

LOT #42-R POWDER MOUNTAIN WEST PHASE 2 EDEN CITY, WEBER COUNTY, UTAH

SCALE: 1" = 10'-0" Area = 9,559 Sq. Ft. = 0.22 ACRE

PLEASE NOTE:

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

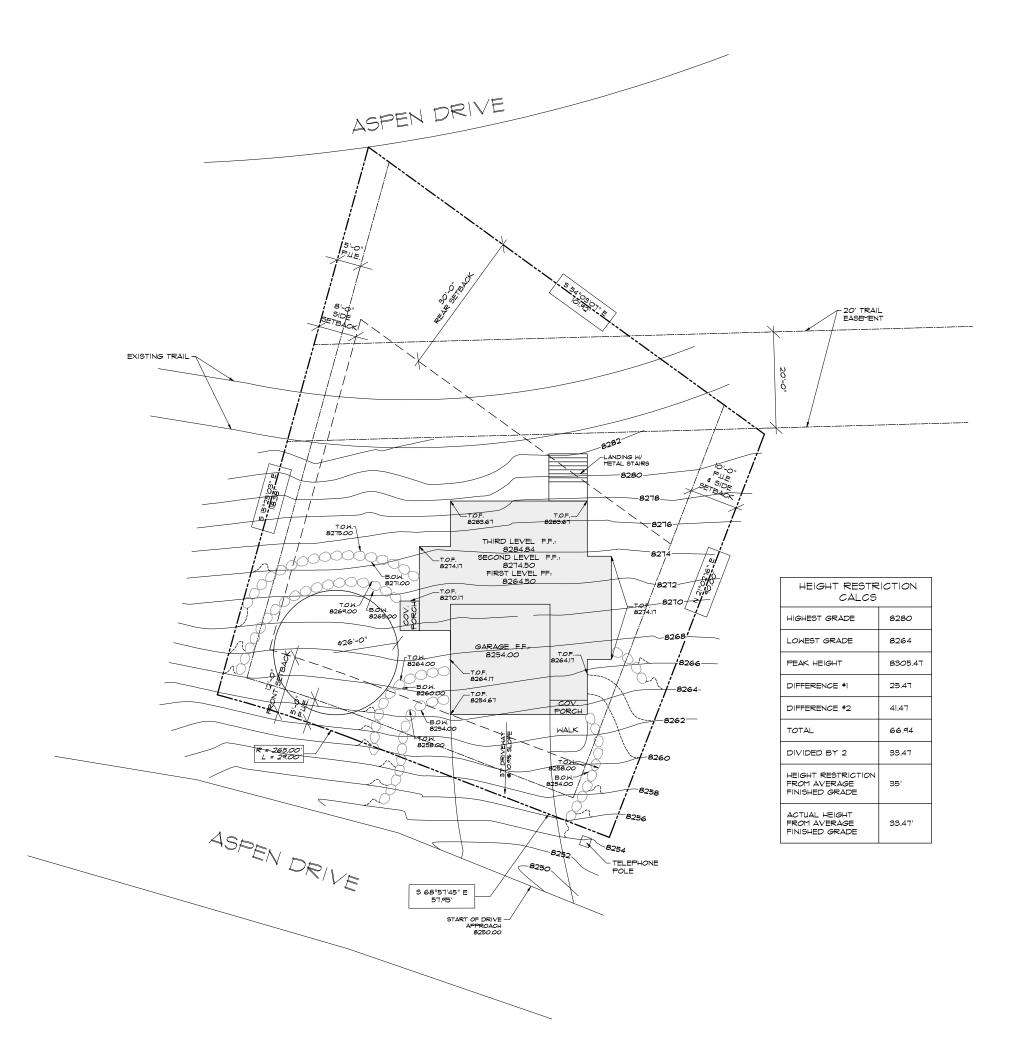
LINETYPE LEGEND

--- PROPERTY LINE EASEMENT LINE HOME FOOTPRINT PROPOSED CONT. 10' CONT. LINE 2' CONT. LINE DIRECTIONAL DRAINAGE ARROWS

- ALL STORM MATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.

 THE GRADE ANAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST IO FEET (5%)
 STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
 STRAW MATTLES (OR EQUIVALENT) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
 BERMS OR SMALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM MATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
 ALL REAR DRAINAGE TO BE RETAINED ON THE PROPERTY.
 FIXTURES THAT HAVE FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEARE SERVING SUCH FIXTURES SHALL BE PROPECTED FROM BACK FLOW OF SENAGE BY INSTALLING AN APPROVED BACKHATER VALVE.
 FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL BE THE SHALL BE THE OUT OF THE PUBLIC SEARES SERVING SUCH FIXTURES SHALL BE PROPIED TO BACK HAVE SHALL BE EXCEDED AND BACK FLOW OF SENAGE BY INSTALLING AN APPROVED BACKHATER VALVE.
 FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS.

 LONG-TERM DRAINAGE CONTROL BY STANDARD RESIDENTIAL LANDSCAPING, INCLUDING GRASS, TREES AND BUSHES AND AN AUTOMATIC SPRINKLER SYSTEM.



SCONTAGE
SUPPLIED
SHALL NO
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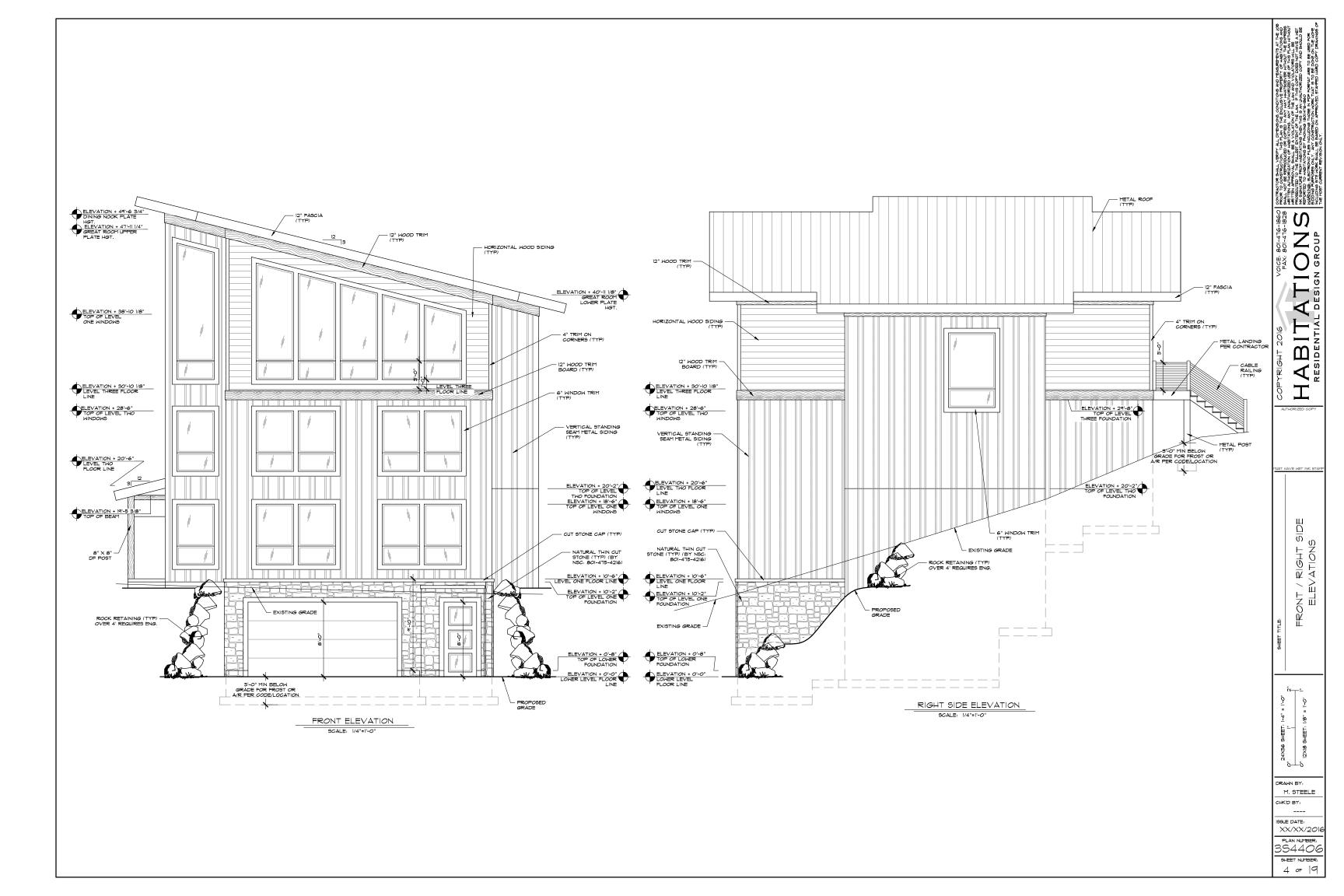
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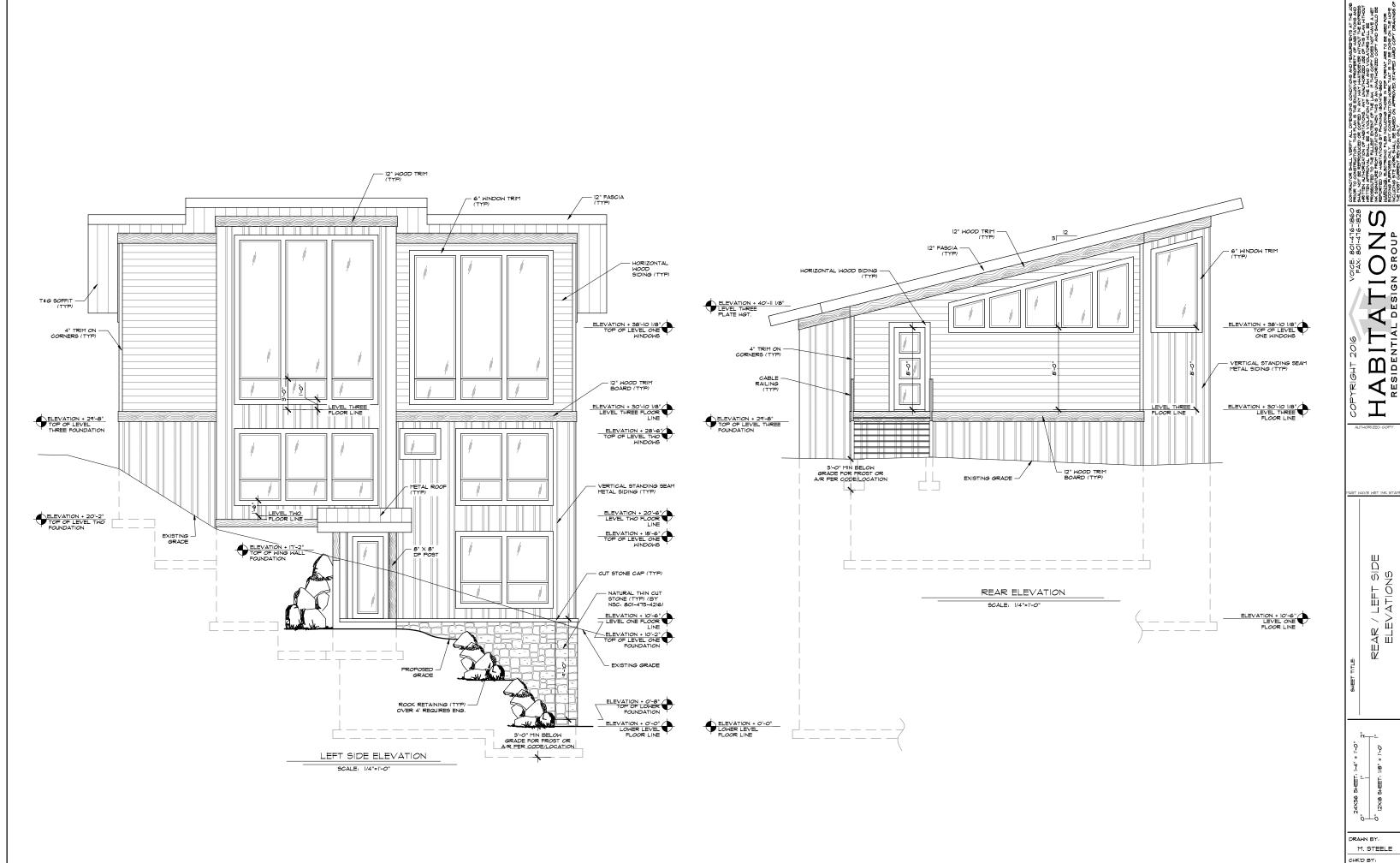
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RAWN BY: M. STEELE CHK'D BY:

XX/XX/201 PLAN NUMBER 354406 SHEET NUMBER 3 0= 19





801-476-19 801-476-19 NOUP PAX: 8 BITATION SIDENTIAL DESIGN A RESI

REAR / LEFT SIDE ELEVATIONS

M. STEELE

XX/XX/2016

PLAN NUMBER: 354406 SHEET NUMBER 5 0= 19