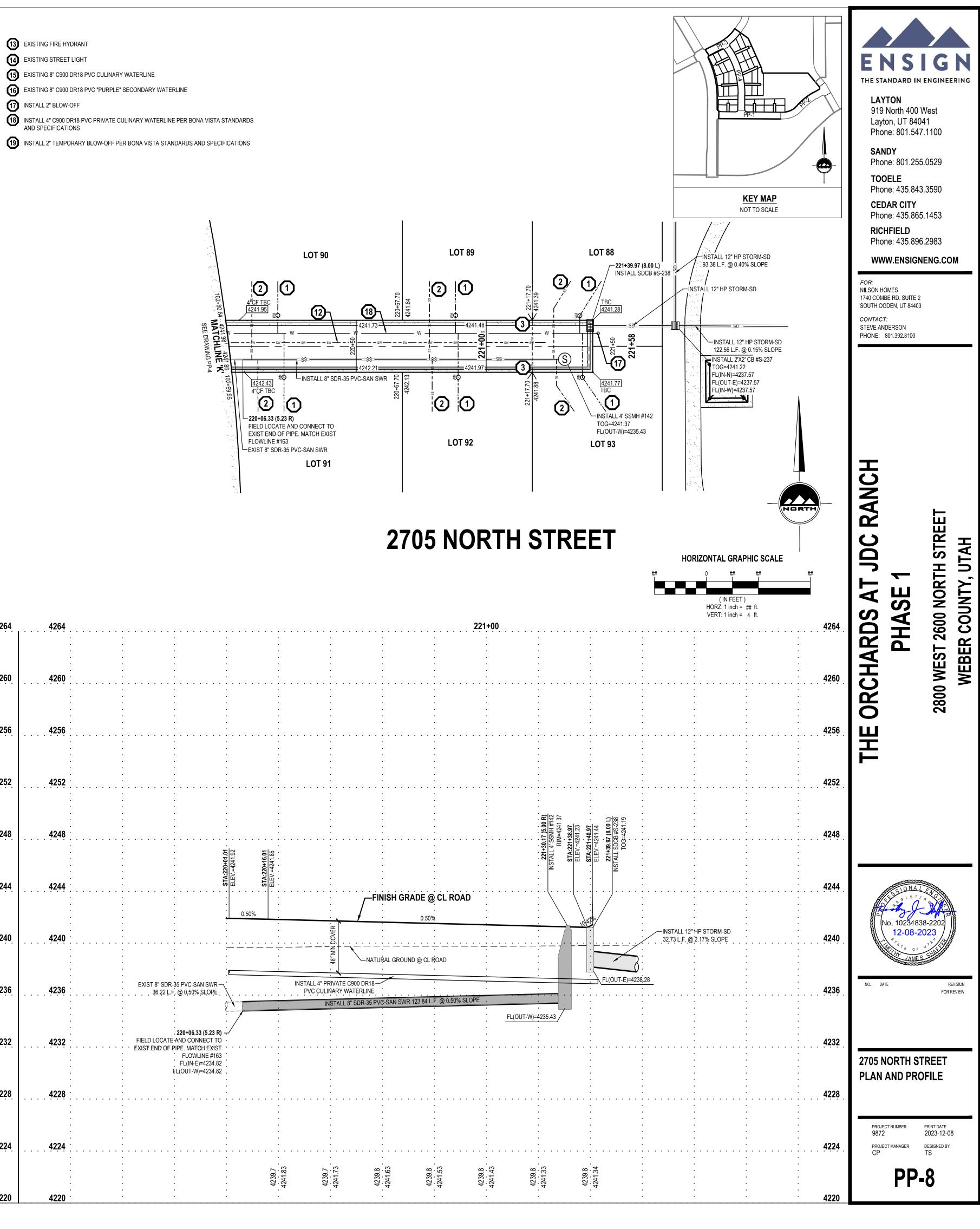
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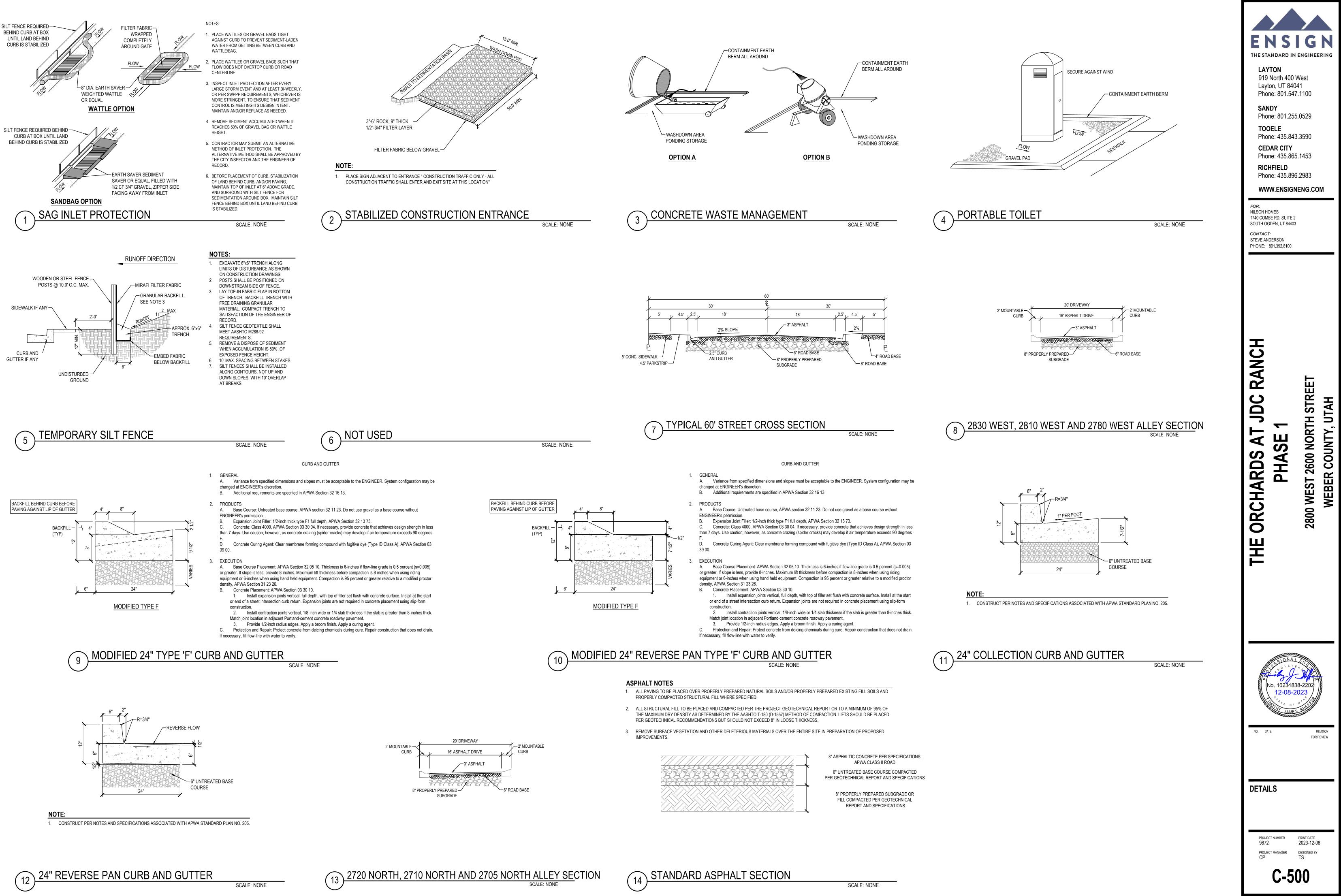
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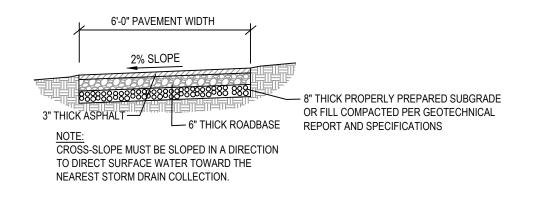
(19) INSTALL 2" TEMPORARY BLOW-OFF PER BONA VISTA STANDARDS AND SPECIFICATIONS



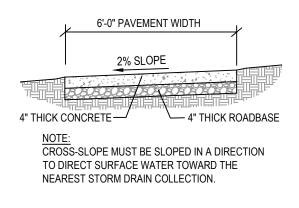








SCALE: NONE



SCALE: NONE

(1) CLASS 2 TRAIL SECTION

2 CLASS 3 TRAIL SECTION

