

HIGHLANDS BLUFF ESTATES PHASE 2

2225 EAST 6225 SOUTH OGDEN, UTAH

FOR REVIEW NOT FOR CONSTRUCTION

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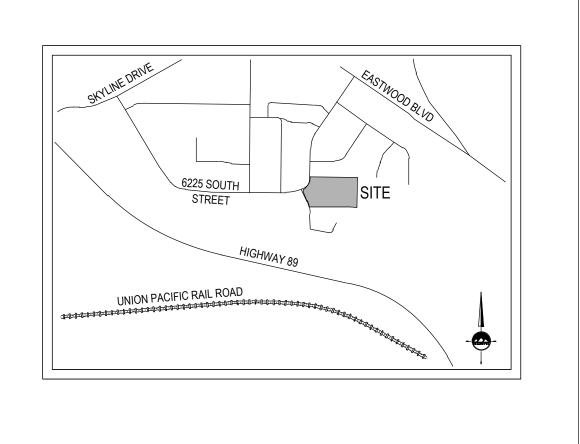
DETAILS

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.

6225 SOUTH UNION PACIFIC RAIL ROAD



NOTICE TO DEVELOPER/CONTRACTOR

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

UTILITY DISCLAIMER

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

GENERAL NOTES

- ALL WORK SHALL CONFORM TO OGDEN CITY STANDARDS & SPECIFICATIONS.
- 2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN. ELEVATION = 4971.186'

4. ALL SECONDARY WATER IRRIGATION SHALL CONFORM TO WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS.

ENSIGN

LAYTON

919 North 400 West Layton, UT 84041 Phone: 801.547.1100

SALT LAKE CITY Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

Phone: 435.896.2983

RICHFIELD

WWW.ENSIGNENG.COM

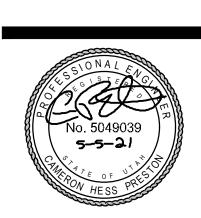
MOORE HOMES 9691 S GRANITE WOODS CIRCLE SANDY, UTAH 84092

CLIENT CONTACT

PHONE: 801-000-0000

ESTATES BLUFF **PHASE ANDS**

HIGHL,



COVER

C.PRESTON

J.MOSS PROJECT MANAGER

GENERAL NOTES: HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1 SURVEYOR'S CERTIFICATE 1. PROPERTY IS ZONED R-1-12. do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. A. FRONT YARD SETBACK IS 30' **AMENDING PORTION OF LOT 1** as prescribed under laws of the State of Utah in accordance with Title 58 Chapter 22. B. REAR YARD SETBACK IS 30' Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by authority of the Owners, I have made a C. SIDE YARD SETBACK IS 10' MINIMUM. TOTAL 24' survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 D. CORNER LOT SIDE YARD SETBACK IS 20' HIGHLANDS BLUFF ESTATES PHASE 1 AMENDMENT 1 **TOWNSHIP 5 NORTH, RANGE 1 WEST** been correctly surveyed and staked on the ground as shown on this plat in accordance with Section 17-23-17. I further certify that all lots 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT meet frontage width and area re-quirements of the applicable zoning ordinances. SALT LAKE BASE AND MERIDIAN AND 10' REAR UNLESS OTHERWISE NOTED HEREON. **WEBER COUNTY, UTAH GENERAL NOTES: APRIL 2020** PLAT NARRATIVE 1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR 2. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT The purpose of this plat is to subdivide Lot 1, Highland Bluff Estates Subdivision Phase 1 into lots and streets. WEST QUARTER CORNER CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB. EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN SECTION 23, TOWNSHIP 5 NORTH, THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY BOUNDARY DESCRIPTION RANGE 1 WEST, S.L.B.&M. OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS 3. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE UNION PACIFIC RAIL ROAD (FOUND 3" WEBER COUNTY BRASS CAP IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL MONUMENT PER WEBER COUNTY RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF A parcel of land, situate in the Southwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said SURVEY TIE SHEETS. FOUND IN GOOD AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE ANY EXISTING MONUMENTS. parcel also located in Weber County, Utah. Being more particularly described as follows: CONDITION) THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT Beginning at the Southwest corner of Lot 110, Eastwood Subdivision No. 7, said point being South 00°37'11" East 1355.37 feet along OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT 4. FOR LOTS LARGER THAN 0.25 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO the section line and North 89°22'49" East 1506.67 feet from the West Quarter Corner of said Section 23 and running thence: PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.11 ACRES AND THAT 2/3 OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED South 89°15'04" East 546.66 feet along the South line of said Eastwood Subdivision No. 7; WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF OF THE REMAINING LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES thence South 00°57'26" West 345.00 feet; IN THE P.U.E. IN ADDITION, ANY FENCES LOCATED ON LOT 204 THAT BLOCKS THE IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT thence North 89°15'04" West 550.92 feet to the easterly right-of-way line of 2225 East Street; IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY ACCESS EASEMENT MUST INCLUDE A 12' WIDE ACCESS GATE TO ALLOW FOR thence along said right-of-way the following three (3) courses and distances: 1) Northerly 69.65 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 79°56'22" West and 5. A GEOTECHNICAL STUDY IS AVAILABLE FOR REVIEW IN THE WEBER COUNTY PLANNING the long chord bears North 17°11'13" West 69.47 feet with a central angle of 14°15'07"); 2) North 24°18'47" West 116.90 feet; 3) Northerly 26.61 feet along the arc of a 20.00-foot radius tangent curve to the right (center bears North 65°41'13" East and the long chord bears North 13°48'00" East 24.69 feet with a central angle of 76°13'33") to the southerly right-of-way line of 6225 thence Northeasterly 170.63 feet along the arc of a 190.00-foot radius curve to the left (center bears North 38°05'06" West and the long chord bears North 26°11'11" East 164.95 feet with a central angle of 51°27'11") along said southerly right-of-way to the Point of Beginning. **CURVE TABLE LOT 75** CURVE RADIUS LENGTH DELTA BEARING CHORD LOT 106 Contains: 199,850 square feet or 4.588 acres and 12 lots and 1 parcel. LOT 123 LOT 109 PC1 | 280.00' | 69.65' | 14°15'07" | N17°11'13"W | 69.47' **LOT 107** PC2 | 20.00' | 26.61' | 76°13'41" | N13°48'03"E | 24.69' **EASTWOOD EASTWOOD SUBDIVISION NO 5** PC3 | 190.00' | 170.63' | 51°27'11" | N26°11'11"E **SUBDIVISION NO. 7** C4 | 20.00' | 31.42' | 90°00'00" | S20°41'13"W | 28.28' POINT OF BEGINNING C5 | 125.00' | 35.76' | 16°23'32" | \$73°52'59"W | 35.64' ∕-- 20.0' PU&DE -----S 89°15'04" E 546.66' C6 | 125.00' | 18.91' | 8°40'11" | S86°24'50"W | 18.90' C7 | 125.00' | 54.67' | 25°03'43" | S78°13'05"W | 54.24' -15.0' SECONDARY WATER EASEMENT IN FAVOR OF C8 | 30.00' | 21.50' | 41°03'38" | N68°43'15"W | 21.04' WEBER BASIN WATER — HIGHLAND BLUFF ESTATES CONSERVANCY DISTRICT C9 30.00' 3.50' 6°40'41" N44°51'06"W Trent R. Williams, PLS **SUBDIVISION PHASE 1** License no. 8034679 C10 | 30.00' | 25.00' | 47°44'19" | N65°22'55"W | 24.28' C11 | 55.50' | 73.62' | 76°00'08" | S79°30'49"E | 68.34' **LOT 17** C12 | 55.50' | 54.00' | 55°45'03" | N34°36'35"E | 51.90' **LOT 210 LOT 209** MON (FOUND) 0.346 acres 18,956 sq.ft. 12,825 sq.ft. 12,825 sq.ft. 12,519 sq.ft. C13 | 55.50' | 52.76' | 54°28'09" | N20°30'01"W | 50.80' 0.435 acres 0.294 acres 0.294 acres 0.287 acres C14 | 55.50' | 67.71' | 69°53'48" | N82°41'00"W | 63.58' **DETENTION POND** OWNER'S DEDICATION C15 | 55.50' | 18.75' | 19°21'29" | S52°41'22"W | 18.66' **EASEMENT ACROSS** We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets C16 | 55.50' | 266.84' | 275°28'38" | N0°44'56"E | 74.65' (private streets/private right-of-way's) as shown hereon and name said tract: C17 | 30.00' | 25.00' | 47°44'19" | N66°52'47"E | 24.28' HIGHLANDS BLUFF ESTATES -10.0' PU&DE **LOT 207 COLTON B. AND** 2276 EAST C18 | 180.00' | 1.65' | 0°31'32" | N89°30'50"W | 2258 EAST 2288 EAST 14,932 sq.ft. HAILEE JO MCSWAIN **SUBDIVISION PHASE 1 AMENDMENT 1** C19 | 180.00' | 77.08' | 24°32'11" | S77°57'18"W 88.35' 90.00' 07-097-0028 C20 | 180.00' | 78.73' | 25°03'43" | S78°13'05"W | 78.11' 6235 SOUTH STREET C21 | 20.00' | 31.42' | 90°00'00" | S69°18'47"E | 28.28' In witness whereof We(I) have hereto set our hands(s) this _____ day of __ S 89°15'04" E 231.45' C22 | 152.50' | 66.71' | 25°03'43" | S78°13'05"W | 66.18' 63.28' (PUBLIC STREET) By: Randy Moore Moore Homes LC 70% ETAL 2257 EAST 2273 EAST 2287 EAST **LEGEND** 10.0' PU&DE -/ N 24°18'47" W— By: Ken Rindlesbach ACCESS EASEMENT 116.90' Celebrity Construction Inc. 30% ETAL IN FAVOR OF CENTRAL SECTION CORNER -10.0' PU&DE 2291 EAST WEBER SEWER DISTRICT **LOT 206** PROPOSED STREET MONUMENT 16,254 sq.ft. **LOT 204** ENSIGN ENG. 0.373 acres 13,229 sq.ft. SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP **LOT 202 LOT 203** OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." 0.304 acres LOT 201 13,275 sq.ft. 25.0'STORM DRAIN-0.305 acres 0.305 acres 12,000 sq.ft. UTILITY EASEMENT PROPERTY LINE **LOT 205** 0.275 acres SEE HIGHLANDS 13,006 sq.ft. BLUFF ESTATES ----- ROAD CENTERLINE 0.299 acres — — — SECTION LINE **HIGHLAND BLUFF ESTATES** CCESS EASEMENT I _ _ _ _ _ _ _ _ **SUBDIVISION PHASE 1** FAVOR OF UINTAH LIMITED LIABILITY COMPANY ACKNOWLEDGMENT HIGHLANDS IMPROVEMENT SECONDARY WATER EASEMENT **LOT 15** STATE OF UTAH (S 66°14'35" E) County of Davis 7.0' PU&DE ACCESS EASEMENT (25.58')76.97' HAILEE J MCSWAIN 138.43' ________ DETENTION POND EASEMENT 65.52' **FAMILY TRUST** N 89°15'04" W 550.92' ─10.0' PU&DE 07-097-0003 sworn, acknowledged to me that He is the _ a Limited Liability Company and that He signed the Owner's SNOW STORAGE EASEMENT EASEMENT TO REMAIN Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same. LOT 5 LOT 2 HAILEE J MCSWAIN 10' SANITARY — 10' STORM DRAIN EASEMENT. LOT 6 **FAMILY TRUST** MY COMMISSION EXPIRES: SEWER EASEMENT. SEE HIGHLANDS BLUFF ESTATES HIGHLAND BLUFF ESTATES SEE HIGHLANDS 07-097-0004 RESIDING IN **BLUFF ESTATES SUBDIVISION PHASE 1** NOTARY PUBLIC PHASE 1 HIGHLANDS BLUFF ESTATES **SUBDIVISION PHASE 1 AMENDMENT 1** HORIZONTAL GRAPHIC SCALE <u>DEVELOPER</u> LOCATED IN THE SOUTHWEST CORNER OF MOORE HOMES **SECTION 23** WEBER COUNTY RECORDER 9691 S GRANITE WOODS CIRCLE TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN SANDY, UTAH HORZ: 1 inch = 40 ft. WEBER COUNTY, UTAH FILED FOR RECORD AND RECORDED THIS DAY OF , 20 , AT IN BOOK OF OFFICIAL RECORDS WEBER COUNTY SURVEYOR SHEET 1 OF 1 **COUNTY ATTORNEY'S APPROVAL** COUNTY COUNCIL APPROVAL PLANNING COMMISSION APPROVAL COUNTY ENGINEER'S APPROVAL REVIED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE PROJECT NUMBER: 9455 Phone: 801.255.0529 919 North 400 West HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER SOUTHWEST CORNER MANAGER: C.PRESTON COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR APPROVED THIS APPROVED THIS SECTION 23, TOWNSHIP 5 NORTH, Phone: 435.843.3590 BY THE WEBER COUNTY COUNCIL Phone: 801.547.1100 WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITES AND/OR BY THE WEBER COUNTY ATTORNEY. BY THE COUNTY PLANNING COMMISSION APPROVAL BY THE WEBER COUNTY ENGINEER **CEDAR CITY** Phone: 435.865.1453 RANGE 1 WEST, S.L.B.&M. **ENSIGN** Phone: 801.547.110 Fax: 801.593.6315 DRAWN BY: J.MOSS LIABILITIES ASSOCIATED THEREWITH. ((FOUND 3" WEBER COUNTY BRASS CAP WEBER COUNTY RECORDER RICHFIELD Phone: 435.896.2983 SIGNED THIS DAY OF CHECKED BY : T.WILLIAMS MONUMENT PER WEBER COUNTY SURVEY TIE SHEETS. FOUND IN GOOD WWW.ENSIGNENG.COM DATE: 5/5/2021 DEPUTY RECORDER WEBER COUNTY ATTORNEY CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER COUNTY RECORDER CITY MAYOR WEBER COUNTY SURVEYOR WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

GENERAL NOTES

- 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.
- 2. 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.
- 3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY
- 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.
- 8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.

- 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
- 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
- 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
- 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
- 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 ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
- IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- 17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO
- 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
- 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.
- 27. 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
- 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

- 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 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- 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 PROJECT LIMITS.
- 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 SATISFACTION OF THE OWNER OF SAID FACILITIES.
- 9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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 AND GROUTED OR SEALED.
- 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 CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- 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 DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- 15. 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.
- 16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- 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.

TRAFFIC CONTROL AND SAFETY NOTES

- 1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
- 2. 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 WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- 5. 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
- SATISFACTION OF THE GOVERNING AGENCY.
- 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 TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- 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 FOR TEMPORARY RELOCATION OF STOP

DEMOLITION NOTES

- 1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- 2. 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.
- 2. 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
- 10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE
- 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
- 12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY
- 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.
- CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY
- 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
С	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
Pl	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	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	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
\\/	WATER LINE

WATER LINE

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

SECTION CORNER EXISTING MONUMENT

PROPOSED MONUMENT EXISTING REBAR AND CAP SET ENSIGN REBAR AND CAP

EXISTING WATER METER PROPOSED WATER METER EXISTING WATER MANHOLE PROPOSED WATER MANHOLE

LEGEND

EXISTING WATER BOX EXISTING WATER VALVE PROPOSED WATER VALVE

EXISTING FIRE HYDRANT

EXISTING IRRIGATION BOX

PROPOSED FIRE HYDRANT 9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH

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

OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND

- ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE
- RESPONSIBILITY OF THE CONTRACTOR.
- 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 PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.

EXISTING FLOW DIRECTION EXISTING TREE 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 — — EXISTING FENCE ----- X ------ PROPOSED FENCE - · · - · · · - EXISTING FLOW LINE — — · — — · — GRADE BREAK — sd — EXISTING STORM DRAIN LINE CATCHMENTS — — HWL — — HIGHWATER LINE PROPOSED FIRE DEPARTMENT CONNECTION — ─ SS — — EXISTING SANITARY SEWER EXISTING SECONDARY WATER VALVE PROPOSED SECONDARY WATER VALVE — — Id — EXISTING LAND DRAIN LINE EXISTING IRRIGATION VALVE PROPOSED LAND DRAIN LINE PROPOSED IRRIGATION VALVE ----- PROPOSED LAND DRAIN SERVICE LINE **EXISTING SANITARY SEWER MANHOLE** — — w — — EXISTING CULINARY WATER LINE PROPOSED SANITARY SEWER MANHOLE EXISTING SANITARY CLEAN OUT — – – w — – – w — PROPOSED CULINARY WATER SERVICE LINE EXISTING STORM DRAIN CLEAN OUT BOX — — SW — — EXISTING SECONDARY WATER LINE PROPOSED STORM DRAIN CLEAN OUT BOX — irr — — EXISTING IRRIGATION LINE

EXISTING STORM DRAIN INLET BOX EXISTING STORM DRAIN CATCH BASIN PROPOSED STORM DRAIN CATCH BASIN EXISTING STORM DRAIN COMBO BOX ----- ohp ----- EXISTING OVERHEAD POWER LINE PROPOSED STORM DRAIN COMBO BOX — e — EXISTING ELECTRICAL LINE EXISTING STORM DRAIN CLEAN OUT — g — EXISTING GAS LINE EXISTING STORM DRAIN CULVERT — t — EXISTING TELEPHONE LINE PROPOSED STORM DRAIN CULVERT ACCESSIBLE ROUTE TEMPORARY SAG INLET PROTECTION · · · · · · · · SAW CUT LINE TEMPORARY IN-LINE INLET PROTECTION STRAW WATTLE TEMPORARY BERM EXISTING ELECTRICAL MANHOLE SF — TEMPORARY SILT FENCE LIMITS OF DISTURBANCE

EXISTING ELECTRICAL BOX **EXISTING TRANSFORMER** EXISTING UTILITY POLE PROPOSED WALL EXISTING CONTOURS EXISTING LIGHT PROPOSED LIGHT PROPOSED CONTOURS BUILDABLE AREA WITHIN SETBACKS EXISTING GAS METER PUBLIC DRAINAGE EASEMENT EXISTING GAS MANHOLE

EXISTING ASPHALT TO BE REMOVED

PROPOSED REVERSE PAN CURB AND GUTTER

PROPOSED ASPHALT

TRANSITION TO REVERSE PAN CURB

EXISTING CONCRETE

EXISTING BUILDING

PROPOSED BUILDING

PROPOSED CONCRETE

BUILDING TO BE REMOVED

EXISTING CURB AND GUTTER

PROPOSED CURB AND GUTTER

CONCRETE TO BE REMOVED

EXISTING GAS VALVE EXISTING TELEPHONE MANHOLE EXISTING TELEPHONE BOX EXISTING TRAFFIC SIGNAL BOX

EXISTING CABLE BOX EXISTING BOLLARD PROPOSED BOLLARD EXISTING SIGN

PROPOSED SIGN EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION

DENSE VEGETATION

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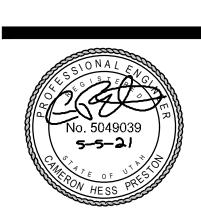
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GENERAL NOTES

FOR REVIEW

J.MOSS C.PRESTON PROJECT MANAGER C.PRESTON



BENCHMARK

WEST QUARTER CORNER OF SECTION 23 TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

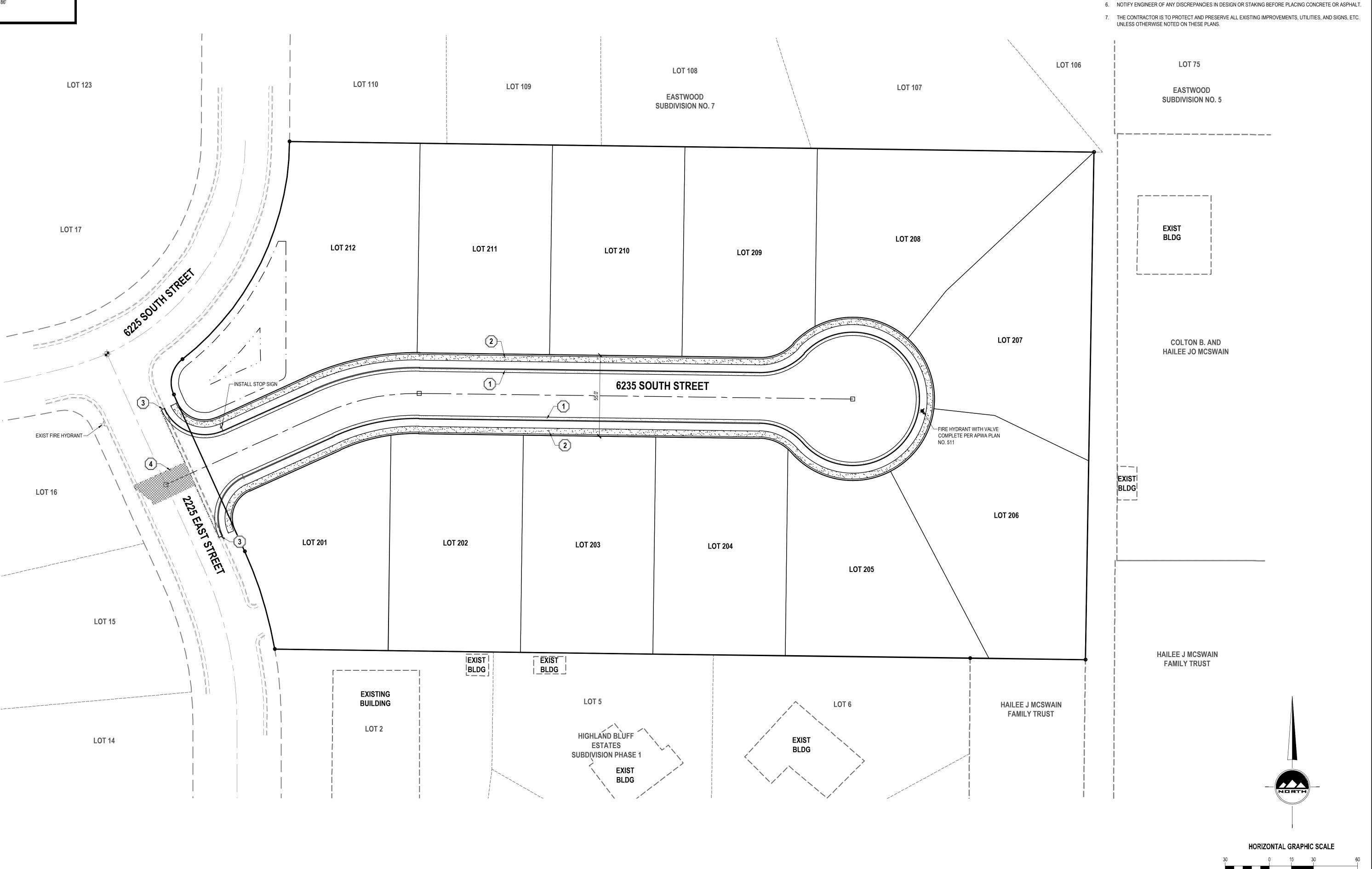
ELEV = 4971.186'

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

- 1 30" CURB AND GUTTER
- 2 4.0' SIDEWALK
- 3 MATCH EXISTING IMPROVEMENTS
- 4 SAWCUT, REMOVE AND REPLACE ASPHALT AND CONCRETE

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. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- 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.





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SITE PLAN

DRAWN BY J.MOSS CHECKED BY C.PRESTON PROJECT MANAGER C.PRESTON

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

C-100



Detention Calculations (100-year storm) Catchment Calculations (10-year storm) Orifice Calculations: Q=C_dA_o(2gh)¹ Basin Tributary Area 199,859 SF Time of Concentration: High Water Elevation: 4,821.45 FT Runoff coefficient C: 0.30 2.06 in/hr Rainfall Intensity I: Box Invert 4,816.30 FT 0.10 cfs/acre Release Rate 0.013 Mannings N Nowed Basin Discharge* 0.459 CFS Peak Release 0.459 cfs C Flow (CFS) Destination Catchment Area (SF) Allowable Bypass 1.468 CFS 0.30 3.823 SD-EX1 0.30 1.167 SD-EX2 Cumulative Net Allowed Required 1 EX 271,496 Total Discharge 1.926 CFS Basin** Time (min) i(in/hr) Runoff to Basin (c.f.) C^q 0.62 Storage 0.30 0.242 Offsite 17,200 Orifice Area 24.57 IN² 0.30 74,482 Orifice Diameter 5.6 IN 275 5.60 4,625 4,350 19,532 0.30 0.275 Offsite 19,004 0.30 0.268 SD 1 4.63 413 5,736 5,323 3.12 7,730 826 6,904 Pipe Design (10-year storm) 1.93 9,564 1,652 7,912 Mannings N (ADS) 11,100 3,303 7,796

GENERAL NOTES 1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND 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 MATERIALS AND PLACEMENT OF ACCEPTABLE FILL 4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS. 5. 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 ADDITIONAL 6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD

CURB AND GUTTER OR STORM DRAIN INLETS. 7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND

9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE

ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF

11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDE

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THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING



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RICHFIELD

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MOORE HOMES 9691 S GRANITE WOODS CIRCLE SANDY, UTAH 84092 CONTACT:

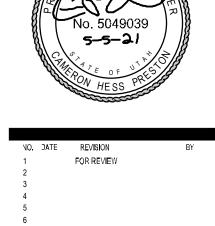
CLIENT CONTACT PHONE: 801-000-0000

EAS' Τ

BLUFF

ANDS

HIGHL,



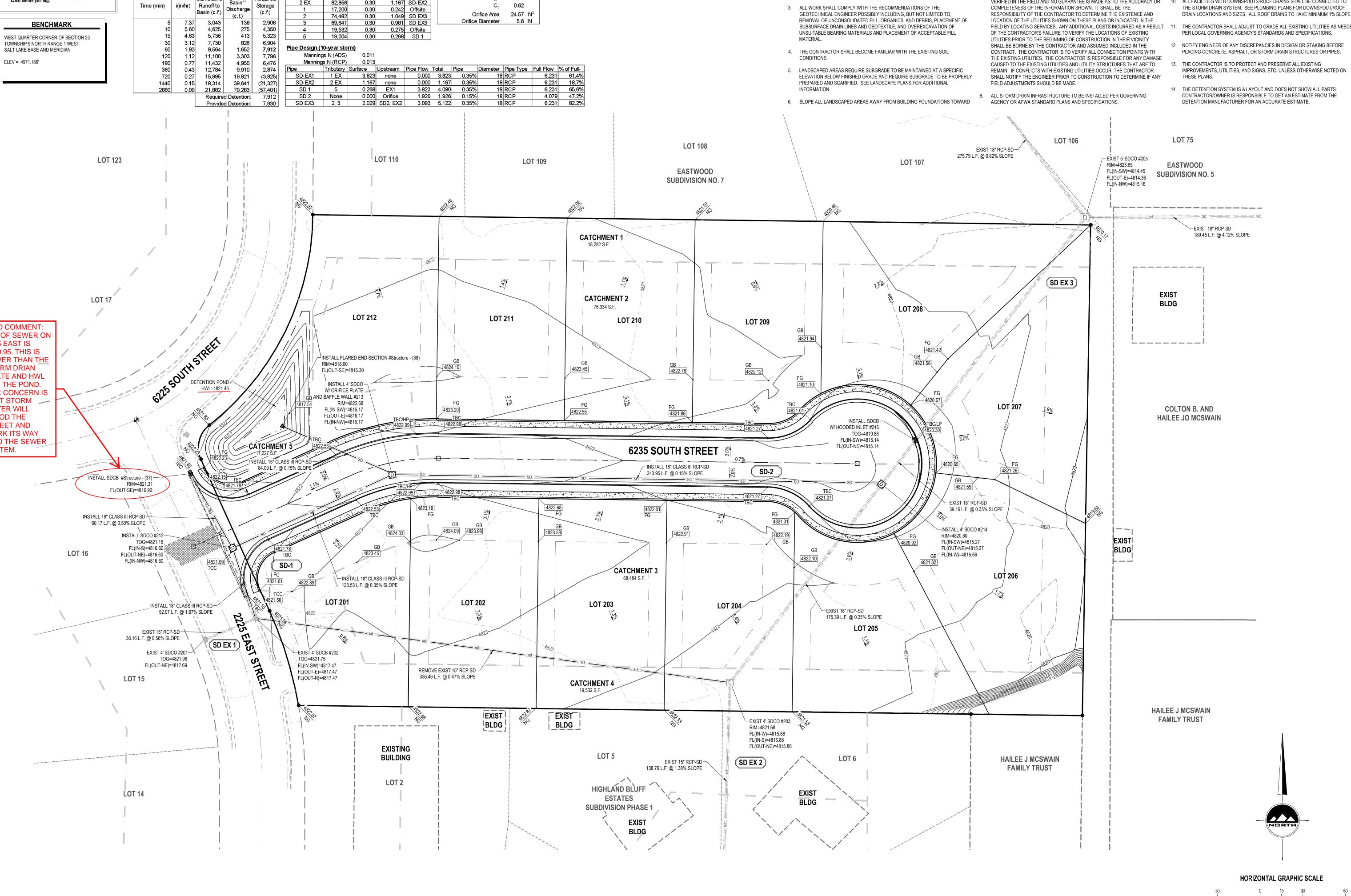
GRADING/DRAINAGE

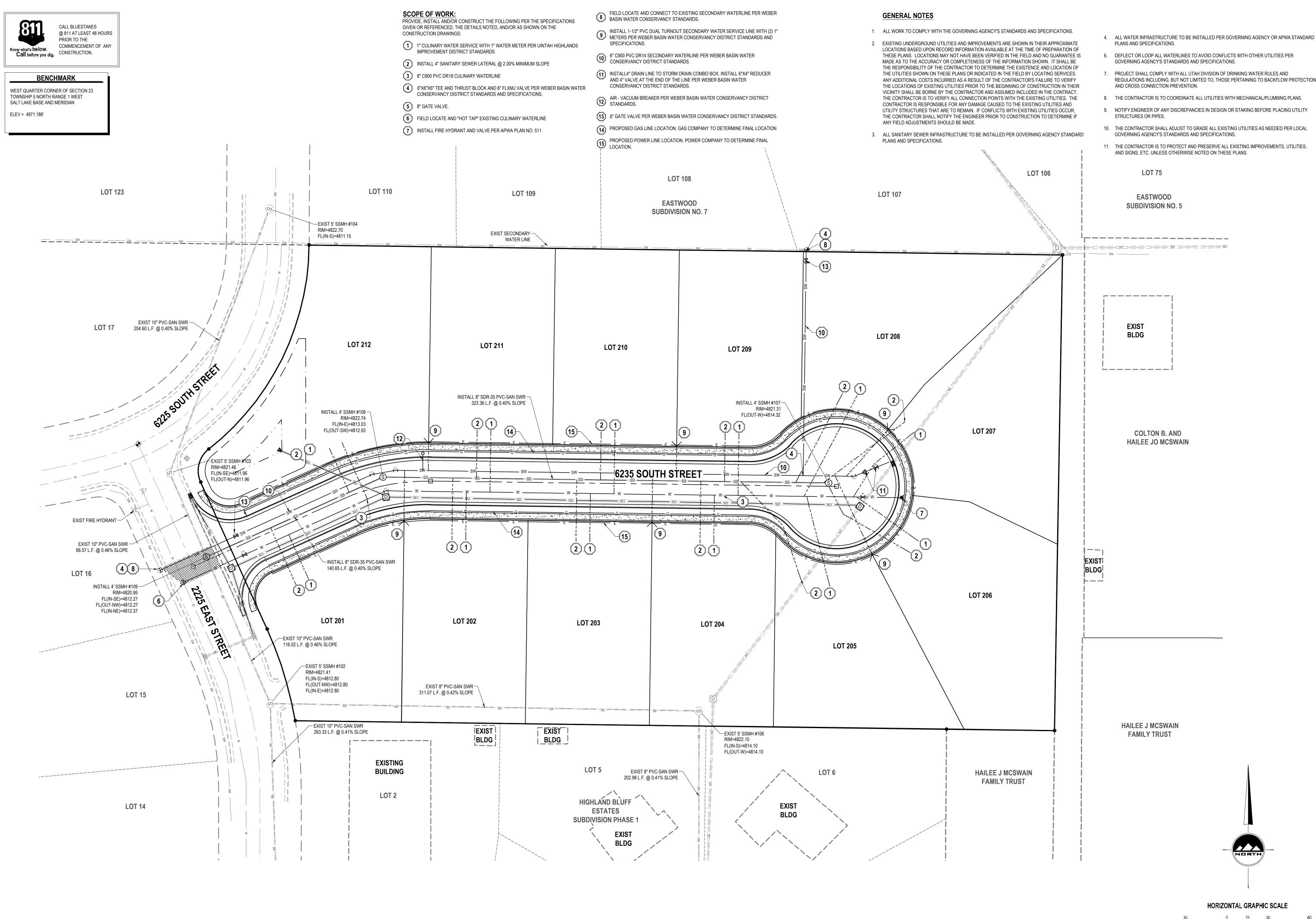
PRINT DATE 5/5/21 C.PRESTON J.MOSS PROJECT MANAGER

C.PRESTON

HORZ: 1 inch = 30 ft.

C-200







LAYTON

919 North 400 West Layton, UT 84041 Phone: 801.547.1100

SALT LAKE CITY Phone: 801.255.0529

TOOELE Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

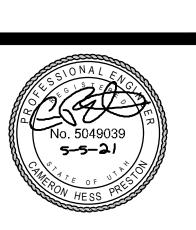
MOORE HOMES 9691 S GRANITE WOODS CIRCLE SANDY, UTAH 84092

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BLUFF EAS' ANDS HIGHL,



FOR REVIEW

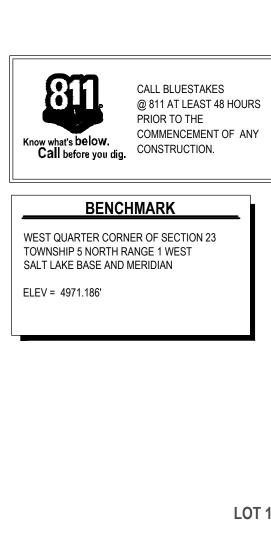
UTILITY PLAN

PROJECT MANAGER

HORZ: 1 inch = 30 ft.

CHECKED BY C.PRESTON J.MOSS

C.PRESTON C-300



REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
0			

GENERAL NOTES

- 1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS 4. APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
- 2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT

TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.

- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION



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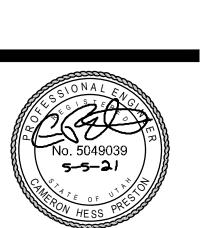
MOORE HOMES 9691 S GRANITE WOODS CIRCLE SANDY, UTAH 84092 CONTACT:

CLIENT CONTACT PHONE: 801-000-0000

ESTATES BLUFF

HIGHLANDS

PHA 2225 EAST OGDE



FOR REVIEW

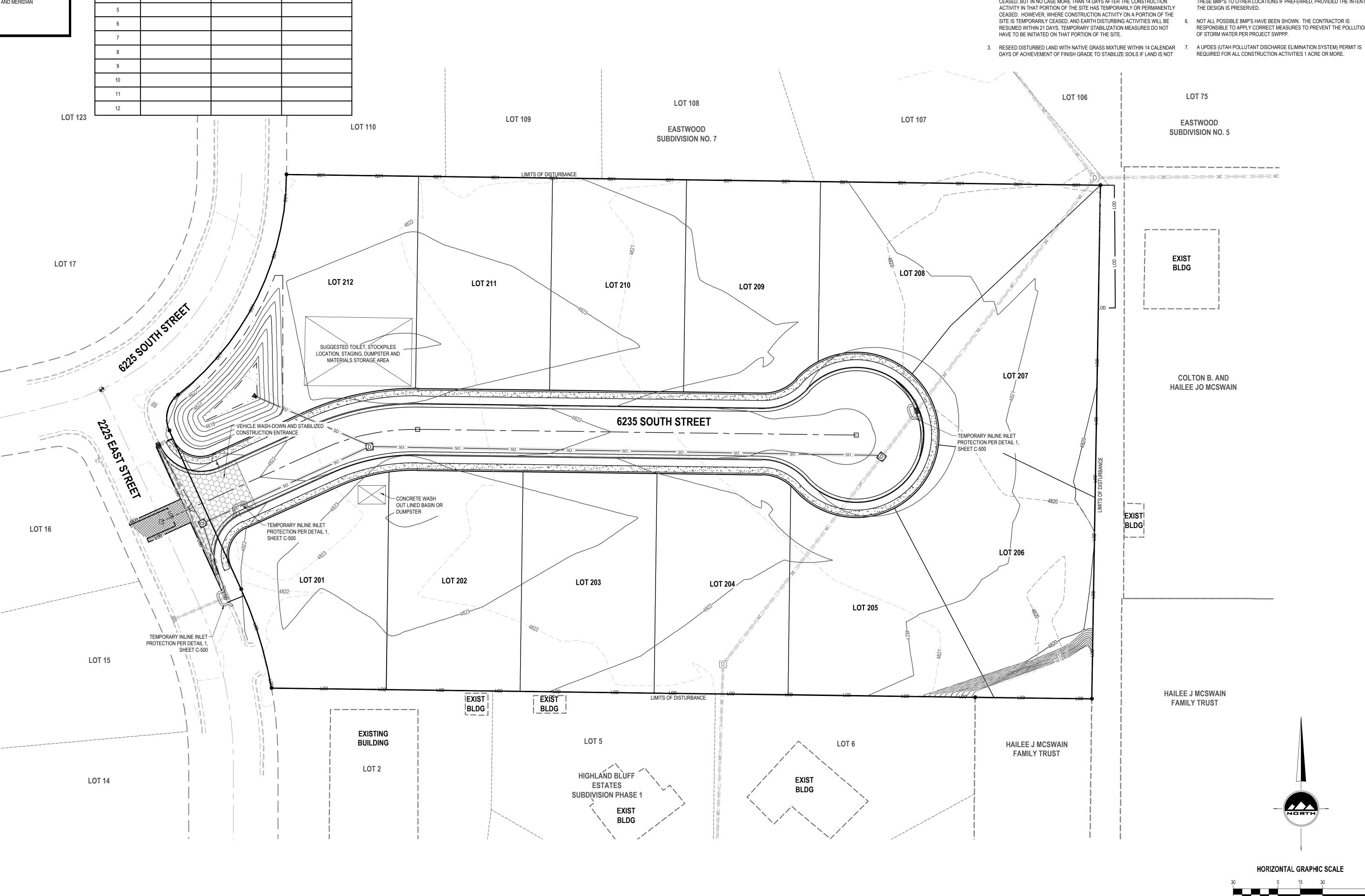
EROSION CONTROL

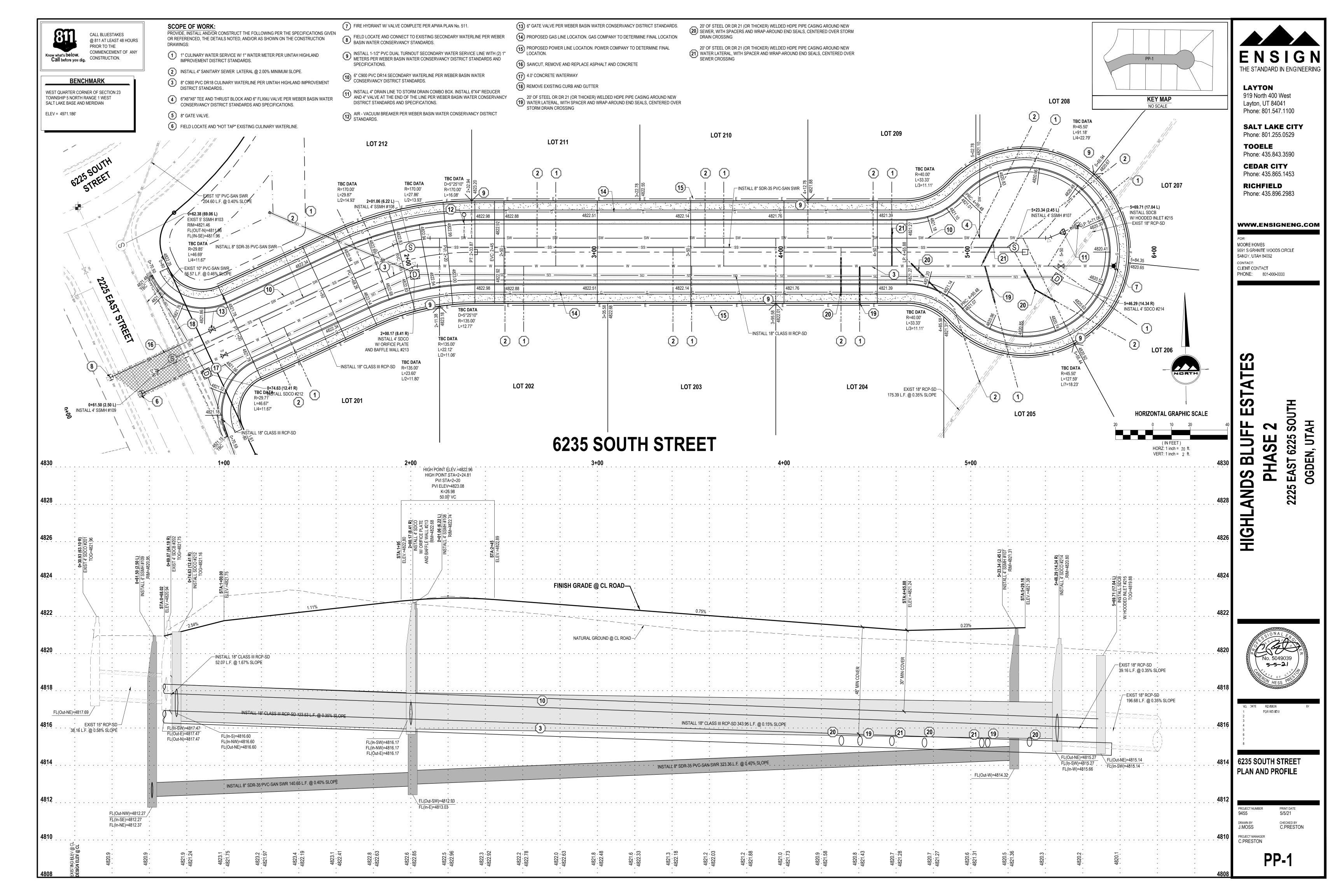
PRINT DATE 5/5/21 CHECKED BY C.PRESTON

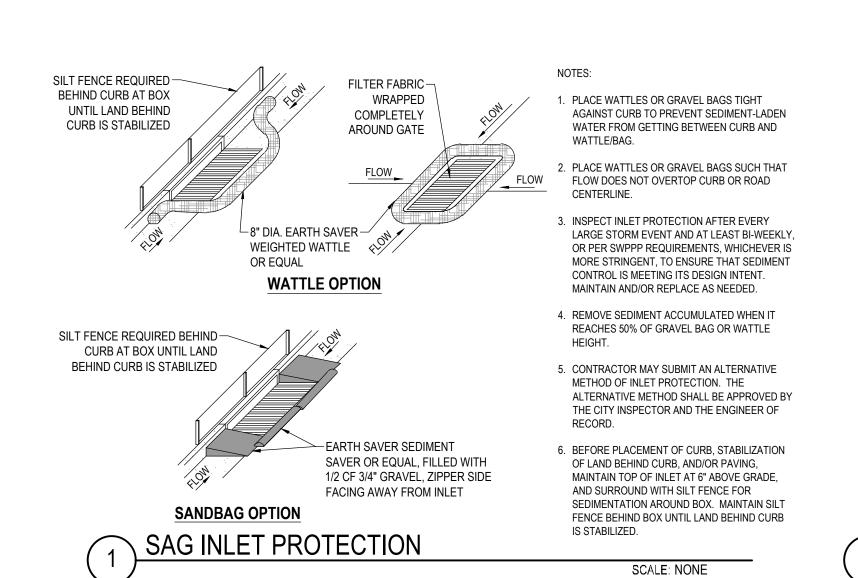
DRAWN BY J.MOSS PROJECT MANAGER C.PRESTON

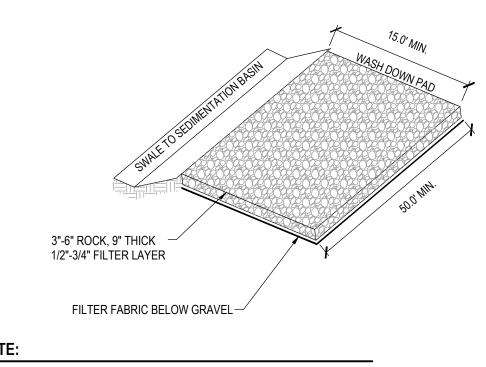
 $HOR\dot{Z}$: 1 inch = 30 ft.

C-400

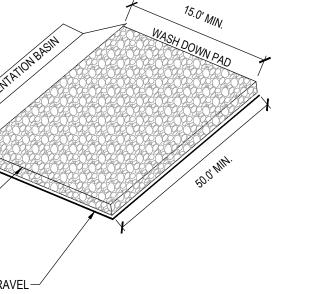






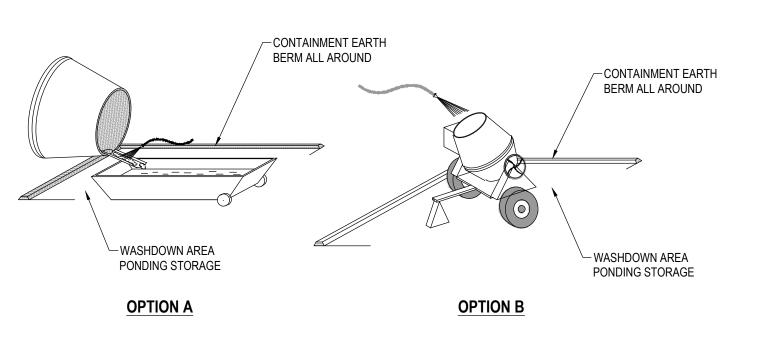


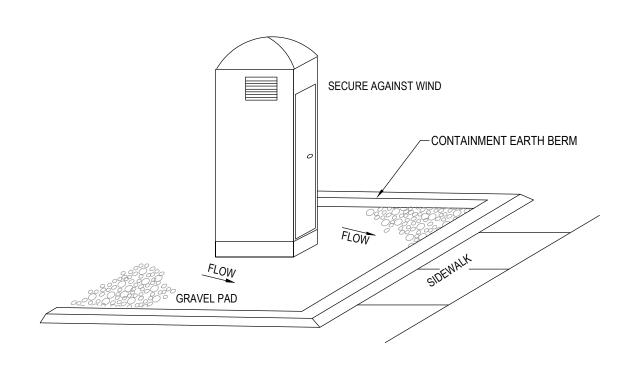
STABILIZED CONSTRUCTION ENTRANCE



SCALE: NONE

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"



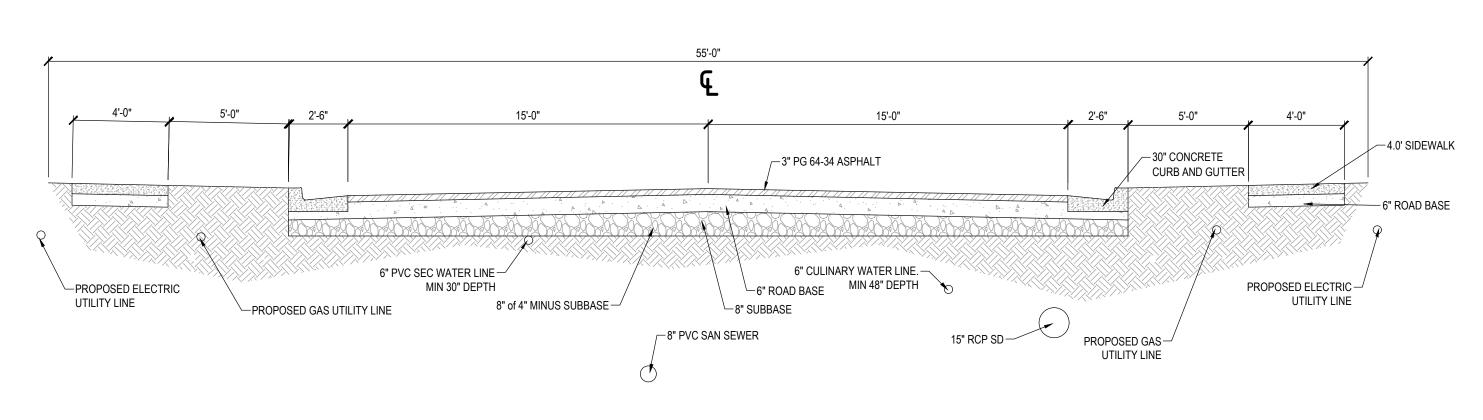


CONCRETE WASTE MANAGEMENT

PORTABLE TOILET

SCALE: NONE

SCALE: NONE



5 55.0' ROAD CROSS SECTION

SCALE: NONE



9691 S GRANITE WOODS CIRCLE

MOORE HOMES

THE STANDARD IN ENGINEERING

LAYTON

TOOELE

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CEDAR CITY

RICHFIELD

SALT LAKE CITY

Layton, UT 84041

ESTATE BLUFF 2225 EAST OGDE **HIGHLANDS**

DETAILS

DRAWN BY J.MOSS PROJECT MANAGER C.PRESTON