

EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UT
OCT 2017

Work with the Surveyors
Office on making sure the
Dedication is accurate.

I do not see any
designations for
these

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: _____ WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

(do not see the streets labeled as private or public.)

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC 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 SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS 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 EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL 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, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS _____ DAY OF _____, 20____.

BOUNDARY DESCRIPTION

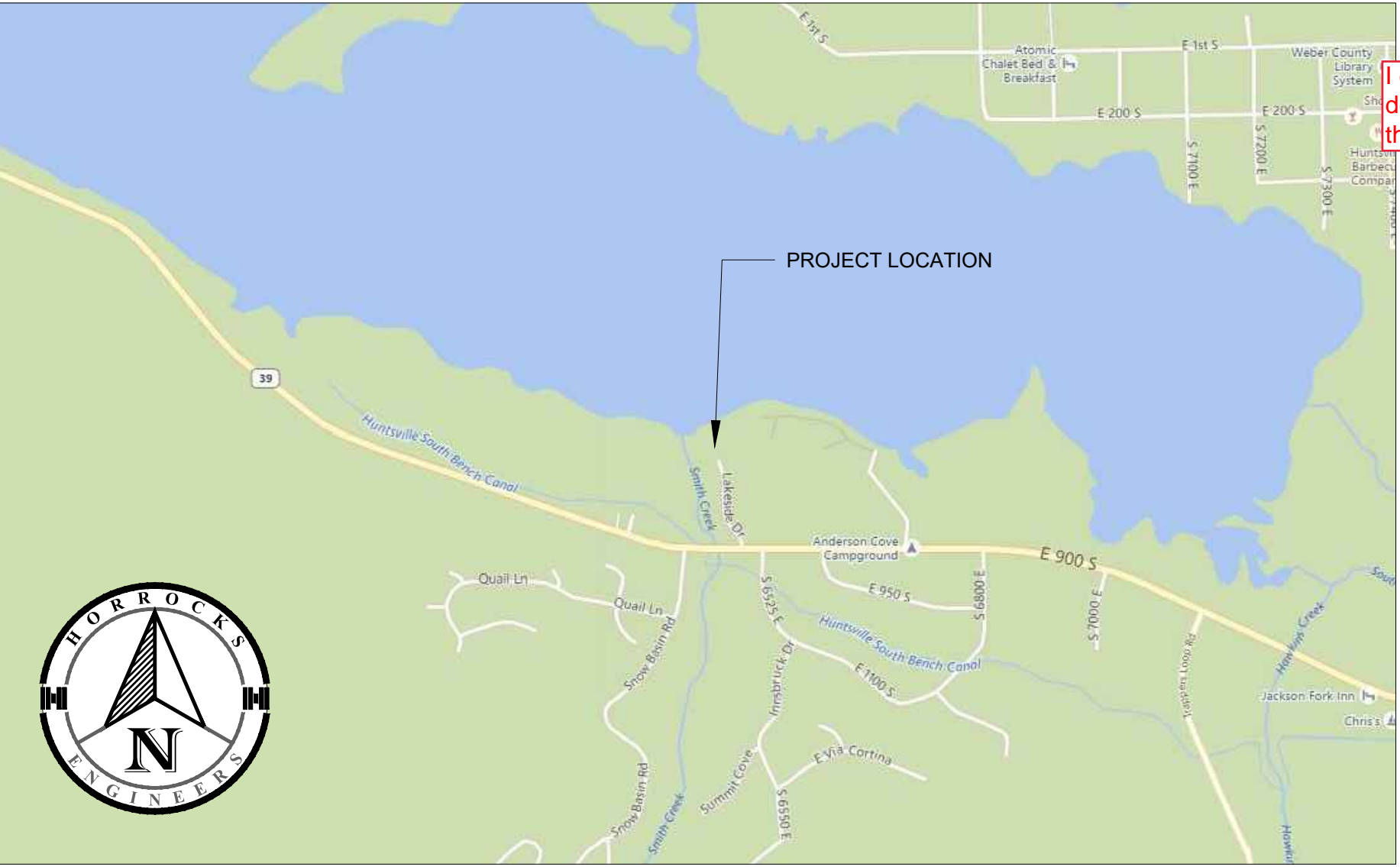
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE SOUTHEAST CORNER OF EDGEWATER BEACH RESORT PHASE 1 – 1ST AMENDMENT AND LIES N00°25'49"E 901.67 FEET AND N63°12'30"E 6.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE CONTINUING N63°12'30"E 319.26 FEET; THENCE SOUTH 79°03'30" EAST 319.70 FEET; THENCE SOUTH 35°45'20" EAST 101.60 FEET; THENCE SOUTH 0°20'30" WEST 183.33 FEET TO THE NORTH PROPERTY LINE OF EDGEWATER PHASE 2; THENCE ALONG SAID BOUNDARY NORTH 89°39'30" WEST 47.12 FEET; THENCE NORTH 60°22'18" WEST 75.49 FEET; THENCE SOUTH 72°01'51" WEST 211.70 FEET; THENCE SOUTH 65°29'31" WEST 139.65 FEET TO A POINT OF A Δ=126°22'53" NON-TANGENT CURVE; THENCE 147.18 FEET ALONG A 66.72' RADIUS CURVE TO THE LEFT (CHD S72° 54' 22.63"W, CHD DST 119.10"); THENCE S65°29'31"W 139.65 FEET; THENCE NORTH 89°34'11" WEST 103.01 FEET THENCE N00°10'04"E 302.43 FEET THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 208,760 SQUARE FEET OR 4.793 ACRES.

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.



VICINITY MAP
NO SCALE

DEVELOPER

JACK FISHER HOMES
DAN ROSS
1148 W LEGACY CROSSING BLVD., STE 400
CENTERVILLE, UTAH 84014
801-335-8500

LAND USE

TOTAL AREA208,760 S.F. (4.79 ACRES)
COMMON AREA 95,890 S.F. (2.20 ACRES) 46%
ROAD AREA 53,170 S.F. (1.22 ACRES)
OPEN AREA 149,060 S.F. (3.42 ACRES)
PRIVATELY OWNED BUILDING 59,700 S.F. (1.37 ACRES) 28%

BASIS OF BEARING

THE BASIS OF BEARING IS N.00°25'49"E. (RECORD N.00°25'44"E.) 5316.87' BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13, T.6N., R.1E., SLB&M.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 3". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS", SURVEY FILING NO. 003429, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

NOTES

- ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES".
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ENGINEER

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.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____
TITLE _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

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.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED,
_____ AT _____ IN BOOK _____
_____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

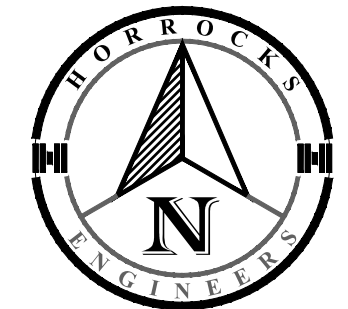
WEBER COUNTY RECORDER

DEPUTY

EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

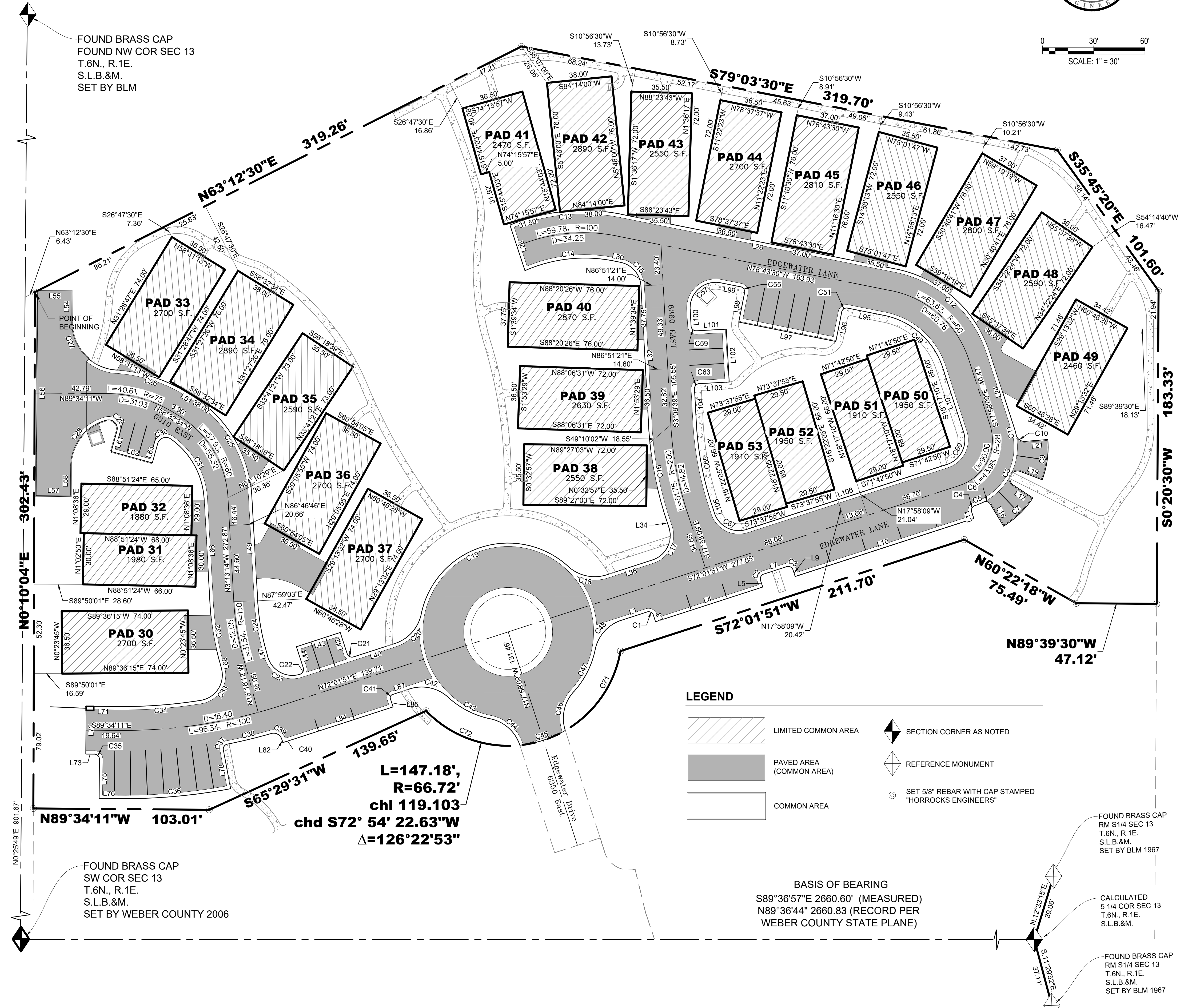
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UT
OCT 2017



0 30' 60'
SCALE: 1" = 30'

CURVE TABLE				
CRV	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	4.71	3.00	90°00'00"	S62°58'09"E
C2	4.71	3.00	90°00'00"	N27°01'51"E
C3	4.71	3.00	90°00'00"	S62°58'09"E
C4	4.71	3.00	89°53'38"	N26°58'40"E
C5	5.42	36.00	8°37'36"	N67°36'42"E
C6	4.48	3.00	85°35'18"	S73°54'27"E
C7	24.00	54.00	25°27'53"	N46°09'15"E
C8	13.14	4.50	167°16'03"	N27°03'20"E
C9	24.00	54.00	25°27'53"	N7°57'25"E
C10	7.24	5.00	82°59'43"	N53°16'40"W
C11	3.89	36.00	6°11'20"	N14°52'29"W
C12	77.41	73.00	60°45'21"	N48°20'49"W
C13	66.48	113.00	33°42'31"	S84°25'14"W
C14	53.16	87.00	35°00'38"	N83°46'11"E
C15	19.79	15.00	75°34'51"	S40°56'05"E
C16	55.37	214.00	14°49'29"	S10°33'24"E
C17	23.56	15.00	90°00'00"	S27°01'51"W
C18	24.26	23.00	60°26'24"	N77°44'56"W
C19	109.71	52.00	120°52'49"	S72°01'51"W
C20	24.26	23.00	60°26'24"	S41°48'39"W
C21	4.71	3.00	90°00'00"	N62°58'09"W
C22	4.77	3.00	91°08'34"	S27°36'08"W
C23	23.97	15.00	91°33'23"	N61°02'53"W
C24	28.60	136.00	12°02'57"	N9°14'43"W
C25	71.45	74.00	55°19'20"	N30°52'54"W
C26	43.14	89.00	27°46'12"	N72°25'40"W
C27	42.39	28.00	86°44'35"	N42°56'29"W
C28	36.79	28.00	75°16'39"	N38°04'09"E
C29	10.45	5.00	119°46'14"	S44°24'25"E
C30	9.56	5.00	109°33'31"	N70°15'28"E
C31	41.54	46.00	51°44'32"	S29°05'30"E
C32	34.49	164.00	12°02'57"	S9°14'43"E
C33	25.17	15.00	96°08'35"	S32°48'06"W
C34	47.71	286.00	9°33'26"	S85°39'06"W
C35	4.71	3.00	90°00'00"	S44°34'11"E
C36	65.78	340.00	11°05'04"	N84°53'17"E
C37	4.68	3.00	89°27'28"	N34°04'29"E
C38	26.43	314.00	4°49'25"	N76°23'30"E
C39	7.78	5.00	89°09'16"	S61°26'34"E
C40	5.89	321.00	1°03'05"	N72°33'24"E
C41	3.14	2.00	90°00'00"	N27°01'51"E
C42	24.26	23.00	60°26'24"	S77°44'56"E
C43	28.03	52.00	30°52'49"	S62°58'09"E
C44	24.26	23.00	60°26'24"	S48°11'21"E
C45	28.21	66.72	24°13'26"	N72°01'51"E
C46	24.26	23.00	60°26'24"	N12°15'04"E
C47	28.03	52.00	30°52'49"	N27°01'51"E
C48	24.26	23.00	60°26'24"	N41°48'39"E
C49	48.22	45.50	60°43'10"	N47°59'40"W
C51	4.71	3.00	90°00'00"	S56°16'30"W
C55	4.71	3.00	90°00'00"	N33°43'30"W
C57	27.34	15.00	104°25'09"	S49°03'55"W
C59	4.71	3.00	90°00'00"	S48°08'39"E
C63	4.71	3.00	90°00'00"	S41°51'21"W
C65	48.13	186.00	14°49'29"	S10°33'24"E
C67	23.56	15.00	90°00'00"	S62°58'09"E
C69	23.56	15.00	90°00'00"	N27°01'51"E
C71	58.46	66.72	50°12'12"	N34°49'02"E
C72	60.50	66.72	51°57'15"	S69°52'48"E

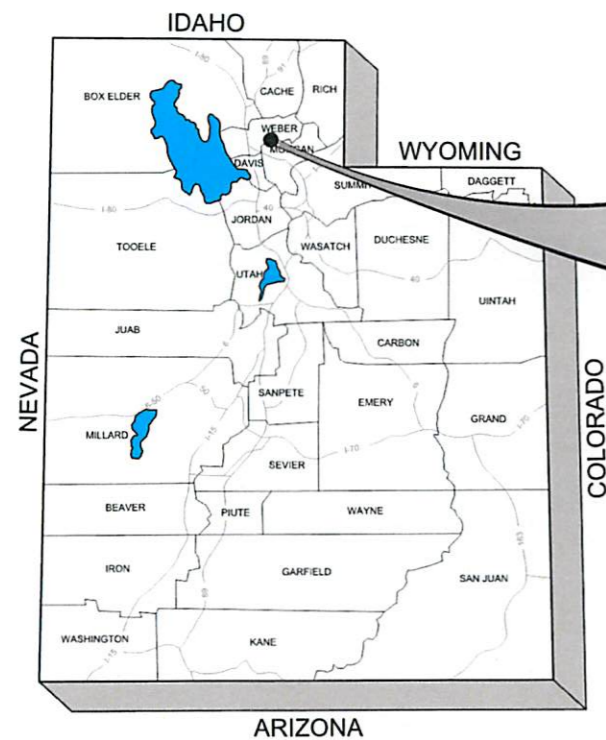
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.68	N72°01'51"E
L3	4.00	S17°58'09"E
L4	66.00	N72°01'51"E
L5	4.00	N17°58'09"W
L7	14.00	N72°01'51"E
L9	4.00	S17°58'09"E
L10	110.00	N72°01'51"E
L11	4.00	N17°58'09"W
L15	15.12	S31°06'48"E
L17	13.67	N56°34'42"W
L19	13.67	S69°18'38"E
L21	13.31	S85°13'29"W
L24	46.47	N17°58'09"W
L26	163.93	N78°43'30"W
L28	28.10	S18°16'10"E
L30	3.94	S78°43'30"E
L32	81.84	S3°08'39"E
L34	5.85	S17°58'09"E
L36	28.17	S72°01'51"W
L40	25.46	S72°01'51"W
L42	13.00	N17°58'09"W
L43	27.00	S72°01'51"W
L44	13.00	S17°58'09"E
L47	4.99	N15°16'12"W
L49	61.04	N3°13'14"W
L51	3.90	N58°32'34"W
L54	18.19	N0°25'49"E
L55	20.00	N89°34'11"W
L56	120.00	S0°25'49"W
L57	20.00	S89°34'11"E
L58	17.35	N0°25'49"E
L61	12.62	S15°28'42"W
L62	25.00	S74°31'18"E
L63	11.68	N15°28'42"E
L66	61.04	S3°13'14"E
L68	4.50	S15°16'12"E
L71	19.64	N89°34'11"W
L72	28.00	S0°25'49"W
L73	5.00	S89°34'11"E
L75	23.00	S0°25'49"W
L76	11.64	S89°34'11"E
L78	23.01	N10°39'15"W
L82	2.03	S16°51'56"E
L84	61.99	N72°01'51"E
L85	5.00	N17°58'09"W
L87	10.48	N72°01'51"E
L95	21.96	N78°43'30"W
L96	17.50	S11°16'30"W
L97	58.00	N78°43'30"W
L98	17.50	N11°16'30"E
L99	11.83	N78°43'30"W
L100	9.75	S3°08'39"E
L101	17.50	N86°51'21"E
L102	31.00	S3°08'39"E
L103	17.53	S86°51'21"W
L104	19.86	S3°08'39"E
L105	5.85	S17°58'09"E
L106	123.44	N72°01'51"E
L107	39.47	N17°58'09"W



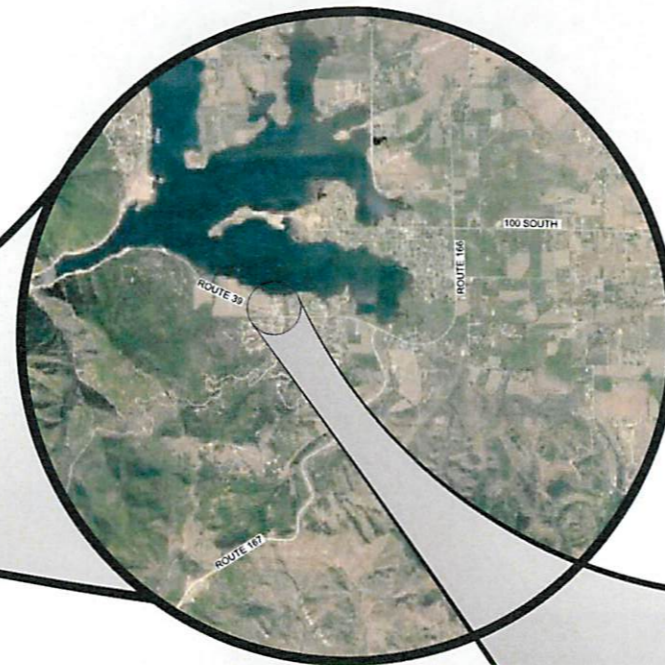
HORROCKS ENGINEERS

IMPROVEMENT DRAWINGS FOR EDGEWATER BEACH RESORT - PHASE 3

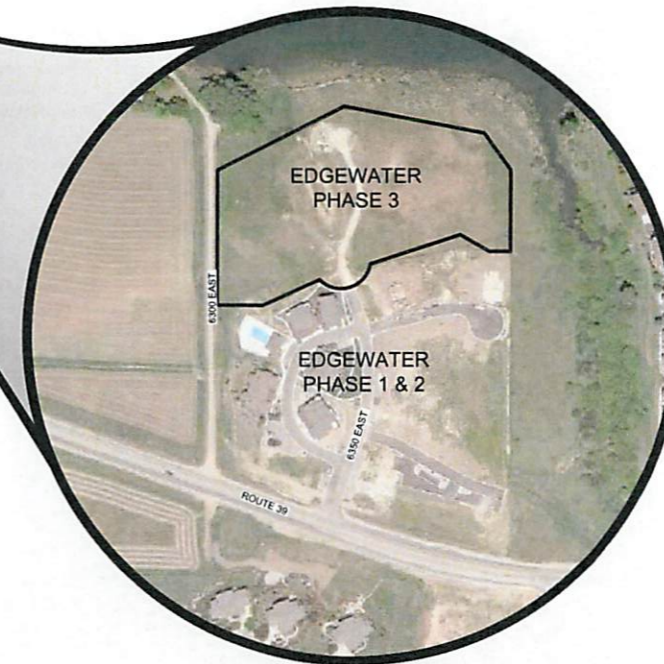
6350 STATE ROUTE 39 HUNTSVILLE, UT



ARIZONA
STATE MAP



VICINITY MAP



PROJECT SITE

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N89°36'57"E

BENCHMARK ELEVATION

MONUMENT NO. 3-JRH
ELEVATION=4969.025'
(MAINTAINED BY WEBER COUNTY SURVEYOR)

ENGINEER:

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
CONTACT: DAVE PETERSEN, PE

UTILITIES:

POWER- ROCKY MTN POWER
GAS- DOMINION ENERGY
SEWER- MOUNTAIN SEWER
WATER- LAKEVIEW WATER

APPLICANT / OWNER

JACK FISHER HOMES
DAN ROSS
1148 W LEGACY CROSSING BLVD., STE 400
CENTERTVILLE, UTAH 84014
801-335-8500

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrock.com

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE
DRAWING INFO	NOV 1, 2017	
DESIGNED	DM	
DRAWN	SB	
CHECKED	DM	
PROJECT	OC-707-1510	



EDGEWATER PHASE 3
6350 STATE ROUTE 39
HUNTSVILLE, UT
COVER
CLIENT: JACK FISHER HOMES

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	GI-001	COVER SHEET & SHEET INDEX
2	G1-002	GENERAL NOTES
3	GI-113	ABBREVIATIONS & LEGEND
4	PLAT1	FINAL PLAT PAGE 1
5	PLAT2	FINAL PLAT PAGE 2
6	CD-101	DEMOLITION / SURVEY
7	PP-101	PLAN & PROFILE - EDGEWATER LANE
8	PP-102	PLAN & PROFILE - EDGEWATER LANE
9	PP-103	PLAN & PROFILE - 6310 E / 6360 E
10	PP-104	PLAN & PROFILE - UTILITY TO BASIN
11	CG-101	GRADING PLAN
12	CU-101	UTILITY PLAN
13	CD-501	DETAILS
14	CS-101	S.W.P.P.P.
15	CS-501	S.W.P.P.P. DETAILS
16	LS-101	LANDSCAPING PLAN
17	LS-102	LANDSCAPING PLAN



Know what's below.
Call before you dig.



GI 001

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UNINCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEERS MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 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 ABUTS 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.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- 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 HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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 THE ENGINEER.
- 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 TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; 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 AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT 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 AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT 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 HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). 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 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.
- CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES. 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 HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS 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 DE-WATERED 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.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- 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.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
 - TRACKING STRAW PERPENDICULAR TO SLOPES
 - INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

UTILITY CONTACTS

WATER & SEWER
MOUNTAIN SEWER/ LAKE VIEW WATER
932 SOUTH 6525 EAST
HUNTSVILLE, UT 84317
(801) 394-4515
GREAT BASIN ENGINEERING

STORM DRAIN
WEBER COUNTY
2380 WASHINGTON BLVD SUITE 240
ODGEN, UT 84401
PHONE: (801) 399-8054
BLAINE FRANDSEN

IRRIGATION
HUNTSVILLE SOUTH BENCH CANAL COMPANY
PHONE: (801) 648-6822
GREG GRAVES

POWER
ROCKY MTN POWER
1438 WEST 2550 SOUTH
ODGEN, UT 84401
PHONE: (503) 813-6993
JOEL SIMMONS

NATURAL GAS
DOMINION ENERGY COMPANY
2974 WASHINGTON BLVD
ODGEN, UT 84401
(801) 324-3970

TELEPHONE
CENTURYLINK
131 SOUTH 7400 EAST
HUNTSVILLE, UT 84317
(801) 974-8130
ARLENE DENNEY

HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrockss.com

DRAWING INFO	DATE	NOV 1, 2017
	DESIGNED	DM
REVISIONS	REV #	DATE
	1	
PROJECT	PROJECT	06-707-1510
	SEE 2nd SHEET FOR LISTING	



EDGEWATER PHASE 3
6350 STATE ROUTE 39
HUNTSVILLE, UT

GENERAL NOTES

CLIENT:

PROJECT SPECIFICATIONS AND STANDARDS

- HUNTSVILLE CITY STANDARDS
- APWA MANUAL 2012 EDITION
- LATEST EDITION MUTCD

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWING BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

LEGAL NOTICE TO CONTRACTOR

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE TO HORROCKS ENGINEERS, AND HORROCKS ENGINEERS SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.



WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	DATE	REV #	DATE
	NOV 1, 2017	1	

REGISTERED PROFESSIONAL ENGINEER
JAMES F. WOODRUFF
 270304-2203
 STATE OF UTAH

EDGEWATER PHASE 3
 6350 STATE ROUTE 89
 HUNTSVILLE, UT

LEGEND
 CLIENT:

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE
AC	ASPHALTIC CEMENT OR CONCRETE
BC	BACK OF CURB
BS	BOTTOM OF BASIN
B.S.L	BUILDING SETBACK LINE
BLDG	BUILDING
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C&G	CURB & GUTTER
CL	CENTERLINE
CB	CATCH BASIN
CI	CAST IRON
CLR	CLEAR
CO	CLEANOUT
COM	COMPRESSION FITTING
CONC	CONCRETE
CONCT	CONSTRUCT
COW	WASHINGTON CITY
CR	CURB RETURN
CTS	COPPER TUBE STEEL
C.Y.	CUBIC YARD
#	DEPTH OF FLOW
DIA	DIAMETER
DM	DIMENSION
DIP	DUCTILE IRON PIPE
DTL	DETAIL
DWG	DRAWING
E	EAST OR EASTING
EA	EACH
EL	ELEVATION
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FF	FINISH FLOOR
FE	FLANGE END
FG	FINISH GRADE
FIP	FEMALE IRON PIPE FITTING
FL	FLOW LINE
FLG	FLANGE FITTING
FM	FORCE MAIN
FP	FINISH PAD
FFS	FEET PER SECOND
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FOOT OR FEET
FUT	FUTURE
G	GUTTER OR GAS LINE
GB	GRADE BREAK
HSL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HPFL	HIGH POINT FLOWLINE
HWL	HIGH WATER ELEVATION
ID	INSIDE DIAMETER
IN	INCHES
INV	INVERT OR INVERSE
L.F.	LINEAR FEET
LS	LANDSCAPE
L.E.	LANDSCAPE EASEMENT
LT	LEFT
MAX	MAXIMUM
MFRS	MANUFACTURERS
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MIP	MALE IRON PIPE FITTING
ML	MONUMENT LINE
MN	MINIMUM
NO	NUMBER
N	NORTH OR NORTHING, FRICTION FACTOR
N/A	NOT APPLICABLE
NTD	NOTED
NTS	NOT TO SCALE
OC	ON CENTER
OC-EW	ON CENTER EAST AND WEST
OD	OUTSIDE DIAMETER
P	PAVEMENT
PC	POINT OF CURVE
PC VC	POINT OF CURVATURE VERTICAL CURVE
PCC	POINT OF COMPOUND CURVE
PERM	PERMANENT
PH	PHASE
PI	PRESSURED IRRIGATION/NON-POTABLE WATER
PI EL	POINT OF INTERSECTION ELEVATION
PI VC	POINT OF INTERSECTION VERTICAL CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PT VC	POINT OF TANGENT VERTICAL CURVE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PWD	PUBLIC WORKS DEPARTMENT
Q	RATE OF FLOW
R/W	RIGHT OF WAY
REQD	REQUIRED
RES	RESERVOIR
REV	REVISION
RGRCP	RUBBER GASKET REINFORCED CONCRETE
RT	RIGHT
S	SOUTH, SLOPE OR SEWER LINE
SL	SEWERLINE
SW or SW	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SEC	SECTION
SHT	SHEET
SPEC	SPECIFICATIONS
ST or STL	STAINLESS STEEL
STA	STATION
STD	STANDARD
SVE	SIGHT VISIBILITY EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
T.B.	THRUST BLOCK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TEMP	TEMPORARY
TRANS	TRANSMISSION OR TRANSITION
TF	TOP OF FOOTING
TL	TRUE LENGTH
TRW	TOP OF RETAINING WALL
TS	TRUE SLOPE
TW	TOP OF WALL
TYP	TYPICAL
UTC	UNTREATED BASE COURSE
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VELOCITY
VC	VERTICAL CURVE
VERT	VERTICAL
VG	VALLEY GUTTER
Vprov	VOLUME PROVIDED
Vreq	VOLUME REQUIRED
V.T.	VISIBILITY TRIANGLE
W	WEST OR WATER LINE
WF	WITH
WL	WATERLINE
WA	WATER

STANDARD SYMBOLS

EXISTING		PROPOSED
	SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	WATER MANHOLE	
	ELECTRICAL MANHOLE	
	TELEPHONE MANHOLE	
	FIBER OPTIC MANHOLE	
	IRRIGATION MANHOLE	
	GAS MANHOLE	
	CABLE TV MANHOLE	
	STORM DRAIN CATCH BASIN	
	IRRIGATION BOX	
	ELECTRICAL JUNCTION BOX	
	ELECTRICAL BOX	
	TELEPHONE BOX	
	CABLE TV BOX	
	FIBER OPTIC BOX	
	WATER METER	
	GAS METER	
	GATE VALVE	
	BUTTERFLY VALVE	
	PRESSURE REDUCING VALVE	
	FIRE HYDRANT	
	ELECTRICAL POWER POLE	
	TRAFFIC SIGNAL POLE	
	LIGHT POLE	
	SIGN (SINGLE POLE)	
	SIGN (2 POLE)	
	SIGN (3 POLE)	

CONSTRUCTION KEYNOTE TAGS

	OR		DEMO PLAN
	OR		GRADING PLAN
	OR		SITE PLAN
	OR		WATER
	OR		SEWER
	OR		DRAIN
	OR		IRRIGATION
	OR		CABLE TV
	OR		TELEPHONE
	OR		GAS
	OR		MISCELLANEOUS

DETAIL REFERENCE

	DETAIL OR SECTION IDENTIFICATION		DETAIL OR SECTION IS TO BE FOUND ON THE SAME SHEET
	DETAIL OR SECTION IS TO BE FOUND ON SHEET INDICATED		DETAIL OR SECTION IS TO BE FOUND ON THE SAME SHEET

CURVE DATA
 A = XXXXXXXX
 B = XXXXXXXX
 L = XXXXXXXX
 T = XXXXXXXX
 P.I. STA. XXXXXXXX
 N = XXXXXXXX
 E = XXXXXXXX

NOTES:
 1. XXXXXX
 2. XXXXXX
 3. XXXXXX

MATCHLINE STA. XX+XX.XX
 (SEE SHEET PP-XX)

DETAIL NAME
 SCALE: NTS

HATCH PATTERNS

	BUILDING / PAD
	CONCRETE SIDEWALK / FLATWORK
	DECORATIVE BRICK / SIDEWALK / FLATWORK / LANDSCAPE AREAS
	POOL DECK
	XERISCAPE
	LANDSCAPE AREAS / GRASS
	HEAVY DUTY PAVEMENT SECTION
	LIGHT DUTY PAVEMENT SECTION
	ADA ACCESS RAMP TRUNCATED DOMES
	RIPRAP
	GRAVEL

SURFACE FEATURES

	PROPERTY BOUNDARY
	PARCEL LINE
	CURB & GUTTER
	10' PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.E.)
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	MAJOR CONTOURS
	MINOR CONTOURS
	ROCK WALL
	SCREEN WALL
	MODULAR BLOCK WALL
	CONCRETE WALL
	CONSTRUCTION FENCE
	BARB WIRE FENCE
	CHAIN LINK FENCE
	VINYL FENCE
	DECORATIVE FENCE
	EXISTING RAILROAD TRACKS

CALLOUTS

	PROPOSED BUILDING FINISHED FLOOR ELEVATION
	PROPOSED TBC SPOT ELEVATION (@ PCS, PTS & PL)
	PROPOSED EOP SPOT ELEVATION (@ EDGE OF)
	PARKING STALL COUNT

SEWER

EXISTING	UNKNOWN	PROPOSED	EXISTING	PROPOSED
	4"			
	6"			
	8"			
	10"			
	12"			
	LATERAL			

STORM DRAIN

EXISTING	UNKNOWN	PROPOSED	EXISTING	PROPOSED
	10"			
	12"			
	15"			
	18"			
	24"			
	30"			
	36"			
	LAND			

WATER

EXISTING	UNKNOWN	PROPOSED	EXISTING	PROPOSED
	1"			
	2"			
	3"			
	4"			
	6"			
	8"			
	10"			
	12"			

IRRIGATION

EXISTING	UNKNOWN	PROPOSED	EXISTING	PROPOSED
	1"			
	2"			
	4"			
	6"			
	8"			

COMMUNICATIONS

	TELEPHONE
	TV
	FIBER
	FIBER
	FIBER
	CABLE TV
	COMM

GAS

	GAS
	HIGH PRESS SERVICE "T"

MISCELLANEOUS

	SIGNAL
--	--------

GI 003

EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UT
OCT 2017

BASIS OF BEARING

THE BASIS OF BEARING IS N.00°25'49"E. (RECORD N.00°25'44"E.) 5316.87' BETWEEN THE SOUTHWEST AND THE NORTHWEST CORNER OF SECTION 13, T.6N., R.1E., SLB&M.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT TO BE KNOWN AS "EDGEWATER BEACH RESORT PHASE 3". FOUND SECTION CORNERS AND REFERENCE MONUMENTS WERE USED TO DETERMINE THE BASIS OF BEARING. THE BEARING ALONG THE WEST LINE OF SECTION 13 AS IT IS SHOWN ON A RECORD OF SURVEY TITLED "A PORTION OF THE PINEVIEW FEDERAL BOUNDARY PROJECT FOR PROPOSED EDGEWATER BEACH RESORT AT SNOWBASIN ROAD & LAKESIDE VILLAGE CONDOMINIUMS", SURVEY FILING NO. 003429, WAS HELD AS THE BASIS OF BEARING. THE PROPERTY IS BOUNDED BY THE USA LAND ON THE EAST, EDGEWATER BEACH RESORT PHASE 1-1ST AMENDMENT ON THE WEST, AND STATE HIGHWAY 39 ON THE SOUTH. HIGHWAY RIGHT OF WAY MARKERS WERE FOUND ON THE GROUND AND HELD FOR THE LOCATION OF THE HIGHWAY AND THE NORTH LINE OF THIS SURVEY WAS ESTABLISHED BY THE PROPERTY OWNER TO BE THE NORTH LINE OF THIS SUBDIVISION.

NOTES

- ALL PATIOS, DECKS AND DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE OWNERS OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED.
- ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE "TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES".
- CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
- THERE ARE NO CONVERTIBLE OR WITHDRAWABLE AREAS IN THIS PROJECT PHASE.
- ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.
- ALL AREAS LABELED AS COMMON AREA, INCLUDING PRIVATE STREETS ARE TO BE DESIGNATED AS A PUBLIC UTILITY EASEMENT. SEE OWNERS DEDICATION AND CONSENT TO RECORD FOR ADDITIONAL INFORMATION.



VICINITY MAP
NO SCALE

DEVELOPER

JACK FISHER HOMES
DAN ROSS
1148 W LEGACY CROSSING BLVD., STE 400
CENTERTVILLE, UTAH 84014
801-335-8500

LAND USE

TOTAL AREA 208,760 S.F. (4.79 ACRES)
COMMON AREA 95,890 S.F. (2.20 ACRES) 46%
ROAD AREA 53,170 S.F. (1.22 ACRES)
OPEN AREA 149,960 S.F. (3.42 ACRES)
PRIVATELY OWNED BUILDING 59,700 S.F. (1.37 ACRES) 28%

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: _____ WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES 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 SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS 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 EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL 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, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS _____ DAY OF _____, 20____.

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING THE SOUTHEAST CORNER OF EDGEWATER BEACH RESORT PHASE 1 - 1ST AMENDMENT AND LIES N00°25'49"E 901.67 FEET AND N63°12'30"E 6.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE CONTINUING N63°12'30"E 319.26 FEET; THENCE SOUTH 79°03'30" EAST 319.70 FEET; THENCE SOUTH 35°45'20" EAST 101.60 FEET; THENCE SOUTH 0°20'30" WEST 183.33 FEET TO THE NORTH PROPERTY LINE OF EDGEWATER BEACH RESORT PHASE 2; THENCE ALONG SAID BOUNDARY NORTH 89°39'30" WEST 47.12 FEET; THENCE NORTH 60°22'18" WEST 75.49 FEET; THENCE SOUTH 72°01'51" WEST 211.70 FEET; THENCE SOUTH 65°29'31" WEST 139.65 FEET TO A POINT OF A Δ=126°22'53" NON-TANGENT CURVE; THENCE 147.18 FEET ALONG A 66.72' RADIUS CURVE TO THE LEFT (CHD S72° 54' 22.63"W, CHD DST 119.10"); THENCE S65°29'31"W 139.65 FEET; THENCE NORTH 89°34'11" WEST 103.01 FEET THENCE N00°10'04"E 302.43 FEET THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 208,760 SQUARE FEET OR 4.793 ACRES.

SURVEYOR'S CERTIFICATE

I, C. DAVID McKINNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED CERTIFICATE NUMBER 5251295. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND WILL PLACE MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE WEBER COUNTY LAND USE CODE.

C. David McKinney
C. DAVID McKINNEY
LIC. 5251295

<p>ACKNOWLEDGMENT</p> <p>STATE OF UTAH)ss. COUNTY OF _____)</p> <p>ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____, SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.</p> <p>_____ COMMISSION EXPIRES _____ NOTARY PUBLIC</p>	<p>ACKNOWLEDGMENT</p> <p>STATE OF UTAH)ss. COUNTY OF _____)</p> <p>ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.</p> <p>_____ COMMISSION EXPIRES _____ NOTARY PUBLIC</p>
--	--

 2162 West Grove Pkwy., Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>WEBER COUNTY ENGINEER</p> <p>I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ WEBER COUNTY ENGINEER</p>	<p>WEBER COUNTY COMMISSION ACCEPTANCE</p> <p>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. SIGNED THIS _____ DAY OF _____, 20____.</p> <p>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>_____ ATTEST TITLE _____</p>	<p>WEBER COUNTY SURVEYOR</p> <p>I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ WEBER COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ WEBER COUNTY ATTORNEY</p>	<p>WEBER-MORGAN HEALTH DEPARTMENT</p> <p>I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.</p> <p>SIGNED THIS _____ DAY OF _____, 20____</p> <p>_____ DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT</p>	<p>WEBER COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____</p> <p>RECORDED FOR: _____ WEBER COUNTY RECORDER</p> <p>_____ DEPUTY</p>
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EDGEWATER BEACH RESORT PHASE 3

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

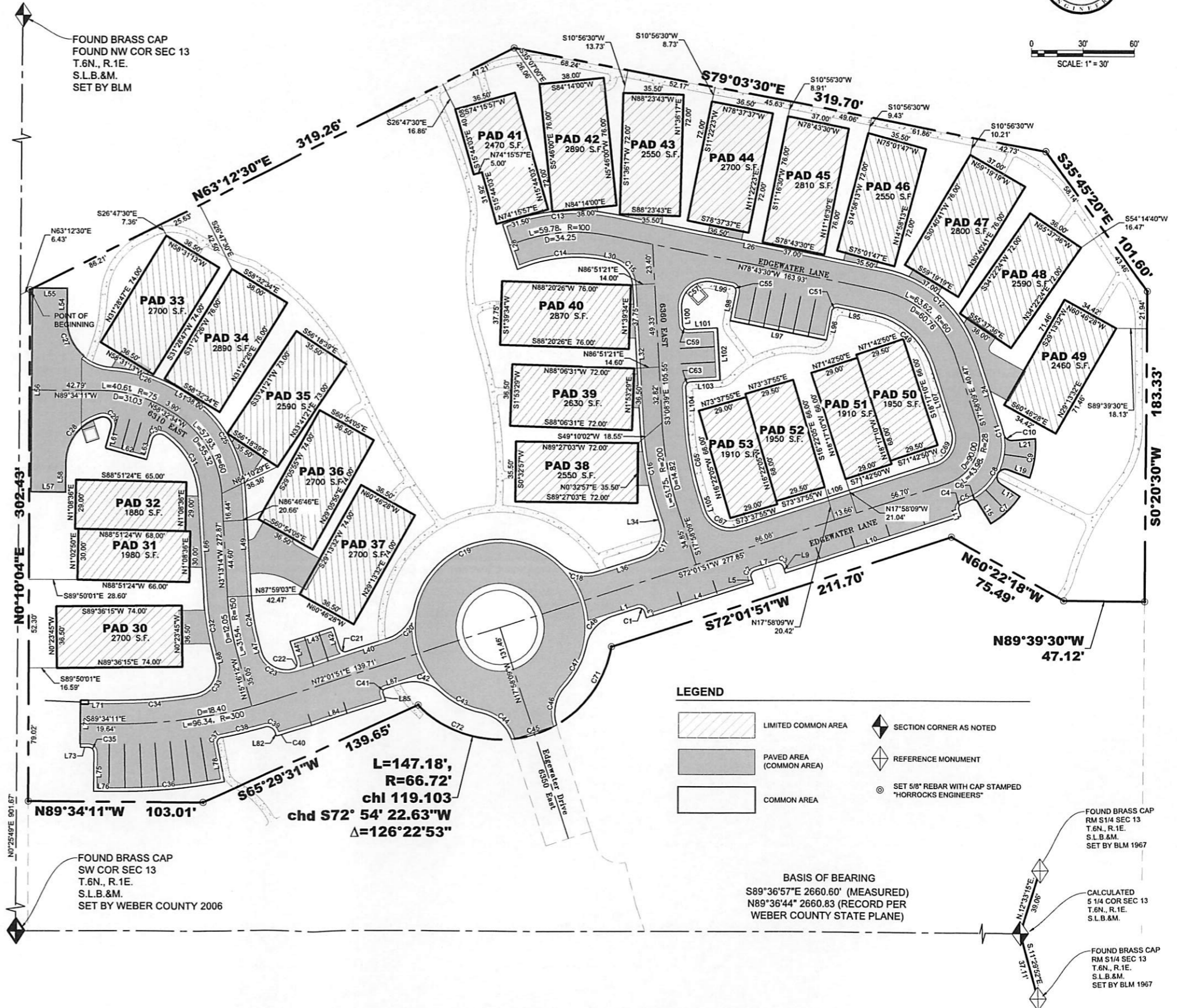
PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UT
OCT 2017



0 30' 60'
SCALE: 1" = 30'

CURVE TABLE				
CRV	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	4.71	3.00	90°00'00"	S62°58'09"E
C2	4.71	3.00	90°00'00"	N27°01'51"E
C3	4.71	3.00	90°00'00"	S62°58'09"E
C4	4.71	3.00	89°53'38"	N26°58'40"E
C5	5.42	36.00	8°37'36"	N67°36'42"E
C6	4.48	3.00	85°35'18"	S73°54'27"E
C7	24.00	54.00	25°27'53"	N46°09'15"E
C8	13.14	4.50	167°16'03"	N27°03'20"E
C9	24.00	54.00	25°27'53"	N7°57'25"E
C10	7.24	5.00	82°59'43"	N53°16'40"W
C11	3.89	36.00	6°11'20"	N14°52'29"W
C12	77.41	73.00	60°45'21"	N48°20'49"W
C13	66.48	113.00	33°42'31"	S84°25'14"W
C14	53.16	87.00	35°00'38"	N83°46'11"E
C15	19.79	15.00	75°34'51"	S40°56'05"E
C16	55.37	214.00	14°49'29"	S10°33'24"E
C17	23.56	15.00	90°00'00"	S27°01'51"W
C18	24.26	23.00	60°26'24"	N77°44'56"W
C19	109.71	52.00	120°52'49"	S72°01'51"W
C20	24.26	23.00	60°26'24"	S41°48'39"W
C21	4.71	3.00	90°00'00"	N62°58'09"W
C22	4.77	3.00	91°08'34"	S27°36'08"W
C23	23.97	15.00	91°33'23"	N61°02'53"W
C24	28.60	136.00	12°02'57"	N9°14'43"W
C25	71.45	74.00	55°19'20"	N30°52'54"W
C26	43.14	89.00	27°46'12"	N72°25'40"W
C27	42.39	28.00	86°44'35"	N42°56'29"W
C28	36.79	28.00	75°16'39"	N38°04'09"E
C29	10.45	5.00	119°46'14"	S44°24'25"E
C30	9.56	5.00	109°33'31"	N70°15'28"E
C31	41.54	46.00	51°44'32"	S29°05'30"W
C32	34.49	164.00	12°02'57"	S9°14'43"E
C33	25.17	15.00	96°08'35"	S32°48'06"W
C34	47.71	286.00	9°33'26"	S85°39'06"W
C35	4.71	3.00	90°00'00"	S44°34'11"E
C36	65.78	340.00	11°05'04"	N84°53'17"E
C37	4.68	3.00	89°27'28"	N34°04'29"E
C38	26.43	314.00	4°49'25"	N76°23'30"E
C39	7.78	5.00	89°09'16"	S61°26'34"E
C40	5.89	321.00	1°03'05"	N72°33'24"E
C41	3.14	2.00	90°00'00"	N27°01'51"E
C42	24.26	23.00	60°26'24"	S77°44'56"E
C43	28.03	52.00	30°52'49"	S62°58'09"E
C44	24.26	23.00	60°26'24"	S48°11'21"E
C45	28.21	66.72	24°13'26"	N72°01'51"E
C46	24.26	23.00	60°26'24"	N12°15'04"E
C47	28.03	52.00	30°52'49"	N27°01'51"E
C48	24.26	23.00	60°26'24"	N41°48'39"E
C49	48.22	45.50	60°43'10"	N47°59'40"W
C50	4.71	3.00	90°00'00"	S56°16'30"W
C51	4.71	3.00	90°00'00"	N33°43'30"W
C52	27.34	15.00	104°25'09"	S49°03'55"W
C53	4.71	3.00	90°00'00"	S48°08'39"E
C54	4.71	3.00	90°00'00"	S41°51'21"W
C55	48.13	186.00	14°49'29"	S10°33'24"E
C56	23.56	15.00	90°00'00"	S62°58'09"E
C57	23.56	15.00	90°00'00"	N27°01'51"E
C58	58.46	66.72	50°12'12"	N34°49'02"E
C59	60.50	66.72	51°57'15"	S69°52'48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.68	N72°01'51"E
L3	4.00	S17°58'09"E
L4	66.00	N72°01'51"E
L5	4.00	N17°58'09"W
L7	14.00	N72°01'51"E
L9	4.00	S17°58'09"E
L10	110.00	N72°01'51"E
L11	4.00	N17°58'09"W
L15	15.12	S31°06'48"E
L17	13.67	N56°34'42"W
L19	13.67	S69°18'38"E
L21	13.31	S85°13'29"W
L24	46.47	N17°58'09"W
L26	163.93	N78°43'30"W
L28	28.10	S18°16'10"E
L30	3.94	S78°43'30"E
L32	81.84	S3°08'39"E
L34	5.85	S17°58'09"E
L36	28.17	S72°01'51"W
L40	25.46	S72°01'51"W
L42	13.00	N17°58'09"W
L43	27.00	S72°01'51"W
L44	13.00	S17°58'09"E
L47	4.99	N15°16'12"W
L49	61.04	N3°13'14"W
L51	3.90	N58°32'34"W
L54	18.19	N0°25'49"E
L55	20.00	N89°34'11"W
L56	120.00	S0°25'49"W
L57	20.00	S89°34'11"E
L58	17.35	N0°25'49"E
L61	12.62	S15°28'42"W
L62	25.00	S74°31'18"E
L63	11.68	N15°28'42"E
L66	61.04	S3°13'14"E
L68	4.50	S15°16'12"E
L71	19.64	N89°34'11"W
L72	28.00	S0°25'49"W
L73	5.00	S89°34'11"E
L75	23.00	S0°25'49"W
L76	11.64	S89°34'11"E
L78	23.01	N10°39'15"W
L82	2.03	S16°51'56"E
L84	61.99	N72°01'51"E
L85	5.00	N17°58'09"W
L87	10.48	N72°01'51"E
L95	21.96	N78°43'30"W
L96	17.50	S11°16'30"W
L97	58.00	N78°43'30"W
L98	17.50	N11°16'30"E
L99	11.83	N78°43'30"W
L100	9.75	S3°08'39"E
L101	17.50	N86°51'21"E
L102	31.00	S3°08'39"E
L103	17.53	S86°51'21"W
L104	19.86	S3°08'39"E
L105	5.85	S17°58'09"E
L106	123.44	N72°01'51"E
L107	39.47	N17°58'09"W



FOUND BRASS CAP
FOUND NW COR SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM

FOUND BRASS CAP
SW COR SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY WEBER COUNTY 2006

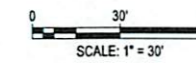
BASIS OF BEARING
S89°36'57"E 2660.60' (MEASURED)
N89°36'44" 2660.83 (RECORD PER
WEBER COUNTY STATE PLANE)

FOUND BRASS CAP
RM S1/4 SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM 1967

CALCULATED
S1/4 COR SEC 13
T.6N., R.1E.
S.L.B.&M.

FOUND BRASS CAP
RM S1/4 SEC 13
T.6N., R.1E.
S.L.B.&M.
SET BY BLM 1967

C:\107\17PG-143-1710 Edgewater Phase 3 & 4\Project Data\Sheet_3_8 ET.dwg - PLAT 2 - 11/30/2017 12:02pm. samb



Show detention pond and size.

CONSTRUCTION KEYNOTES	
1	INSTALL CURB AND GUTTER (SEE DETAIL 1 - SHEET CS-501)
2	INSTALL WALKWAY (SEE DETAIL 2 - SHEET CS-501)
3	INSTALL CURB WALL (SEE DETAIL 3 - SHEET CS501)
4	INSTALL WATERWAY (SEE DETAIL 4 - SHEET CS501)

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 2162 West Grove Pkwy., Suite 400
 Pleasant Grove, UT 84062
 (801) 763-5100
 www.horrock.com

WARNING
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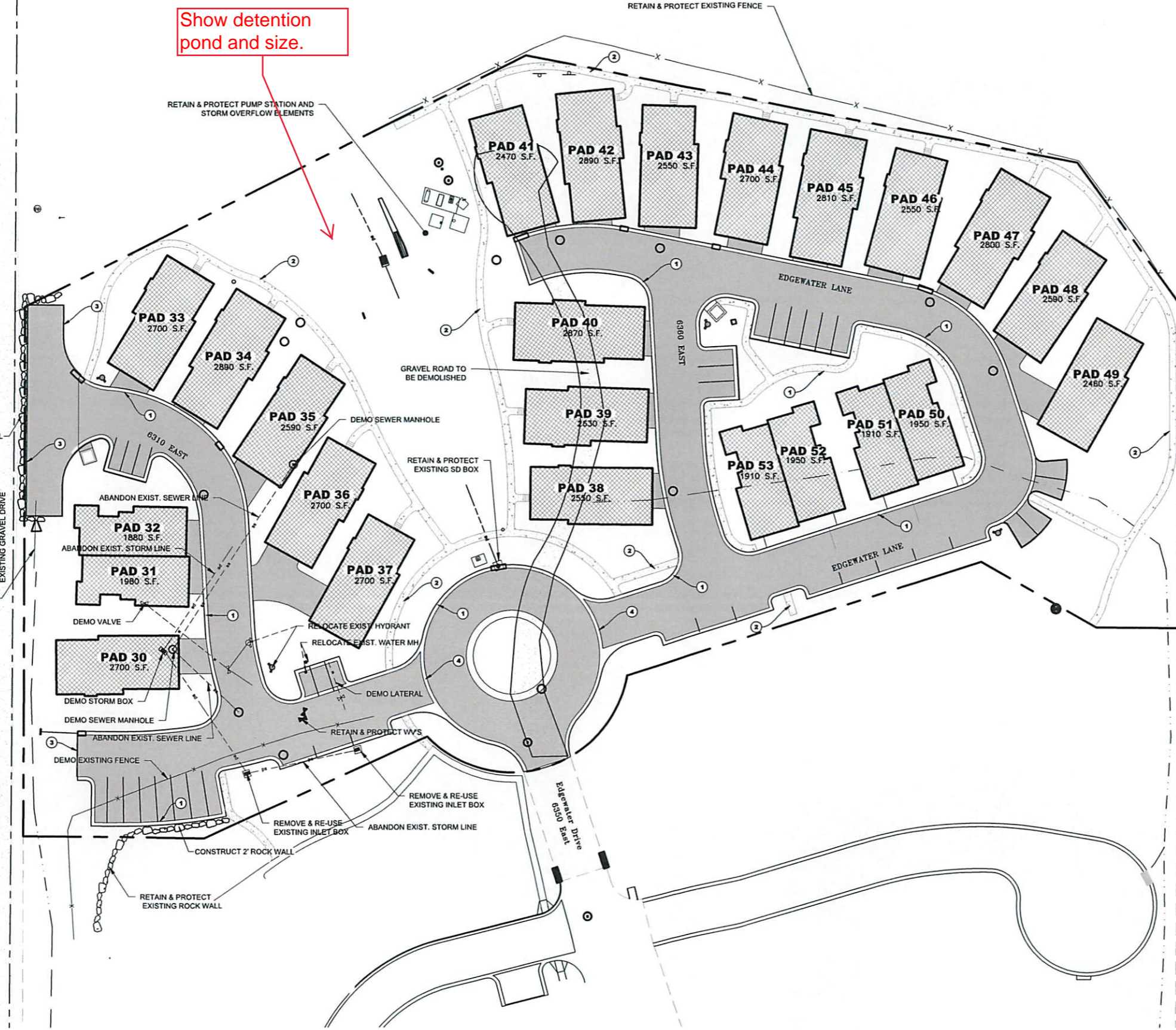
REV #	DATE	REVISIONS

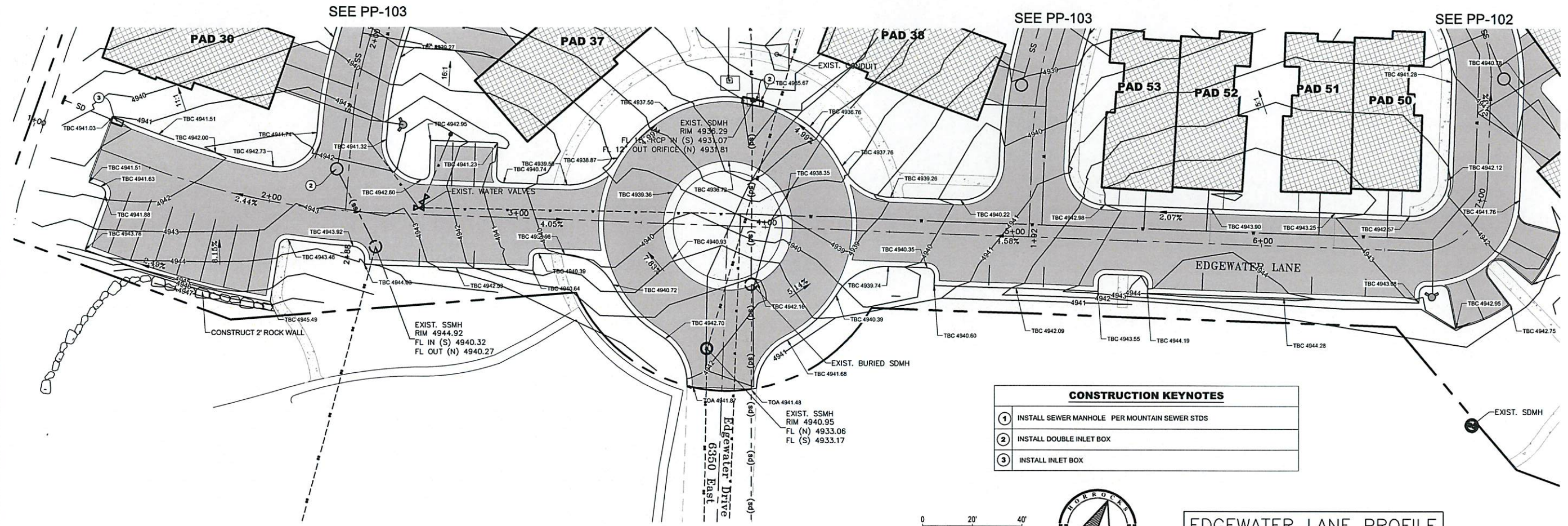
DRAWING INFO
 DATE: NOV 1, 2017
 DESIGNED: DM
 DRAWN: SB
 CHECKED: DM
 PROJECT: CG-707-1510

EDgewater Phase 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT
 DEMOLITION / SITE PLAN
 CLIENT:

REGISTERED PROFESSIONAL ENGINEER
 JAMES F. WOODRUFF
 270304-2203
 11/28/17
 STATE OF UTAH

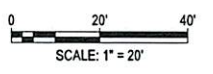
CD-101



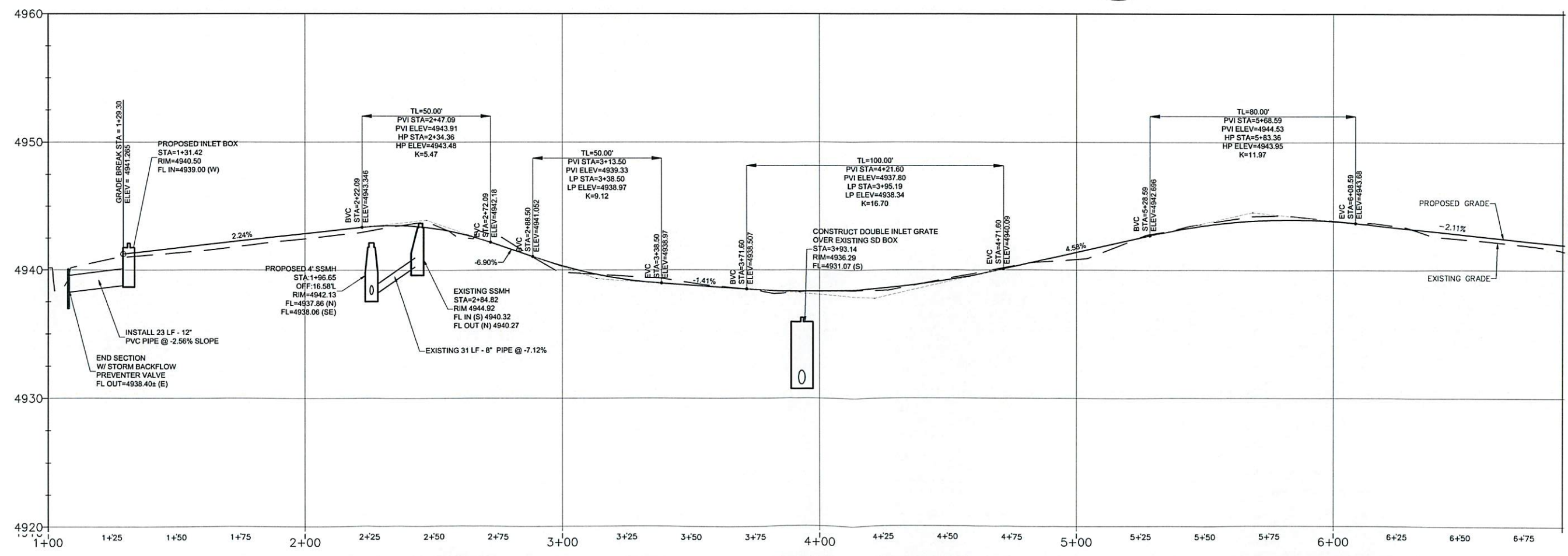


CONSTRUCTION KEYNOTES

- 1 INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
- 2 INSTALL DOUBLE INLET BOX
- 3 INSTALL INLET BOX



EDGEWATER LANE PROFILE



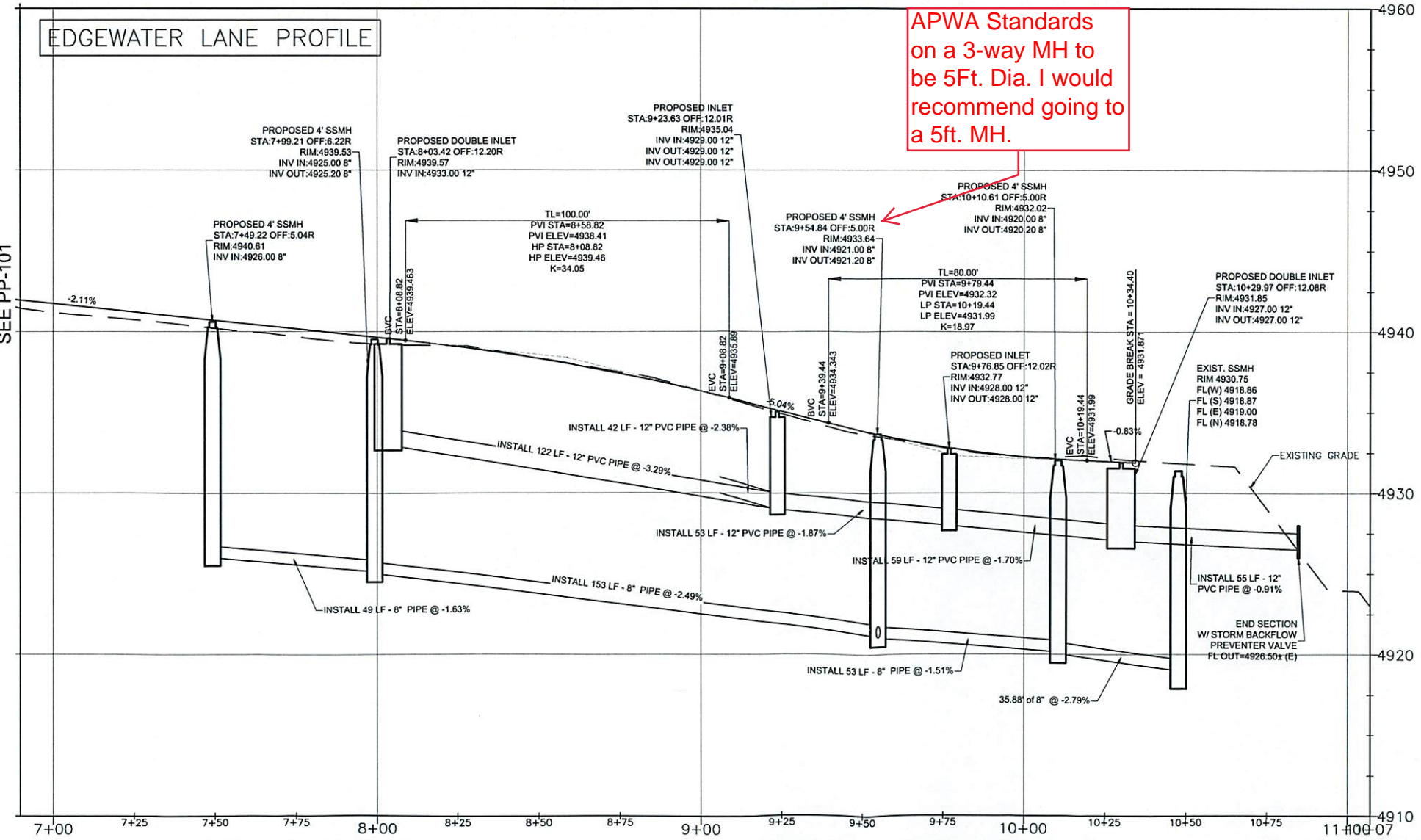
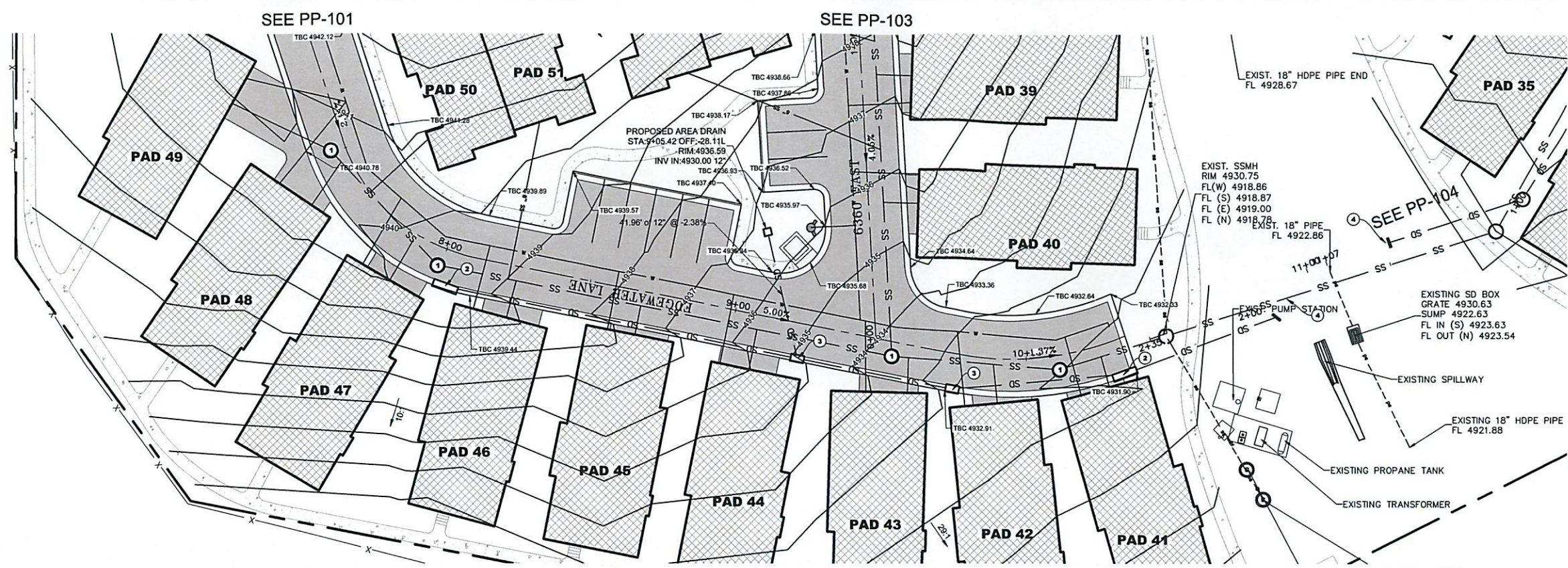
WARNING
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REV #	DATE	REVISIONS

DRAWING INFO
 DATE: NOV 1, 2017
 DESIGNED: DM
 DRAWN: SB
 CHECKED: DM
 PROJECT: OG-707-1510

EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

PLAN & PROFILE - EDGEWATER LANE
 CLIENT:



CONSTRUCTION KEYNOTES

1	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
2	INSTALL DOUBLE INLET BOX
3	INSTALL INLET BOX
4	END SECTION

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

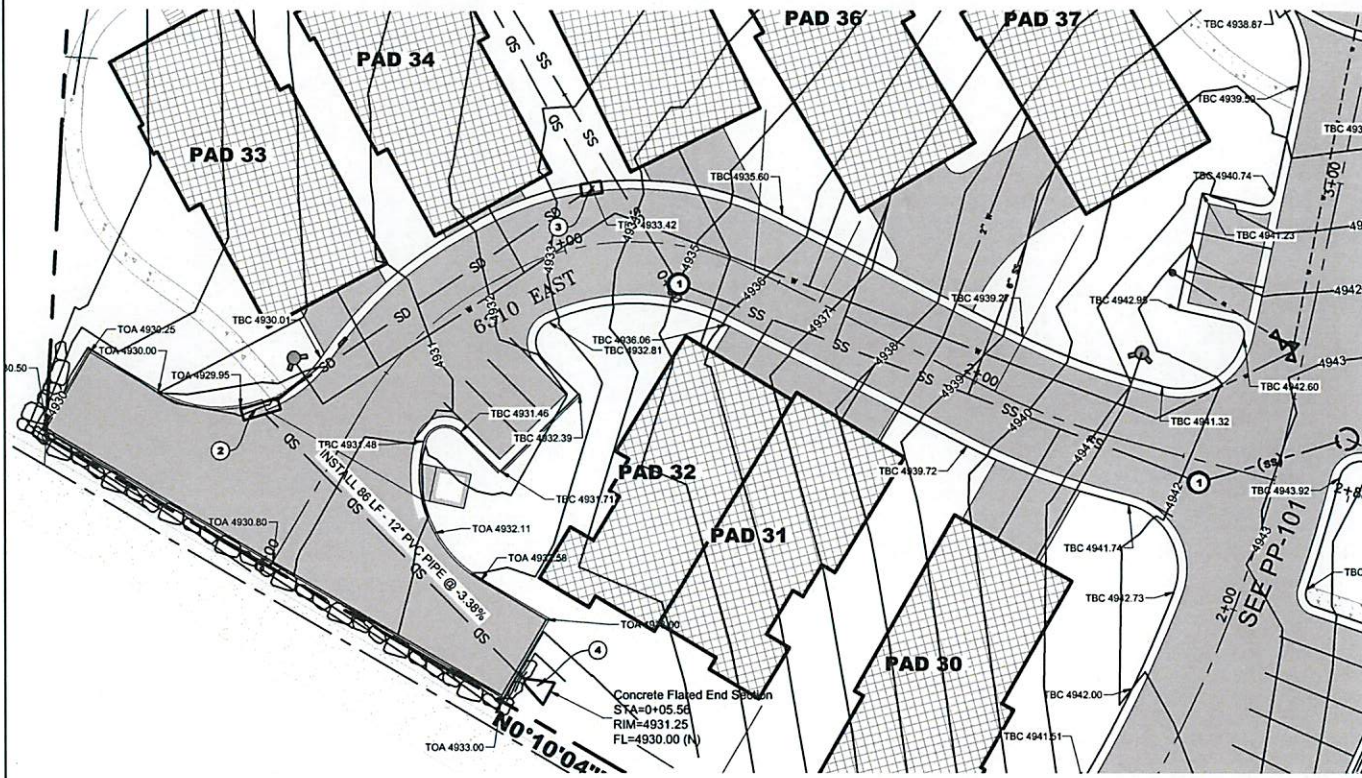
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 DRAWN: SB
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 PROJECT: OG-707-1510

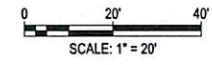
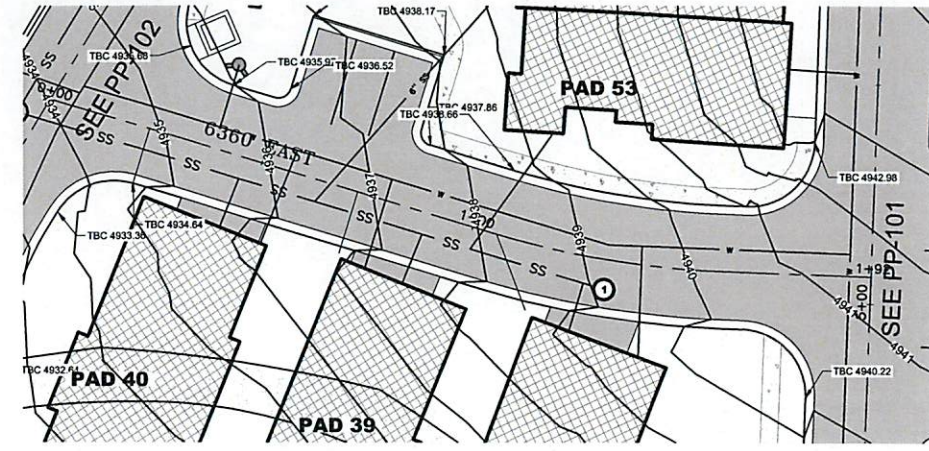


EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

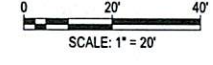
CLIENT: **PLAN & PROFILE - EDGEWATER LANE**



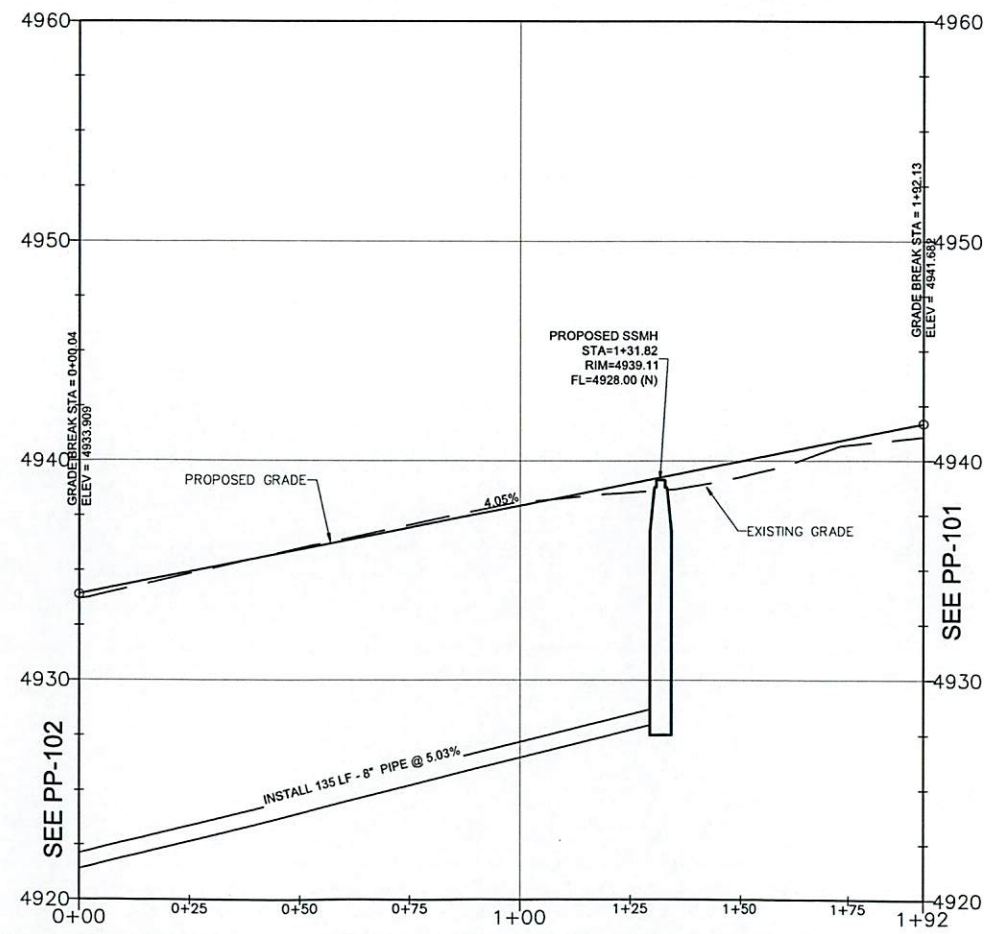
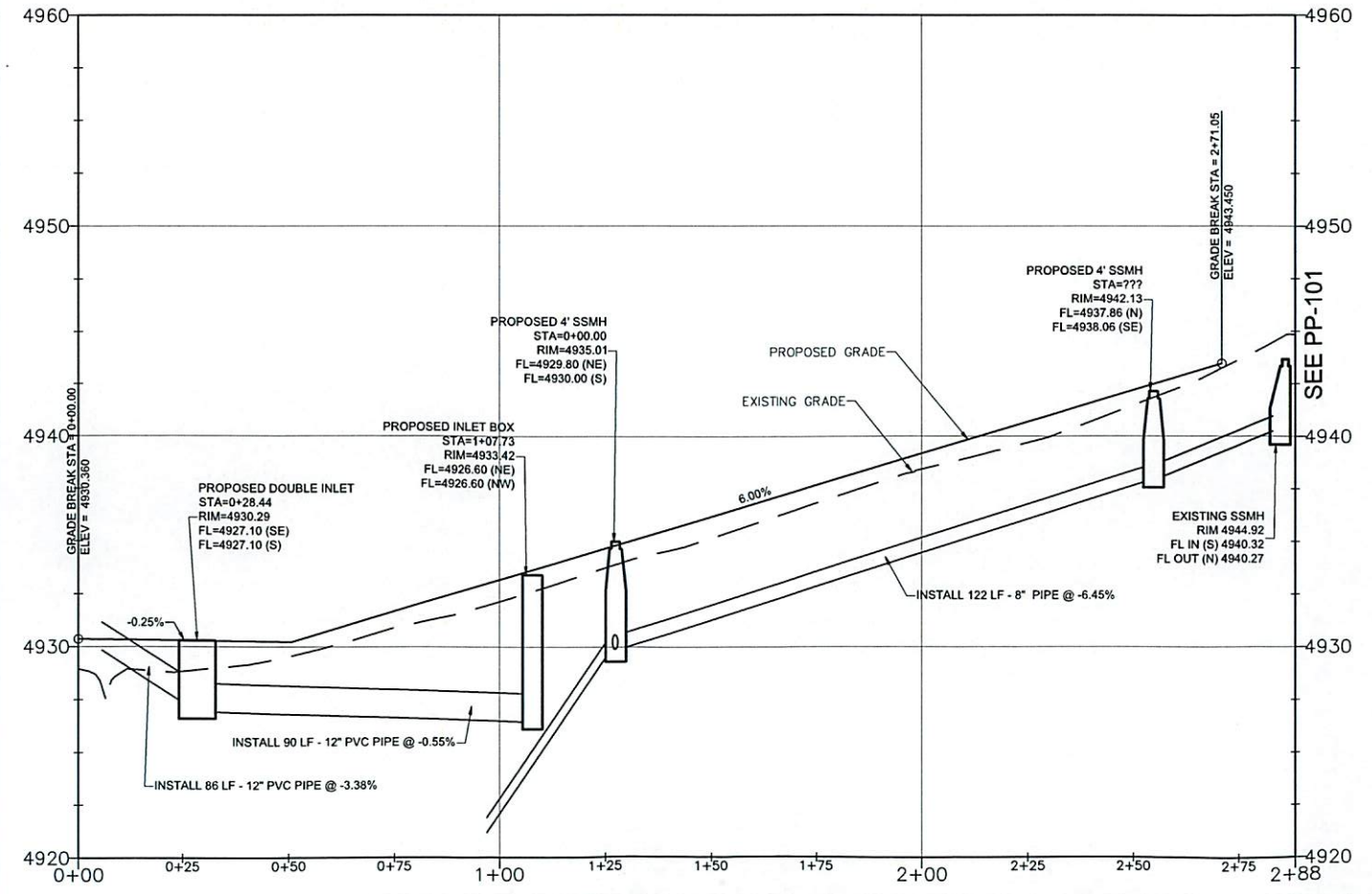
CONSTRUCTION KEYNOTES	
1	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
2	INSTALL DOUBLE INLET BOX
3	INSTALL INLET BOX
4	END SECTION



6310 E PROFILE



6360 E PROFILE



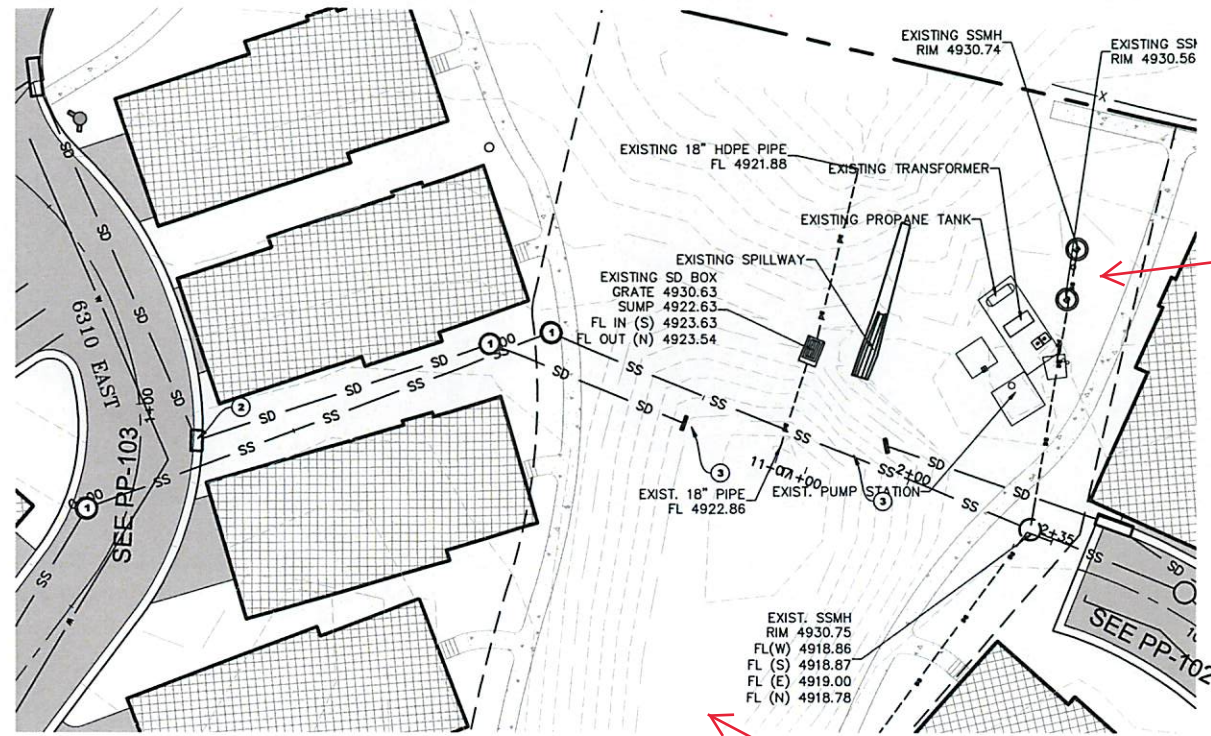
DRAWING INFO		REVISIONS	
DATE	NOV 1, 2017	REV #	DATE
DESIGNED	DM		
DRAWN	SB		
CHECKED	DM		
PROJECT	OG-707-1510		

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REGISTERED PROFESSIONAL ENGINEER
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 270304-2203
 11/24/17
 STATE OF UTAH

EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

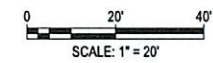
PLAN & PROFILE - 6310 E / 6360 E
 CLIENT:



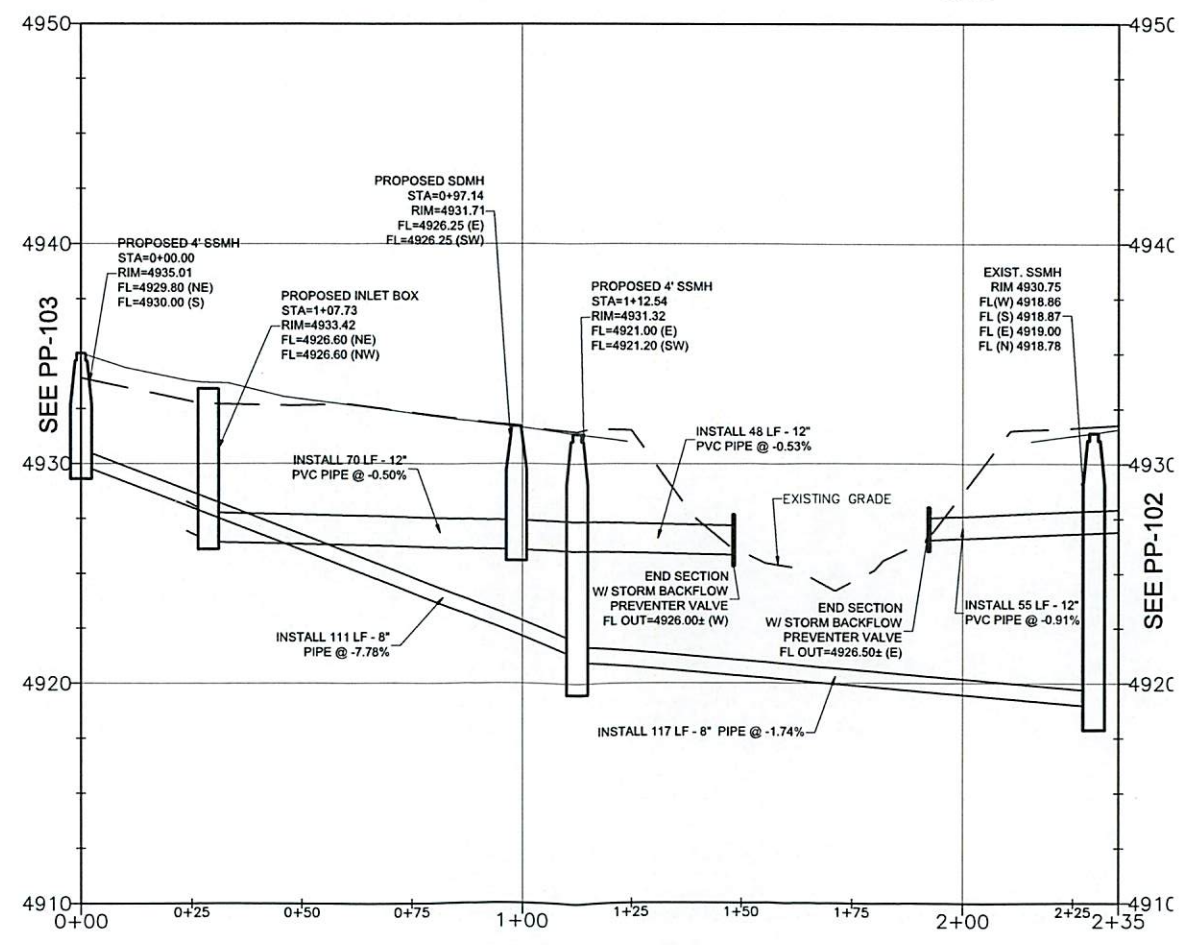
Should there be any security around the lift station? (Fencing)

What is the capacity of the pond?

CONSTRUCTION KEYNOTES	
1	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
2	INSTALL INLET BOX
3	END SECTION



UTILITY TO BASIN PROFILE



WARNING	
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REVISIONS	DATE
REV #	DATE
DRAWING INFO	NOV 1, 2017
DESIGNED	DM
DRAWN	SB
CHECKED	DM
PROJECT	06-707-15/0

EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

PLAN & PROFILE - UTILITY TO BASIN

CLIENT:

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REVISIONS	DATE	REV #	BY	DATE

DRAWING INFO	DATE	DESIGNED	DM	SB	DM	PROJECT
NOV 1, 2017						CG-707-1510



EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

GRADING PLAN

CLIENT:



- Notes:**
1. ALL RESIDENTIAL UNITS HAVE A BASEMENT
 2. ALL SIDEWALKS ARE 4' WIDE UNLESS OTHERWISE NOTES.
 3. CROSS-SLOPE OF SIDEWALK TO BE A MAXIMUM OF 2.0%.
 4. CONTRACTOR TO SLOPE GROUND AWAY FROM ALL BUILDINGS AT A MINIMUM SLOPE OF 2% FOR 10 FEET.



0 20' 40'
 SCALE: 1" = 20'



0 30' 60'
 SCALE: 1" = 30'

WARNING
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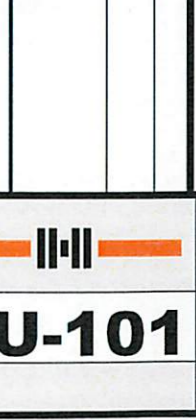
REVISIONS	DATE	REV #	BY	DATE
DRAWING INFO	NOV 1, 2017			
DESIGNED	DM			
DRAWN	SB			
CHECKED	DM			
PROJECT	06-707-1510			



EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

OVERALL UTILITY PLAN

CLIENT:



Where does the pressure sewer line go

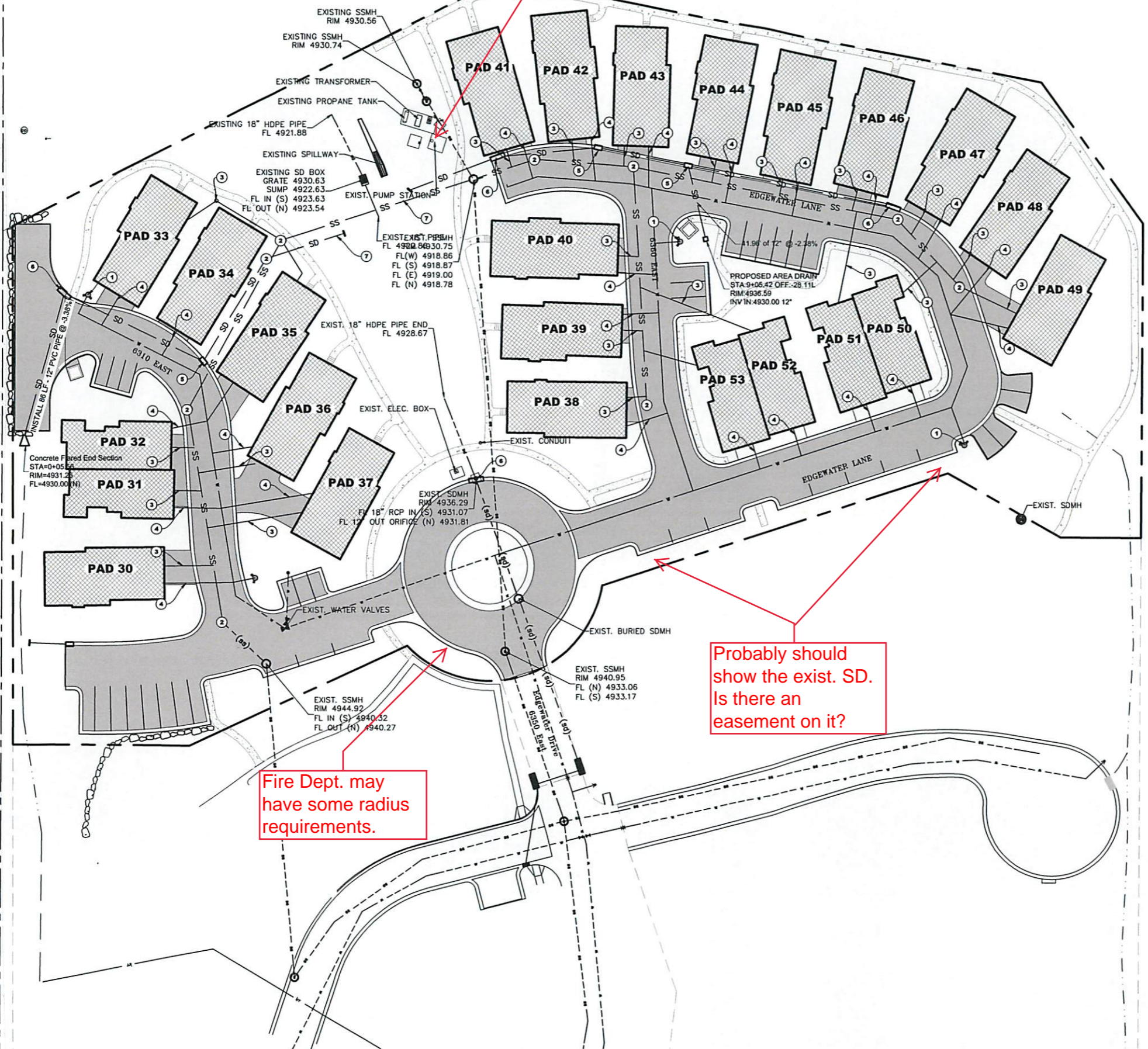
Probably should show the exist. SD. Is there an easement on it?

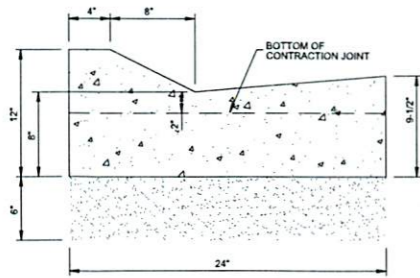
Fire Dept. may have some radius requirements.

CONSTRUCTION KEYNOTES

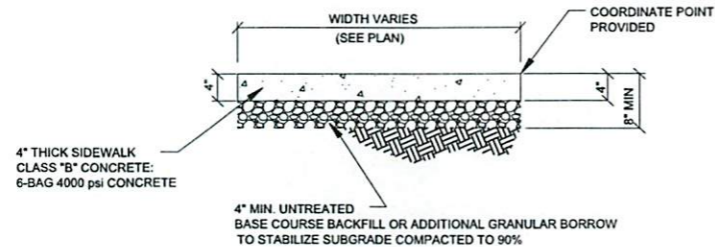
1	INSTALL HYDRANT (SEE DETAIL 8 SHEET CS-501)
2	INSTALL SEWER MANHOLE PER MOUNTAIN SEWER STDS
3	INSTALL SEWER LATERAL (SEE DETAIL SS-3A SHEET CU501)
4	INSTALL 3/4" WATER SERVICE WITH 3/4" METER PER LAKEVIEW WATER STDS
5	INSTALL INLET BOX (SEE DETAIL 315 SHEET CS501)
6	INSTALL DOUBLE INLET BOX (SEE DETAIL 315 SHEET CS501)
7	END SECTION

- NOTES:**
- ALL SANITARY SEWER GRAVITY PIPE WILL BE PVC C-900 CLASS DR24 WITH MARKED SEWER TAPE AND WIRE
 - ALL CULINARY WATER PIPE WILL BE C-900 CLASS DR18 WITH MARKED WATER TAPE AND WIRE AND 5" COVER
 - ALL STEEL CASING WILL BE BORED WITH CASING EXTRUDING 5' PAST EDGE OF ASPHALT
 - ALL PRESSURE SANITARY SEWER PRESSURE PIPE WILL BE PVC C-900 DR18 WITH MARKED SEWER TAPE AND WIRE
 - ALL CASINGS WILL BE BORED AND EXTEND 5' BEYOND THE EDGE OF PAYMENT AT BOTH ENDS

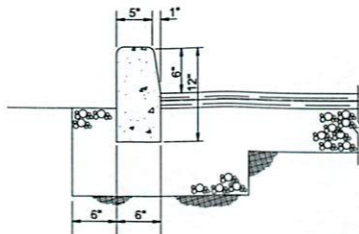




1 TYPE "F" CURB AND GUTTER
SCALE: NONE

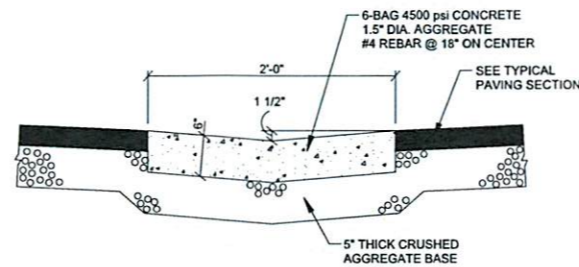


2 WALKWAY
SCALE: NONE
(REFER TO SITE SPECIFIC GEOTECHNICAL REPORT)



3 CURB DETAIL
SCALE: NONE

NOTE:
PROVIDE 1/8" x 1" DEEP
CONTROL JOINTS AT 8' O.C.
MAX. JOINTS TO CONTINUE
THROUGH CONC. OR CURB &
GUTTER. PROVIDE 1/2"
EXPANSION JOINTS AT 30' O.C.

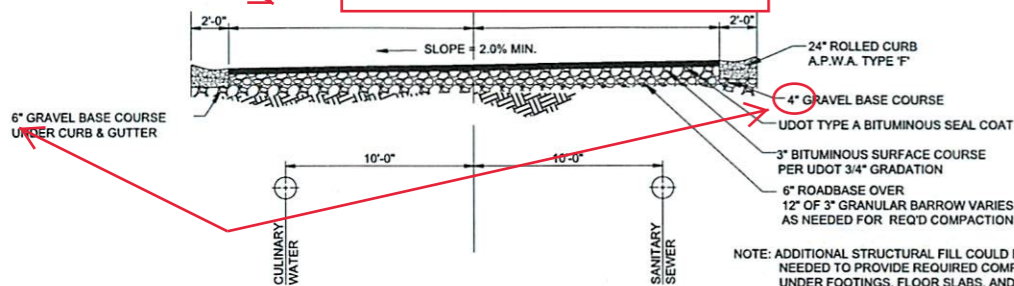


4 2 FT WATERWAY
SCALE: NONE

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT,
PREPARED BY GORDON GEOTECHNICAL ENGINEERING, INC. DATED
AUGUST 8, 2013.
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

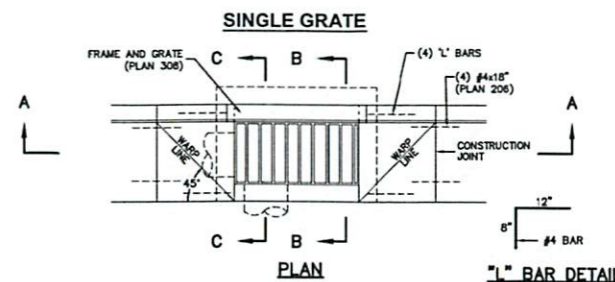
Dimension

Depending on the road width
you may need to restrict
parking to at least one side.
you will want to get with the
fire district on this.

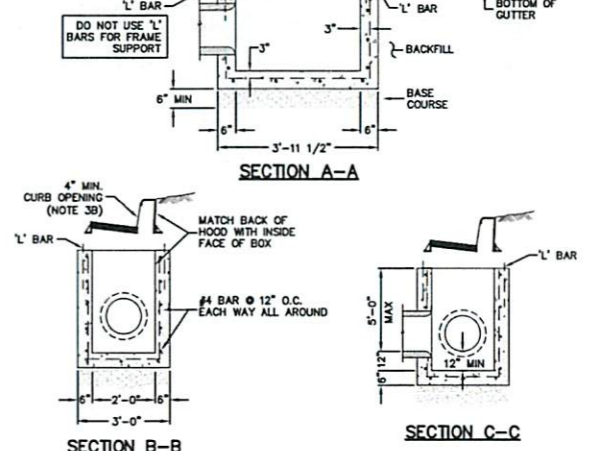


5 PRIVATE ROAD SECTION
SCALE: NONE

NOTE: ADDITIONAL STRUCTURAL FILL COULD BE
NEEDED TO PROVIDE REQUIRED COMPACTION
UNDER FOOTINGS, FLOOR SLABS, AND
PAVEMENT, ETC.

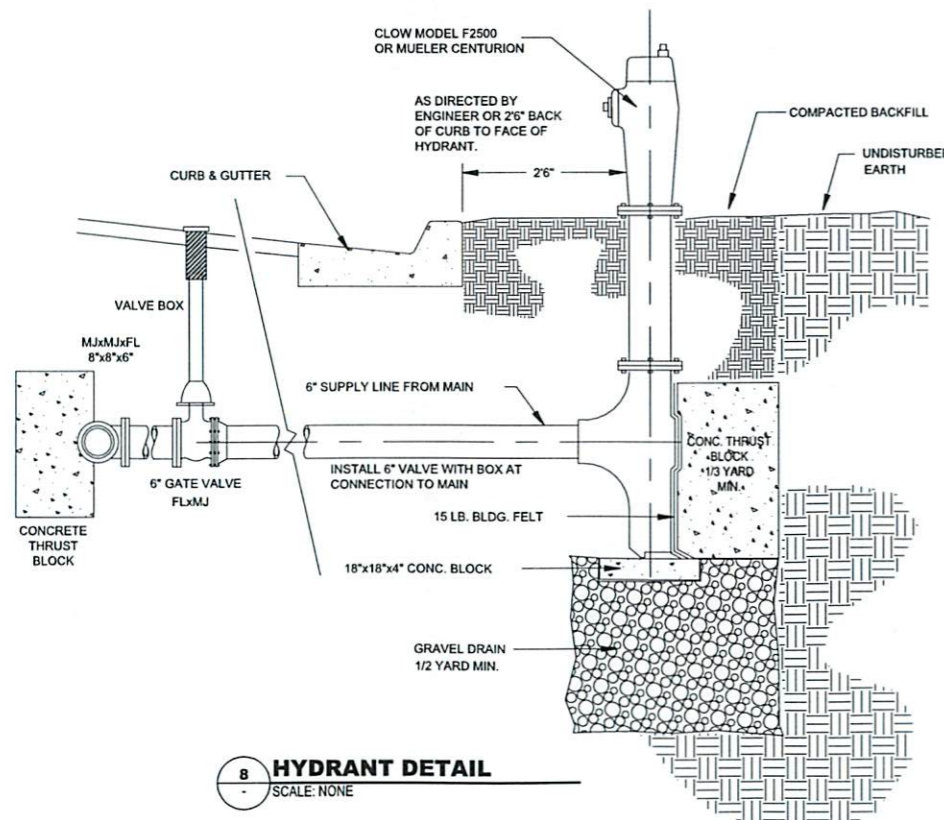


SINGLE GRATE
PLAN
SECTION A-A
SECTION B-B
SECTION C-C

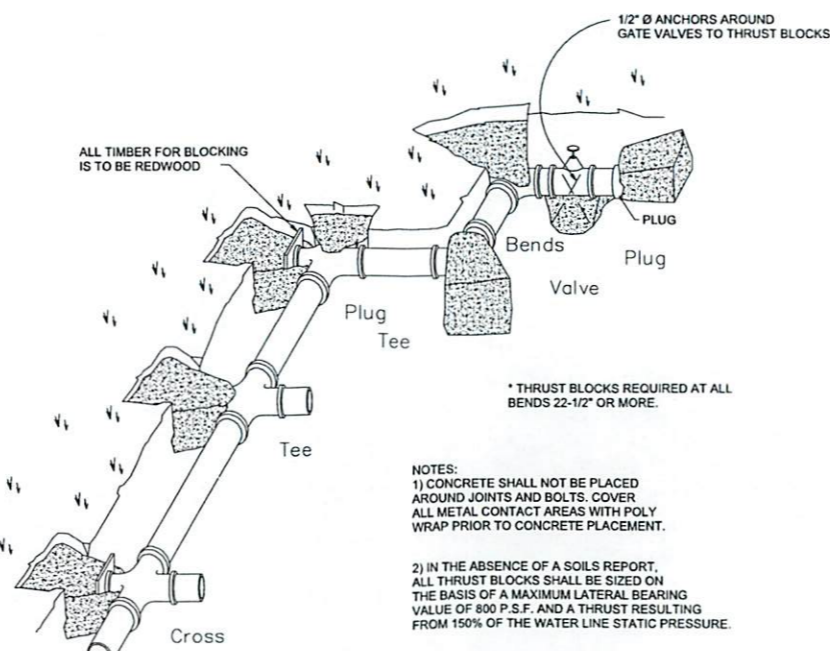


DOUBLE GRATE
PLAN
SECTION A-A
SECTION B-B
SECTION C-C

September 2010
155
157
Plan 315
Sheet 1 of 2
Sheet 2 of 2



8 HYDRANT DETAIL
SCALE: NONE



9 THRUST BLOCK DETAIL
SCALE: NONE

NOTES:
1) CONCRETE SHALL NOT BE PLACED
AROUND JOINTS AND BOLTS. COVER
ALL METAL CONTACT AREAS WITH POLY
WRAP PRIOR TO CONCRETE PLACEMENT.
2) IN THE ABSENCE OF A SOILS REPORT,
ALL THRUST BLOCKS SHALL BE SIZED ON
THE BASIS OF A MAXIMUM LATERAL BEARING
VALUE OF 800 P.S.F. AND A THRUST RESULTING
FROM 150% OF THE WATER LINE STATIC PRESSURE.

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DRAWING INFO
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DESIGNED: DM
DRAWN: SB
CHECKED: DM
PROJECT: OG-707-1510

REGISTERED PROFESSIONAL ENGINEER
JAMES F. WOODRUFF
270304-2203
11/2014
STATE OF UTAH

EDGEWATER PHASE 3
6350 STATE ROUTE 39
HUNTSVILLE, UT
DETAILS
CLIENT:



0 30' 60'
SCALE: 1" = 30'

HORROCKS
ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100
www.horrock.com

LEGEND

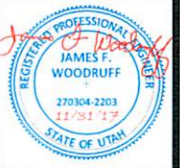
- PROPERTY BOUNDARY
- SILT FENCE (SEE DETAIL 2 SHEET CS-502)
- DIRECTION OF EXISTING OVERLAND FLOW
- INLET PROTECTION (SEE DETAIL 3 SHEET CS-502)
- PORTABLE TOILET CONTAINMENT
- JOBSITE DUMPSTER
- CONCRETE WASHOUT AREA (SEE DETAIL 4 SHEET CS-502)
- STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL 1 SHEET CS-502)

WARNING

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REVISIONS	REV #	DATE

DRAWING INFO	DATE	DESIGNED	DRAWN	CHECKED	PROJECT
	NOV 1, 2017	DM	SB	DM	OG-707-1510

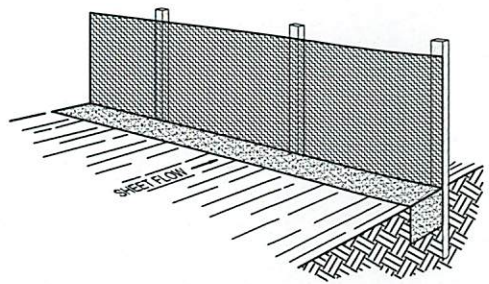


EDGEWATER PHASE 3
6350 STATE ROUTE 39
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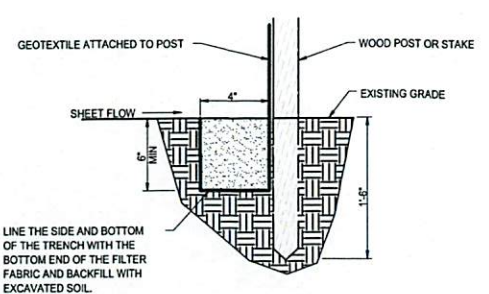
SWPPP PLAN
CLIENT:

CS-101

- Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
 - Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.
 - Soil contaminated by soil amendments:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Areas of contaminated soil:
If any contaminants are found or generated, contact environmental engineer and contacts listed.
 - Fueling area:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.
 - Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.
 - Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.
 - Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.
 - Service areas:
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
 - Maintenance
 - Maintain all construction equipment to prevent oil or other fluid leaks.
 - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
 - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
 - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
 - Fueling
 - If fueling must occur on-site, use designated areas away from drainage.
 - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
 - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
 - Use drip pans for any oil or fluid changes.
 - Washing
 - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
 - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into creeks, rivers, and other water bodies.
 - Use phosphate-free, biodegradable soaps.
 - Do not permit steam cleaning on-site.
- Spill Prevention and Control
 - Minor Spills:
 - Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
 - Contain the spread of the spill.
 - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent litter, and / or rags).
 - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up property contaminated soil.
 - If the spill occurs during rain, cover the impacted area to avoid runoff.
 - Record all steps taken to report and contain spill.
 - Major Spills:
 - On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
 - Maintain good housekeeping practices.
 - Enclose or cover building material storage areas.
 - Properly store materials such as paints and solvents.
 - Store dry and wet materials under cover, away from drainage areas.
 - Avoid mixing excess amounts of fresh concrete or cement on-site.
 - Perform washout of concrete trucks offsite or in designated areas only.
 - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
 - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
 - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
 - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
 - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
 - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
 - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
 - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
 - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
 - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
 - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the Engineer of record of the governing agency.
 - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the Engineer of record.
 - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
 - Erosion control devices will be modified as needed as the project progresses, and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
 - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
 - Part II.D.4.C identifies the minimum inspection report requirements.
 - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View



Section

INSTALLATION
The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation whenever flow of sediment is anticipated. Table 1 shows generally recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

PREFABRICATED SILT FENCE ROLLS
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Unroll the silt fence, positioning the post against the downstream wall of the trench.
*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then about the end posts to create a tight seal as shown in Figure 1.
*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

should generally be less than three (3) times the height of the fence.
*If a steel or plastic mesh is required to reinforce the geotextile, it shall have a minimum mesh opening of 15.2cm (6").
*Fasten the mesh to the upslope side of the posts using heavy duty wire staples, tie wires or hog strings. Extend the mesh into the bottom of the trench.
*The geotextile shall then be stapled or wired to the posts. An extra 20-50cm (8-20") of geotextile shall extend into the trench.

INSPECTION
*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleaning.

REMOVAL
*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

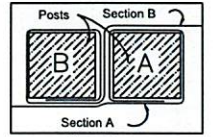
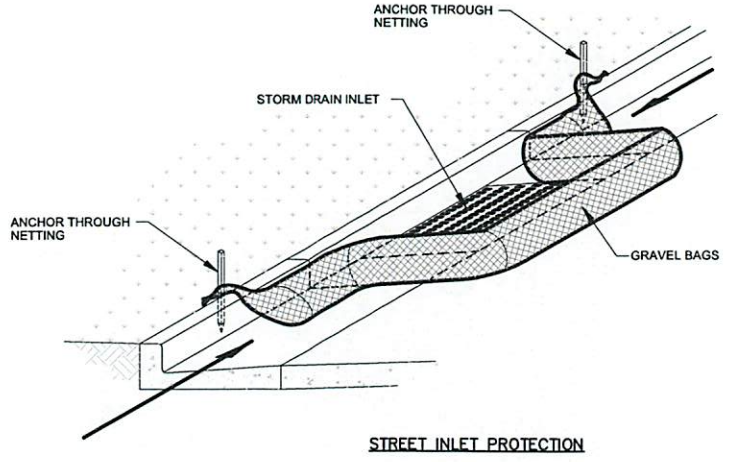


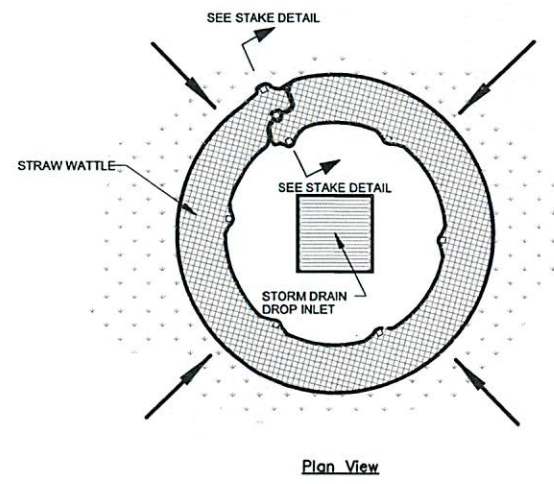
Figure 1: Top View of Roll-to-Roll Connection

FIELD ASSEMBLY:
*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
*Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

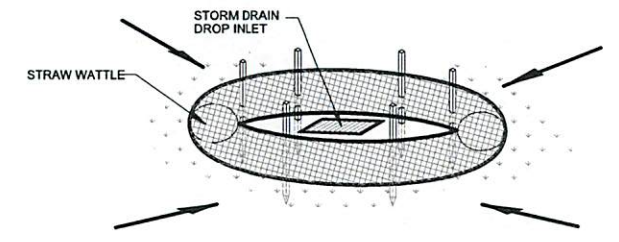
2 SILT FENCE DETAIL SCALE: NONE



STREET INLET PROTECTION

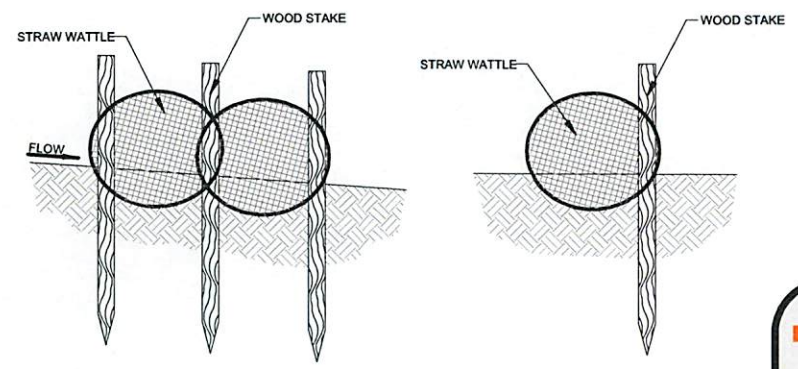


Plan View

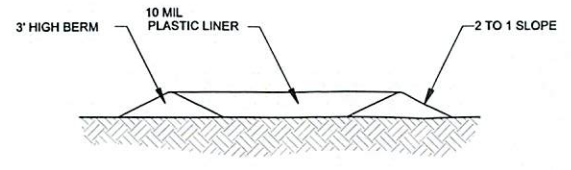


Drop Inlet Protection

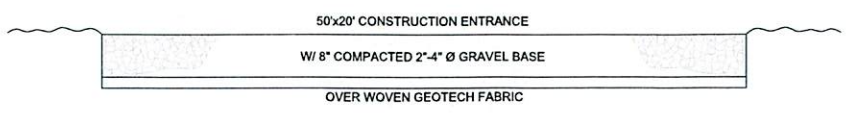
3 INLET PROTECTION SCALE: NONE



5 STAKE DETAIL SCALE: NONE



4 CONCRETE WASHOUT W/ 10 MIL PLASTIC LINER SCALE: NONE



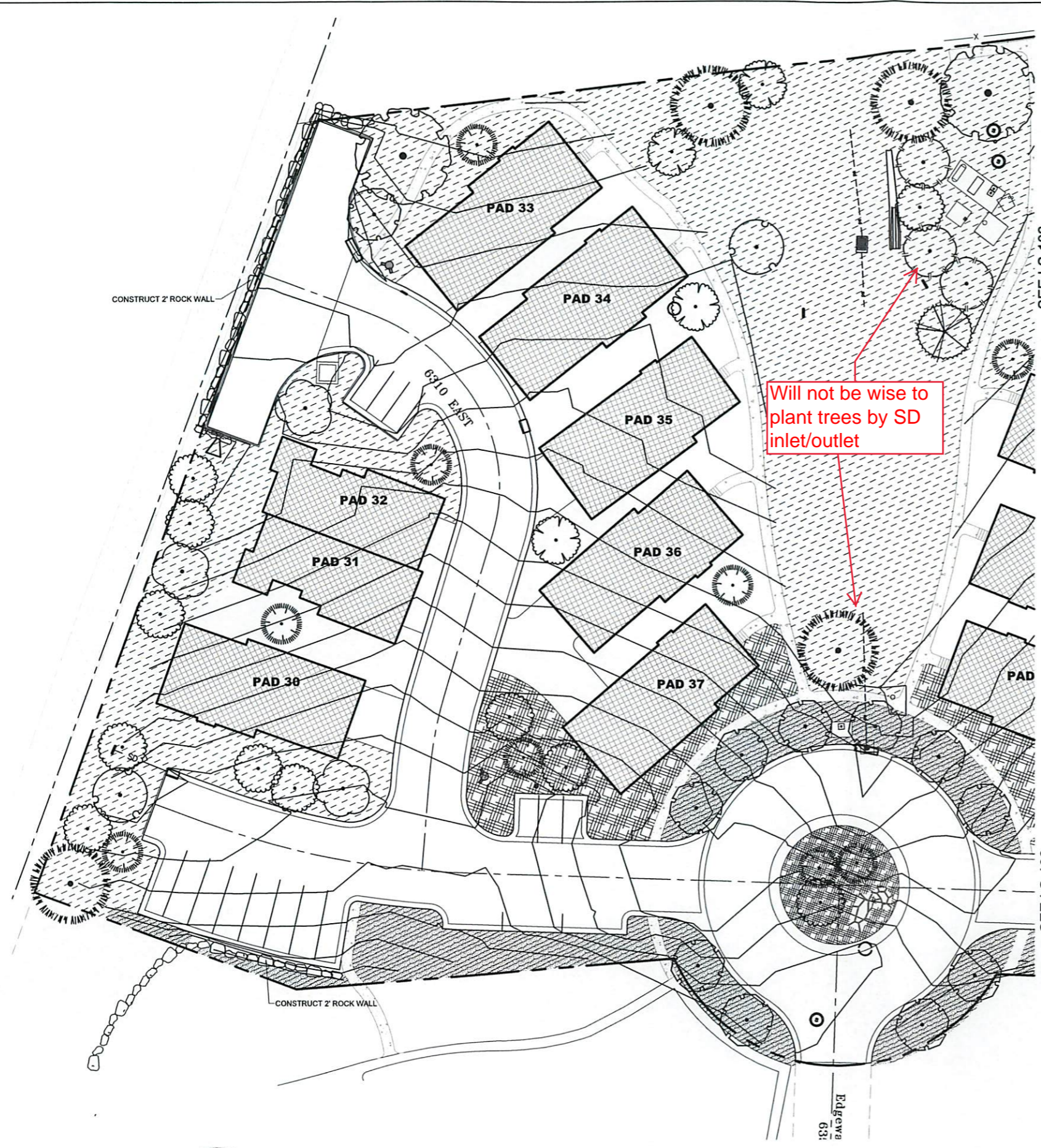
1 CONSTRUCTION ENTRANCE SCALE: NONE

WARNING
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REV #	DATE	DESCRIPTION
1	NOV 1, 2017	DESIGNED
2		DRAWN
3		CHECKED
4		PROJECT

REGISTERED PROFESSIONAL ENGINEER
JAMES F. WOODRUFF
270304-2203
11/24/17
STATE OF UTAH

EDGEWATER PHASE 3
6350 STATE ROUTE 39
HUNTSVILLE, UT
SWPPP DETAILS
CLIENT:



SEE LS-102

SEE LS-102

PLANT SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	ABIES CONCOLOR / WHITE FIR	7-8' H	1
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	2" CAL	6
	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	1" CAL	8
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	2" CAL	11
	PICEA PUNGENS 'FAT ALBERT' / COLORADO SPRUCE	7-8' H	4
	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE	7-8' H	9
	PINUS NIGRA / AUSTRIAN BLACK PINE	7-8' H	5
	POPULUS TREMULOIDES / QUAKING ASPEN	2" CAL	22
	PRUNUS VIRGINIANA / CHOKECHERRY	2" CAL	4
	TILIA CORDATA / LITTLELEAF LINDEN	2" CAL	2
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	NATIVE GRASS MIX / GRASS SEED MIX	SEED	48,565 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	11,800 SF
	SEED MIX VARIETY / WLDFLOWER MIX	SEED	6,472 SF

SHRUB PALLETTE		
SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
CARYOPTERIS CLANDONENSIS	BLUE MIST SPIRES	1-5 GAL.
CHRYSOTHAMNUS NAUSEOSUS	RABBIT BRUSH	1-5 GAL.
CORNUS SERCEA	REDTWIG DOGWOOD	1-5 GAL.
CARGANA ARBORESCENS	SIBERIAN PEA SHRUB	1-5 GAL.
FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	1-5 GAL.
MAHONIA AQUIFOLIUM 'COMPACTUM'	COMPACT OREGON GRAPE HOLLY	1-5 GAL.
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1-5 GAL.
PHILADELPHUS SPP.	MOCK ORANGE	1-5 GAL.
PHYSOCARPUS OPULUS	NINEBARK	1-5 GAL.
PINU MUGO 'PUMILIO'	DWARF MUGO PINE	1-5 GAL.
POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	1-5 GAL.
RHUS TRILOBATA	SUMAC	1-5 GAL.
RIBES ALPINUM	ALIPNE CURRANT	1-5 GAL.
ROSA WOODSII	WOOD'S ROSE	1-5 GAL.
SPIREA SPP.	SPIREA	1-5 GAL.
SYMPHORICARPUS	MOUNTAIN SNOWBERRY	1-5 GAL.
SYRINGA SPP.	COMMON LILAC	1-5 GAL.
VIBURNUM OPULUS NANUM	DWARF EUROPEAN CRANBERRY	1-5 GAL.

LANDSCAPE NOTES:

- THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
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HORROCKS ENGINEERS
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 Pleasant Grove, UT 84062
 (801) 765-5100
 www.horrocks.com

WARNING
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REVISIONS: REV # DATE

DRAWING INFO: DATE NOV 30, 2017 DESIGNED: MU DRAWN: MU CHECKED: MU PROJECT: OG-707-1510

PRELIMINARY NOT FOR CONSTRUCTION

EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

LANDSCAPE PLAN

CLIENT:

LS-101



PLANT SCHEDULE

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REVISIONS	REV #	DATE

DRAWING INFO: DATE: NOV 1, 2017
 DESIGNED: MU
 DRAWN: MU
 CHECKED: MU
 PROJECT: OG-707-1510
 SEE THIS SHEET FOR LETS



EDGEWATER PHASE 3
 6350 STATE ROUTE 39
 HUNTSVILLE, UT

LANDSCAPE PLAN
 CLIENT:

LS-102

EDGEWATER ESTATES

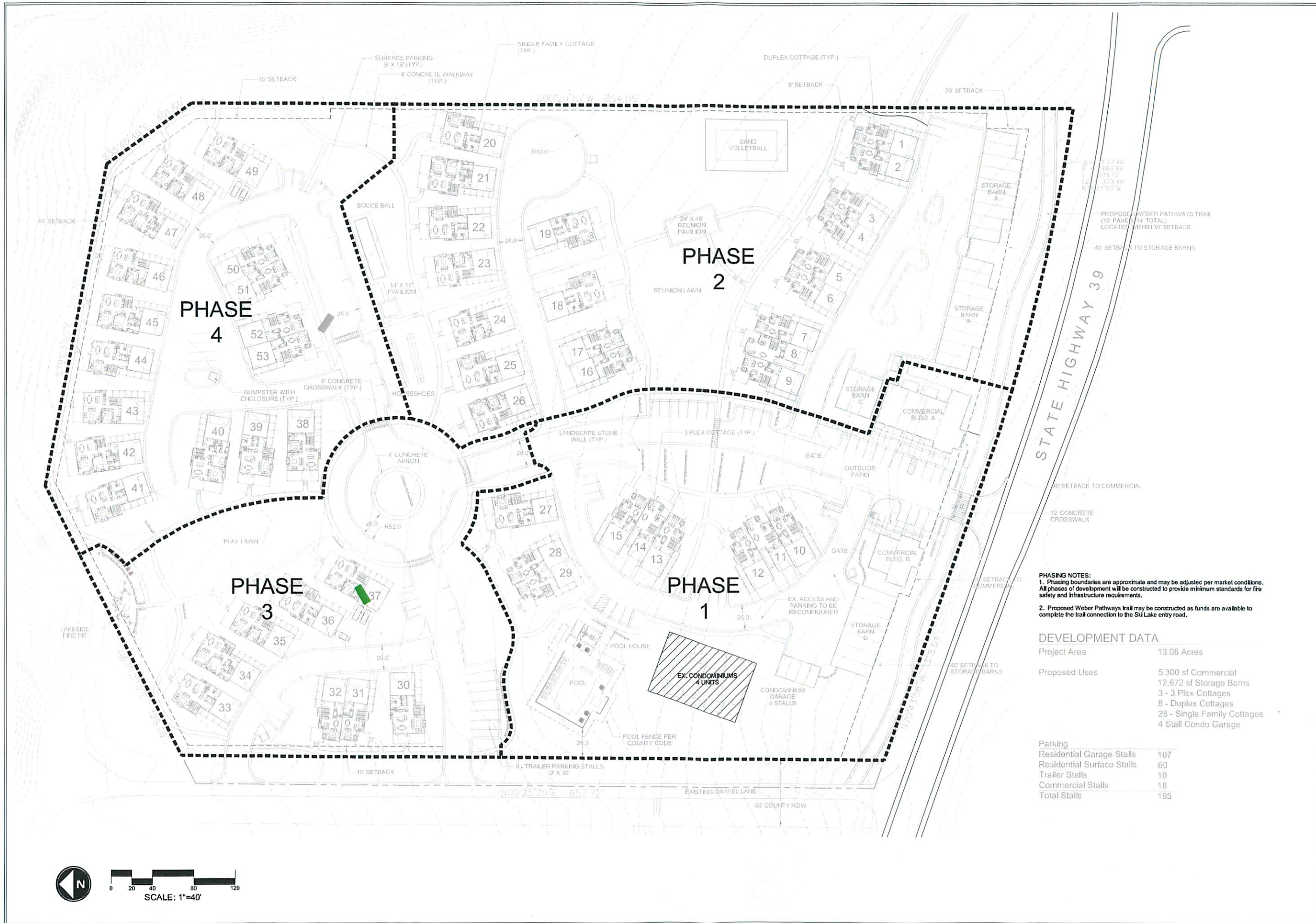
HUNTSVILLE, UTAH



REV.	DATE

PROJECT #: 1111
 DATE: 02/28/12
 TITLE:
 PHASING PLAN

SHEET:
S1.2



PHASING NOTES:
 1. Phasing boundaries are approximate and may be adjusted per market conditions. All phases of development will be constructed to provide minimum standards for fire safety and infrastructure requirements.
 2. Proposed Weber Pathways trail may be constructed as funds are available to complete the trail connection to the SK Lake entry road.

DEVELOPMENT DATA

Project Area	13.08 Acres
Proposed Uses	5,300 sf Commercial 12,672 sf Storage Barns 3 - 3 Plex Cottages 8 - Duplex Cottages 28 - Single Family Cottages 4 Stall Condo Garage
Parking	Residential Garage Stalls 107 Residential Surface Stalls 60 Trailer Stalls 10 Commercial Stalls 18 Total Stalls 195

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