

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

# **CREEKSIDE AT JDC** PHASE 1, 2 & 3

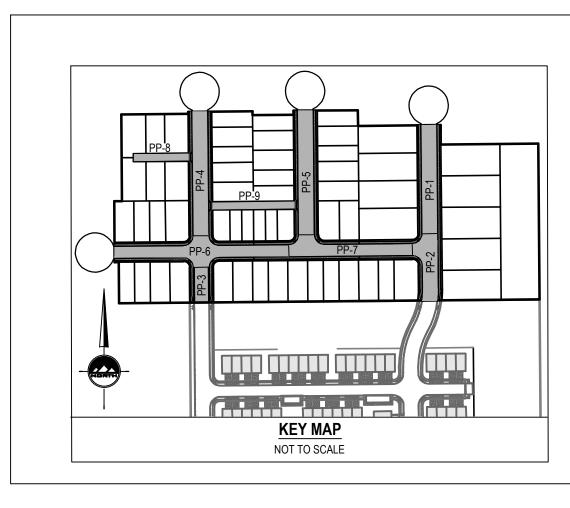
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## NOTICE TO CONTRACTOR

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.

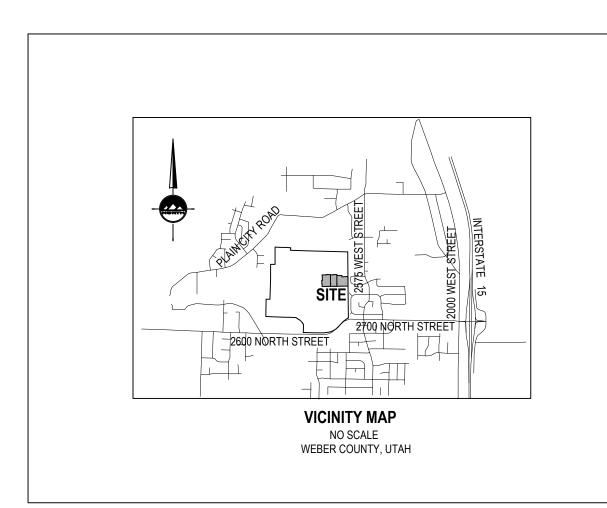
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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



# **2800 WEST 2600 NORTH STREET** WEBER COUNTY, UTAH

C-102	SITE PLAN	PP-1	GUERNS
C-200	OVERALL GRADING AND DRAINAGE PLAN	PP-2	GUERNS
C-201	GRADING AND DRAINAGE PLAN	PP-3	ABERDE
C-202	GRADING AND DRAINAGE PLAN	PP-4	ABERDE
C-203	GRADING AND DRAINAGE PLAN	PP-5	DEVON E
C-204	GRADING AND DRAINAGE PLAN	PP-6	GALLOW
C-300	OVERALL UTILITY PLAN	PP-7	GALLOW
C-301	UTILITY PLAN	PP-8	2910 NOF
C-302	UTILITY PLAN	PP-9	2890 NOF
C-400	EROSION CONTROL PLAN	C-500	DETAILS
PP-0	PLAN AND PROFILE KEY MAP		

UTILITY DISCLAIMER



# **GENERAL NOTES**

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

FOR REVIEW NOT FOR CONSTRUCTION DATE PRINTED December 12, 2024

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## 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.

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.

CREEKSIDE AT JDC RANCH	PHASE 1, 2 & 3	2800 WEST 2600 NORTH STREET	WEBER COUNTY, UTAH
	No. 102344 12-12- 10 10 10 10 10 10 10 10 10 10 10 10 10	ES SULLES	
NO. DA	TE	RI	EVISION
COVE	R		
9872	CT NUMBER CT MANAGER	PRINT DATE 2024-12-12 DESIGNED BY TS	2



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

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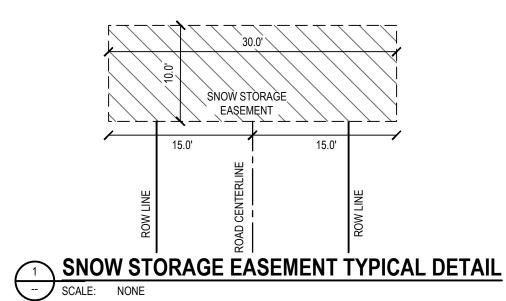
NILSON HOMES 1740 COMBE RD, SUITE 2 SOUTH OGDEN, UT 84403 CONTACT: STEVE ANDERSON

PHONE: 801.392.8100

FOR:

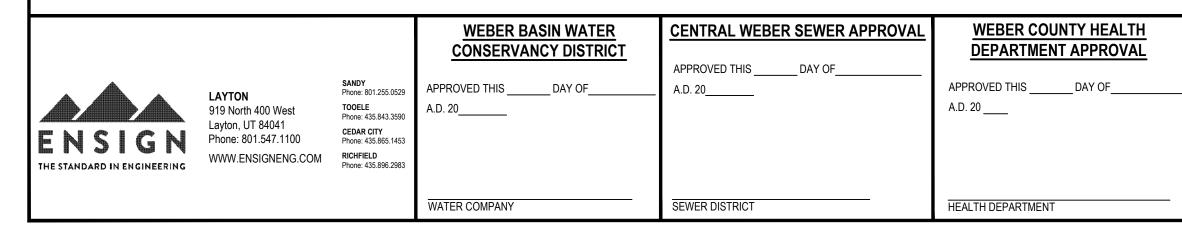
#### **GENERAL NOTES:**

- PROPERTY IS WITHIN THE MASTER PLAN DEVELOPMENT OVERLAY ZONE. SETBACKS AND OTHER RESTRICTIONS ARE DEFINED WITHIN THE MASTER DEVELOPMENT AGREEMENT.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- 3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 4. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- 5. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 4238 FT 6. WITH A FOUNDATION DRAIN OR 4239 FT WITHOUT A DRAIN.
- 7. INTERNET SERVICES EASEMENT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND OPERATION OF UTILITY LINES FOR THE PROVISION OF INTERNET OR OTHER COMMUNICATIONS SERVICES TO EACH LOT. IT IS INTENDED THAT THIS UTILITY EASEMENT RIGHT BE CONSTRUED BROADLY, AND SUCH EASEMENT SHALL SPECIFICALLY INCLUDE THE AREAS DIRECTLY UNDERNEATH AND ACROSS THE FOUNDATIONS AND BUILDINGS OF ALL ATTACHED DWELLINGS, AND ACROSS THE EXTERIOR YARD AREAS, SO LONG AS SUCH UTILITY LINES AND EQUIPMENT ARE LOCATED IN A MANNER THAT DOES NOT UNREASONABLY OBSTRUCT THE NORMAL AND REGULAR USE OF THE LOT AND DWELLING. EACH LOT OWNER HEREBY CONSENTS AND AGREES THAT THE DEVELOPER SHALL HAVE THE AUTHORITY TO RECORD AN EASEMENT DOCUMENT AGAINST THEIR LOT IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED IN THIS SECTION. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT OR THE INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES AND SERVICES.



----· \_ \_ \_ \_ 30.0'X10.0 SNOW STORAGE EASEMENT. 2910 NORTH STREET SEE TYPICAL DETAII (PRIVATE STREET) (L4) - - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ . 



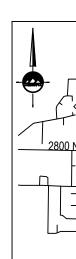


PROPERTY CURVE TABL						
CURVE	RADIUS	LENGTH	DELTA	BEAF		
PC1	15.00'	23.56'	90°00'00"	S45°32		
PC2	15.00'	23.56'	90°00'00"	S44°27		



# **CREEKSIDE AT JDC RANCH PHASE 1**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH OCTOBER 2024





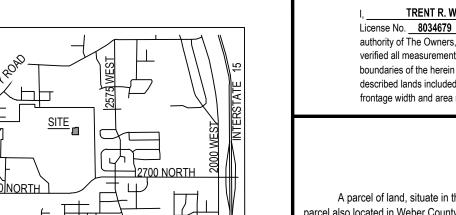
CURVE TABLE					LINE TABL	.E		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	LINE	BEARING	LENGTH
C3	15.00'	23.56'	90°00'00"	N44°27'36"E	21.21'	(L1)	S80°24'55"E	30.47'
C4	15.00'	23.56'	90°00'00"	N45°32'24"W	21.21'	(L2)	N0°32'24"W	2.90'
C5	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'	(L3)	N0°32'24"W	7.26'
C6	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'	(L4)	N80°24'55"W	30.47'

DEVELOPER

NILSON HOMES

				1740 COMBE RD. SUITE 2 SOUTH OGDEN, UTAH 84403 801-392-8100	ROS NO.: S-	LOCATED IN THE SOU OF SECTI TOWNSHIP 7 NORTH SALT LAKE BASE	ON 27 , RANGE 2 WEST	WEBER COUNTY RECORDER           ENTRY NO.           FEE PAID
	HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS	WEBER COUNTY COMMISSION ACCEPTANCE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT. THE DEDICATION OF STREETS AND	COUNTY ATTORNEY'S APPROVAL	COUNTY ENGINEER'S APPROVAL	COUNTY SURVEYOR REVIEWER DATE	WEBER COUN		FILE AND RECORDED DAY
	CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON		OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM	IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY	WEBER COUNTY PLANN	ING COMMISSION APPROVAL	SHEET 1 OF 2	
_	WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTE THIS PLAT FROM THE RESPONSIBILITIES	ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS DAY OF, 20	AND NOW IN FORCE AND AFFECT.	STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.		BDIVISION PLAT WAS DULY APPROVED G COMMISSION ON THE DAY	PROJECT NUMBER : 9872D MANAGER : T.SHAFFER	IN BOOK OF OFFICIAL RECORDS, PAGE
	SIGNED THIS DAY OF, 20	CHAIRMAN, WEBER COUNTY PLANNING COMMISSION		SIGNED THIS DAY OF, 20			DRAWN BY : J.RINDLISBACHER CHECKED BY : T.WILLIAMS	FOR
	SIGNATURE	ATTEST: TITLE:	SIGNATURE	SIGNATURE	CHAIRMAN, WEBER COUNTY PLAN	NING COMMISSION	DATE : 11/18/24	COUNTY RECORDER DEPUTY:

#### SURVEYOR'S CERTIFICATE



2325 NORTH

VICINITY MAP

NOT TO SCALE

TRENT R. WILLIAMS , do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The Weber County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

## SURVEY NARRATIVE

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

## **BOUNDARY DESCRIPTION**

A parcel of land, situate in the Southeast Quarter 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 which is South 00°30'30" East 904.41 feet along the Section Line and South 89°29'30" West 725.60 feet from the East Quarter Corner of said Section 27 and running thence:

South 00°32'24" East 380.75 feet;

- thence South 89°27'36" West 4.00 feet;
- thence South 00°32'24" East 105.00 feet;
- thence South 89°27'36" West 100.00 feet;
- thence South 00°32'24" East 185.76 feet;

thence southerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears North 89°27'36" East and the long chord bears South 45°32'24" East 21.21 feet with a central angle of 90°00'00");

thence South 00°32'24" East 50.00 feet;

- thence southerly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 0°32'24" East and the long chord bears South 44°27'36" East 21.21 feet with a central angle of 90°00'00");
- thence South 89°27'36" West 60.00 feet;
- thence North 00°32'24" West 310.37 feet;
- thence South 89°27'36" West 180.00 feet;
- thence North 00°32'24" West 105.00 feet; thence South 89°27'36" West 10.00 feet;
- thence North 0°32'24" West 155.00 feet;
- thence North 89°27'36" East 20.00 feet;
- thence North 0°32'24" West 220.75 feet;
- thence North 89°27'36" East 170.00 feet;
- thence North 0°32'24" West 5.00 feet;
- thence North 89°27'36" East 164.00 feet to the Point of Beginning.

Contains: 184,589 square feet or 4.238 acres.

Date		

Trent R. Williams, PLS License no. 8034679

**OWNER'S DEDICATION** 

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract,

## **CREEKSIDE AT JDC RANCH** PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns. The same to be dedicated as a Public Utility Easement.

Dedicate, grant and convey to Weber County, or its designee, all those parts or portions of said tract of land designated as open space to be used as public open space.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereto set our hands(s) this \_\_\_\_\_ day of \_\_\_\_\_ \_\_\_\_ A.D., 20\_\_\_\_.

#### By: DAVID LOWRY MANAGER JDC COMMUNITY LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S. County of Weber

On this

dav of

\_, as the authorized signatory of JDC Community LLC, a A Notary Public, personally appeared Limited Liability Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and duly acknowledged that he/she executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

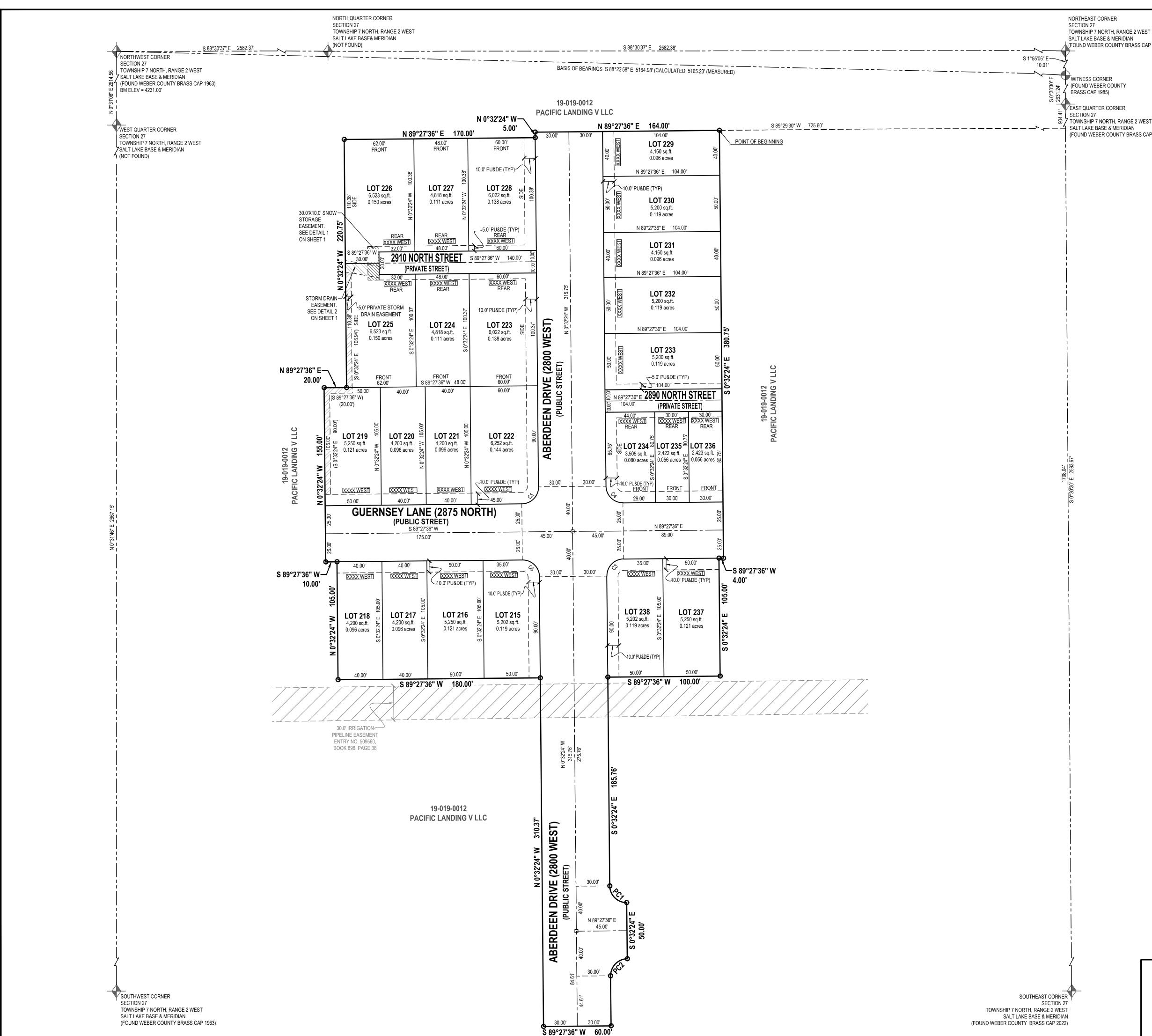
. Before me

NOTARY PUBLIC SIGNATURE

COMMISSION #:

, RESIDING IN WEBER COUNTY, , MY COMMISSION EXPIRES

# **CREEKSIDE AT JDC RANCH PHASE 1**



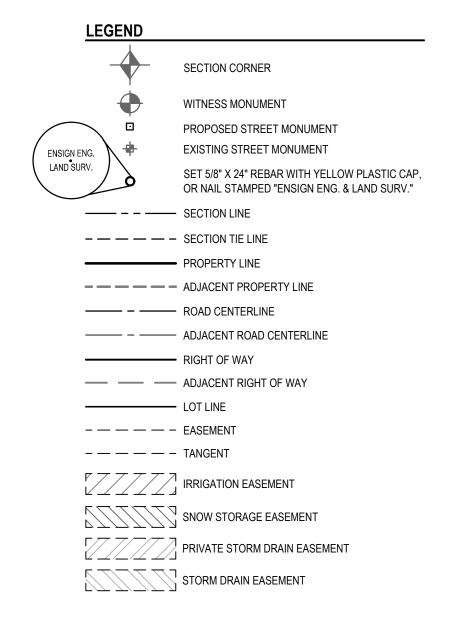
SALT LAKE BASE & MERIDIAN (FOUND WEBER COUNTY BRASS CAP 1985)

# 7 (FOUND WEBER COUNTY

TOWNSHIP 7 NORTH, RANGE 2 WEST (FOUND WEBER COUNTY BRASS CAP 2022)

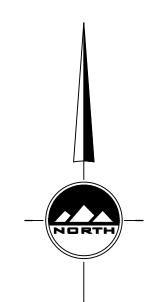
## **CREEKSIDE AT JDC RANCH PHASE 1**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 **TOWNSHIP 7 NORTH, RANGE 2 WEST** SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH OCTOBER 2024

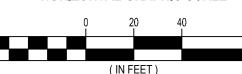


### ABBREVIATIONS LIST

	PROPERTY LINE
N	MONUMENT
	CENTERLINE
N	TANGENT LINE
&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
DNT	FRONT OF LOT
AR	REAR OF LOT
DE	SIDE OF LOT



HORIZONTAL GRAPHIC SCALE



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

## **CREEKSIDE AT JDC RANCH PHASE 1**

HORZ: 1 inch = 40 ft.

#### LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

WEBER COUNTY RECORDER ENTRY NO.

FEE PAID FILE AND RECORDED

IN BOOK \_\_\_ OF OFFICIAL RECORDS,

PAGE



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

SANDY Phone: 801.255.0529 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

SHEET 2 OF 2 ROJECT NUMBER : 9872D IANAGER : T.SHAFFER RAWN BY : J.RINDLISBACHER CHECKED BY : T.WILLIAMS DATE: 11/18/24

COUNTY RECORDER DEPUTY:

#### GENERAL NOTES:

- PROPERTY IS WITHIN THE MASTER PLAN DEVELOPMENT OVERLAY ZONE. 1. SETBACKS AND OTHER RESTRICTIONS ARE DEFINED WITHIN THE MASTER DEVELOPMENT AGREEMENT.
- 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
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- 4. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- 5. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 6. THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 4238 FT WITH A FOUNDATION DRAIN OR 4239 FT WITHOUT A DRAIN.
- 7. INTERNET SERVICES EASEMENT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT FOR THE INSTALLATION AND OPERATION OF UTILITY LINES FOR THE PROVISION OF INTERNET OR OTHER COMMUNICATIONS SERVICES TO EACH LOT. IT IS INTENDED THAT THIS UTILITY EASEMENT RIGHT BE CONSTRUED BROADLY, AND SUCH EASEMENT SHALL SPECIFICALLY INCLUDE THE AREAS DIRECTLY UNDERNEATH AND ACROSS THE FOUNDATIONS AND BUILDINGS OF ALL ATTACHED DWELLINGS, AND ACROSS THE EXTERIOR YARD AREAS, SO LONG AS SUCH UTILITY LINES AND EQUIPMENT ARE LOCATED IN A MANNER THAT DOES NOT UNREASONABLY OBSTRUCT THE NORMAL AND REGULAR USE OF THE LOT AND DWELLING. EACH LOT OWNER HEREBY CONSENTS AND AGREES THAT THE DEVELOPER SHALL HAVE THE AUTHORITY TO RECORD AN EASEMENT DOCUMENT AGAINST THEIR LOT IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED IN THIS SECTION. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT OR THE INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES AND SERVICES.



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SANDY Phone: 801.255.0529 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

WEBER COUNTY SURVEYOR

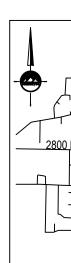
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

> WEBER COUNTY SURVEYOR RECORD OF SURVEY #\_\_\_\_\_ WCO-106-1-8(c)(1)h.10; WCO 45-4-2(c)

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20 \_\_\_\_\_.

## **CREEKSIDE AT JDC RANCH PHASE 2**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH OCTOBER 2024



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N44°27'36"E	21.21'
C2	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'

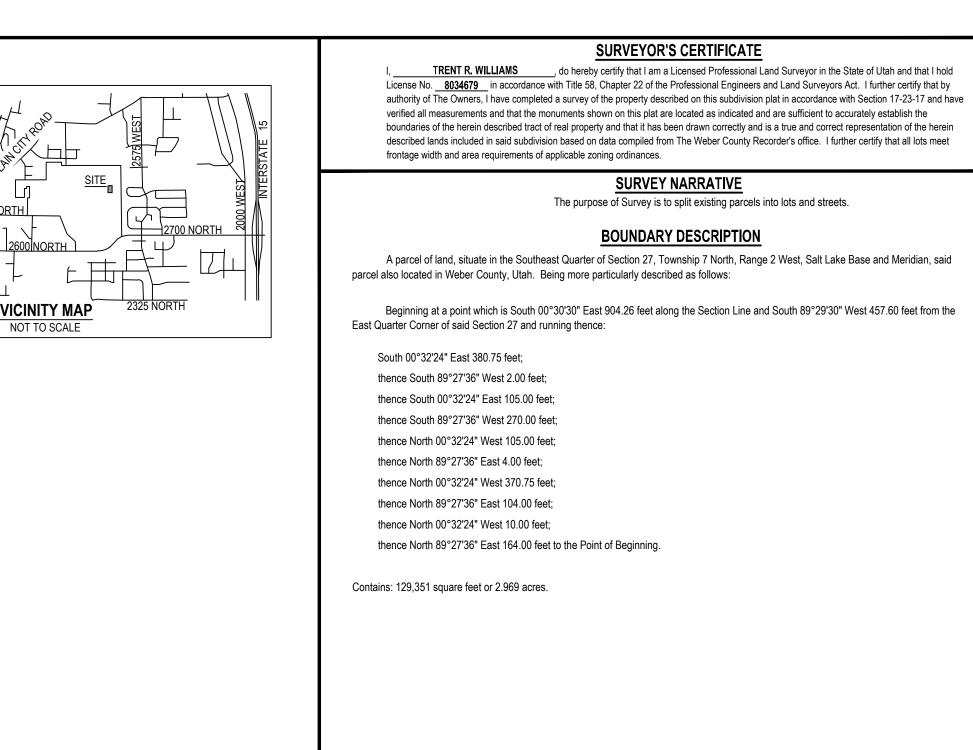
WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF
STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF

PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_\_ 

DEVELOPER				
NILSON HOMES	RECORD OF SURVEY	LOCATED IN THE SOU	THEAST QUARTER	WEBER COUNTY RECORDER
	ROS NO.:	••••		ENTRY NO
801-392-8100			,	FEE PAID
WEBER COUNTY ENGINEER	COUNTY SURVEYOR REVIEWER DATE	WEBER COUN	ITY, UTAH	FILE AND RECORDEDDAY
	WEBER COUNTY PLANN	NG COMMISSION APPROVAL	SHEET 1 OF 2	OF20,
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH			PROJECT NUMBER : 9872D	IN BOOK OF OFFICIAL RECORDS,
COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.	OF, 20,	G COMMISSION ON THE DAY	MANAGER : T.SHAFFER	PAGE
SIGNED THIS DAY OF, 20				FOR
	CHAIRINIAN, WEBER COUNTY PLAN		DATE : 11/18/24	COUNTY RECORDER DEPUTY:
	1740 COMBE RD. SUITE 2 SOUTH OGDEN, UTAH 84403 801-392-8100         WEBER COUNTY ENGINEER         I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.         SIGNED THIS DAY OF	NILSON HOMES         1740 COMBE RD. SUITE 2         SOUTH OGDEN, UTAH 84403         801-392-8100         End of the second sec	NILSON HOMES         1740 COMBE RD. SUITE 2         SOUTH OGDEN, UTAH 84403         801-392-8100         S         WEBER COUNTY ENGINEER         I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT         STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH         COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE         IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.         SIGNED THIS DAY OF 20         CHAIRMAN, WEBER COUNTY PLANNING COMMISSION	NILSON HOMES 1740 COMBE RD. SUITE 2 SOUTH OGDEN, UTAH 84403 801-392-8100       RECORD OF SURVEY ROS NO.:       LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH         WEBER COUNTY ENGINEER       COUNTY SURVEYOR REVIEWER       Date       SHEET       1 OF 2         I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.       WEBER COUNTY PLANNING COMMISSION ON THE DAY OF20       SHEET       1 OF 2         SIGNED THIS DAY OF20       CHAIRMAN, WEBER COUNTY PLANNING COMMISSION       MANAGER : T.SHAFFER DRAWN BY : J.RINDLISBACHER CHAIRMAN, WEBER COUNTY PLANNING COMMISSION       DAY OF20



License no. 8034679	
OWNER'S DEDICATION	<u>N</u>
We(I) the undersigned owners of the above described tract of land, do hereby set apart a (private streets/private right-of-way's) as shown hereon and name said tract,	and subdivide the same into lots and streets
CREEKSIDE AT JDC	RANCH
PHASE 2	
Dedicate to public use all those parts or portions of said tract of land designated as streets,	the same to be used as public thoroughfares.
Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-wa	y to be used in common with all others within s

Trent R. Williams, PLS

thin said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns. The same to be dedicated as a Public Utility Easement.

Dedicate, grant and convey to Weber County, or its designee, all those parts or portions of said tract of land designated as open space to be used as public open space.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereto set our hands(s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

By: DAVID LOWRY MANAGER

Date

JDC COMMUNITY LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH }S.S. County of Weber

On this \_\_\_\_\_ day of \_

20 , Before me

\_, as the authorized signatory of JDC Community LLC, a A Notary Public, personally appeared Limited Liability Company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and duly acknowledged that he/she executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC SIGNATURE , RESIDING IN WEBER COUNTY, COMMISSION #: \_\_, MY COMMISSION EXPIRES \_\_\_\_\_

**CREEKSIDE AT JDC RANCH PHASE 2** 



TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN (FOUND WEBER COUNTY BRASS CAP 1985)

WITNESS CORNER (FOUND WEBER COUNTY

EAST QUARTER CORNER 🖏 🌶 TOWNSHIP 7 NORTH, RANGE 2 WEST 충수 SALT LAKE BASE & MERIDIAN

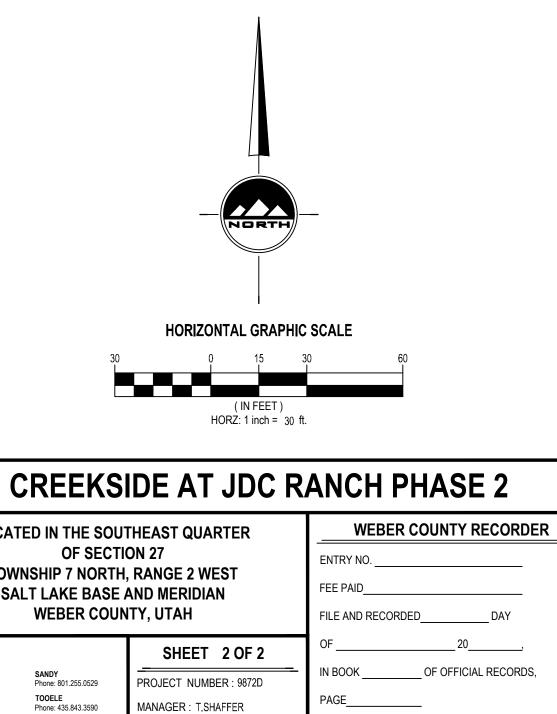
**CREEKSIDE AT JDC RANCH PHASE 2** 

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH OCTOBER 2024

LEGEND	
-	SECTION CORNER
$\bullet$	WITNESS MONUMENT
	PROPOSED STREET MONUMENT
ENSIGN ENG.	EXISTING STREET MONUMENT
LAND SURV.	SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
	SECTION LINE
	SECTION TIE LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	RIGHT OF WAY
	ADJACENT RIGHT OF WAY
	ROAD CENTERLINE
	ADJACENT ROAD CENTERLINE
	LOT LINE
	ADJACENT LOT LINE
	EASEMENT
	TANGENT
	IRRIGATION EASEMENT

### ABBREVIATIONS LIST

PL	PROPERTY LINE
MON	MONUMENT
CL TAN	CENTERLINE TANGENT LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
FRONT	FRONT OF LOT
REAR	REAR OF LOT
SIDE	SIDE OF LOT



DEVELOPER NILSON HOMES 1740 COMBE RD. SUITE 2 SOUTH OGDEN, UTAH 84403

801-392-8100

LOCATED IN THE SOUTHEAST QUARTER TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH



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

CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

ANAGER : T.SHAFFER RAWN BY : J.RINDLISBACHER CHECKED BY : T.WILLIAMS DATE : 11/18/2024

COUNTY RECORDER DEPUTY:\_\_\_\_\_

#### GENERAL NOTES:

- PROPERTY IS WITHIN THE MASTER PLAN DEVELOPMENT OVERLAY ZONE. 1 SETBACKS AND OTHER RESTRICTIONS ARE DEFINED WITHIN THE MASTER DEVELOPMENT AGREEMENT.
- 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FROM PUBLIC RIGHT OF WAY, 5' FROM PRIVATE DRIVEWAY.
- 3. PARCEL A IS TO BE DEDICATED TO THE COUNTY. IN ACCORDANCE WITH THE MASTER DEVELOPMENT AGREEMENT.
- 4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. 6. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 7. THE LOWEST FLOOR ELEVATION WILL NOT BE LOWER THAN ELEVATION 4238 FT WITH A FOUNDATION DRAIN OR 4239 FT WITHOUT A DRAIN.
- INTERNET SERVICES EASEMENT. EACH LOT SHALL BE SUBJECT TO AN EASEMENT 8. FOR THE INSTALLATION AND OPERATION OF UTILITY LINES FOR THE PROVISION OF INTERNET OR OTHER COMMUNICATIONS SERVICES TO EACH LOT. IT IS INTENDED THAT THIS UTILITY EASEMENT RIGHT BE CONSTRUED BROADLY, AND SUCH EASEMENT SHALL SPECIFICALLY INCLUDE THE AREAS DIRECTLY UNDERNEATH AND ACROSS THE FOUNDATIONS AND BUILDINGS OF ALL ATTACHED DWELLINGS. AND ACROSS THE EXTERIOR YARD AREAS, SO LONG AS SUCH UTILITY LINES AND EQUIPMENT ARE LOCATED IN A MANNER THAT DOES NOT UNREASONABLY OBSTRUCT THE NORMAL AND REGULAR USE OF THE LOT AND DWELLING. EACH LOT OWNER HEREBY CONSENTS AND AGREES THAT THE DEVELOPER SHALL HAVE THE AUTHORITY TO RECORD AN EASEMENT DOCUMENT AGAINST THEIR LOT IN THE OFFICE OF THE WEBER COUNTY RECORDER TO MEMORIALIZE THE EASEMENT RIGHTS CONTAINED IN THIS SECTION. OWNERS SHALL NOT UNREASONABLY INTERFERE WITH THE INTERNET SERVICES EASEMENT OR THE INTERNET OR COMMUNICATIONS COMPANY'S RIGHTS TO OPERATE AND MAINTAIN INTERNET FACILITIES AND SERVICES.



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

SANDY Phone: 801.255.0529 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

TOOELE Phone: 435.843.3590

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20 \_\_\_\_\_.

> WEBER COUNTY SURVEYOR RECORD OF SURVEY #\_\_\_\_\_ WCO-106-1-8(c)(1)h.10; WCO 45-4-2(c)

## **CREEKSIDE AT JDC RANCH PHASE 3**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH NOVEMBER 2024

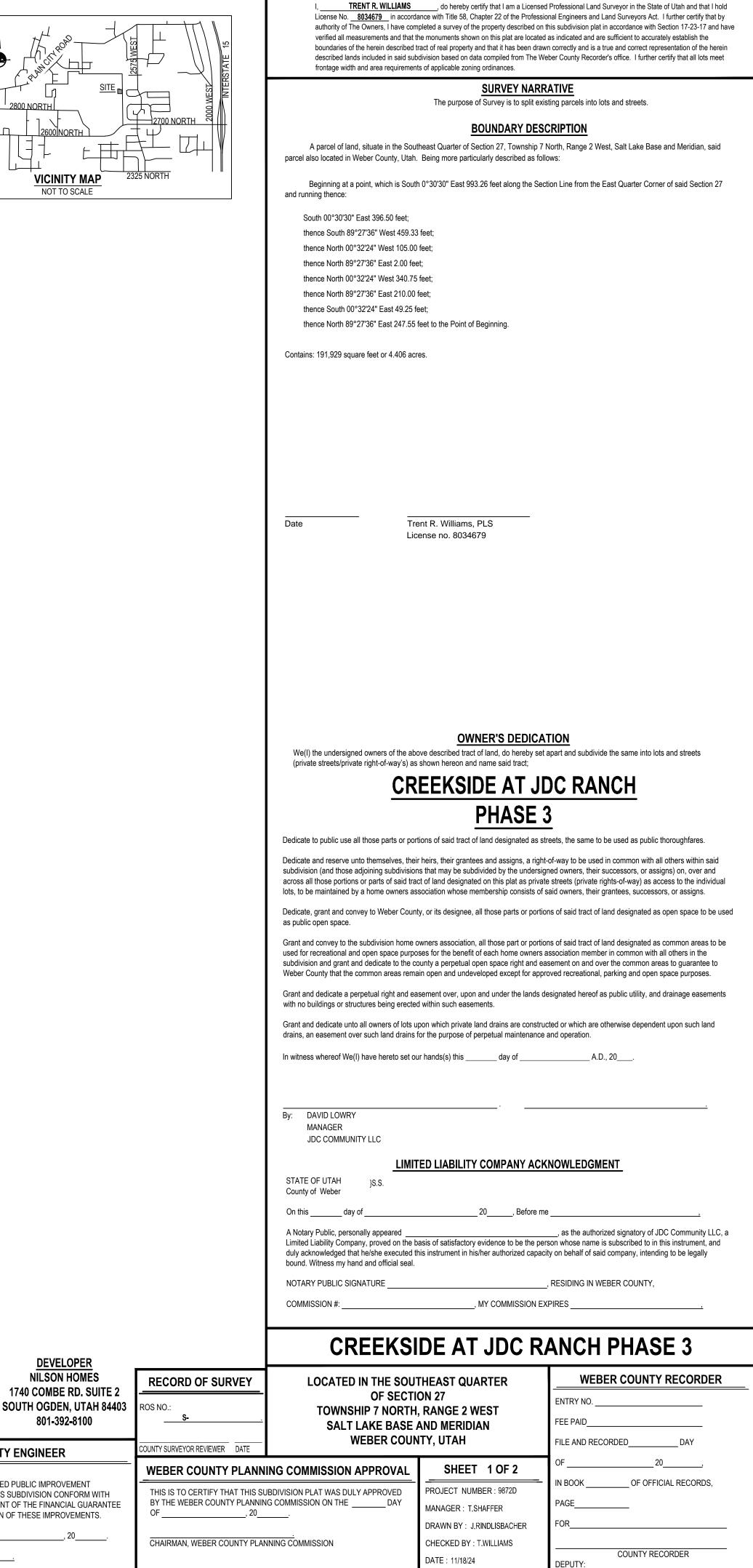


		CUR\	/E TABLE		
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	28.14'	8°03'44"	N3°29'28"E	28.12'
C2	15.00'	23.56'	90°00'00"	S44°27'36"W	21.21'
C3	15.00'	23.56'	90°00'00"	S45°32'24"E	21.21'
C4	170.00'	28.18'	9°29'49"	S4°12'31"W	28.15'
C5	230.00'	28.12'	7°00'18"	N2°57'45"E	28.10'

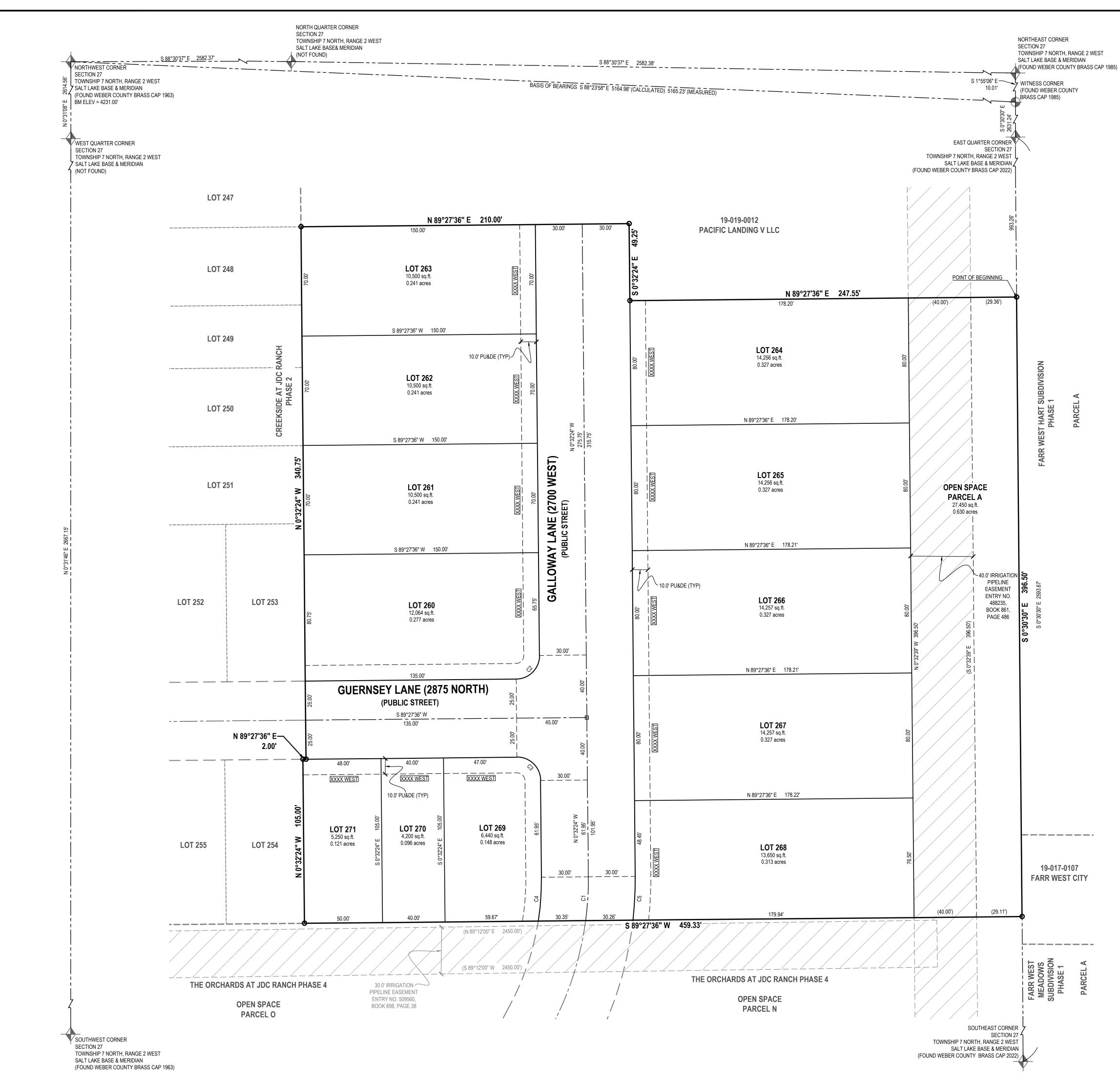
	STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON	WEBER COUNTY ATTORNEY	WEBER COUNTY ENGI
. BY THIS D LAND		I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.	I HEREBY CERTIFY THAT THE REQUIRED PUBLIC STANDARDS AND DRAWINGS FOR THIS SUBDIVIS COUNTY STANDARDS AND THE AMOUNT OF THE IS SUFFICIENT FOR THE INSTALLATION OF THESE
	ATTEST:	SIGNED THIS DAY OF, 20	SIGNED THIS DAY OF
	TITLE:	SIGNATURE	SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF

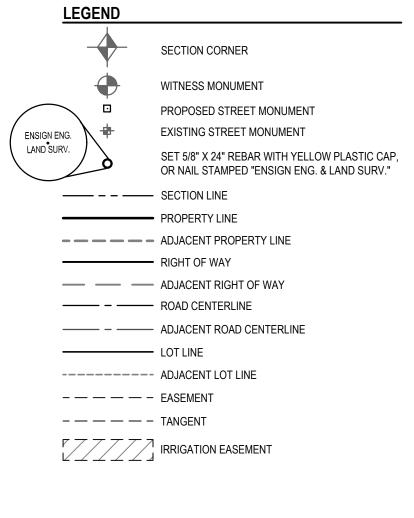


SURVEYOR'S CERTIFICATE



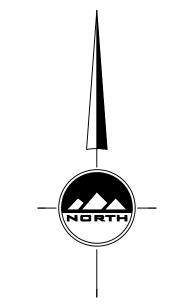
## **CREEKSIDE AT JDC RANCH PHASE 3**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH NOVEMBER 2024



#### ABBREVIATIONS LIST

PL	PROPERTY LINE
MON	MONUMENT
CL	CENTERLINE
TAN	TANGENT LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT



HORIZONTAL GRAPHIC SCALE

(IN FEET) HORZ: 1 inch = 30 ft.

ROJECT NUMBER : 9872D

RAWN BY : J.RINDLISBACHER

CHECKED BY : T.WILLIAMS

DATE: 11/18/2024

MANAGER : T.SHAFFER

# **CREEKSIDE AT JDC RANCH PHASE 3**

LAYTON

919 North 400 West

Layton, UT 84041 Phone: 801.547.1100

WWW.ENSIGNENG.COM

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

ENSIGN

THE STANDARD IN ENGINEERING

LOCATED IN THE SOUTHEAST QUARTER **OF SECTION 27** TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH

SANDY Phone: 801.255.0529

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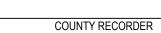
ENTRY NO.

FILE AND RECORDED

SHEET 2 OF 2

IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS,

AGE



WEBER COUNTY RECORDER

DEPUTY:

#### **GENERAL NOTES**

WORKING IN THE PUBLIC WAY.

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

#### UTILITY NOTES

- ENGINEER. ALL CULINARY WATERLINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH BONA VISTA WATER STANDARDS.

- EXPENSE.
- EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- PROJECT LIMITS.
- SATISFACTION OF THE OWNER OF SAID FACILITIES.
- STANDARDS AND SPECIFICATIONS.
- AND GROUTED OR SEALED.
- CONSTRUCTION
- CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- ACCESS.
- DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- (LINES. IF A TU FOUT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY S MINIMUM SEPARATION STANDARDS.
- PAVING.

## TRAFFIC CONTROL AND SAFETY NOTES

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

- TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- FOR TEMPORARY RELOCATION OF STOP.

#### DEMOLITION NOTES

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

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE

2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.

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

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

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

6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.

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

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

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

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

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

12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A

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

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

15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE

16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

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

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

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

BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D. 3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT

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

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

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

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

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

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

10. 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

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

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

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

#### **GRADING AND DRAINAGE NOTES**

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

#### **ABBREVIATIONS**

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	
CF	CURB FACE OR CUBIC FEET
CL CO	CENTER LINE CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT END OF VERTICAL CURVE
EVC 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 HP	HANDICAP
IRR	HIGH POINT IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	
NIC NO	NOT IN CONTRACT NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT PVC	
PVC PVI	POINT OF VERTICAL CURVATURE POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL INTERSECTION POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA SW	STATION 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
TYP	TYPICAL
VC	
WIV	WALL INDICATOR VALVE
W	WATER LINE

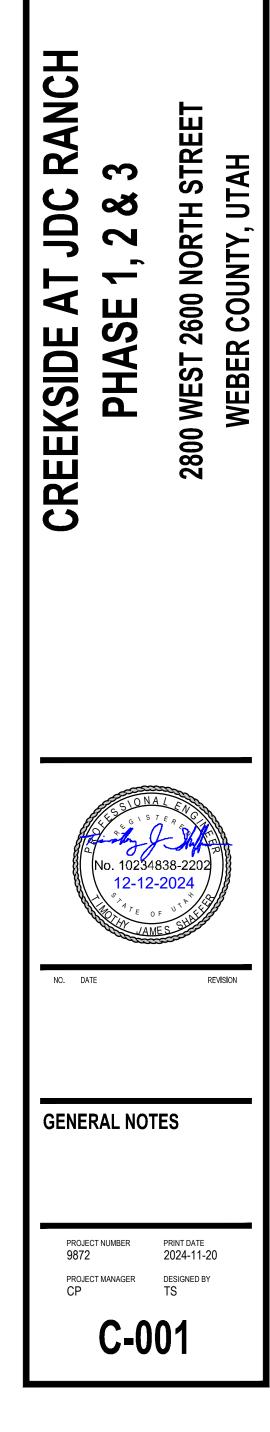
NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

G	F	Ν	D	

	SECTION CORNER
<b>V</b>	
- <b>H</b>	EXISTING MONUMENT
	PROPOSED MONUMENT
0	EXISTING REBAR AND CAP
0	SET ENSIGN REBAR AND CAP
<sup>WM</sup>	EXISTING WATER METER
Ö	PROPOSED WATER METER
	EXISTING WATER MANHOLE
$\bigotimes$	PROPOSED WATER MANHOLE
W	EXISTING WATER BOX
$\overset{\scriptscriptstyle{\rm WV}}{\longmapsto}$	EXISTING WATER VALVE
$\bigotimes^{WV}$	PROPOSED WATER VALVE
T	EXISTING FIRE HYDRANT
~ <sub>₹</sub> 0	PROPOSED FIRE HYDRANT
~ Y *	PROPOSED FIRE DEPARTMENT CONNECTION
SWV SWV	
swv	EXISTING SECONDARY WATER VALVE
$\bowtie$	PROPOSED SECONDARY WATER VALVE
IRR	EXISTING IRRIGATION BOX
	EXISTING IRRIGATION VALVE
	PROPOSED IRRIGATION VALVE
S	EXISTING SANITARY SEWER MANHOLE
${}^{\odot}$	PROPOSED SANITARY SEWER MANHOLE
o co	EXISTING SANITARY CLEAN OUT
D	EXISTING STORM DRAIN CLEAN OUT BOX
	PROPOSED STORM DRAIN CLEAN OUT BOX
	EXISTING STORM DRAIN INLET BOX
	EXISTING STORM DRAIN CATCH BASIN
	PROPOSED STORM DRAIN CATCH BASIN
	EXISTING STORM DRAIN COMBO BOX
	PROPOSED STORM DRAIN COMBO BOX
	EXISTING STORM DRAIN CLEAN OUT
CO	EXISTING STORM DRAIN CULVERT
_	PROPOSED STORM DRAIN CULVERT
	TEMPORARY SAG INLET PROTECTION
CIERCHIA	TEMPORARY IN-LINE INLET PROTECTION
	ROOF DRAIN
Ē	EXISTING ELECTRICAL MANHOLE
E	EXISTING ELECTRICAL BOX
EIRI	EXISTING TRANSFORMER
С	EXISTING UTILITY POLE
Ċ.	EXISTING LIGHT
<b>₽</b>	PROPOSED LIGHT
-81	EXISTING GAS METER
G	EXISTING GAS MANHOLE
GV	EXISTING GAS VALVE
$\bigcirc$	EXISTING TELEPHONE MANHOLE
0	EXISTING TELEPHONE BOX
TRAFFIC	EXISTING TRAFFIC SIGNAL BOX
CABLE	EXISTING CABLE BOX
0	EXISTING BOLLARD
0	PROPOSED BOLLARD
0	
	EXISTING SIGN
	PROPOSED SIGN
TBC	EXISTING SPOT ELEVATION
AAAA.AA	PROPOSED SPOT ELEVATION
	EXISTING FLOW DIRECTION
	EXISTING TREE
F * * * * * * * * * * * * *	DENSE VEGETATION
	DEINGE VEGETATION

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

	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING STRIPING
	PROPOSED STRIPING
— _ x — _	
	PROPOSED FENCE
	EXISTING FLOW LINE
	PROPOSED FLOW LINE
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	ROOF DRAIN LINE
	HIGHWATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED SAN. SWR. SERVICE LINE
	EXISTING LAND DRAIN LINE
	PROPOSED LAND DRAIN LINE
	PROPOSED LAND DRAIN SERVICE LINE
	EXISTING CULINARY WATER LINE
	PROPOSED CULINARY WATER LINE
	PROPOSED CULINARY WATER SERVICE LINE
	EXISTING SECONDARY WATER LINE
	PROPOSED SECONDARY WATER LINE
	PROPOSED SEC. WATER SERVICE LINE
	EXISTING IRRIGATION LINE
	PROPOSED IRRIGATION LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING ELECTRICAL LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	ACCESSIBLE ROUTE
• • • • • • • • •	
	STRAW WATTLE
	TEMPORARY BERM
$\mathbf{v}$ $\mathbf{v}$	TEMPORARY SILT FENCE
	LIMITS OF DISTURBANCE
	EXISTING WALL
	PROPOSED WALL
	EXISTING CONTOURS
$\sim$	PROPOSED CONTOURS
	BUILDABLE AREA WITHIN SETBACKS
	PUBLIC DRAINAGE EASEMENT
	EXISTING ASPHALT TO BE REMOVED
	PROPOSED ASPHALT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED REVERSE PAN CURB AND GUTTER
	TRANSITION TO REVERSE PAN CURB
	CONCRETE TO BE REMOVED
	EXISTING CONCRETE
	PROPOSED CONCRETE
<u> </u>	BUILDING TO BE REMOVED
	EXISTING BUILDING
	PROPOSED BUILDING





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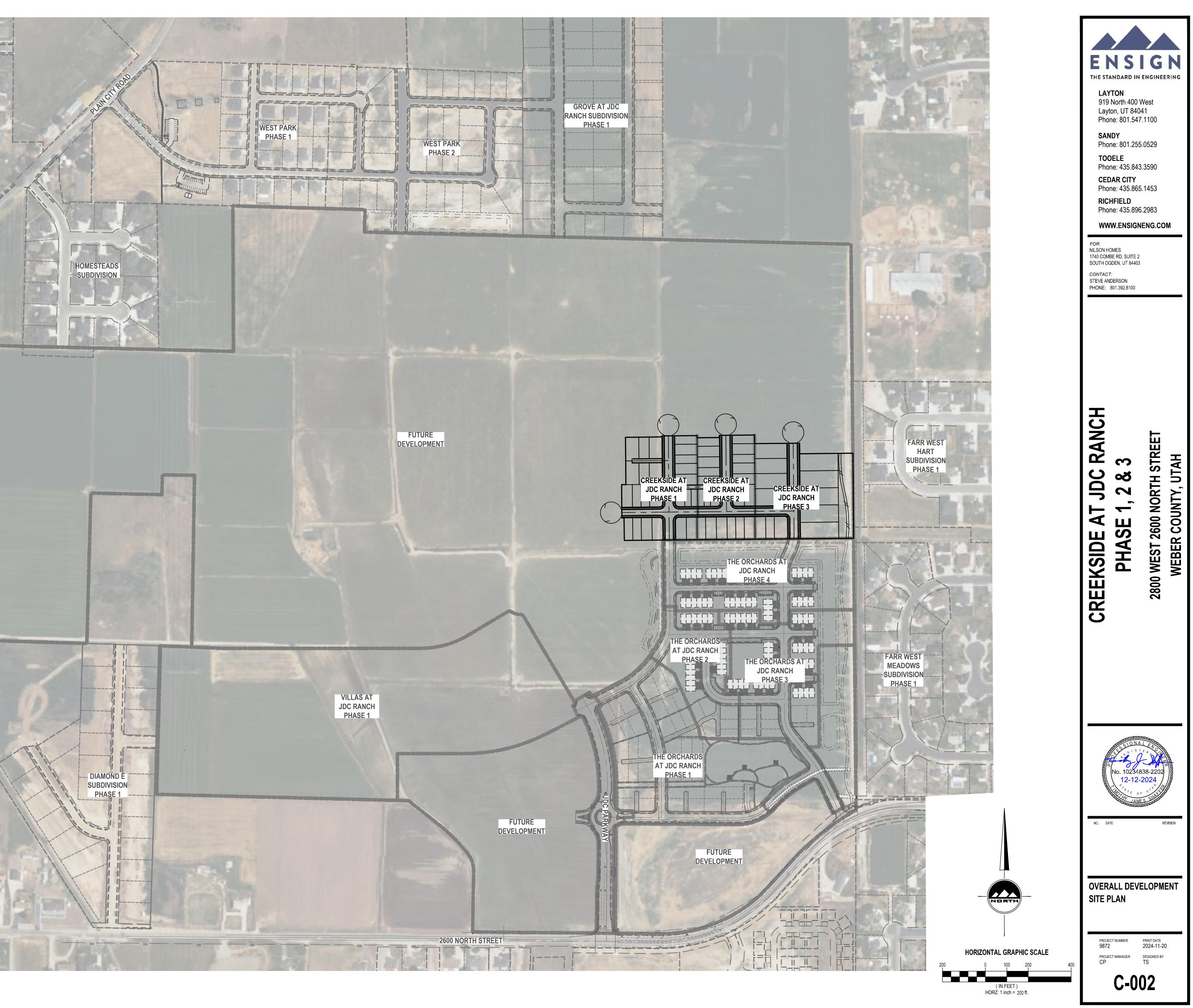
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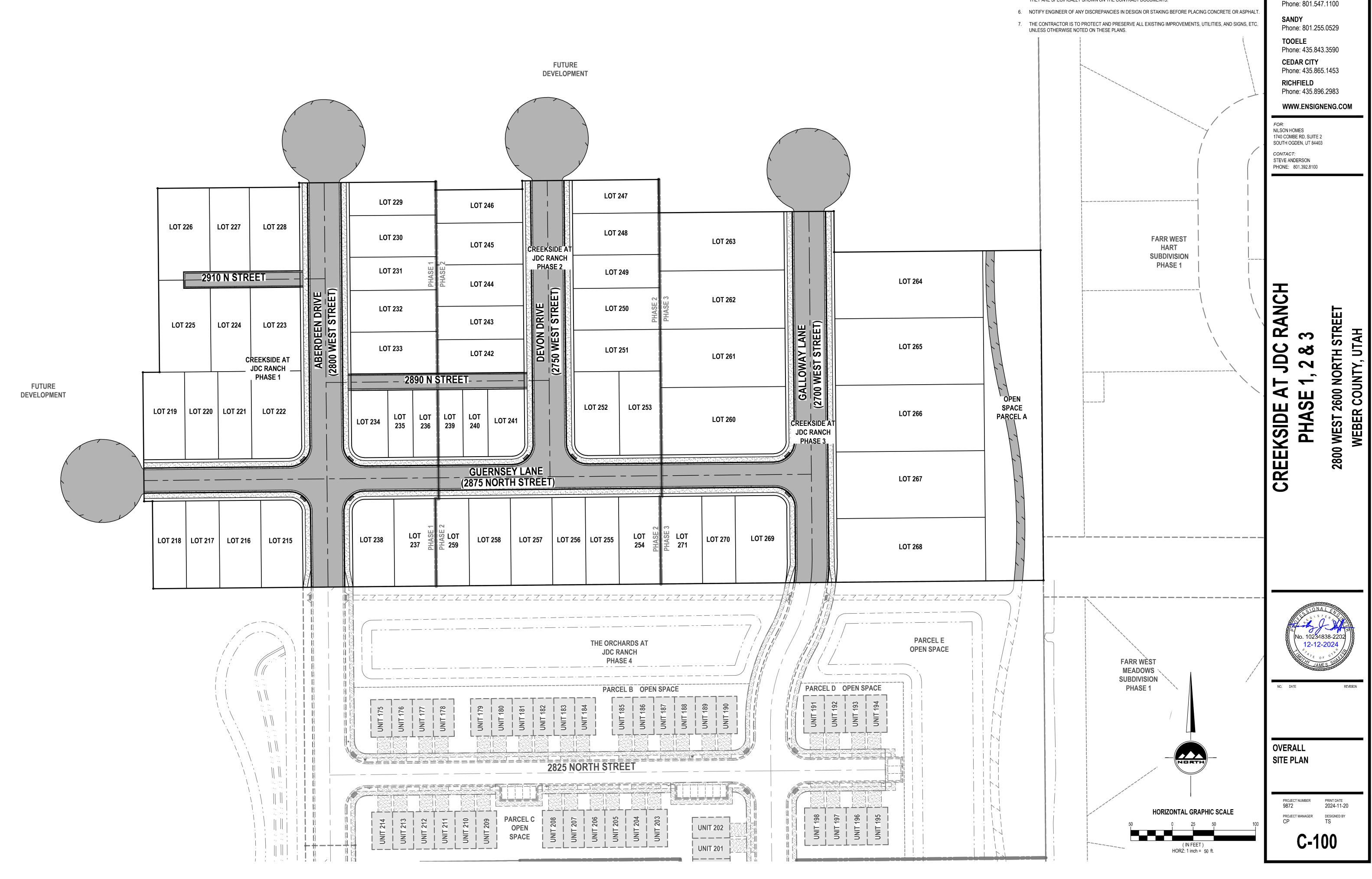






BENCHMARK

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





1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.

ENSIGN

THE STANDARD IN ENGINEERING

919 North 400 West

Layton, UT 84041

LAYTON

- 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.



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

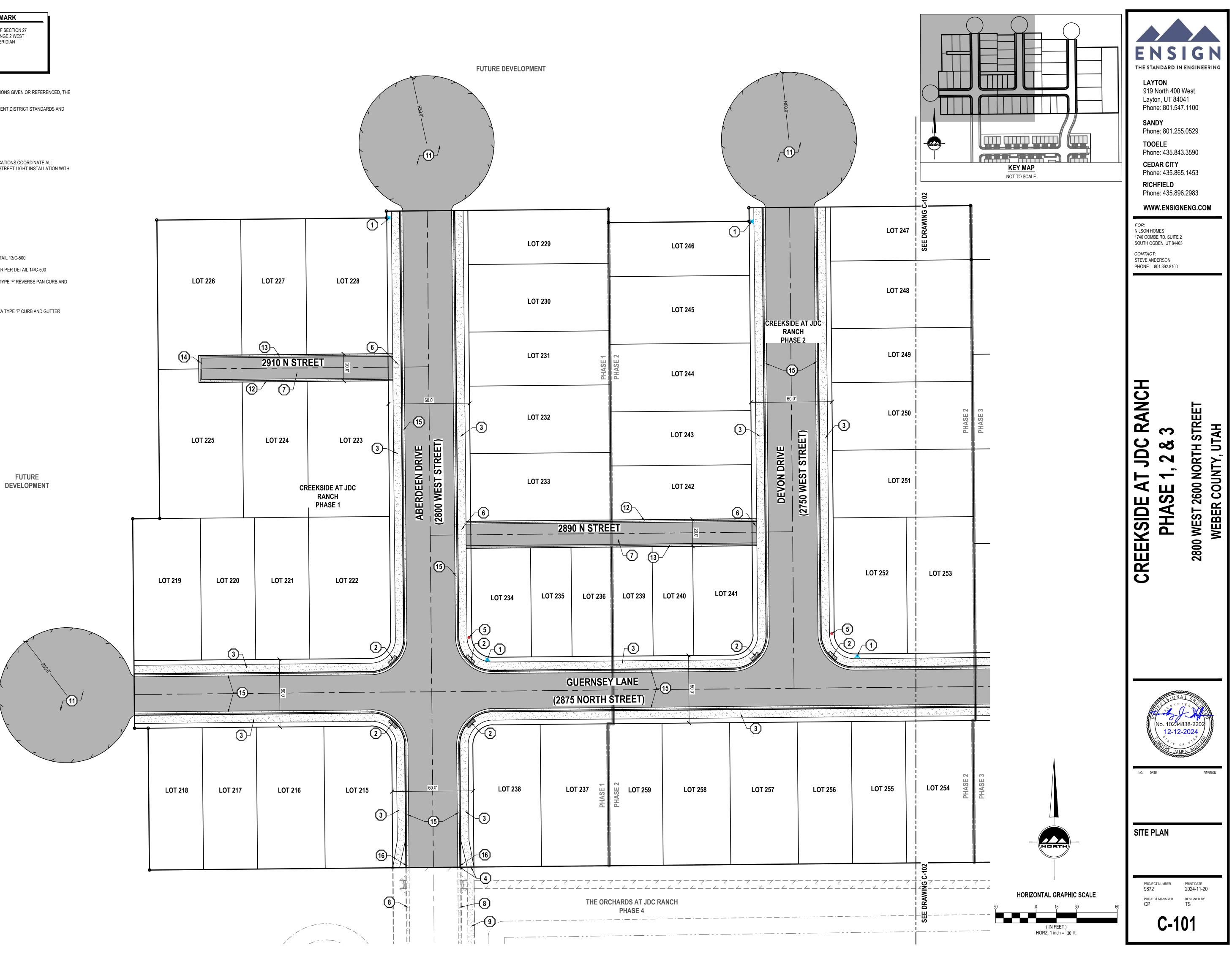
SCOPE OF WORK:

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

INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.

- (2) INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2
- (3) INSTALL CONCRETE SIDEWALK PER APWA PLAN 231. WIDTH PER PLAN
- 4 MATCH EXISTING IMPROVEMENTS
- 5 INSTALL STREET LIGHT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS.COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEBER COUNTY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER
- 6 INSTALL DRIVE APPROACH PER APWA PLAN 221.2
- (7) INSTALL ASPHALT DRIVEWAY PER DETAIL 11/C-500
- 8 EXISTING CURB AND GUTTER
- 9 EXISTING SIDEWALK
- (10) INSTALL CLASS 2 TRAIL PER DETAIL 12/C-500
- 50.0' RADIUS ASPHALT TEMPORARY TURNAROUND
- 12 INSTALL 24" MODIFIED TYPE 'F' MOUNTABLE CURB AND GUTTER PER DETAIL 13/C-500
- 13 INSTALL 24" MODIFIED TYPE 'F' REVERSE MOUNTABLE CURB AND GUTTER PER DETAIL 14/C-500
- TRANSITION FROM 24" TYPE 'F' COLLECTION CURB AND GUTTER TO 24" TYPE 'F' REVERSE PAN CURB AND GUTTER
- 15 INSTALL 30" TYPE 'F' COLLECTION CURB AND GUTTER
- 16 TRANSITION FROM EXISTING APWA TYPE 'A' CURB AND GUTTER TO APWA TYPE 'F' CURB AND GUTTER

FUTURE





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

## SCOPE OF WORK:

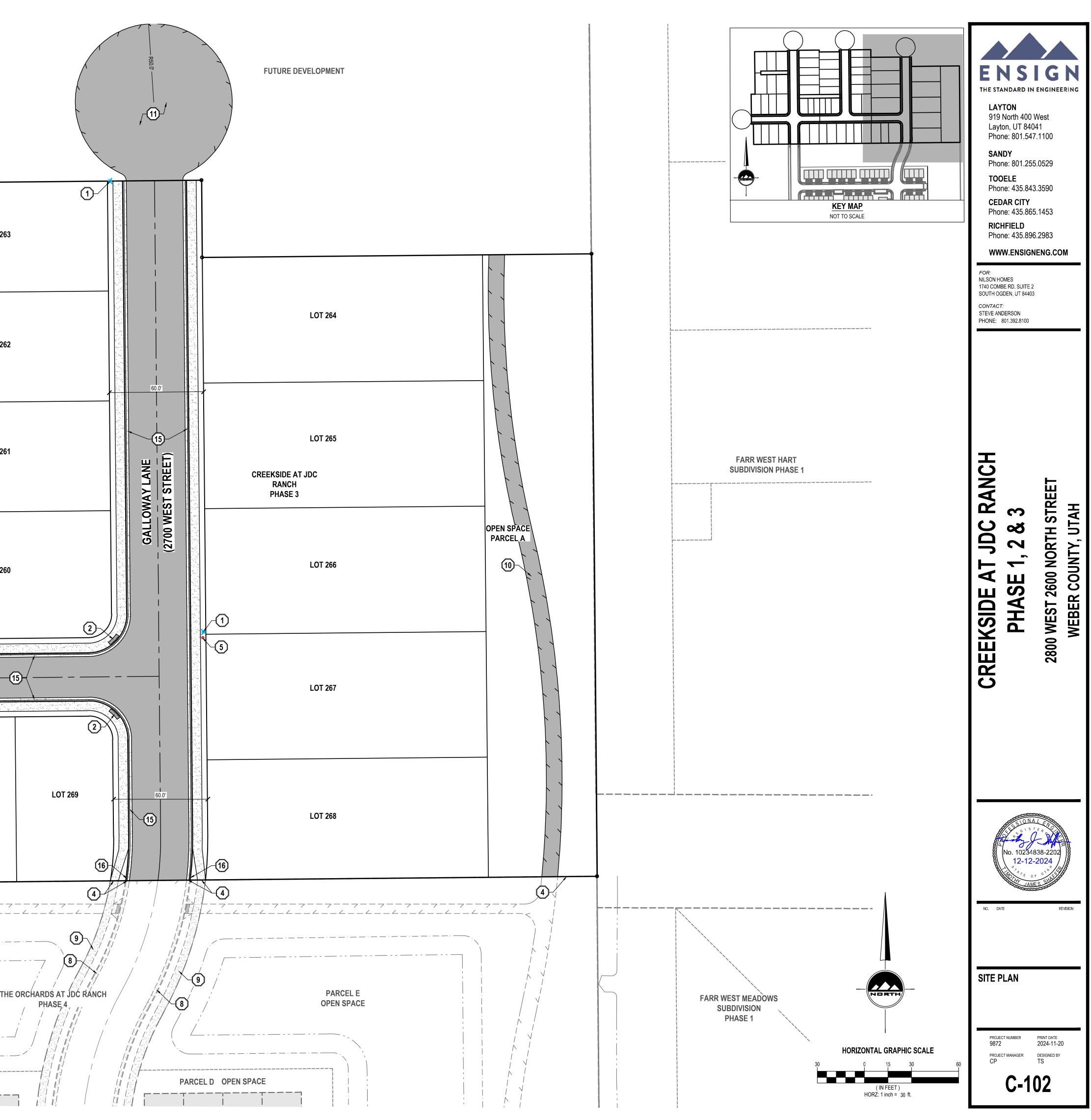
	IDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE ILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:	
1	INSTALL FIRE HYDRANT AND VALVE PER BONA VISTA WATER IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.	
2	INSTALL HANDICAP ACCESSIBLE RAMP PER APWA PLAN 235.2	•
3	INSTALL CONCRETE SIDEWALK PER APWA PLAN 231. WIDTH PER PLAN	
4	MATCH EXISTING IMPROVEMENTS	
5	INSTALL STREET LIGHT PER WEBER COUNTY STANDARDS AND SPECIFICATIONS.COORDINATE ALL PROPOSED STREET LIGHT LOCATIONS WITH WEBER COUNTY AND THE STREET LIGHT INSTALLATION WITH ROCKY MOUNTAIN POWER	
6	INSTALL DRIVE APPROACH PER APWA PLAN 221.2	•
7	INSTALL ASPHALT DRIVEWAY PER DETAIL 11/C-500	
8	EXISTING CURB AND GUTTER	
9	EXISTING SIDEWALK	
(10)	INSTALL CLASS 2 TRAIL PER DETAIL 12/C-500	
(11)	50.0' RADIUS ASPHALT TEMPORARY TURNAROUND	
(12)	INSTALL 24" MODIFIED TYPE 'F' MOUNTABLE CURB AND GUTTER PER DETAIL 13/C-500	
(13)	INSTALL 24" MODIFIED TYPE 'F' REVERSE MOUNTABLE CURB AND GUTTER PER DETAIL 14/C-500	
(14)	TRANSITION FROM 24" TYPE 'E' COLLECTION CURB AND GUTTER TO 24" TYPE 'F' REVERSE PAN CURB AND	

(14) TRANSITION FROM 24" TYPE 'F' COLLECTION CURB AND GUTTER TO 24" TYPE 'F' REVERSE PAN CURB AND GUTTER

15 INSTALL 30" TYPE 'F' COLLECTION CURB AND GUTTER

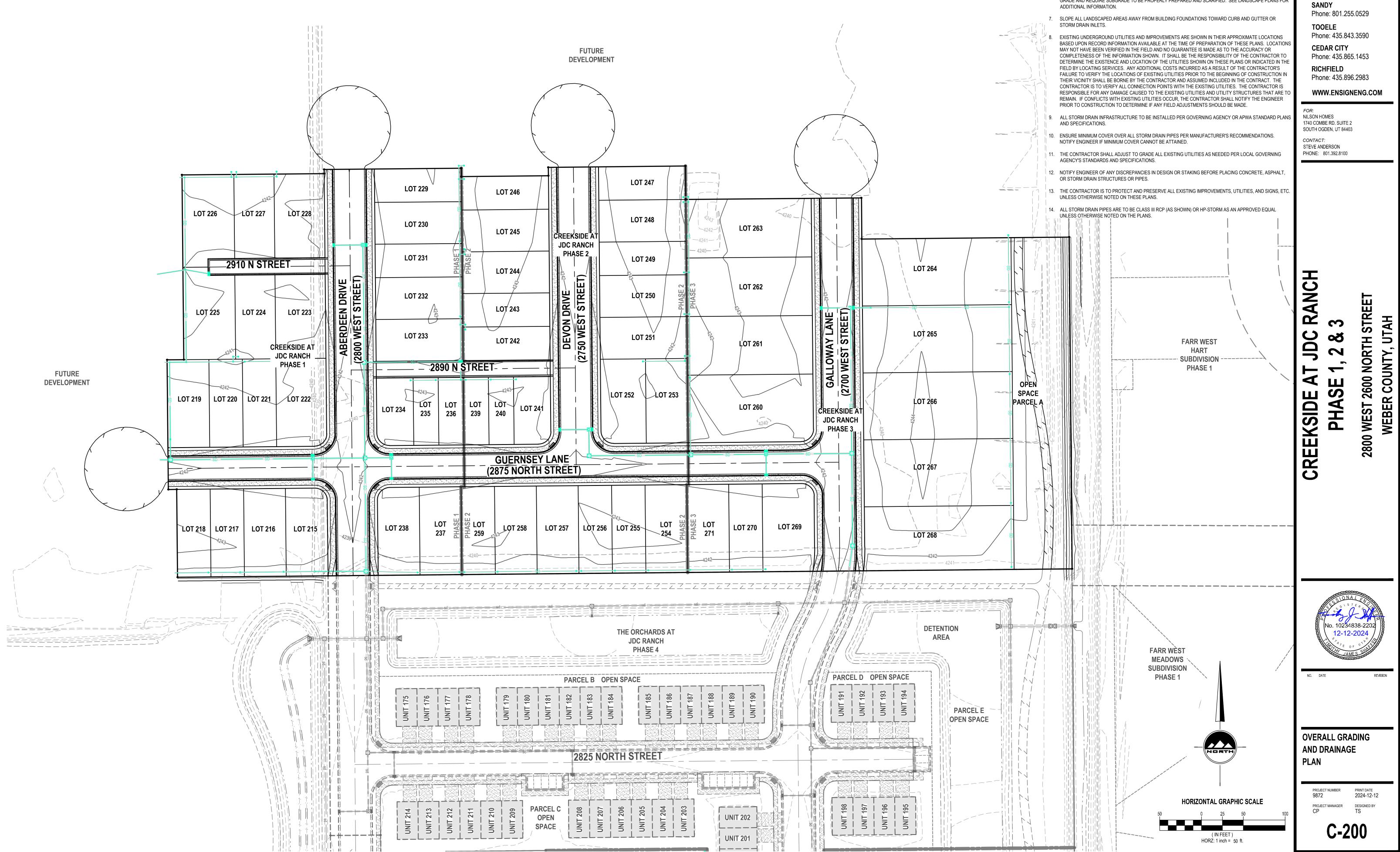
TRANSITION FROM EXISTING APWA TYPE 'A' CURB AND GUTTER TO APWA TYPE 'F' CURB AND GUTTER

ING C-101							
LOT 24 <sup>1</sup>							
LOT 248							LOT 263
LOT 249		-					
LOT 250		PHASE 2	PHASE 3				LOT 262
LOT 251							LOT 261
Г 252	LOT 253						LOT 260
							50.0
OT 255	LOT 254	PHASE 2	PHASE 3	LOT 27			OT 270
SEE DRAWING C-101							
					CEL B	OPEN SF	 PACE





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



#### **GENERAL NOTES**

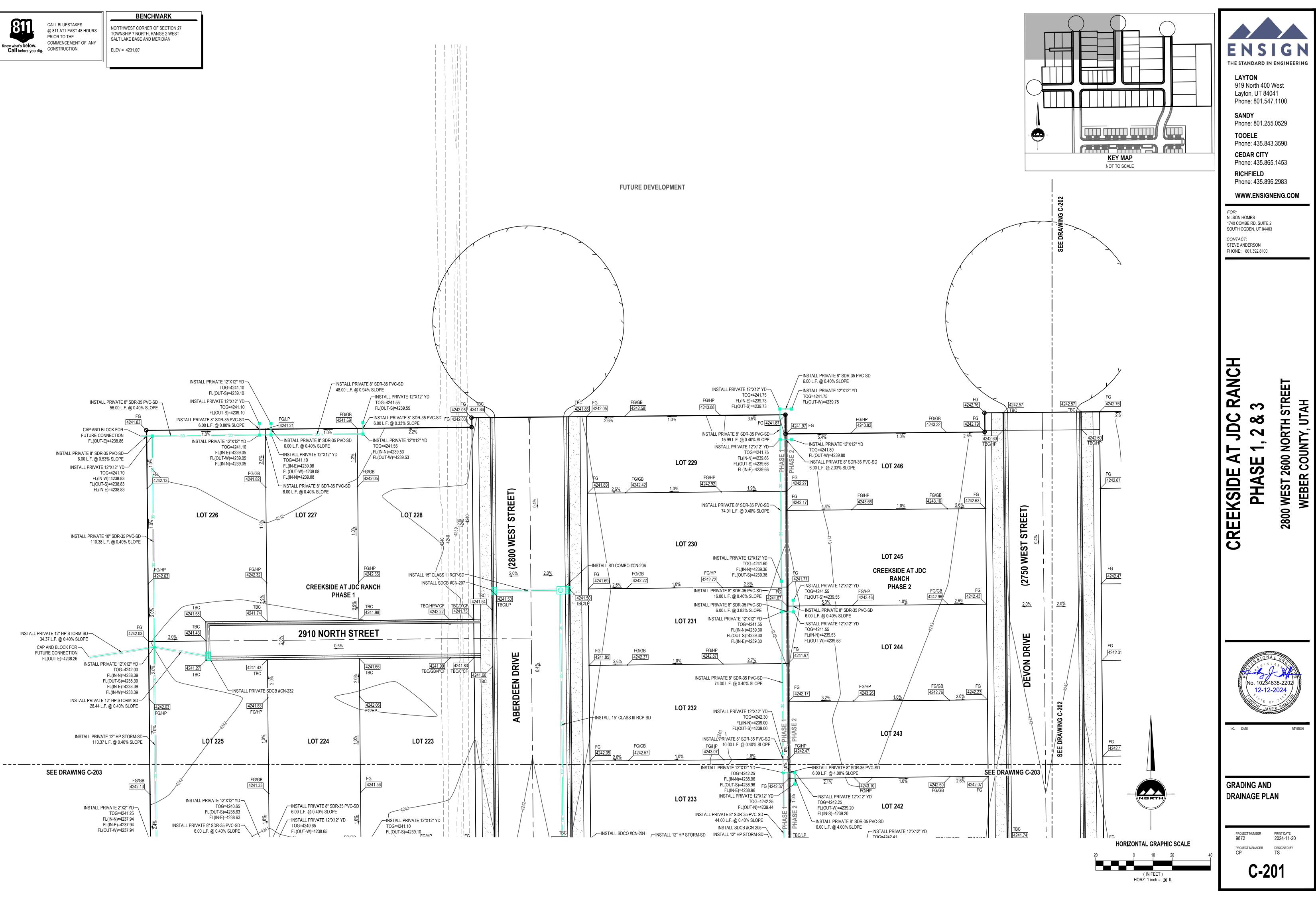
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

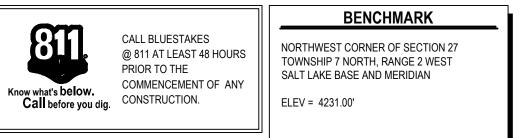
- 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIAL AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- 5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- 6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR

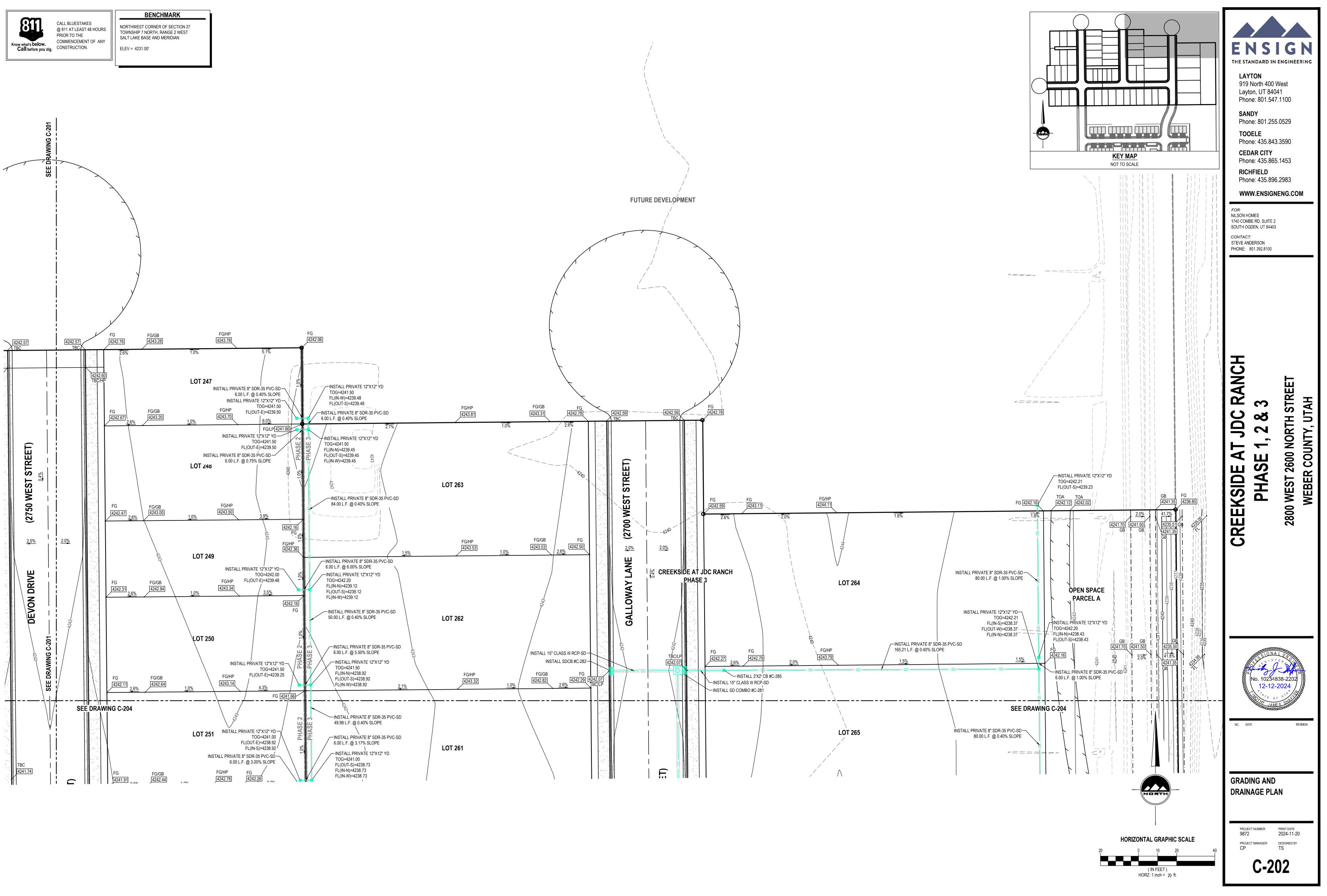


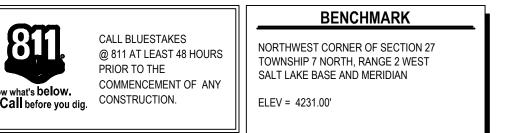
LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100

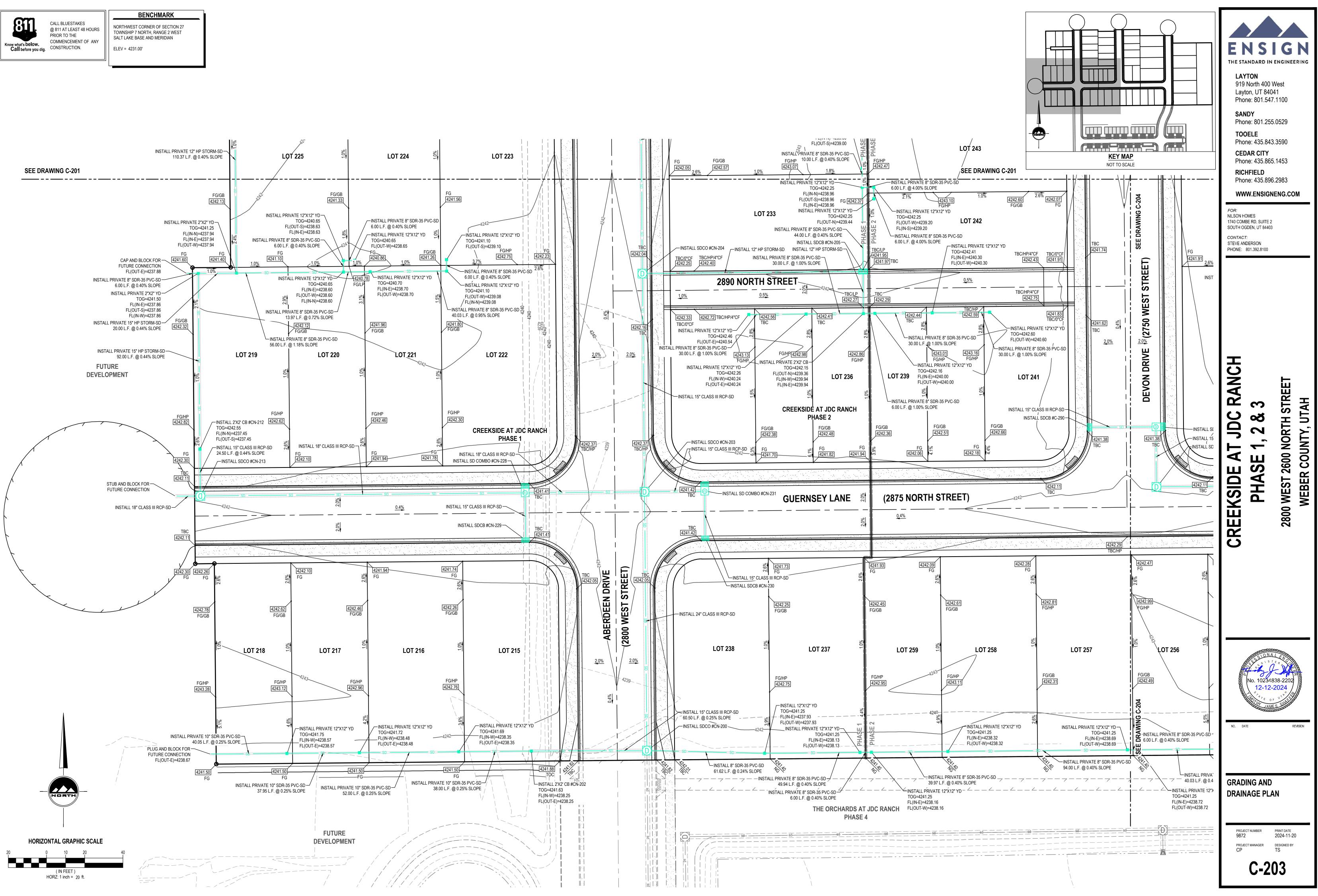


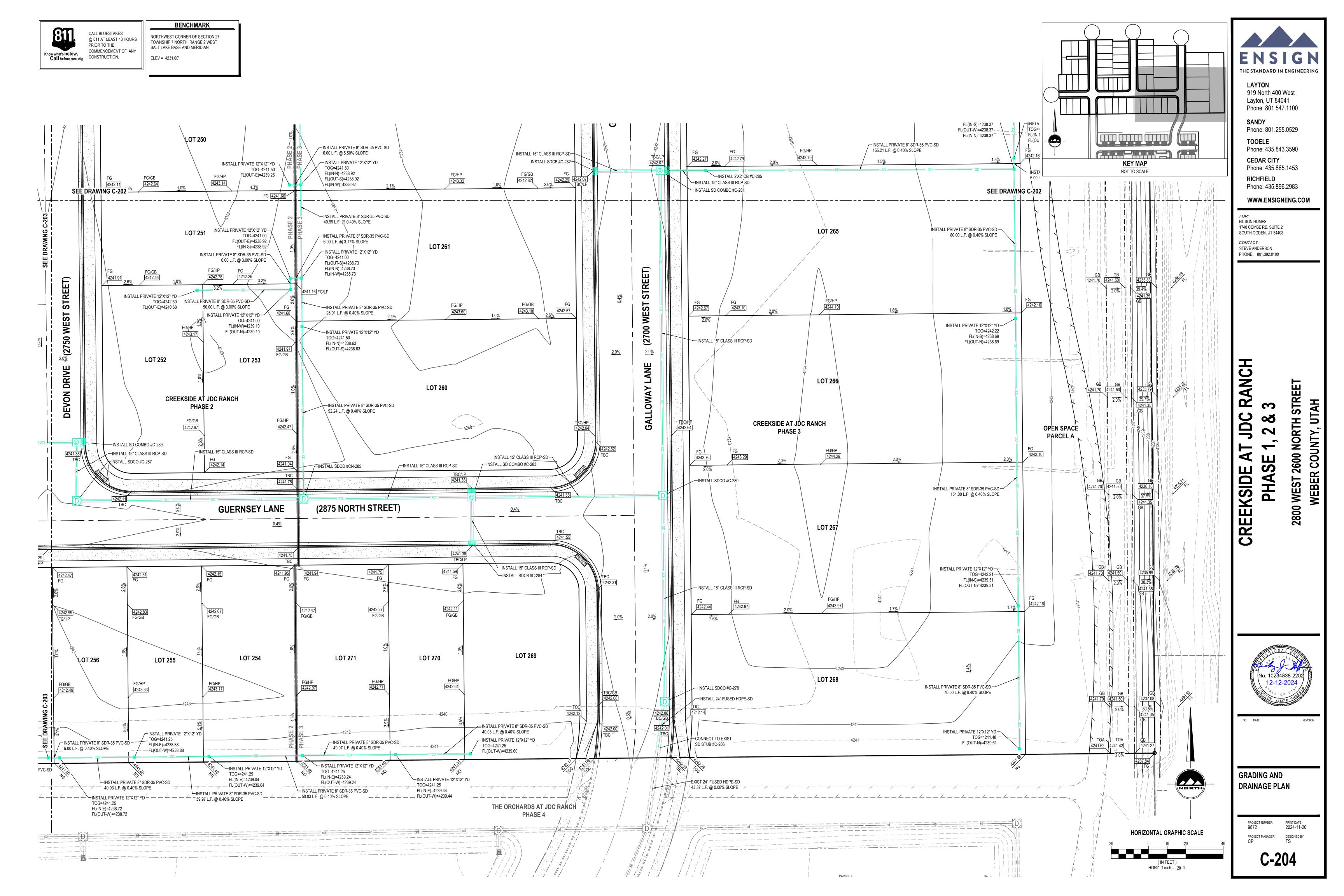












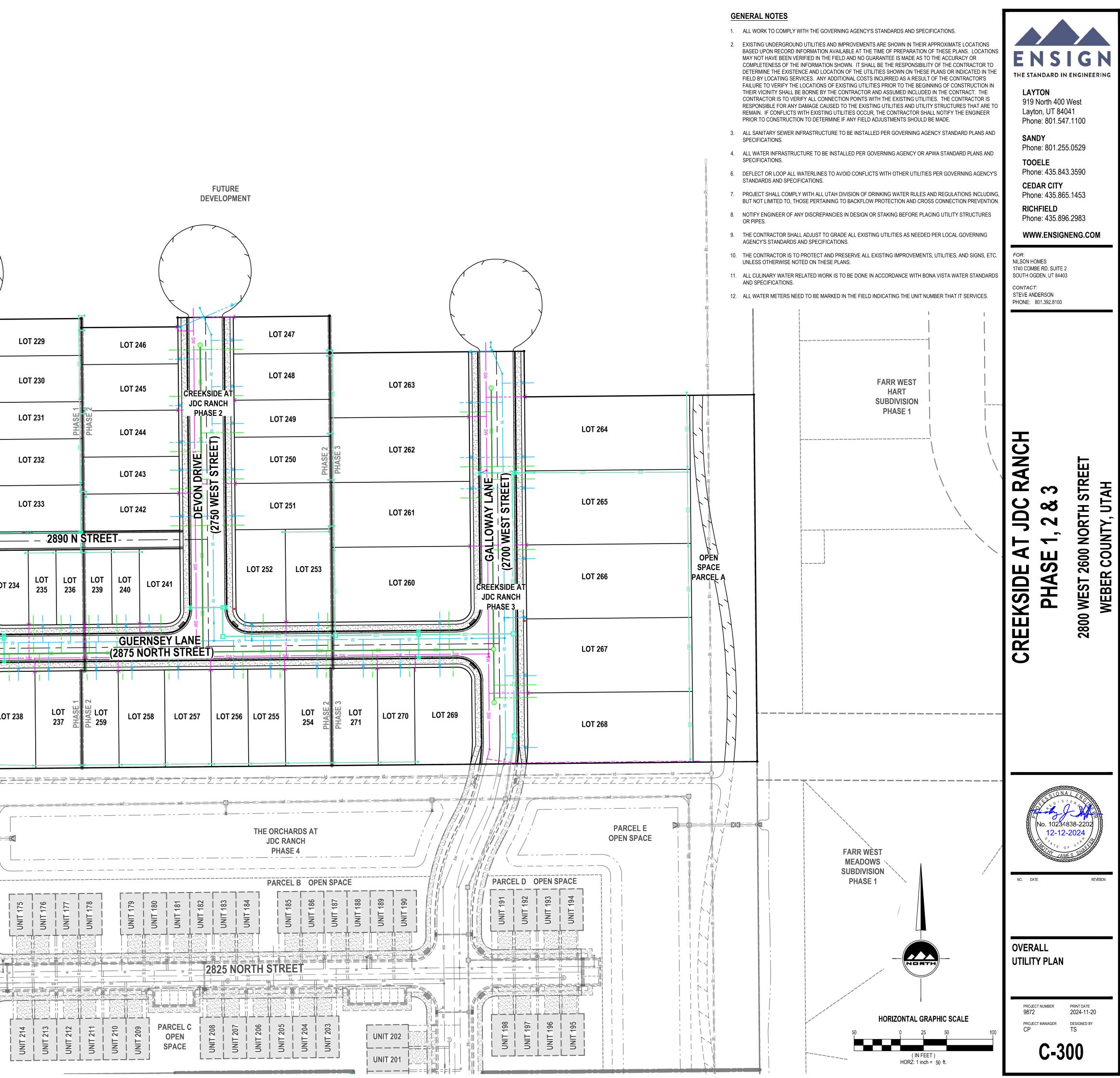


BENCHMARK NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4231.00'

LOT 229 LOT 227 LOT 228 LOT 226 LOT 230 LOT 231 2910 N STREET DRIVE ۳. LOT 232 WEST S LOT 225 LOT 224 LOT 223 LOT 233 2800 CREEKSIDE AT AB JDC RANCH PHASE 1 FUTURE DEVELOPMENT LOT 219 | LOT 220 | LOT 221 | LOT 222 LOT 234 \_\_\_\_\_ LOT 237 LOT 218 | LOT 217 | LOT 216 LOT 215 LOT 238 \_\_\_\_\_id: \_\_\_\_\_id: \_\_\_\_\_\_ ld: \_\_\_\_\_\_id: \_\_\_\_\_ 175

IT 214

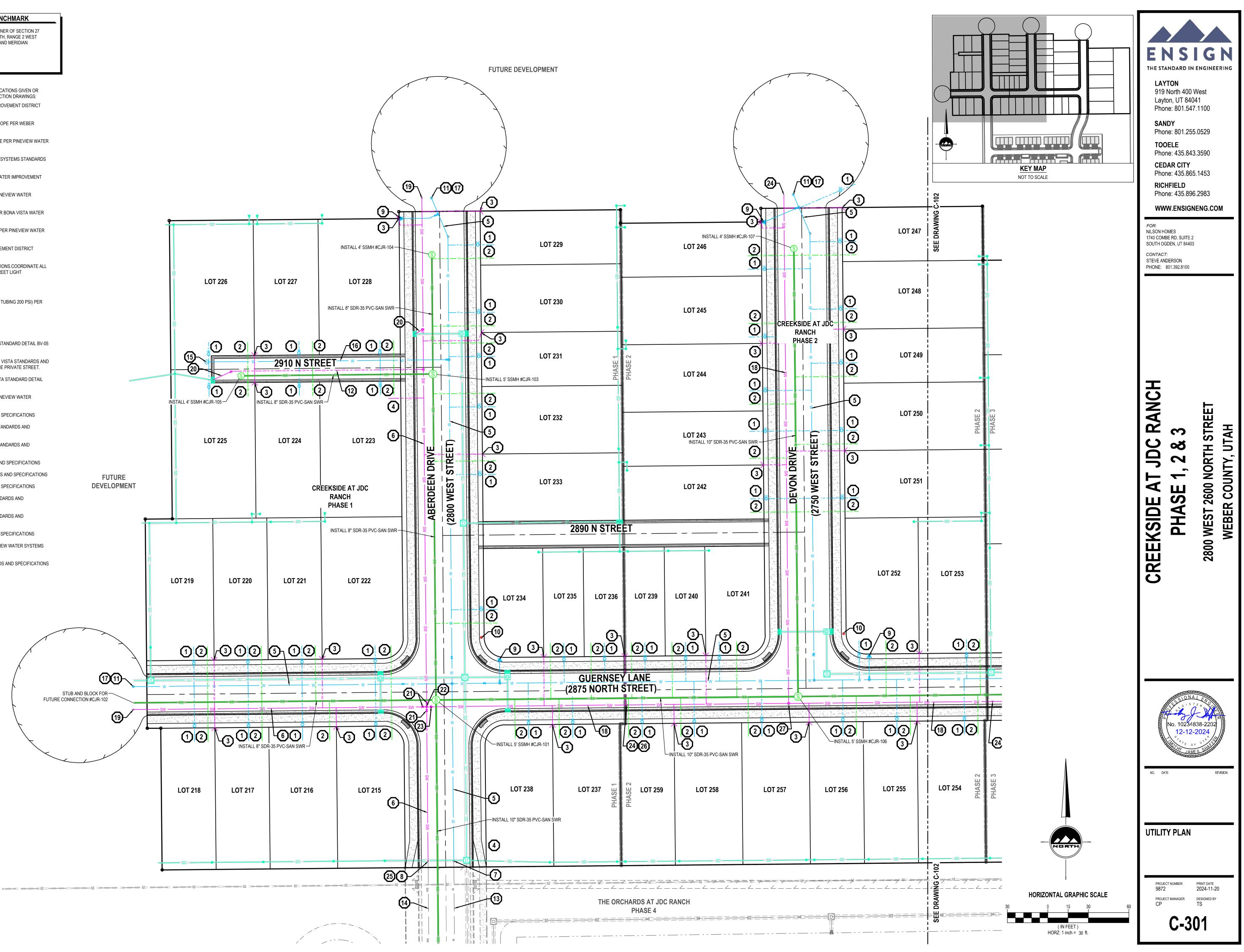
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NORTHWEST CORNER OF SECTION 27 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN
ELEV = 4231.00'

	COPE OF WORK: DVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR	
-	ERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS: INSTALL TYPICAL WATER CONNECTION PER BONA VISTA WATER IMPROVEMENT DISTRICT	
_ 2	STANDARDS AND SPECIFICATIONS. SEE GENERAL NOTE 11/C-300. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEBER	
<u> </u>	COUNTY 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.	
(1)	PLUG AND BLOCK FOR FUTURE CONNECTION	
12	INSTALL 2" POLY SECONDARY WATER SERVICE LINE (PURPLE CTS PE TUBING 200 PSI) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)	
13	EXISTING 8" C900 DR18 PVC CULINARY WATERLINE	
14	EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE	
15	INSTALL 2" PERMANENT #2 POST BLOW OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.	
16	INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE STREET.	
17	INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.	
18	INSTALL 6" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
(19	INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
20	INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
21	INSTALL 8" FLG X MJ GATE VALVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
22	INSTALL 8" FL CROSS PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
23	8" X 6" FL X MJ REDUCER PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	FU
24	INSTALL 6" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	DEVEL
25	INSTALL 8" MJ MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
26	INSTALL 6" MJ MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
27	INSTALL 6" MJ TEE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
28	INSTALL 6" FL X MJ GATE VALVE WITH 6" FL X MJ ADAPTER PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	
(29)	INSTALL 6" MJ 22.5° BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS	





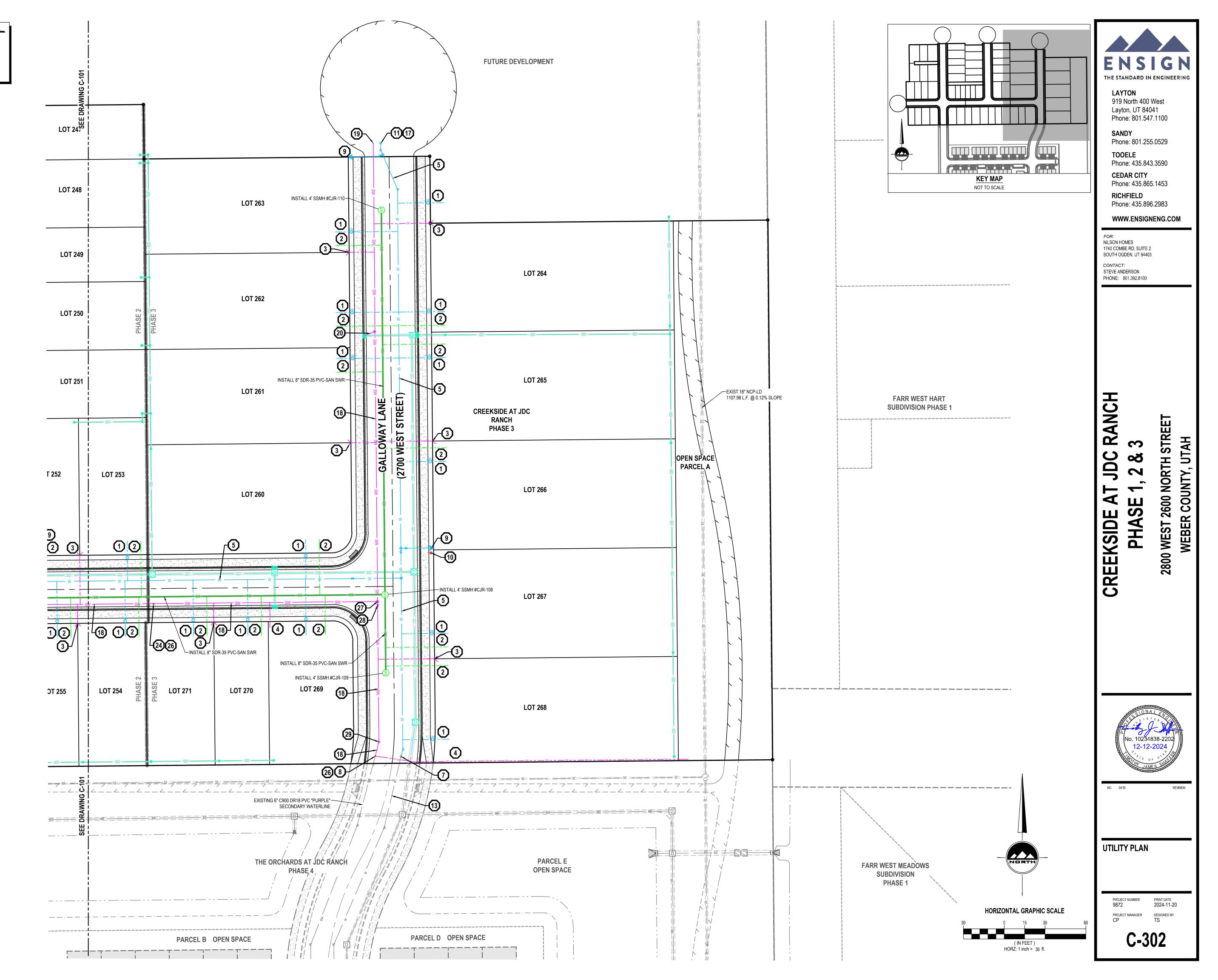
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY Know what's below. Call before you dig.

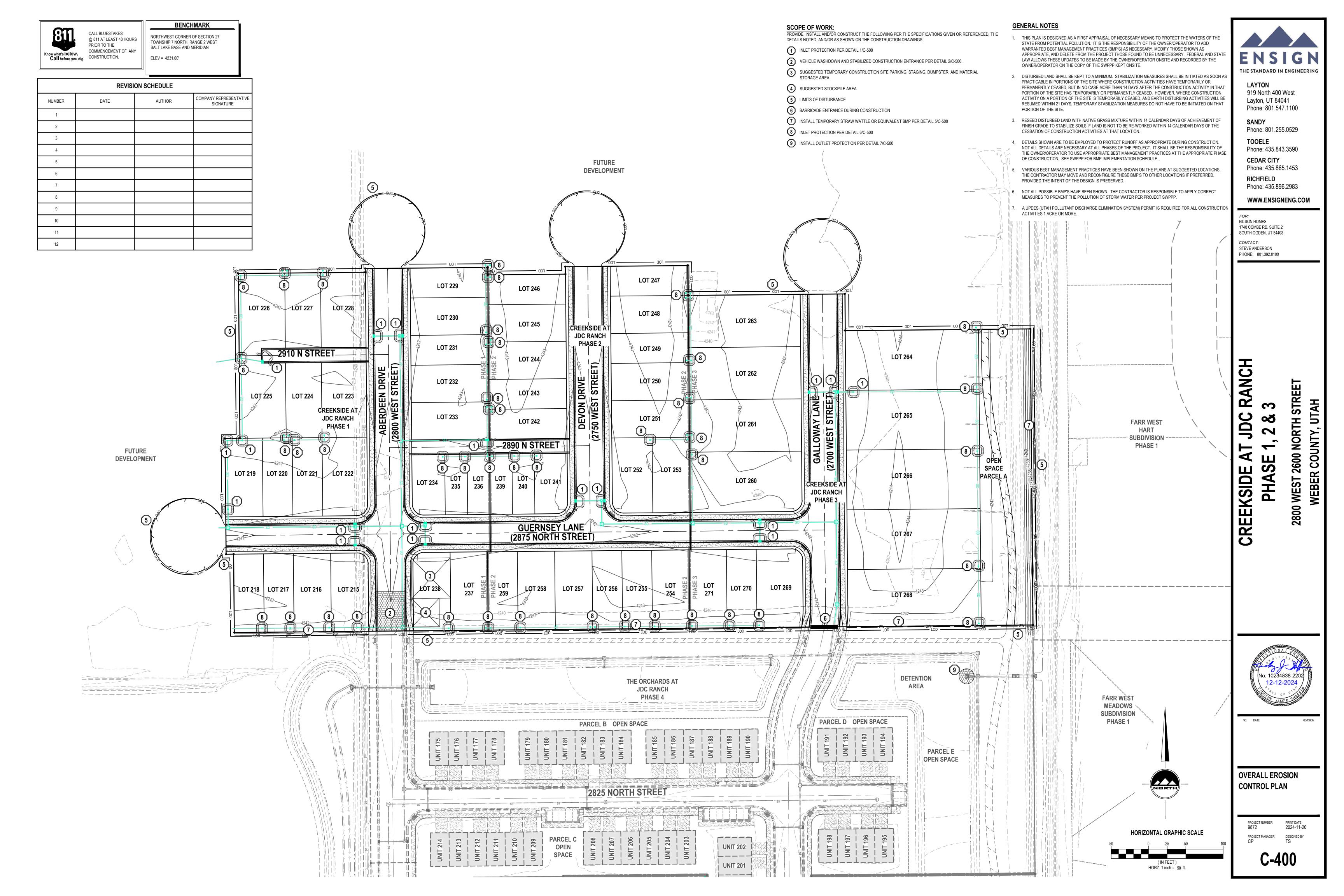
BENCHMARK

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

	DPE OF WORK: /IDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR
	RENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
	STANDARDS AND SPECIFICATIONS. SEE GENERAL NOTE 11/C-300.
2	INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER WEBER COUNTY 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.
(1)	PLUG AND BLOCK FOR FUTURE CONNECTION
12	INSTALL 2" POLY SECONDARY WATER SERVICE LINE (PURPLE CTS PE TUBING 200 PSI) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (TYP)
(13)	EXISTING 8" C900 DR18 PVC CULINARY WATERLINE
(14)	EXISTING 8" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE
(15)	INSTALL 2" PERMANENT #2 POST BLOW OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.
16	INSTALL 4" C900 DR18 PVC PRIVATE CULINARY WATERLINE PER BONA VISTA STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO THE PRIVATE STREET.
17	INSTALL 2" TEMPORARY VANGUARD BLOW-OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.
18	INSTALL 6" C900 DR18 PVC "PURPLE" SECONDARY WATERLINE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
19	INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS
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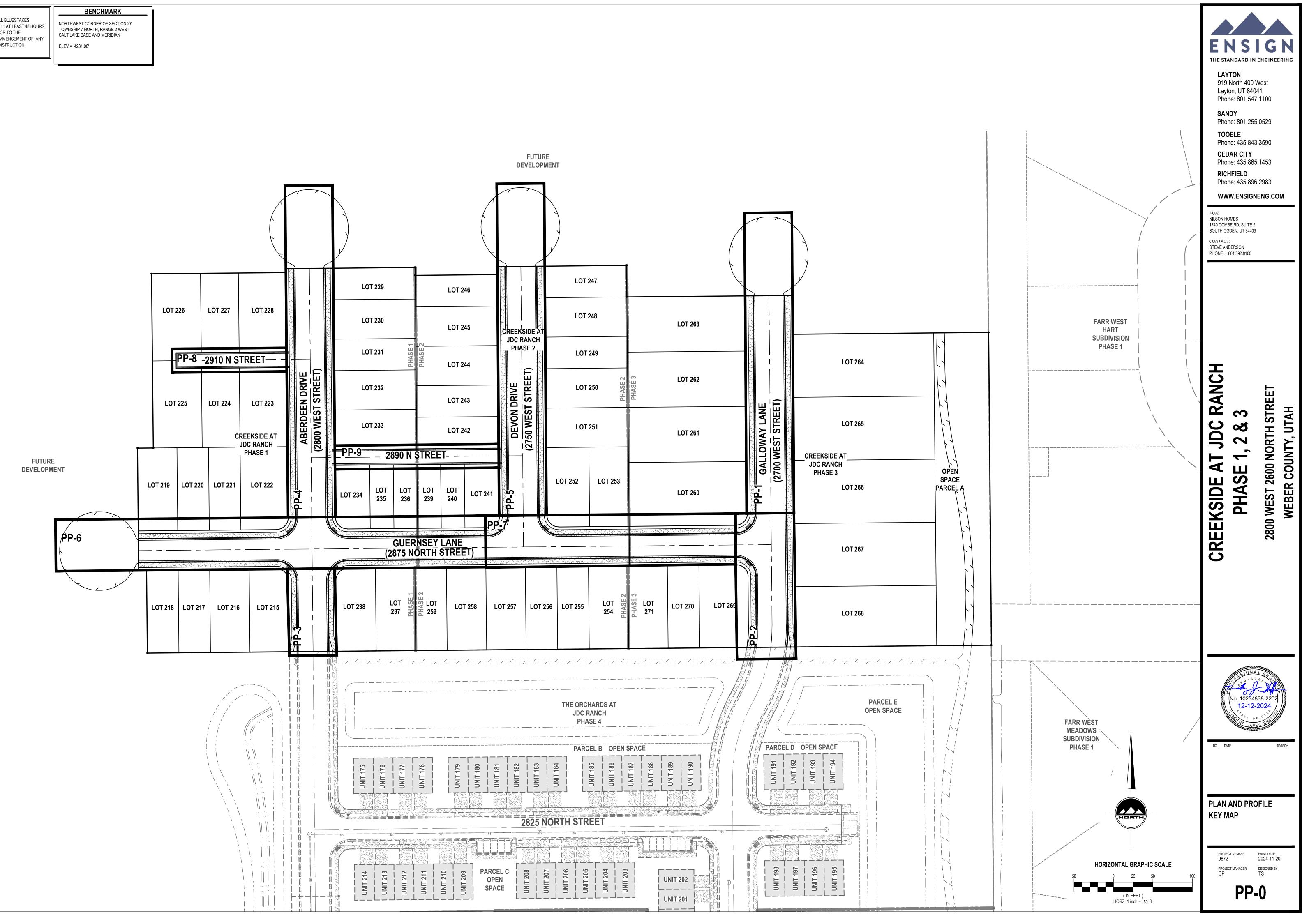
(29) INSTALL 6" MJ 22.5° BEND PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

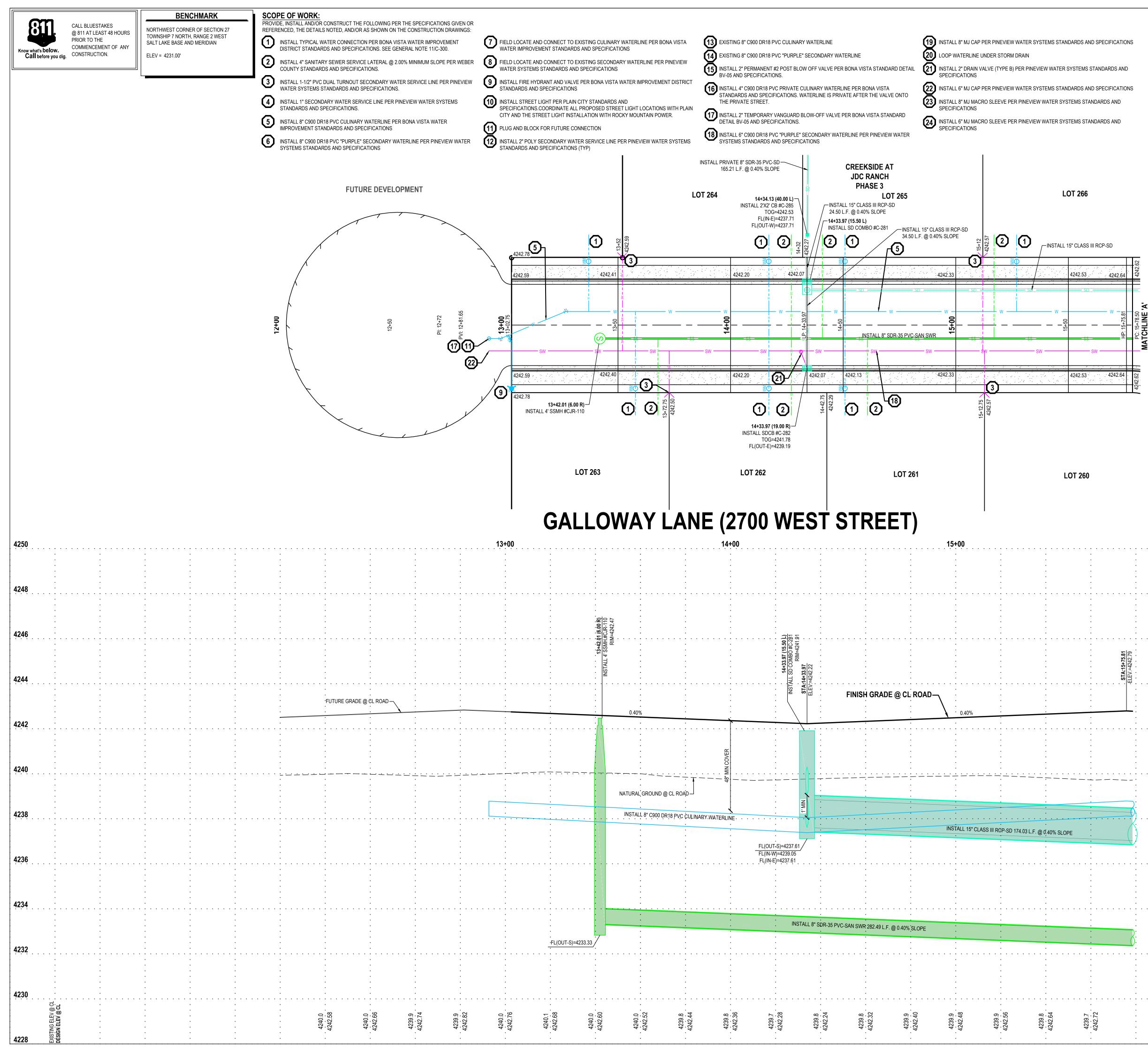


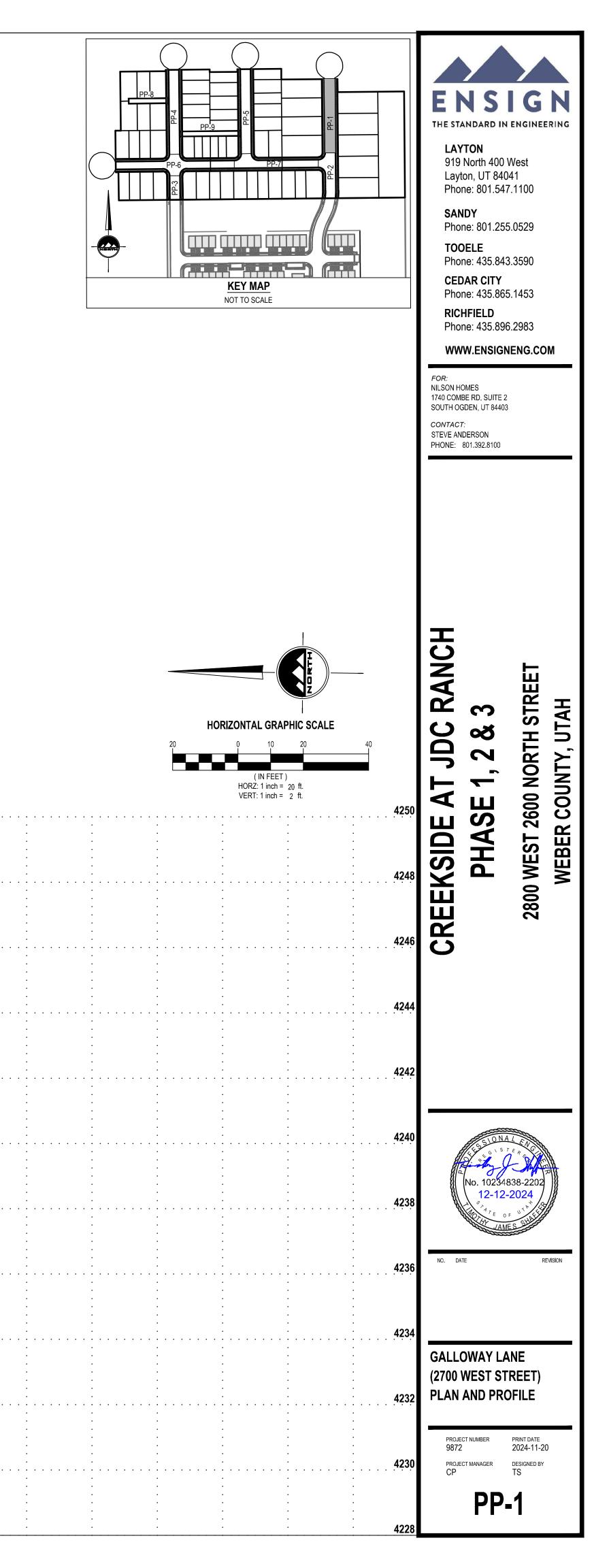


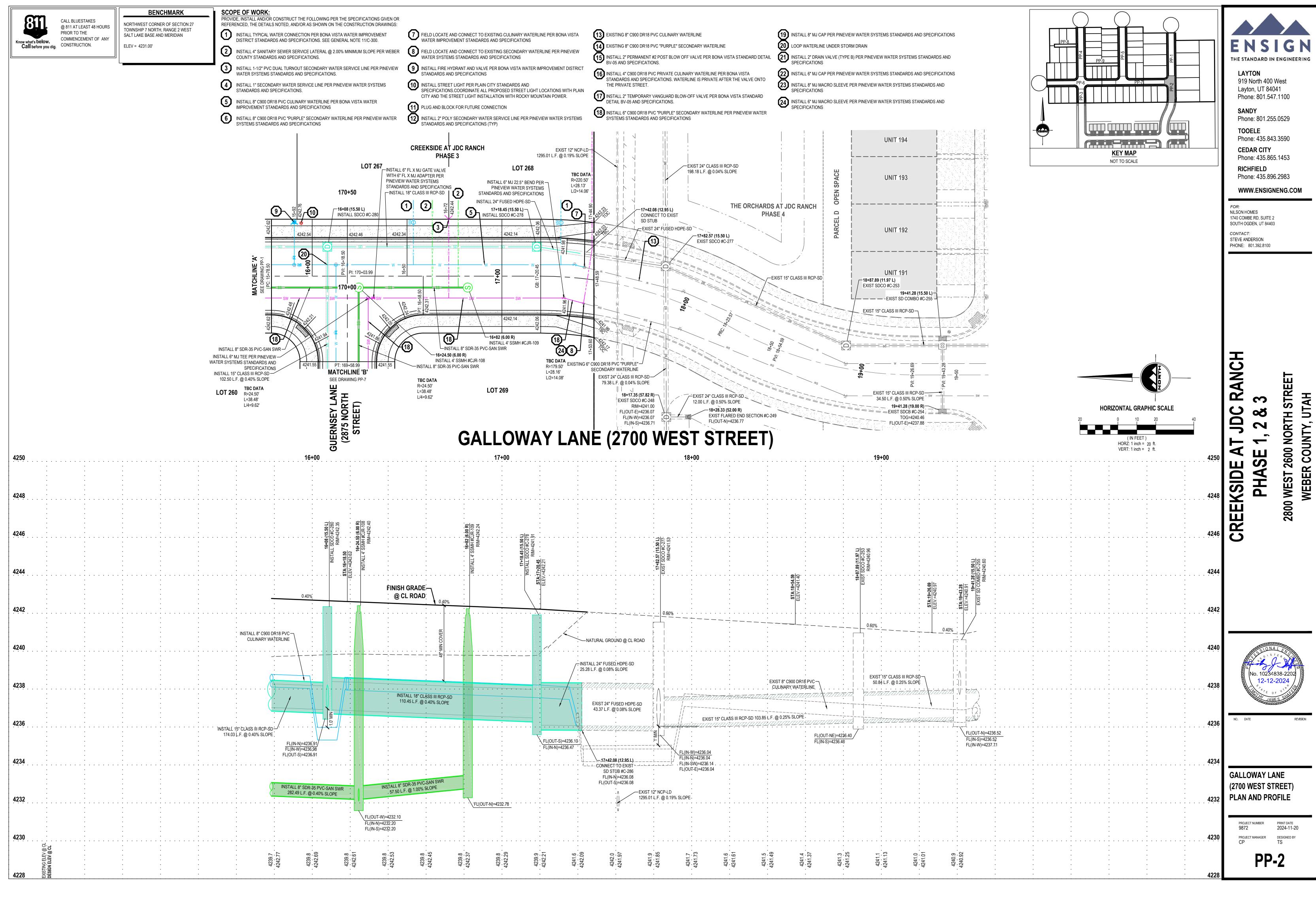


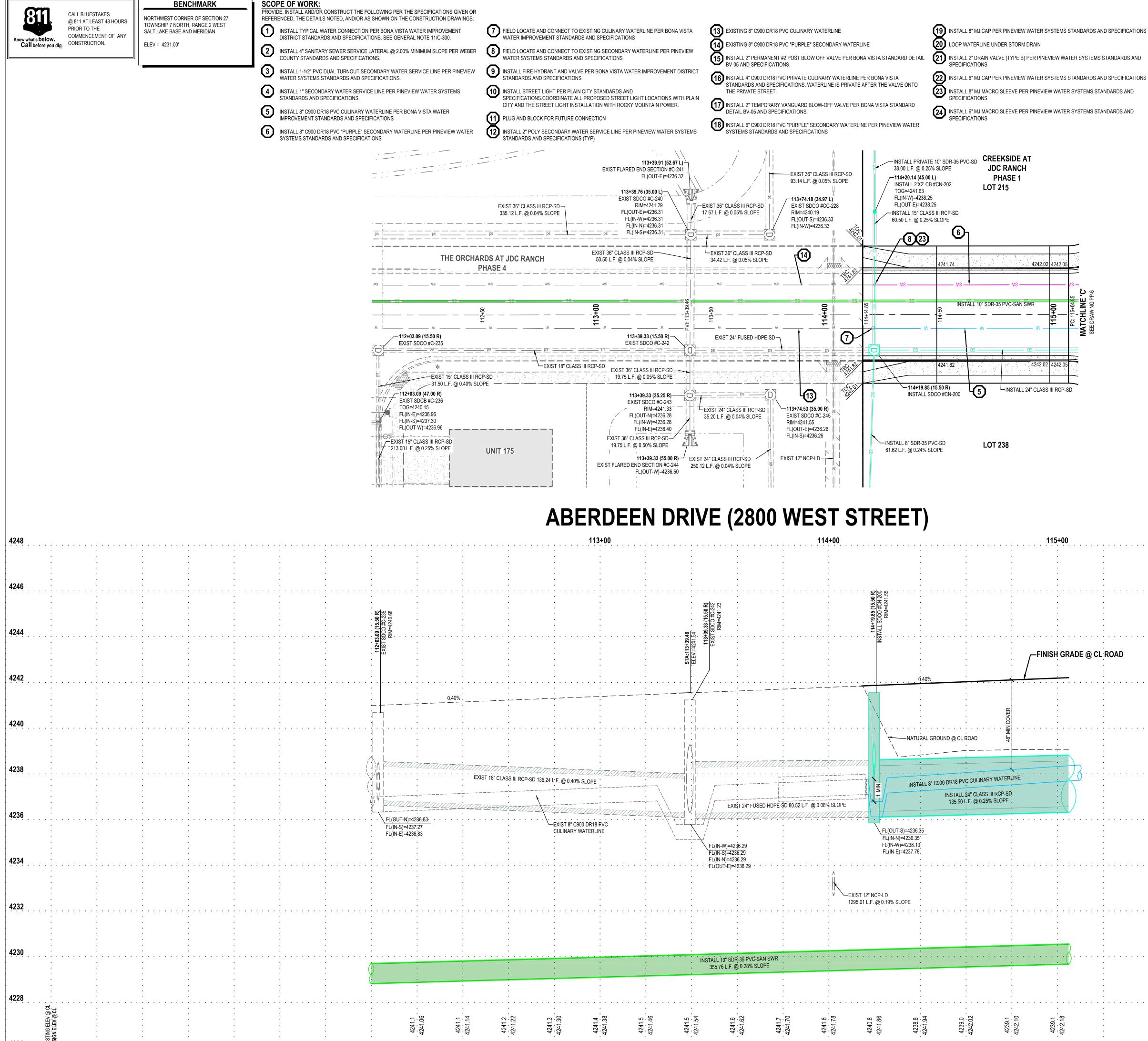
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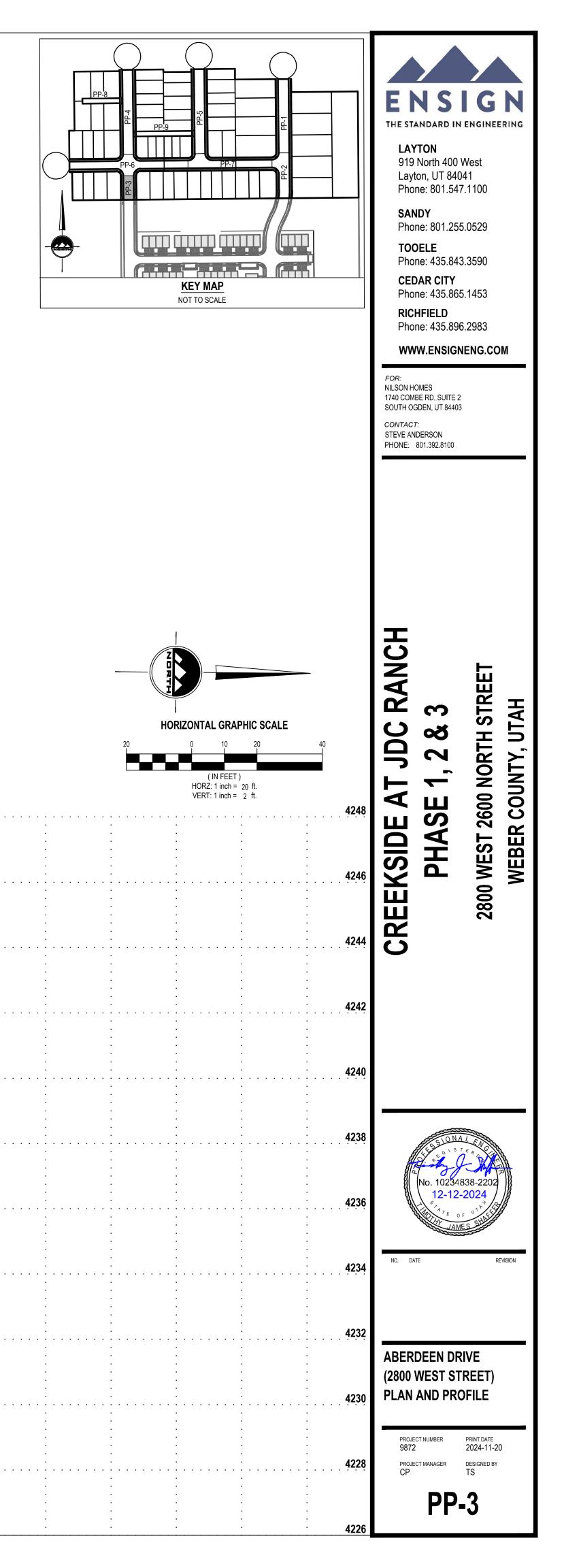


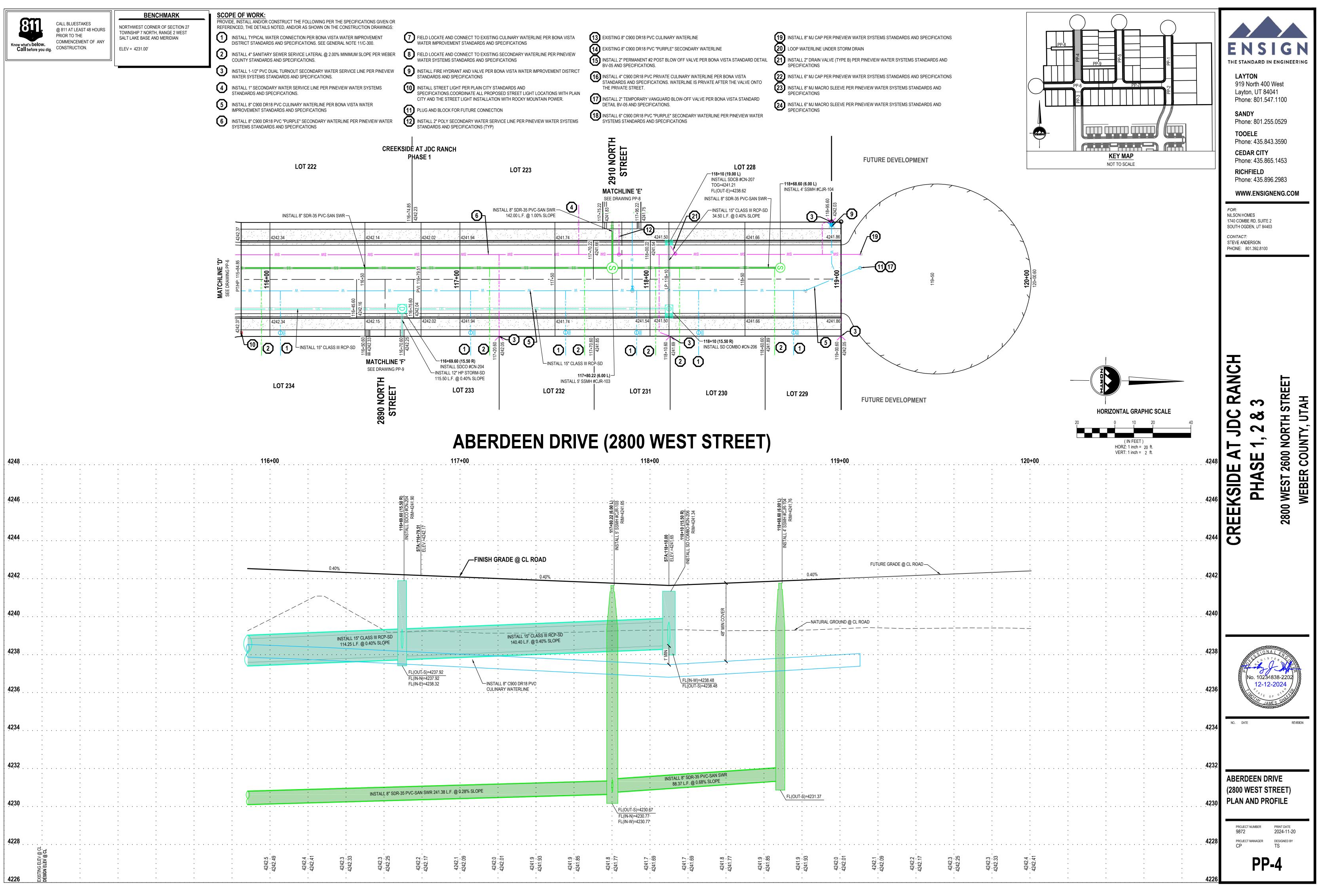


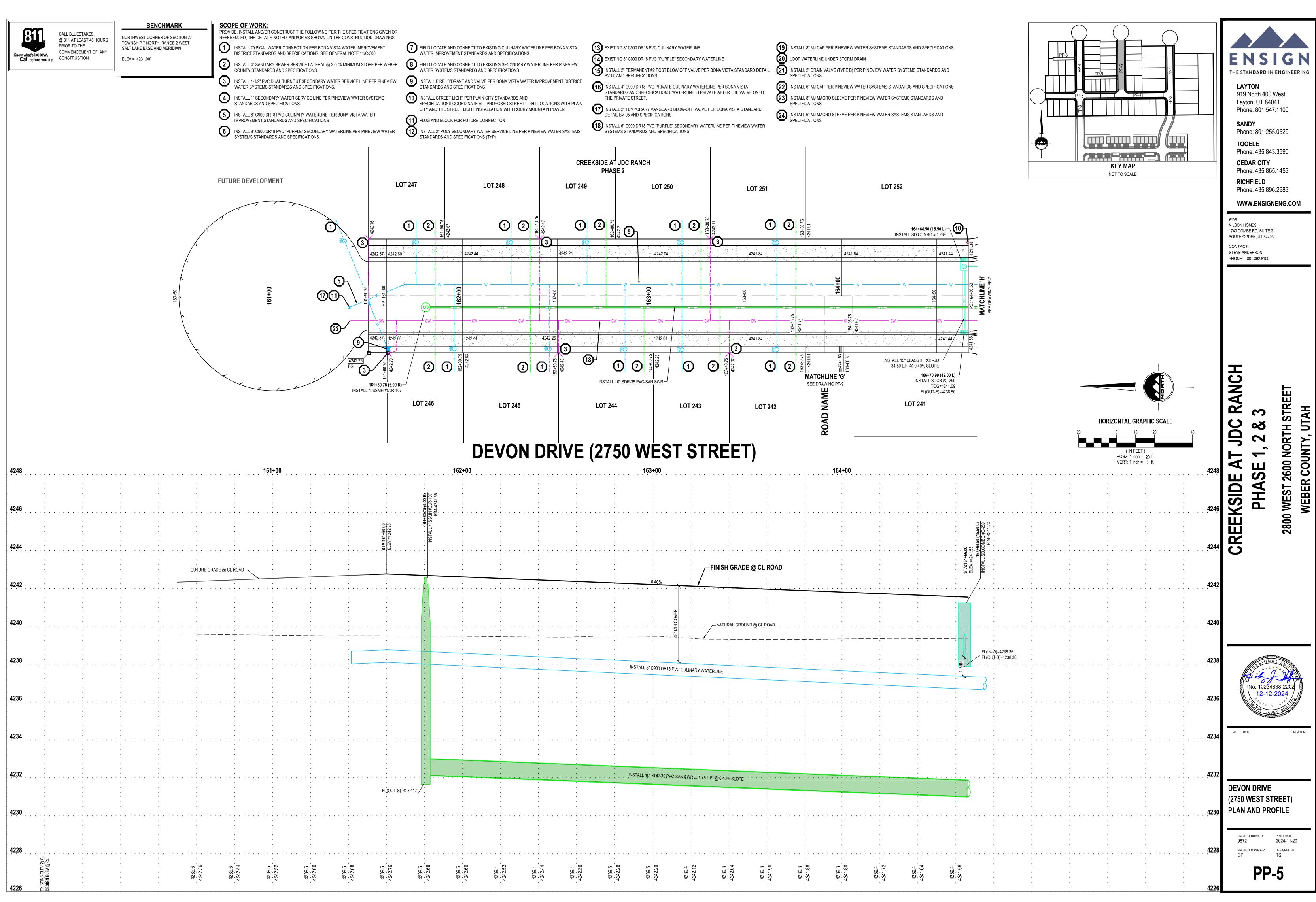


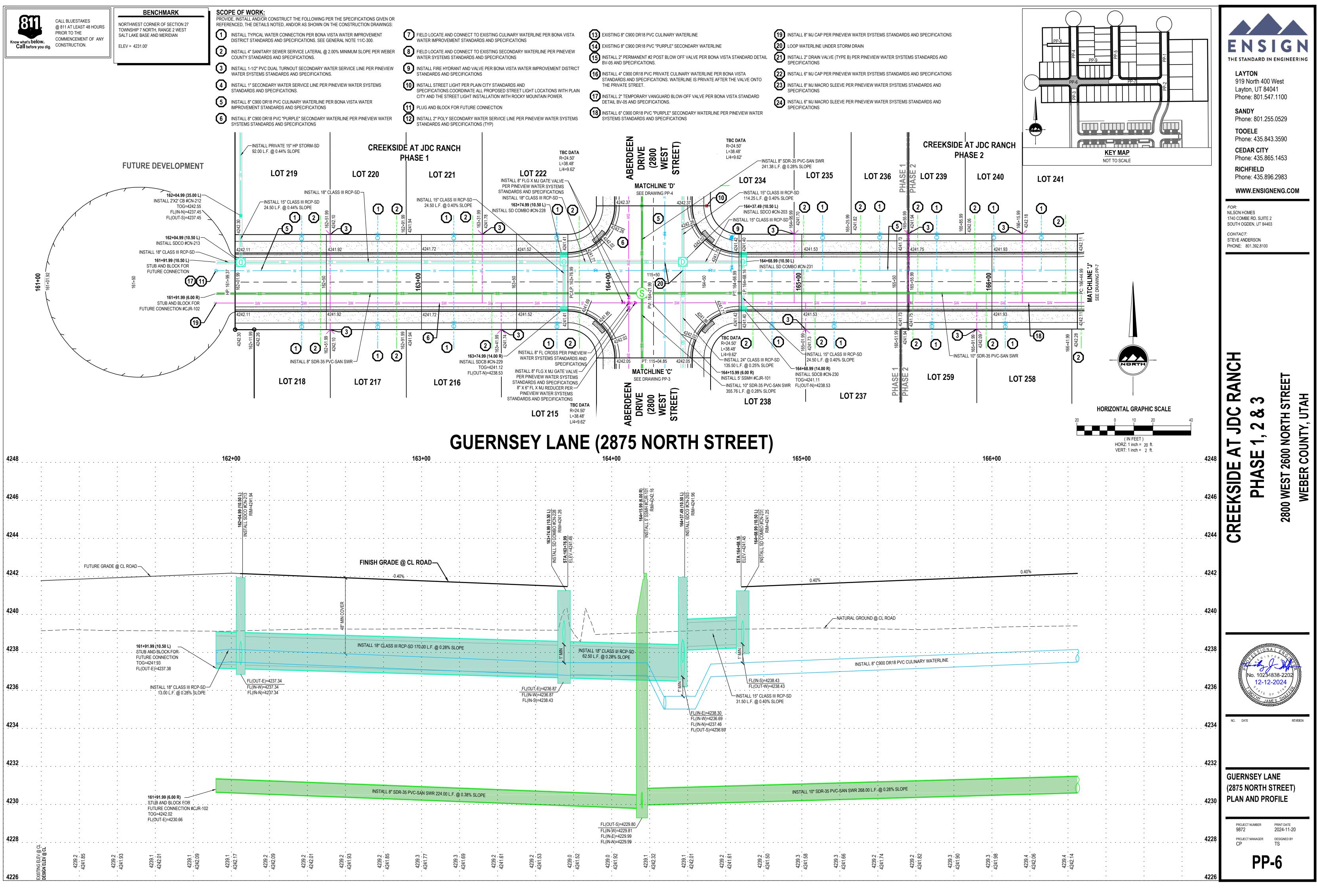


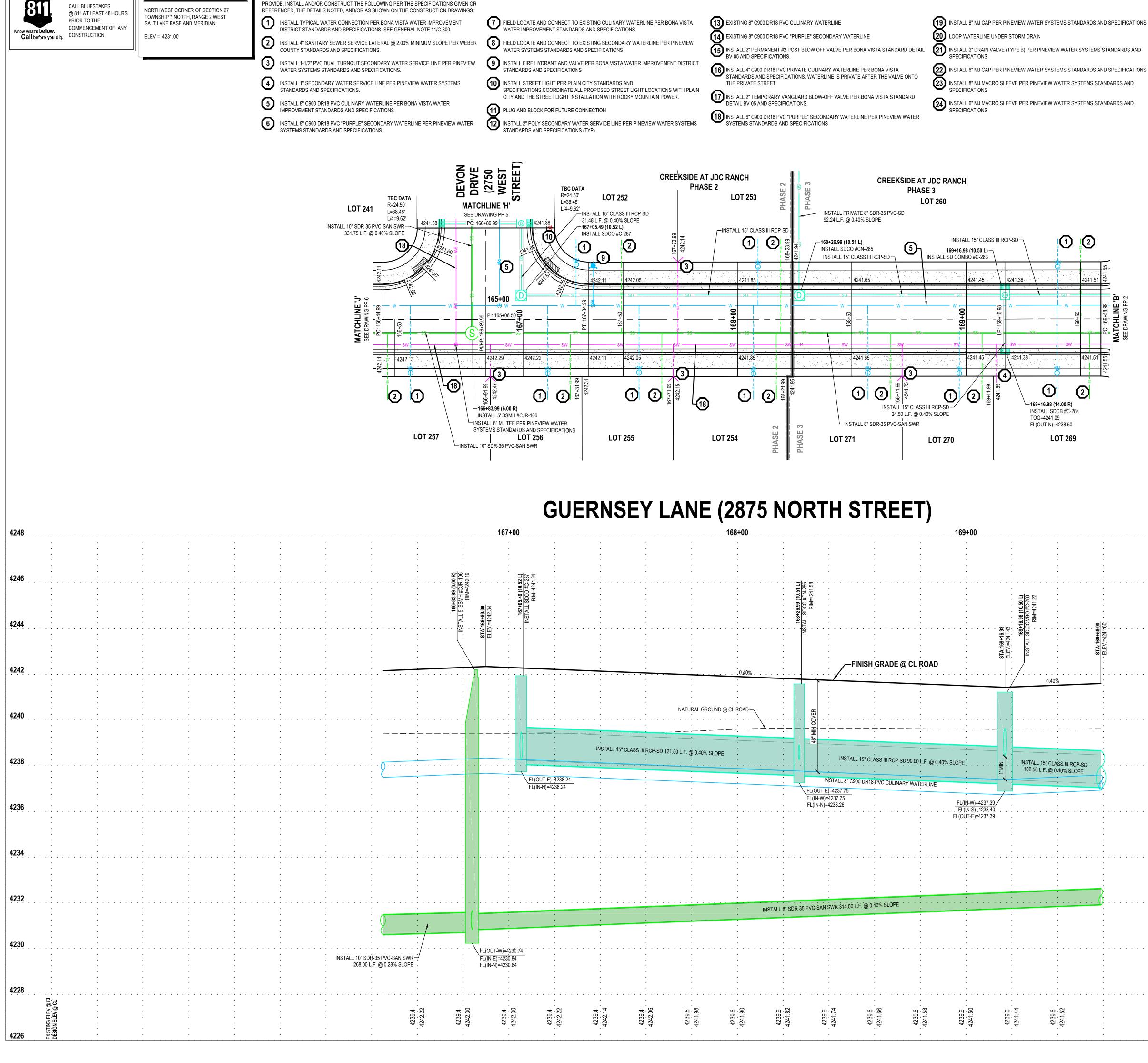
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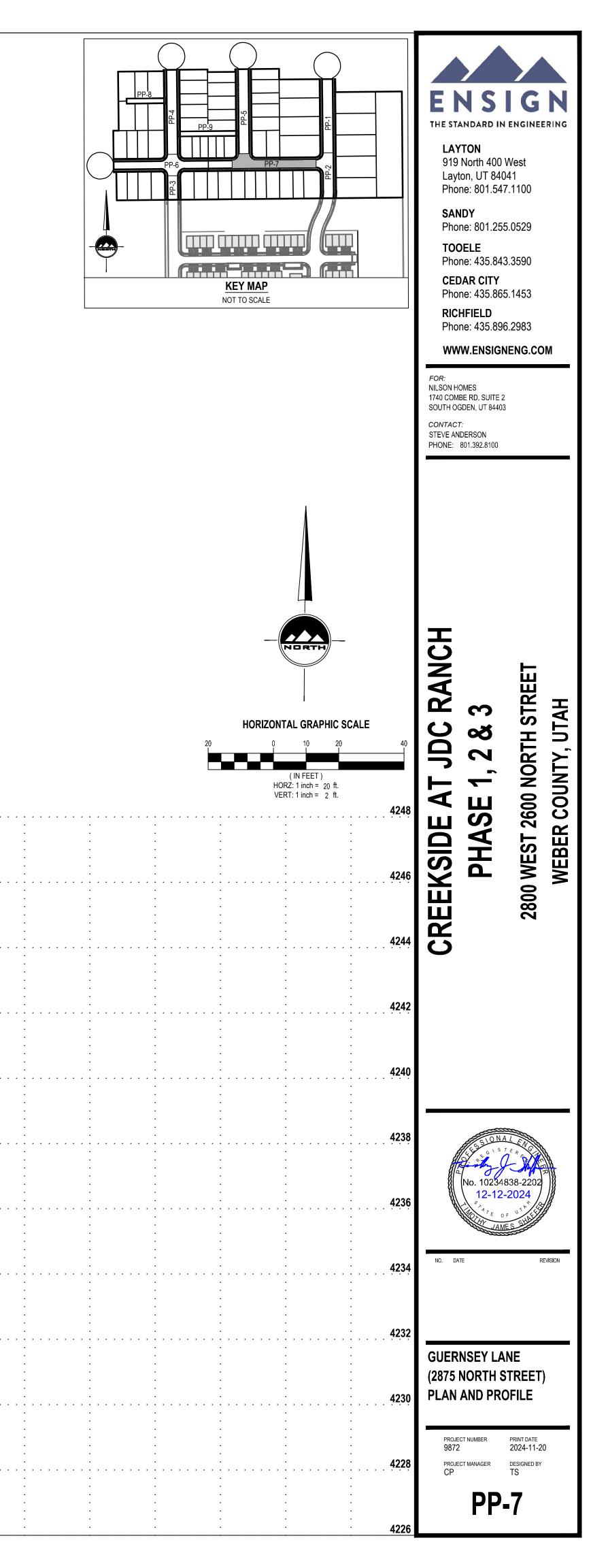


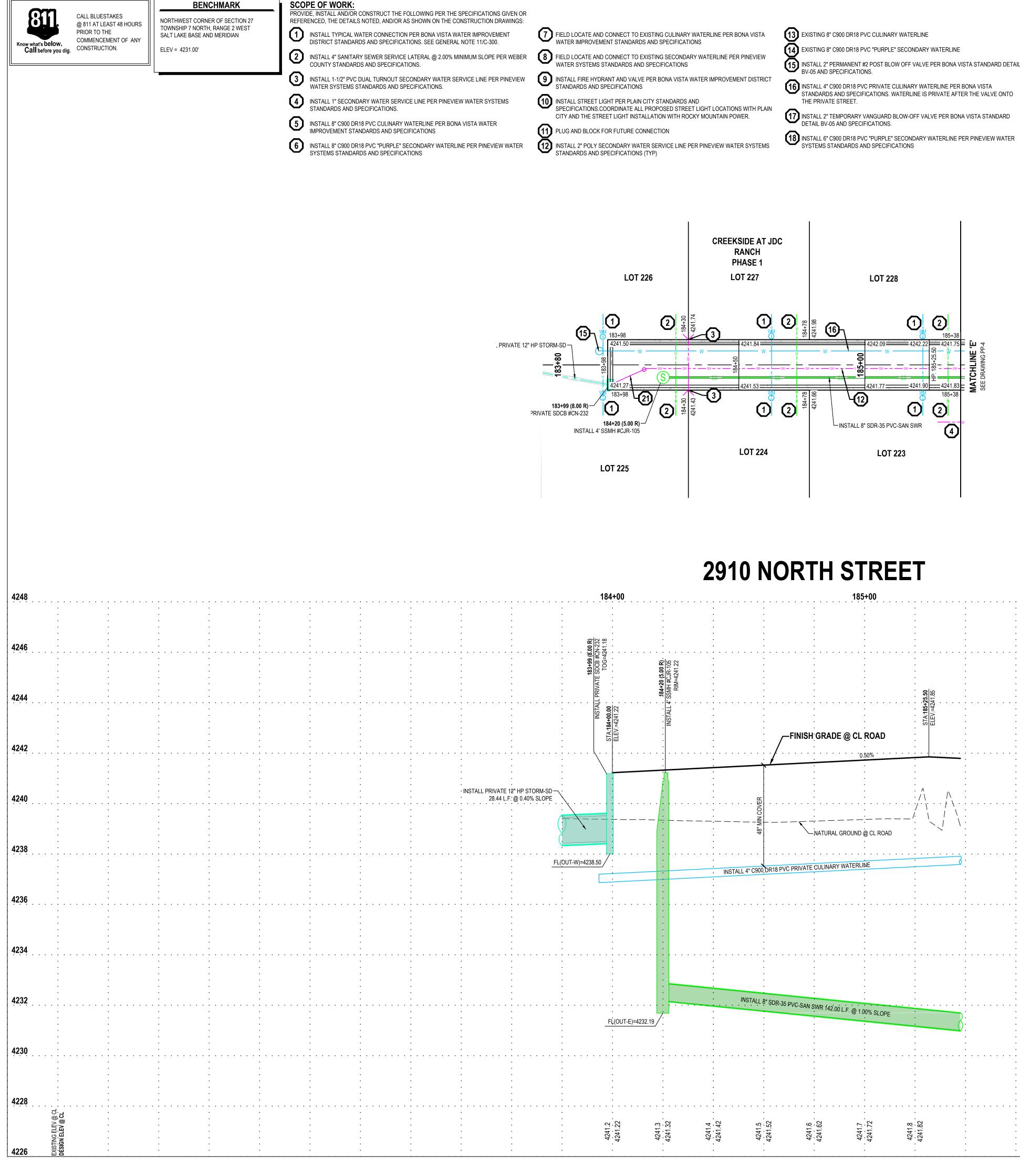


SCOPE OF WORK:

BENCHMARK

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45. 33	53.54	42.23	6. <del>1</del>	4.33	4.33	4.33	4.33	4.33	4.33	4·33	4.33	•
4.4	4.4	4.4	4.5	4.4	4.5	4.4	4.4	4.4	4.4	4.2	4.4	•
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15 INSTALL 2" PERMANENT #2 POST BLOW OFF VALVE PER BONA VISTA STANDARD DETAIL BV-05 AND SPECIFICATIONS.

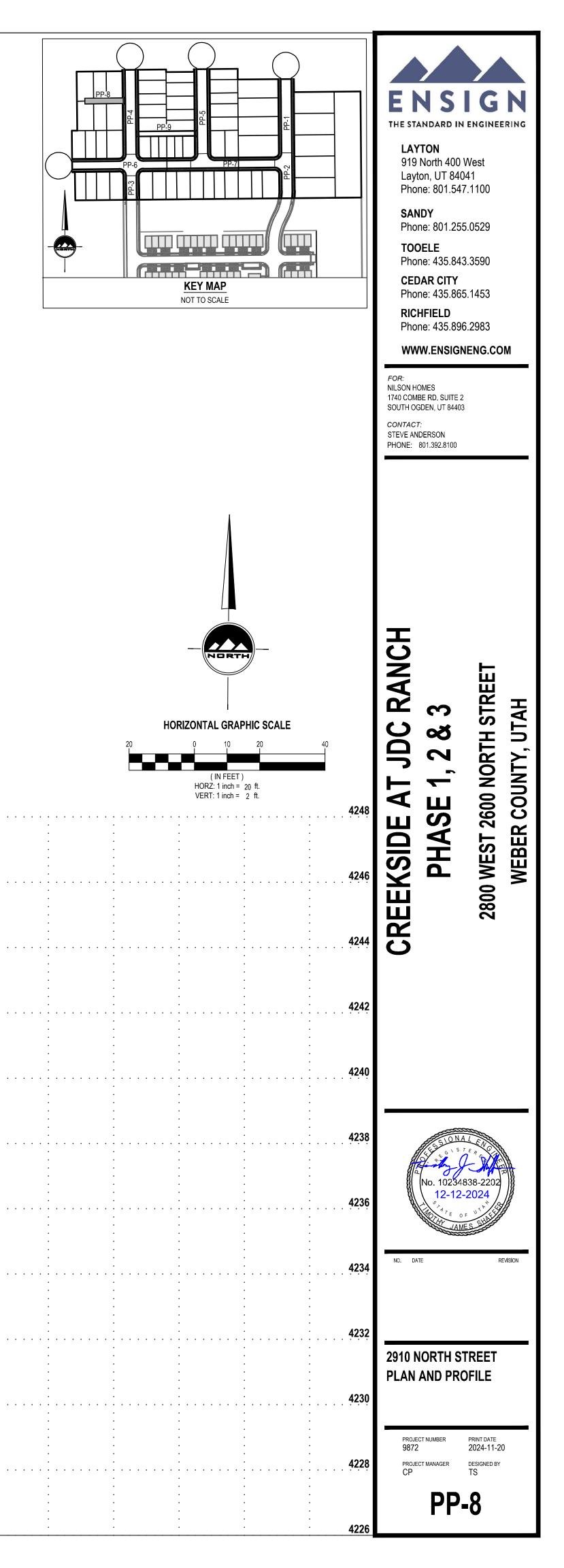
STANDARDS AND SPECIFICATIONS. WATERLINE IS PRIVATE AFTER THE VALVE ONTO

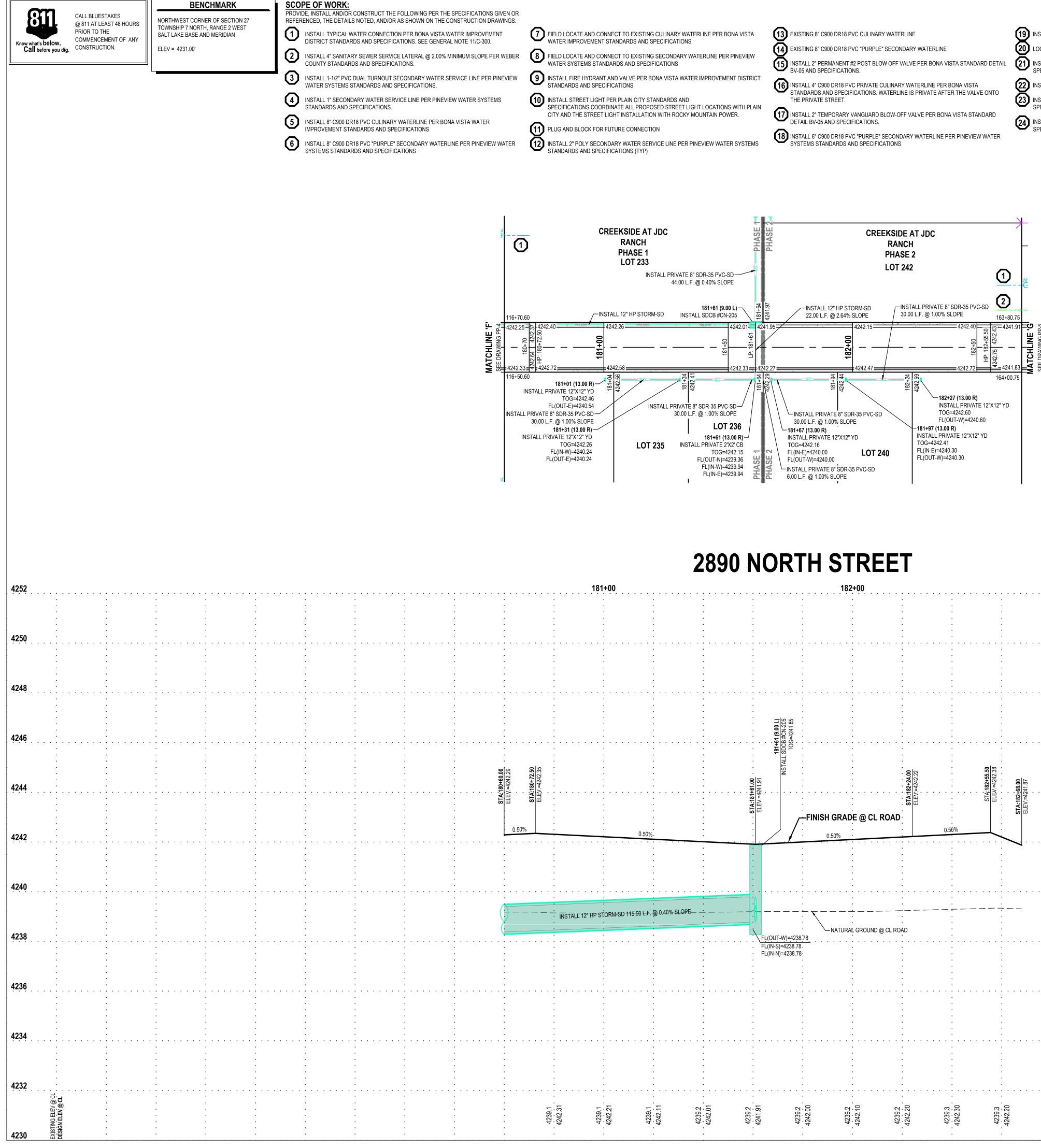
(19) INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (20) LOOP WATERLINE UNDER STORM DRAIN

(21) INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS (22) INSTALL 6" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

(23) INSTALL 8" MJ MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

INSTALL 6" MJ MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS





(20) LOOP WATERLINE UNDER STORM DRAIN (21) INSTALL 2" DRAIN VALVE (TYPE B) PER PINEVIEW WATER SYSTEMS STANDARDS AND

SPECIFICATIONS (22) INSTALL 6" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

(23) INSTALL 8" MJ MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

install 6" MJ MACRO SLEEVE PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

(19) INSTALL 8" MJ CAP PER PINEVIEW WATER SYSTEMS STANDARDS AND SPECIFICATIONS

