



# Staff Report to the County Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for preliminary approval of the Orchards at JDC Ranch Phase 1, and Villas at JDC Ranch Phase 1 located at 2850 W 2600 N, Plain City.

**Agenda Date:** Tuesday, October 3, 2023

**Application Type:** Subdivision, administrative

**Applicant:** Bryan Bayles

**File Number:** LVJ070523

### Property Information

**Approximate Address:** 2850 W 2600 N

**Project Area:** 44 acres

**Zoning:** R1-10, R-3

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential

**Parcel ID:** 19-019-0007, -0008, 0009

### Adjacent Land Use

<b>North:</b> Plain City	<b>South:</b> Plain City
<b>East:</b> Farr West	<b>West:</b> Plain City

### Staff Informations

**Report Presenter:** Steve Burton  
 sburton@webercountyutah.gov  
 801-399-8766

**Report Reviewer:** RG

## Applicable Ordinances

- Title 104 (Zones) Chapter 12, Residential Zones
- Title 106 (Subdivisions)

## Background and Summary

The application was accepted for review on July 5, 2023. Since that time, staff reviews have been conducted and the applicant has been working to address staff review comments. The Orchards at JDC Phase 1 includes 64 cluster single family cottage lots with 6.2 acres of open space. The Villas at JDC Ranch Phase 1 includes 110 attached patio homes.

On September 19, 2023 the Western Weber Planning Commission recommended preliminary approval of the application. The development agreement associated with the property requires the preliminary plan to be reviewed by the County Commission after receiving approval from the planning commission.

Including both of these phases, the Master Developer is platting 174 out of the 725 units allowed under the development agreement, leaving 551 residential units left to plat in other phases of development. The proposal follows the development agreement that has been recorded to the property. The following is an analysis of the project and how it complies with the land use code and development agreement.

## Analysis

General Plan: The Western Weber General Plan anticipates a mixed-use commercial and mixed-use residential village in this location. The proposal is for the mixed-use residential portion of this planned village.

Zoning: The subject property is located in the R1-10 and R-3 zones. The following are the purpose and intent of the R1 and R-3 zones:

*The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at three different low-density levels. The R1 zone includes the R1-15, R1-12, and R1-10 zones. Any R-1-12 and R-1-10 zones shown on the zoning map or elsewhere in the Land Use Code are synonymous with the R1-12 and R1-10 zones, respectively.*

*The purpose of the R3 Zone classification is to provide residential areas that will accommodate the development of dwelling types from Single-Family Dwellings through Multiple-Family Dwellings with their associated necessary public services and activities. It is also to provide an orderly transition from less intensive, lower density uses to more intensive, higher density uses. Any R-3 zone shown on the zoning map or elsewhere in the Land Use Code is synonymous with the R3 zone.*

Lot area, frontage/width and yard regulations: The Orchards at JDC Phase 1 is located in both the R-1-10 and R-3 zones. R1-10 allows single-family lots that are 10,000 square feet in size with 60 feet of lot width. R-3 allows single-family lots that are 3,000 square feet in size with 50 feet of lot width. Lots in the Orchards at JDC Phase 1 range in size from 3,300 square feet to 9,500 square feet with a range in lot width from 45 feet to 129 feet.

Regarding the Orchards at JDC Phase 1, the development agreement states that the clustered single family cottages are allowed in the Southeast village area of the master planned development. The development agreement states that there is no minimum lot size or frontage requirement for the clustered single family cottage lots.

The Villas at JDC Ranch Phase 1 is located in the South Village development area of the master planned community, which is in the R-3 zone. The R-3 zoning ordinance allows 4-plex multifamily dwellings on 12,000 square feet of building area with 50 feet of building width.

For the Villas at JDC Ranch Phase 1, the development agreement allows attached patio homes with no minimum lot size and no minimum frontage width.

Common and Open Space: The proposal includes the platting of a 6.2 acre park that will be owned and maintained by the HOA in the Southeast village. The development agreement concept and open space plan suggested a parcel of approximately two acres in the Southeast village. The park includes 7 parking spaces and hard surface trails. The preliminary plan shows the required picnic areas but does not show the playground area that is required. A condition of preliminary approval is that the applicant show the playground area on the final plans before final subdivision approval.

Culinary water and sanitary sewage disposal: Preliminary will-serve letters have been provided by Bona Vista Water Improvement District for culinary water, Weber-Box Elder Conservation district for secondary water, and Central Weber Sewer for sanitary sewer service. Final letters of approval will need to be submitted by each of these providers prior to recording the final plat.

Public street infrastructure: The proposal includes JDR Ranch Boulevard, an 83 ft wide public right of way that includes a 10 foot concrete walkway on one side and a five foot sidewalk on the other. The proposed right of way in the preliminary plan shows the park strips and 10 foot walkway.

Review Agencies: This preliminary plan has been reviewed by the Planning Division and the Weber Fire District. The final subdivision plat and improvement drawings will be reviewed by the county surveyor and engineering division.

### Staff Recommendation

Staff recommends preliminary approval of the Orchards at JDC Ranch Phase 1 and Villas at JDC Ranch Phase 1 located at 2850 W 2600 N, Plain City.

This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The applicant will need to show the playground area and the amount of grass to be included in the park in the Orchards at JDC Ranch before final subdivision approval.
2. Final letters of approval shall be submitted from the culinary and secondary water providers prior to recording the final plat.
3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.
4. The applicant will be required to indicate the types of trees that will be installed in the park strips.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances and development agreement.





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

Exhibit A  
Preliminary Plan

# ORCHARDS AT JDC RANCH PHASE 1 AND VILLAS AT JDC RANCH PHASE 1

PRELIMINARY  
 FOR REVIEW  
 NOT FOR CONSTRUCTION

DATE PRINTED  
 June 20, 2023

2800 WEST 2600 NORTH  
 WEBER COUNTY, UTAH

INDEX OF DRAWINGS

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C-302	UTILITY PLAN
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NOTICE TO CONTRACTOR

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

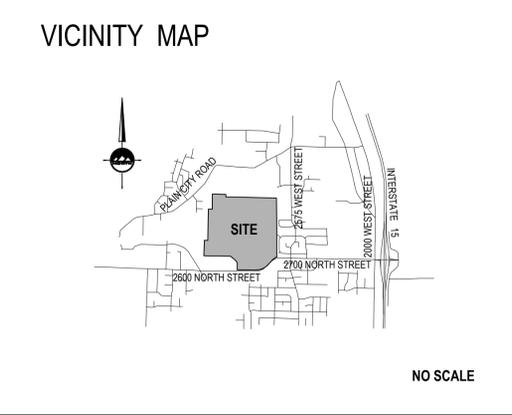
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

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

UTILITY DISCLAIMER

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



**GENERAL NOTES**

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



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



NO. DATE REVISION FOR REVIEW

COVER

PROJECT NUMBER 9872 PRINT DATE 2023-06-20  
 PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

**GENERAL NOTES**

- 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 SHALL CONTACT DESIGN ENGINEER FOR DIRECTION.
- 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.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- 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.
- 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.
- 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.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARINGS OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- 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.
- 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:
  - 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 ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
  - 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 PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
  - 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.
  - 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.
- 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.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- 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**

- 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 ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- 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 1-800-862-4111 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.
- 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 EXPENSE.
- 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 EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- 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 PROJECT LIMITS.
- 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 SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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 AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- 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.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- 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 DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- 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.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

**TRAFFIC CONTROL AND SAFETY NOTES**

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- 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 APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCOs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- 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.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

**DEMOLITION NOTES**

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

- 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.
- 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.)
- 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.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- 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.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- 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.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. 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.
- 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.
- THE CONTRACTOR IS WARNED THAT AN LEVTOVER BALANCE WILL NOT NECESSARILY BE THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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.
- 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	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OHP	OVERHEAD POWER
PCC	POINT OF CURVATURE OR PRESSURE CLASS
PC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PRO	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PROPOSED	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SD	SANITARY SEWER
SEC	STORM DRAIN
SS	SECONDARY
STA	SANITARY SEWER
SW	STATION
SWR	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

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

**LEGEND**

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING SANITARY CLEAN OUT		EXISTING SECONDARY WATER LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN INLET BOX		EXISTING IRRIGATION LINE
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE SIGNAL BOX		EXISTING CURB AND GUTTER
	PROPOSED TELEPHONE SIGNAL BOX		PROPOSED CURB AND GUTTER
	PROPOSED CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

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



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



NO.	DATE	REVISION
		FOR REVIEW

**GENERAL NOTES**

PROJECT NUMBER	PRINT DATE
9872	2023-06-20
PROJECT MANAGER	DESIGNED BY
C.PRESTON	M.ELMER

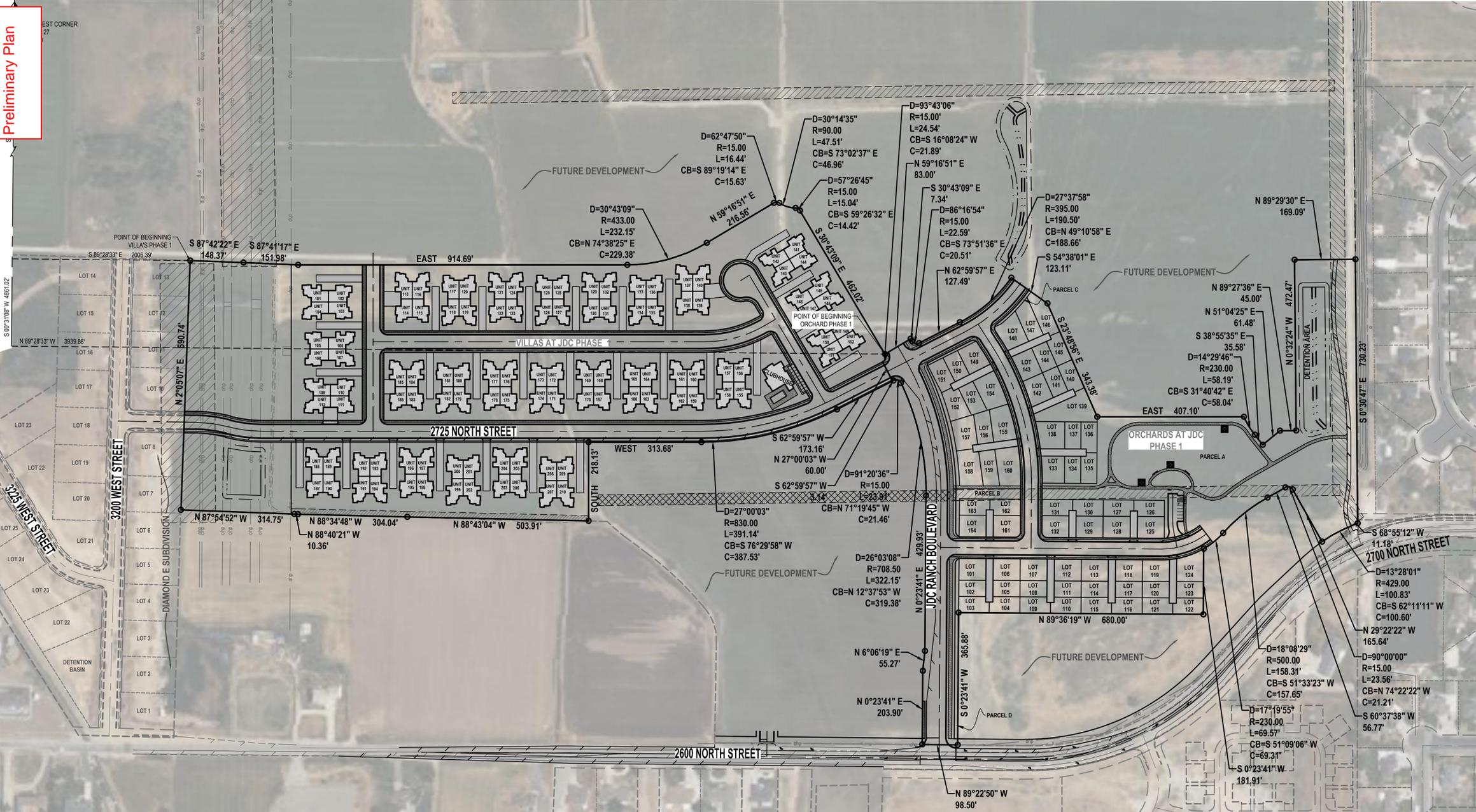
**C-001**

**811**  
Know what's below.  
Call before you dig.

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

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

Exhibit A  
Preliminary Plan



Orchards at JDC Subdivision Phase 1 Description  
A parcel of land, situate 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 South 0°31'08" West 4861.02 feet along the Section line and South 89°38'33" East 3939.86 feet from the Northwest Corner of said Section 27 and running thence:  
North 50°15'51" East 83.00 feet;  
thence South 30°43'09" East 7.34 feet;  
thence easterly 22.59 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 59°16'51" East and the long chord bears South 73°51'36" East 20.51 feet with a central angle of 86°15'47");  
thence North 62°59'57" East 127.49 feet;  
thence northeasterly 190.50 feet along the arc of a 395.00-foot radius tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 49°10'58" East 188.66 feet with a central angle of 27°37'58");  
thence South 54°38'01" East 123.11 feet;  
thence South 23°48'56" East 343.38 feet;  
thence East 407.10 feet;  
thence southeasterly 58.19 feet along the arc of a 230.00-foot radius non-tangent curve to the left (center bears North 65°34'11" East and the long chord bears South 31°40'42" East 58.04 feet with a central angle of 14°29'46");  
thence South 38°55'35" East 35.58 feet;  
thence North 53°04'25" East 61.48 feet;  
thence North 89°29'30" East 169.09 feet;  
thence North 00°32'24" West 472.47 feet;  
thence North 89°29'30" East 169.09 feet;  
thence South 00°30'47" East 730.23 feet;  
thence South 68°55'12" West 11.18 feet;  
thence southwesterly 100.83 feet along the arc of a 429.00-foot radius tangent curve to the left (center bears North 55°34'11" East and the long chord bears South 62°11'11" West 100.60 feet with a central angle of 13°28'01");  
thence North 29°22'22" West 165.64 feet;  
thence westerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 69°37'38" West and the long chord bears North 74°22'22" West 21.21 feet with a central angle of 90°00'00");  
thence South 60°37'38" West 56.77 feet;  
thence southwesterly 153.31 feet along the arc of a 500.00-foot radius tangent curve to the left (center bears South 29°22'22" East and the long chord bears South 51°33'23" West 157.65 feet with a central angle of 18°08'29");  
thence Southwesterly 69.57 feet along the arc of a 230.00-foot radius curve to the right (center bears North 42°30'51" West and the long chord bears South 51°09'06" West 69.57 feet with a central angle of 17°19'55");  
thence South 00°23'41" West 181.91 feet;  
thence North 89°29'30" East 169.09 feet;  
thence North 00°23'41" East 55.27 feet;  
thence North 00°23'41" East 429.93 feet;  
thence northerly 322.15 feet along the arc of a 708.50-foot radius tangent curve to the left (center bears North 89°36'19" West and the long chord bears North 12°35'43" West 319.38 feet with a central angle of 26°03'08");  
thence westerly 23.91 feet along the arc of a 15.00-foot radius curve to the left (center bears South 64°20'33" West and the long chord bears North 71°19'45" West 21.46 feet with a central angle of 91°20'36");  
thence South 62°59'57" West 3.14 feet;  
thence North 00°23'41" East 203.90 feet;  
thence northerly 24.54 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 27°00'03" West and the long chord bears North 16°08'24" East 21.89 feet with a central angle of 93°43'06") to the Point of Beginning.  
Contains: 783,847 square feet or 17.995 acres.

Villas at JDC Ranch Subdivision Phase 1 Description  
A parcel of land, situate 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 Northwest corner of the Rocky Mountain Power Parcel described in Book 1251, Page 603, said point being South 89°38'33" West 4819.42 feet along the Section line and South 89°29'14" East 2008.39 feet from the Northwest Corner of said Section 27 and running thence:  
South 87°42'22" East 148.37 feet;  
thence South 87°41'17" East 151.98 feet;  
thence East 914.69 feet;  
thence 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");  
thence North 59°16'51" East 151.98 feet;  
thence 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 86°45'50");  
thence easterly 47.51 feet along the arc of a 90.00-foot radius curve to the left (center bears North 32°04'49" East and the long chord bears South 73°02'37" East 46.56 feet with a central angle of 30°14'35");  
thence southeasterly 15.04 feet along the arc of a 15.00-foot radius curve to the right (center bears South 01°50'09" West and the long chord bears South 59°29'32" East 14.42 feet with a central angle of 57°26'45");  
thence South 30°43'09" East 462.02 feet;  
thence southerly 24.54 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South 59°59'57" 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;  
thence South 27°00'03" East 60.00 feet;  
thence westerly 391.14 feet along the arc of an 830.00-foot radius tangent curve to the right (center bears North 27°00'03" West and the long chord bears South 76°29'58" West 387.53 feet with a central angle of 27°00'03");  
thence West 313.68 feet;  
thence North 218.13 feet;  
thence North 88°43'04" West 503.91 feet;  
thence North 88°34'48" West 304.04 feet;  
thence North 88°40'21" West 10.36 feet;  
thence North 87°54'52" East 314.75 feet;  
thence North 02°05'07" East 890.74 feet to the Point of Beginning.  
Contains: 1,184,118 square feet or 27.184 acres.

**ENSIGN**  
THE STANDARD IN ENGINEERING

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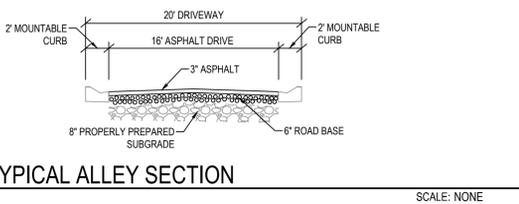
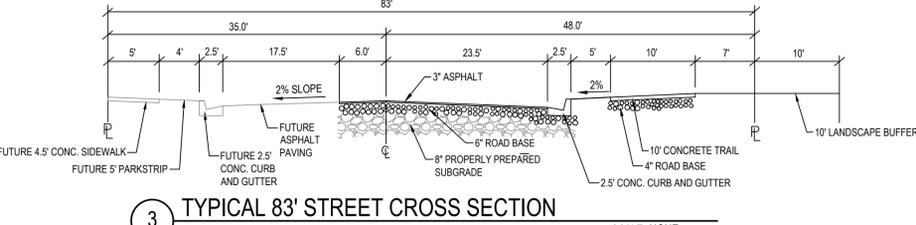
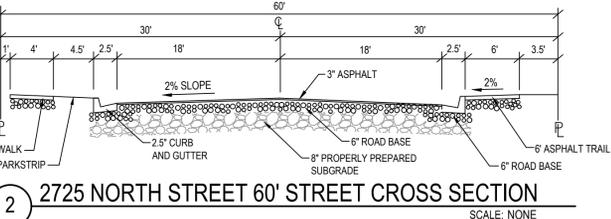
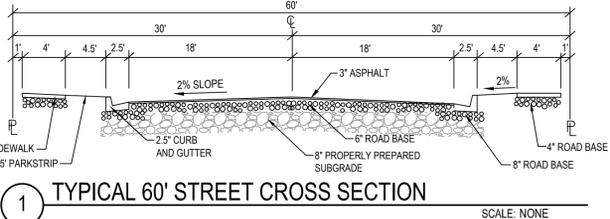
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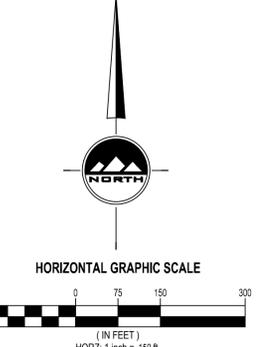
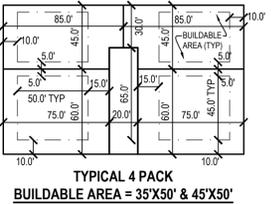
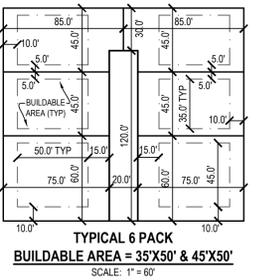
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SOUTH OGDEN, UT 84403

CONTACT:  
STEVE ANDERSON  
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**ORCHARDS AT JDC RANCH PHASE 1 AND  
VILLAS AT JDC RANCH PHASE 1**  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH



LAND USE TABLE	
ORCHARDS AT JDC PHASE 1 PACK LOTS	64
VILLAS AT JDC PHASE 1 TOTAL UNITS	108
TOTAL LOTS / UNITS	174
ORCHARDS AT JDC PHASE 1 ACREAGE	783,847 sq.ft. 17.995 acres
VILLAS AT JDC PHASE 1 ACREAGE	1,184,118 sq.ft. 27.184 acres
TOTAL ACREAGE	1,967,965 sq.ft. 45.179 acres
DENSITY	3.85 UNITS/ACRE
ORCHARDS AT JDC PHASE 1 LANDSCAPE	222,600 sq.ft. 5.11 acres
VILLAS AT JDC PHASE 1 LANDSCAPE	583,763 sq.ft. 13.4 acres



PROFESSIONAL ENGINEER  
No. 10234838-2202  
6-20-23  
STEVE ANDERSON  
WEBER COUNTY, UTAH

NO. DATE REVISION FOR REVIEW

PRELIMINARY  
OVERALL SITE PLAN

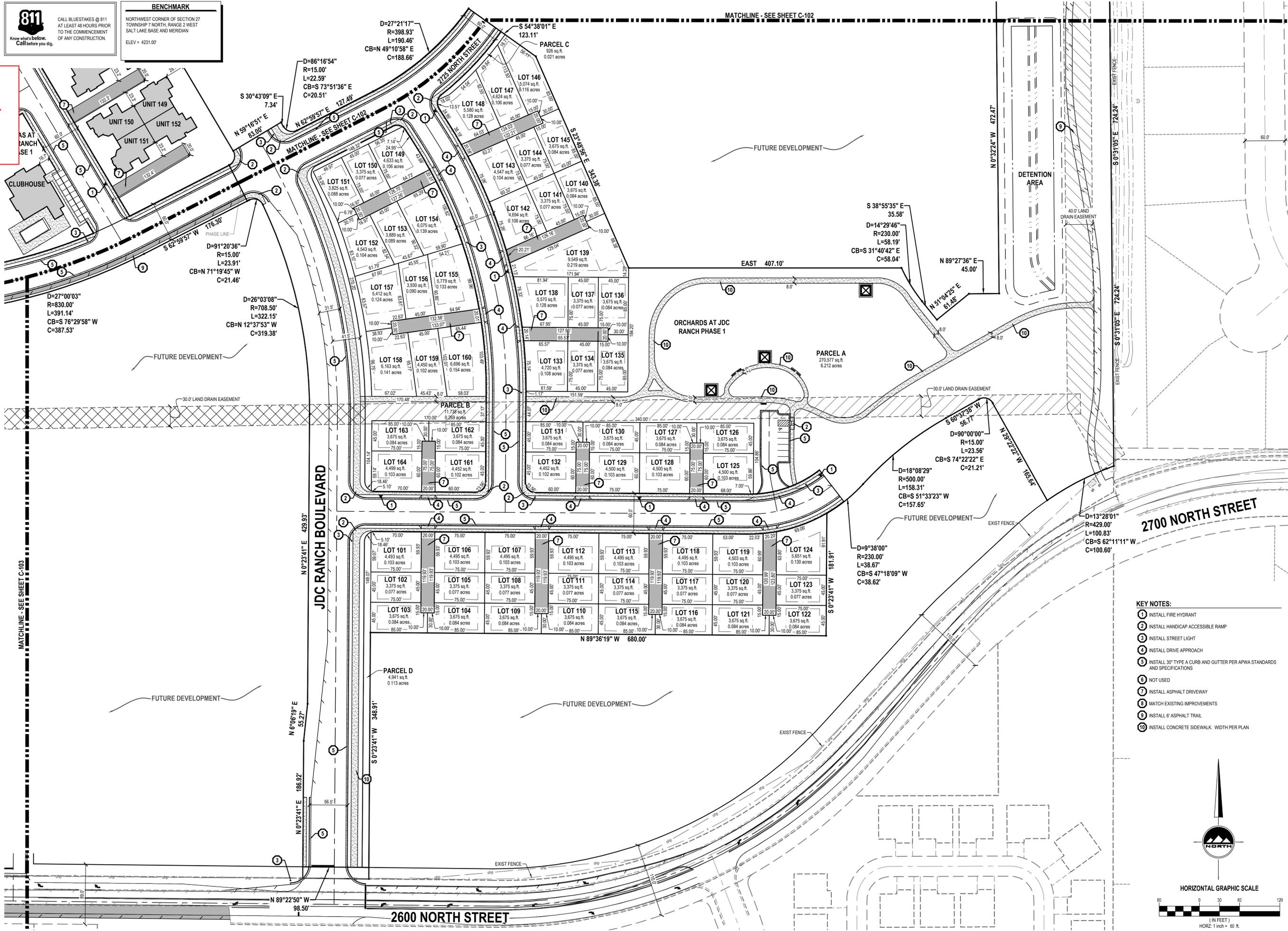
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PRINT DATE: 2023-06-20  
PROJECT MANAGER: C.PRESTON  
DESIGNED BY: M.ELMER

**C-100**

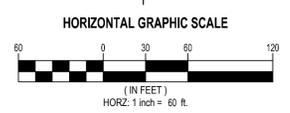
**811**  
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**BENCHMARK**  
NORTHWEST CORNER OF SECTION 27  
TOWNSHIP 7 NORTH, RANGE 2 WEST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 4231.00'

Exhibit A  
Preliminary Plan



- KEY NOTES:**
- 1 INSTALL FIRE HYDRANT
  - 2 INSTALL HANDICAP ACCESSIBLE RAMP
  - 3 INSTALL STREET LIGHT
  - 4 INSTALL DRIVE APPROACH
  - 5 INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS
  - 6 NOT USED
  - 7 INSTALL ASPHALT DRIVEWAY
  - 8 MATCH EXISTING IMPROVEMENTS
  - 9 INSTALL 6" ASPHALT TRAIL
  - 10 INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN



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WEBER COUNTY, UTAH



NO. DATE REVISION  
FOR REVIEW

**PRELIMINARY  
SITE PLAN**

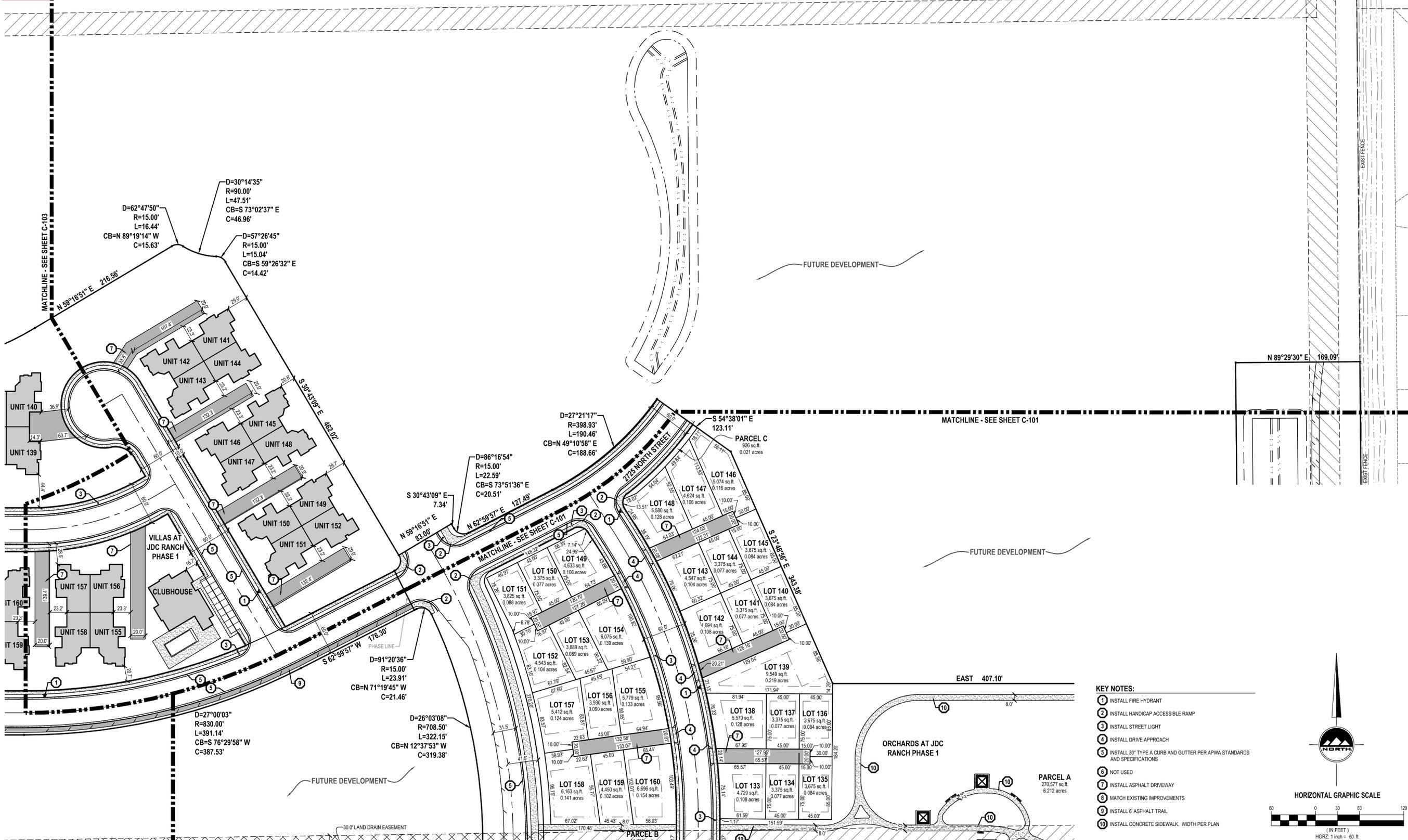
PROJECT NUMBER 9872 PRINT DATE 2023-06-20  
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

**C-101**

**811**  
Know what's below.  
Call before you dig.

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

Exhibit A  
Preliminary Plan



**ENSIGN**  
THE STANDARD IN ENGINEERING

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

**SANDY**  
Phone: 801.255.0529

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

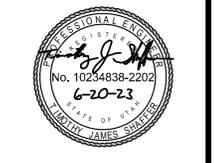
**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

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

CONTACT:  
STEVE ANDERSON  
PHONE: 801.392.8100

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



NO. DATE REVISION FOR REVIEW

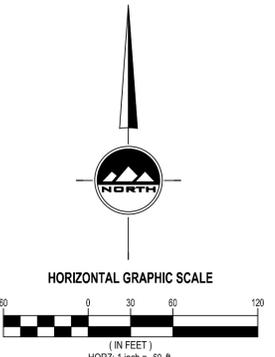
**PRELIMINARY  
SITE PLAN**

PROJECT NUMBER: 9872  
PROJECT MANAGER: C. PRESTON

PRINT DATE: 2023-06-20  
DESIGNED BY: M. ELMER

**C-102**

- KEY NOTES:**
- 1 INSTALL FIRE HYDRANT
  - 2 INSTALL HANDICAP ACCESSIBLE RAMP
  - 3 INSTALL STREET LIGHT
  - 4 INSTALL DRIVE APPROACH
  - 5 INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS
  - 6 NOT USED
  - 7 INSTALL ASPHALT DRIVEWAY
  - 8 MATCH EXISTING IMPROVEMENTS
  - 9 INSTALL 6" ASPHALT TRAIL
  - 10 INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN



811

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. Know what's below. Call before you dig.

**BENCHMARK**

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

Exhibit A  
Preliminary Plan



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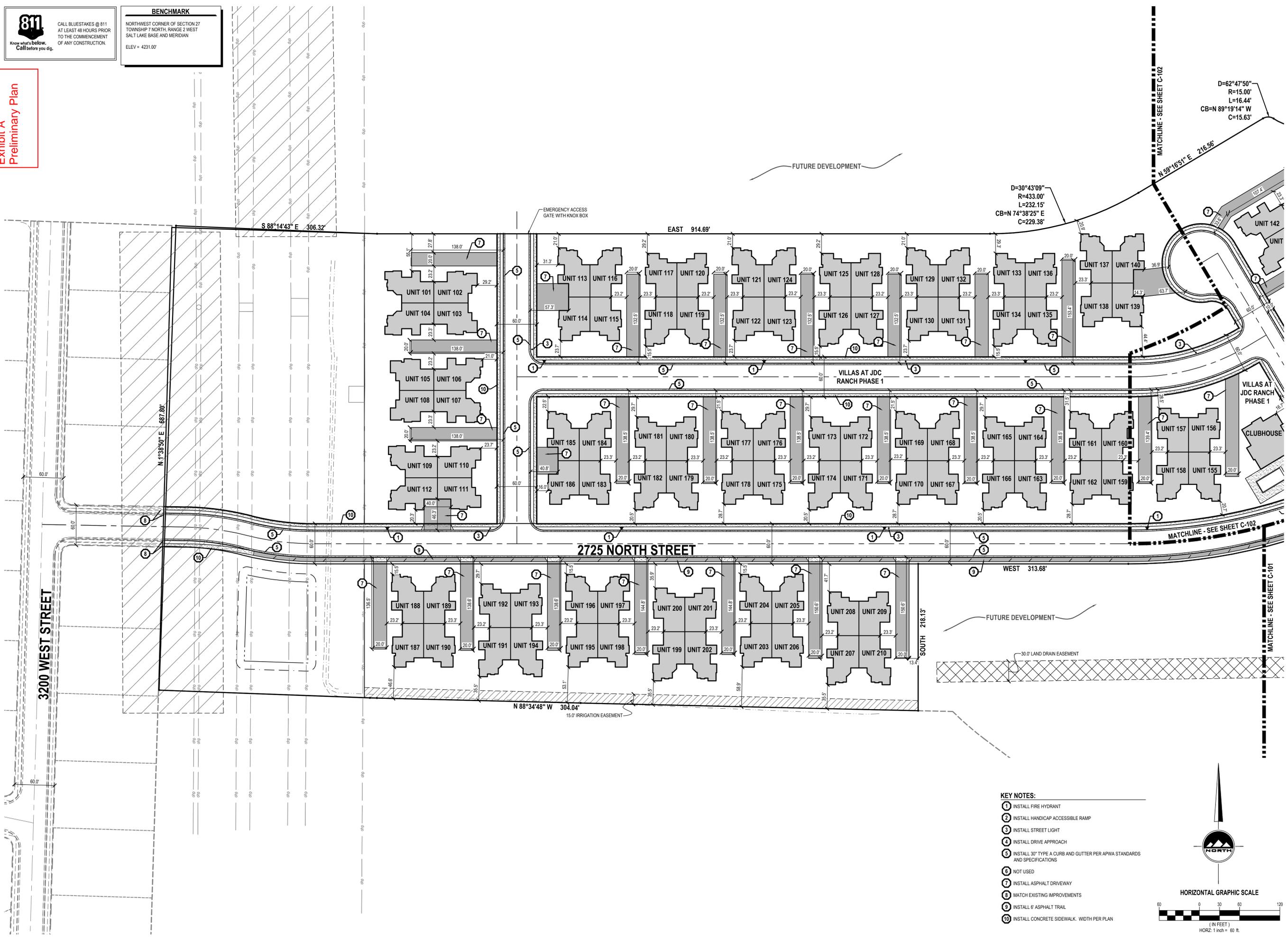
**ORCHARDS AT JDC RANCH PHASE 1 AND  
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2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH



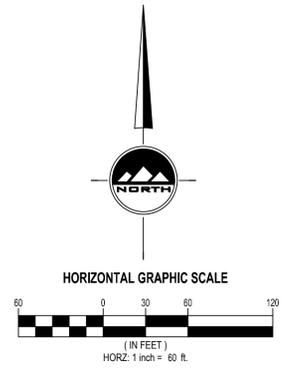
**PRELIMINARY  
SITE PLAN**

PROJECT NUMBER: 9872  
PRINT DATE: 2023-06-20  
PROJECT MANAGER: C. PRESTON  
DESIGNED BY: M. ELMER

**C-103**



- KEY NOTES:**
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  - 2 INSTALL HANDICAP ACCESSIBLE RAMP
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  - 4 INSTALL DRIVE APPROACH
  - 5 INSTALL 30" TYPE A CURB AND GUTTER PER APWA STANDARDS AND SPECIFICATIONS
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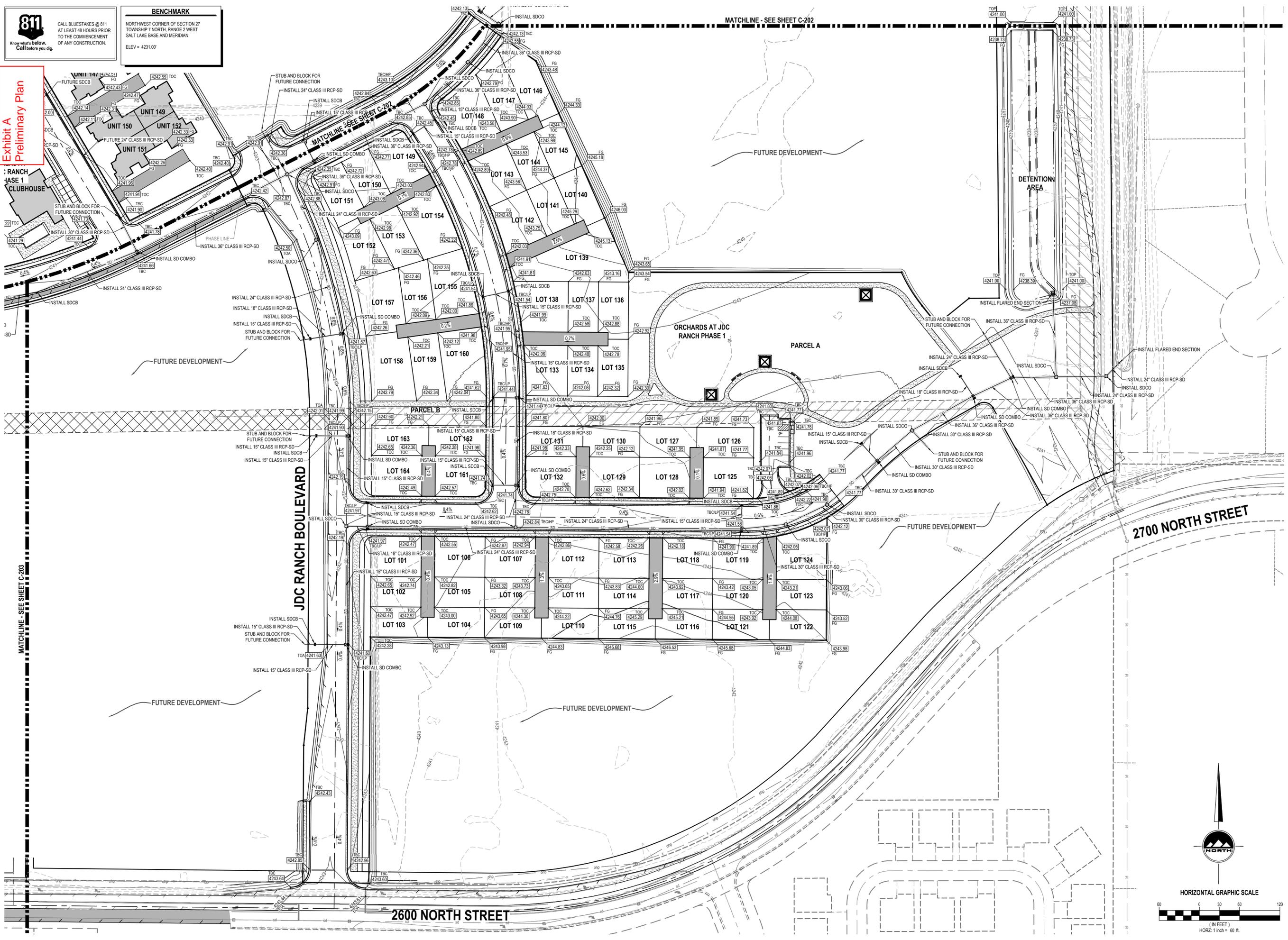


CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. ELEV = 4231.00'

**BENCHMARK**

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

Exhibit A Preliminary Plan



MATCHLINE - SEE SHEET C-202

MATCHLINE - SEE SHEET C-203

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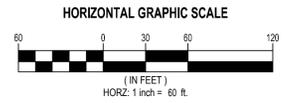


NO. DATE REVISION FOR REVIEW

**PRELIMINARY GRADING AND DRAINAGE PLAN**

PROJECT NUMBER 9872 PRINT DATE 2023-06-20  
PROJECT MANAGER C. PRESTON DESIGNED BY M. ELMER

**C-201**



811

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**BENCHMARK**

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

Exhibit A  
Preliminary Plan



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VILLAS AT JDC RANCH PHASE 1**  
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WEBER COUNTY, UTAH

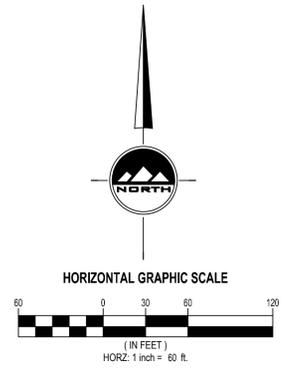
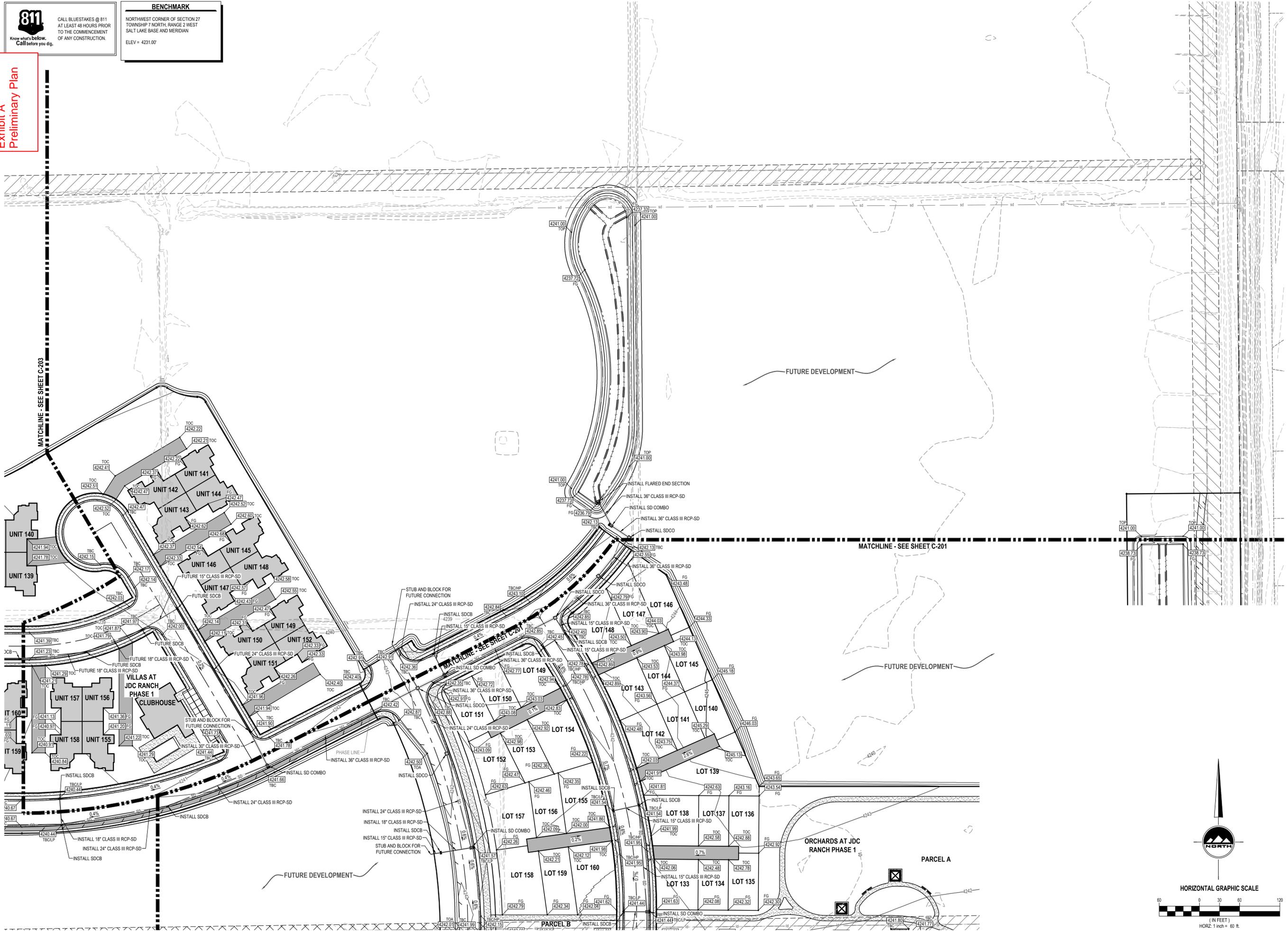


NO.	DATE	REVISION

**PRELIMINARY  
GRADING AND  
DRAINAGE PLAN**

PROJECT NUMBER: 9872  
PRINT DATE: 2023-06-20  
PROJECT MANAGER: C. PRESTON  
DESIGNED BY: M. ELMER

**C-202**



811

Know what's below. Call before you dig.

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

**BENCHMARK**

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

Exhibit A  
Preliminary Plan



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SOUTH OGDEN UT 84403

CONTACT:  
STEVE ANDERSON  
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VILLAS AT JDC RANCH PHASE 1  
2800 WEST 2600 NORTH STREET  
WEBER COUNTY, UTAH**

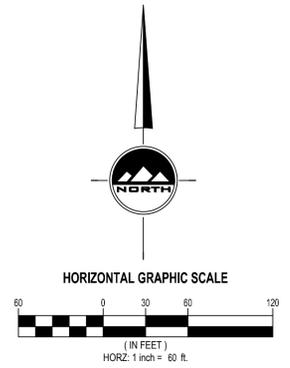
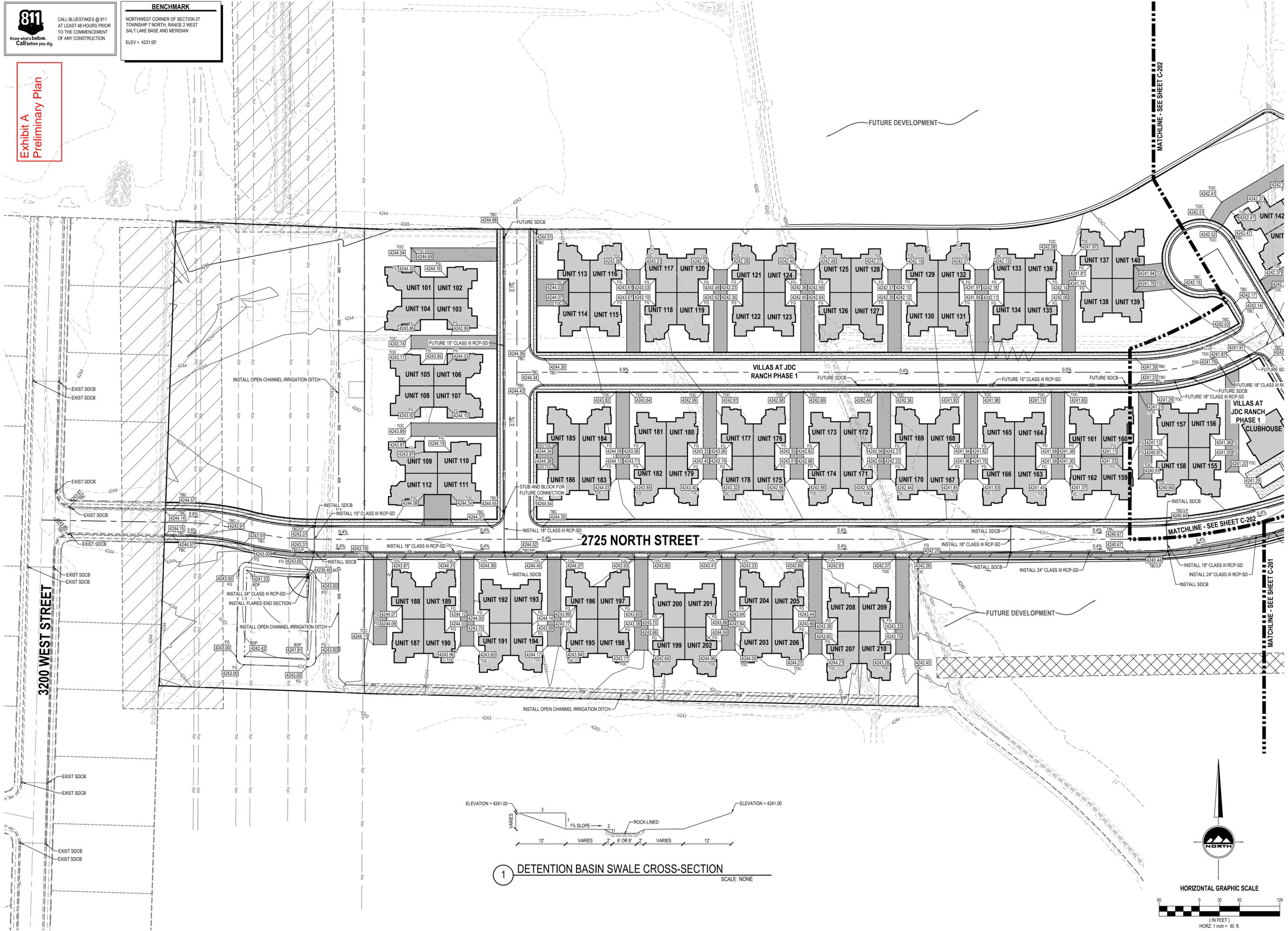


NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
GRADING AND  
DRAINAGE PLAN**

PROJECT NUMBER: 9872  
PROJECT MANAGER: C.PRESTON  
PRINT DATE: 2023-06-20  
DESIGNED BY: M.ELMER

**C-203**



811

Know what's below. Call before you dig.

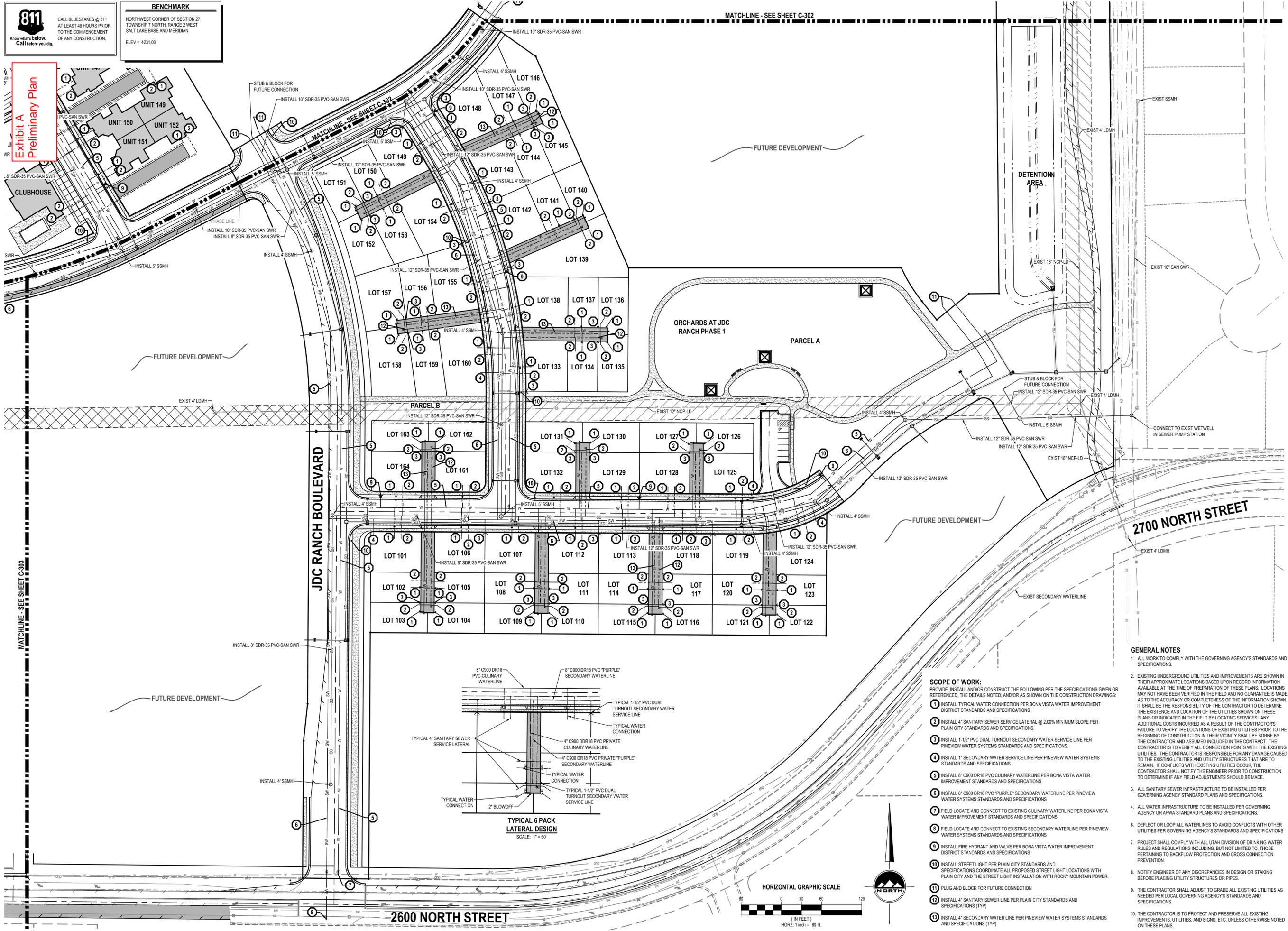
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

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

Exhibit A  
Preliminary Plan

MATCHLINE - SEE SHEET C-302

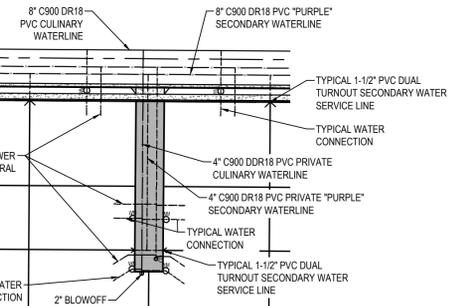


ORCHARDS AT JDC RANCH PHASE 1

PARCEL A

PARCEL B

DETECTION AREA



TYPICAL 6 PACK LATERAL DESIGN  
SCALE: 1" = 60'

HORIZONTAL GRAPHIC SCALE  
(IN FEET)  
HOR: 1 inch = 60 ft.



**SCOPE OF WORK:**

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

1. INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
4. INSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
5. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
6. INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
7. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
8. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
9. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
10. INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS. COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
11. PLUG AND BLOCK FOR FUTURE CONNECTION
12. INSTALL 4" SANITARY SEWER LINE PER PLAIN CITY STANDARDS AND SPECIFICATIONS (TYP)
13. INSTALL 4" SECONDARY WATER LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)

**GENERAL NOTES**

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

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
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**ORCHARDS AT JDC RANCH PHASE 1 AND  
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WEBER COUNTY, UTAH



NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
UTILITY PLAN**

PROJECT NUMBER 9872 PRINT DATE 2023-06-20  
PROJECT MANAGER C. PRESTON DESIGNED BY M. ELMER

**C-301**

**811**  
Know what's below.  
Call before you dig.

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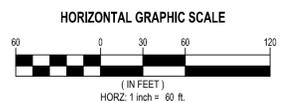


Exhibit A  
Preliminary Plan

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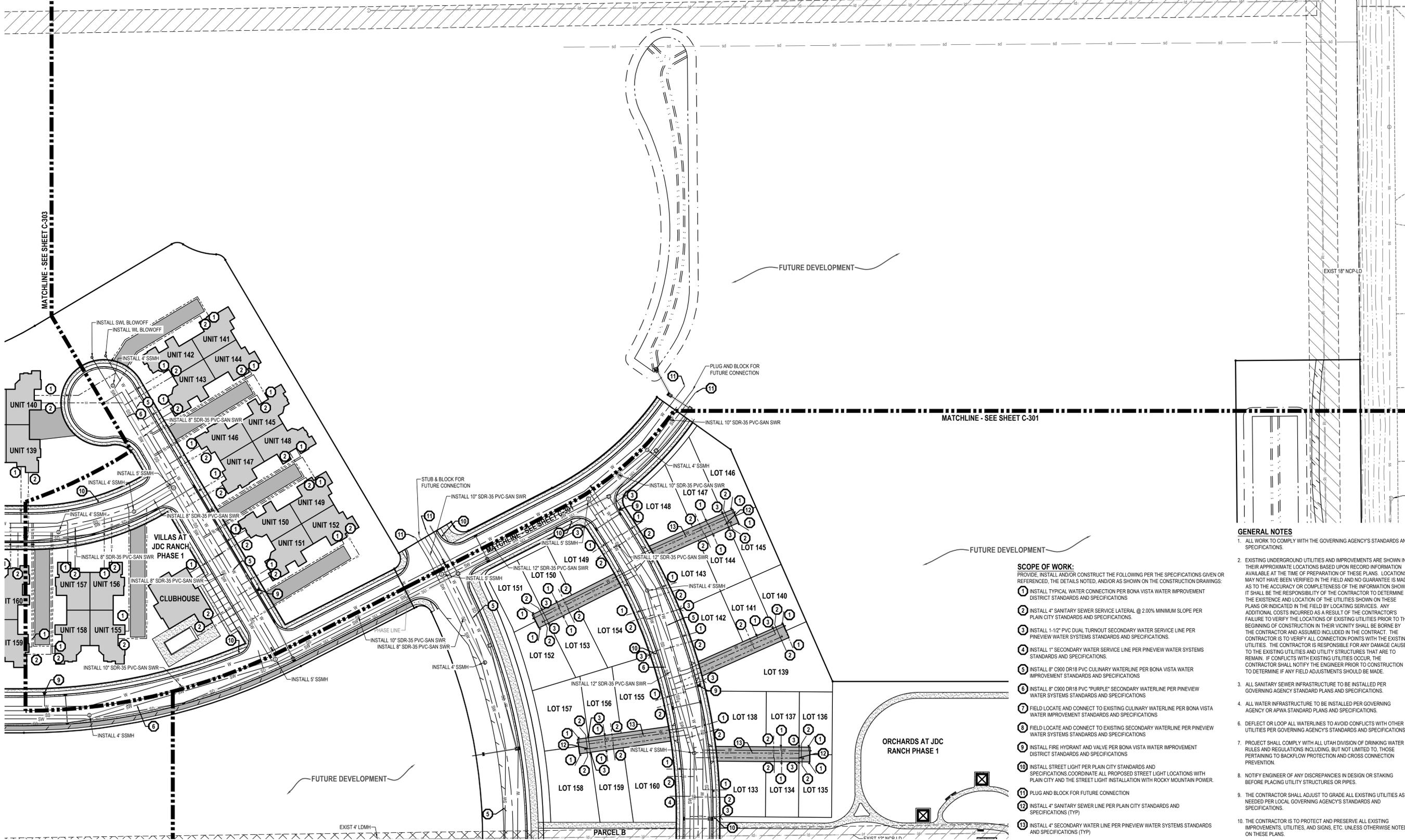
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**PRELIMINARY  
UTILITY PLAN**

PROJECT NUMBER: 9872  
PRINT DATE: 2023-06-20  
PROJECT MANAGER: C. PRESTON  
DESIGNED BY: M. ELMER

**C-302**

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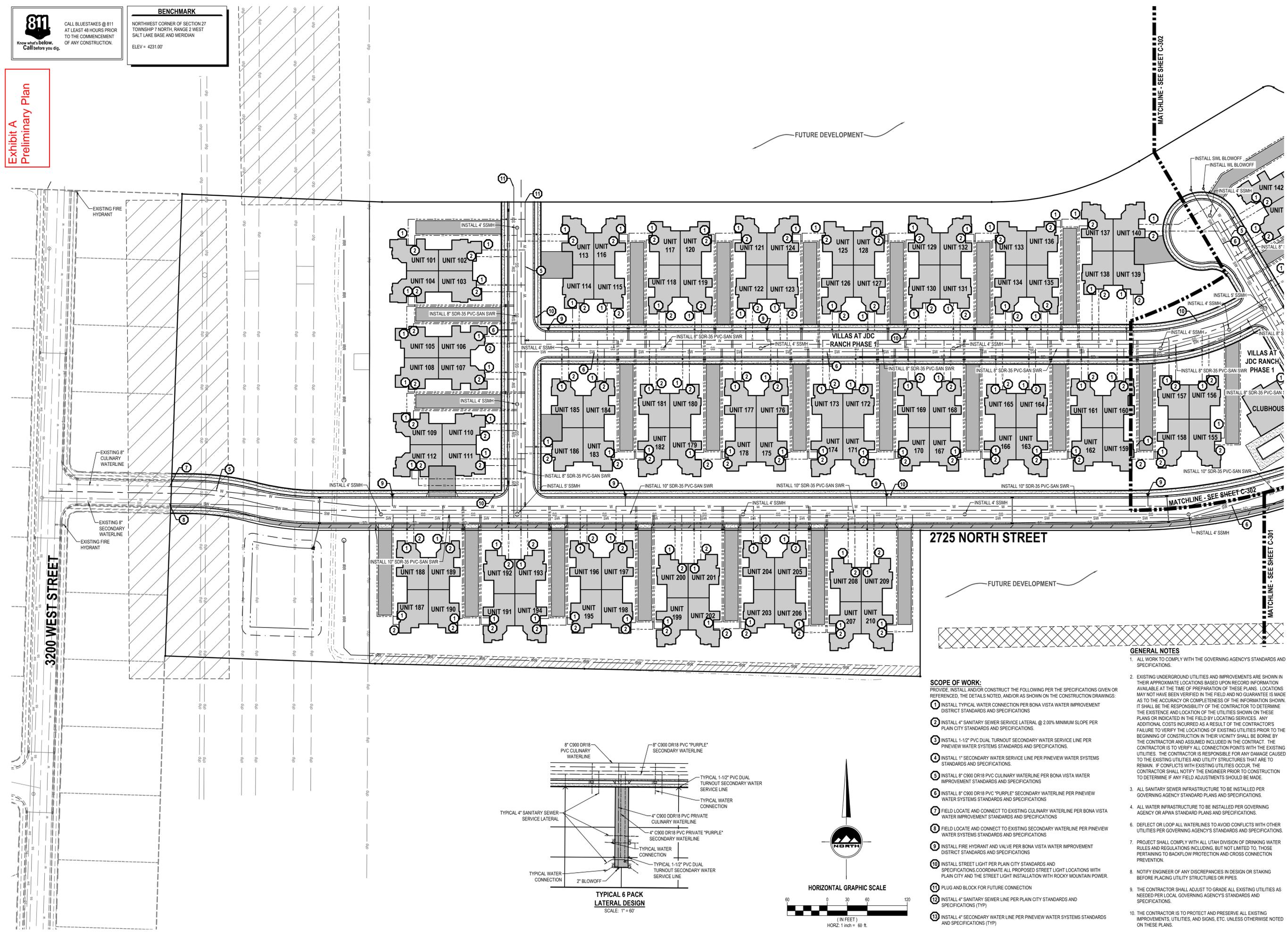
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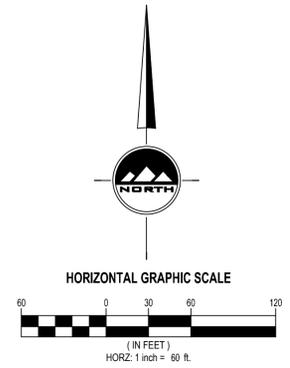
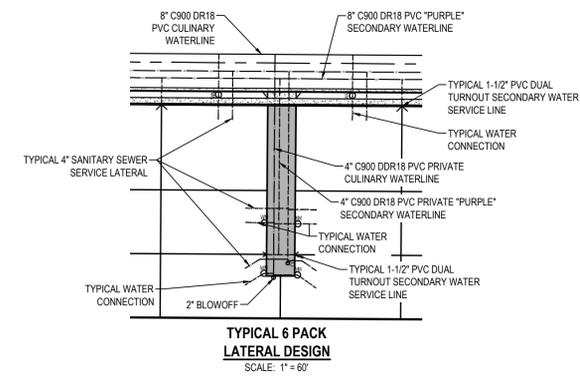
**2725 NORTH STREET**

**SCOPE OF WORK:**

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  2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER PLAIN CITY STANDARDS AND SPECIFICATIONS.
  3. INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
  4. INSTALL 1" SECONDARY WATER SERVICE LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS.
  5. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
  6. INSTALL 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
  7. FIELD LOCATE AND CONNECT TO EXISTING CULINARY WATERLINE PER BONA VISTA WATER IMPROVEMENT STANDARDS AND SPECIFICATIONS
  8. FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
  9. INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
  10. INSTALL STREET LIGHT PER PLAIN CITY STANDARDS AND SPECIFICATIONS COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH PLAIN CITY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER.
  11. PLUG AND BLOCK FOR FUTURE CONNECTION
  12. INSTALL 4" SANITARY SEWER LINE PER PLAIN CITY STANDARDS AND SPECIFICATIONS (TYP)
  13. INSTALL 4" SECONDARY WATER LINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)

**GENERAL NOTES**

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



NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
UTILITY PLAN**

PROJECT NUMBER: 9872  
PRINT DATE: 2023-06-20  
PROJECT MANAGER: C.PRESTON  
DESIGNED BY: M.ELMER

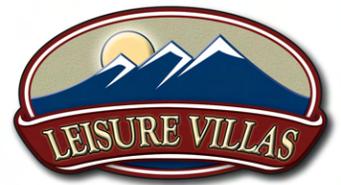
**C-303**



# Leisure Villas

55+ Senior Community

## The Villas at JDC Ranch Project Overview



# LEISURE VILLAS 55+ COMMUNITY

## Project Overview

Leisure Villas, the largest developer of 55+ communities along the Wasatch front, is excited to bring one of our quality communities to the north Weber County area. We are proposing the development of approximately 23 acres of the JDC Ranch project off of 2700 North at approximately 2700 West as a senior restricted community. The project will consist of 108 homes, at a density of under 5 units per acre.



The success of our previous communities designed for empty-nesters has demonstrated the demand in our area for quality housing alternatives for active retirees.

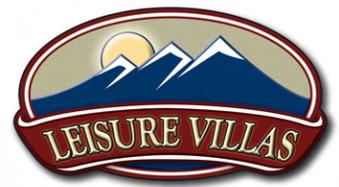
Within a few years the number of senior citizens in Utah will surpass the number of teens in the state. Responsible Community leaders recognize that over the next twenty years the number of people over the age of 55 will double, creating an ever-increasing need for quality housing alternatives for seniors.

One of the primary goals of effective planning is to anticipate the housing needs of the City into the future. This proposed development is centered around the lifestyle today's retirees are seeking.

The impact on surrounding infrastructure will be less in many respects than a low density development because the average occupancy of the homes will be around half that of a typical neighborhood, at around 1.7 residents per home.

The traffic generated by the development will be much less than a typical subdivision, because of the low number of residents and the fact that typically, seniors do not drive as frequently as others.





This 55 + development will feature many superb private amenities, including a clubhouse with exercise facility, party room, swimming pool, and theater. It will also showcase abundant landscaping and open space. Sales prices should range between the \$500's to \$600's.

As with previous Leisure Villas developments, the common areas and amenities will be overseen by a Homeowners' Association, and the community will be managed and maintained by a professional property management company.

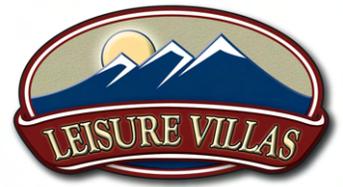


The zero-lot-line, owner-occupied single-family 55 + community will be patterned after our recently completed community in North Ogden on 2700 North just east of the Barn golf course. The buildings will feature a mix of cultured stone or brick and stucco with Hardie elements. The homes are designed to meet the particular needs of aging residents and comply with both Fair Housing Accessibility regulations and Americans with Disabilities Act guidelines.

The homeowners in our developments are almost all retired and are quiet neighbors. Many have considerable wealth, but are looking to downsize. They want to avoid stairs and eliminate yard care and home maintenance. They are looking for the security and peace of mind that living in an active adult development with people of similar age and interests provides.

To date Leisure Villas has built or is in the process of developing over 2000 homes in more than twenty active adult communities. Currently, we have four communities under construction or in development. We have a proven track record of delivering unique, high quality, reasonably priced, carefree living options to active seniors.



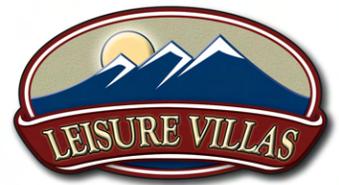


# Site Plan



### TABULATIONS

PROJECT AREA = 23 ACRES  
NUMBER OF LOTS = 108  
DENSITY = 4.7 DU PER ACRE



## What is a "Senior Community"?

While many developers market their projects to retirees, most, in fact, do not restrict them to seniors. In order to legally use the term "Senior Community" the development must comply with all requirements of HUD and meet Federal Fair housing guidelines. This means that at a minimum, 80% of the homes must have at least one resident who is 55 or older.

Our communities are all fully Senior Restricted.



## What does the HOA do?

The community will be managed by a professional property management company which will take care of all home exterior maintenance, yard work, snow removal on common areas and clubhouse and other amenities maintenance. It, along with the community CC&Rs ensure the continual excellent ongoing operation of the community.



## Property Development Plan

The Property will be developed as part of the larger JDC Ranch development being spearheaded by Nilson Homes. Our project will be constructed in compliance with the requirements of the approved Master Development Agreement with the County. We will be coordinating the construction of public improvements with Nilson Homes.

The community will feature more than 15% Open Space.





## Home Descriptions

Leisure Villas' success has been due in part to our focus on developing home designs which are in line with current design and market trends and which fit the needs of today's active seniors.

Our homeowners are looking for comfortable, open floor plans, with private courtyards and flexible options. They are seeking impressive designs which fit their carefree lifestyles and changing physical needs.



Our homes will feature the following:

- All designs will be single story and provide 2-car garages, except for homes which feature a bonus room option
- All designs will have spacious, open designs with vaulted ceilings.
- All homes will feature creative "bump-outs" and consistent roof pitches.
- All homes will have a private enclosed courtyard. Some also have porches.
- All exteriors will feature a mix of stucco and cultured stone or brick.
- All homes will be wheelchair accessible.
- Home sizes will range from approximately 1650 to 2700 square feet.

Individual residences are constructed using proven and copyrighted architectural designs. The layouts and features have been extremely well received in the local market.



The architecture combines four homes, each with attached double-car garages in a unique pinwheel zero lot line configuration. Each front door faces a different direction, which gives the structure the appearance of a large single-family home from all four sides. Having the units attached with the garages between them virtually eliminates sound transmission from other homes.

Leisure Villas warrants the quality and workmanship of all homes for one year after the sale.



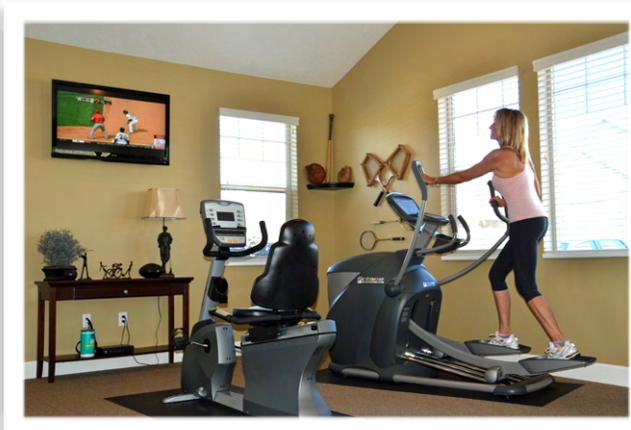
## Description of Amenities

Our Leisure Villas communities feature a substantial amenity package designed for Seniors.

This community will feature a clubhouse with a large gathering area with kitchenette for group activities and a large theater for watching movies.

It will also showcase a fully equipped fitness center. Outside the Clubhouse will be a lounge and barbecue patio area and swimming pool.

The architecture and design of the clubhouse will blend with and complement the neighborhood style and materials used on the residences.



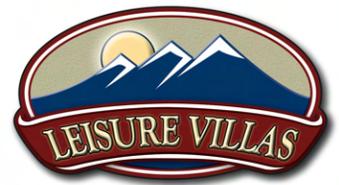


## About the Developer

Leisure Villas specializes in developing 55+ Communities along the Wasatch Front. In fact no other builder in our market has more experience in delivering quality, high-end communities for people 55+.

We have developed communities in West Valley, Springville, West Jordan, Lehi, Syracuse, Pleasant Grove, Herriman, Vineyard, North Logan, Saratoga Springs, and North Ogden. Our newest projects are under construction in Tooele and South Jordan. Our communities are quiet, upscale, well kept, and they promote housing diversity in their Cities. They offer great value and creative features and real amenities designed to meet the needs of active Seniors seeking a more carefree lifestyle.

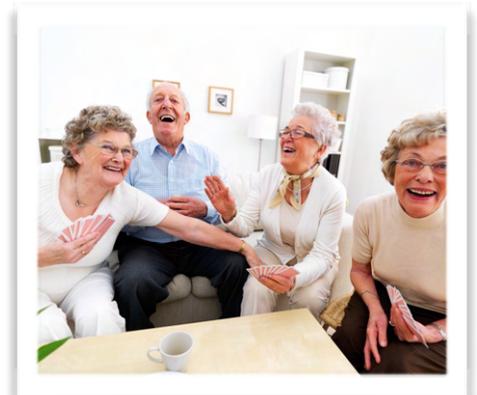




## Our Typical Homeowner

### Our typical homeowner falls into one of three categories:

- Active retirees whose kids have finally moved out of the house, and who are looking for a more carefree living option which will allow them more freedom to downsize, travel, perhaps get a place in Saint George all while still keeping a home near their kids, grandkids, and friends.
- Those retirees who are starting to face some physical challenges such as walking up and down stairs, or who are tired of yard care and maintaining the outside of their home.
- Widows and other single active adults who find in our communities a terrific opportunity to develop new friendships in an environment with others of similar age and interests. They are looking for the security and peace of mind that living in a private development provides.



### Common Characteristics of our Homeowners:

**Minimal Additional Traffic:** Seniors typically drive much less than other demographic groups and they tend to drive in off-peak times. Our developments average half the number of residents per home compared to a typical household, and the amount of additional traffic generated by our communities is minimal.

**Active Seniors:** Our developments are designed for active seniors, showcasing amenities that fit their lifestyle and home designs anticipating future needs.

**Wealthy and Stable:** 50% of our residents purchase their home with cash. 80% of our homeowners expect this to be their last home purchase.

**Empty Nesters:** 97% of our residents are occupied by one (38%) or two (59%) people. Only 3% of residents have others (children, nursing aides, etc.) living with them. They are active retirees who are looking for a comfortable residence in a community with others who share similar interests.

**Mobility and Access:** Five to ten percent of our residents use wheelchairs, with many more purchasing in our communities anticipating future mobility issues.

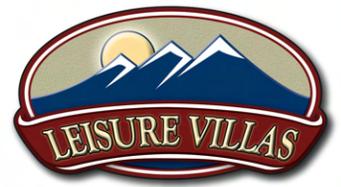




## Facts regarding Seniors

- Every single day in America 10,000 people turn 65.
- 75 Million Baby Boomers were born between 1946 and 1964 – They are now the core of our communities.
- Most Seniors want to stay in their current community. Our developments provide an opportunity for these folks to continue to reside in the community they have given so much to.
- Seniors remain our primary market because their numbers are skyrocketing. In the year 2000 there were 34.7 million seniors in the United States. By 2025 there will be 62 million.
- Seniors give a great deal to the community but require very little in return.
- Our homes have only half the number of occupants single-family homes have. Meaning equal tax revenue for the city with half the impact.
- Our communities are low impact with regards to traffic volume. Residents in our communities typically avoid driving during peak hours and with less than half the cars of a typical subdivision, generate about 48% as much traffic as residents of traditional neighborhoods.
- The community's HOA contracts out landscape services and exterior maintenance.
- Our 55+ communities generate lower than typical strain on municipal facilities and services and they don't typically have children in the school system.
- The senior demographic has the lowest crime rates of any demographic segment, and seniors are not typically demanding users of the City parks and recreation services.
- As a demographic segment, they are the largest donators of time and money to charitable causes and organizations.
- 70 percent of Seniors are mortgage free.





## Updated Designs

With this new community we will be incorporating four different designs which will provide a broad range of square footage, from 1650 to 2700 sq. ft.



We will also offer a bonus room option over the garage which fits within the existing roof structure and will not face out over the neighboring subdivision. The homes will be spacious, open and bright, and feature lots of storage space, and will be directed towards a slightly higher-end market than some of our previous communities.



These new designs were developed through the input of hundreds of prospective buyers and current homeowners.

Through our extensive experience dealing with this specific market niche, we are confident that no other local builder has a better understanding of those housing design elements, features, and amenities that are important to the majority of today's active seniors.