



HIGHLANDS BLUFF ESTATES

PHASE 2

2225 EAST 6225 SOUTH
OGDEN, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
January 7, 2021

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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.

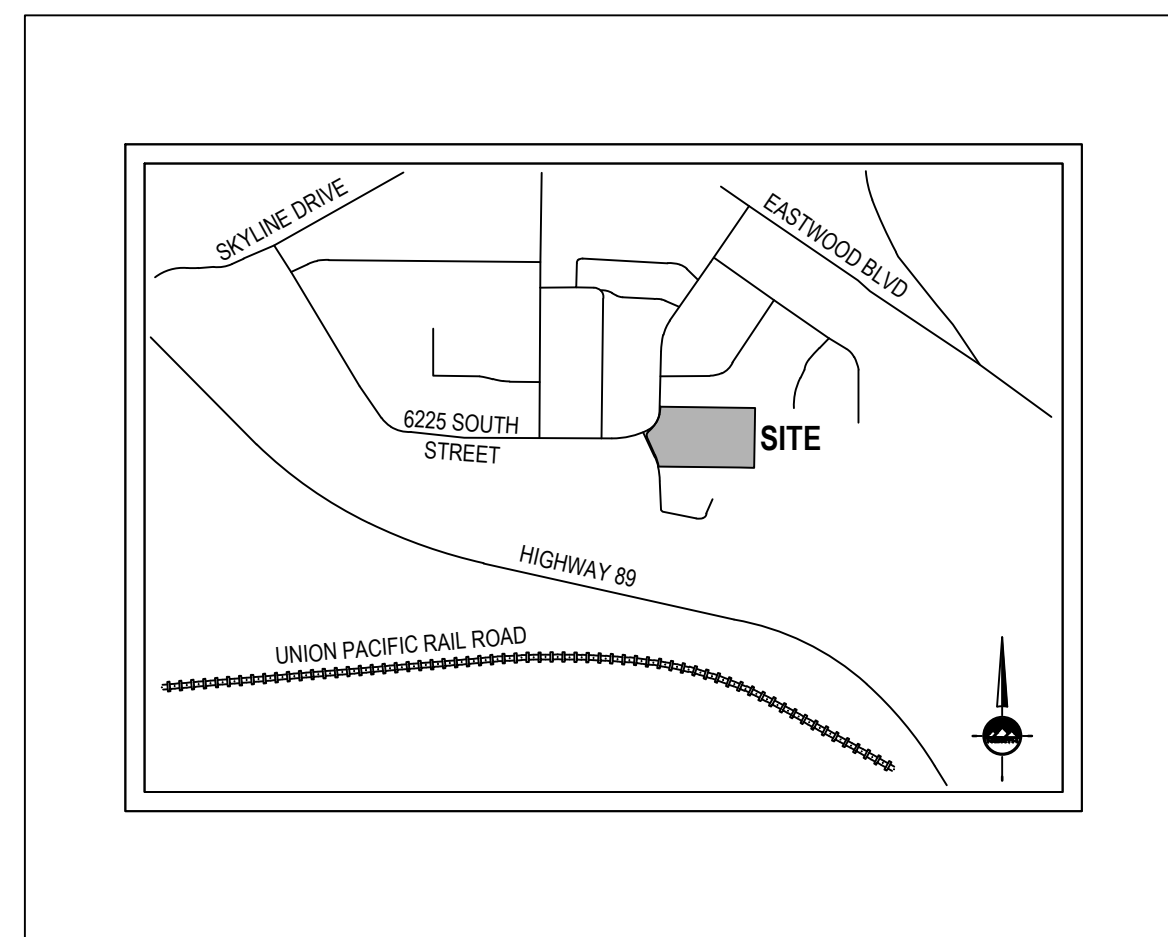
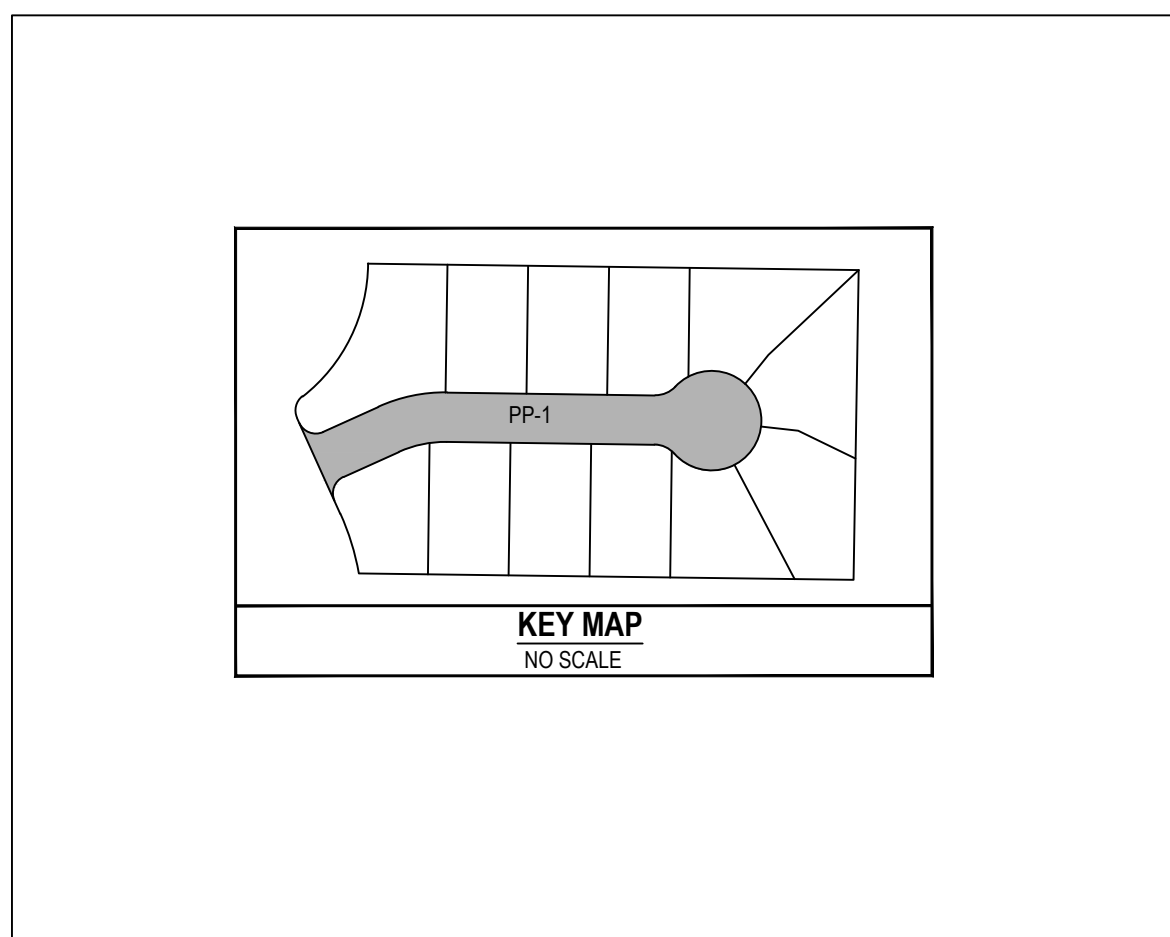
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR 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.

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.
- 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'



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

WWW.ENSGNENG.COM

FOR:
MOORE HOMES
9691 S GRANITE WOODS CIRCLE
SANDY, UTAH 84092
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

HIGHLANDS BLUFF ESTATES
PHASE 2
2225 EAST 6225 SOUTH
OGDEN, UTAH



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
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COVER

PROJECT NUMBER: 9455
PRINT DATE: 1/7/21
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

GENERAL NOTES:

- PROPERTY IS ZONED R-1-12.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10' MINIMUM, TOTAL 24'
 - CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HERON.

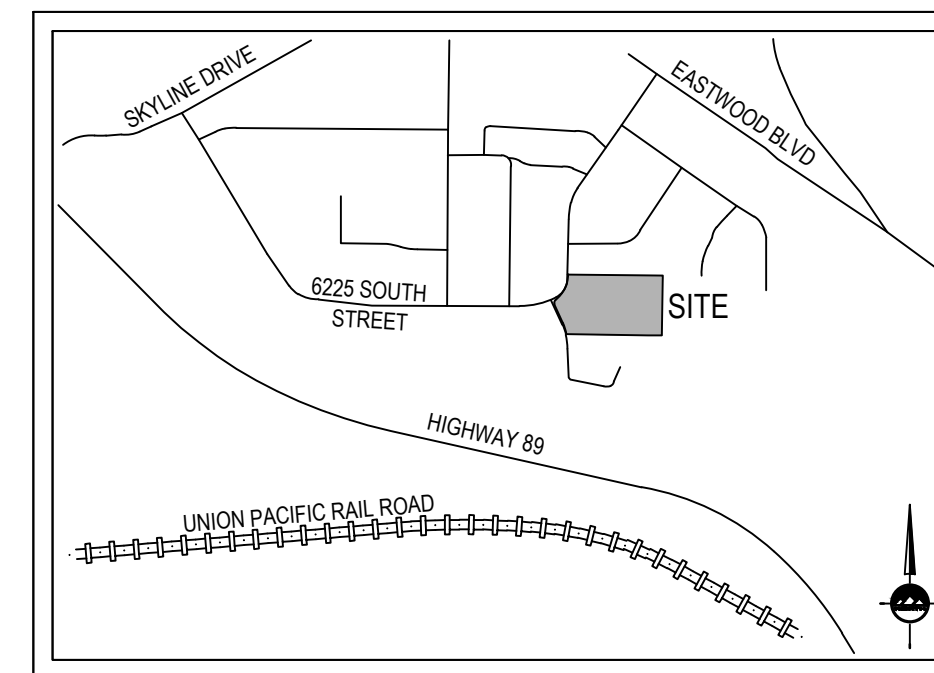
GENERAL NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 2

AMENDING PORTION OF LOT 1

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
DECEMBER 2020



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HIGHLANDS BLUFF ESTATES PHASE 2 and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:
Beginning at the Southwest corner of Lot 110, Eastwood Subdivision No. 7, said point being South 00°37'11" East 1355.37 feet along the section line and North 89°22'49" East 1506.67 feet from the West Quarter Corner of said Section 23 and running thence:
South 89°15'04" East 546.66 feet along the South line of said Eastwood Subdivision No. 7;
thence South 00°57'26" West 345.00 feet;
thence North 89°15'04" West 550.92 feet to the easterly right-of-way line of 2225 East Street;
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 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 South Street;
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.

Contains: 199,850 square feet or 4.588 acres and 12 lots.

Date:
Trent R. Williams, PLS
License no. 8034679

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 2

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Plain City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereto set our hands(s) this _____ day of _____ A.D., 20____

By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis J.S.S.
On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He is the _____ of _____ a Limited Liability Company and that He signed the Owner's 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.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

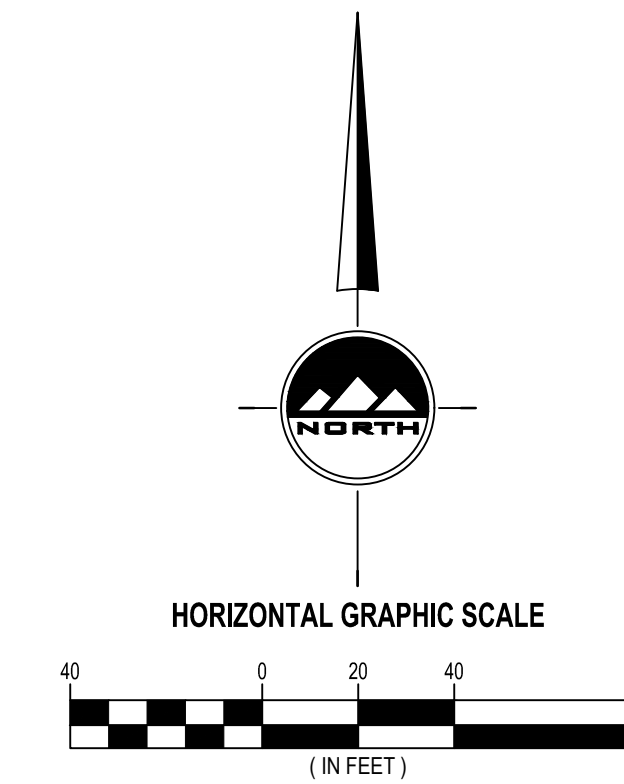
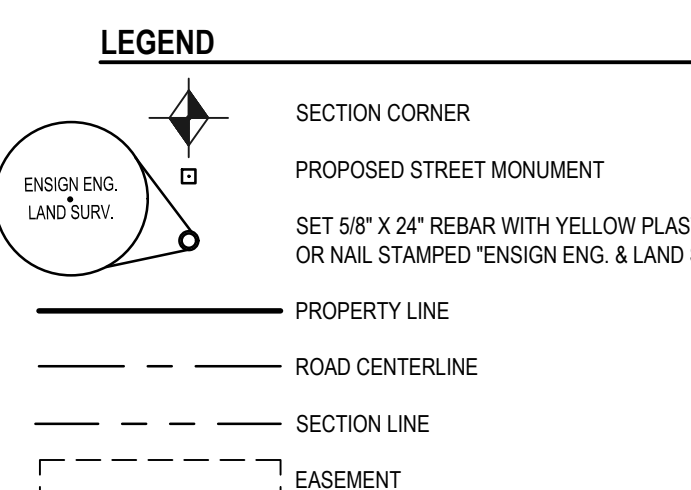
HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23
TOWNSHIP 5 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

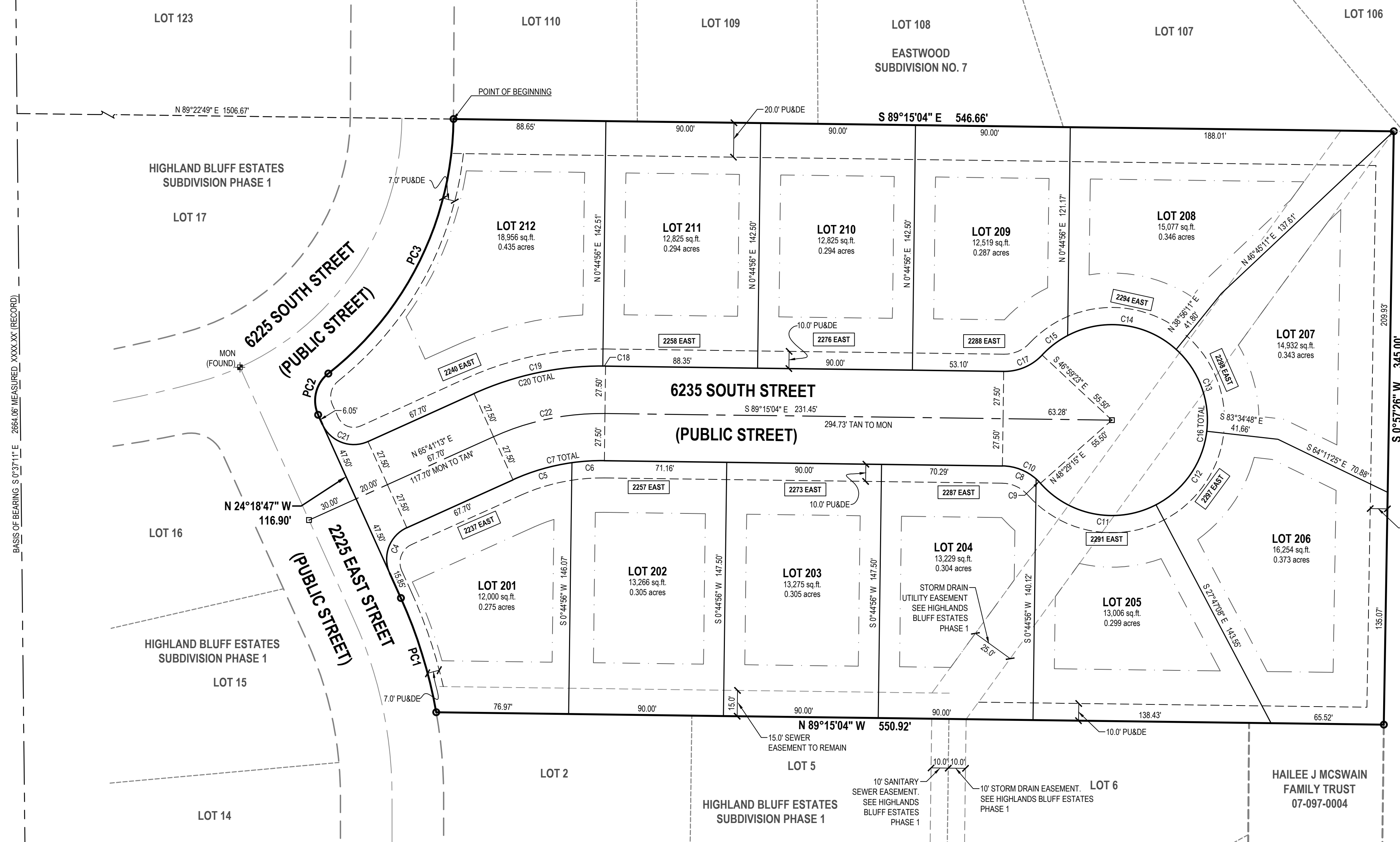
ENTRY NO. _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____
PROJECT NUMBER : 9455
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 12/23/2020
WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	280.00'	69.65'	14°15'07"	N17°11'13"W	69.47'
PC2	20.00'	26.61'	76°13'33"	S13°48'00"W	24.69'
PC3	190.00'	170.63'	51°27'11"	N26°11'11"E	164.95'
C4	20.00'	31.42'	90°00'00"	S20°41'13"W	28.28'
C5	125.00'	35.76'	16°23'32"	S73°52'59"W	35.64'
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'
C8	30.00'	21.50'	41°03'38"	N68°43'15"W	21.04'
C9	30.00'	3.50'	6°40'41"	N44°51'06"W	3.49'
C10	30.00'	25.00'	47°44'19"	N65°22'55"W	24.28'
C11	55.50'	73.62'	78°00'08"	S79°30'49"E	68.34'
C12	55.50'	54.00'	55°45'03"	N34°36'35"E	51.90'
C13	55.50'	52.76'	54°28'09"	N20°30'01"W	50.80'
C14	55.50'	67.71'	69°53'48"	N82°41'00"W	63.58'
C15	55.50'	18.75'	19°21'29"	S52°41'22"W	18.66'
C16	55.50'	266.84'	275°28'38"	N0°44'59"E	74.65'
C17	30.00'	25.00'	47°44'19"	N66°52'47"E	24.28'
C18	180.00'	1.65'	0°31'32"	N89°30'50"W	1.65'
C19	180.00'	77.98'	24°32'11"	S77°57'18"W	76.50'
C20	180.00'	78.73'	25°03'43"	S78°13'05"W	78.11'
C21	20.00'	31.42'	90°00'00"	S69°18'47"E	28.28'
C22	152.50'	66.71'	25°03'43"	S78°13'05"W	66.18'



DEVELOPER
MOORE HOMES
9691 S GRANITE WOODS CIRCLE
SANDY, UTAH

WEST QUARTER CORNER SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M. (FOUND BRASS CAP MONUMENT)
BASIS OF BEARING: S 0°37'11" E 2664.06' MEASURED XXXXX.YY (RECORDED)
1385.37'



ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

WEBER COUNTY SURVEYOR
THEREBY 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 WCO 106-1-8(c)(1)h,10, WCO 45-4-2(c)

COUNTY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY THE WEBER COUNTY ATTORNEY.
WEBER COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY THE COUNTY PLANNING COMMISSION APPROVAL.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY THE WEBER COUNTY ENGINEER.
WEBER COUNTY ENGINEER

COUNTY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____.
BY THE WEBER COUNTY COUNCIL.
COUNTY RECORDER CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER : 9455
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 12/23/2020
WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

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).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

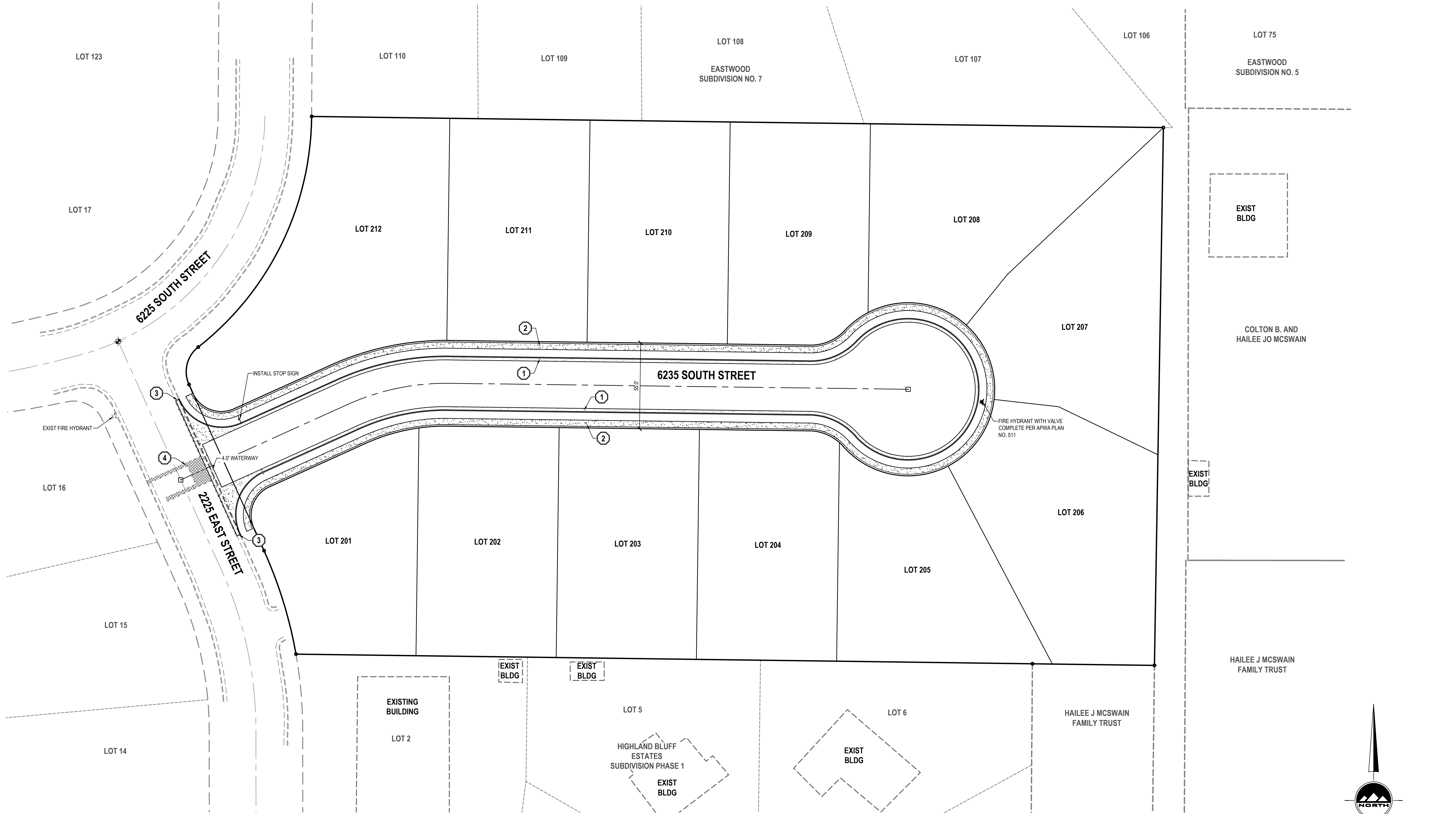
CEDAR CITY
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FOR:
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HIGHLANDS BLUFF ESTATES
PHASE 2
 2225 EAST 6225 SOUTH
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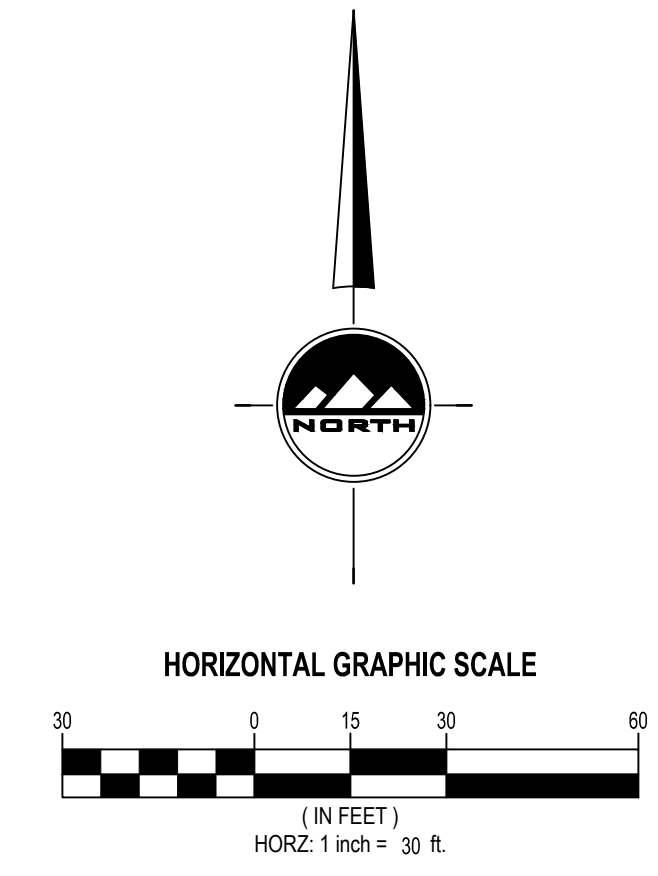
SITE PLAN

PROJECT NUMBER: 9455
PRINT DATE: 1/7/21

DRAWN BY: J. MOSS
CHECKED BY: C. PRESTON

PROJECT MANAGER:
C. PRESTON

C-100



811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
WEST QUARTER CORNER OF SECTION 23
TOWNSHIP 5 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4971.86'

Pipe Design (10-year storm)

Manning's N (ADS)	0.011
Manning's N (RCP)	0.013

Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full
SD-1	2,3	2.781	SD-2	0.331	3.111	0.35%	15	RCP	3.832	81.2%
SD-2	5	0.331	none	0.000	0.331	0.35%	15	RCP	3.832	8.8%

Offsite Existing Detention Calculations (10-year storm)

Basin Tributary Area	507,238 SF
Runoff coefficient C _s	0.350
Release Rate	0.20 cfs/acre
Peak Release*	2,329 cfs

Without Bypass Flow

Orifice Calculations: $Q = C_d A_o (2gh)^{1/2}$

High Water Elevation:	4,817.58 FT
Box Invert:	4,814.55 FT
Allowed Basin Discharge*	3,973 CFS
C _d	0.62
Orifice Area	66.06 IN ²
Orifice Diameter	9.2 IN

*2,329 cfs offsite peak release added to allowed basin discharge

Detention Calculations (100-year storm)

Basin Tributary Area	199,859 SF
Runoff coefficient C _s	0.350
Release Rate	0.36 cfs/acre
Peak Release*	1,644 cfs

Time (min)	i (in/hr)	Cumulative Runoff to Basin (c.f.)	Net Allowed Basin** Discharge (c.f.)	Required Storage (c.f.)
5	7.37	3,551	493	3,057
10	5.60	5,396	986	4,409
15	4.63	6,692	1,480	5,212
30	3.12	9,018	2,959	6,059
60	1.93	11,157	5,918	5,239
120	1.12	12,950	11,837	1,113
180	0.77	13,337	17,755	(4,418)
360	0.43	14,915	35,510	(20,595)
720	0.27	18,661	71,021	(52,360)
1440	0.15	21,367	142,042	(120,675)
2880	0.09	25,529	284,083	(258,554)

Required Detention: 6,059
Provided Detention: 6,202

*Peak release based on existing flow

Study Summary Statistics

Phase 1:

Building Area	Area	C Value
-	-	0.9
Total Hardscape	27,661	0.9
Landscaped Area	172,198	0.15
Weighted Average C	0.254	

Total Area	199,859 SF
Total Area	4.59 Acres
Composite C	0.254

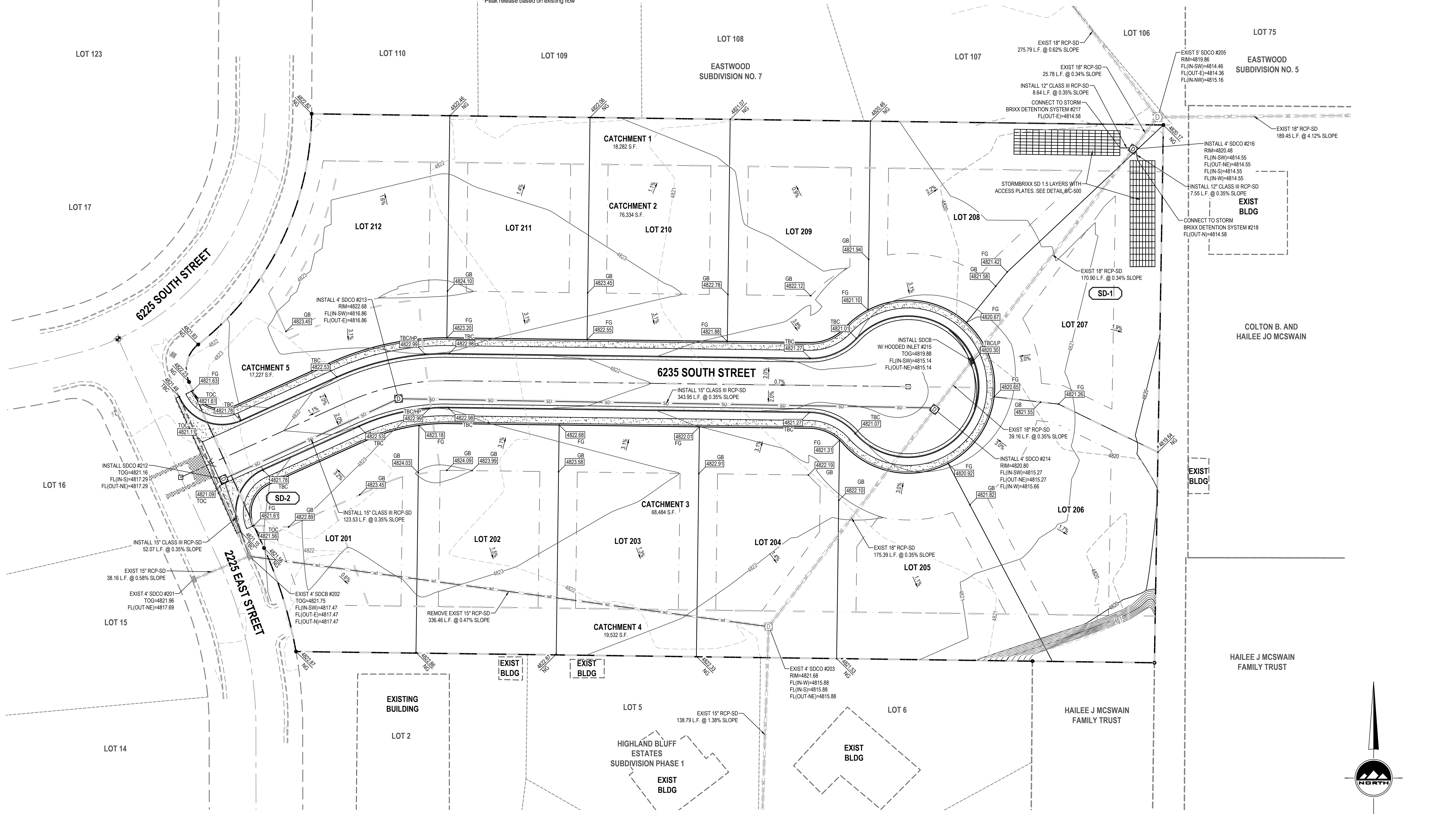
Catchment Calculations (10-year storm)

Time of Concentration	15 min
Rainfall Intensity I	2.37 in/hr
Manning's N	0.013

Catchment	Area (SF)	C	Flow (CFS)	Destination
1	18,282	0.350	0.351	Offsite
2	76,334	0.350	1.466	SD-1
3	68,484	0.350	1.315	SD-1
4	19,532	0.350	0.375	Offsite
5	17,227	0.350	0.331	SD-2

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- 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 MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARRIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- 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 LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- THE DETENTION SYSTEM IS A LAYOUT AND DOES NOT SHOW ALL PARTS. CONTRACTOR/OWNER IS RESPONSIBLE TO GET AN ESTIMATE FROM THE DETENTION MANUFACTURER FOR AN ACCURATE ESTIMATE.



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9691 S GRANITE WOODS CIRCLE
SANDY, UTAH 84092

CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

**HIGHLANDS BLUFF ESTATES
PHASE 2**
2225 EAST 6225 SOUTH
OGDEN, UTAH

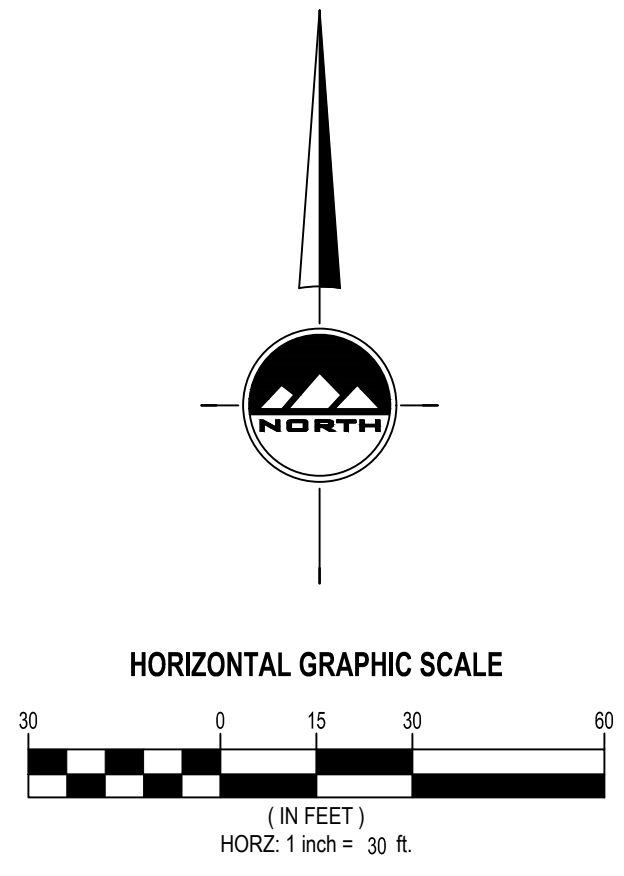


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GRADING/DRAINAGE PLAN

PROJECT NUMBER: 9455
PRINT DATE: 1/7/21
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-200



811
Know what's below.
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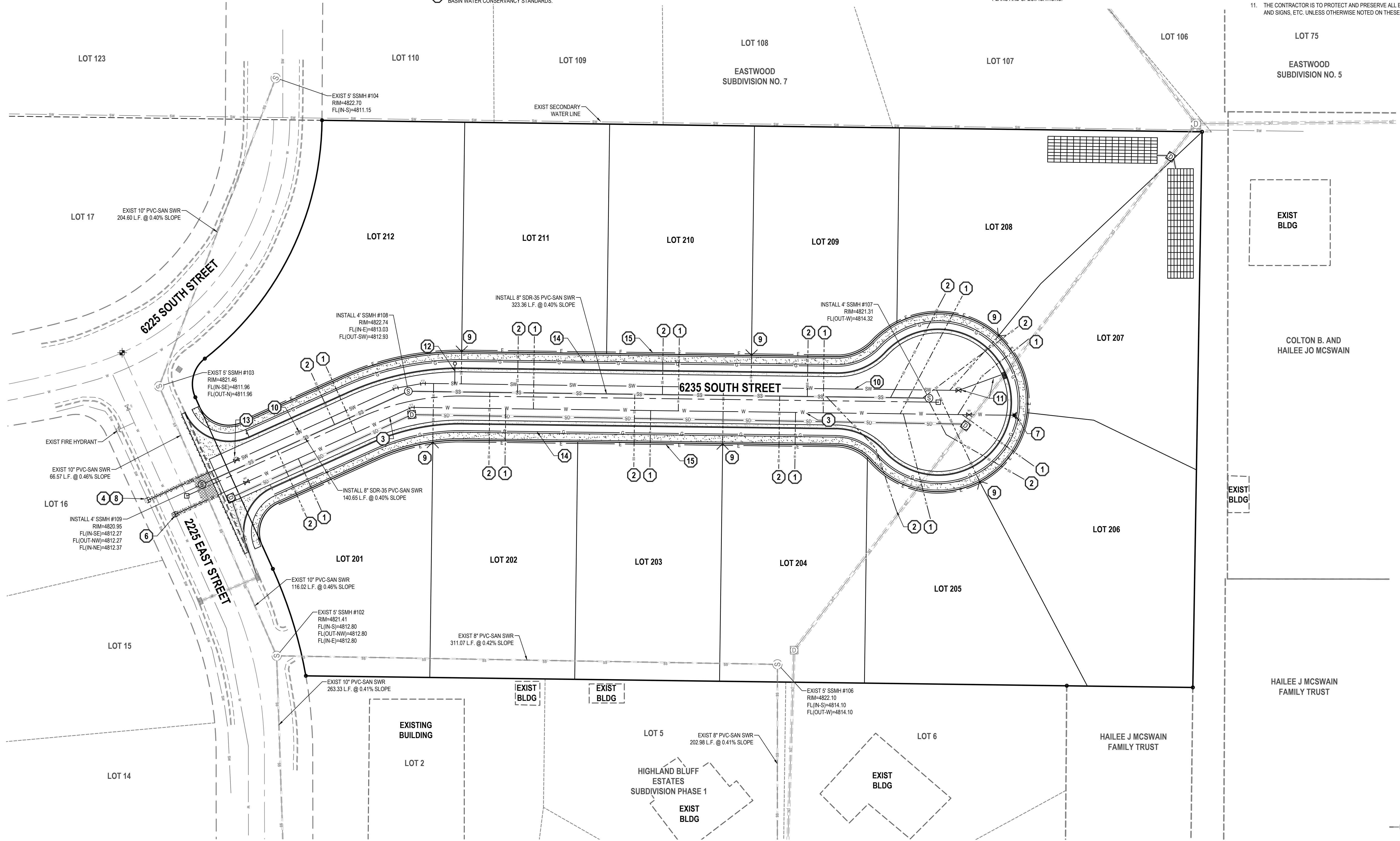
BENCHMARK
WEST QUARTER CORNER OF SECTION 23
TOWNSHIP 5 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4971.186'

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 3/4" CULINARY WATER SERVICE WITH 3/4" WATER METER PER WEBER COUNTY STANDARDS
 - 2 INSTALL 4" SANITARY SEWER LATERAL @ 2.00% MINIMUM SLOPE
 - 3 8" C900 PVC DR18 CULINARY WATERLINE
 - 4 6"x6"x6" TEE AND THRUST BLOCK.
 - 5 8" GATE VALVE.
 - 6 FIELD LOCATE AND "HOT TAP" EXISTING CULINARY WATERLINE
 - 7 INSTALL FIRE HYDRANT AND VALVE PER APWA PLAN NO. 511
 - 8 FIELD LOCATE AND CONNECT TO EXISTING SECONDARY WATERLINE PER WEBER BASIN WATER CONSERVANCY STANDARDS.
 - 9 INSTALL 1-1/2" PVC DUAL TURNOUT SECONDARY WATER SERVICE LINE WITH (2) 1" METERS PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS.
 - 10 6" C900 PVC DR14 SECONDARY WATERLINE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS.
 - 11 PLUG AND BLOCK END OF SWL WITH DRAIN TO EXISTING STORM DRAIN PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS.
 - 12 AIR - VACUUM BREAKER PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS.
 - 13 6" GATE VALVE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS.
 - 14 PROPOSED GAS LINE LOCATION. GAS COMPANY TO DETERMINE FINAL LOCATION
 - 15 PROPOSED POWER LINE LOCATION. POWER COMPANY TO DETERMINE FINAL LOCATION.

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. 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 LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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PHONE: 801-000-0000

HIGHLANDS BLUFF ESTATES
PHASE 2
2225 EAST 6225 SOUTH
OGDEN, UTAH

PROFESSIONAL ENGINEER
No. 5049039
J. T. PRESTON
STATE OF UTAH
CIVIL ENGINEER

NO.	DATE	REVISION	BY
1		FOR REVIEW	
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UTILITY PLAN

PROJECT NUMBER: 9455 PRINT DATE: 1/7/21
DRAWN BY: J.MOSS CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-300

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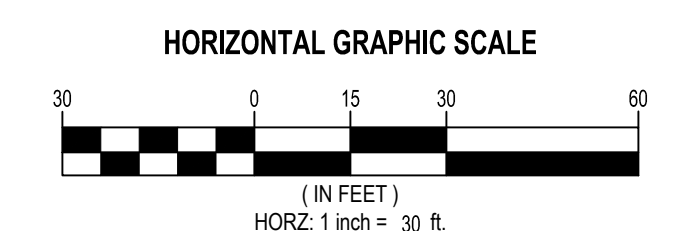
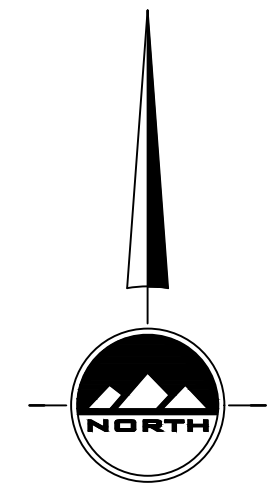
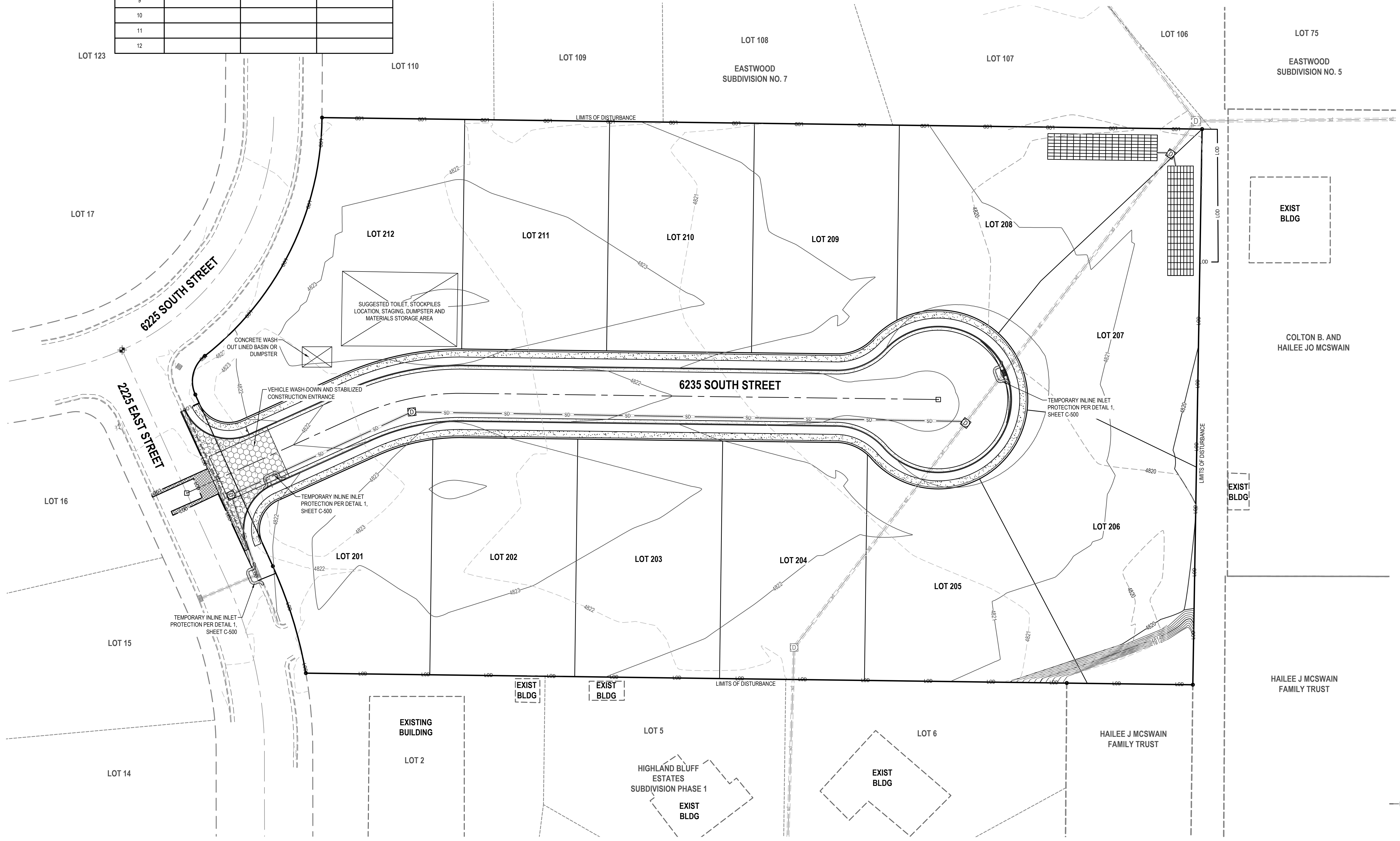
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COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
WEST QUARTER CORNER OF SECTION 23
TOWNSHIP 5 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4971.186'

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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GENERAL NOTES

- 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 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.
- 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 HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS 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.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.



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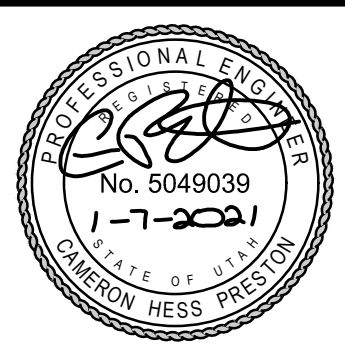
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PHASE 2
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OGDEN, UTAH**

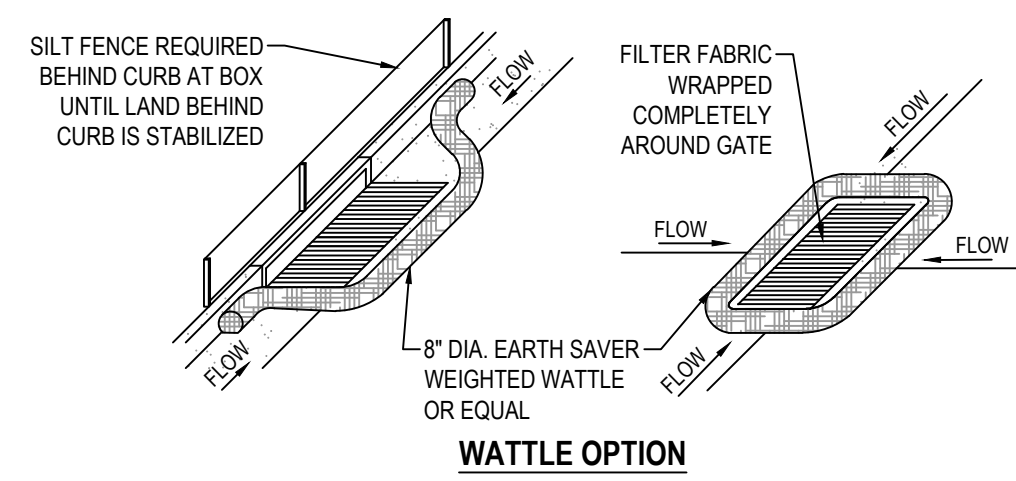


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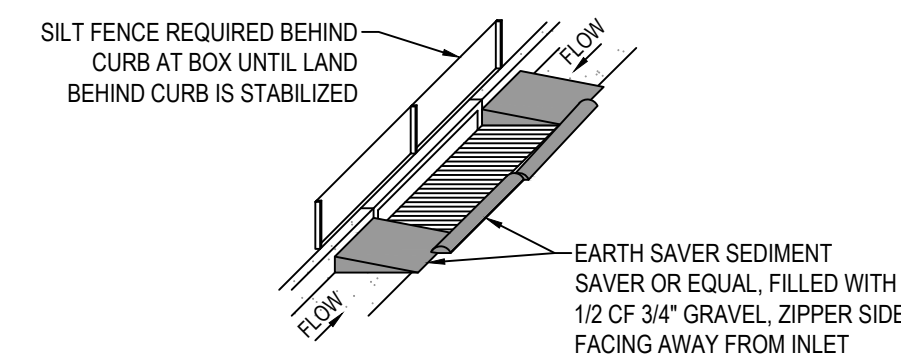
EROSION CONTROL PLAN

PROJECT NUMBER: 9455 PRINT DATE: 1/7/21
DRAWN BY: J.MOSS CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-400



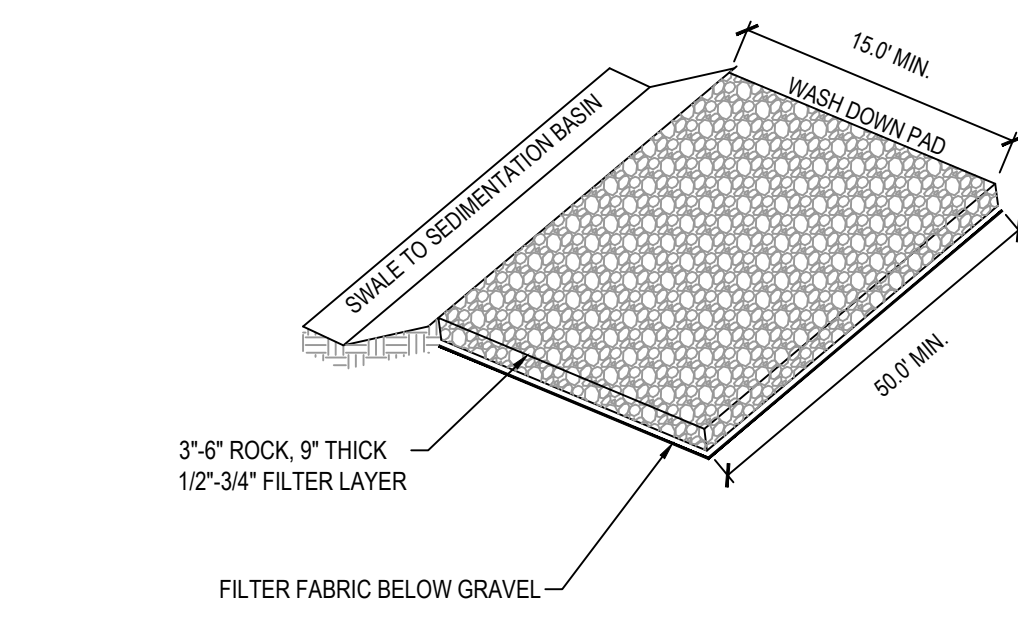
WATTLE OPTION



SANDBAG OPTION

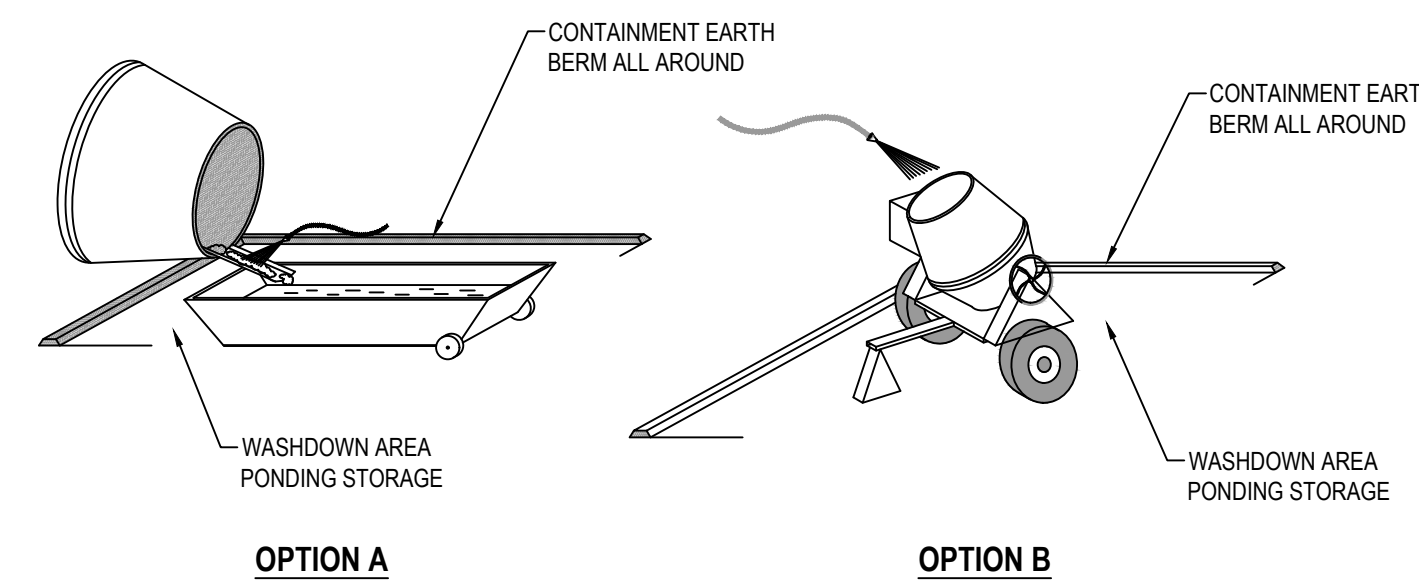
NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLEBAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BIWEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6\"/>



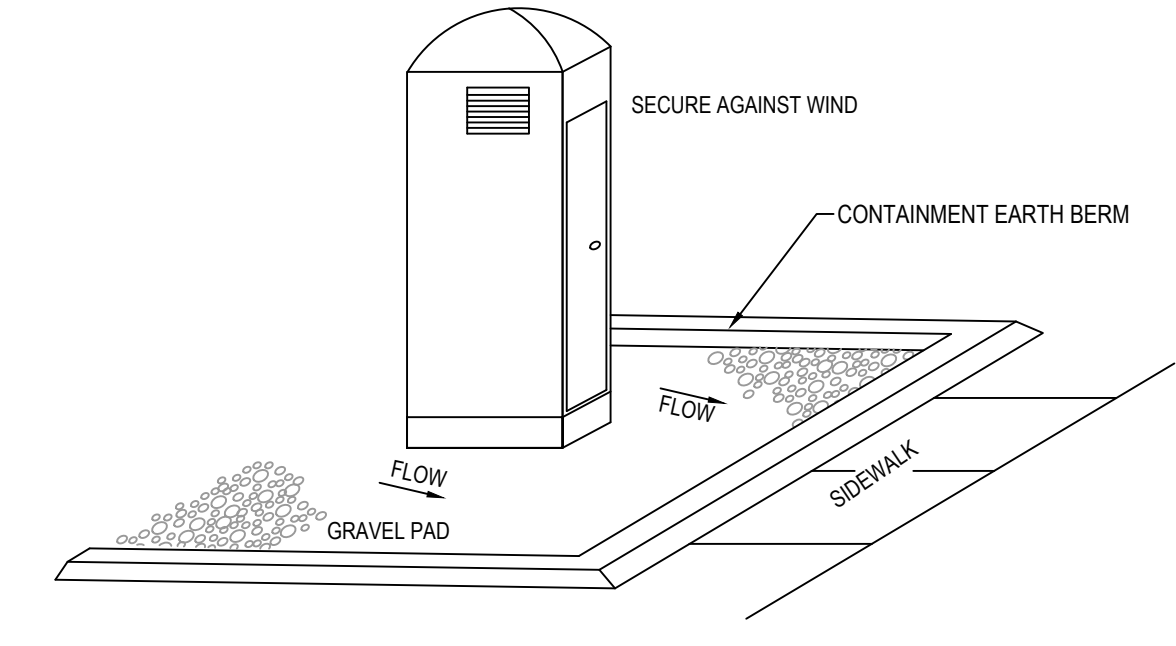
NOTE:

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



OPTION A

OPTION B



4 PORTABLE TOILET

1 SAG INLET PROTECTION

SCALE: NONE

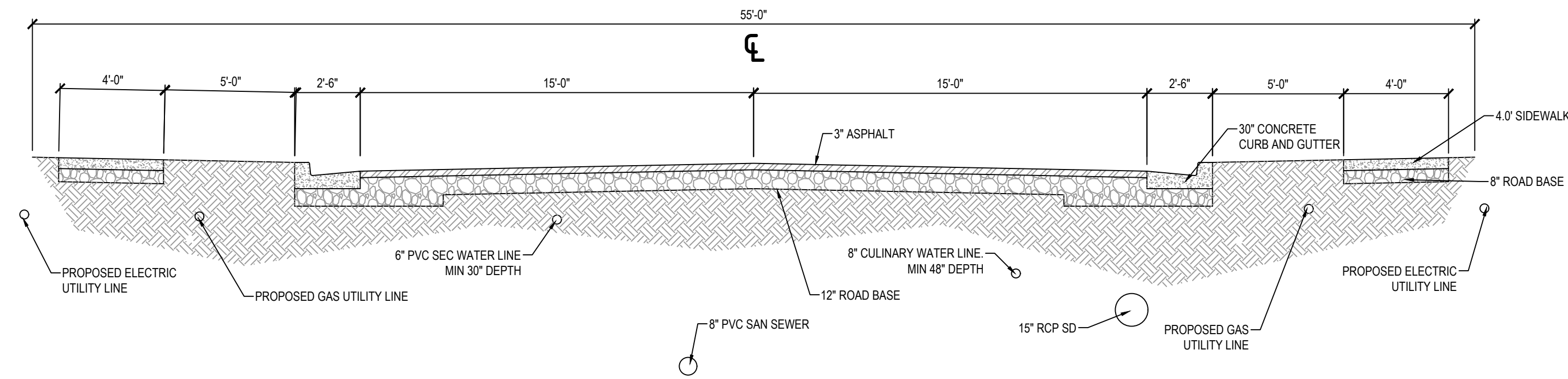
2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

3 CONCRETE WASTE MANAGEMENT

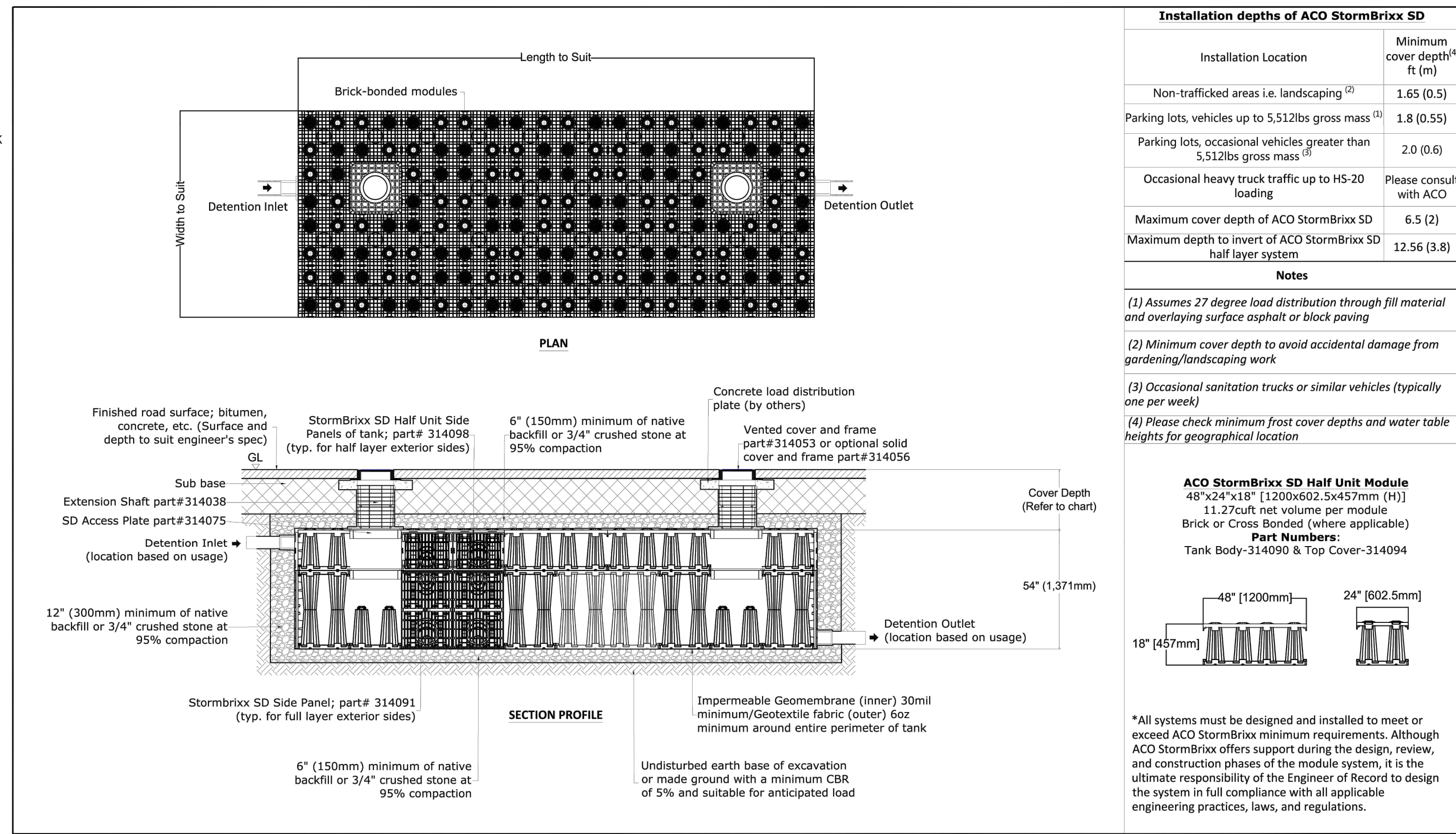
SCALE: NONE

SCALE: NONE



5 55.0' ROAD CROSS SECTION

SCALE: NONE



Installation depths of ACO StormBrixx SD	
Installation Location	Minimum cover depth ⁽¹⁾ ft (m)
Non-trafficked areas i.e. landscaping ⁽²⁾	1.65 (0.5)
Parking lots, vehicles up to 5,512lbs gross mass ⁽³⁾	1.8 (0.55)
Parking lots, occasional vehicles greater than 5,512lbs gross mass ⁽⁴⁾	2.0 (0.6)
Occasional heavy truck traffic up to HS-20 loading	Please consult with ACO
Maximum cover depth of ACO StormBrixx SD	6.5 (2)
Maximum depth to invert of ACO StormBrixx SD half layer system	12.56 (3.8)

Notes

- (1) Assumes 27 degree load distribution through fill material and overlying surface asphalt or block paving
- (2) Minimum cover depth to avoid accidental damage from gardening/landscaping work
- (3) Occasional sanitation trucks or similar vehicles (typically one per week)
- (4) Please check minimum frost cover depths and water table heights for geographical location

ACO StormBrixx SD Half Unit Module
 48" x 24" x 18" [1200 x 602.5 x 457 mm (H)]
 11.27 cu ft net volume per module
 Brick or Cross Bonded (where applicable)
Part Numbers:
 Tank Body-314090 & Top Cover-314094

ACO, Inc.
 825 W. Beechcraft St. Casa Grande, AZ 85122
 9470 Pinecone Drive Mentor, OH 44060
 4211 Pleasant Rd. Fort Mill, SC 29708
 Tel: 520-421-9898 Tel: 440-639-7230 Tel: 440-639-7230
 Fax: 520-421-9899 Fax: 440-639-7235 Fax: 803-802-1063

6 STORM BRIXX DETAIL

SCALE: NONE



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FOR:
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HIGHLANDS BLUFF ESTATES
 PHASE 2
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DETAILS

PROJECT NUMBER	PRINT DATE
9455	1/15/20
DRAWN BY	CHECKED BY
J.MOSS	C.PRESTON
PROJECT MANAGER	
C.PRESTON	

C-500



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BENCHMARK

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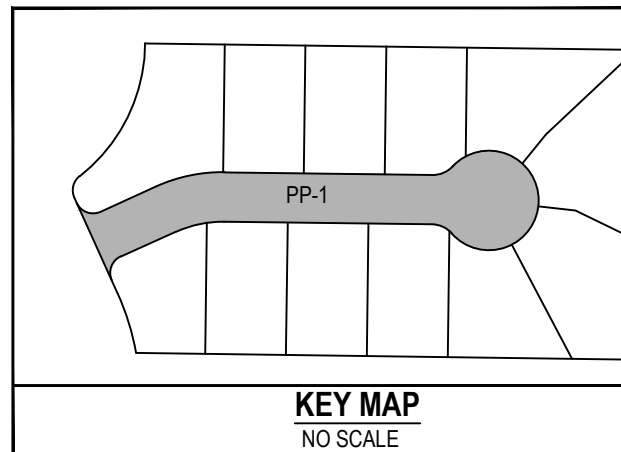
SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
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- 13 6" GATE VALVE PER WEBER BASIN WATER CONSERVANCY DISTRICT STANDARDS.
- 14 PROPOSED GAS LINE LOCATION GAS COMPANY TO DETERMINE FINAL LOCATION.
- 15 PROPOSED POWER LINE LOCATION, POWER COMPANY TO DETERMINE FINAL LOCATION.
- 16 SAWCUT, REMOVE AND REPLACE ASPHALT AND CONCRETE
- 17 4.0' CONCRETE WATERWAY
- 18 REMOVE EXISTING CURB AND GUTTER
- 19 20" OF STEEL OR DR 21 (OR THICKER) WELDED HDPE PIPE CASING AROUND NEW WATER LATERAL, WITH SPACER AND WRAP-AROUND END SEALS, CENTERED OVER STORM DRAIN CROSSING

- 20 20" OF STEEL OR DR 21 (OR THICKER) WELDED HDPE PIPE CASING AROUND NEW SEWER, WITH SPACERS AND WRAP-AROUND END SEALS, CENTERED OVER STORM DRAIN CROSSING
- 21 20" OF STEEL OR DR 21 (OR THICKER) WELDED HDPE PIPE CASING AROUND NEW WATER LATERAL, WITH SPACER AND WRAP-AROUND END SEALS, CENTERED OVER SEWER CROSSING



LAYTON
919 North 400 West
Layton, UT 84041
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SALT LAKE CITY
Phone: 801.255.0529

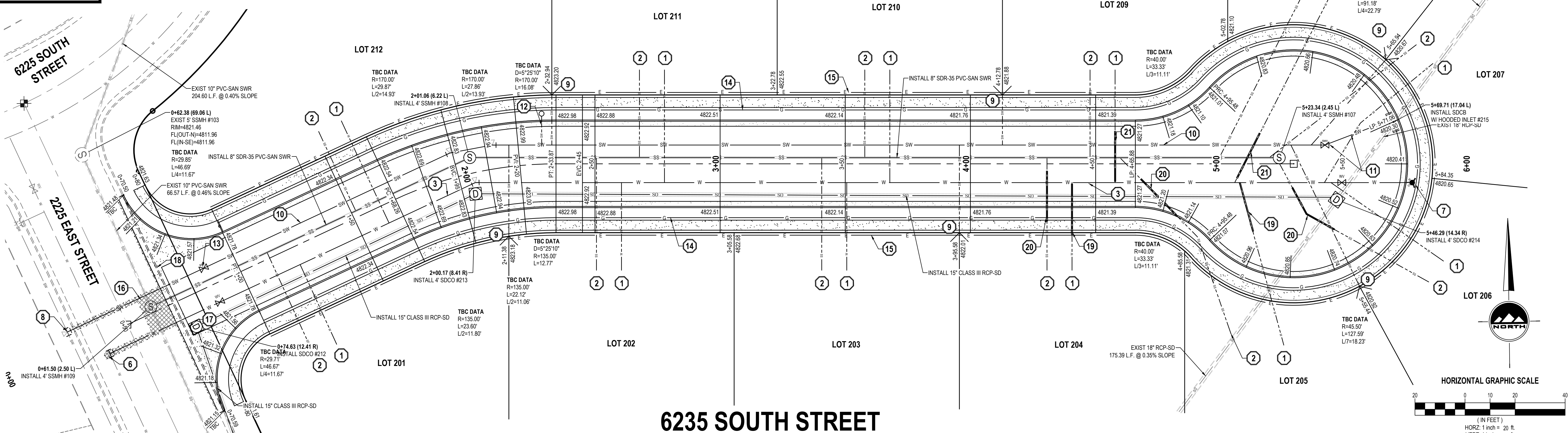
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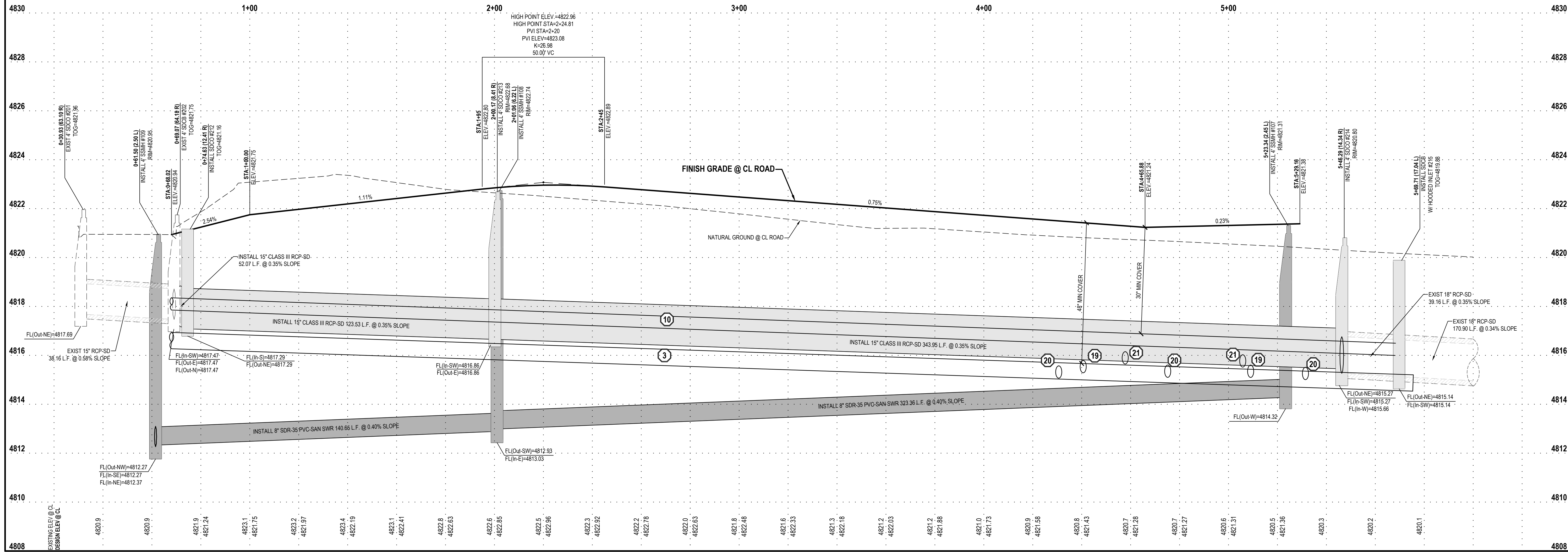
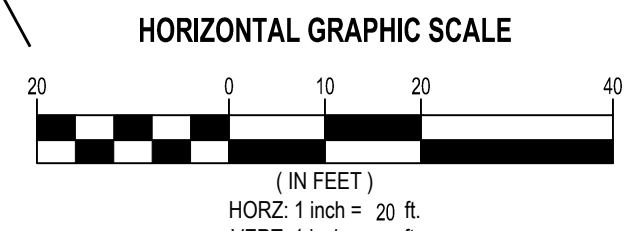
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Phone: 435.896.2983

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PHONE: 801-400-0000



6235 SOUTH STREET



**HIGHLANDS BLUFF ESTATES
PHASE 2
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**6235 SOUTH STREET
PLAN AND PROFILE**

PROJECT NUMBER: 9455
PRINT DATE: 1/7/21
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

PP-1