



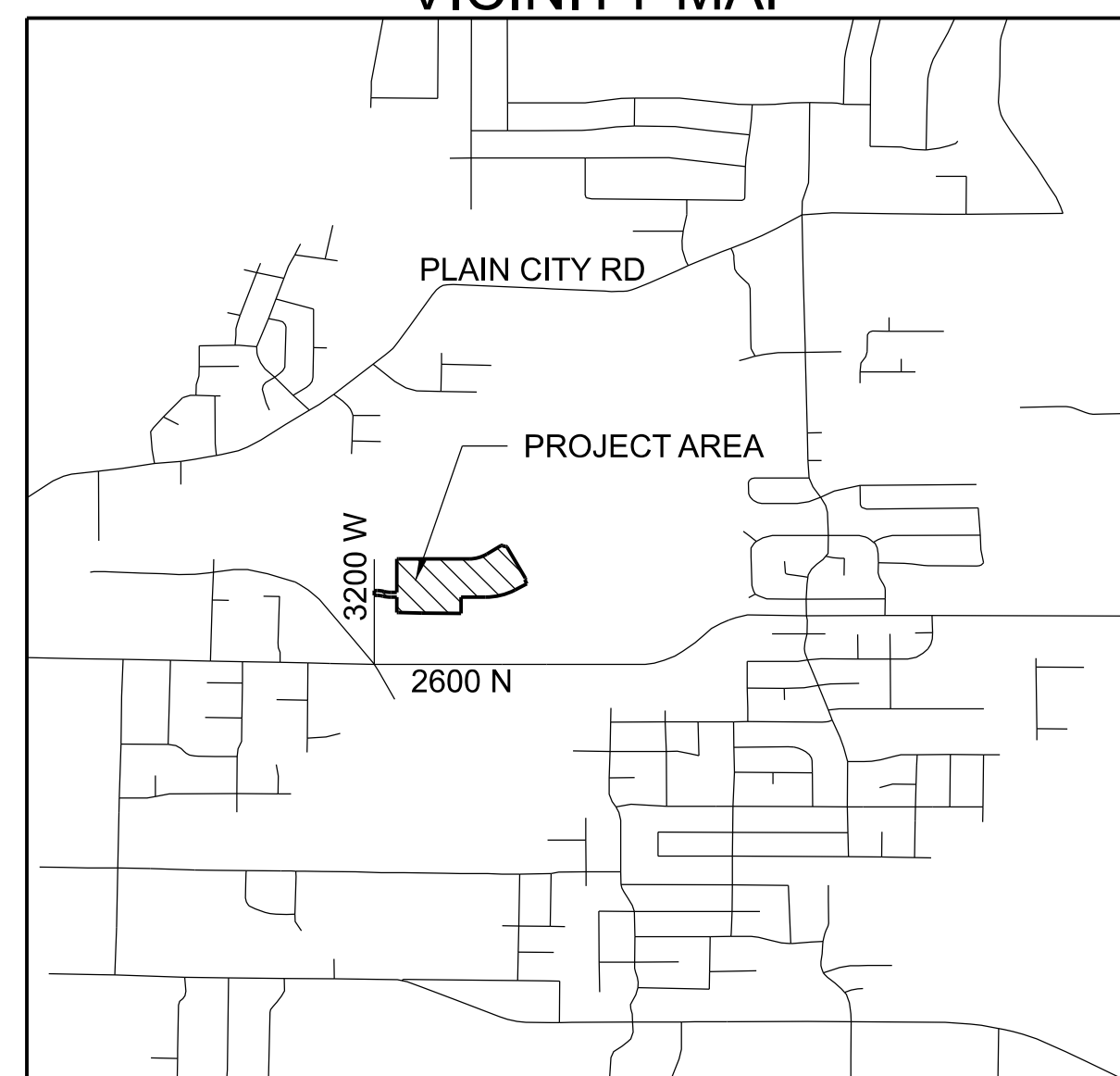
# THE VILLAS AT JDC RANCH

## FINAL CONSTRUCTION DRAWINGS

2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH  
FEBRUARY 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

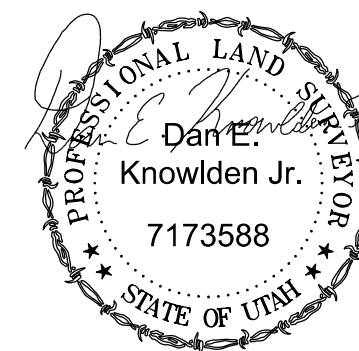


PROJECT ENGINEER



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

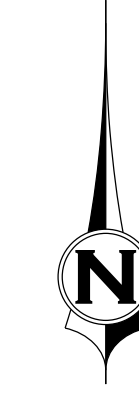
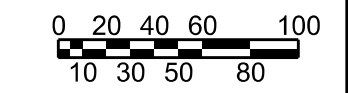
PROJECT SURVEYOR



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

PROJECT DESIGNER

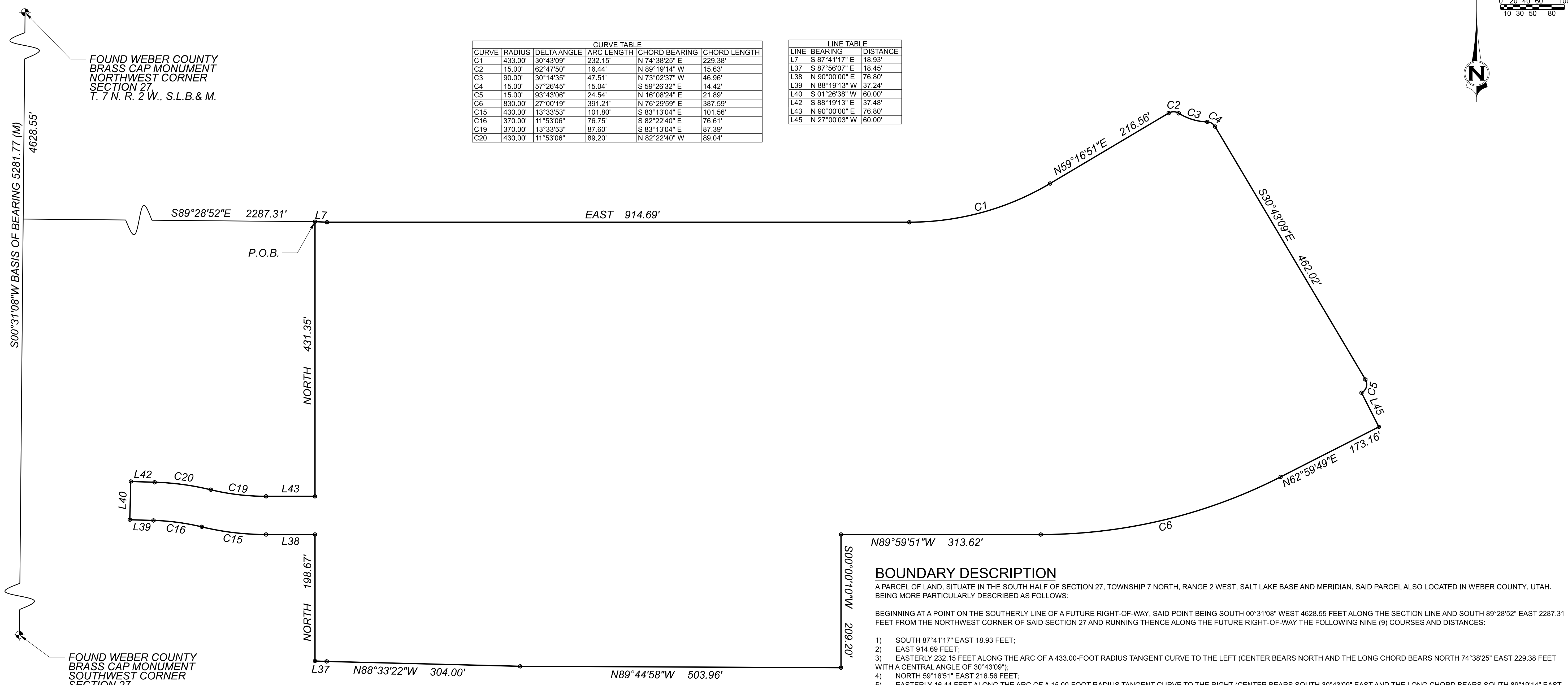
MUSTANG DESIGN, LLC  
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MUSTANG DESIGN, LLC  
791 N 100 E, SUITE 200  
LEHI, UTAH 84043

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	433.00'	30°43'09"	232.15'	N 74°38'25" E	229.38'
C2	15.00'	62°47'50"	16.44'	N 89°19'14" W	15.63'
C3	90.00'	30°14'35"	47.51'	N 73°02'37" W	46.96'
C4	15.00'	57°26'45"	15.04'	S 59°26'32" E	14.42'
C5	15.00'	93°43'06"	24.54'	N 16°08'24" E	21.89'
C6	830.00'	27°00'19"	391.21'	N 76°29'59" E	387.59'
C15	430.00'	13°33'53"	101.80'	S 83°13'04" E	101.56'
C16	370.00'	11°53'06"	76.75'	S 82°22'40" E	76.61'
C19	370.00'	13°33'53"	87.60'	S 83°13'04" E	87.39'
C20	430.00'	11°53'06"	89.20'	N 82°22'40" W	89.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S 87°41'17" E	18.93'
L37	S 87°56'07" E	18.45'
L38	N 90°00'00" E	76.50'
L39	N 88°19'13" W	37.24'
L40	S 01°26'38" W	60.00'
L42	S 88°19'13" E	37.48'
L43	N 90°00'00" E	76.80'
L45	N 27°00'03" W	60.00'



FOUND WEBER COUNTY BRASS CAP MONUMENT NORTHWEST CORNER SECTION 27, T. 7 N. R. 2 W., S.L.B. & M.

FOUND WEBER COUNTY BRASS CAP MONUMENT SOUTHWEST CORNER SECTION 27, T. 7 N. R. 2 W., S.L.B. & M.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND, SITUATE IN THE SOUTH HALF OF SECTION 27, 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 ON THE SOUTHERLY LINE OF A FUTURE RIGHT-OF-WAY, SAID POINT BEING SOUTH 00°31'08" WEST 4628.55 FEET ALONG THE SECTION LINE AND SOUTH 89°28'52" EAST 2287.31' FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE FUTURE RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) SOUTH 87°41'17" EAST 18.93 FEET;
- 2) EAST 914.69 FEET;
- 3) EASTERLY 232.15 FEET ALONG THE ARC OF A 433.00-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH AND THE LONG CHORD BEARS NORTH 74°38'25" EAST 229.38 FEET WITH A CENTRAL ANGLE OF 30°43'09");
- 4) NORTH 59°16'51" EAST 216.56 FEET;
- 5) EASTERLY 16.44 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 30°43'09" EAST AND THE LONG CHORD BEARS SOUTH 89°19'14" EAST 15.63 FEET WITH A CENTRAL ANGLE OF 62°47'50");
- 6) EASTERLY 47.51 FEET ALONG THE ARC OF A 90.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 32°04'40" EAST AND THE LONG CHORD BEARS SOUTH 73°02'37" EAST 46.96 FEET WITH A CENTRAL ANGLE OF 30°14'35");
- 7) SOUTHEASTERLY 15.04 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°50'05" WEST AND THE LONG CHORD BEARS SOUTH 59°26'32" EAST 14.42 FEET WITH A CENTRAL ANGLE OF 57°26'45");
- 8) SOUTH 30°43'09" EAST 462.02 FEET;
- 9) SOUTHERLY 24.54 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 59°16'51" WEST AND THE LONG CHORD BEARS SOUTH 16°08'24" WEST 21.89 FEET WITH A CENTRAL ANGLE OF 93°43'06");

THENCE SOUTH 27°00'03" EAST 60.00 FEET TO THE SOUTHERLY LINE OF A FUTURE RIGHT-OF-WAY; THENCE ALONG THE SOUTHERLY LINE OF SAID FUTURE RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 62°59'49" WEST 173.16 FEET;
- 2) WESTERLY 391.21 FEET ALONG THE ARC OF AN 830.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 27°00'11" WEST AND THE LONG CHORD BEARS SOUTH 76°29'59" WEST 387.59 FEET WITH A CENTRAL ANGLE OF 27°00'19");
- 3) NORTH 89°59'51" WEST 313.62 FEET;

THENCE SOUTH 00°00'10" WEST 209.20 FEET TO THE SOUTH LINE OF SAID SECTION 27 AND THE NORTHERLY LINE OF THAT PARCEL DESCRIBED IN ENTRY NO. 2288141;

THENCE ALONG THE SECTION LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 89°44'58" WEST 503.96 FEET;
- 2) NORTH 88°33'22" WEST 304.00 FEET TO THE NORTHEAST CORNER THE UTAH POWER AND LIGHT PARCEL (BOOK 1251, PAGE 0603);

THENCE NORTH 87°56'07" WEST 18.45 FEET ALONG THE NORTHERLY LINE OF THE UTAH POWER AND LIGHT PARCEL; THENCE NORTH 198.67 FEET TO A FUTURE RIGHT-OF-WAY;

THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) WEST 76.80 FEET;
- 2) WESTERLY 101.80 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH AND THE LONG CHORD BEARS NORTH 83°13'04" WEST 101.56 FEET WITH A CENTRAL ANGLE OF 13°33'53");
- 3) WESTERLY 76.75 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 13°33'53" WEST AND THE LONG CHORD BEARS NORTH 82°22'40" WEST 76.61 FEET WITH A CENTRAL ANGLE OF 11°53'06");
- 4) NORTH 88°19'13" WEST 37.24 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED UTAH POWER AND LIGHT PARCEL;

THENCE NORTH 01°26'38" EAST 60.00 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF A FUTURE RIGHT OF WAY;

THENCE ALONG SAID FUTURE RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 88°19'13" EAST 37.48 FEET;
- 2) EASTERLY 89.20 FEET ALONG THE ARC OF A 430.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 01°40'47" WEST AND THE LONG CHORD BEARS SOUTH 82°22'40" EAST 89.04 FEET WITH A CENTRAL ANGLE OF 11°53'06");
- 3) EASTERLY 87.60 FEET ALONG THE ARC OF A 370.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 13°33'53" EAST AND THE LONG CHORD BEARS SOUTH 83°13'04" EAST 87.39 FEET WITH A CENTRAL ANGLE OF 13°33'53");
- 4) EAST 76.80 FEET;

THENCE NORTH 431.35 FEET TO THE POINT OF BEGINNING.

CONTAINS: 996,545 SQUARE FEET OR 22.878 ACRES.

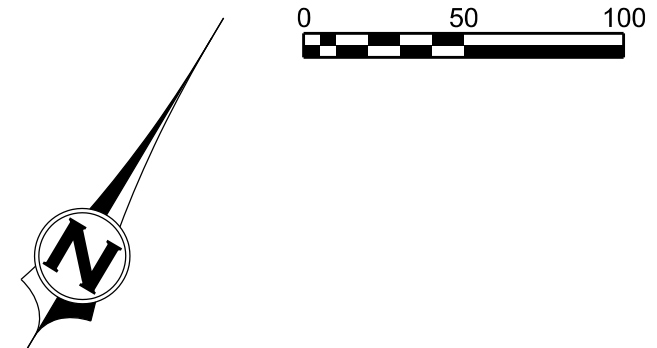
**LEGEND**  
—— BOUNDARY LINE

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NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
SURVEY CONTROL  
A 55+ COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

PROJ #: 2023005  
CAD FILE: 2023005SC01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: MJJ  
SCALE OF SHEET  
HOR SCALE: 1"=80'  
VER SCALE:  
SHEET  
**SC01**  
OF  
1





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

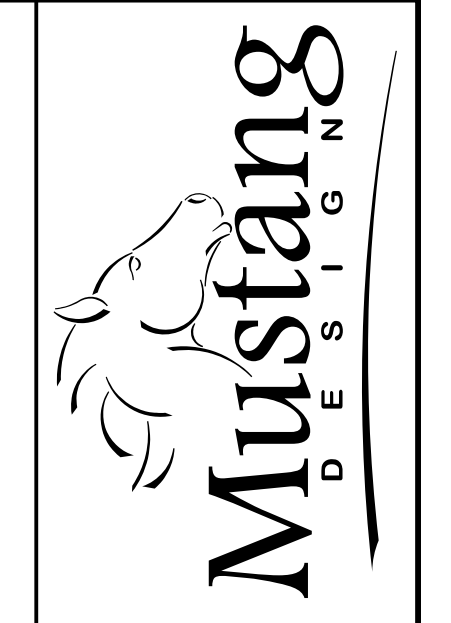
30' DRIVE APPROACH REQUIRED BY ROCKY MOUNTAIN POWER (WEBER CO STD 3 TYPE B EXTENDED)

CONNECT TO EXISTING CGS

ALTERNATE DRIVE APPROACH ALONG TRAIL (SEE DS01)

TYPE B DRIVE APPROACH PER WEBER CO. STD 3 (TYP)

- 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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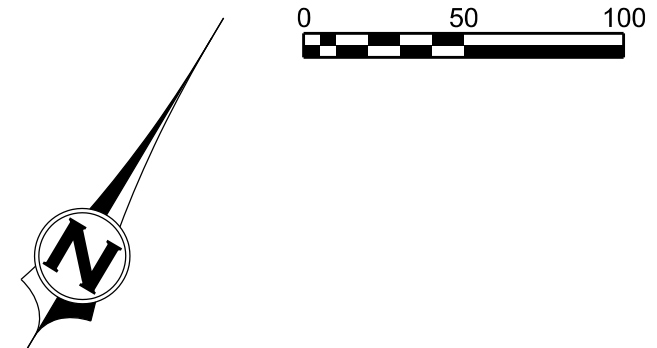
THE VILLAS AT JDC RANCH  
SITE PLAN

A 55+ 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:  
-BUILT BY LEISURE VILLAS  
WITH THIS PROJECT  
-TO BE DEDICATED TO  
WEBER COUNTY  
-MAINTAINED PER MDA

GRAVITY IRRIGATION DITCH  
-DESIGN AND CONSTRUCTION BY OTHERS  
-TO BE CONSTRUCTED WITH WITH THE JDC PARKWAY PROJECT  
-OWNED BY NILSON HOMES  
-OPERATED BY JAY CHRISTENSEN

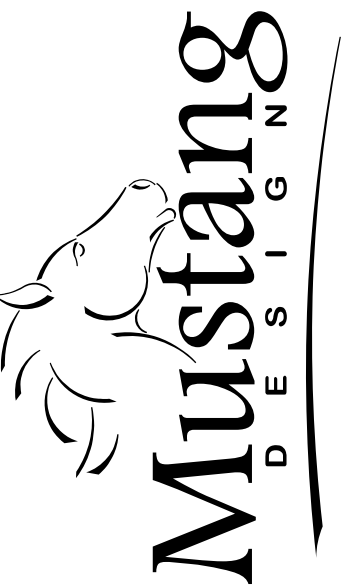
FILL IN AND RE-ROUTE EXISTING DITCH

FILL IN EXISTING  
ABANDONED DITCH

FUTURE (BY OTHERS)

FUTURE (BY OTHERS)

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



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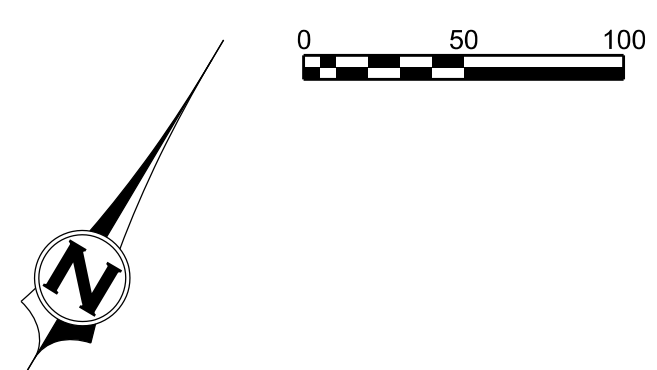
THE VILLAS AT JDC RANCH  
GRADING PLAN

A 55+ 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





GRAVITY IRRIGATION DITCH  
(DESIGN AND CONSTRUCTION  
BY OTHERS)

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

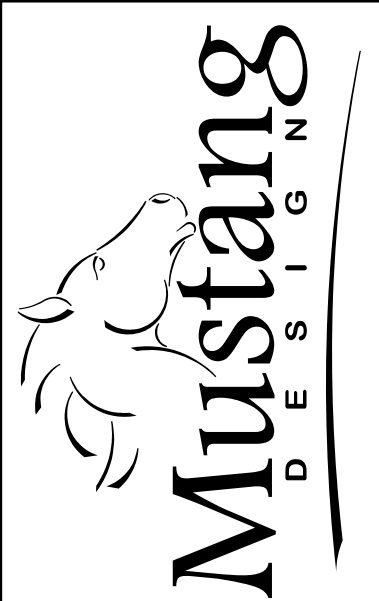
RETENTION BASIN:  
-BUILT BY LEISURE VILLAS  
WITH THIS PROJECT  
-TO BE DEDICATED TO  
WEBER COUNTY  
-MAINTAINED PER MDA

GRAVITY IRRIGATION DITCH  
-DESIGN AND CONSTRUCTION BY OTHERS  
-TO BE CONSTRUCTED WITH WITH THE JDC PARKWAY PROJECT  
-OWNED BY NILSON HOMES  
-OPERATED BY JAY CHRISTENSEN

**LEGEND**

- BOUNDARY LINE
- - - - - SETBACK LINE (EXT. 20', INT. 15' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- - - - - EASEMENT (ALL AREA OUTSIDE OF THE LOT BOUNDARIES IS DESIGNATED AS A PUBLIC UTILITY EASEMENT - SEE PLAT)
- 8" CULINARY (C-900 PVC DR14, BLUE) SHOWING HYDRANT AND METER CLUSTER (INSTALL ONE SERVICE LINE PER METER).
- 6" IRRIGATION PVC (SCHEDULE 40 C-900 DR-18, PURPLE) (SINGLE SERVICE) 1.5" IRRIGATION SERVICE WITH 1" VALVE & BOX
- 8" SANITARY SEWER (PVC) WITH 4" SERVICE LATERALS
- STORM DRAIN (RCP TYPE III, UNLESS NOTED OTHERWISE.)
- IRRIGATION VALVE BOX SERVICE AREA BOUNDARY
- STREET LIGHT POLES (TO MEET CITY STANDARD)

FH SERVICE RADIUS = 250'



MUSTANG DESIGN, LLC  
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LEHI, UTAH 84043



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NO.	DESCRIPTION	BY	DATE

**THE VILLAS AT JDC RANCH  
UTILITY PLAN**

A 55+ COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

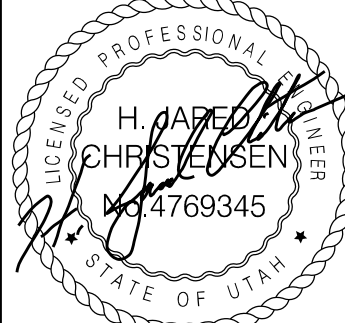
PROJ #: 2023005  
CAD FILE: 2023005UT01.dgn  
DRAWN BY: PSJ  
DESIGN BY: PSJ  
CHECKED BY: MJJ  
SCALE OF SHEET:  
HOR SCALE: 1"=60'  
VER SCALE:

SHEET  
OF  
**UT01**  
1



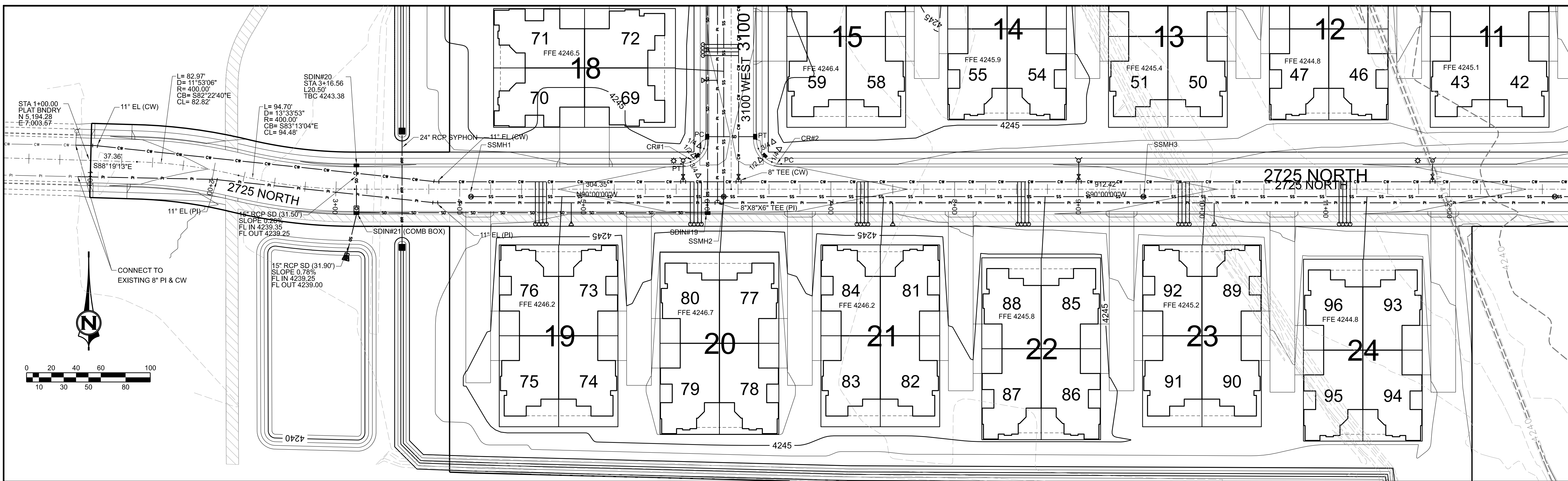


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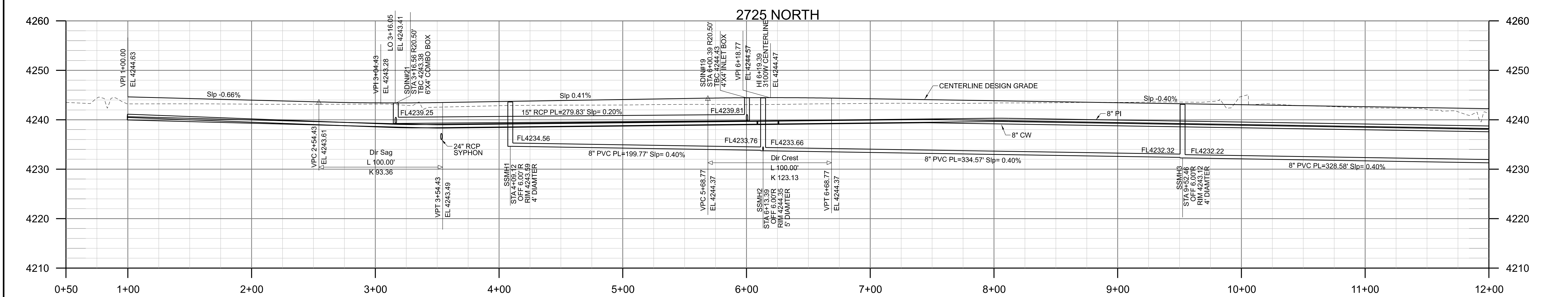


**LEGEND**

- 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
- 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	4243.99L
			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



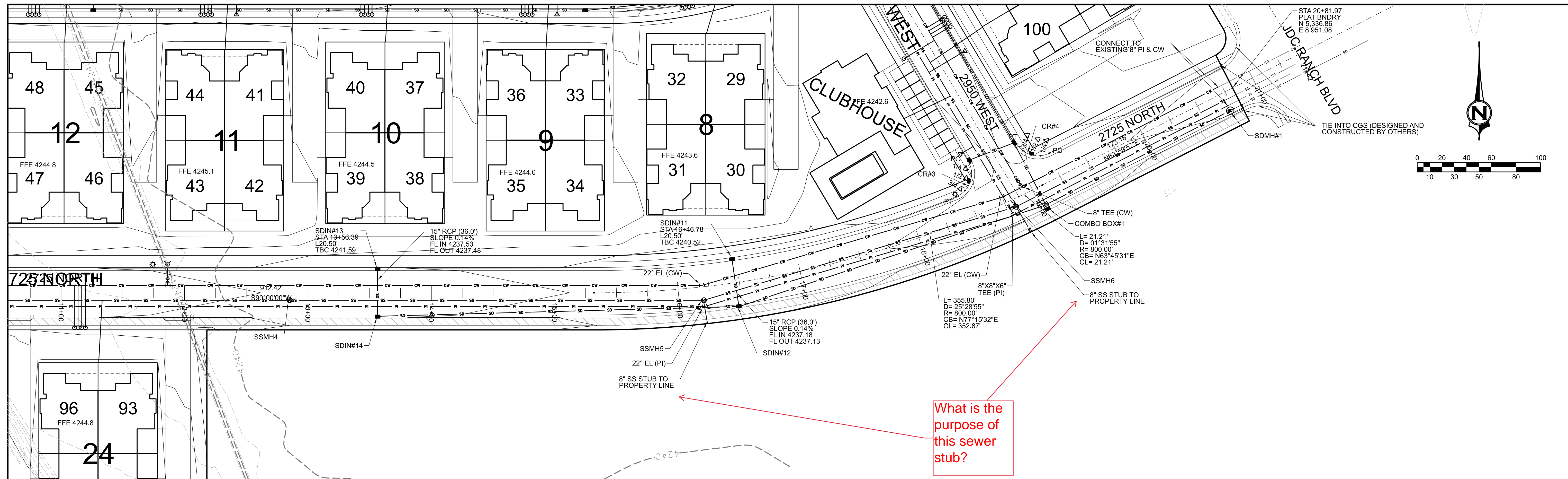
THE VILLAS AT JDC RANCH  
PLAN AND PROFILE SHEET

A 55+ 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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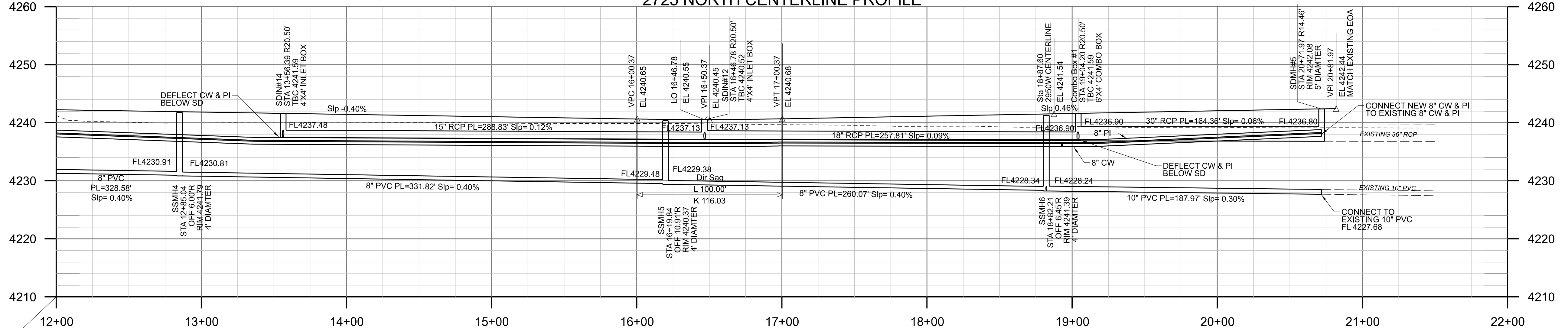
**LEGEND**

- 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	STREET LABEL	ALIGNMENT	STATION	OFFSET	TBC ELEV.	TBC RADIUS	DELTA	LENGTH	STREET LABEL	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

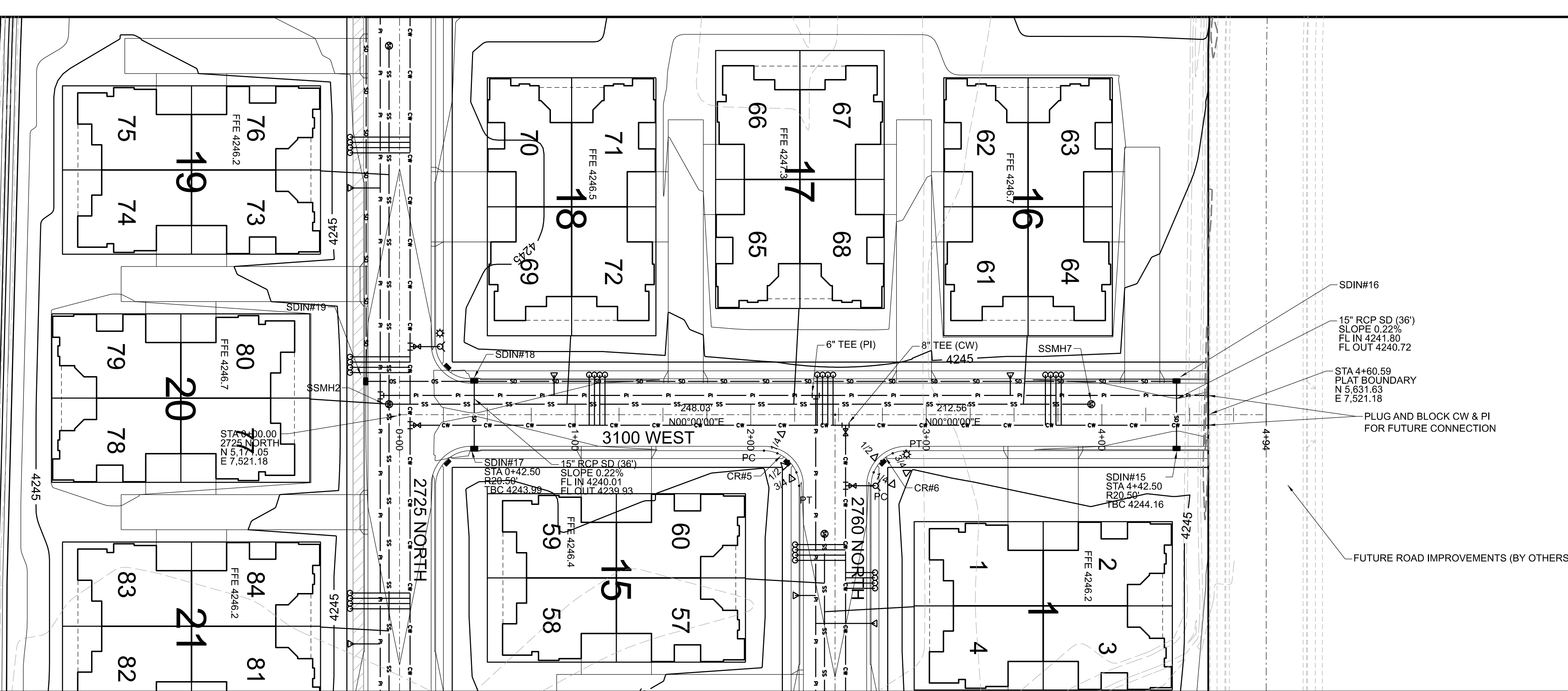
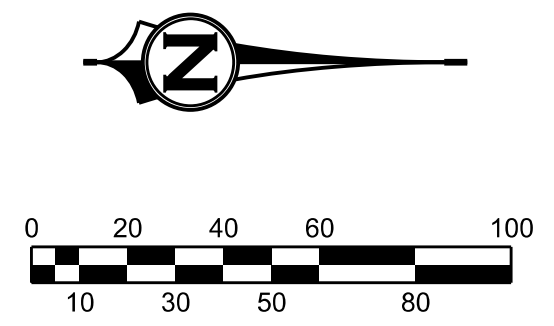


THE VILLAS AT JDC RANCH  
PLAN AND PROFILE SHEET

A 55+ 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

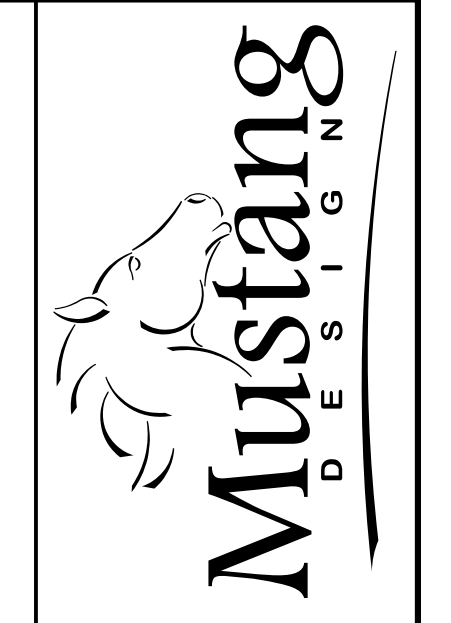
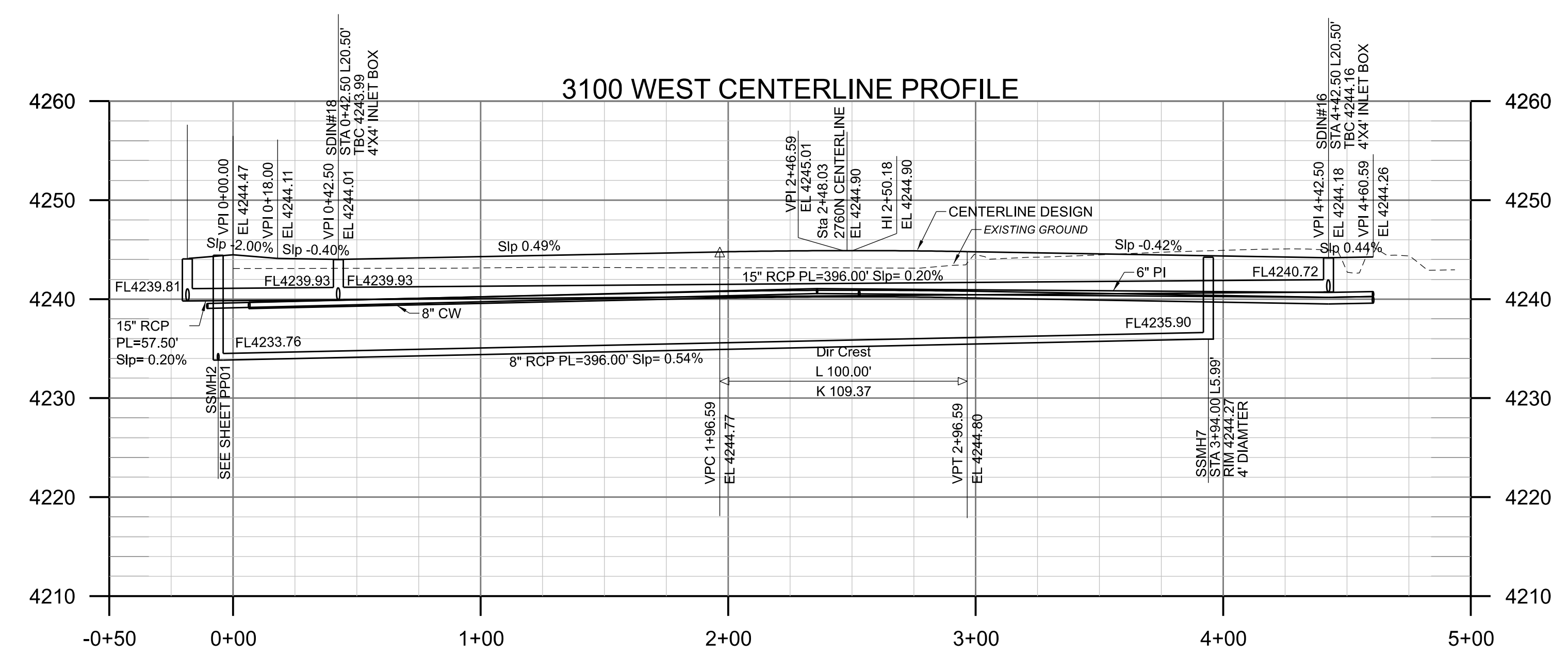


**LEGEND**

- 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#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



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



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NO.	DATE	DESCRIPTION
1	01/20/2024	FOR CITY REQUEST
2	01/20/2024	FOR CITY REQUEST
3	01/20/2024	FOR CITY REQUEST
4	01/20/2024	FOR CITY REQUEST
5	01/20/2024	FOR CITY REQUEST
6	01/20/2024	FOR CITY REQUEST
7	01/20/2024	FOR CITY REQUEST
8	01/20/2024	FOR CITY REQUEST
9	01/20/2024	FOR CITY REQUEST
10	01/20/2024	FOR CITY REQUEST

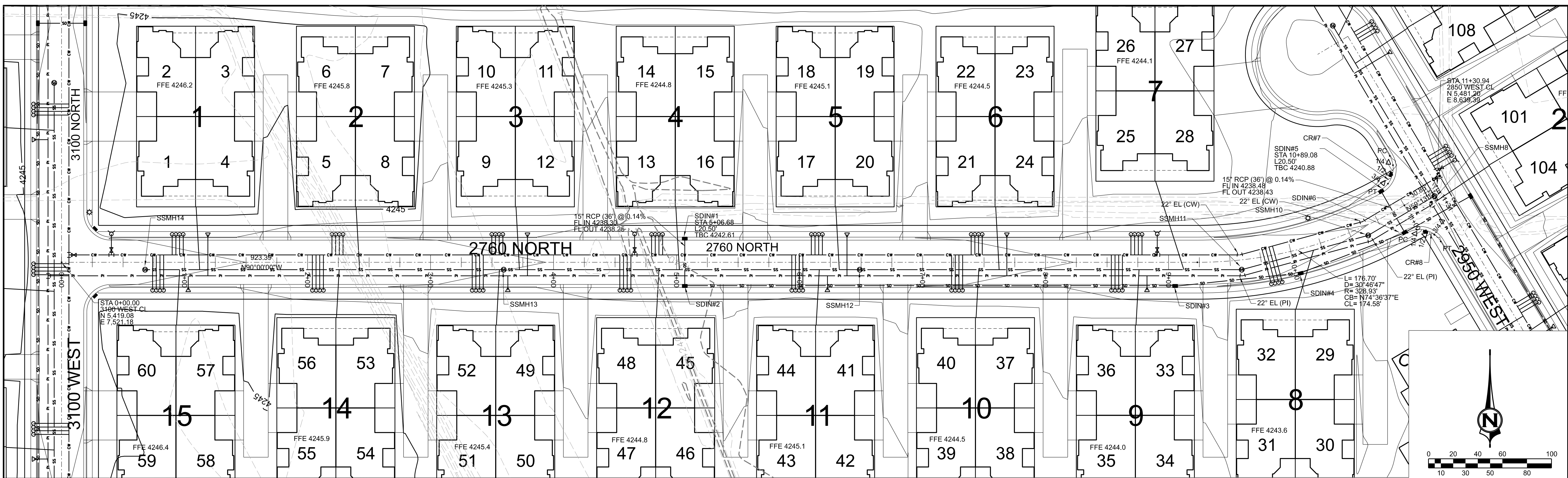
THE VILLAS AT JDC RANCH  
 PLAN AND PROFILE SHEET

A 55+ 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  
 OF  
**PP03**  
 5



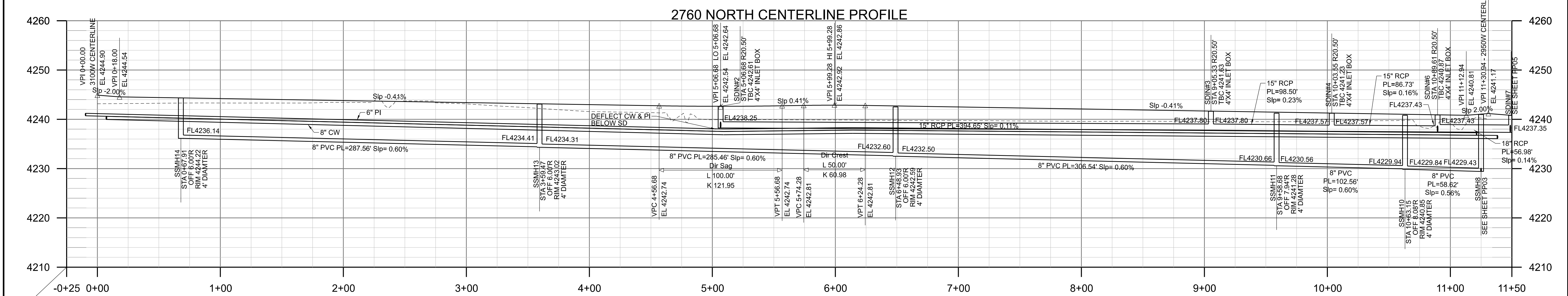


**LEGEND**

- BOUNDARY LINE
- SETBACK LINE (EXT. 20' - INT. 15' TYP.)
- STREET CENTER LINE
- LOT LINE AND RIGHT OF WAY LINE
- EASEMENT
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- STORM DRAIN (RCP TYPE III)
- ELECTRICAL TRANSFORMER AND SERVICE WIRES
- STREET LIGHT POLES

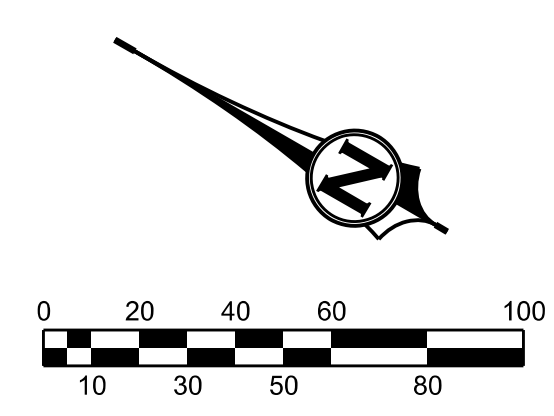
CR#7						CR#8						
TBC RADIUS	DELTA	LENGTH	STREET	STATION	OFFSET	TBC RADIUS	DELTA	LENGTH	STREET	STATION	OFFSET	TBC ELEV.
20.00	91°55'04"	32.09'	PC 2950 W	3+11.08	L20.50	20.00	88°30'10"	30.89'	PC 2760 N	10+91.50	L20.50	4240.87L
			1/4 Δ 2950 W	3+03.27	L22.09				1/4 Δ 2760 N	10+98.56	R22.05	4240.86
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

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

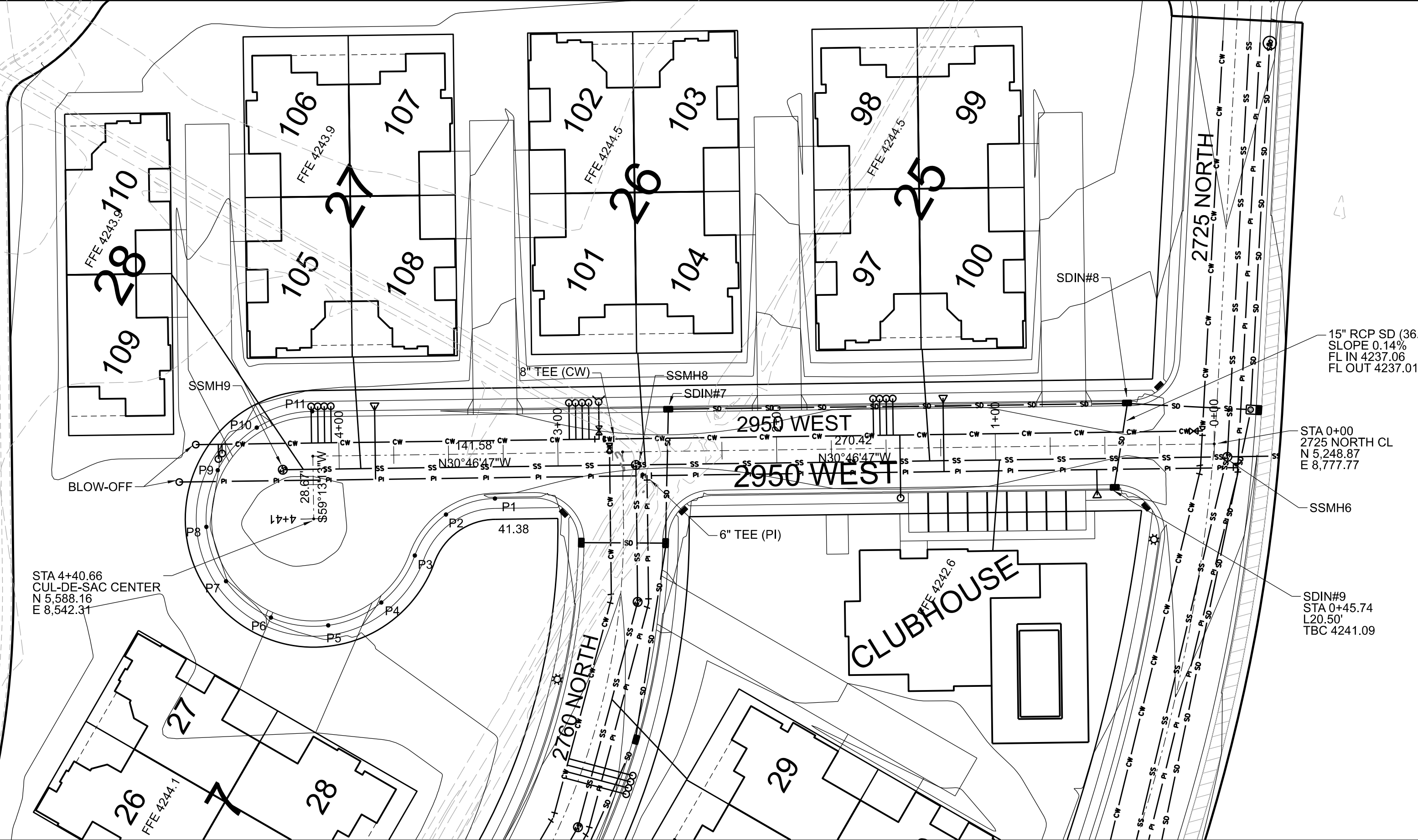


THE VILLAS AT JDC RANCH  
PLAN AND PROFILE SHEET

A 55+ COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH



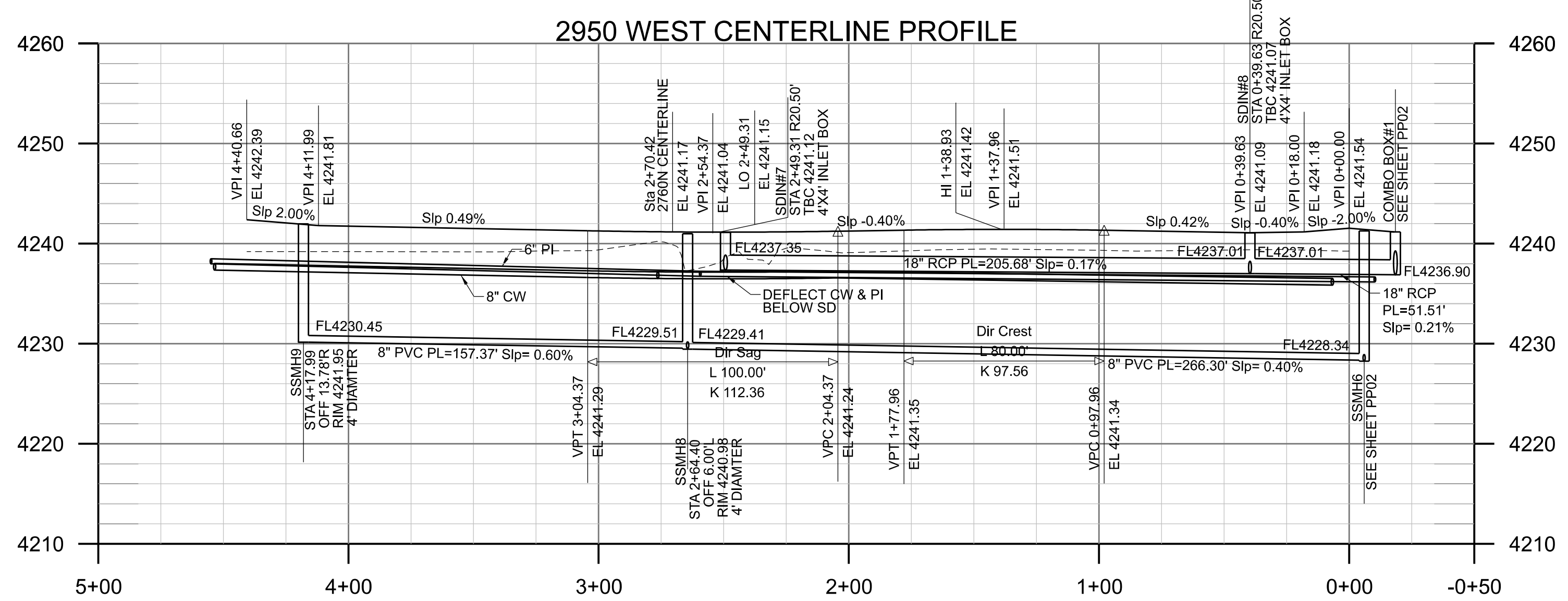
FUTURE ROAD IMPROVEMENTS (BY OTHERS)



- LEGEND**
- BOUNDARY LINE
  - - - - SETBACK LINE (EXT. 20' - INT. 15' TYP.)
  - STREET CENTER LINE
  - LOT LINE AND RIGHT OF WAY LINE
  - EASEMENT
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 THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°31'08" WEST  
 BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF SAID SECTION 27

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



MUSTANG DESIGN, LLC  
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 LEHI, UTAH 84043



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NO.	REVISION	DESCRIPTION	BY	DATE

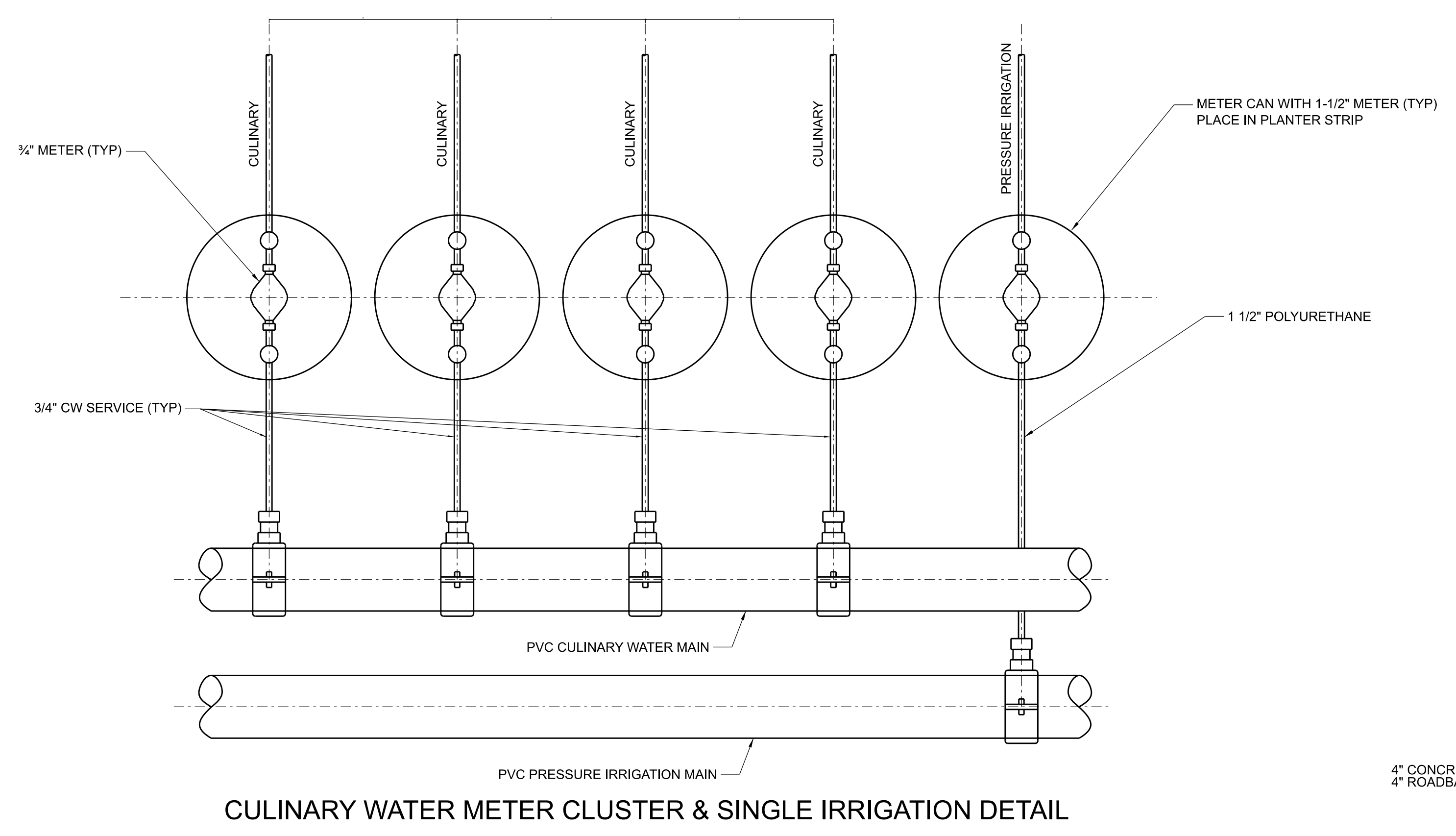
THE VILLAS AT JDC RANCH  
 PLAN AND PROFILE SHEET

A 55+ COMMUNITY  
 2725 NORTH 3100 WEST  
 WEBER COUNTY, UTAH

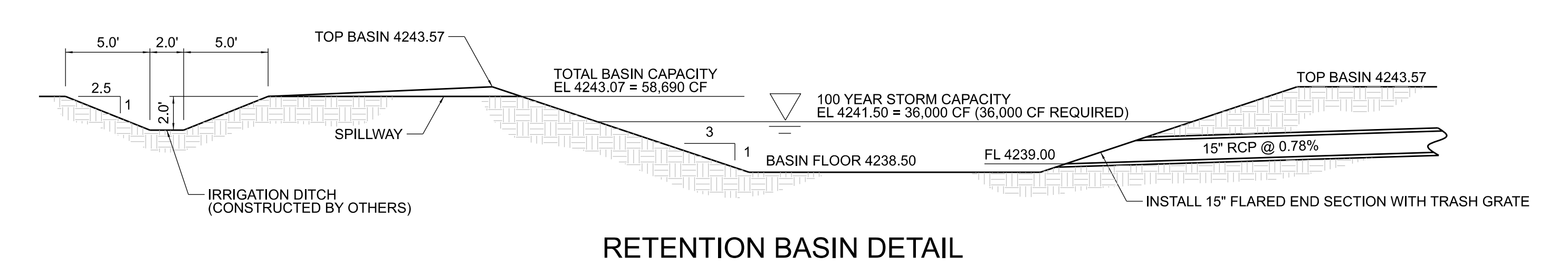
PROJ #: 2023005  
 CAD FILE: 2023005PP05.dgn  
 DRAWN BY: HJC  
 DESIGN BY: HJC  
 CHECKED BY: MJJ  
 SCALE OF SHEET  
 HOR SCALE: 1" = 40'  
 VER SCALE: 1" = 10'

SHEET  
 OF PP05  
 5

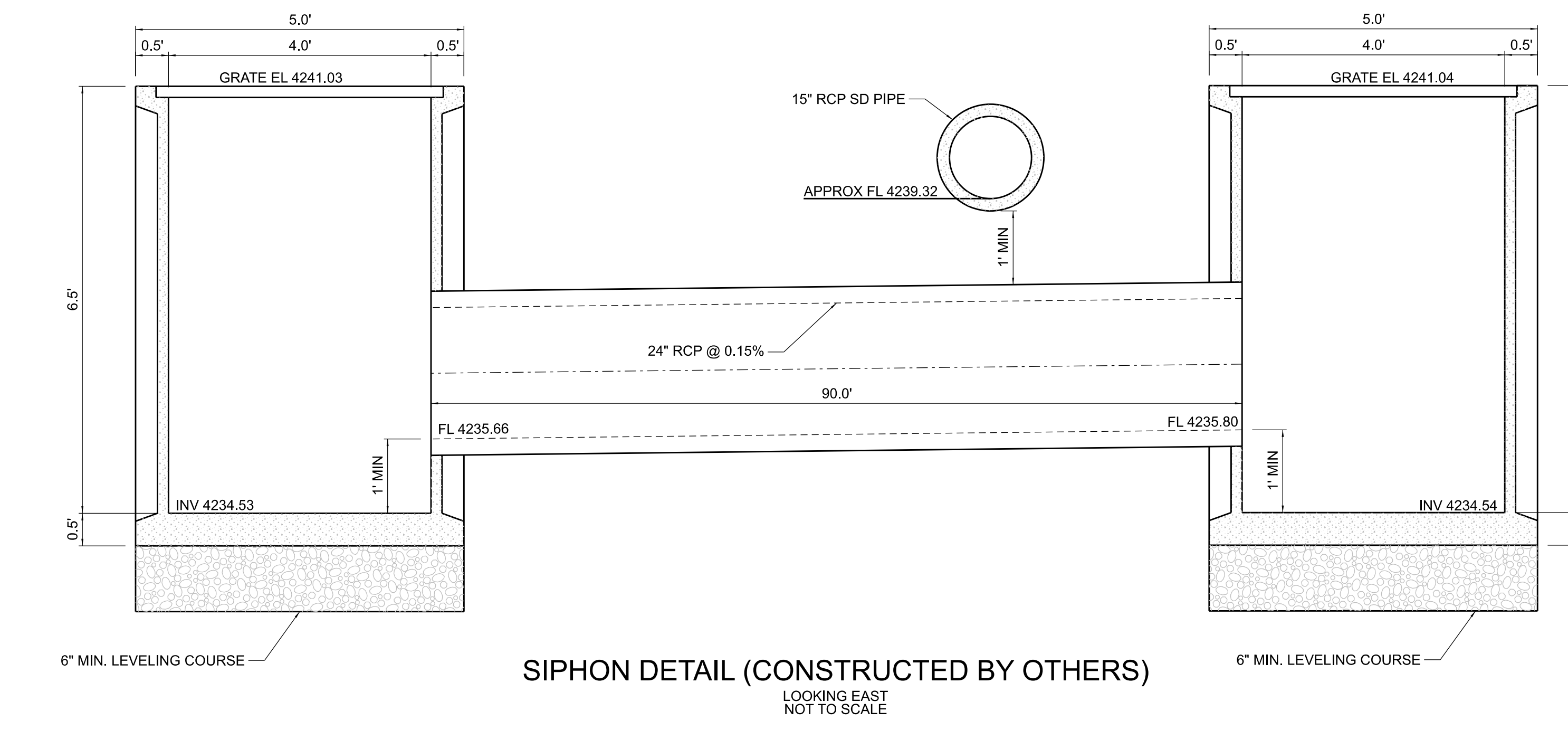




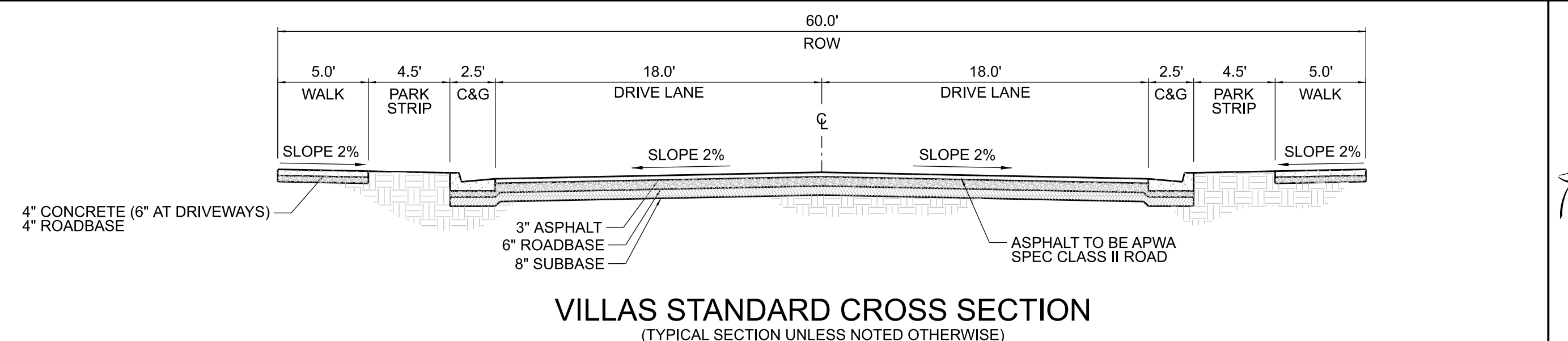
CULINARY WATER METER CLUSTER & SINGLE IRRIGATION DETAIL



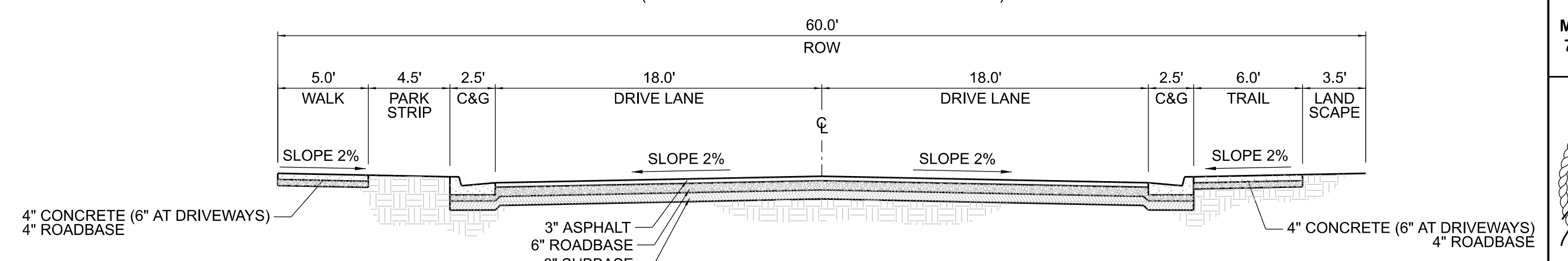
RETENTION BASIN DETAIL



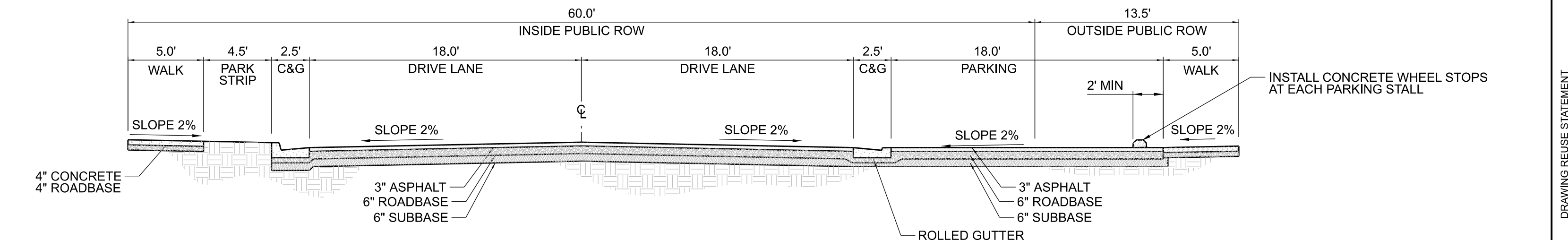
SIPHON DETAIL (CONSTRUCTED BY OTHERS)  
LOOKING EAST  
NOT TO SCALE



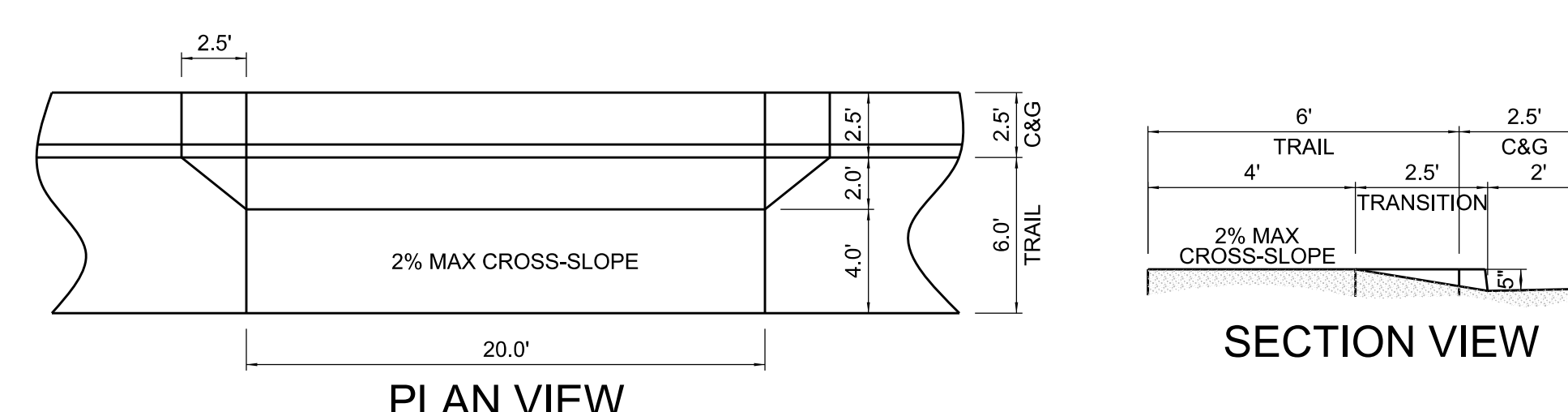
VILLAS STANDARD CROSS SECTION  
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



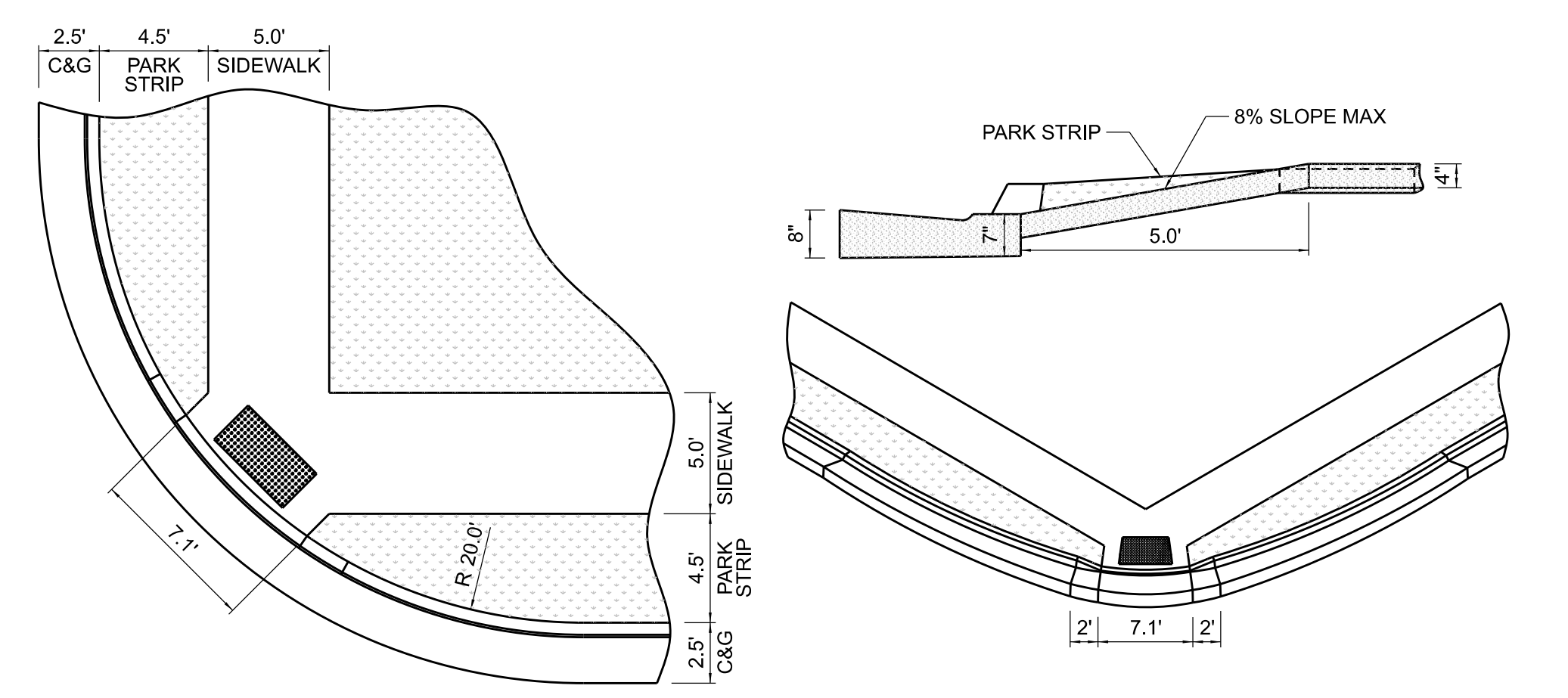
VILLAS 2725 N ALTERNATE CROSS SECTION (FACING EAST)  
STA 2+19.8 TO STA 20+81.97  
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



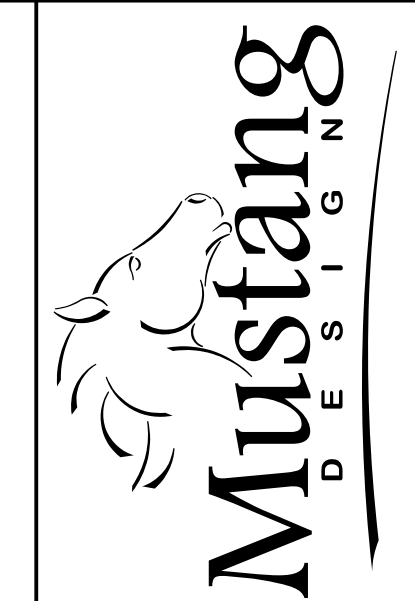
STANDARD STREET CROSS SECTION WITH PARKING SECTION (FACING SOUTH)  
(TYPICAL SECTION UNLESS NOTED OTHERWISE)



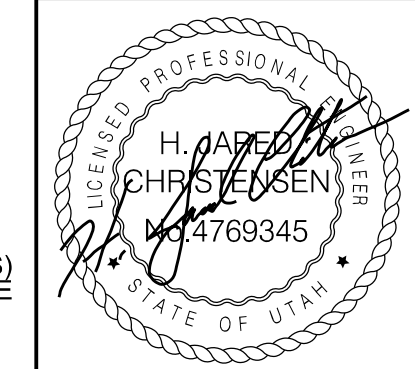
ALTERNATE DRIVE APPROACH



TYPICAL ADA RAMP DETAIL  
(MODIFIED FROM WEBER CO STD 5 FOR 5' SIDEWALK)



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



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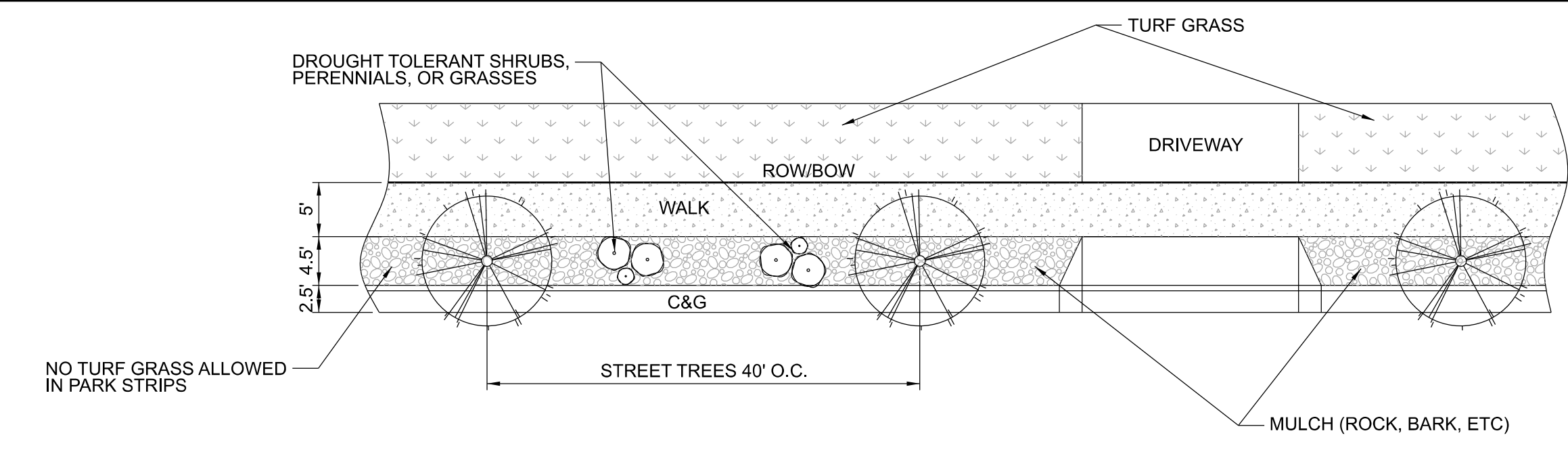
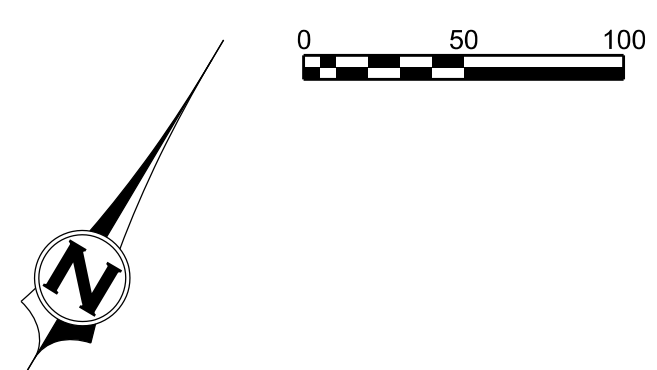
NO.	REVISION	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
PROJECT DETAILS SHEET

A 55+ 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  
OF  
DS01  
1





**TYPICAL LANDSCAPE DETAIL**  
N.T.S.

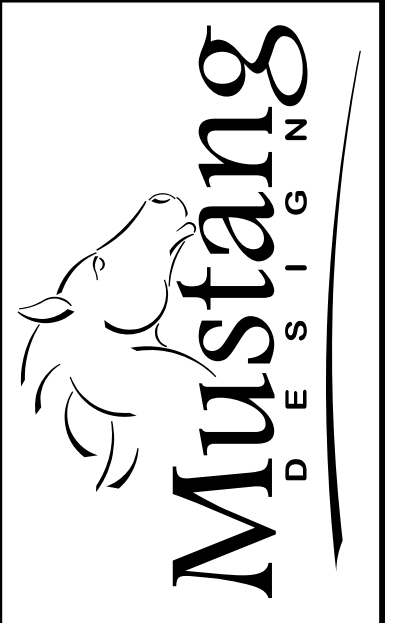
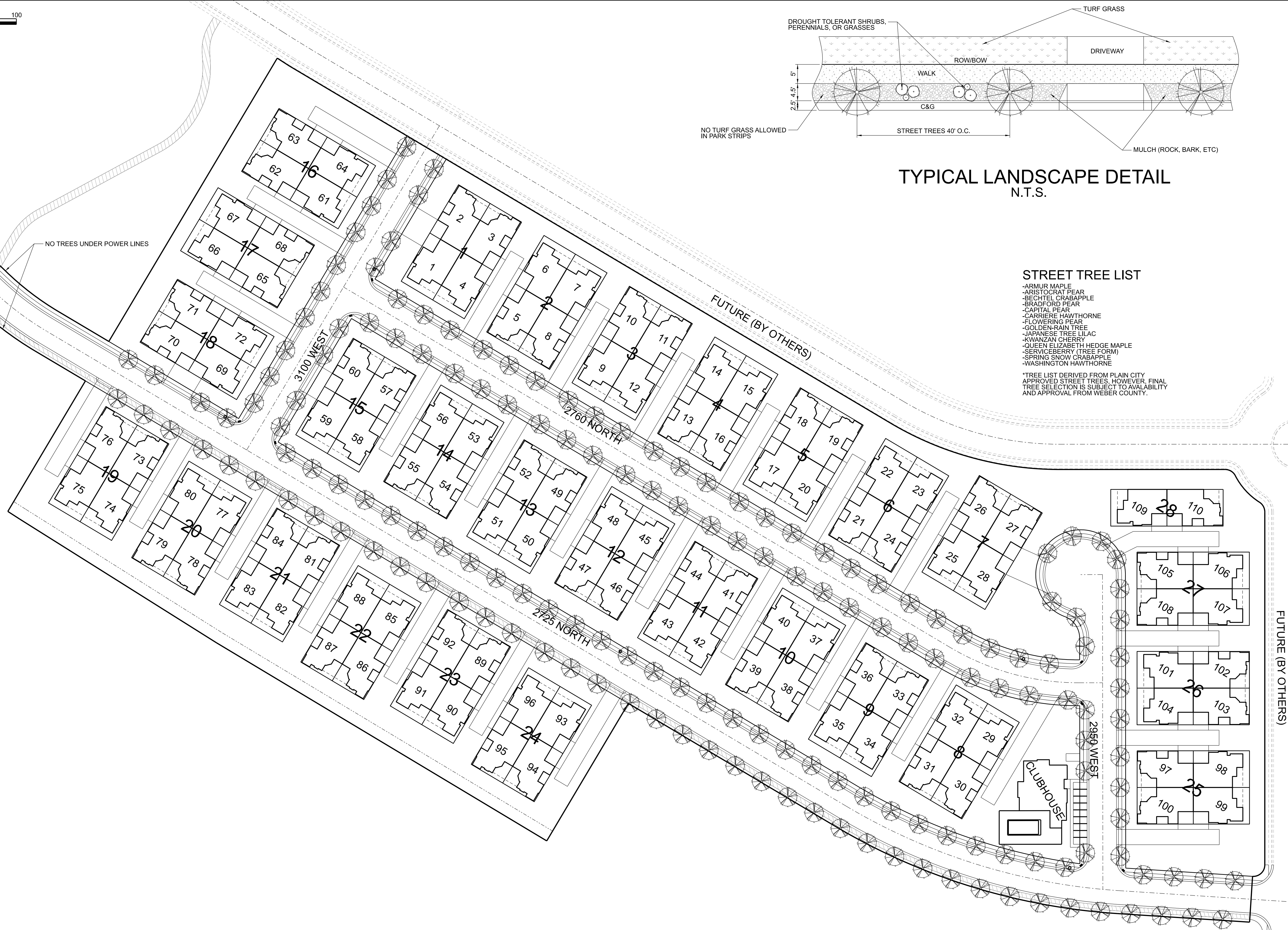
**STREET TREE LIST**

- 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.

NO TREES UNDER POWER LINES

**LEGEND**

—————	BOUNDARY LINE
-----	SETBACK LINE
- - - - -	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**  
**OVERALL LANDSCAPE PLAN**

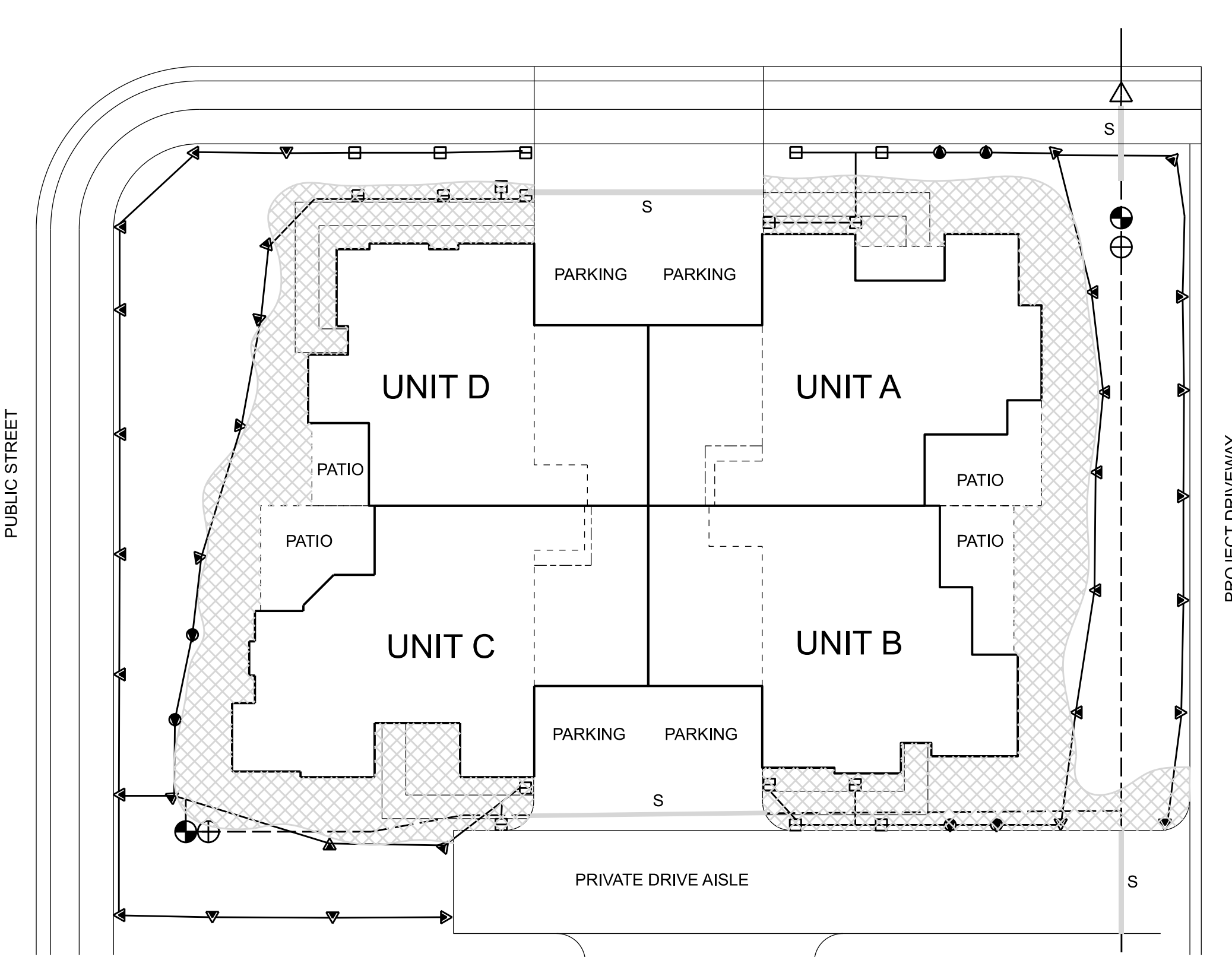
A 55+ COMMUNITY  
2725 NORTH 3100 WEST  
WEBER COUNTY, UTAH

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  
3

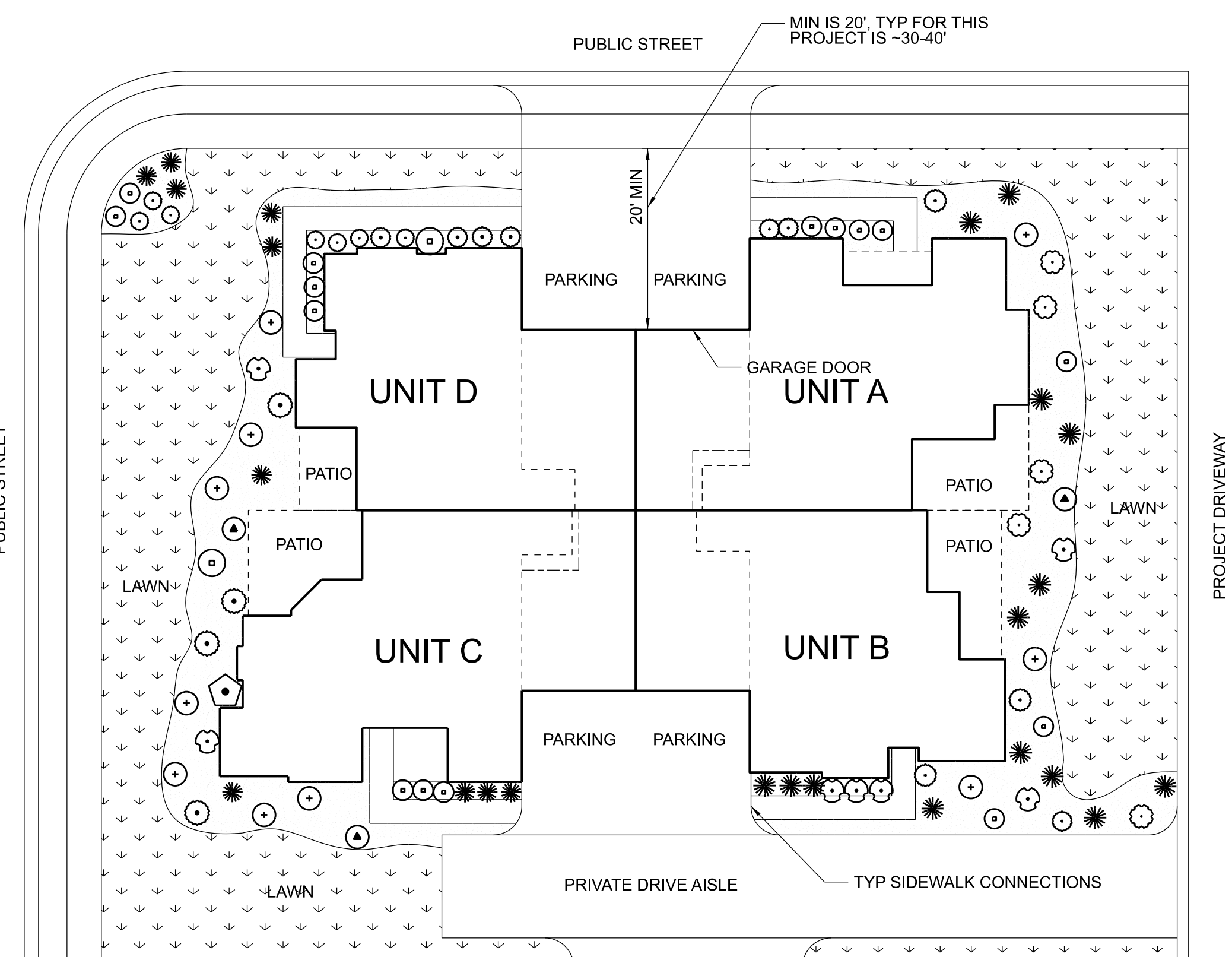
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NO.	DESCRIPTION	BY	DATE

THE VILLAS AT JDC RANCH  
TYPICAL BUILDING LANDSCAPING PLAN



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 'Vanderwolfe's Pyr' - Vanderwolfe's Pine
  - Pinus nigra - Austrian Pine
  - Cedrus atlantica - Blue Atlas Cedar
  - Picea mariana fastigiata 'Wellsfire' - Wellsfire Black Spruce
  - Chamaecyparis nootkatensis 'Glauca 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 murgus '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.

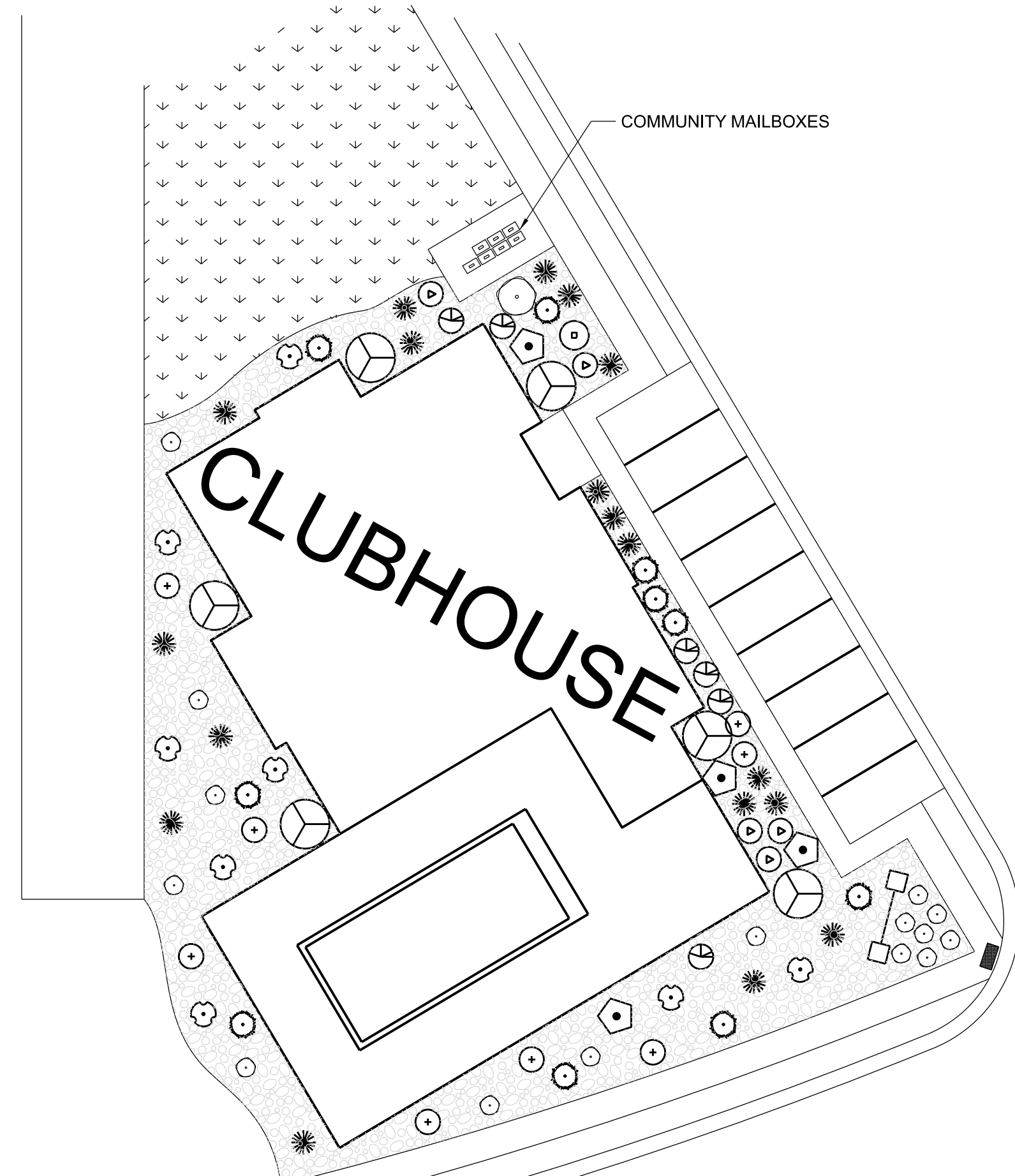
IRRIGATION SCHEDULE

SYM.	MODEL	PSI	(X-H)	RADIUS
☐	HUNTER PROS-06-PRS40-CV-R W/MPS530, 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



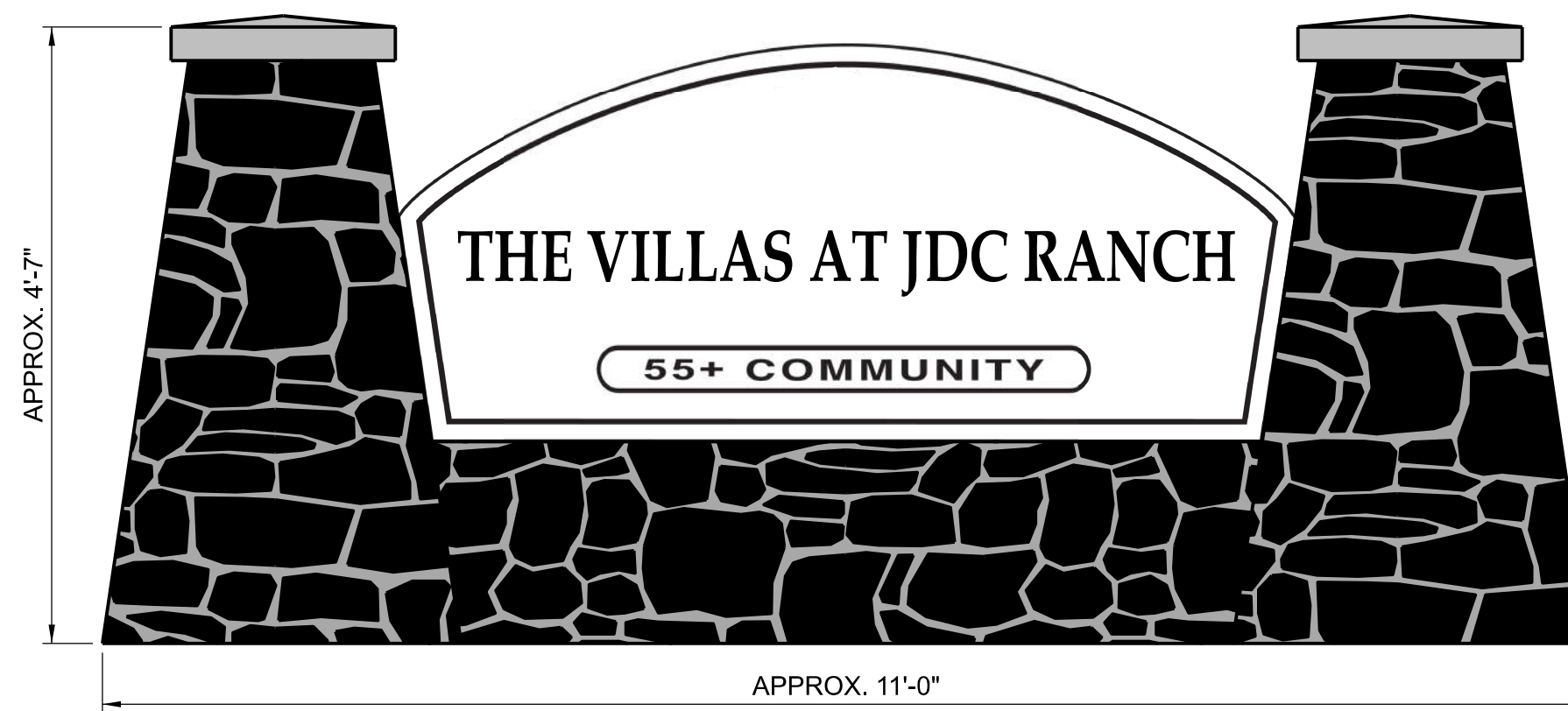
CLUBHOUSE LANDSCAPE PLAN

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"



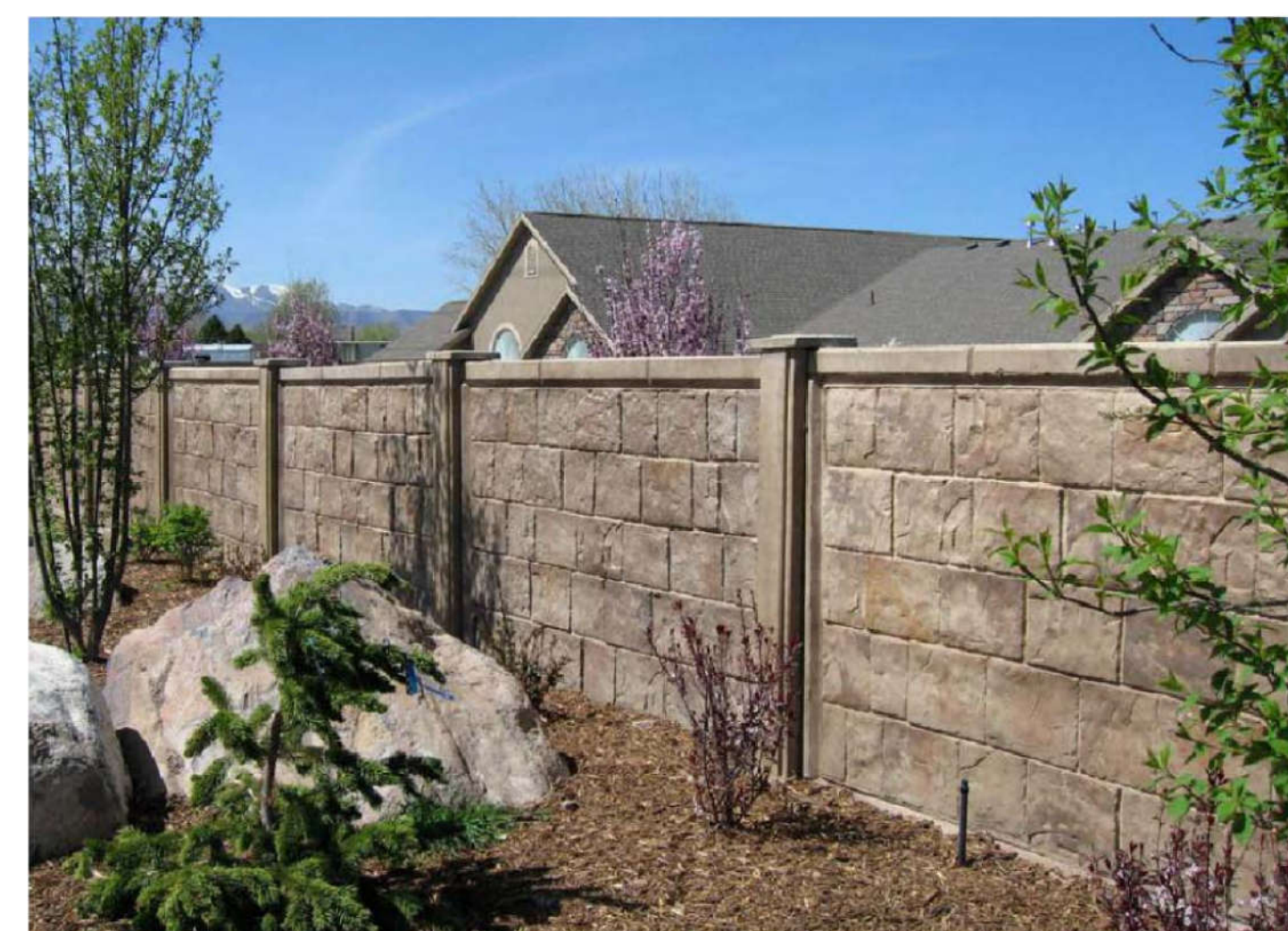
Private Community Sign  
24" x 18"



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.



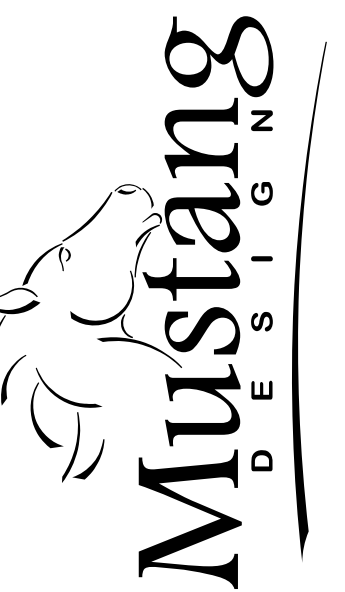
4' SEMI-PRIVATE FENCE MASONRY PILLARS  
COLOR: BROWN MIX

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.



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  
LANDSCAPE MONUMENT, FENCING AND SIGNAGE

A 55+ 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