

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 15, 2025
6:30 P.M.**



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from June 17, 2025, and July 01, 2025, to be reviewed at the next meeting.
3. Zone Map Amendment from R-4 (Single-Family Residential) to MXD-R (Mixed-Use Residential) at 2523 South 100 West
Senior Planner Corbridge
 - Public Hearing continue to a date uncertain
4. Preliminary Review for a 4-Lot Single-Family Residential Subdivision, Hillside Farms Subdivision at 3985 South Bountiful Boulevard
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Recommendation
5. Planning Director's report, update, and miscellaneous items
6. Adjourn

Planning Commission Staff Report

Subject: Preliminary Approval of the Hillside Farms
Subdivision at 3985 South Bountiful Boulevard

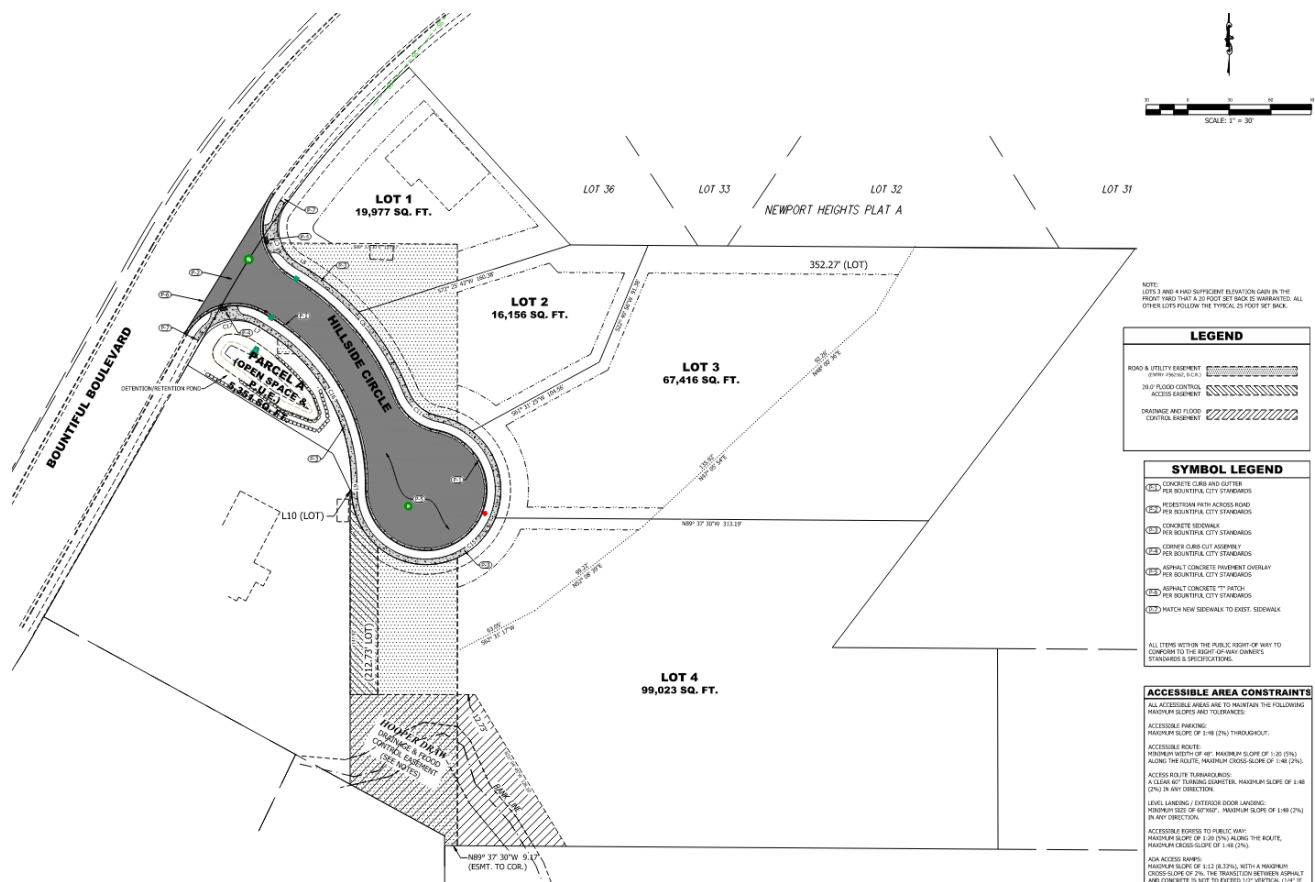
Author: Amber Corbridge, Senior Planner

Date: July 15, 2025



Background

The applicant, Brett Hart, is requesting preliminary approval of a proposed subdivision at 3985 South Bountiful Boulevard, located in the Single-Family Residential (R-3) Zone. This request is to subdivide a 5.26-acre approx. area into four (4) single-family residential lots. The lot facing Bountiful Boulevard is part of Newport Heights Subdivision Plat A (See Lot 37 in the attached Newport Heights Subdivision Plat A); also, shown as Lot 1 below. This and the three (3) additional lots, accessed by Hillside Circle, would make up the proposed subdivision.



Analysis

The Planning Commission will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code](#):

- 1. Be in the best interest of the public*
- 2. Be in harmony with good neighborhood development of the area concerned and Citywide*
- 3. Meets City codes and ordinances*

The proposed subdivision includes a modification to the property associated with the existing home on Bountiful Boulevard and adding three more single-family lots. Staff believes the proposed subdivision is consistent with the surrounding single-family residential development and meets the best interest of the community.

Proposed Lot 1 includes the single-family dwelling with accessory structures (as shown in Figure 1 below and Attached C300). The demolition plan shows accessory structures being moved/removed. The removal of these structures should happen before final recordation of the subdivision plat. Staff recommends adding this as a condition of approval.



Figure 1. Aerial Imagery of 3985 S Bountiful Boulevard, Bountiful, UT, MapGeo. 2025

Staff reviewed the proposal for compliance with City codes and the Subdivision ordinances. The following proposed lot measurements meet the minimum standards outlined in the Code ([14-4-104 and 105](#)):

LOT	AREA	WIDTH*	SETBACKS*
Lot 1	19,977 SF	107'	F: 35 R:59 S:8 S:93
Lot 2	16,156 SF	106'	Vacant
Lot 3	67,416 SF	83'	Vacant
Lot 4	99,023 SF	190'	Vacant

**Measurements are approximate*

There are minor typical comments from staff noted on the attached Proposed Plat Amendment with redlines. The existing utilities and road network around the proposed development are sufficient to serve the anticipated demands.

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

The proposal requires new infrastructure which is compatible with the existing infrastructure. The lot would bring in more single-family lots which meets the existing character of the neighborhood.

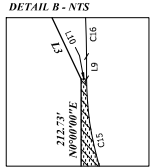
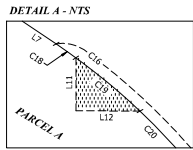
Recommendation

Staff recommends the Planning Commission review the proposed Preliminary Subdivision Plat, hold a public hearing, and approve subject to:

1. Remove accessory structures shown on the demolition plan before final recordation of the subdivision plat.
2. Meet all staff review comments.

Attachments

1. Proposed Hillside Farms Plat
2. Proposed Hillside Farms Plans
3. Newport Heights Subdivision Plat A



Line Table				
LINE #	DIRECTION	LENGTH		
L1	N00° 00' 00"E	6.96'		
L2	N61° 20' 35"W	77.92'		
L3	N25° 28' 49"W	29.04'		
L4	N29° 43' 31"E	61.27'		
L5	N29° 43' 31"E	41.63'		
L6	S58° 41' 09"E	37.01'		
L7	N58° 41' 09"W	5.62'		
L8	S58° 41' 09"E	4.64'		
L9	N00° 00' 00"E	4.00'		
L10	S90° 00' 00"E	1.00'		
L11	N00° 00' 00"E	10.64'		
L12	N89° 37' 30"W	12.88'		

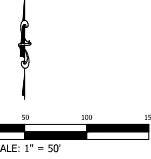
Curve Table					
CURVE #	RAD.	LENGTH	Δ	CHD BEARING	CHD LENGTH
C1	664.00'	208.42'	017° 59' 04"	N38° 43' 02"E	207.57'
C2	664.00'	16.22'	001° 23' 59"	S30° 25' 30"W	16.22'
C3	664.00'	59.67'	005° 08' 54"	S33° 41' 57"W	59.65'
C4	664.00'	132.52'	011° 26' 11"	S41° 59' 29"W	132.31'
C5	157.00'	101.73'	037° 07' 30"	N40° 07' 24"W	99.96'
C6	207.43'	72.83'	020° 06' 59"	S31° 37' 09"E	72.45'
C7	30.00'	49.72'	094° 57' 33"	S11° 12' 22"E	44.22'
C8	184.00'	119.22'	037° 07' 30"	N40° 07' 24"W	117.15'
C9	184.00'	51.54'	016° 02' 57"	N50° 39' 41"W	51.37'
C10	184.00'	67.68'	021° 04' 33"	N32° 05' 56"W	67.30'
C11	30.00'	36.44'	058° 08' 05"	S50° 37' 41"E	29.15'
C12	54.00'	26.15'	027° 45' 04"	N65° 49' 12"W	25.90'
C13	54.00'	69.75'	074° 00' 15"	N14° 58' 32"W	65.00'
C14	54.00'	146.88'	157° 56' 25"	S78° 58' 12"E	106.00'
C15	54.00'	244.76'	259° 41' 48"	N50° 09' 08"E	82.02'
C16	130.00'	133.19'	058° 41' 08"	N29° 20' 35"W	127.41'
C17	30.00'	47.96'	091° 35' 20"	S75° 31' 11"W	43.01'
C18	130.00'	16.79'	004° 45' 22"	N66° 18' 35"W	16.79'
C19	130.00'	16.77'	007° 23' 33"	N50° 13' 55"W	16.76'
C20	130.00'	105.59'	046° 32' 08"	N23° 16' 05"W	102.71'

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

NO WARRANTY
BOUNTIFUL CITY ORDINANCE §14-4-104A REQUIRES THAT SINGLE FAMILY DWELLINGS MUST BE CONSTRUCTED ON USABLE LAND (SLOPES NOT EXCEEDING 30%). BY GRANTING ANY APPROVAL OR PERMITS, BOUNTIFUL CITY DOES NOT WARRANT THAT ANY LAND UPON WHICH A STRUCTURE IS TO BE BUILT MEETS THIS CRITERIA.

HILLSIDE FARM SUBDIVISION

INCLUDING LOT 37, NEWPORT HEIGHTS SUBDIVISION PLAT A
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 2025



NOTES

- THE DRAINAGE & FLOOD CONTROL EASEMENT AND THE FLOOD CONTROL ACCESS EASEMENT ARE FOR ACCESS TO AND MAINTENANCE OF HOOPER DRAIN. NO DEVELOPMENT IS PERMITTED WITHIN THESE EASEMENTS.
- SURFACE DRAINAGE ON THESE LOTS SHALL BE DIRECTED TOWARD BOUNTIFUL BOULEVARD (PUBLIC RIGHT-OF-WAY) AND SHALL BE DIRECTED AWAY FROM THE DRAINAGE AND FLOOD CONTROL EASEMENT AND HOOPER DRAIN.
- NEW DEVELOPMENT OF THESE LOTS MUST MEET CITY STANDARDS AND REQUIREMENTS AT THE TIME OF CONSTRUCTION.
- THERE IS NO CONSTRUCTION EAST OF "TOE OF 30% SLOPE" LINE.
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 7.0-FEET UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS ARE 8.0 FEET ON SIDES, 20.0 FEET IN THE REAR AND 25.0 FEET IN THE FRONT, EXCEPT WHERE THE FRONT YARD MEETS THE CITY EXCEPTION FOR A 20.0-FOOT FRONT YARD (SEE LOT 3 AND LOT 4), AS SHOWN.
- PARCEL "A" IS DESIGNATED AT THE RECORDING OF THIS PLAT AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- A BLANKET NON-EXCLUSIVE EASEMENT ACROSS PARCEL "A" FOR SANITARY SEWER SERVICE IS GRANTED IN FAVOR OF THE ADJOINING NEIGHBOR TO THE SOUTH (CURRENTLY TAX PARCEL #01-021-0092) IN ORDER TO CONNECT TO THE SANITARY SEWER IMPROVEMENTS TO BE INSTALLED AS PART OF THIS DEVELOPMENT.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 87° 12' 10" EAST CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER CONSENT

ON THE _____ DAY OF _____, 20____, _____, ENTERED INTO A TRUST DEED ("DEED OF TRUST") DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON 09/16/2022, AS ENTRY NO. 24982029 IN BOOK 8024 AT PAGES 1450. IN THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDERS OFFICE.

ASPEN TITLE INSURANCE IS FULLY AWARE THAT BRETT HART AND LISA HART IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS HILLSIDE FARM SUBDIVISION, AND ASPEN TITLE INSURANCE AGENCY HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

WESTERN STATES TITLE COMPANY

PRINTED NAME: _____

TITLE: _____

FINAL APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY,

THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____

ENBRIDGE GAS UTAH

STAR GAS COMPANY, d/b/a ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSOCIATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION IN THE PLAT, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8332.

QUESTAR GAS COMPANY
d/b/a ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____

TITLE: _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY _____

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS, I CERTIFY THAT I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS HILLSIDE FARM SUBDIVISION.

JEREMIAH R. CUNNINGHAM, P.L.S. #T9182497

BOUNDARY DESCRIPTION

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF BOUNTIFUL BOULEVARD AT THE MOST WESTERLY CORNER OF LOT 36 OF NEWPORT HEIGHTS SUBDIVISION PLAT A, SAID POINT BEING NORTH 00°08'42" WEST 1319.52 FEET ALONG THE SECTION LINE AND NORTH 89°37'30" WEST 706.66 FEET TO A CORNER OF SAID LOT 36, AND NORTH 42°17'13" WEST 173.40 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 42°17'13" EAST 173.40 FEET ALONG SAID LOT LINE TO THE SOUTH LINE OF SAID NEWPORT HEIGHTS SUBDIVISION PLAT A, THENCE SOUTH 89°37'30" EAST 408.45 FEET ALONG SAID LOT LINE TO A POINT ON THE WESTERLY LINE OF LOT 310, SUMMERWOOD ESTATES SUBDIVISION PHASE 1, SAID POINT BEING NORTH 89°37'30" WEST 300.21 FEET FROM THE EAST SECTION LINE OF SAID SECTION 6 (RECORD THE WEST 300 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6); THENCE SOUTH 37°13'46" WEST 302.06 FEET ALONG SAID WESTERLY LINE TO THE MOST WESTERLY LOT CORNER OF SAID LOT 310 (RECORD DISTANCE IS 302.41 FEET); THENCE SOUTH 89°37'30" EAST 119.50 FEET ALONG THE SOUTH LINE OF SAID LOT 310 TO A POINT THAT IS NORTH 89°37'30" WEST 400.50 FEET FROM THE SECTION LINE (RECORD THE IS WEST); THENCE SOUTH 00°08'42" EAST 145.00 FEET (RECORD BEARING IS SOUTH); THENCE NORTH 89°37'30" WEST 400.16 FEET TO THE EAST LINE OF LOT 101, SUMMERWOOD ESTATES SUBDIVISION PHASE 1 (RECORD COURSE IS WEST 400.50 FEET); THENCE NORTH 00°00'00" EAST 6.06 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY LOT CORNER OF SAID LOT 101; THENCE NORTH 61°20'55" WEST 77.92 FEET ALONG THE NORTH LINE OF SAID LOT 101 TO A POINT THAT IS SOUTH 61°20'55" EAST 252.38 FEET FROM THE EAST RIGHT-OF-WAY LINE OF BOUNTIFUL BOULEVARD; THENCE NORTH 00°00'00" EAST 212.73 FEET; THENCE NORTH 37°28'40" WEST 26.04 FEET; THENCE NORTH 38°41'09" WEST 123.05 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 29°43'31" EAST 61.27 FEET ALONG SAID EAST LINE TO A POINT ON A TANGENT; 664.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 208.42 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 17°59'04", CHORD BEARS NORTH 38°43'01" EAST 207.57 FEET, TO THE MOST WESTERLY CORNER OF SAID LOT 36 AND TO THE POINT OF BEGINNING.

(BASIS OF BEARING IS SOUTH 87°32'31" EAST 2485.72 FEET FROM THE WITNESS CORNER OF THE SOUTH QUARTER CORNER OF SAID SECTION 6 TO THE WITNESS CORNER OF THE SOUTHEAST CORNER OF SAID SECTION 6)

WHOLE PARCEL CONTAINS 5.195 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CALLED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS HILLSIDE FARM SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND PUBLIC UTILITY EASEMENTS AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

D. MICHAEL NIELSEN

CAROLYN NIELSEN

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, _____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, D. MICHAEL AND CAROLYN NIELSEN, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

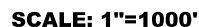
UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY





GENERAL NOTES	UTILITY NOTES	GRADING NOTES	LEGEND	LEGEND	ABBREVIATIONS
<p>1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.</p> <p>2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HERS OWN EXPENSE. SEE UTILITY NOTE 3.</p> <p>3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.</p> <p>4. PROVIDE HANDCAP RAMPS AT ENDS OF WALKWAYS, END 1/2" ABOVE FLOWLINE OF CURB.</p> <p>5. CURB AND GUTTER SHALL BE AS PER AWA STD D-502 NTYPE A.</p> <p>6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED ON VISUAL OBSERVATION OR RECORD DRAWINGS UNLESS OTHERWISE NOTED. LOCAL AUTHORITIES WHICH MAY NOT BE VALID, LOCATION AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.</p> <p>7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.</p> <p>8. CONSTRUCTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. TEST REPORTS FOR CONSTRUCTION OF CONCRETE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.</p> <p>9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.</p> <p>10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.</p> <p>11. PRIVATE STORM DRAIN PIPE SHALL CONSIST OF THE FOLLOWING MATERIALS.</p> <p>1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.</p> <p>2. ROP PIPE, CLASS 3, BELL & SPIGOT TYPE.</p> <p>3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATER TIGHT JOINTS.</p> <p>12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.</p> <p>13. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.</p> <p>14. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.</p> <p>15. PIPE BEDDING SHALL BE 30" MAXIMUM AGGREGATE, USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY, MAXIMUM LIFT 8 INCHES.</p> <p>16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.</p> <p>17. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION, SA STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.</p> <p>18. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONSIDERED FINAL. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCIES' STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.</p> <p>20. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SCALE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUITS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED, WHERE NECESSARY. SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE CONTRACTOR.</p> <p>21. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CLEARLY MARKED WITH ALL CHANGES TO THE PLAN, REDEFINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.</p>	<p>1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 7 FOOT PALE.</p> <p>2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.</p> <p>3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURED OR OPEN PIPELINES, BEFORE STANDING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.</p> <p>4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTIRE 48 HOURS NOTICE TO ALL UTILITIES ON-PROPERTY UNLESS OTHERWISE NOTED. CONTRACTOR TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTIRELIS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.</p> <p>5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.</p> <p>6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.</p> <p>7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR LONG TERM REQUIREMENTS.</p> <p>8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.</p> <p>9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.</p> <p>10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.</p> <p>11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.</p> <p>12. WATER LINES TO BE PVC-C900, WATER LINES SHALL BE A MINIMUM OF 10" HORIZONTALLY FROM SEWER MAINS, CROSSINGS SHALL MEET STATE HEALTH STANDARDS, (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 10" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES).</p> <p>13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.</p> <p>14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; COPPER, STAINLESS STEEL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.</p> <p>15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLARS IN PAVED AREAS.</p> <p>16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FUSING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. SHALL BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.</p> <p>17. BOTTOM FILLING OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.</p> <p>18. ALL NEW STORM DRAIN/RAIN DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.</p> <p>19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.</p> <p>20. CONTRACTOR IS TO SUBMIT SITE PLAN/SECTION/SECTION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.</p> <p>21. ALL GAS LINE TAPS TO BE MADE WITH COPPER TRACER WIRE AND DETECTA TAP. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.</p> <p>22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.</p> <p>23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.</p> <p>24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.</p> <p>25. CONTRACTOR IS TO SUBMIT SITE PLAN/SECTION/SECTION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSUS COMCAST LIMITS.</p> <p>26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK, A PVC CONDUIT, RYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.</p> <p>27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: WATER - SOUTHWEST CITY SEWER - SOUTH DAVIS SEWER DISTRICT STORM DRAIN - BOUNTIFUL CITY IRRIGATION - BOUNTIFUL IRRIGATION ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - CENTURYLINK NATURAL GAS - ENBRIDGE GAS</p>	<p>1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A CORROSION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.</p> <p>2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.</p> <p>3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF DETERMINATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.</p> <p>4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.</p> <p>5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.</p> <p>6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:</p> <ul style="list-style-type: none">• PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.• THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.• THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.• IF THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.	<p>SECTION CORNER</p> <p>MONUMENT</p> <p>EXISTING SPOT ELEVATION</p> <p>PROPOSED SPOT ELEVATION</p> <p>DOWNWARD GRADE</p> <p>EXISTING INLET CONTOUR</p> <p>EXISTING MINOR CONTOUR</p> <p>PROPOSED CONTOUR</p> <p>PROPOSED MINOR CONTOUR</p> <p>LOT OR BOUNDARY LINE</p> <p>PUBLIC UTILITY EASEMENT</p> <p>BUILDABLE AREA SETBACK</p> <p>CENTER LINE OF ROAD</p> <p>EXISTING FENCE</p> <p>PROPOSED FENCE</p> <p>EXISTING BUILDING</p> <p>PROPOSED BUILDING</p> <p>EXISTING ASPHALT</p> <p>PROPOSED ASPHALT</p> <p>EXISTING CONCRETE</p> <p>PROPOSED CONCRETE</p> <p>EXISTING CURB & GUTTER</p> <p>PROPOSED CURB & GUTTER</p> <p>ADA PARKING</p> <p>STREET LIGHT</p>	<p>EXISTING WATER LINE</p> <p>PROPOSED WATER LINE</p> <p>EXISTING FIRE PROTECTION</p> <p>PROPOSED FIRE PROTECTION</p> <p>WATER MANHOLE</p> <p>WATER METER</p> <p>FIRE HYDRANT</p> <p>BLOWOFF</p> <p>VALVE</p> <p>TEE</p> <p>ELBOW</p> <p>REDUCER</p> <p>THRUST BLOCK</p> <p>EXISTING SEWER LINE</p> <p>PROPOSED SEWER LINE</p> <p>SEWER MANHOLE</p> <p>SEWER SPECIFICATOR</p> <p>EXISTING LAND DRAIN</p> <p>PROPOSED LAND DRAIN</p> <p>LAND DRAIN MANHOLE</p> <p>EXISTING STORM DRAIN</p> <p>PROPOSED STORM DRAIN</p> <p>STORM DRAIN MANHOLE</p> <p>CATCH BASIN / CLEANOUT</p> <p>CURB INLET</p>	<p>HPS HIGH POINT STATION</p> <p>DI INSIDE DIAMETER</p> <p>IE INVERT ELEVATION</p> <p>IRR INVERT</p> <p>IRRH IRRIGATION</p> <p>IRRH IRRIGATION</p> <p>LAT LATERAL SERVICE</p> <p>LDH LAND DRAIN MANHOLE</p> <p>LG LINE OF GUTTER</p> <p>LG LOW POINT</p> <p>LPE LOW POINT ELEVATION</p> <p>MCH MECHANICAL</p> <p>MCH MANHOLE</p> <p>MCH MONUMENT</p> <p>NE NORTHWEST</p> <p>OD OUTSIDE DIAMETER</p> <p>OSH OCCUPATIONAL SAFETY AND HEALTH</p> <p>PC PORTLAND CEMENT</p> <p>PCC PORTLAND CEMENT</p> <p>PL PARTS PER MILLION</p> <p>PROP PROPERTY</p> <p>PT PUBLIC UTILITY EASEMENT</p> <p>PUE PUBLIC UTILITY EASEMENT</p> <p>PVC POLYVINYL CHLORIDE</p> <p>PVI POINT OF VERTICAL INFLECTION</p> <p>RC REBAR & CAP</p> <p>RCL ROADWAY CENTERLINE</p> <p>RCP REINFORCED CONCRETE PIPE</p> <p>ROW RIGHT OF WAY</p> <p>SD STORM DRAIN</p> <p>SDCB STORM DRAIN CATCH BASIN</p> <p>SDCO STORM DRAIN CLEANOUT</p> <p>SDH STORM DRAIN MANHOLE</p> <p>SDR STANDARD DIMENSION RATIO</p> <p>SE SECONDARY SECTION</p> <p>SEB SALT LAKE BASE & MERIDIAN</p> <p>SEC SPECIFICATOR</p> <p>SPR STEEL PIPE</p> <p>SS SANITARY SEWER</p> <p>SSC SANITARY SEWER CLEANOUT</p> <p>SSPH SANITARY SEWER MANHOLE</p> <p>STD STANDARD</p> <p>SW SECONDARY WATER</p> <p>SW SECONDARY WATERLINE</p> <p>SWP STORMWATER POLLUTION PREVENTION PLAN</p> <p>TAN TANGENT</p> <p>TB THRUST BLOCK</p> <p>TBC TOP BACK OF CURB</p> <p>TBW TOP BACK OF WALK</p> <p>TEL TELEPHONE</p> <p>TCW TOP OF CURB/WALK</p> <p>TOA TOP OF ASPHALT</p> <p>TOC TOP OF CONCRETE</p> <p>TOE TOP OF SLOPE OR WALL</p> <p>TOS TOP OF GRADE</p> <p>TOW TOP OF WALK</p> <p>UTIL UTILITY</p> <p>UPG UNDERGROUND POWER</p> <p>VC VERTICAL CURVE</p> <p>W WEST</p> <p>WM SECONDARY WATER</p> <p>WM WATERLINE</p> <p>WM WATER METER</p> <p>WP WORK POINT</p>
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ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SOODED AND/OR MULCHED.</p> <p>7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THIS MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.</p> <p>8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.</p> <p>9. THE CONTRACTOR AGREES THAT:</p> <p>A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.</p> <p>B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.</p> <p>C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.</p> <p>D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.</p> <p>E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.</p> <p>F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE.</p> <p>G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.</p>	<p>EXISTING IRIGATION LINE</p> <p>PROPOSED IRIGATION LINE</p> <p>IRIGATION MANHOLE</p> <p>IRIGATION METER</p> <p>BLOWOFF</p> <p>VALVE</p> <p>TEE</p> <p>ELBOW</p> <p>REDUCER</p> <p>THRUST BLOCK</p>	<p>EXISTING WATER LINE</p> <p>PROPOSED WATER LINE</p> <p>EXISTING FIRE PROTECTION</p> <p>PROPOSED FIRE PROTECTION</p> <p>WATER MANHOLE</p> <p>WATER METER</p> <p>FIRE HYDRANT</p> <p>BLOWOFF</p> <p>VALVE</p> <p>TEE</p> <p>ELBOW</p> <p>REDUCER</p> <p>THRUST BLOCK</p> <p>EXISTING SEWER LINE</p> <p>PROPOSED SEWER LINE</p> <p>SEWER MANHOLE</p> <p>SEWER SPECIFICATOR</p> <p>EXISTING LAND DRAIN</p> <p>PROPOSED LAND DRAIN</p> <p>LAND DRAIN MANHOLE</p> <p>EXISTING STORM DRAIN</p> <p>PROPOSED STORM DRAIN</p> <p>STORM DRAIN MANHOLE</p> <p>CATCH BASIN / CLEANOUT</p> <p>CURB INLET</p>	<p>HPS HIGH POINT STATION</p> <p>DI INSIDE DIAMETER</p> <p>IE INVERT ELEVATION</p> <p>IRR INVERT</p> <p>IRRH IRRIGATION</p> <p>IRRH IRRIGATION</p> <p>LAT LATERAL SERVICE</p> <p>LDH LAND DRAIN MANHOLE</p> <p>LG LINE OF GUTTER</p> <p>LG LOW POINT</p> <p>LPE LOW POINT ELEVATION</p> <p>MCH MECHANICAL</p> <p>MCH MANHOLE</p> <p>MCH MONUMENT</p> <p>NE NORTHWEST</p> <p>OD OUTSIDE DIAMETER</p> <p>OSH OCCUPATIONAL SAFETY AND HEALTH</p> <p>PC PORTLAND CEMENT</p> <p>PCC PORTLAND CEMENT</p> <p>PL PARTS PER MILLION</p> <p>PROP PROPERTY</p> <p>PT PUBLIC UTILITY EASEMENT</p> <p>PUE PUBLIC UTILITY EASEMENT</p> <p>PVC POLYVINYL CHLORIDE</p> <p>PVI POINT OF VERTICAL INFLECTION</p> <p>RC REBAR & CAP</p> <p>RCL ROADWAY CENTERLINE</p> <p>RCP REINFORCED CONCRETE PIPE</p> <p>ROW RIGHT OF WAY</p> <p>SD STORM DRAIN</p> <p>SDCB STORM DRAIN CATCH BASIN</p> <p>SDCO STORM DRAIN CLEANOUT</p> <p>SDH STORM DRAIN MANHOLE</p> <p>SDR STANDARD DIMENSION RATIO</p> <p>SE SECONDARY SECTION</p> <p>SEB SALT LAKE BASE & MERIDIAN</p> <p>SEC SPECIFICATOR</p> <p>SPR STEEL PIPE</p> <p>SS SANITARY SEWER</p> <p>SSC SANITARY SEWER CLEANOUT</p> <p>SSPH SANITARY SEWER MANHOLE</p> <p>STD STANDARD</p> <p>SW SECONDARY WATER</p> <p>SW SECONDARY WATERLINE</p> <p>SWP STORMWATER POLLUTION PREVENTION PLAN</p> <p>TAN TANGENT</p> <p>TB THRUST BLOCK</p> <p>TBC TOP BACK OF CURB</p> <p>TBW TOP BACK OF WALK</p> <p>TEL TELEPHONE</p> <p>TCW TOP OF CURB/WALK</p> <p>TOA TOP OF ASPHALT</p> <p>TOC TOP OF CONCRETE</p> <p>TOE TOP OF SLOPE OR WALL</p> <p>TOS TOP OF GRADE</p> <p>TOW TOP OF WALK</p> <p>UTIL UTILITY</p> <p>UPG UNDERGROUND POWER</p> <p>VC VERTICAL CURVE</p> <p>W WEST</p> <p>WM SECONDARY WATER</p> <p>WM WATERLINE</p> <p>WM WATER METER</p> <p>WP WORK POINT</p>

1470 South 600 West
Woods Creek, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus

LOCATED IN THE SE 1/4 OF SECTION 6, T.1N., R.1E., S.21E.B.M.
BOUNTIFUL CITY, UTAH

HILLSIDE FARMS SUBDIVISION
3985 SOUTH BOUNTIFUL BOULEVARD

DATE	COMMENT
REV #	

1-800-662-4111

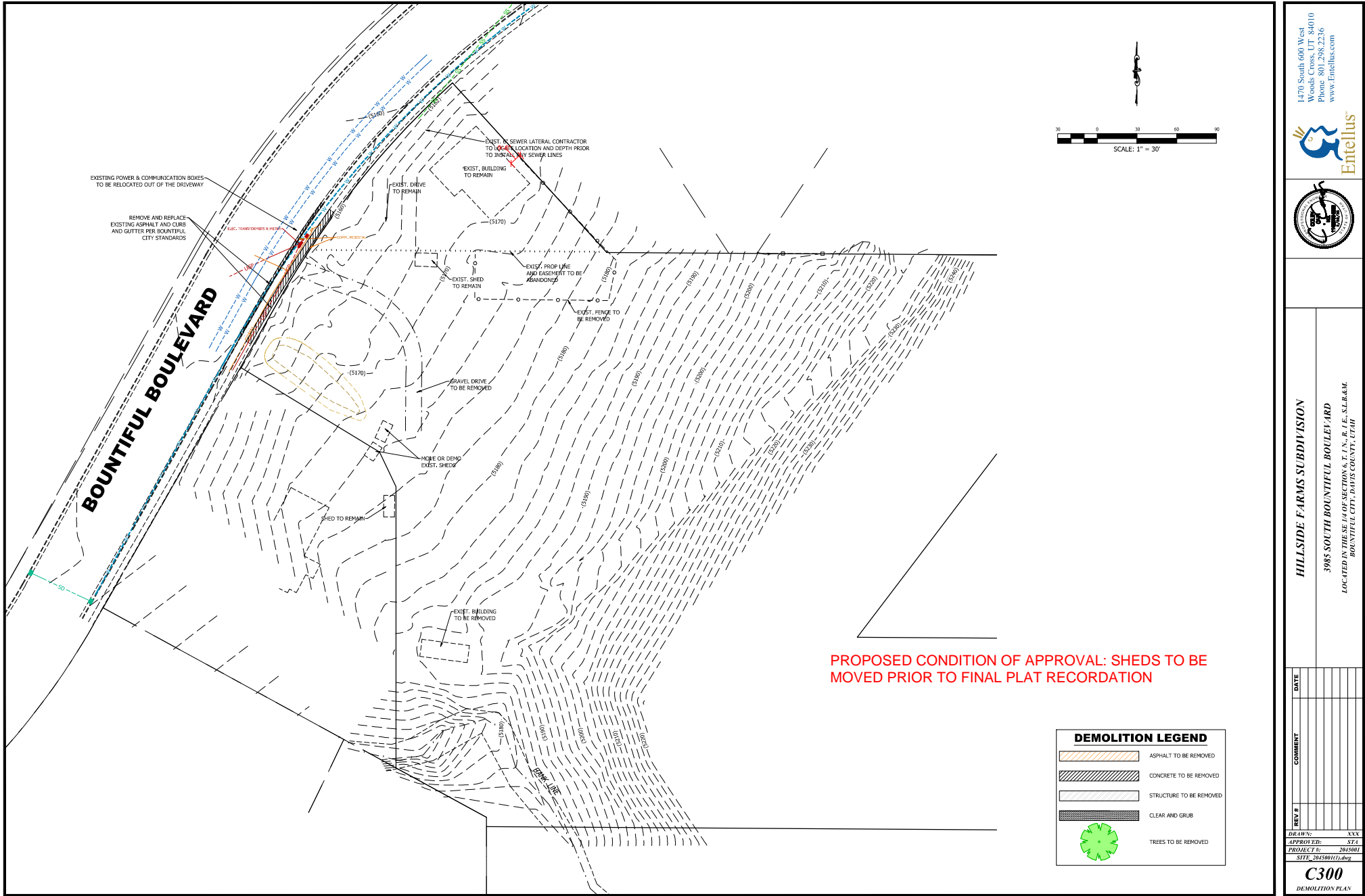
801-208-2100

IT'S THE WAY TO CALL

DETAILED: XXX
APPROVED BY: [Signature]
PROJECT NO: 24500101
SHEET: 24500101-01

C101
NOTES & LEGEND





1470 South 600 West
Woods Cross, UT 84010
Phone: 801.298.2236
www.entellus.com

HILLSIDE FARMS SUBDIVISION

3985 SOUTH BOUNTIFUL BOULEVARD
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: ANX

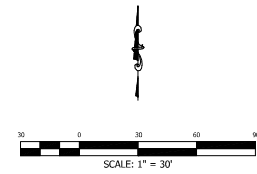
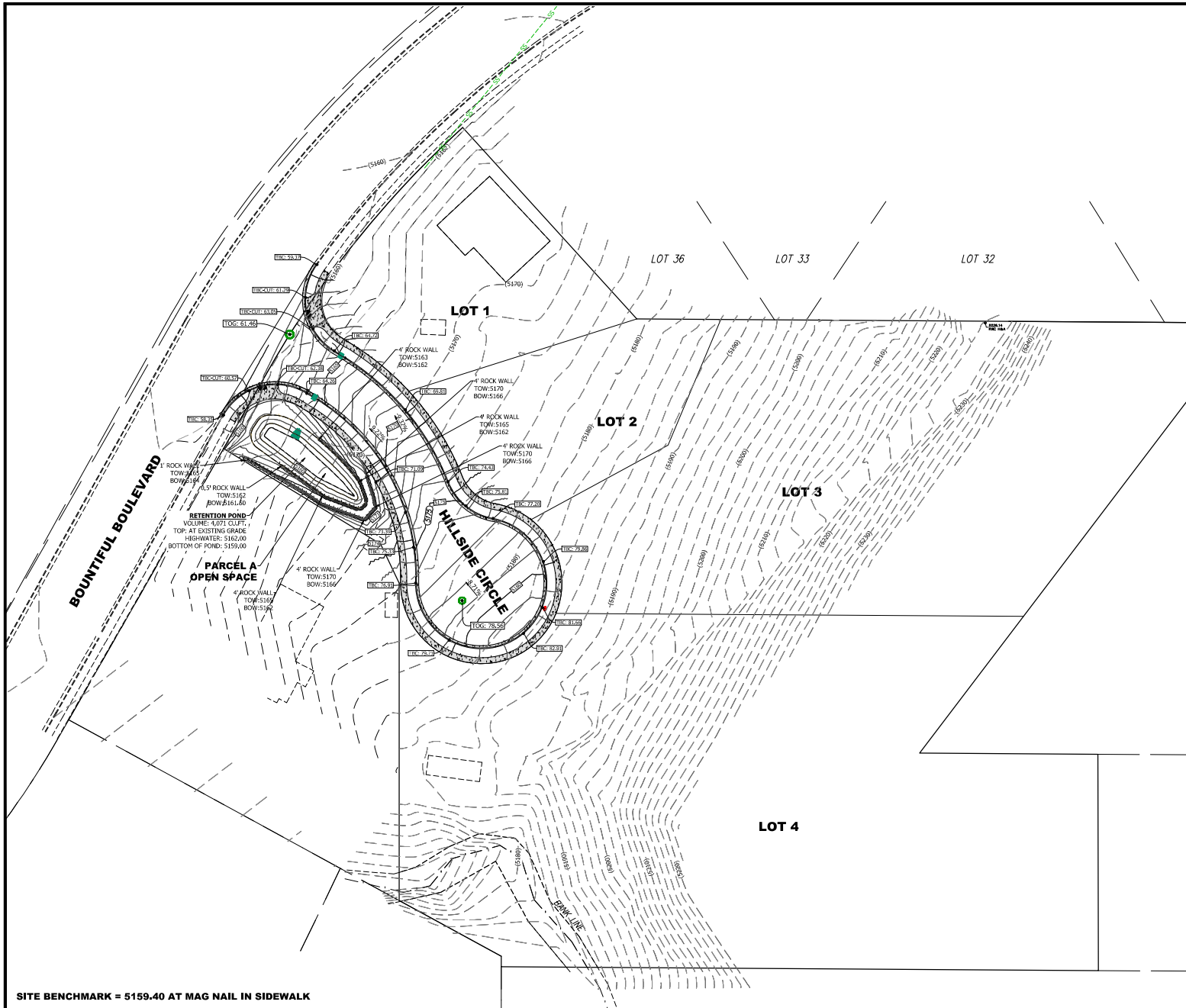
APPROVED: STA

PROJECT #: 2045001

SITE: 2045001(1).dgn

C300

DEMOLITION PLAN



DRAINAGE CALCULATIONS

27-May-25

Pre-Development Area Analysis

Area	Sq.Ft.	Acres	C
Building	0	0.00	0.85
Improvements	0	0.00	0.90
Landscape	21,350	0.49	0.15
Total	21,350	0.49	0.15

Post-Development Area Analysis

Area	Sq.Ft.	Acres	C
Building	550	0.01	0.85
Improvements	17,445	0.40	0.90
Landscape	3,355	0.08	0.15
Total	21,350	0.49	0.78

100 Year Storage Analysis

NRCA Precipitation Frequency Data Server					
Latitude: 41.822° Longitude: -111.9491°					
Allowable Runoff					
Time (min.)	I in./hr	Runoff R ¹	Allowable Runoff R ²	Storage R ³	
5	7.130	819	1	817	
10	5.400	1,245	3	1,242	
15	4.480	1,543	4	1,539	
30	3.020	2,090	9	2,072	
60	1.870	2,576	18	2,559	
120	1.090	3,004	35	2,968	
180	0.746	3,083	53	3,031	
360	0.396	3,274	106	3,168	
720	0.231	3,819	212	3,607	
1440	0.131	4,332	423	3,908	Required Detention

80th Percentile Retention Analysis

EQ. A	Area = 0.225 (imp.) - 0.5 when Imp < 55%
EQ. B	Area = 1.145 (imp.) - 2.7 when Imp < 55%
WQRV EQ. WQRV = (P _{avg} * R _{avg} * A) ^{1/2}	
Retention	Retention = WQRV ² / 43560
P _{avg}	0.60 (in.)
R _{avg}	0.00
Imp _{avg}	84%
A	0.49 (acre)
P _{avg}	0.05
R _{avg}	0.59
WQRV	0.013 ac-ft
Retention	576 cu.ft.

Combined Storage	576 cu.ft.
Detention	3332 cu.ft.
Combined Storage	3,908 cu.ft.

Office Sizing	
Highwater Elevation	5,161.09 ft
Office Elevation	5,159.93 ft
Flow	0.00 cfs
C _i	0.62 square-edge
Office Size	0.41 in.

NOTE:
AREA USED IN DRAINAGE CALCULATIONS SHOWN ON EROSION CONTROL SHEET EC100.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48"; MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60" X 60"; MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%; THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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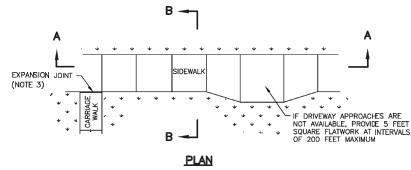
HILLSIDE FARMS SUBDIVISION

3985 SOUTH BOUNTIFUL BOULEVARD
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

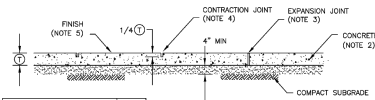
REV #	DATE	COMMENT

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APPROVED: STA
PROJECT: 24-0001
SITE: 2405901(1).dwg

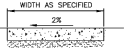
C500
GRADING PLAN



PLAN



SECTION A-A



SECTION B-B

SIDWALK JOINT DETAIL

Concrete sidewalk

Plan No.
231

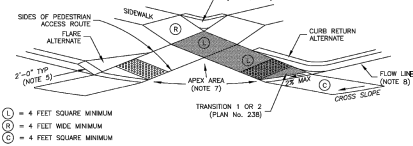
December 2005

51

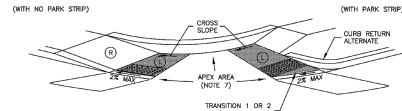
LANDING AT STREET LEVEL

NARRATIVE:

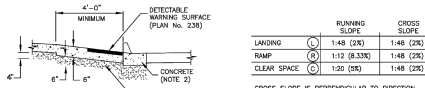
- SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE.
- IF THE SIDES OF A PEDESTRIAN ACCESS ROUTE OR THE EXTENSION OF A LATERAL LINE OF THE SIDEWALK INTERSECT A FLOW-LINE, THEN A CORNER CURB CUT ASSEMBLY MUST BE CONSTRUCTED.
- SPACE BREAKS AT ENDS OF RAMP MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
- USE OF FLARED, CURB RETURNING, CURB WALLS, ETC. ARE AT ENGINEER'S DISCRETION.
- LENGTH OF RAMP NOT REQUIRED TO EXCEED 15 FEET.



EXAMPLE E



EXAMPLE F



MATERIALS

MAXIMUM SLOPES

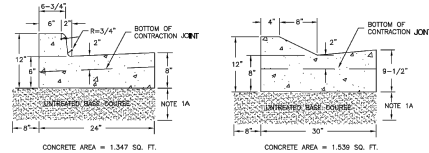
Corner curb cut assembly

Plan No.
235

August 2006

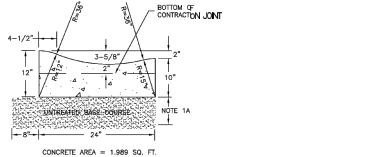
59

Drawing 3 of 3



TYPE E

TYPE F



TYPE G

CURB AND GUTTER JOINT DETAIL

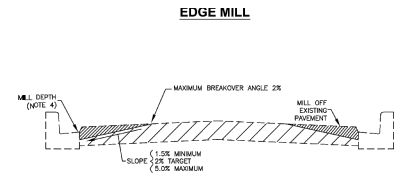
Curb and gutter

Plan No.
205

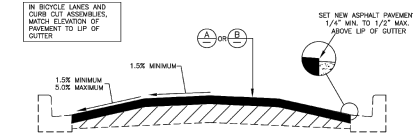
June 2005

27

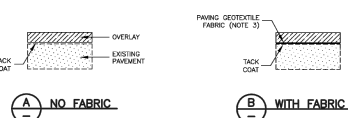
Drawing 2 of 2



EDGE MILL



SECTION



Asphalt concrete pavement overlay

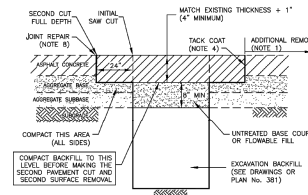
Plan No.
253

May 2006

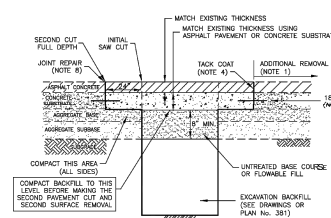
79

Drawing 1 of 2

SHALLOW EXCAVATION
(LESS THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



EXAMPLE 1
(ASPHALT RESTORATION)



EXAMPLE 2
(COMPOSITE RESTORATION)

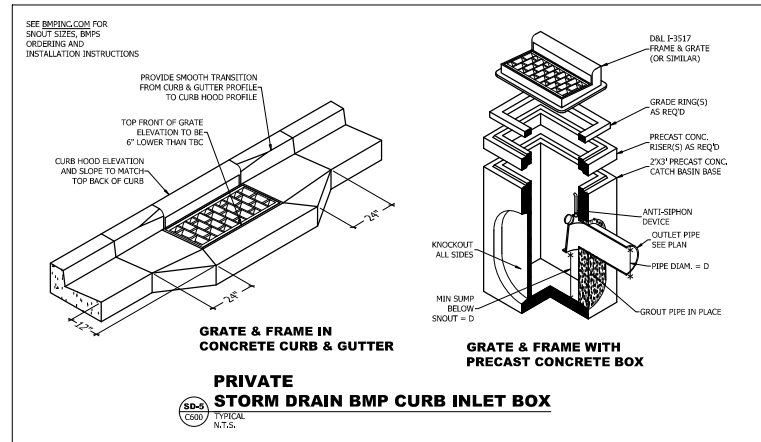
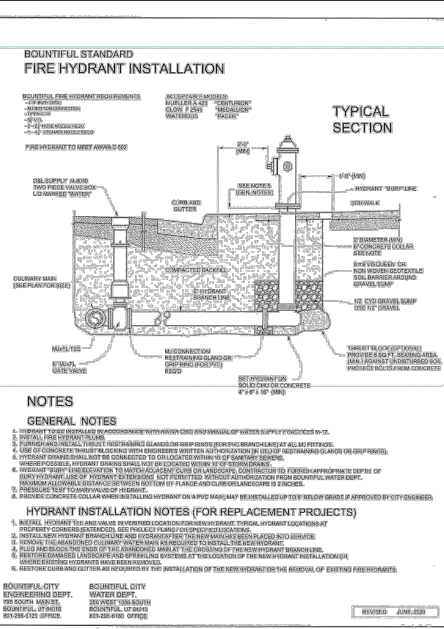
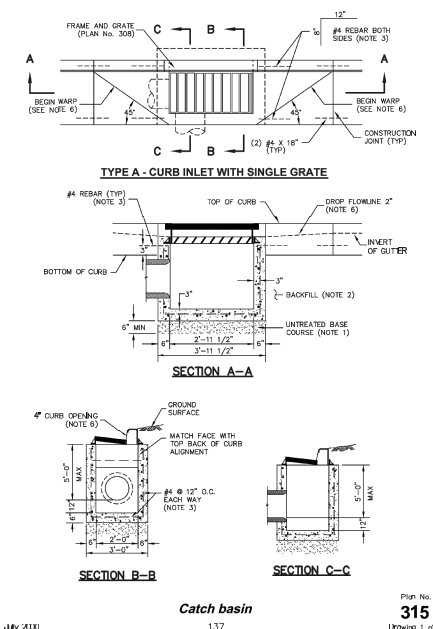
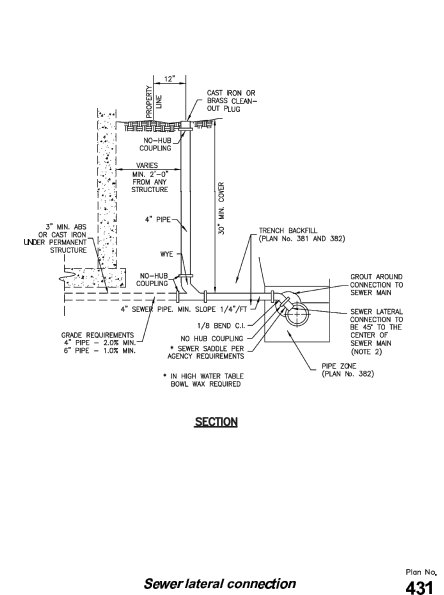
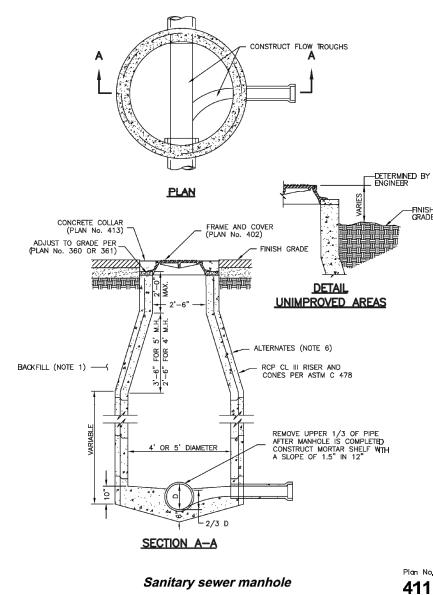
Asphalt concrete "T" patch

Plan No.
255

March 2006

83

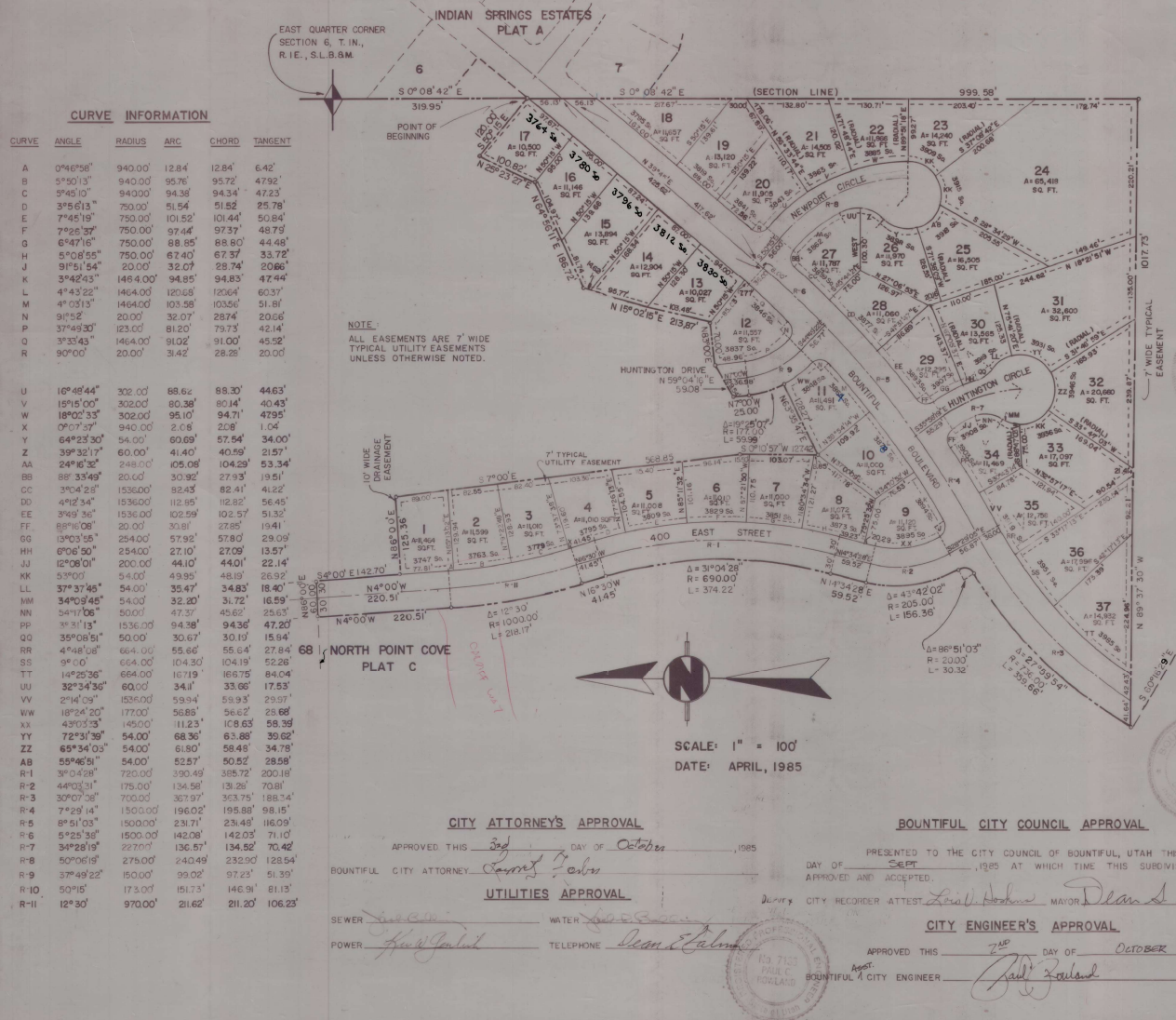
Drawing 1 of 2



NEWPORT HEIGHTS SUBDIVISION PLAT A

BEING A PART OF THE S.E. 1/4 OF SECTION 6, T.1N., R.1E., S.L.B.M.

BOUNTIFUL CITY, DAVIS COUNTY, UTAH



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST BOUNDARY OF INDIAN SPRINGS ESTATES SUBDIVISION, PLAT A, WHICH IS S 0°08'42"E 319.95' FT. ALONG THE SECTION LINE TO THE EAST QUARTER CORNER OF SECTION 6, T.1N., R.1E., S.L.B.M. AND RUNNING THENCE S 0°08'42"E 319.95' FT. ALONG SAID SECTION LINE; THENCE N 89°37'30"W 1017.73' FT.; THENCE N 89°37'30"W 1017.73' FT. ALONG THE ARC OF A 173.00' FT. RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°59'54" (RADIUS POINT BEARS S 80°16'29"E FROM THE BEGINNING OF THE CURVE) TO A POINT OF REVERSE CURVATURE; THENCE N 80°16'29"E 30.32' FT. ALONG THE ARC OF A 20.00' FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 86°51'03" (RADIUS POINT BEARS N 32°16'39"W FROM THE BEGINNING OF THE CURVE) TO A POINT OF REVERSE CURVATURE; THENCE N 32°16'39"W 156.38' FT. ALONG THE ARC OF A 250.00' FT. RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43°42'02" (RADIUS POINT BEARS N 62°52'24"E FROM THE BEGINNING OF THE CURVE) TO A POINT OF TANGENCY; THENCE N 4°03'28"E 59.82' FT. TO A POINT OF CURVATURE; THENCE N 0°15'37"E 374.22' FT. ALONG THE ARC OF A 690.00' FT. RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°04'28" (RADIUS POINT BEARS N 79°25'32"W FROM THE BEGINNING OF THE CURVE) TO A POINT OF TANGENCY; THENCE N 6°30'30"W 41.45' FT. TO A POINT OF CURVATURE; THENCE N 0°15'37"E 374.22' FT. ALONG THE ARC OF A 1,000.00' FT. RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°33' (RADIUS POINT BEARS N 79°30'E FROM THE BEGINNING OF THE CURVE) TO A POINT OF TANGENCY; THENCE N 4°00'W 220.51' FT. TO THE SOUTHEAST CORNER OF LOT 68 OF NORTHPOINT COVE SUBDIVISION, PLAT C; THENCE N 89°00'E 60.00' FT. ALONG THE SOUTH BOUNDARY OF SAID NORTHPOINT COVE PLAT C; THENCE S 4°00'E 142.20' FT. THENCE N 89°00'E 123.36' FT. THENCE S 7°00'E 568.85' FT. THENCE S 0°10'57"W 127.42' FT. THENCE N 83°35'47"E 128.27' FT. THENCE NORTHWESTERLY 59.99' FT. ALONG THE ARC OF A 177.00' FT. RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1°19'58" (RADIUS POINT BEARS N 83°35'47"E FROM THE BEGINNING OF THE CURVE) TO A POINT OF TANGENCY; THENCE N 7°00'W 25.00' FT. THENCE N 89°04'E 59.00' FT. THENCE N 89°00'E 70.00' FT. THENCE N 15°02'15"E 213.87' FT.; THENCE N 64°56'11"E 186.72' FT.; THENCE N 25°23'27"E 100.82' FT.; THENCE S 50°15'E 120.00' FT. TO THE POINT OF BEGINNING. CONTAINING 17.0329 ACRES.

SURVEYOR'S CERTIFICATE

I, J. SCOTT BAILLIE, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 5675 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS NEWPORT HEIGHTS SUBDIVISION PLAT A AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

Aug 7, 1985
DATE

J. Scott Baillie
UTAH SURVEYOR NO. 5675

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SURVEYED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS NEWPORT HEIGHTS SUBDIVISION PLAT A DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION ON THE STREETS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 16th DAY OF August, 1985.

John Baillie
Kara Baillie

ACKNOWLEDGEMENT

ON THE 16th DAY OF August, 1985 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE OWNERS DEDICATION IN NO. IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC *David S. Stephens*

RESIDENCE Salt Lake City, Utah MY COMMISSION EXPIRES June 14, 1986

PLANNING COMMISSION APPROVAL

APPROVED THIS 17th DAY OF Sept., 1985 BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.

CHAIRMAN *Michael*

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 1985 AT _____ IN BOOK _____ OF _____ COUNTY RECORDER _____ BY _____ DEPUTY

CITY ATTORNEYS APPROVAL

APPROVED THIS 3rd DAY OF October, 1985
BOUNTIFUL CITY ATTORNEY *Samuel E. Calver*

UTILITIES APPROVAL

SEWER *David Baillie* WATER *David Baillie*
POWER *David Baillie* TELEPHONE *David Baillie*

BOUNTIFUL CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL, UTAH THIS 18th DAY OF Sept., 1985 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

City Recorder Attest *David Baillie* Mayor *Dean S. Stahl*

CITY ENGINEER'S APPROVAL

APPROVED THIS 2nd DAY OF October, 1985
BOUNTIFUL CITY ENGINEER *David Baillie*