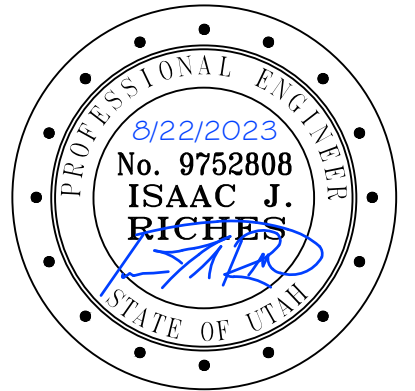




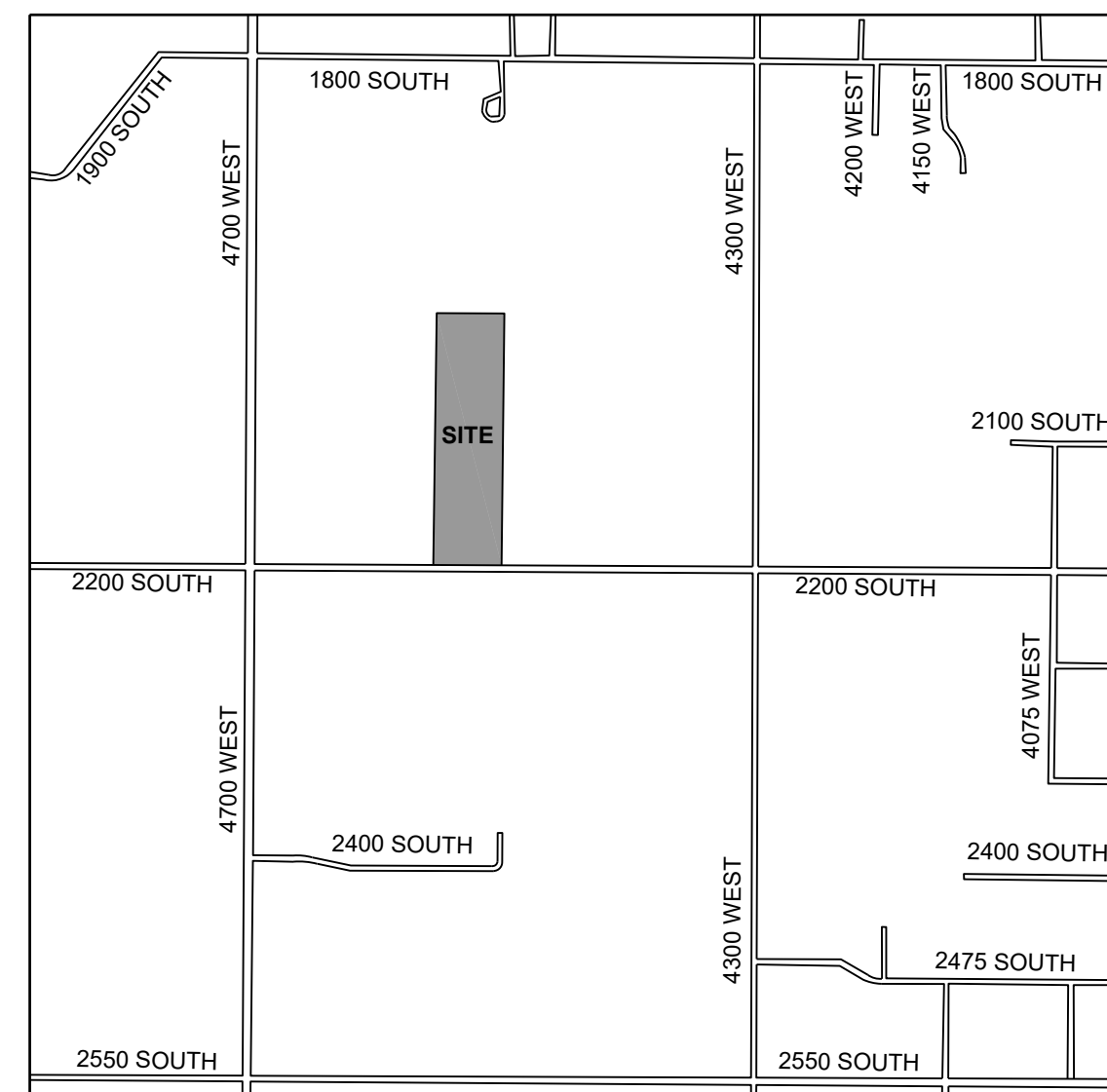
1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191



SINGLETREE ACRES SUBDIVISION

**4520 WEST 2200 SOUTH
TAYLOR, UTAH 84401**

**A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH**



VICINITY MAP

1. ALL WORK SHALL CONFORM TO WEBER COUNTY'S STANDARDS & SPECIFICATIONS
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE CARIOUS 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.

GENERAL NOTES

SHEET INDEX		
PAGE #	SHEET #	SHEET TITLE
1	C000	COVER SHEET
2	1 OF 1	PLAT
3	C100	GENERAL NOTES
4	C200	SITE PLAN
5	C300	UTILITY PLAN
6	C301-C305	PLAN AND PROFILE
7	C400	GRADING PLAN

SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
NAME: CHAD BUCK
ADDRESS: 2205 SOUTH 400 EAST
CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTB@HOMES190GMAIL.COM

REV	COMMENT

SHEET NO.
C000
PRELIMINARY
COVER PAGE

SINGLETREE ACRES SUBDIVISION PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH
AUGUST, 2022

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SINGLETREE ACRES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS _____ DAY OF _____, 20__

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, T6N, R2W, SLB&M, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS MONUMENT AT THE CENTER OF SAID SECTION 29 WHENCE THE BRASS MONUMENT UNDER RING AND LID AT THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 89°11'53" EAST A DISTANCE OF 2633.22 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°11'53" EAST ALONG SAID LINE A DISTANCE OF 989.56 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°43'50" EAST A DISTANCE OF 1333.85 FEET;

THENCE SOUTH 89°12'17" EAST A DISTANCE OF 326.57 FEET;

THENCE SOUTH 00°43'10" WEST A DISTANCE OF 1333.89 FEET;

THENCE NORTH 89°11'53" WEST A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 435,772 SQUARE FEET OR 10.004 ACRES.

OWNERS' DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE

SINGLETREE ACRES SUBDIVISION

DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 2022

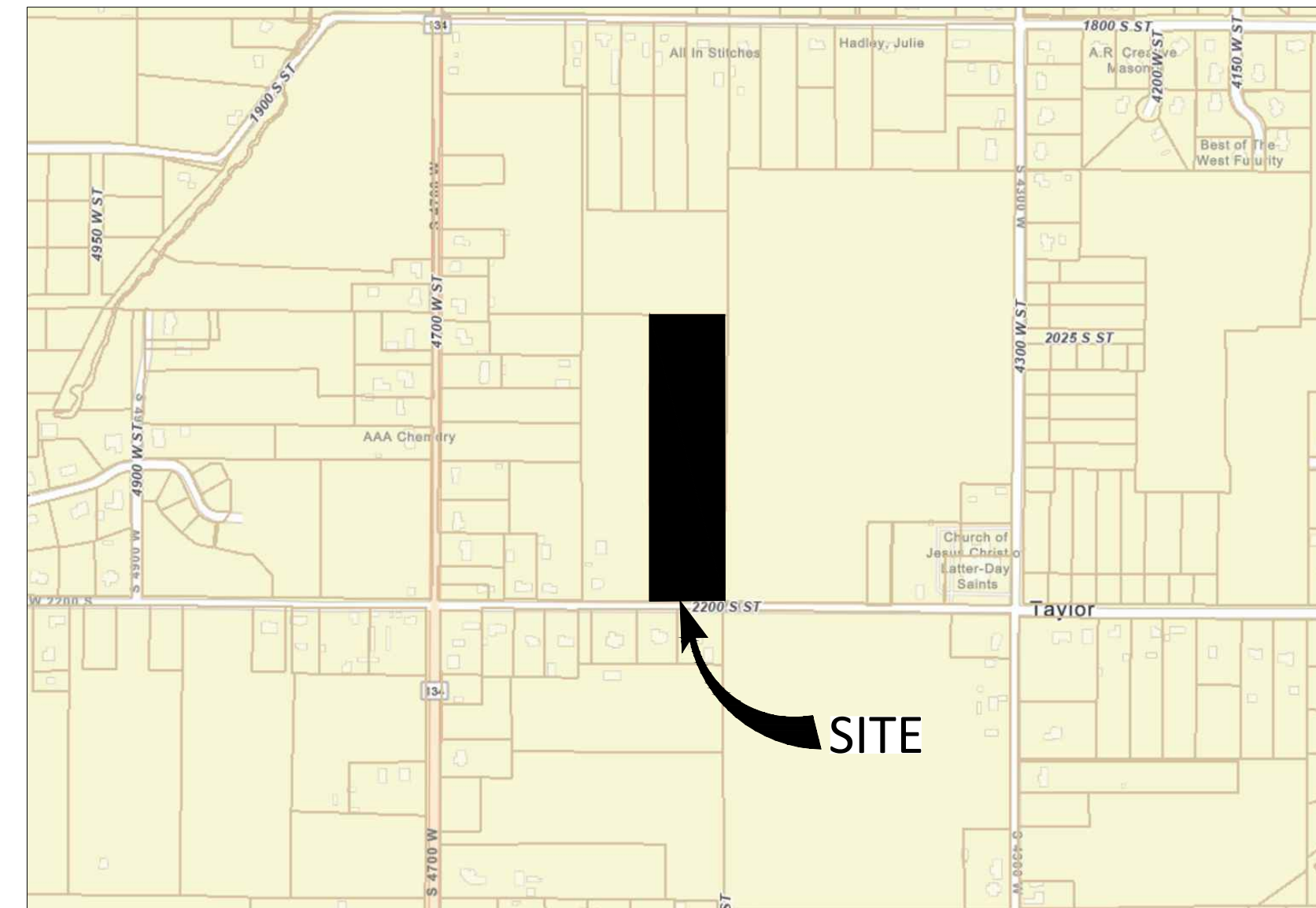
BY _____

ACKNOWLEDGEMENT:

STATE OF UTAH | S.S.
COUNTY OF SALT LAKE |

ON THE _____ DAY OF _____, A.D. 2022, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

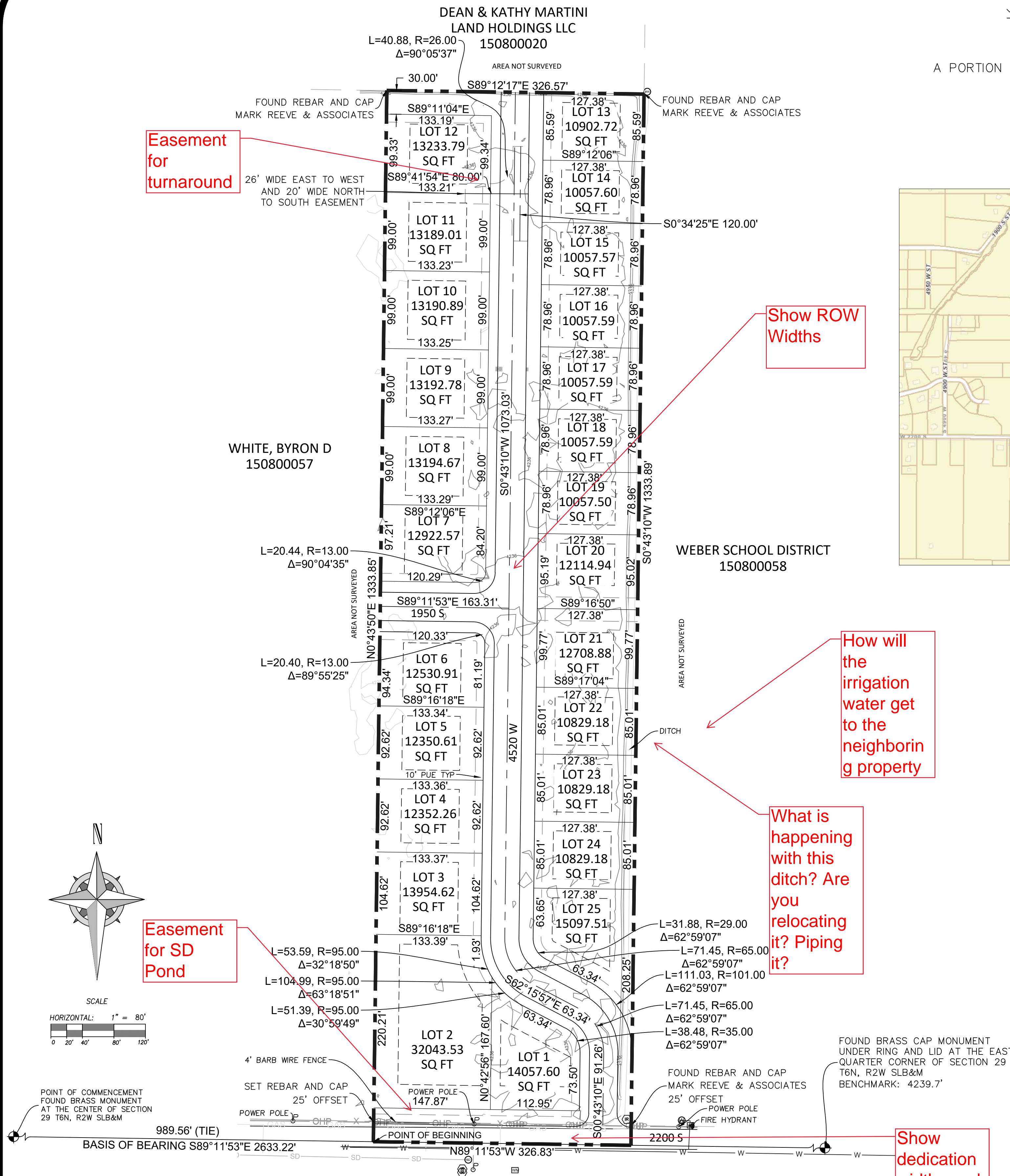
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP

LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- EASEMENT LINE
- SET BACK LINE
- x- EXISTING FENCE
- OHP- UNDER GROUND UNKNOWN LINE
- W- UNDER GROUND WATER LINE
- GAS- UNDER GROUND GAS LINE
- SS- UNDER GROUND WATER LINE
- WM WATER MANHOLE
- IRM IRRIGATION MANHOLE
- IR IRRIGATION CONTROL BOX
- WM WATER METER
- P POWER POLE
- FD FIRE HYDRANT



Easement for turnaround

Show ROW Widths

How will the irrigation water get to the neighborin g property

What is happening with this ditch? Are you relocating it? Piping it?

Easement for SD Pond

Show dedication widths and ROW widths

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 COUNTY SURVEYOR

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

SIGNED THIS _____ DAY OF _____, 20__

WEBER COUNTY SURVEYOR

COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS WITH 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 PLANNING COMMISSION

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

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE:

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20__

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER-MORGAN HEALTH DEPARTMENT

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

APPROVED THIS _____ DAY OF _____, 20__

DIRECTOR WEBER-MORGAN HEALTH DEPT.

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____
COUNTY RECORDER
BY: _____

PROJECT INFORMATION

SINGLETREE ACRES SUBDIVISION

2205 S 4520 W, TAYLOR TOWNDHIP, WEBER.

BOUNDARY SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 2021-100	Sheet 1
DATE NOVEMBER 2021	1
HORIZONTAL SCALE 1" = 80'	1

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (2017 EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THE PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED, RUBBED OR BROOMED FINISH. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAVE NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- CONTRACTOR TO LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTORS NEGLIGENCE TO POTHOLE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED WILL 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 AND SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTIONS 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 REINSPECTION SHALL BE PAID FOR 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 CONTRACTORS 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-SIZED RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE AND POWER.

- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 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.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (2017 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 8-INCHES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (2017 EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLES, CATCH BASINS, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHOULD BE BRACED SUCH THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATERLINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GETOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE CAUTION WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- 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 POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

LEGEND	
PROPOSED	EXISTING
WATER METER	
WATER MANHOLE	
WATER BOX	
WATER VALVE	
FIRE HYDRANT	
SECONDARY WATER VALVE	
IRRIGATION BOX	
IRRIGATION VALVE	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM DRAIN INLET BOX	
STORM DRAIN CATCH BASIN	

LEGEND	
PROPOSED	EXISTING
STORM DRAIN MANHOLE	
ROOF DRAIN	
UTILITY POLE	
STREET LIGHT	
SIGN	
SPOT ELEVATION	
SILT FENCE	
STRIPING	
FENCE	
RIDGELINE	
STORM DRAIN LINE	
ROOF DRAIN LINE	
HIGH WATER LINE	

LEGEND			
	PROPOSED		EXISTING
SANITARY SEWER LINE		SS	ss
LAND DRAIN LINE		LD	ld
CULINARY WATER LINE		w	w
SECONDARY WATER LINE		SW	sw
IRRIGATION WATER LINE		IRR	irr
OVERHEAD POWER LINE		ohp	ohp
GAS LINE		g	g
TELEPHONE LINE		T	T
SAW CUT LINE		-----	

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



1246 E Driggs Ave
SLC, UT 84106

isaac@recivil.com (801) 860-2191



SINGLETREE ACRES SUBDIVISION

4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT

NAME: CHAD BUCK
ADDRESS: 2205 SOUTH 400 EAST
CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTB@HOMES19.COM

REV	COMMENT

SHEET NO.

C100
PRELIMINARY
NOTES

LOT AREAS

LOT #	AREA	LOT #	AREA
LOT 1	14,057.60 SQ FT (0.32 ACRES)	LOT 13	10,902.72 SQ FT (0.25 ACRES)
LOT 2	32,043.53 SQ FT (0.74 ACRES)	LOT 14	10,051.60 SQ FT (0.23 ACRES)
LOT 3	13,954.62 SQ FT (0.32 ACRES)	LOT 15	10,057.57 SQ FT (0.23 ACRES)
LOT 4	12,352.26 SQ FT (0.28 ACRES)	LOT 16	10,057.59 SQ FT (0.23 ACRES)
LOT 5	12,350.61 SQ FT (0.28 ACRES)	LOT 17	10,057.59 SQ FT (0.23 ACRES)
LOT 6	12,530.91 SQ FT (0.29 ACRES)	LOT 18	10,057.59 SQ FT (0.23 ACRES)
LOT 7	12,922.57 SQ FT (0.30 ACRES)	LOT 19	10,057.50 SQ FT (0.23 ACRES)
LOT 8	13,194.67 SQ FT (0.30 ACRES)	LOT 20	12,114.94 SQ FT (0.28 ACRES)
LOT 9	13,192.78 SQ FT (0.30 ACRES)	LOT 21	12,708.88 SQ FT (0.29 ACRES)
LOT 10	13,190.89 SQ FT (0.30 ACRES)	LOT 22	10,829.18 SQ FT (0.25 ACRES)
LOT 11	13,189.01 SQ FT (0.30 ACRES)	LOT 23	10,829.18 SQ FT (0.25 ACRES)
LOT 12	13,233.79 SQ FT (0.30 ACRES)	LOT 24	10,829.18 SQ FT (0.25 ACRES)
		LOT 25	15,097.51 SQ FT (0.35 ACRES)

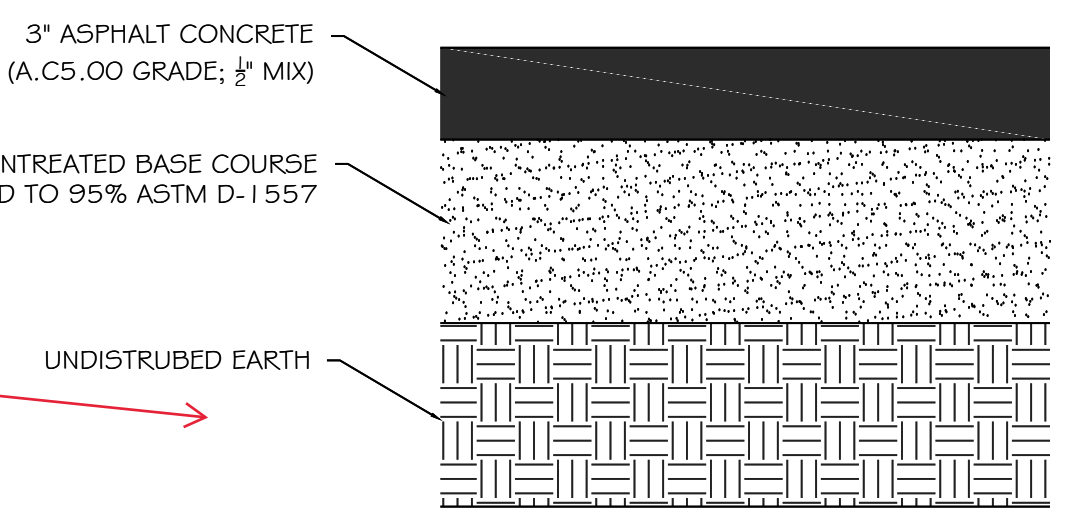
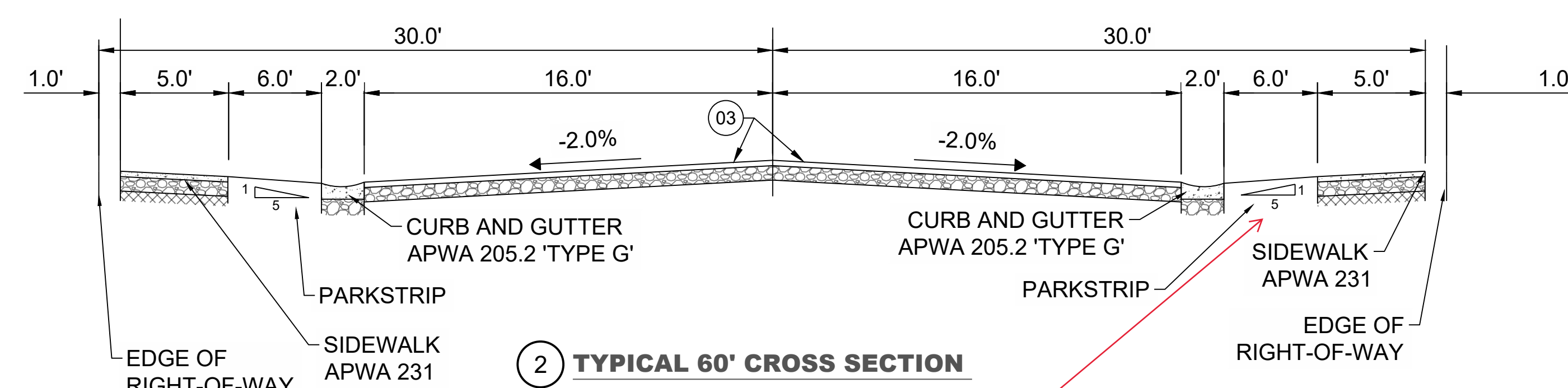
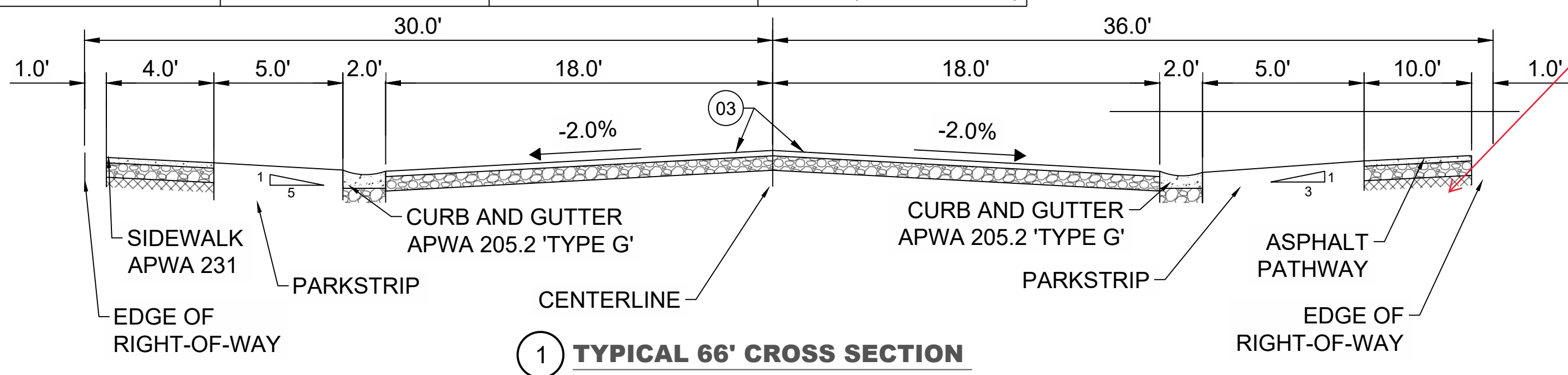
TYP. PUE & SETBACKS

PROPERTY ZONE: R-1-6

- FRONT SETBACK 30.0 FT
- SIDE SETBACK 12.0 FT
- REAR SETBACK 30.0 FT
- CORNER SIDE SETBACK 30.0 FT
- FRONT PUE & DE 10 FT

LAND USE TABLE

TOTAL GROSS ACREAGE (ACRES)	435,947 SQ FT (10.00 ACRES)
MINIMUM LOT SIZE (ACRES)	10,000 SQ FT (0.23 ACRES)
AVERAGE LOT SIZE (ACRES)	17,437.88 (0.40 ACRES)
TOTAL NUMBER OF LOTS	25 LOTS
RIGHT OF WAY AREA (ACRES)	116,202.64 SQ FT (2.67 ACRES)



Show cross section for 2200 S

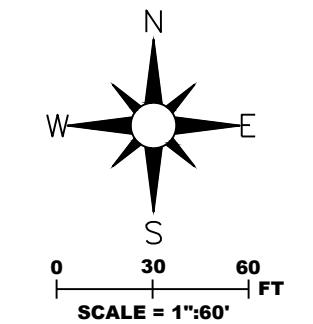
8" subbase required

Material for Park strip

Cross section for pathway?

Materials for turnaround?

What is this 30' for?



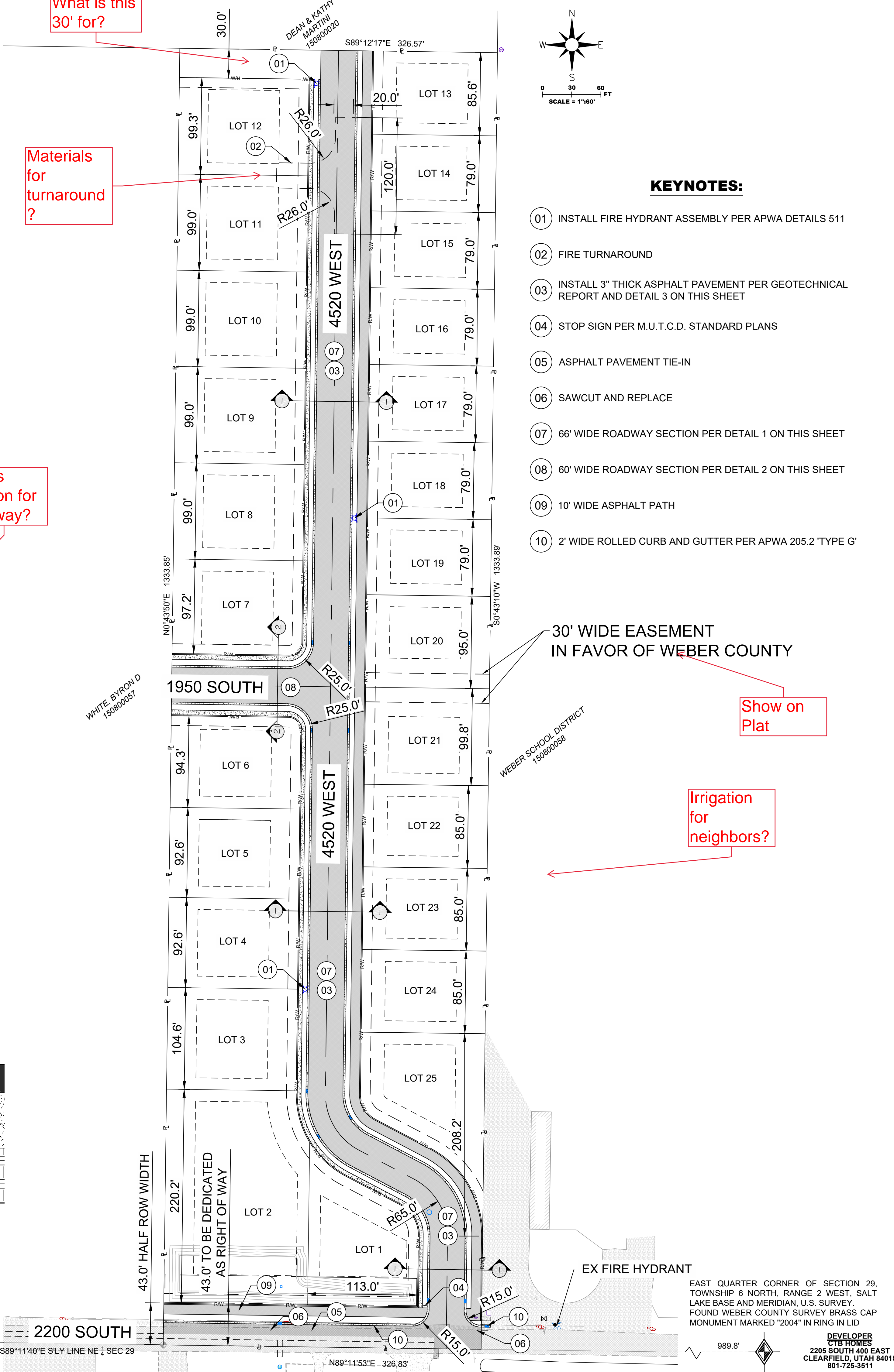
KEYNOTES:

- INSTALL FIRE HYDRANT ASSEMBLY PER APWA DETAILS 511
- FIRE TURNAROUND
- INSTALL 3" THICK ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 3 ON THIS SHEET
- STOP SIGN PER M.U.T.C.D. STANDARD PLANS
- ASPHALT PAVEMENT TIE-IN
- SAWCUT AND REPLACE
- 66" WIDE ROADWAY SECTION PER DETAIL 1 ON THIS SHEET
- 60" WIDE ROADWAY SECTION PER DETAIL 2 ON THIS SHEET
- 10' WIDE ASPHALT PATH
- 2' WIDE ROLLED CURB AND GUTTER PER APWA 205.2 'TYPE G'

30' WIDE EASEMENT IN FAVOR OF WEBER COUNTY

Show on Plat

Irrigation for neighbors?



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1246 E Driggs Ave
SLC, UT 84106
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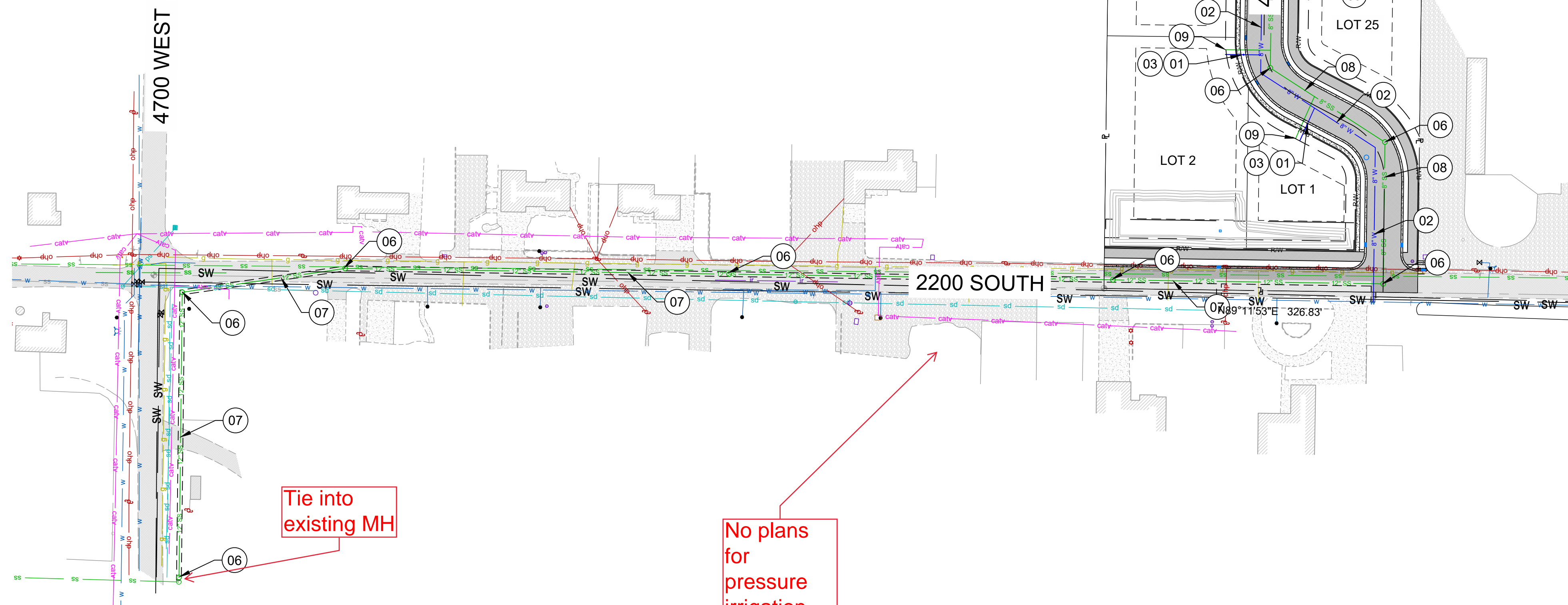
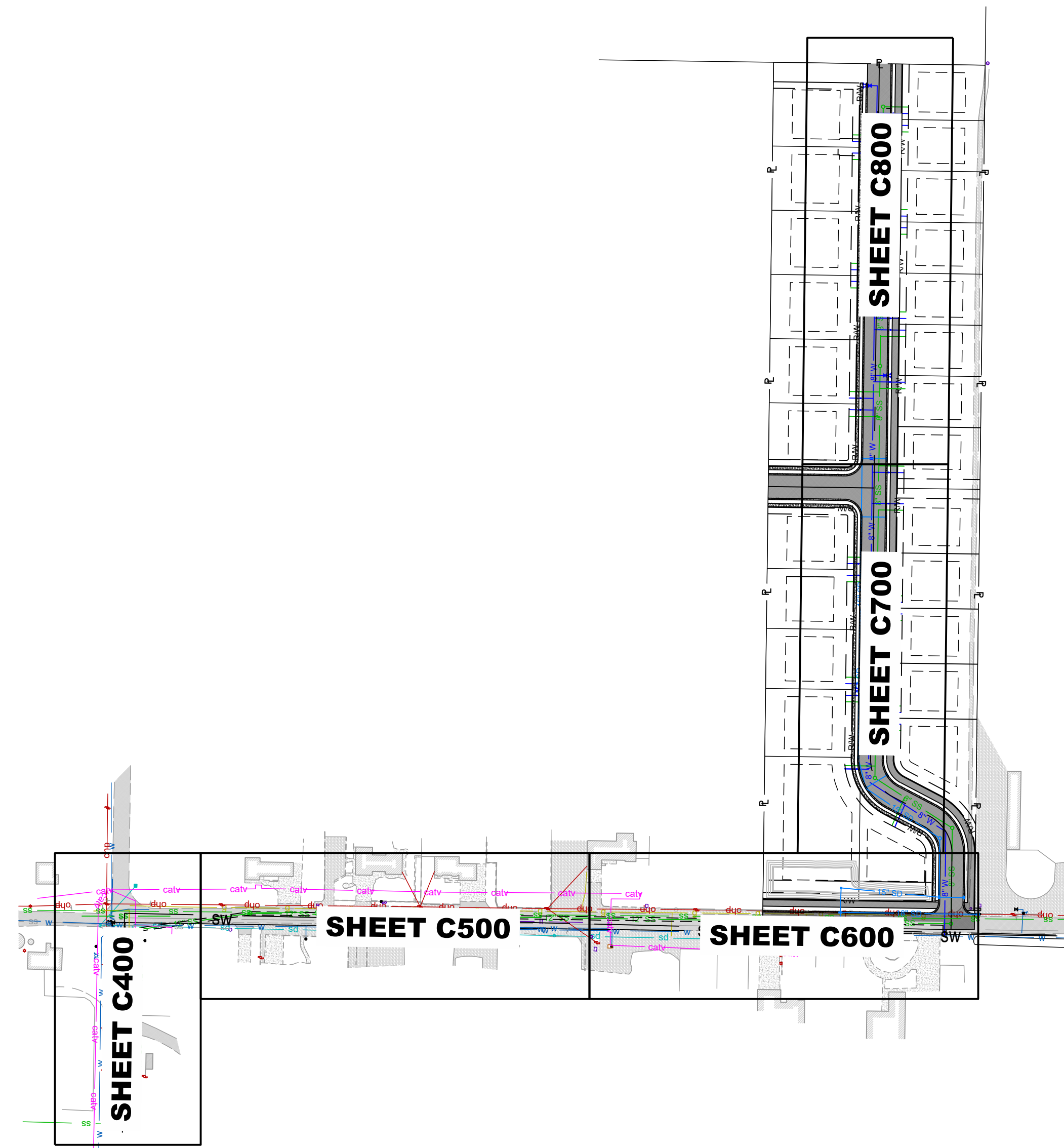
SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
NAME: CHAD BUCK
ADDRESS: 2205 SOUTH 400 EAST CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTBHOME19@GMAIL.COM

REV	COMMENT

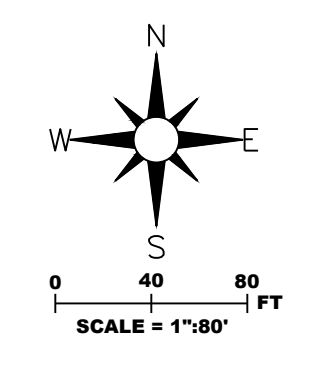
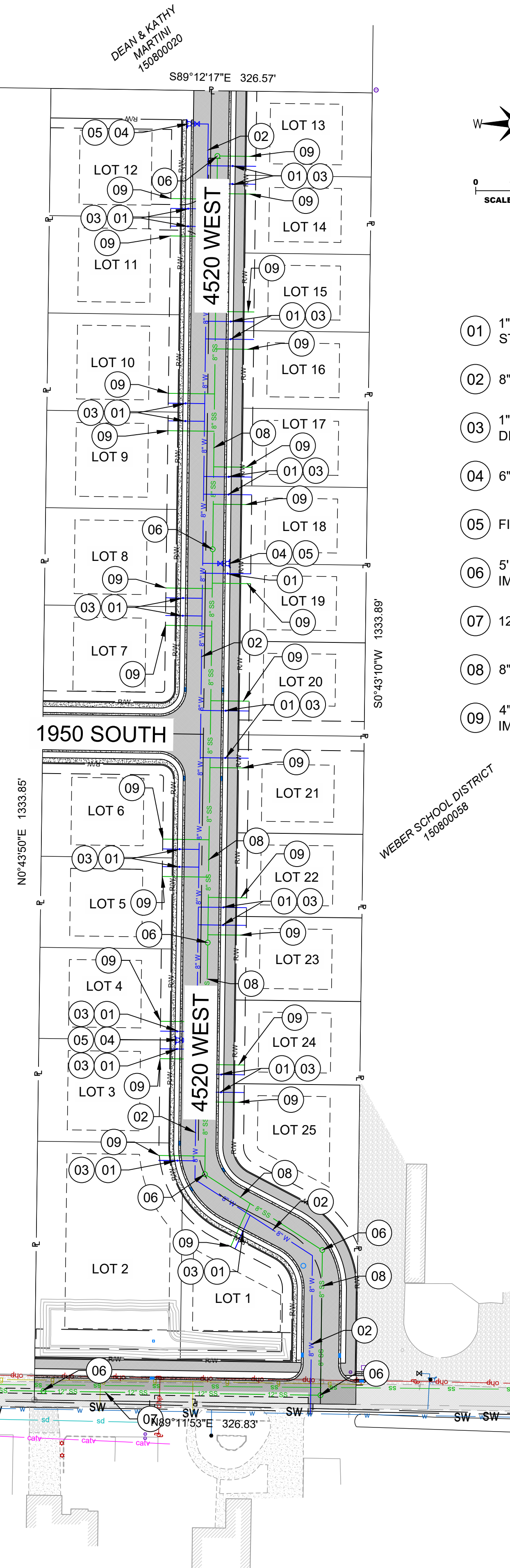
SHEET NO. **C200**
PRELIMINARY
SITE PLAN

DEVELOPER
CTB HOMES
2205 SOUTH 400 EAST
CLEARFIELD, UTAH 84015
801-725-3511



Tie into existing MH

No plans for pressure irrigation.



KEYNOTES:

- 01 1" WATER METER PER TAYLOR WEST WEBER WATER DISTRICT STANDARDS
- 02 8" C900 DR-14 CULINARY WATER MAIN
- 03 1" POLY WATER LATERAL PER TAYLOR WEST WEBER WATER DISTRICT STANDARDS
- 04 6" C900 DR-14 WATER LINE
- 05 FIRE HYDRANT ASSEMBLY PER WEBER COUNTY STANDARDS
- 06 5" SEWER MANHOLE PER CENTRAL WEBER SEWER IMPROVEMENT DISTRICT STD DWG #D-1
- 07 12" SDR-35 SEWER MAIN
- 08 8" SDR-35 SEWER MAIN
- 09 4" SDR-35 SEWER LATERAL PER CENTRAL WEBER SEWER IMPROVEMENT DISTRICT STD DWG #D-6

Know what's below. **811**
 Call 811 before you dig.
BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 www.bluestakes.org
 1-800-662-4111

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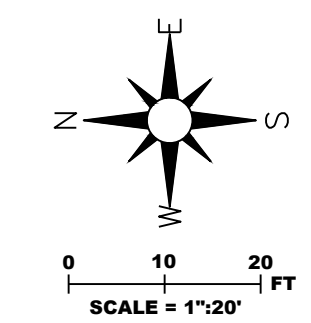
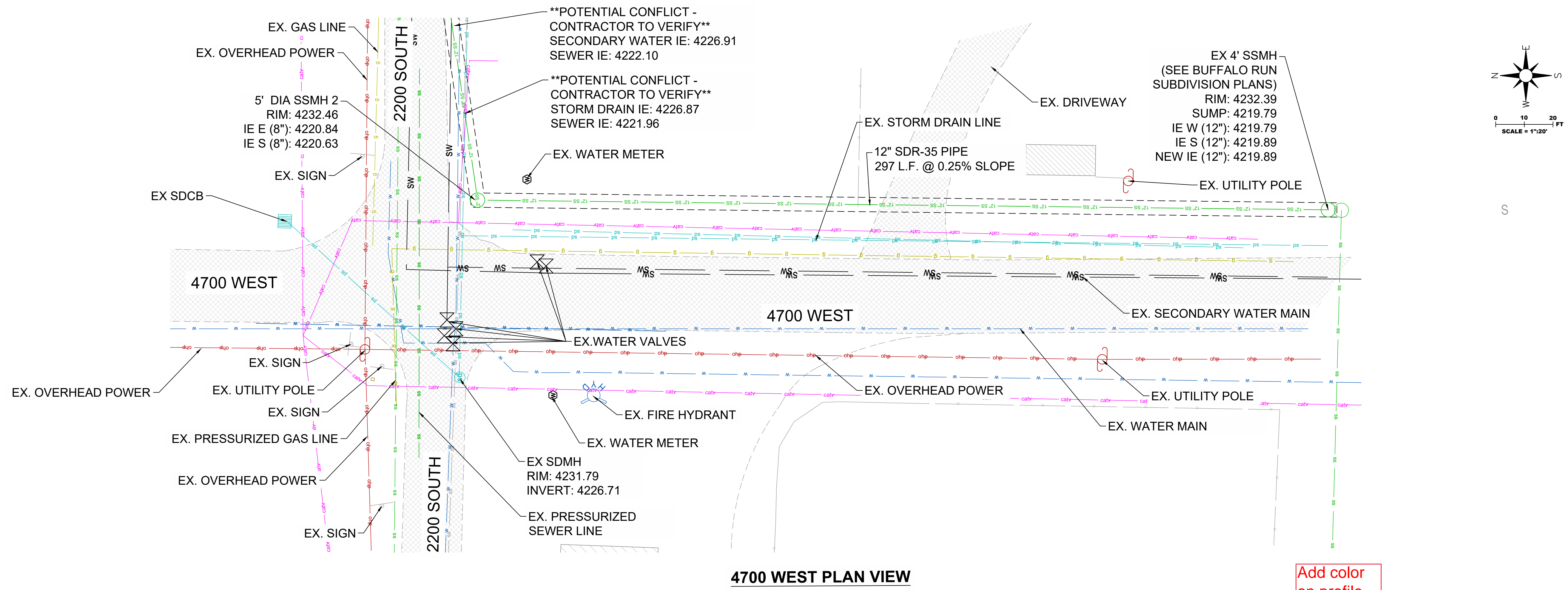


SINGLETREE ACRES SUBDIVISION
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 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

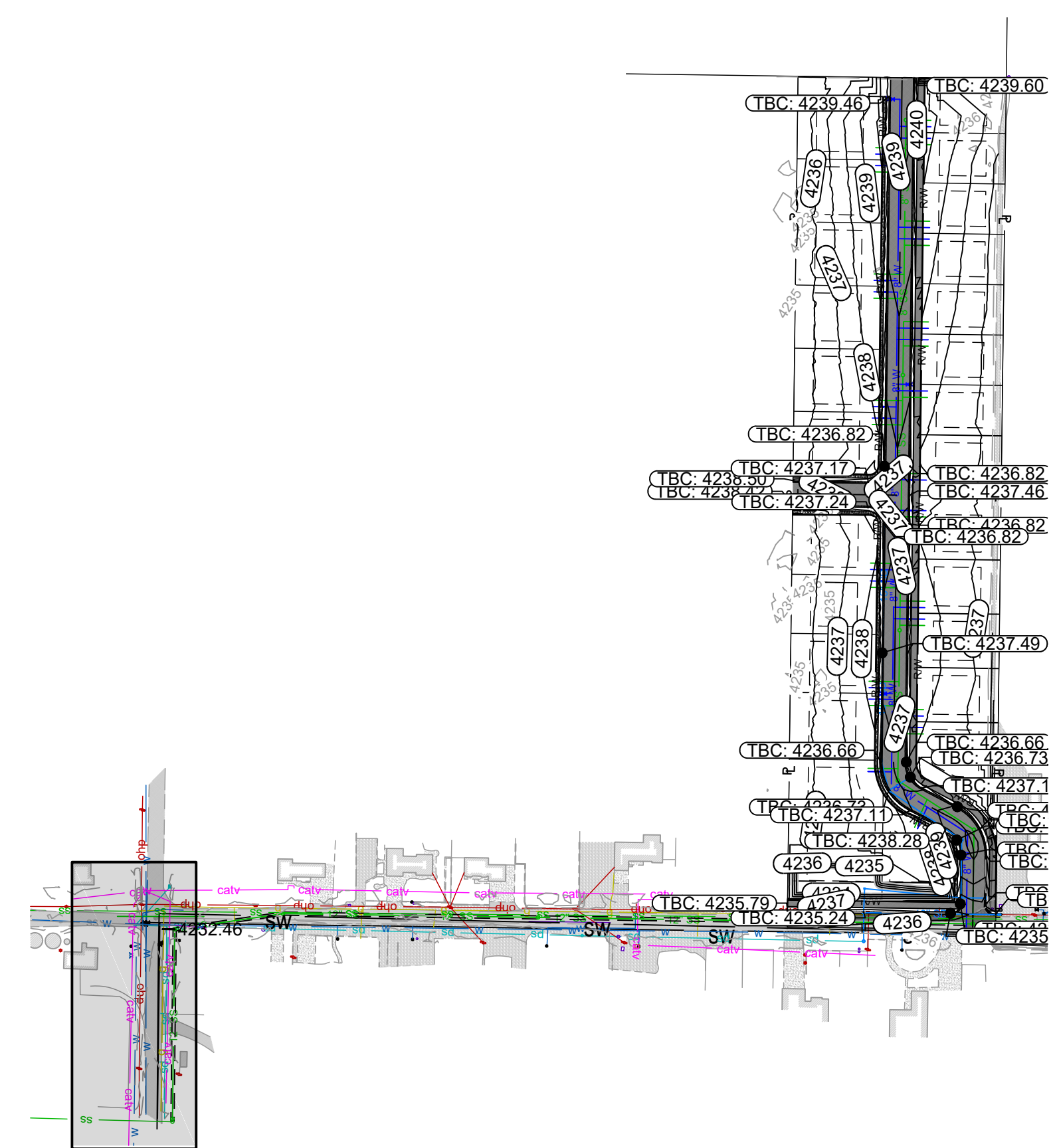
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REV	COMMENT

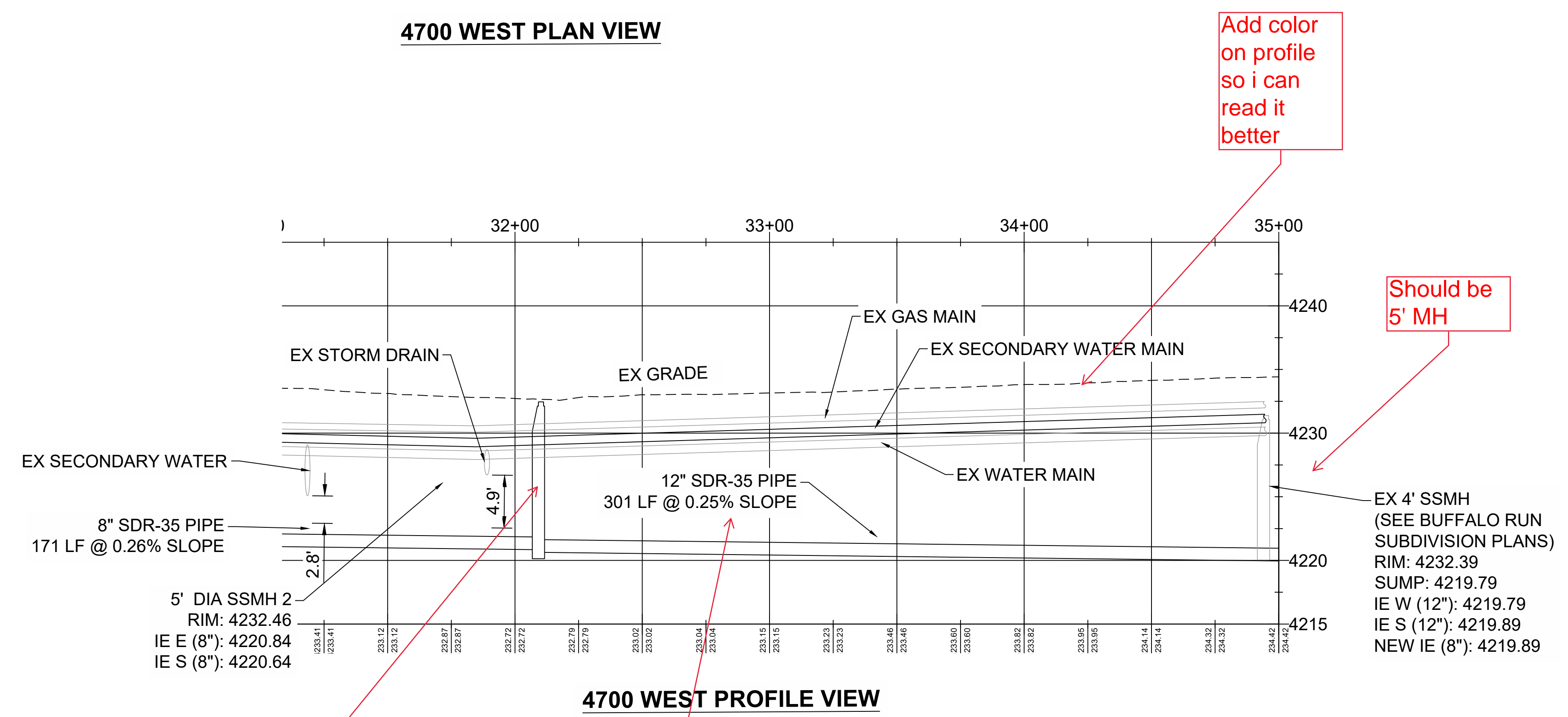
SHEET NO.
C300
 PRELIMINARY
 UTILITY PLAN



4700 WEST PLAN VIEW



REFERENCE PLAN



4700 WEST PROFILE VIEW

Add color on profile so i can read it better

Should be 5' MH

What is this? It looks like the call out is pointing to the wrong thing.

RE CIVIL
 1246 E Driggs Ave
 SLC, UT 84106
 isaac@irecivil.com (801) 860-2191



SINGLETREE ACRES SUBDIVISION
 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

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 EMAIL: CTBHOWES19@GMAIL.COM

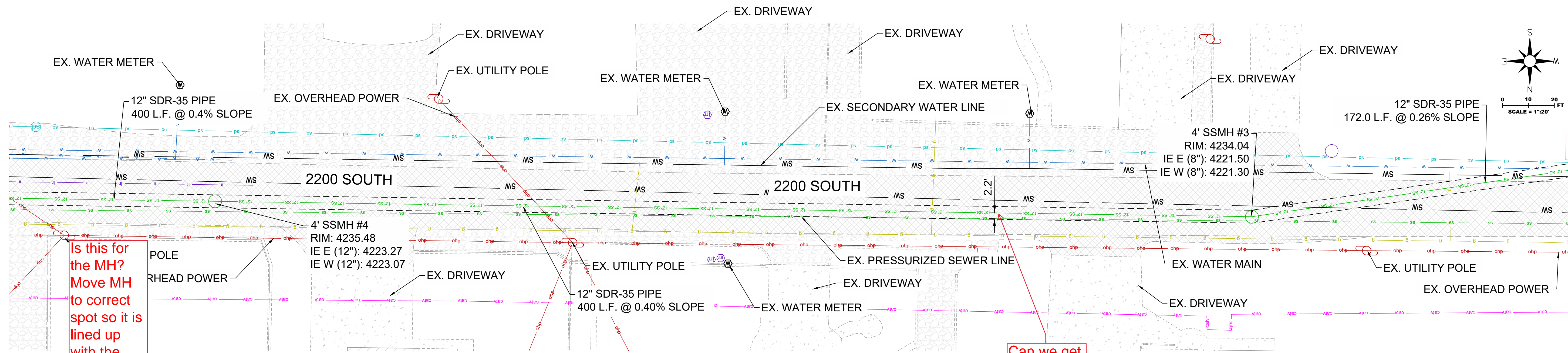
REV	COMMENT

SHEET NO.
C301
 PRELIMINARY
 4700 WEST PLAN
 AND PROFILE

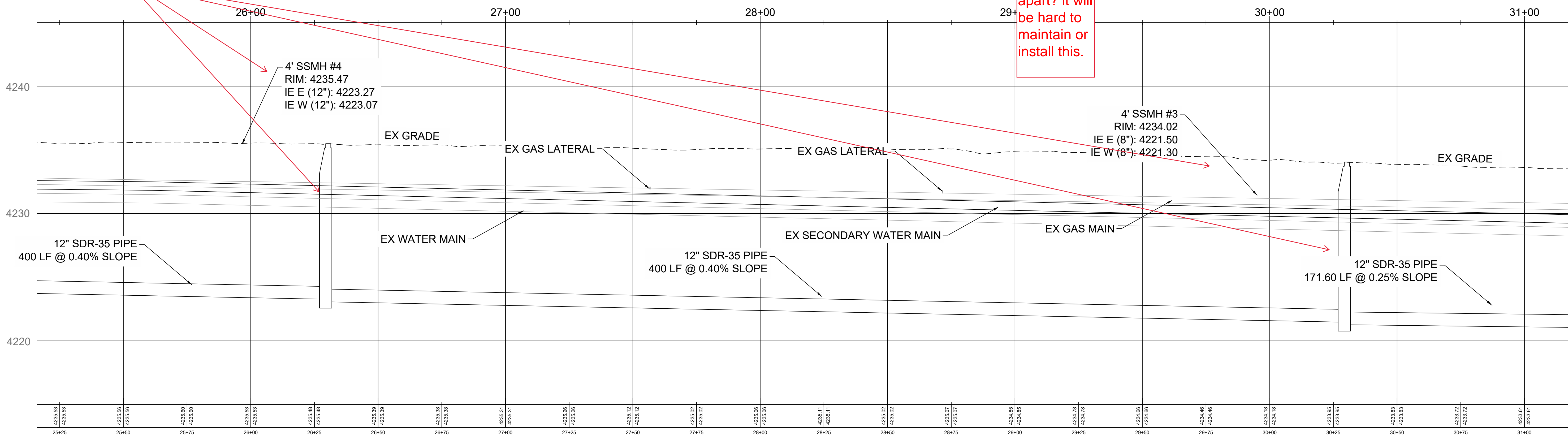


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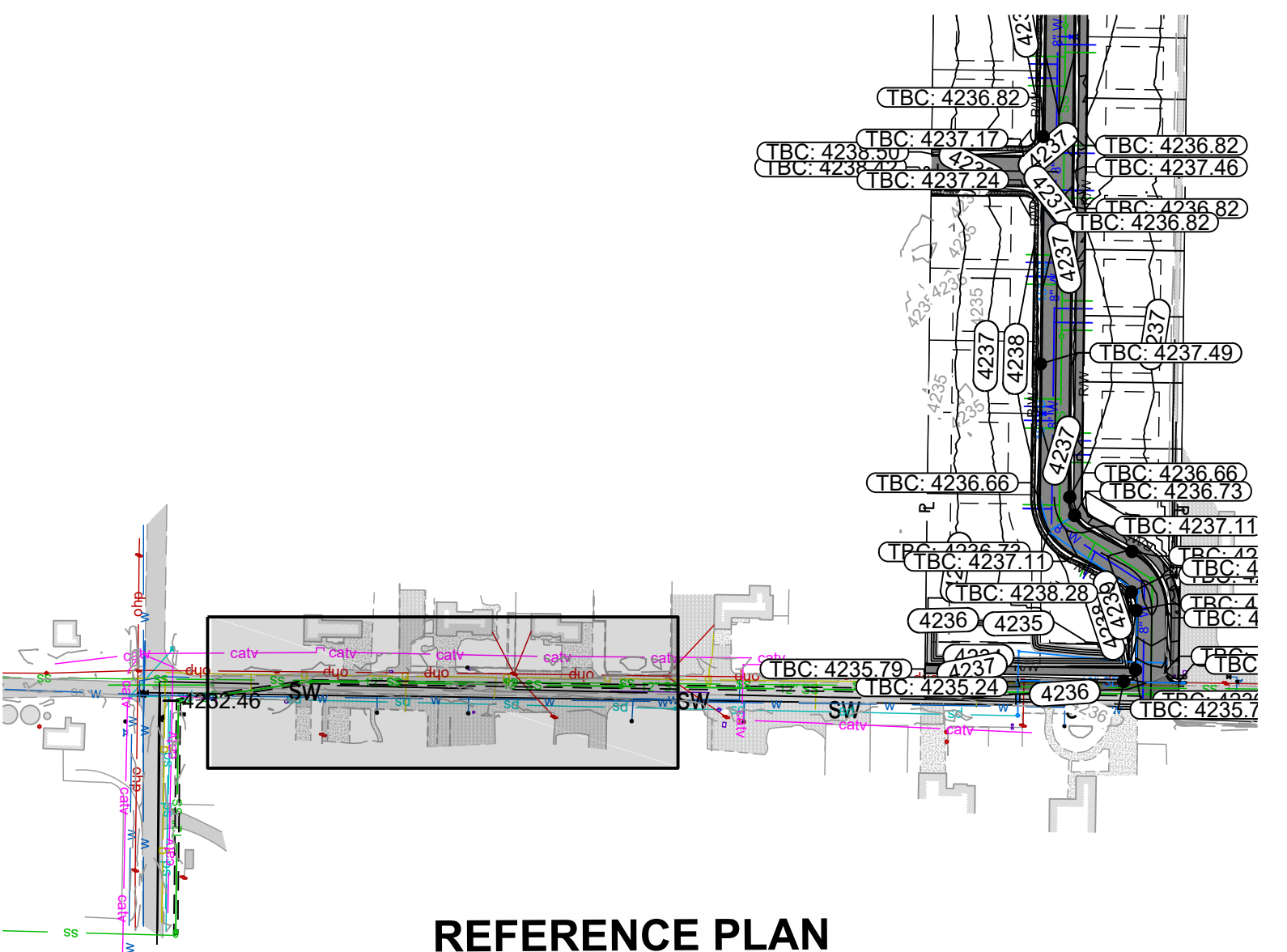
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2200 SOUTH PLAN VIEW



2200 SOUTH PROFILE VIEW



REFERENCE PLAN

Is this for the MH? Move MH to correct spot so it is lined up with the plan view.

Can we get these two further apart? it will be hard to maintain or install this.



1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191



SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
NAME: CHAD BUCK
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CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTBHOMES19@GMAIL.COM

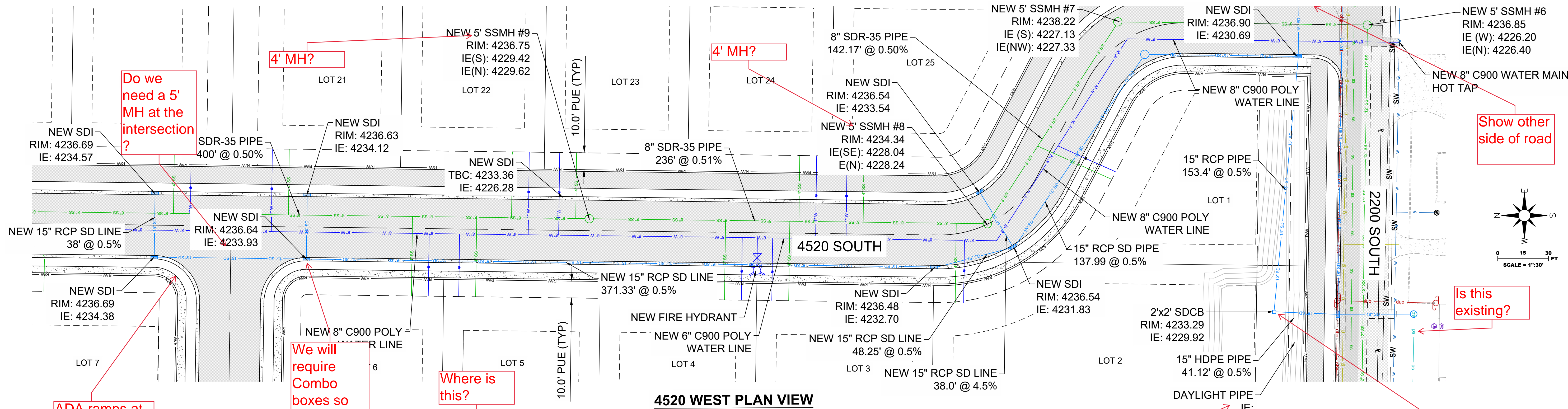
REV	COMMENT

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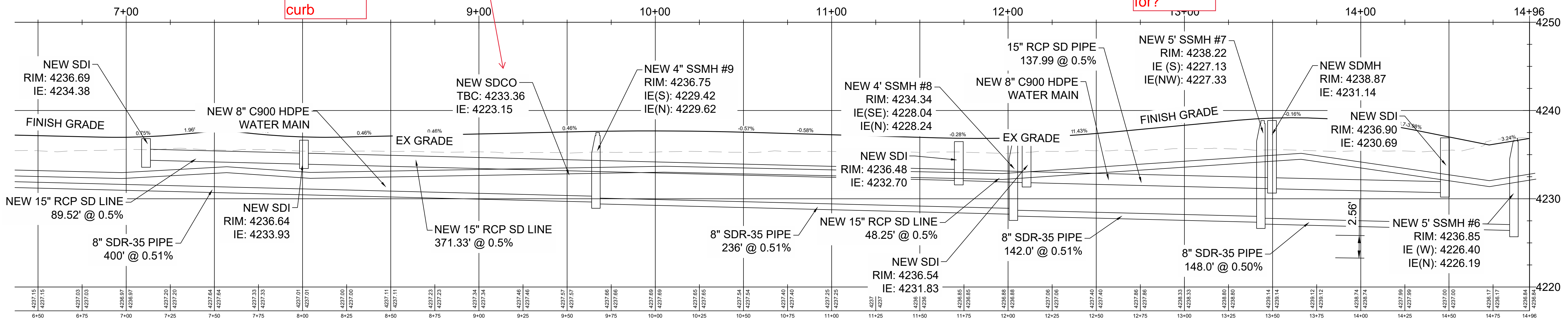


THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

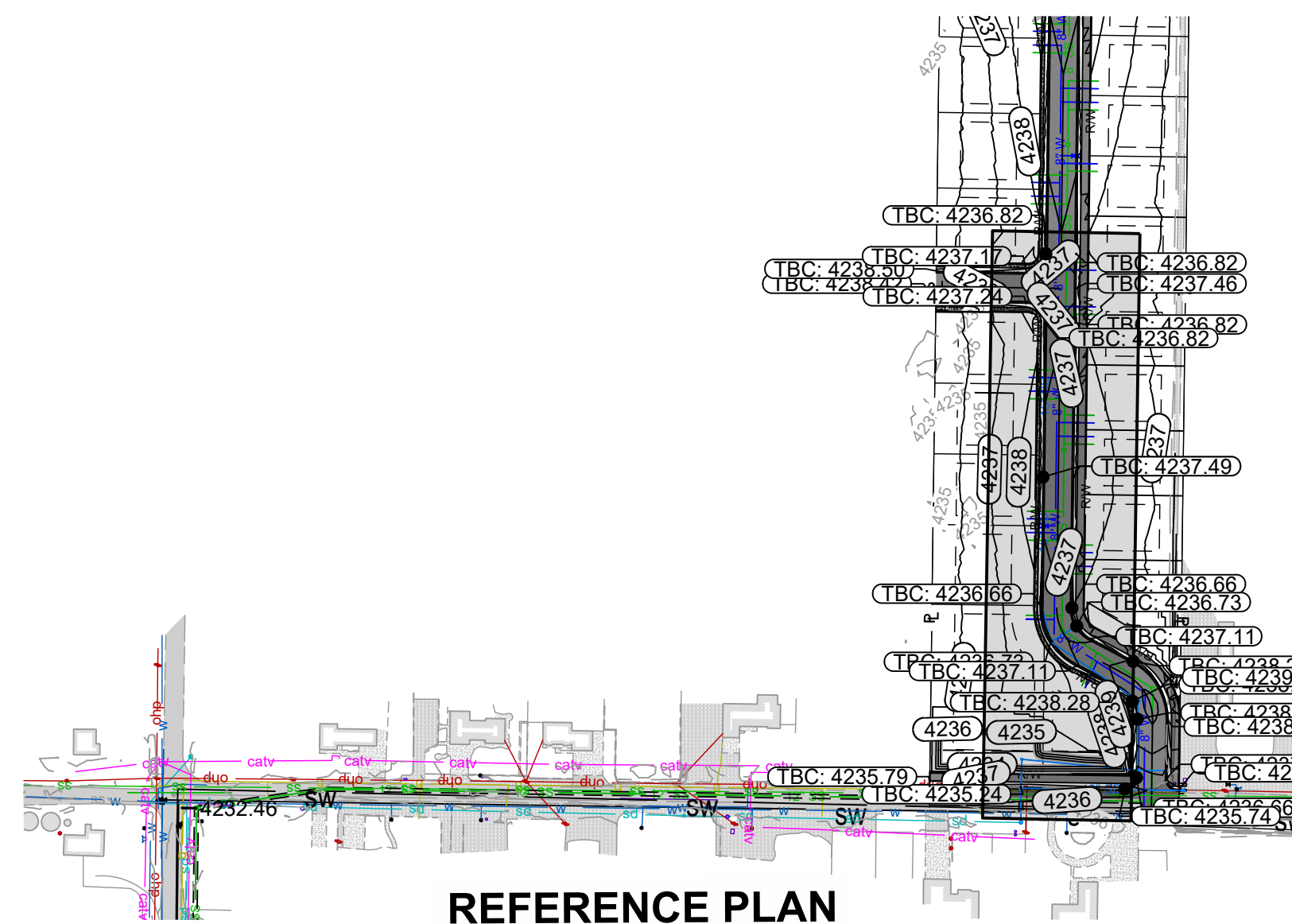
SHEET NO.
C302
PRELIMINARY
2200 SOUTH PLAN
AND PROFILE



4520 WEST PLAN VIEW



4520 WEST PROFILE VIEW



REFERENCE PLAN



1246 E Driggs Ave
SLC, UT 84106

isaac@irecivil.com (801) 860-2191



SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

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REV	COMMENT

SHEET NO.

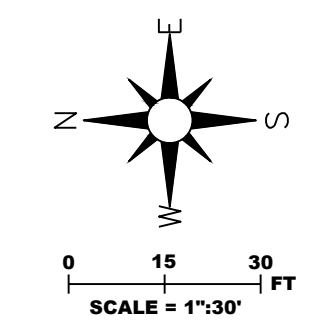
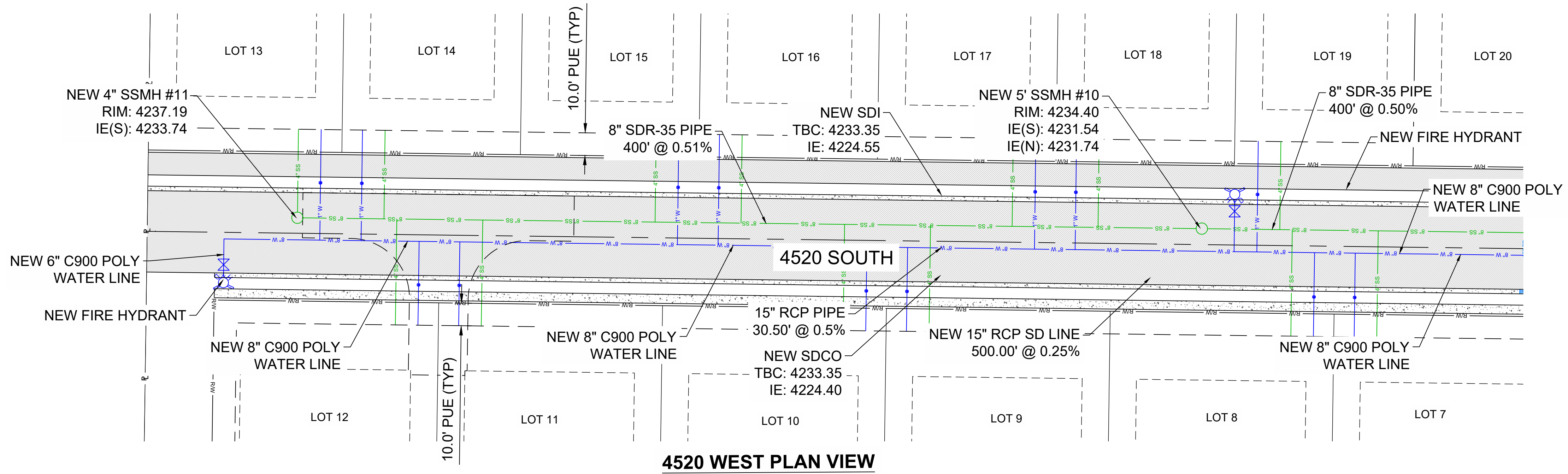
C304
PRELIMINARY
2200 SOUTH PLAN
AND PROFILE

CAUTION: NOTICE TO CONTRACTOR

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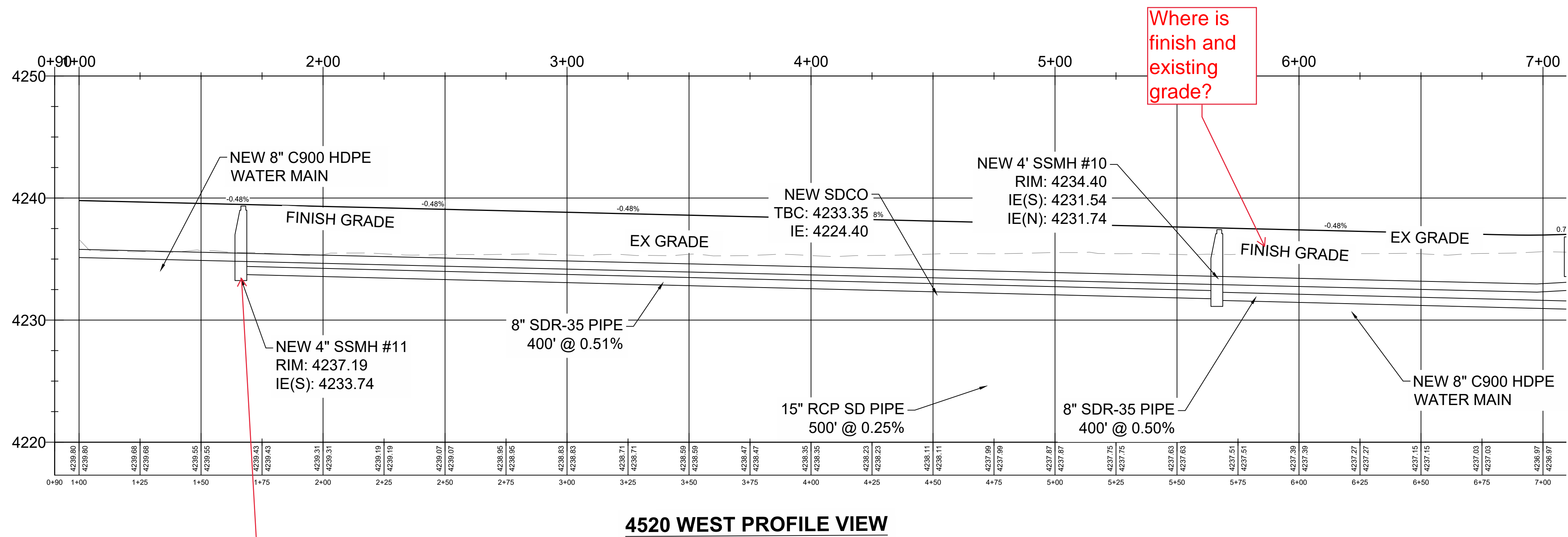
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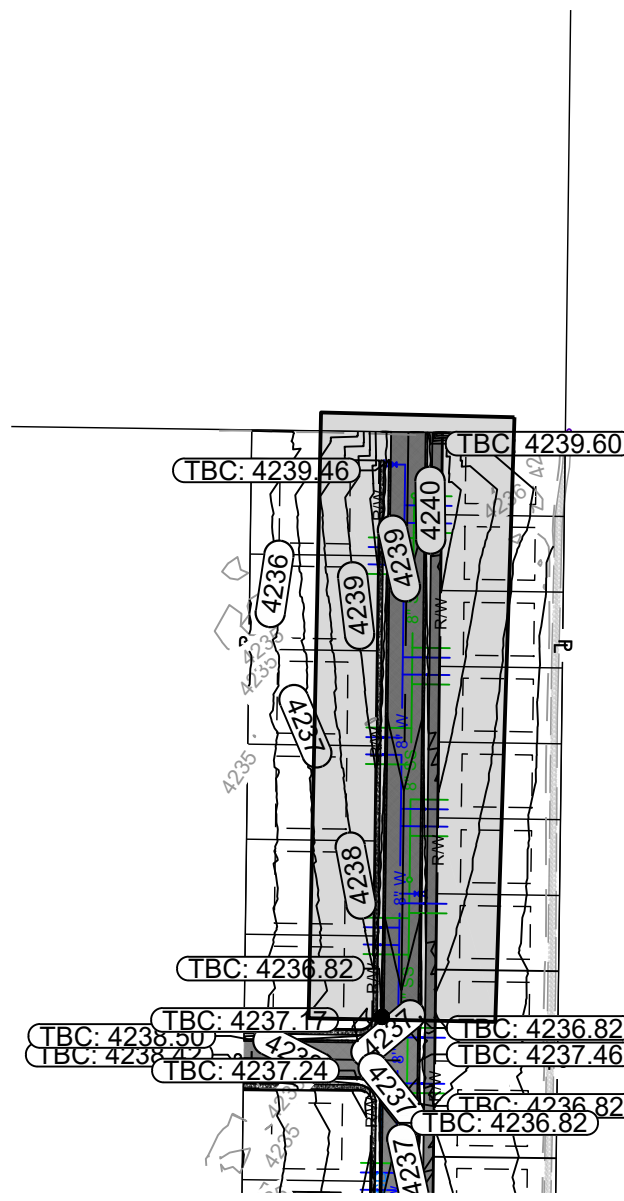


4520 WEST PLAN VIEW



4520 WEST PROFILE VIEW

Stub utilities to end of property



REFERENCE PLAN

SINGLETREE ACRES SUBDIVISION
4520 WEST 2200 SOUTH
TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

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REV	COMMENT

SHEET NO.
C305
PRELIMINARY
2200 SOUTH PLAN
AND PROFILE

CAUTION: NOTICE TO CONTRACTOR

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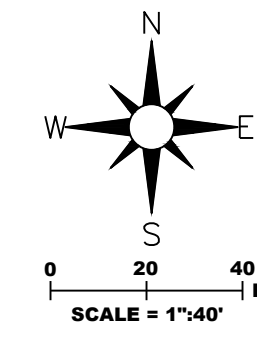
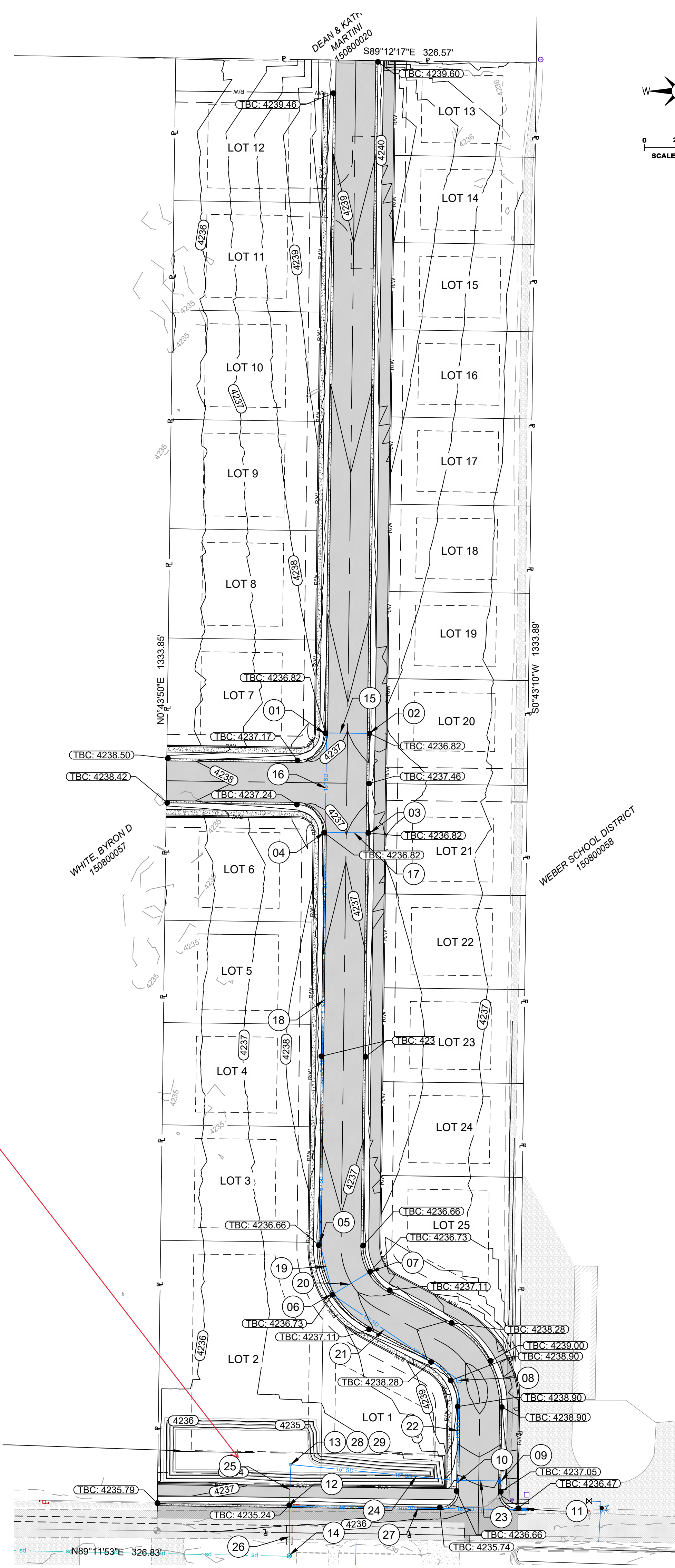


THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

KEYNOTES:

- 01 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.69
IE: 4234.38
- 02 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.64
IE: 4234.57
- 03 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.63
IE: 4234.12
- 04 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.64
IE: 4233.93
- 05 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.48
IE: 4232.07
- 06 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.54
IE: 4231.46
- 07 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.54
IE: 4233.54
- 08 NEW SDMH PER WEBER COUNTY STD DWG #16 '
RIM: 4238.87
IE: 4231.14
- 09 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.99
IE: 4233.99
- 10 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.90
IE: 4230.69
- 11 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4236.44
IE: 4233.44
- 12 NEW SDI PER WEBER COUNTY STD DWG #14 'TYPE IV'
RIM: 4235.24
IE: 4229.66
- 13 NEW 2x2 SDCB PER APWA DWG #
RIM: 4236.90
IE: 4230.69
- 14 EX SDMH
RIM: 4235.39
IE: 4229.32
- 15 NEW 15" RCP PIPE
38.50 FT LENGTH @ 0.5% SLOPE
- 16 NEW 15" RCP PIPE
89.50 FT LENGTH @ 0.5% SLOPE
- 17 NEW 15" RCP PIPE
89.00 FT LENGTH @ 0.5% SLOPE
- 18 NEW 15" RCP PIPE
371.80 FT LENGTH @ 0.5% SLOPE
- 19 NEW 15" RCP PIPE
48.25 FT LENGTH @ 0.5% SLOPE
- 20 NEW 15" RCP PIPE
38.0 FT LENGTH @ 4.5% SLOPE
- 21 NEW 15" RCP PIPE
138.0 FT LENGTH @ 0.5% SLOPE
- 22 NEW 15" RCP PIPE
90.78 FT LENGTH @ 0.5% SLOPE
- 23 NEW 15" RCP PIPE
38.0 FT LENGTH @ 8.7% SLOPE
- 24 NEW 15" RCP PIPE
153.4 FT LENGTH @ 0.5% SLOPE
- 25 NEW 15" RCP PIPE
36.94 FT LENGTH @ 0.7% SLOPE
- 26 NEW 18" RCP PIPE
45.81 FT LENGTH @ 0.75% SLOPE
- 27 NEW 18" RCP PIPE
211.59 FT LENGTH @ 1.79% SLOPE
- 28 SNOUT
- 29 ORIFICE PLATE

NEW RETENTION POND
POND VOLUME = 16,941.70 CU FT
REQ'D POND VOLUME = 15,047.53 CU FT
TOP OF POND ELEVATION = 4236.79
HIGH WATER MARK = 4235.79
BOTTOM OF POND = 4233.29
3:1 SIDE SLOPES
1' OF FREEBOARD



STORM CALCULATIONS

	AREA	RATIONAL RUNOFF COEFFICIENT 'C'		WEIGHTED C
Building Area	50000.00 ft ²	C _b	0.85	0.16
Pavement Area	80053.50 ft ²	C _p	0.85	0.26
Landscape Area	130169.00 ft ²	C _l	0.2	0.10
Total Area 'A'	260222.50 ft ²	WEIGHTED C		0.15
	5.97 Acres			
CA	3.14			

DESIGN FREQUENCY	100 year NOAA Storm	Release Rate 'R'	0.20 ft ³ /sec/Acre		
Rain fall data from NOAA					
T	RAIN FALL	C*A	RAIN FALL * C*A	DISCHARGE, D	STORAGE
15 min	4.09 in/hr	136579.28 ft ²	11637.69 ft ³	1075.30 ft ³	10562.39 ft ³
30 min	2.75 in/hr	136579.28 ft ²	15649.71 ft ³	2150.60 ft ³	13499.11 ft ³
60 min	1.70 in/hr	136579.28 ft ²	19348.73 ft ³	4301.20 ft ³	15047.53 ft ³
180 min	0.63 in/hr	136579.28 ft ²	21613.67 ft ³	12903.60 ft ³	8710.08 ft ³
360 min	0.35 in/hr	136579.28 ft ²	24106.24 ft ³	25807.19 ft ³	-1700.95 ft ³
720 min	0.22 in/hr	136579.28 ft ²	29364.54 ft ³	51614.38 ft ³	-22249.84 ft ³
1440 min	0.12 in/hr	136579.28 ft ²	32505.87 ft ³	103228.76 ft ³	-70722.89 ft ³
EQUATION		CA = C*A	F = d/12*CA	D=R*A*60/T	Storage = F-D

** BACKYARD RETENTION REQUIRED ON THESE LOTS

we require a 0.1cfs/acre release rate.

details for pond structure



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION 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 THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OF RECORD SHOULD BE CONTACTED IMMEDIATELY, PRIOR TO ANY FURTHER WORK BEING DONE RELATED TO THE ISSUE. CONTRACTOR IS TO BEGIN CONSTRUCTION AT LOW SIDE OF ALL GRAVITY LINES.

NOTE:
ALL PROPOSED IMPROVEMENTS IN THIS DESIGN COMPLY WITH WEBER COUNTY DESIGN AND CONSTRUCTION STANDARDS AND SHALL COMPLY DURING CONSTRUCTION OF THE PROJECT.



1246 E Driggs Ave
SLC, UT 84106
isaac@irecivil.com (801) 860-2191



SINGLE TREE ACRES SUBDIVISION
 4520 WEST 2200 SOUTH
 TAYLOR TOWNSHIP, WEBER COUNTY, UTAH 84401

CLIENT CONTACT
NAME: CHAD BUCK
ADDRESS: 2205 SOUTH 400 EAST
CLEARFIELD, UTAH 84015
PHONE: (801) 725-3511
EMAIL: CTB@HOMES19@GMAIL.COM

REV	COMMENT

SHEET NO.
C400
PRELIMINARY
GRADING/DRAINAGE
PLAN