

Land To Sky Const.
 KIRT L. BOVELO
 901-497-1746

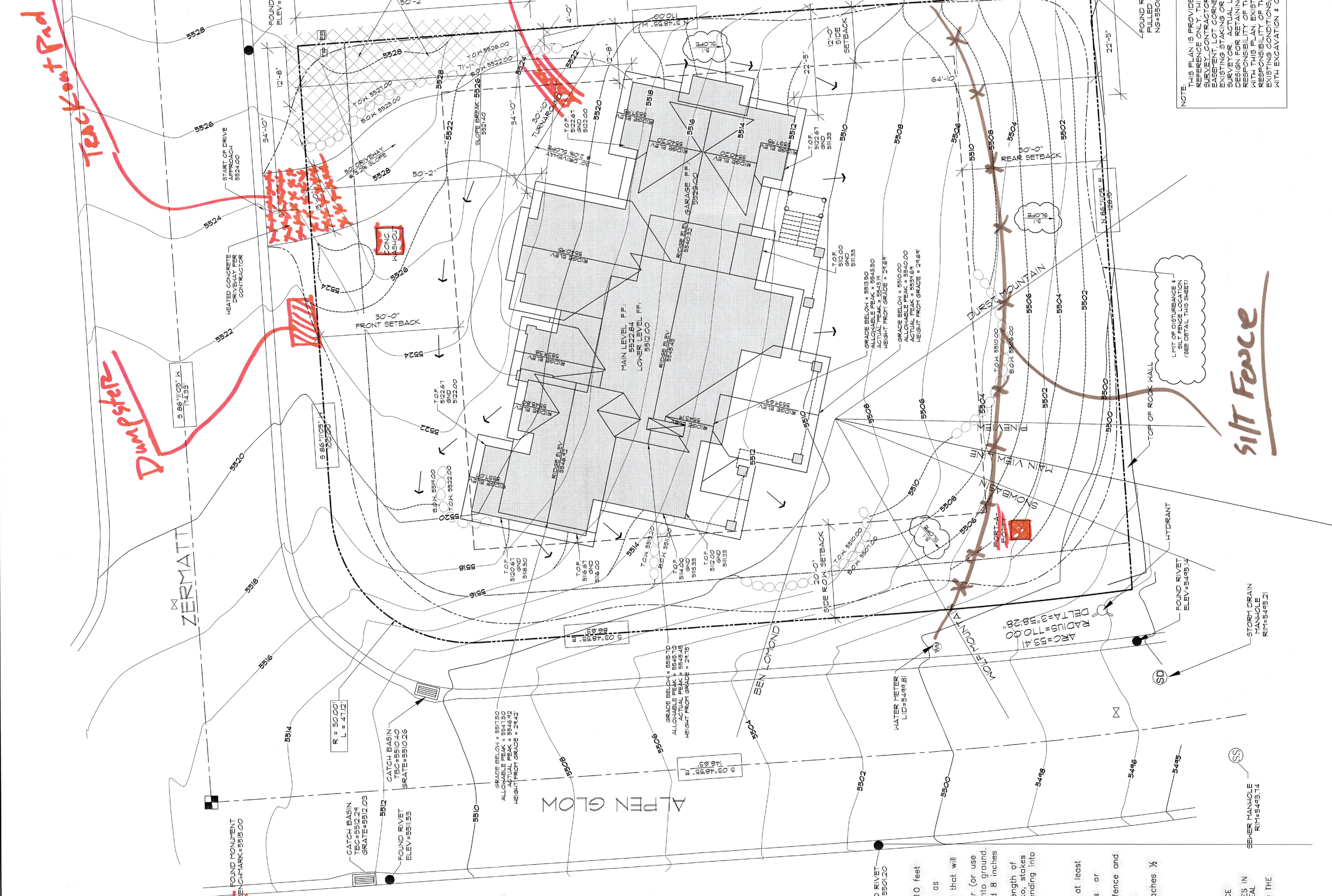
HABITATIONS
 RESIDENTIAL DESIGN GROUP
 VOICE: 801-476-1800
 FAX: 801-476-1828
 450 EAST 1000 S. SUITE 200
 SALT LAKE CITY, UT 84103

TERCER VENT PAD

DUMPSTER

DELIVERY AREA

SQUARE FOOTAGE CALCULATION	
ALLOWABLE SQ. FT.	4500 SQ. FT.
MAIN LEVEL SQ. FT.	2893 SQ. FT.
LOWER LEVEL SQ. FT.	2893 SQ. FT.
LOWER LEVEL STORAGE WITHOUT WINDOWS	-49 SQ. FT.
LOWER LEVEL STORAGE WITH WINDOWS (4 SQ. FT.)	-176 SQ. FT.
UPPER LEVEL SQ. FT.	344 SQ. FT.
TOTAL SQ. FT.	4448 SQ. FT.



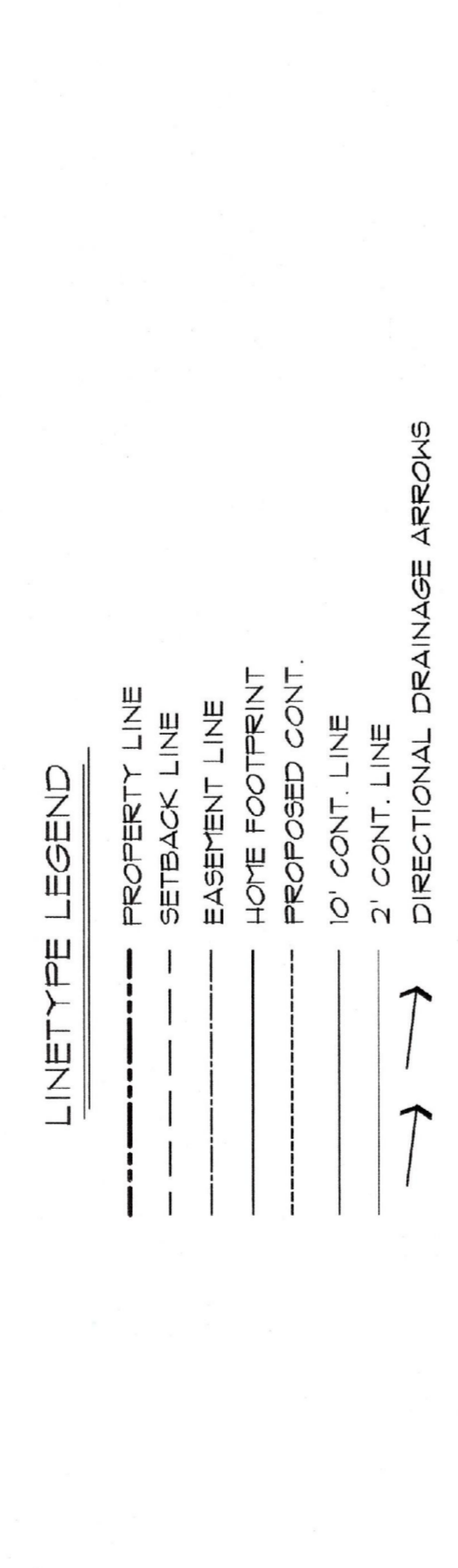
-SITE PLAN-
ELLEN O'KEEFE & MARK HEYVAERT RESIDENCE
 LOT #53
 HIGHLANDS AT WOLF CREEK
 WEBER COUNTY, UTAH

3911M. ZERMATT
 Eden, UT. 84310

SCALE: 1" = 10'-0"
 Area = 2.614 Sq. Ft. = 0.50 ACRE

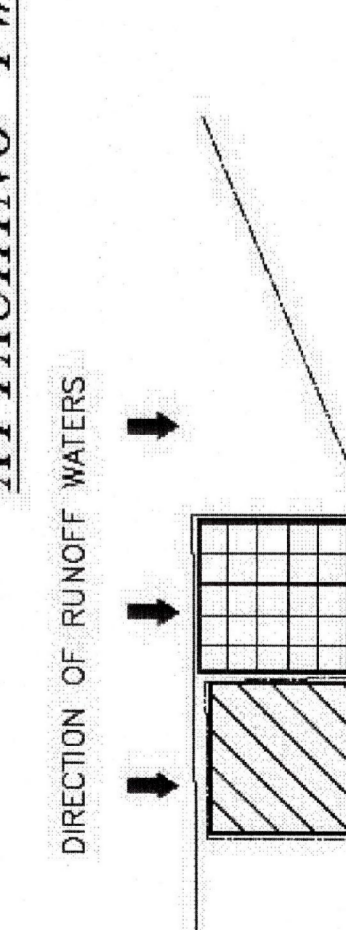
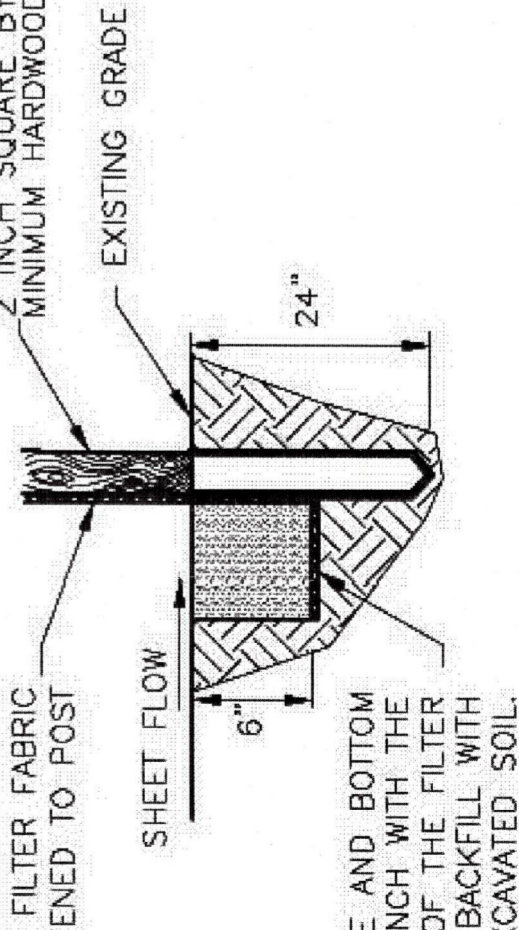
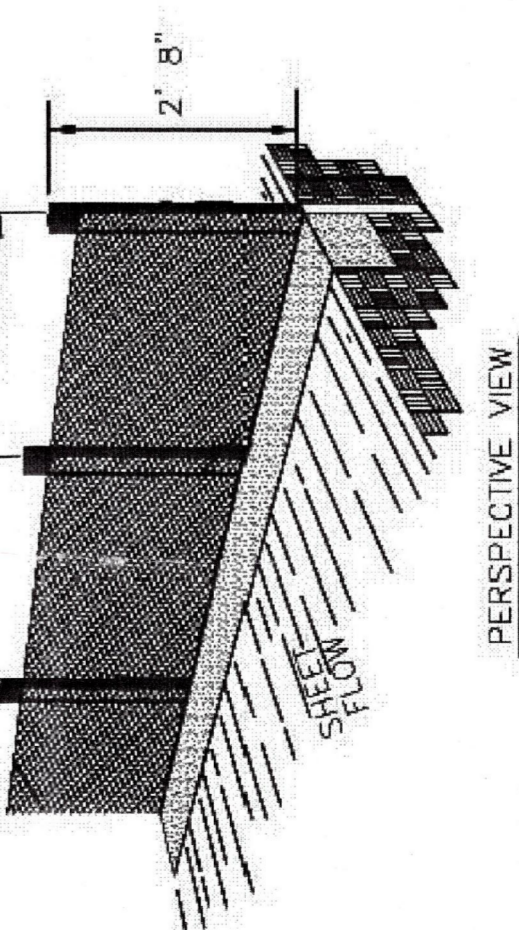
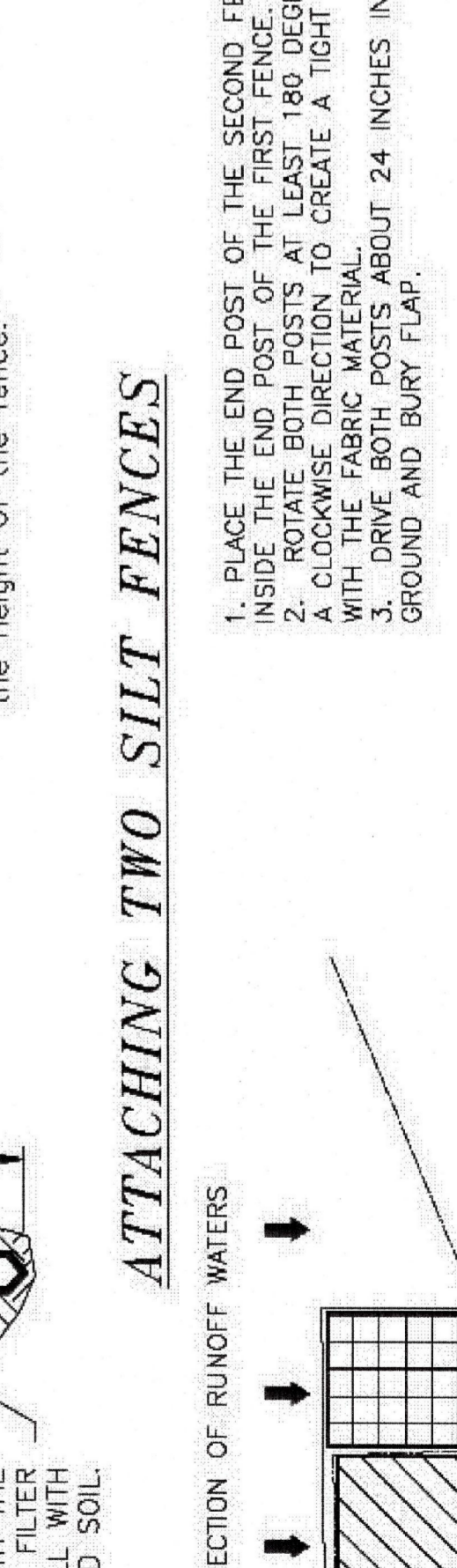
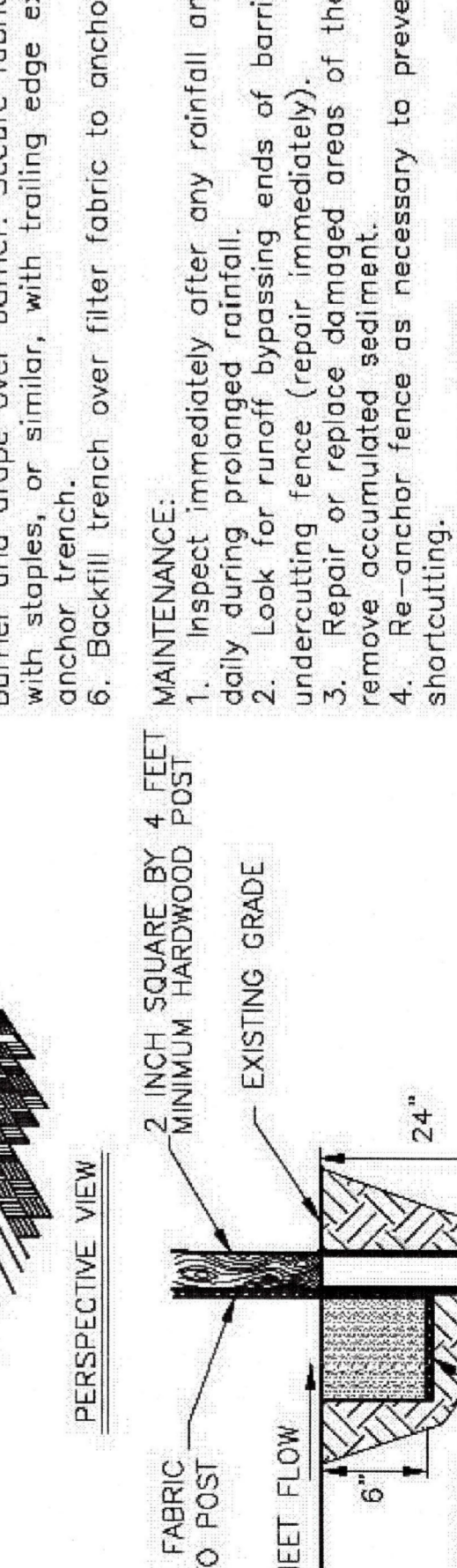
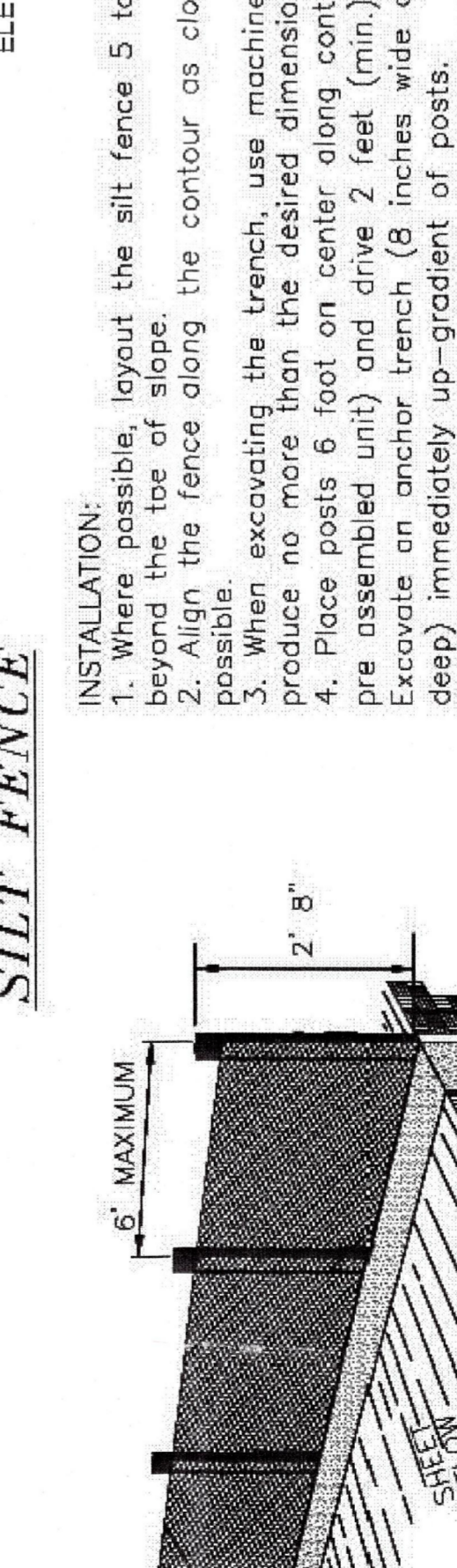
PLEASE NOTE:

- SITE PLAN IS SHOWN FOR INFORMATION ONLY. OWNER / CONTRACTOR SHALL HAVE RESPONSIBILITY TO DETERMINE GRADES AND FINAL PLACEMENT AND ELEVATIONS OF FOOTINGS/FOUNDATIONS AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL STATE, NATIONAL, AND LOCAL BUILDING CODES & ORDINANCES.
- THIS SITE PLAN IS A REPRESENTATION OF CONCRETE FOUNDATIONAL BUILDING FOOTPRINT ONLY. ALL SETBACK INFORMATION SHOWN IS TO CONCRETE FOUNDATION WALLS ONLY. SITE PLAN DOES NOT INDICATE THE LOCATION OF ROOF OVERHANGS OR CANTILEVERS (WALL POPOUTS OR FLOOR OVERHANGS) OR OTHER ARCHITECTURAL ELEMENTS THAT MAY PENETRATE THE PROPERTY SETBACKS OR EASEMENTS. THE PLAN FENITRY, CITY OR OTHER JURISDICTION REVIEWER, CONTRACTOR AND OWNER SHALL REVIEW ALL PLAN SUBMITTAL DRAWINGS (FLOOR PLANS, ELEVATIONS, DETAILS, ETC.) IN CONJUNCTION WITH THE SITE PLAN TO IDENTIFY ANY PROPOSED WALL CANTILEVERS OR OTHER FEATURES THAT MAY ENCRASH INTO SETBACKS AND SHALL REPORT ANY CONCERNS TO THE DESIGNER PRIOR TO EXCAVATION AND/OR CONSTRUCTION.



ALL STORE WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

- PROTECT ALL EXISTING UTILITY LINES WITH A MINIMUM OF 6 INCHES WITHIN THE STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY. EQUIVALENTS TO BE PLACED AND MAINTAINED AROUND ANY STORY DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION. BERRS OR SHALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORY WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS. FIXTURES THAT HAVE FLOOD LEVEL RISKS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACK FLOW OR SURGE BY THE FALLING ANCHOR VALVE. BACKWATER VALVE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.
- TREES AND BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.



NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO HOLD ALL WASTE SHALL BE PROVIDED ON SITE. THIS DISCHARGE AREA MUST BE LINED WITH AN IMPERMEABLE BARRIER.
- SURRY FROM CONCRETE AND ASPHALT SAW CUTTINGS SHALL BE VACUATED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

NOTE: THIS PLAN IS PROVIDED FOR SITE LAYOUT AND GRADING. CONTRACTORS SHOULD VERIFY EXISTING GRADE, EASEMENT, LOT CORNER AND BOUNDARY LOCATIONS WITH EXISTING STAKING OR BY RETAINING A LICENSED LAND SURVEYOR. DESIGN FOR RETAINING WALLS, IF NEEDED, IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS NOT INCLUDED WITH THIS PLAN. EXISTING CONDITIONS MAY VARY FROM EXISTING CONDITIONS, SLOPES, ETC. BEFORE PROCEEDING WITH EXCAVATION & CONSTRUCTION.

LIMIT OF DISTURBANCE: SILT FENCE LOCATION (SEE DETAIL, THIS SHEET)

SILT FENCE

FOUND REBAR & CAP FILLED CUT LYING ON GROUND NS=5500.04

CONCRETE WASTE MANAGEMENT

PLAN REVIEW REQUIREMENTS:

- CONSTRUCTION CODES REFERENCED:
- INTERNATIONAL BUILDING CODE
- INTERNATIONAL MECHANICAL CODE
- INTERNATIONAL ELECTRICAL CODE
- INTERNATIONAL PLUMBING AND MECHANICAL CODE
- INTERNATIONAL FIRE AND SAFETY CODE
- INTERNATIONAL ENERGY EFFICIENCY CODE
- INTERNATIONAL SOIL AND WATER CONSERVATION CODE
- INTERNATIONAL WIND-BURNING REGULATIONS
- INTERNATIONAL MINIMUM CRITERIA FOR CONSTRUCTION

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