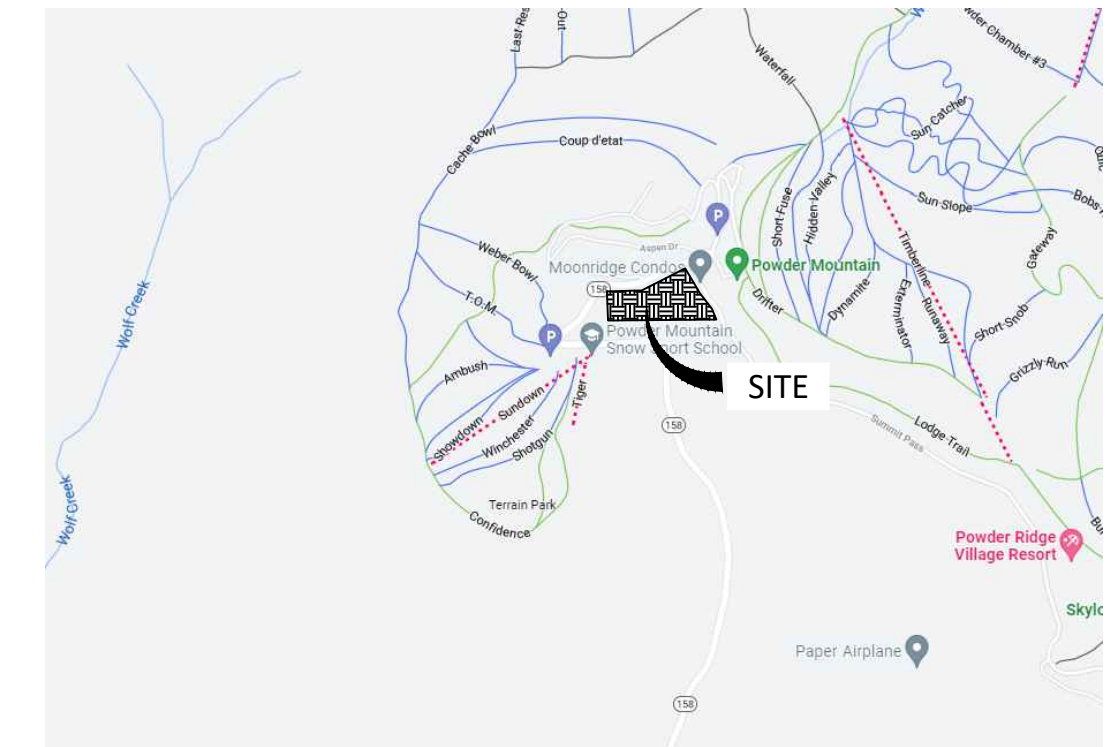
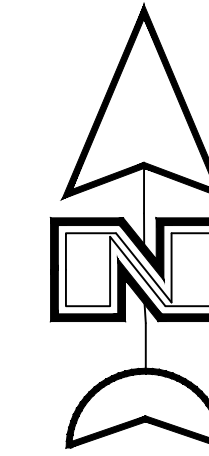


Sundown Condos at Powder Mountain PRUD

Site Permit Application Package

Approximately 6550 North Power Mountain Road Eden, Utah 84310



Vicinity Map
N.T.S.

GENERAL DEMOLITION NOTES:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped. According to city, county and utility company requirements, unless otherwise shown.
- Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site. Except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- 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 upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

GENERAL SITE NOTES:

- Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
- Fire lane markings and signs to be installed as directed by the Fire Marshall.
- Asile markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.

GENERAL GRADING NOTES:

- All work shall be in accordance with the City/County Public Works Standard.
- Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
- Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
- Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
- Fills shall be benchered into competent material as per specifications and geotechnical report.
- All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
- A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
- Dust shall be controlled by watering.
- The location and protection of all utilities is the responsibility of the permittee.
- Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
- All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
- The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
- The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
- Aggregate base shall be compacted per the geotechnical report prepared for the project.
- Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown herein.
- The recommendations in the following Geotechnical Engineering Report by CMT Engineering Laboratories are included in the requirements of grading and site preparation. The report is titled "Geotechnical Engineering and Geological Study, Proposed Sundown Condominiums, CMT Project Number 17355."

- Dated: December 9th, 2021
- As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
- Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

ADA NOTES:

- Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet the requirements of the ADA, the Contractor shall immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

Developer notes:

- Construction/Development of the site work for the project cannot begin until the improvements associated with the Sundown Condominiums have been completed.

General Utility Notes:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- All inlet boxes located in curb and gutter are to be placed parallel to the curb and gutter and set under the frame and grate. Improperly placed boxes will be removed and replaced at no additional cost to the owner. Precast or cast in place boxes are acceptable.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
- Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 1/2" connection facing the point of access for Fire Department Apparatus.
- Prior to the construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test.

Utility Piping Materials:

- All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- 3/4" to 3" diameter pipe - copper tube ASTM B, Type K, Soft Temper, HDPE CTS-OD SDR-9 Poly Tubing.
- Over 3" diameter pipe - AWWA C-900 Class 150 pipe.

Water Main Lines and Fire Lines

- Pipe material as shown on utility plan view or to meet city standards.

Sanitary Sewer Lines

- All straight sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

Storm Drain Lines

- 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III up to 13' of cover, Class IV for 13' to 21' of cover, Class V for 21' to 32' of cover, and Special Design for cover greater than 32 feet.

Engineer

Fawkes Consultants Inc.
Contact: Jordan "Guy" Williams - P.E. - President
Office: 213-500-5936
Address: 2701 North Thanksgiving Way, Suite 100
Lehi, Utah 84043
Email: Gwilliams@fawkesconsultants.com

Architect: Iridium AE

Contact: Jeff Byers
Office: 801-974-5101
Address: 635 West 5300 South, Suite 203
Salt Lake City, UT 84123
Email: kim@iridiumae.com

Owner

Name: Mike Brenny
Office: 801-808-9328
Address: 4421 North Thanksgiving Way
Lehi, Utah 84043
Email: mike@utahflipper.com

Sheet Index

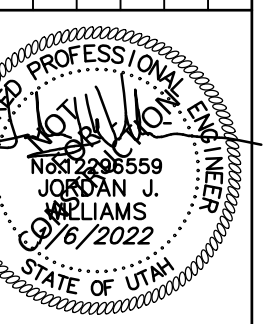
| NO. | CV | Cover Sheet |
|-----|-------|----------------------|
| 1 | CV | Cover Sheet |
| 2 | C1.00 | Demolition Plan |
| 3 | C2.00 | Site Plan |
| 4 | C3.00 | Grading Plan |
| 5 | C3.01 | Profile Plan |
| 6 | C3.02 | Profile Plan |
| 7 | C4.00 | Utility Plan |
| 8 | C5.00 | Details |
| 9 | C5.01 | Water Details |
| 10 | C5.02 | Sewer & UDOT Details |

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are 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 appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

All Construction to conform to City/County/UDOT Standards and Specifications in Right-of-Way

Property Information:
Parcel ID #: 220010014
Zone: FR-3
Acreage = 6.97 ac (303,613 sf)



Fawkes Consultants

2701 N. Thanksgiving Way, Suite 100
Lehi, Utah 84043
Jordan A. Williams, P.E.
Gwilliams@fawkesconsultants.com

Sundown Condos

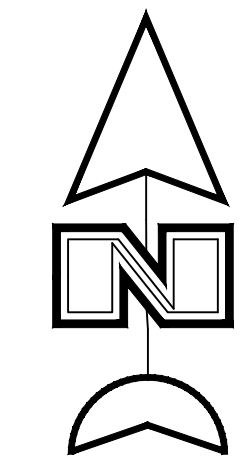
Approx. 6550 N. Powder Mountain Road
Eden, Utah 84310

Cover Sheet

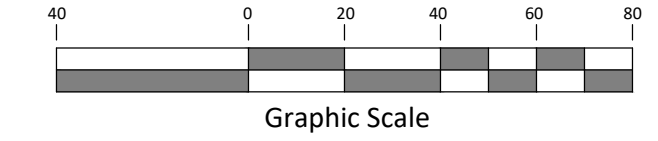
| | |
|-----------------|--------|
| Date | 1/6/22 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| 21.008 - V6.dwg | |

CV
Sheet No.
1/10

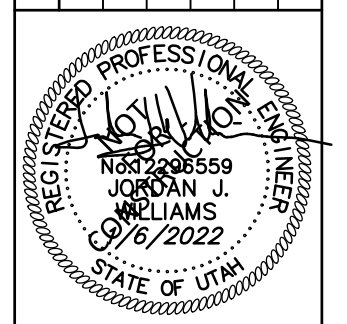
Sundown Condos at Powder Mountain PRUD



Scale: 1" = 40'



Revisions:

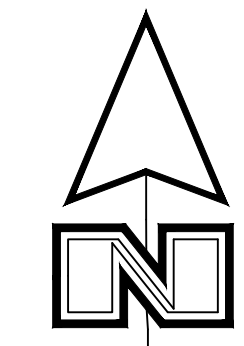


Fawkes Consultants
 Jordan A. Williams, P.E.
 jwilliams@fawkesconsultants.com
 2701 N. Thanksgiving Way, Suite 100
 Eden, Utah 84033

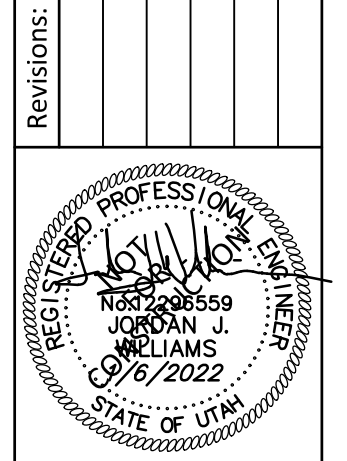
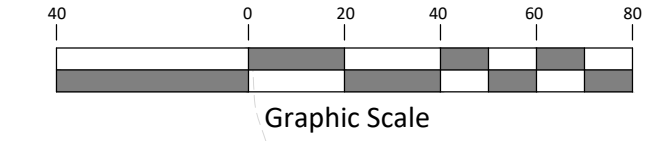
Sundown Condos
 Approx. 6550 N. Powder Mountain Road
 Eden, Utah 84310

| | |
|-------------|------------------------|
| Sheet Title | Demolition Plan |
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| File Name | 21.008 - V6.dwg |
| Sheet No. | C1.00 |
| Sheet No. | 2/10 |

Sundown Condos at Powder Mountain PRUD



Scale: 1" = 40'



Revisions:

Fawkes Consultants

Jordan Williams, P.E.
 Gwilliams@fawkesconsultants.com

2701 N. Thanksgiving Way, Suite 100
 Eden, Utah 84033

Project Name

Sundown Condos

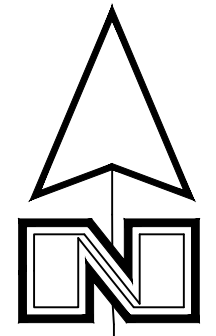
Approx. 6550 N. Powder Mountain Road
 Eden, Utah 84310

Sheet Title

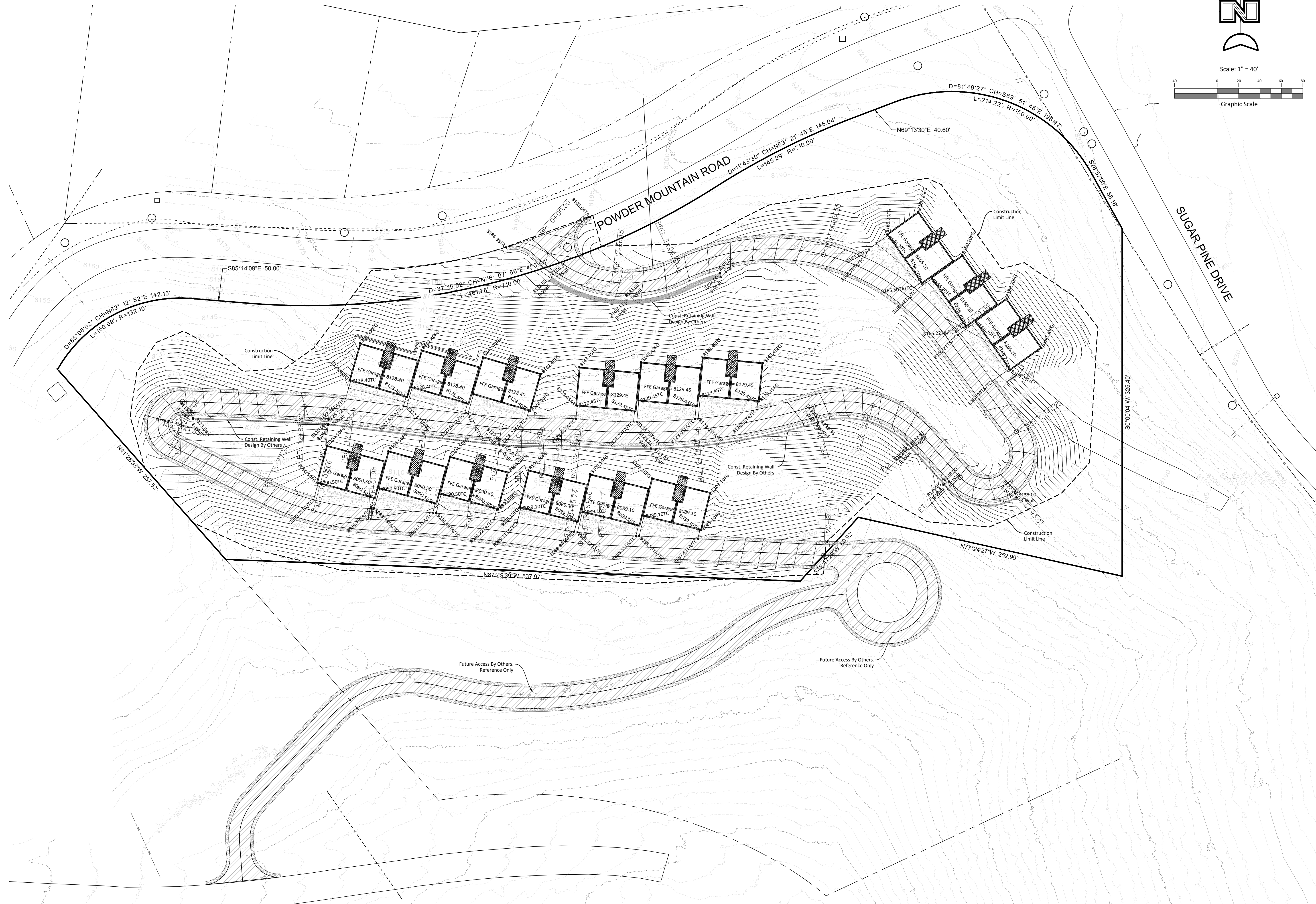
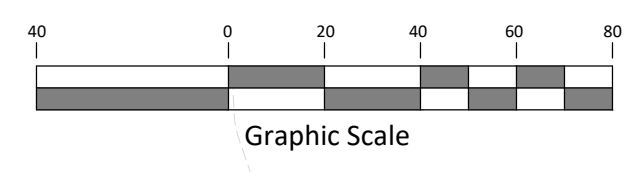
Site Plan

| | |
|-----------------|----------|
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| 21.008 - V6.dwg | |
| C2.00 | |
| Sheet No. | 3/10 |

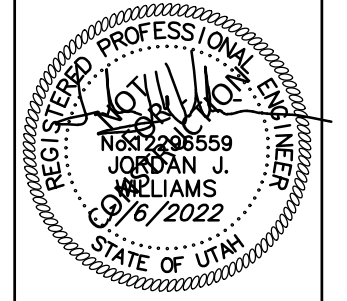
Sundown Condos at Powder Mountain PRUD



Scale: 1" = 40'



Revisions:



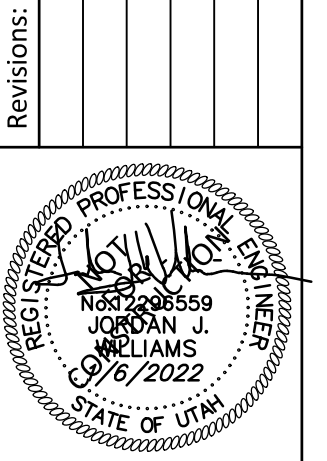
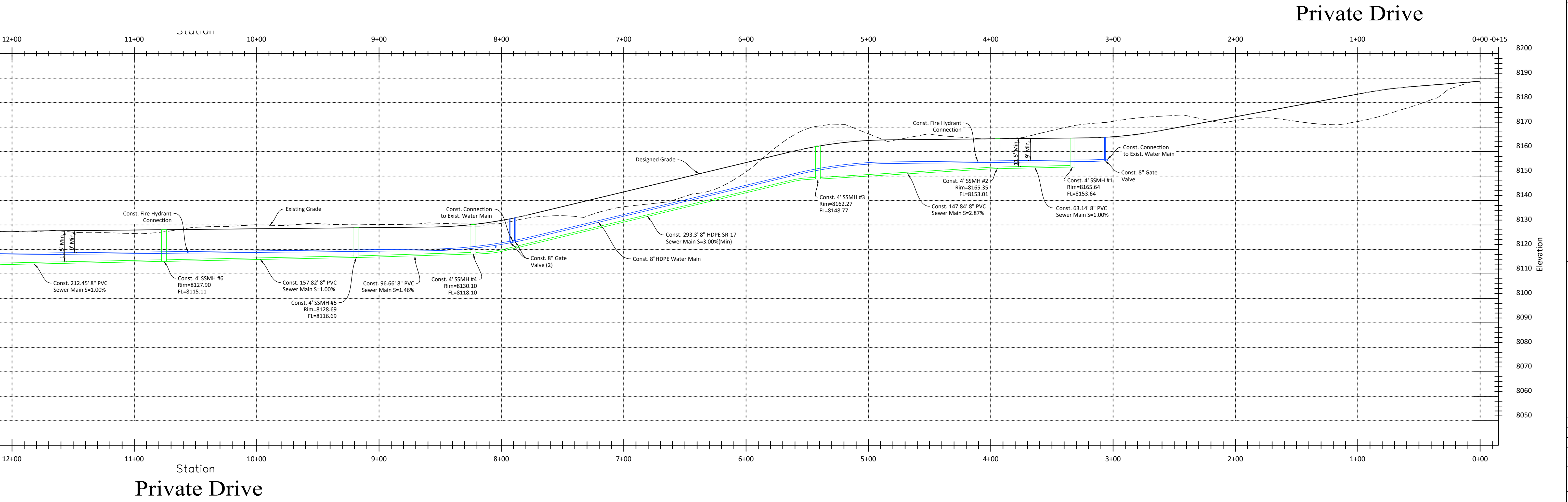
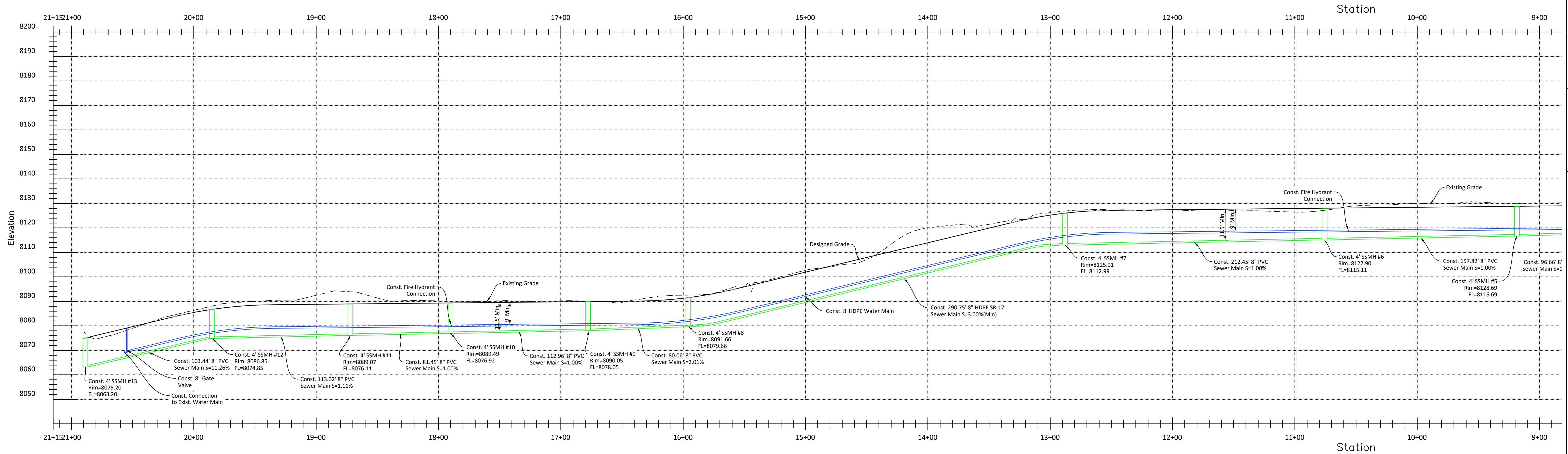
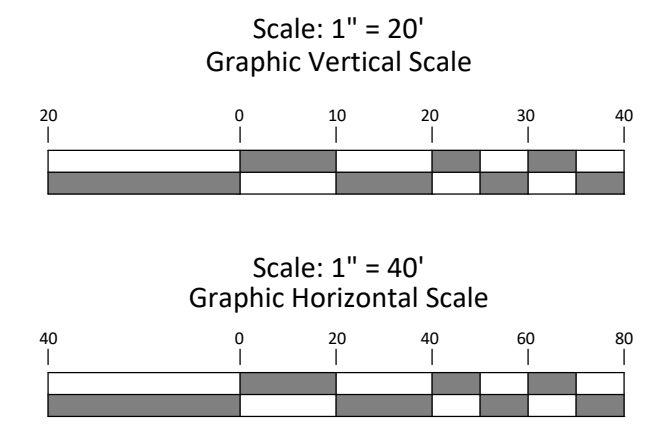
Fawkes Consultants
 Jordan A. Williams, P.E.
 jwilliams@fawkesconsultants.com
 2701 N. Thanksgiving Way, Suite 100
 Eden, Utah 84033

Sundown Condos
 Approx. 6550 N. Powder Mountain Road
 Eden, Utah 84310

Grading Plan

| | |
|-----------------|----------|
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| 21.008 - V6.dwg | |
| C3.00 | |
| Sheet No. | 4/10 |

Sundown Condos at Powder Mountain PRUD



Fawkes Consultants
 Jordan L. Williams, P.E.
 jwilliams@fawkesconsultants.com
 2701 N. Thanksgiving Mesa, Suite 100
 Eden, Utah 84033

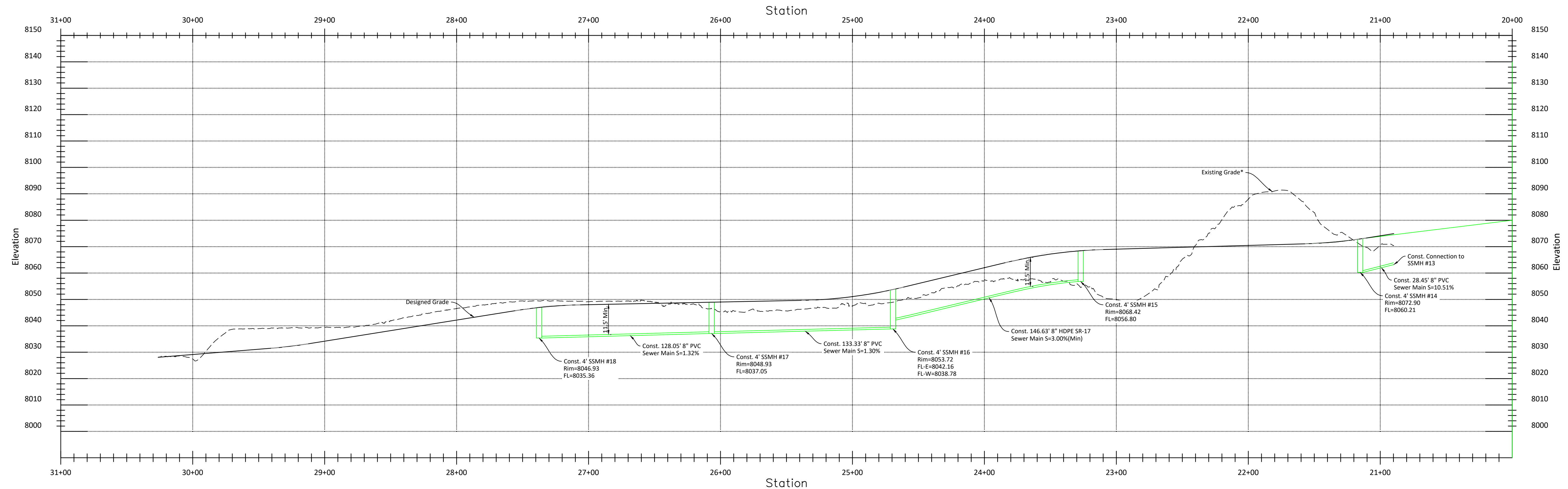
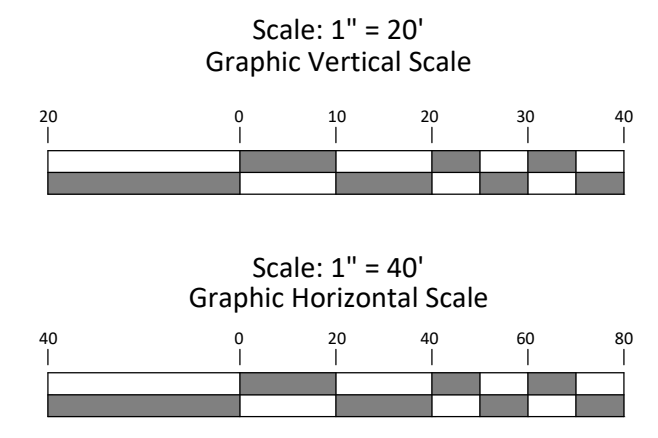
Project Name
Sundown Condos
 Approx. 6550 N. Powder Mountain Road
 Eden, Utah 84310

Sheet Title
Profile Plan

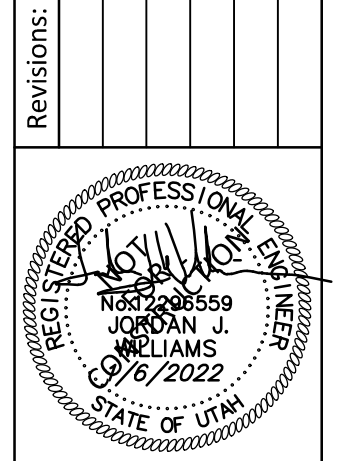
| | |
|--------|----------|
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |

21.008 - V6.dwg
C3.01
 Sheet No.
5/10

Sundown Condos at Powder Mountain PRUD



* Verify Existing Surface Grades in Spring after the Snow Melts
** Design Profile is for reference only. Rough Grading to be done to sufficiently Designed Sewer.



Fawkes Consultants

Jordan Williams, P.E.
jwilliams@fawkesconsultants.com

2701 N. Thanksgiving Way, Suite 100
Eden, Utah 84033

Sundown Condos

Approx. 6550 N. Powder Mountain Road
Eden, Utah 84310

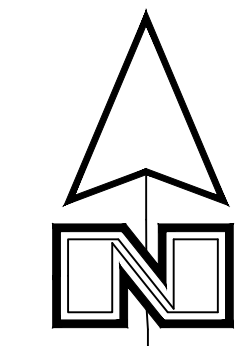
Profile Plan

| | |
|-----------------|----------|
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| 21.008 - V6.dwg | |

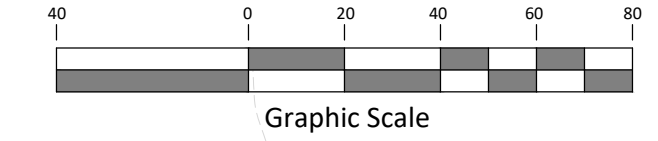
C3.02

Sheet No.
6/10

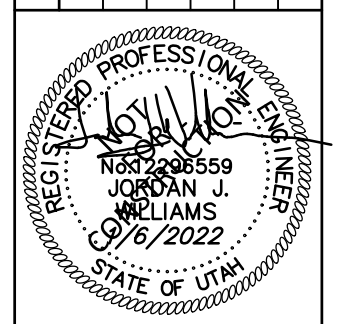
Sundown Condos at Powder Mountain PRUD



Scale: 1" = 40'



Revisions:

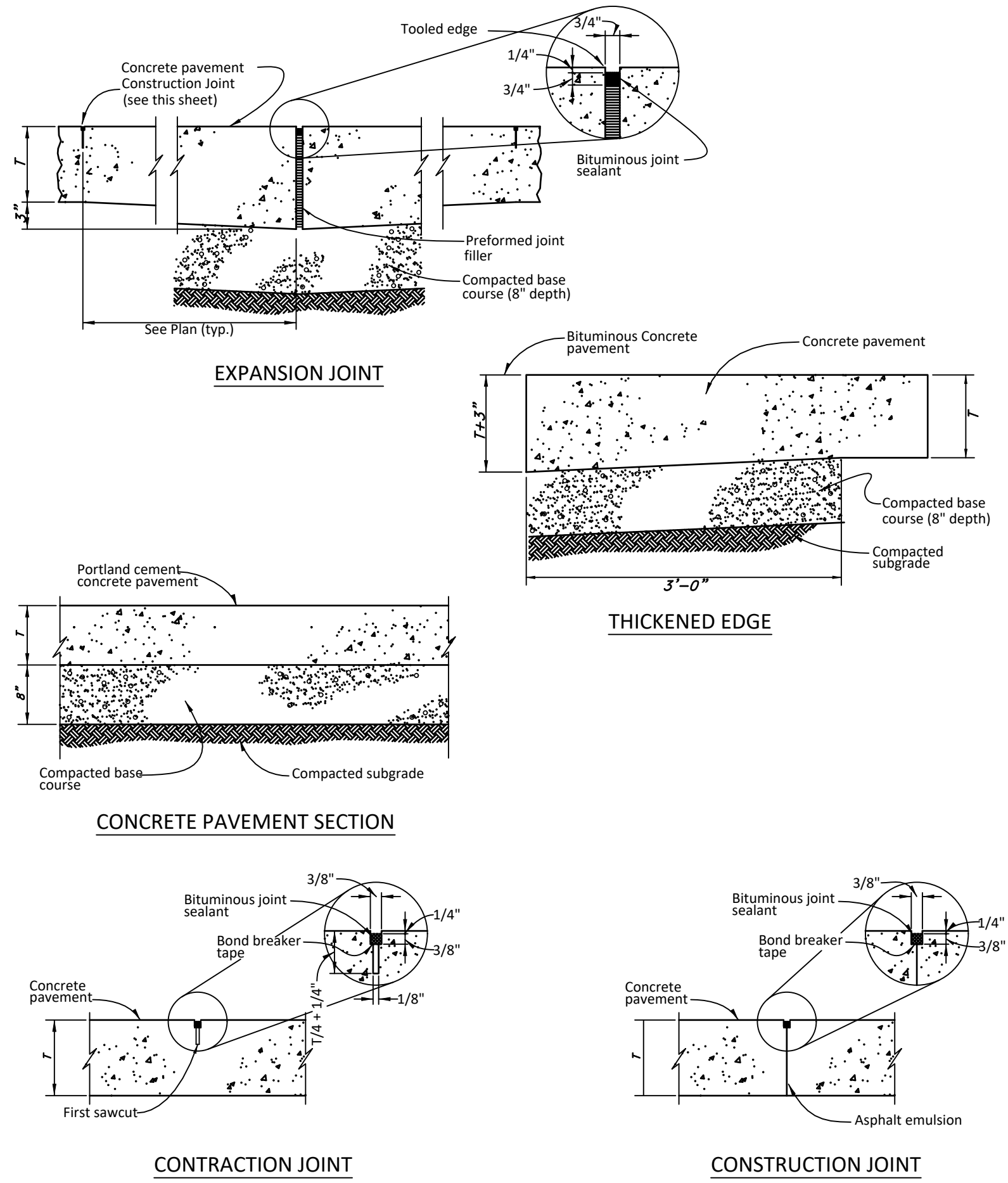


Fawkes Consultants
 Jordan Williams, P.E.
 2701 N. Thanksgiving Way, Suite 100
 Eden, Utah 84033
 jwilliams@fawkesconsultants.com

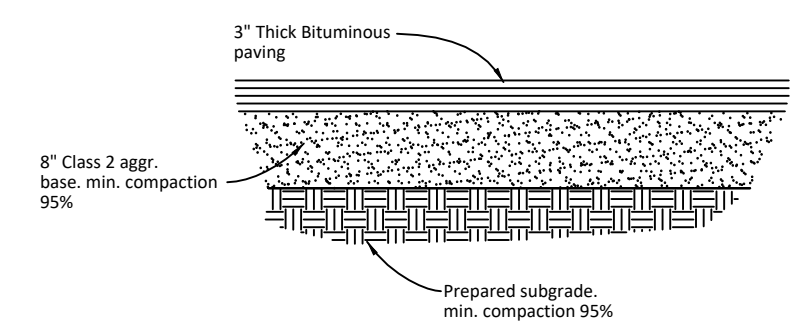
Project Name
Sundown Condos
 Approx. 6550 N. Powder Mountain Road
 Eden, Utah 84310

| | |
|-----------------|---------------------|
| Sheet Title | Utility Plan |
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| 21.008 - V6.dwg | |
| C4.00 | |
| Sheet No. | 7/10 |

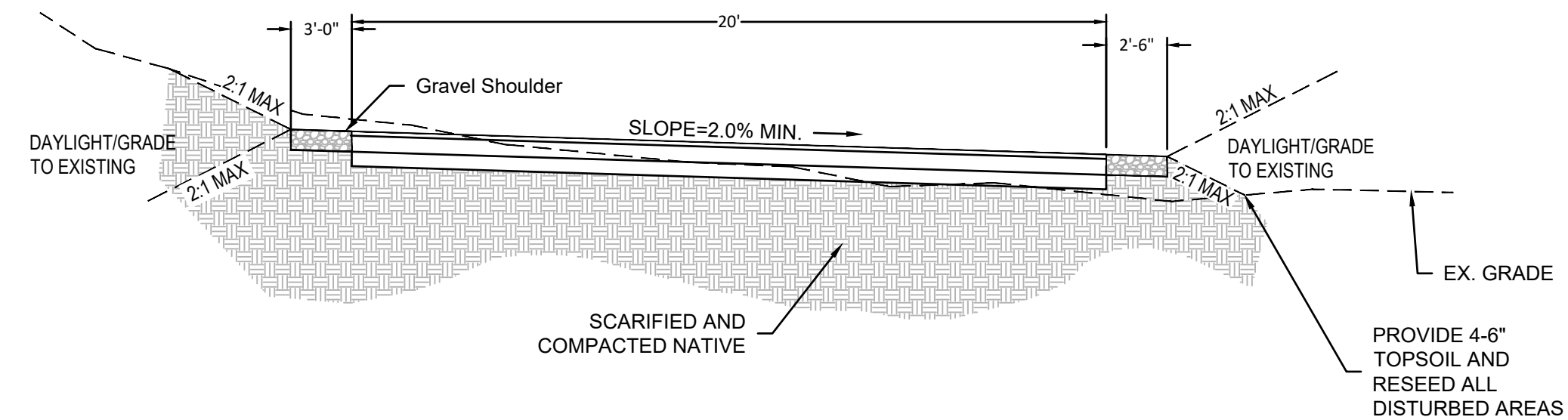
PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING



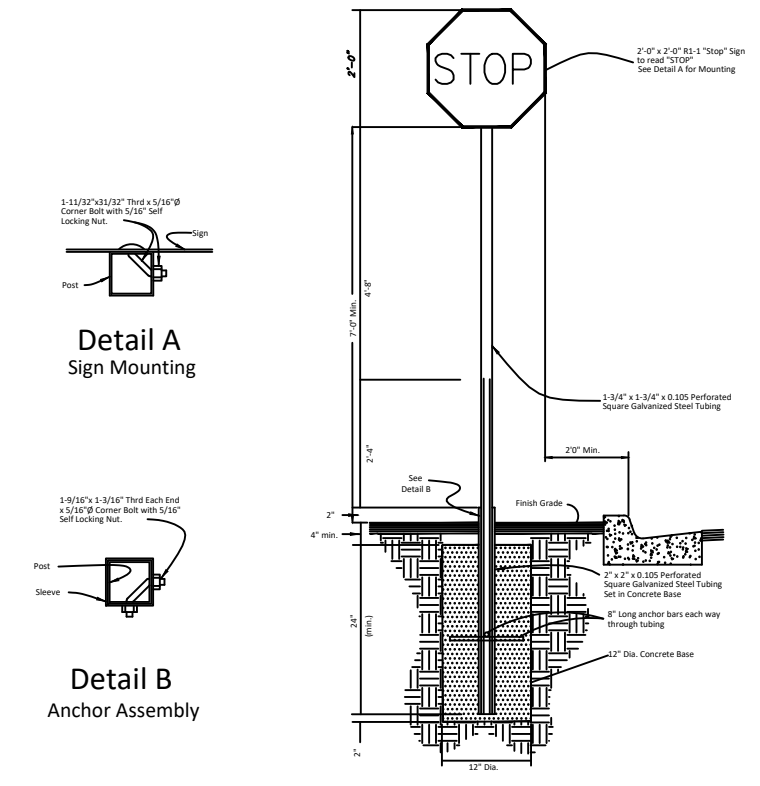
1 Concrete Pavement
Not to Scale



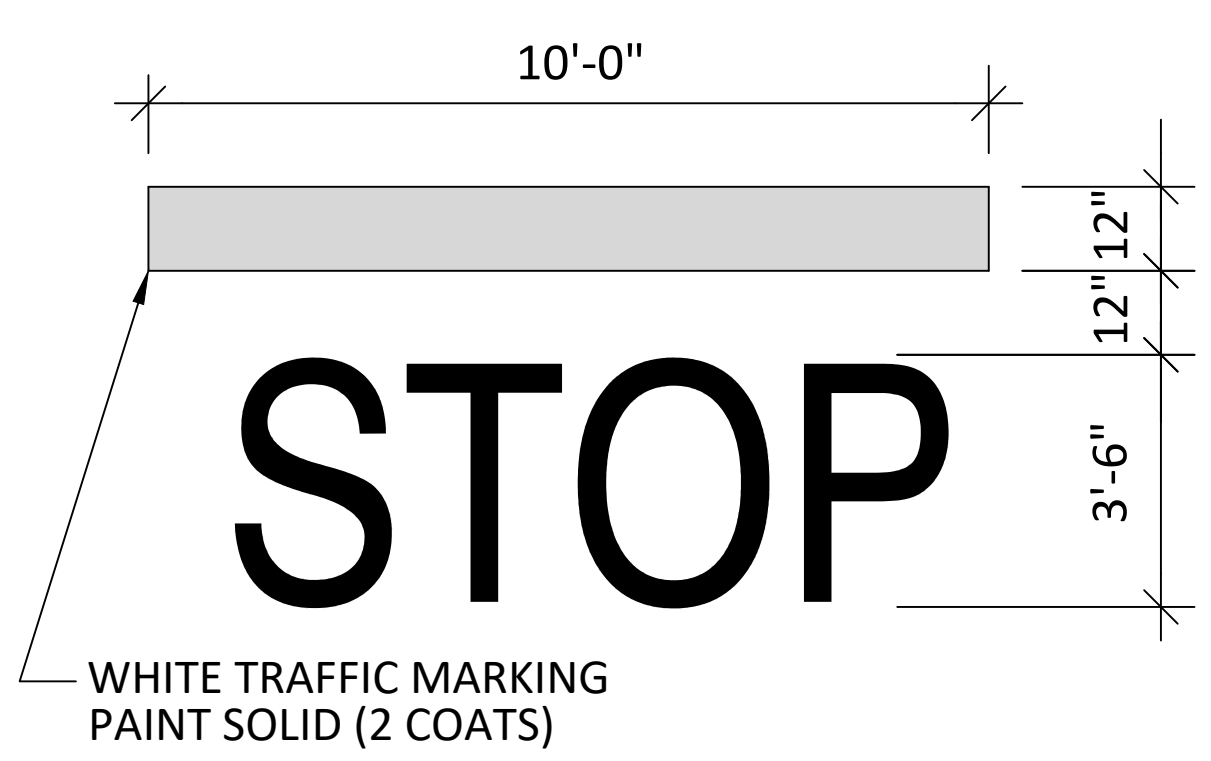
2 Typical Bituminous Pavement Section
Not to Scale



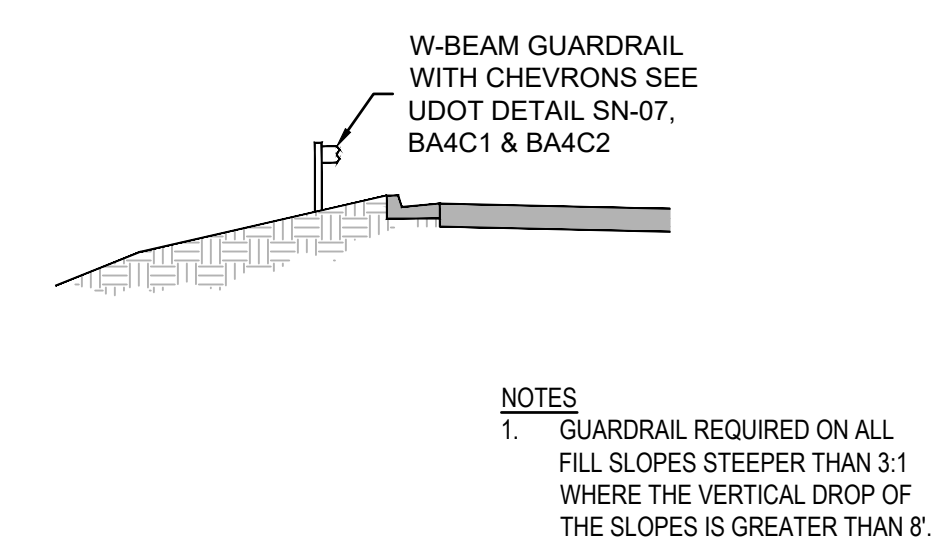
3 Private Street Section Detail
Not to Scale



4 Stop Sign
Not to Scale



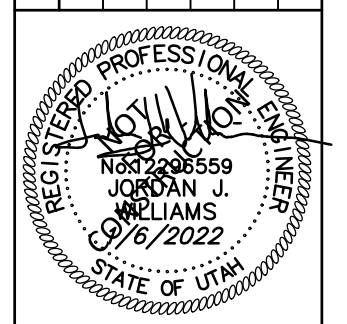
5 Traffic Marking
Not to Scale



6 Guardrail Detail
Not to Scale

Revisions:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



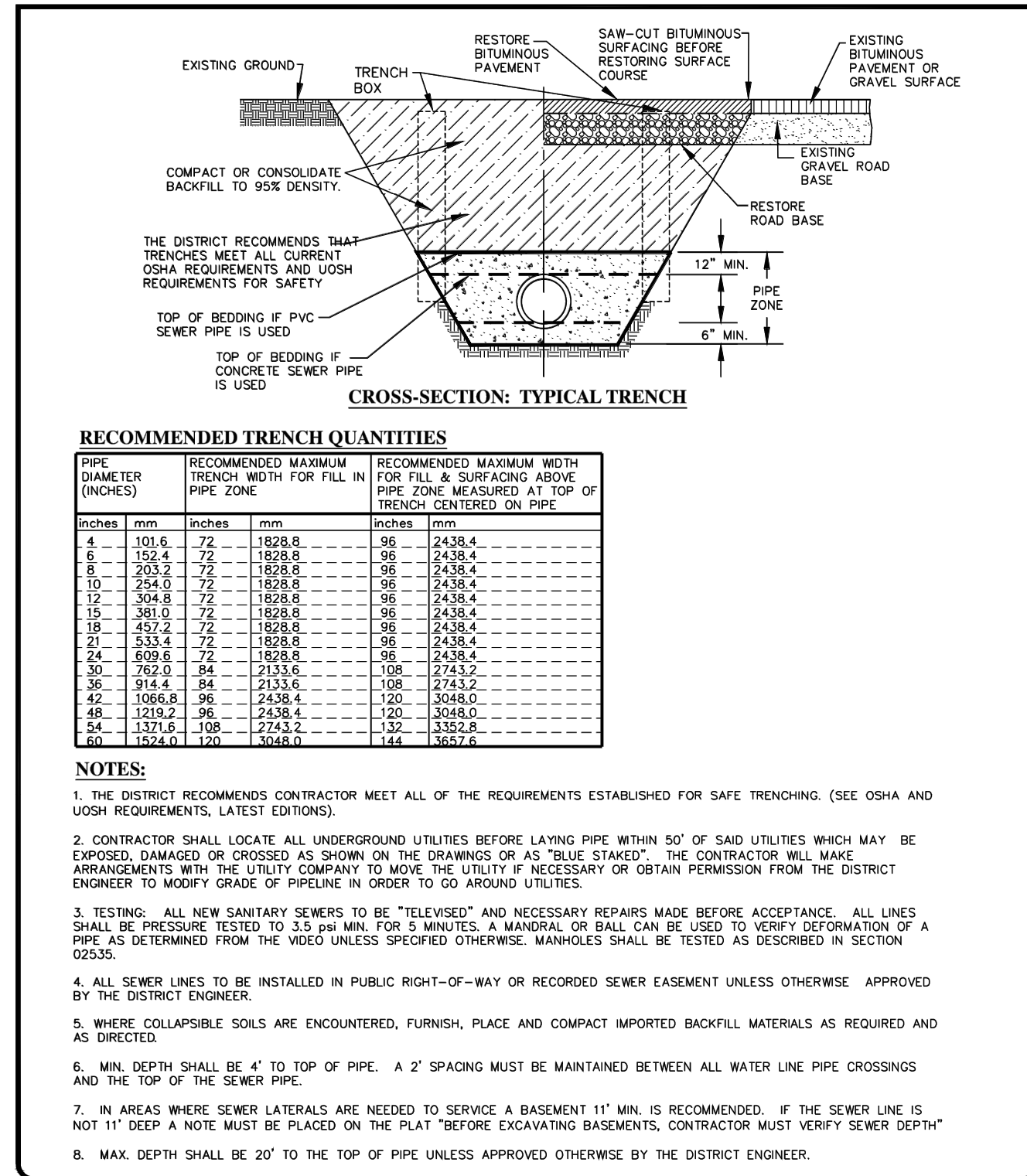
Fawkes Consultants
Jordan Williams, P.E.
jwilliams@fawkesconsultants.com
2701 N. Thanksgiving Way, Suite 100
Eden, Utah 84033

Sundown Condos
Approx. 6550 N. Powder Mountain Road
Eden, Utah 84310

Details

| | |
|--------------|-----------------|
| Date | 1/6/2022 |
| Design | GJW |
| Drawn | GJW |
| Chk'd | |
| | 21.008 - V6.dwg |
| C5.00 | |
| Sheet No. | 8/10 |



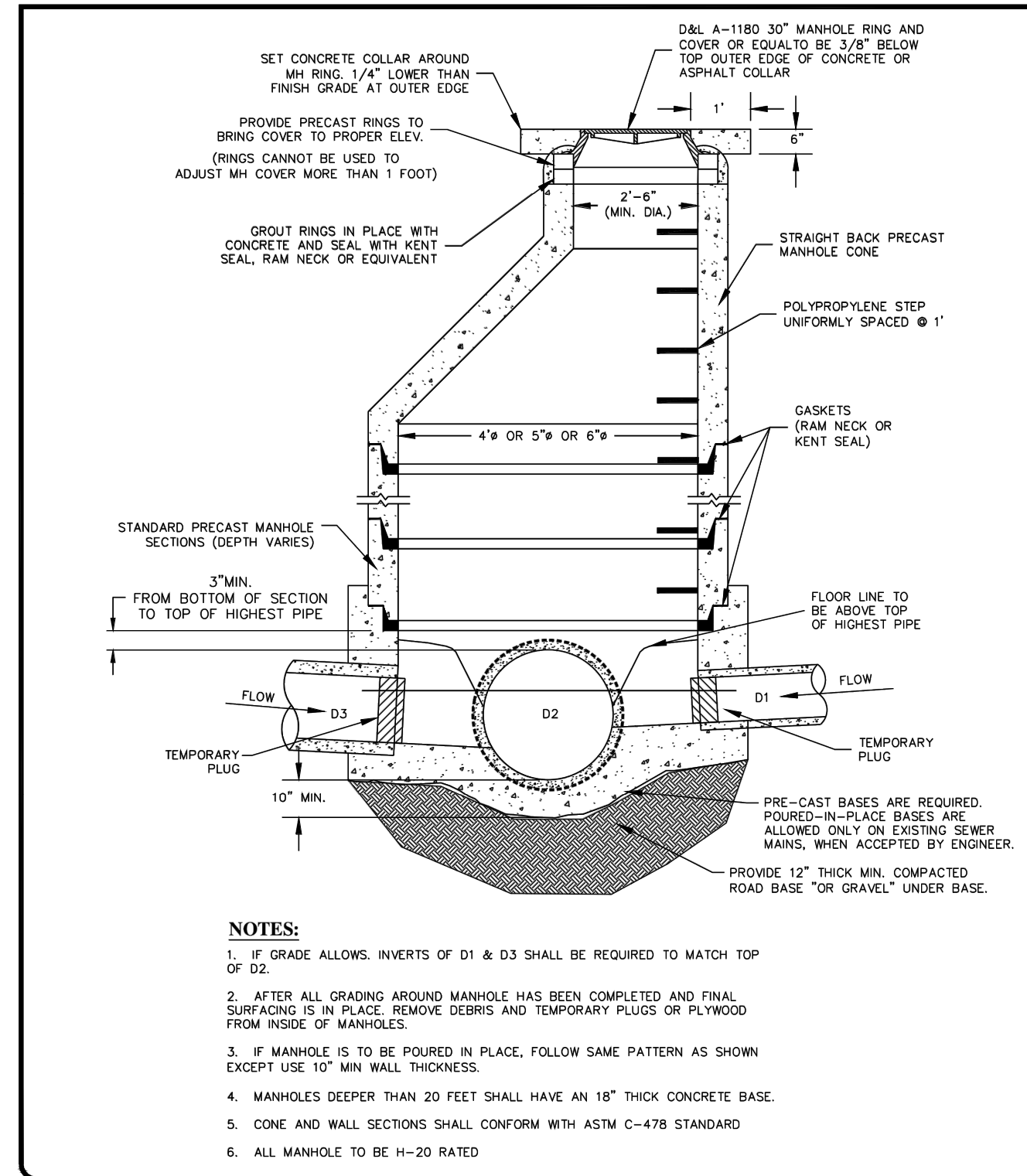


STANDARD SEWER TRENCH

DATE: APRIL 2021
 DRAWING NAME: S-1
 DRAWN BY: BRP/SM
 CHECKED BY: APPROVED

GILSON ENGINEERING
 Consulting Engineers & Surveyors
 1280 SOUTH 400 EAST BLDG. C, 2ND FLOOR, UTAH
 PHONE: (801) 571-9414 FAX: (801) 571-9449
 WWW.GILSON.UTAH

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT
 288 24th STREET, SUITE 100, OGDEN, UT 84403
 PHONE: (801) 774-1191
 WWW.PMWID.UTAH

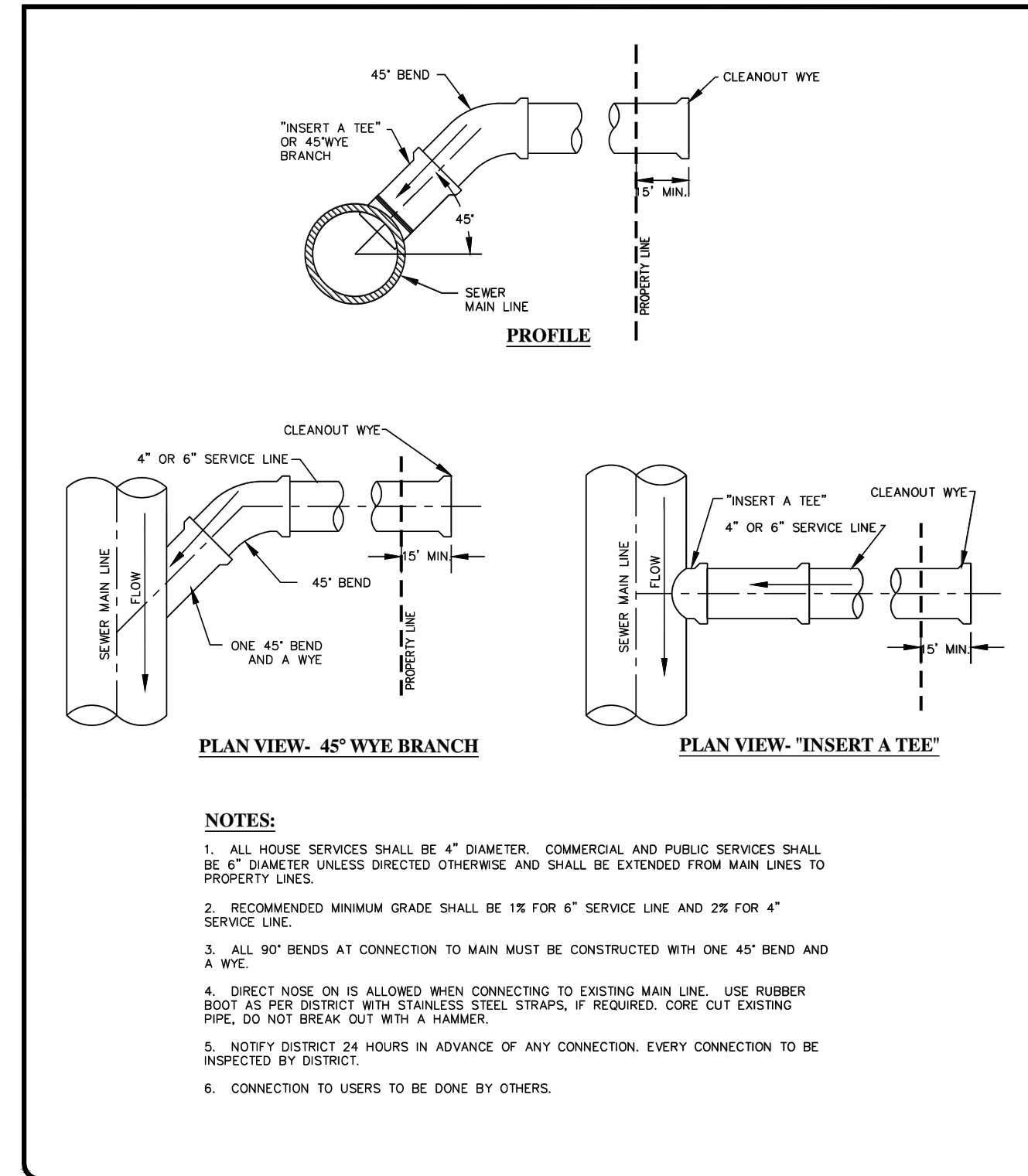


SANITARY MANHOLE

DATE: APRIL 2021
 DRAWING NAME: S-2
 DRAWN BY: BRP/SM
 CHECKED BY: APPROVED

GILSON ENGINEERING
 Consulting Engineers & Surveyors
 1280 SOUTH 400 EAST BLDG. C, 2ND FLOOR, UTAH
 PHONE: (801) 571-9414 FAX: (801) 571-9449
 WWW.GILSON.UTAH

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT
 288 24th STREET, SUITE 100, OGDEN, UT 84403
 PHONE: (801) 774-1191
 WWW.PMWID.UTAH

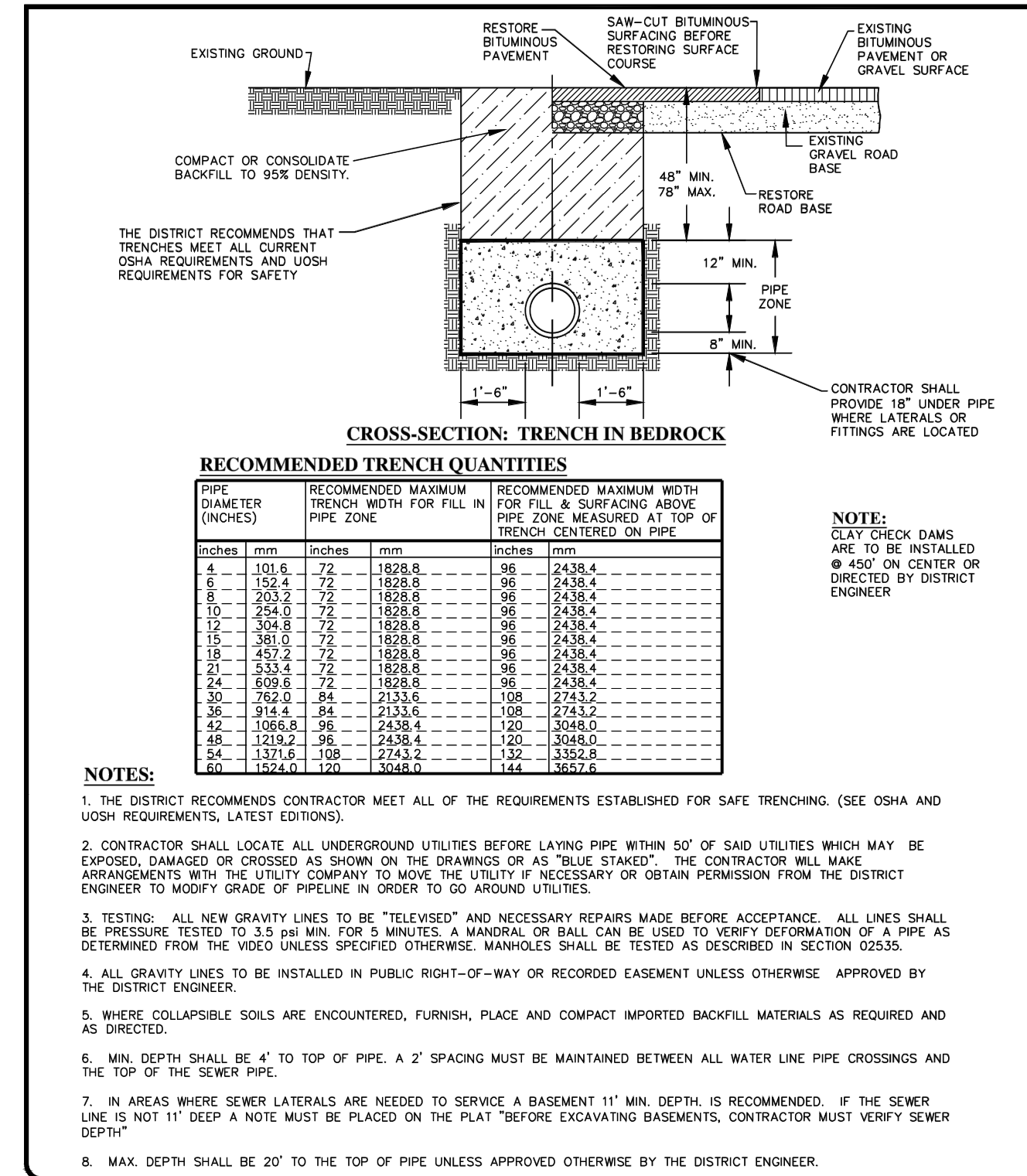


SEWER SERVICE CONNECTION

DATE: APRIL 2021
 DRAWING NAME: S-3
 DRAWN BY: BRP/SM
 CHECKED BY: APPROVED

GILSON ENGINEERING
 Consulting Engineers & Surveyors
 1280 SOUTH 400 EAST BLDG. C, 2ND FLOOR, UTAH
 PHONE: (801) 571-9414 FAX: (801) 571-9449
 WWW.GILSON.UTAH

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT
 288 24th STREET, SUITE 100, OGDEN, UT 84403
 PHONE: (801) 774-1191
 WWW.PMWID.UTAH



SEWER TRENCH IN BEDROCK

DATE: APRIL 2021
 DRAWING NAME: S-4
 DRAWN BY: BRP/SM
 CHECKED BY: APPROVED

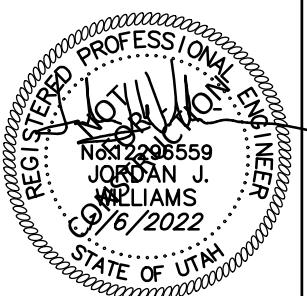
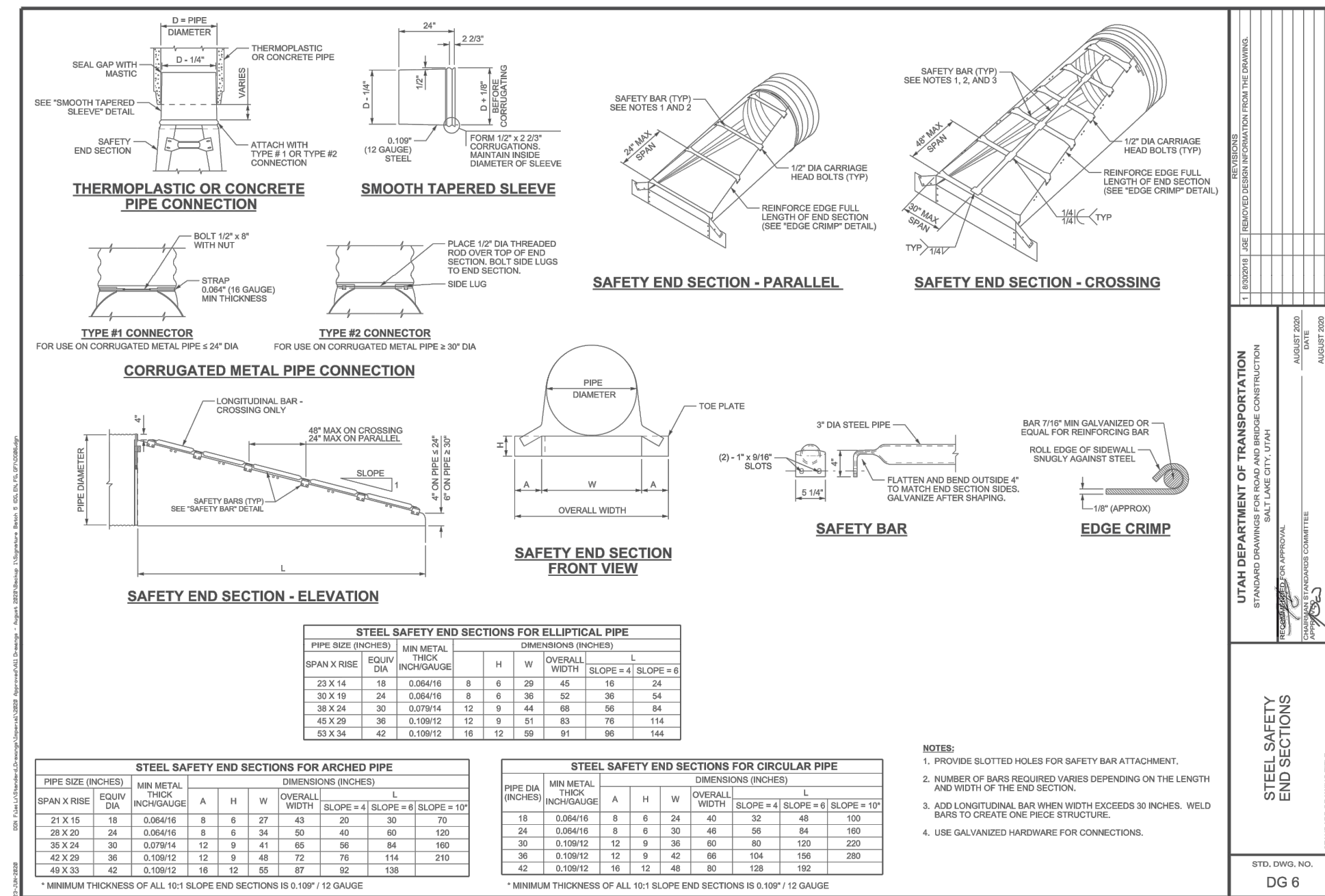
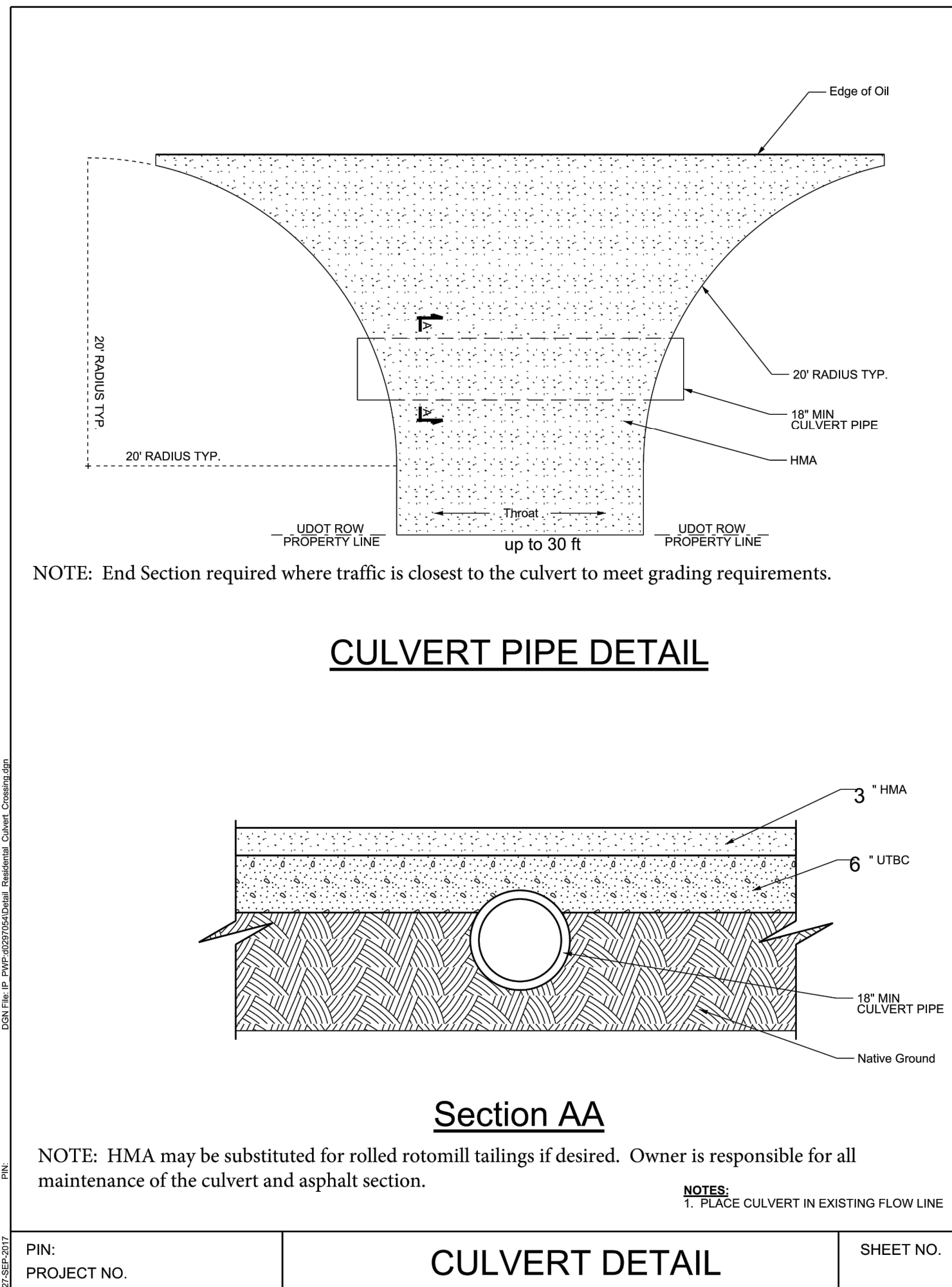
GILSON ENGINEERING
 Consulting Engineers & Surveyors
 1280 SOUTH 400 EAST BLDG. C, 2ND FLOOR, UTAH
 PHONE: (801) 571-9414 FAX: (801) 571-9449
 WWW.GILSON.UTAH

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT
 288 24th STREET, SUITE 100, OGDEN, UT 84403
 PHONE: (801) 774-1191
 WWW.PMWID.UTAH

Site Plan

UDOT Notes

- All construction within the UDOT right-of-way shall conform to the most current UDOT standard (including supplemental) drawings and specifications.
- The contractor is to obtain an encroachment permit from the applicable UDOT Region Permit office prior to commencing work within UDOT right-of-way. Working hour limitations will be listed in the limitations section of the encroachment permit.
- UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
- Owner, developer, and contractor are responsible for any damages directly or indirectly within the UDOT right-of-way as a result of development activities.
- Owner, developer, and/or contractor is required to hire an independent company for all testing within the UDOT right-of-way.
- All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a B3 slip base. Install all signs per UDOT SN series Standard Drawings.
- Comply with the requirements of Utah Code 17-23-14 (Disturbed Corners - County surveyor to be notified - Coordination with certain state agencies).



Fawkes Consultants
 Jordan A. Williams, P.E.
 2701 N. Thanksgiving Way, Suite 100
 Edin, Utah 84033
 jwilliams@fawkesconsultants.com

Sundown Condos
 Approx. 6550 N. Powder Mountain Road
 Eden, Utah 84310

Sewer & UDOT Details

Date: 1/6/2022
 Design: GJW
 Drawn: GJW
 Chk'd: 21.008 - V6.dwg
C5.02
 Sheet No. 10/10

