AMENDED AGENDA

MORGAN CITY PLANNING COMMISSION MEETING
May 20th, 2025, Work Session 6pm and General Session 7pm
Morgan, Utah

The Planning Commission meeting will be held in-person on Tuesday, May 20th, 2025, at 7:00pm in the City Council room located at 90 W. Young Street with Work Session starting at 6:00pm.

The public meeting will be live streamed on YouTube and a recording available on morgancityut.org.

6:00 p.m. **Work Session**

Review agenda items.

Discussion-Naming of the Alleyway and Plaza

7:00 p.m. **PLANNING COMMISSION GENERAL SESSION MEETING**

MINUTES APPROVAL: April 15th, 2025.

AGENDA ITEMS

ITEM #1 Discussion/Motion-Request for a Residential Fencing of approximately 8 feet as per Code 10.20.080 Located at 703 West Island Road, Morgan UT 84050-Alex and Ali Malovich

ITEM #2 Discussion/Motion-Conditional Use Permit for Morgan Grace Fellowship relocating to 129 North Commercial Street, Morgan UT 84050

ITEM #3 Discussion/Motion-Conditional Use Permit for Seminary Building at 185 East 100 North, Morgan UT 84050

ITEM #4 Discussion/Motion-Preliminary review/approval-Valley Vista Estates Phase 2-4 approximately 900 North 700 East, Morgan, UT 84050, 17.96 acres with 128 Townhome units.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and service) during this meeting should notify the Morgan City Office, 801-829-3461, at least twenty-four hours prior to the meeting. This meeting will be held electronically. Please contact the Morgan City office to participate.

Posted this 7th day of May 2025
Amended this 12th, day of May 2025

Teresa Shope, Planning & Zoning Lead Administrator

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK and GENERAL meeting held in open public session on April 15th, 2025, at 6 p.m.

MINUTES APRIL 15TH, 2025 6:00 PM MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan.
MEMBERS	In-person: Ray Little, Becky Hendershot, David Griffith, Mark Francis, Erin Bott. Electronically: Jasson Eckett.
EXCUSED	Wes Woods.
CITY STAFF	In-person: City Planner, Jake Young; Mayor, Steve Gale. Electronically: City Council, David Alexander; Planning Legal Counsel, Gary Crane.
OTHERS PRESENT	In-person: Ben Russell, Laurann McGuire, Brian McGuire.
INTRODUCTION	Nathan McClellan welcomed all in attendance for the General Session and reminded those online and in-person that the meeting is broadcast on YouTube and is recorded.

WORK SESSION 6:00pm

Chair, Nathan McClellan indicated he would not be to work session. The commission nominated Ray Little as pro-tem chair for the work session. Ray little welcomed the commission to the meeting and asked Planner Jake Young to address the items on the general session.

Preliminary Subdivision Morgan Creekside Meadows Phase 1-Jake Young stated the application is for single-family residential development on 15.648 acres located approximately 350 West and 350 North. Before the commission tonight is Phase 1 which includes 25 single-family lots, a church parcel and 1.149 acres stormwater detention basin parcel. Jake continued stating the proposed street width is the standard 60' right-of-way and the project is compatible with the R-1-10 zoning designations. As per the new subdivision regulations, the Planning Commission decides the preliminary subdivision. The commission may approve the plat as proposed, not approve, ask for additional information or postpone until the next meeting. Jake stated that the engineers' comments are attached and that the items on the engineering report are not required for preliminary but will be for the land use authority review at final. Staff does recommend approval for the preliminary plat. The commission discussed the project regarding, ingress and egress, street width, location, intersection, addressing, etc. The commission agreed there were no concerns with the proposal as the project meets code and the intent of the General Plan.

Public Hearing Historic Commercial Overlay Zone regarding allowance of low-profile signs and applicable regulations-The City is proposing changes to both the Historic Overly Zone regarding signs as well as a sign ordinance amendment. One of the amendments to the Historic Overly Zone is for staff to review sign applications instead of the application coming before the commission as per a request by the Planning Commission. A sign is required to comply with the code with very minimal interpretation and the commission felt this could be accomplished through staff. The amendment also added language and guidance for allowance of low-profile signage which in turn prompted an amendment to the section governing inappropriate sign types. The amendment will allow internal light and subtle lighting.

Public Hearing sign regulations, specifically low-profile signs regarding allowance of off-premise sign representation on a single sign-Jake discussed the amendments to the sign ordinance starting with low-profile sign separation for any other detached sign changing the minimum from 150 feet to 75 feet explaining some property frontages

are not even 150 feet which would restrict the owner from detached signage. Language was added to allow off premise low-profile signs with the following conditions: a recorded temporary and revocable sign easement requirement, sign and sign easement may be removed by the landowner, only one low-profile sign per property and that the business/property must be adjacent to property where the sign is proposed and must be within 250 feet of the sign. The mayor asked for a clarification on the revocable time and Gary stated that it would be addressed in the recorded document. Gary continued by explaining the importance of allowing the easement to be revoked, giving examples of billboard signs in farming parcels for years that change uses with no time limit on the sign easement which restricts development.

Public Hearing-10.14.070 Residential Zones; Tables 3-1 regarding notes for multi-family and two-dwelling units- Jake stated that he had asked staff to add an amendment to tables 3-1 regarding notes. Upon re-reviewing the ordinance, the item is more of a clarification. The commission along with staff and legal counsel discussed the table and notes with the conclusion that there is no need for an amendment and to remove the item from the agenda.

Naming the Downtown City Plaza- As the alleyway and plaza project moves forward, part of the process is naming the plaza and alleyway. The item is not for determination but more brainstorming on how to proceed as well as suggestions. staff offered to share the design visuals to assist in the discussion.

The project was out to bid and scheduled to close at the end of the month, with construction expected to begin shortly thereafter. The design featured a synthetic turf area with a shade structure supported by railroad rails, consistent with the entry sign. The area included blue-colored concrete, a fire pit, and a designated space for a food truck. The existing pergola was planned to be relocated, and the city's temporary stage was to become permanent. The entrance to the pedestrian alley was designed with a railroad trestle bridge theme and bistro lighting. Conceptual renderings also included possible building designs behind the alley, though these were speculative and dependent on property owners.
The Planning Commission, acting as the advisory body for the historic downtown district, was invited to provide input on potential names.
The team brainstormed possible names. There was a suggestion to name the plaza after a significant local contributor or historical entity. The original Young Chevrolet dealership was referenced, with the possibility of naming the space "Young Plaza" in recognition—especially if a donation from that family or business were feasible. The idea was left open for discussion, possibly involving the Mayor.
Several creative names were suggested to align with the railroad theme, such as:

- Whistle Stop Plaza
- Trackside Plaza
- Junction
- Crossroads
- Union Pacific Plaza
- Iron Horse Plaza
- Heritage Plaza
- Silver Rail Plaza
- Commercial Square
- Morgan Commons
- Morgan City Plaza
- Morgan Historic Plaza

While some names were straightforward, others sought to capture a more imaginative or thematic tone.
Additional ideas included enhancing the alley with historic photographs along the walls, similar to the signage on Mickelson Mile. There was also interest in incorporating murals on the alley walls, provided permission could be secured from building owners. Consideration was given to preservation guidelines, especially regarding the painting of historic brick surfaces.
A suggestion was made to engage the public by launching a naming contest, allowing community members to submit ideas and have the Planning Commission select a winner. This was viewed as a way to build local excitement and participation.
As time ran out, it was suggested that this naming effort remain on the agenda for continued discussion. It was also noted that identifying a potential donor could significantly influence the project name asking staff to check with administration regarding donors.

The work session concluded.

GENERAL SESSION 7:00pm

MINUTES PLANNING COMMISSION MEETING MARCH 18th, 2025.

DISCUSSION	No discussion on the minutes.
MOTION	Mark Francis moved to approve the minutes of March 18th, 2025, as presented. Second: David Griffith Vote: Unanimous

ITEM #1 PRELIMINARY SUBDIVISION-MOTION/DISCUSSION-MORGAN CREEKSIDE MEADOWS SUBDIVISION PHASE 1 APPROXIMATELY 300 NORTH AND 350 WEST ON 15.46 ACRES

DISCUSSION	Nathan apologized for not attending the work session. Nathan continued by introducing item #1 preliminary subdivision action for Creekside Meadows Subdivision Phase 1 with Jake Young clarifying that under the new subdivision regulations, the Planning Commissions role is to approve, deny or table the application and not that of a motion of recommendation to the city council. Once the application is approved by the commission, the administrative land use authority will review the final plat for approval. The administrative land use authority is comprised of planning and engineering staff along with legal counsel. Nathan turned the time over to Jake Young for an introduction and staff recommendation. Morgan Creekside Subdivision is approximately 300 North and 350 West on 15.6 acres with 26 lots with a storm water basin. 25 single family lots and 1 lot for a religious organization church house. The developer had come to the commission for a re-zone which was granted by the city council for a zoning designation of R-1-10 which is single family dwelling units on a minimum of 10,000 square foot lot. In terms of review, the subdivision was found to be compatible with lot sizes, setbacks, lot width and also compatible with uses of residential outlined in the general plan. There are items that engineering found that need corrections/clarifications and will be addressed at final approval but not necessary for preliminary. Jake had included the engineering review to the packet and planned on the commission to review those notes. The application is for phase 1 of the subdivision with planning practices asking for an overall submittal of the project which includes a total of four phases. Jake displayed the project as a whole and then outlined phase 1. Jake stated staff recommends approval of Morgan Creekside Subdivision phase 1 as the application complies with city code for the commission consideration. Jake indicated there is representation from the developer present at the meeting, if the commission had questions for him to address. Nathan thanked Jake for his presentation as well as recommendation and asked the commission if they had any questions for Jake or the applicant representative. Development representative Ben Russell stepped to the microphone to address any questions or concerns the commission might present. Nathan asked Ben if he had anything else to add regarding the project. Ben stated he did not have anything to really add as Mr. Young did a great job of going over the project and he would be open to any questions from the commission. Jake asked if there was a timeline once the project was approved by the city. Ben indicated staff would like to start on the project as quick as they can. Currently, the group is working with the South Morgan ditch company and relocating the active ditch system to ensure use can continue.

MOTION	Erin Bott moved to preliminary approval of Morgan Creekside Meadows Subdivision Phase 1 approximately 300 North and 350 West on 15.6 acres as presented including staffing and engineering notes. Second: Mark Francis Discussion on the motion: No Discussion. Unanimous

ITEM #2/3 PUBLIC HEARING-10.14.090 HISTORIC COMMERCIAL OVERLAY ZONE REGARDING ALLOWANCE OF LOW-PROFILE SIGNS AND APPLICABLE REGULATIONS

PUBLIC HEARING-CHAPTER 10.32 SIGN REGULATIONS, SPECIFICALLY 10.32.130 LOW PROFILE SIGNS REGARDING ALLOWANCE OF OFF-PREMISE SIGN REPRESENTATION ON A SINGLE SIGN.

INTRODUCTION	Chair, Nathan McClellan expressed his desire to open only one public hearing as supposed to two public hearings since both items address amendments to some type of signage code. Gary clarified that Mr. McClellan is correct and can open and discuss the public hearing together with two separate motions. Nathan asked staff to do an introduction of the amendments prior to opening the public hearing. Once the public concludes, Nathan asked the commission to close the public hearing and then move to the discussion. Planner Jake Young started the introduction stating both amendments have been before the commission as a discussion and draft. The document presented tonight is the results of the previous discussion and is in ordinance form. The commission had discussed the items in more detail during the work session and Jake stated he would just do a quick recap which included city staff would approve signage in the Historical Overlay Zone, the addition of low-profile signs with regulations as well as internal lighting is permitted with supporting language modifications. Regarding the sign regulations amendment included supporting regulations for low-profile signs and off-premise sign allowance again, with supporting regulations.
OPEN PUBLIC HEARING	Ray Little moved to open the public hearing 10.14.090 Historic Commercial Overlay Zone regarding allowance of low-profile signs and applicable regulations and chapter 10.32 Sign Regulations, specifically 10.32.130 low profile signs regarding allowance of off-premise sign representation on a single sign. Second: Erin Bott Unanimous
PUBLIC COMMENT	Laurann McGuire and Brian McGuire were present but indicated they had no comments on the items of public hearing. No public online.
CLOSE PUBLIC HEARING	Erin Bott moved to close the public hearing on 10.14.090 Historic Commercial Overlay Zone regarding allowance of low-profile signs and applicable regulations and chapter 10.32 Sign Regulations, specifically 10.32.130 low profile signs regarding allowance of off-premise sign representation on a single sign. Second: Becky Hendershot Unanimous
DISCUSSION	Ray Little stated that at the last meeting, the commission discussed the items in great detail with a lot of pros, cons and thoughts. Ray compliment staff on being involved, sorting through the commission discussion and wanted to commend a job well done. Jake along with the commission and Gary discussed the language regarding the temporary and revocable easement on the off-premise signage. Gary gave an example of the importance of temporary and revocable easement in a scenario of a farmer and a billboard sign. The billboard

	company receive approval for the sign in the farmers field. Decades later, the property is no longer farmed and is moving to another use which is now restricted due to a sign approval years and years earlier that did not have a temporary and revocable easement recorded. Permissions without limitations can become problematic. While discussing the Historical sign amendments, Jake asked if the commission would like to amend the language to not just say "inappropriate" signs but also add "and not permitted" so there is more clarity, and the commission agreed. The commission discussed the items for a few more minutes and then Chair, McClellan recommended a motion reminding the commission that each item would have a separate motion.

ITEM #2

MOTION	Ray Little moved to send a favorable recommendation amending 10.14.090 Historic Commercial Overlay Zone regarding allowance of low-profile signs and applicable regulations with the language change discussed to the City Council for consideration. Second: David Griffith Discussion on the motion: No discussion. Unanimous

ITEM #3

MOTION	David Griffith moved to send a favorable recommendation amending 10.14.070 Sign Regulations, specifically 10.32.130 Low-Profile Signs regarding allowance of off-premise sign representation on a single sign to the City Council for consideration. Second: Erin Bott Discussion on the motion: No discussion. Unanimous

ITEM #4 PUBLIC HEARING-10.14.070 RESIDENTIAL ZONES; TABLES 3-1 REGARDING NOTES FOR MULTI-FAMILY AND TWO-DWELLING UNITS.

DISCUSSION	During the work session, the item was discussed with the determination that there is no amendment required and only clarification in the interpretation. The item was removed from discussion.

ITEM #5 DISCUSSION-NAMING OF THE DOWNTOWN PLAZA

DISCUSSION	As part of the downtown planning project, the city had proactively engaged in improvements along Commercial Street. A comprehensive design for both the plaza and the pedestrian alley had been completed, and construction documents were finalized and released for bidding. Bids were scheduled to be submitted by the end of the month, demonstrating that this initiative was not merely conceptual but an active project with committed timelines and deliverables. The visual materials provided included current views of the area behind Commercial Street and renderings of the proposed improvements. It was clarified that the buildings adjacent to the plaza were privately owned, and no development proposals for those structures were under consideration. The plaza and alleyway, including pedestrian connections, had been fully designed and were under construction bidding. The project included two primary naming opportunities: the alleyway and the plaza.

Renderings illustrated key landmarks such as the Grounds for Coffee building, a nearby bank, and a barbecue restaurant. The plaza design featured a synthetic turf area with a shade sail supported by recycled railroad rails, echoing the city's historic character. Blue-colored concrete was incorporated to symbolize the Weber River and to visually draw pedestrians from the street into the plaza.

Additional amenities included a gas fire pit, a relocated pergola, movable tables, and a stage—owned by the city—intended to become semi-permanently placed at the site. The stage featured a removable awning, was mobile, and included protective coverings for winter. Power infrastructure was incorporated throughout the plaza and alley, with dedicated electrical access at strategic points, including under the shade structure and in pedestrian walkways. The plan also included bistro-style lighting and provisions for speakers.

The entrance to the pedestrian alley was conceptualized with a railroad trestle-style sign. Future enhancements could include a mural on an adjacent private building, subject to owner approval. The plaza's turf area was designed for casual public engagement, with large-scale games like Connect Four or Jenga envisioned. Public Wi-Fi, provided via UTOPIA, was also part of the plan to encourage use as a social gathering spot.

Bioswales and subsurface chambers were integrated into the stormwater management design, capturing runoff and channeling it appropriately. Historic-style lighting fixtures were planned for the alley, with arms for event banners to celebrate occasions like Morgan Days or the former Morgala Days.

The Planning Commission, serving as the advisory committee for the Historic Overlay District, solicited name suggestions for the plaza. Proposed names included:

- Iron Horse Plaza
- Morgan Station Square
- Heritage Plaza
- Commercial Street Plaza
- Morgan Commons
- Roll by Plaza (a railroad term)
- Front Street or Front Plaza (a historic name)
- Whistle Stop
- Crossroads Plaza
- Silver Rail

The idea of holding a public naming contest was also discussed. One approach would allow public submissions, with the Planning Commission serving as judges. Another would narrow options to a curated shortlist for public voting, ensuring all final options were acceptable to the city.

Additionally, there was interest in exploring potential sponsorship opportunities, such as involving the Young Automotive dealership, whose founder Jack Olsen had historical ties to the area. While no discussions or commitments took place, staff was encouraged to consider this possibility. The entire project was estimated to exceed $1 million, and sponsorship could help ensure full completion or enhance project features.

It was noted that existing grant funding and proposed budget allocations were expected to cover the full cost without phasing. The city aimed to implement all design elements, including significant infrastructure investments that were not immediately visible. Portions of the project, like the plaza, would integrate into the city's park system, allowing the use of impact fees and utility resources.

The design allowed for flexible event space: a section of parking near the plaza could be closed to expand usable space, accommodating booths or performances. The plaza's design supported public concerts and gatherings.

At the conclusion of the discussion, the direction was to ponder how the commission members would like to proceed in the naming of the plaza and alley way. That the commission had time to work on the project name as the project will not be finished until late summer.

ADJOURNMENT:

This meeting was adjourned at 8:30 pm.

_____

Teresa Shope, Secretary

These minutes were approved at the _____ Meeting.

Residential Fence Permit Application

Morgan City Corporation•90 W. Young Street, Morgan, UT 84050•Phone: (801) 829-3461•Fax (801) 829-6684

PROPERTY OWNER INFORMATION	
Name: Alex and Ali Malovich	Phone: 801-897-0881
Address: 703 Island Rd, Morgan	Date: 4/14/2025

FENCE LOCATION & INFORMATION

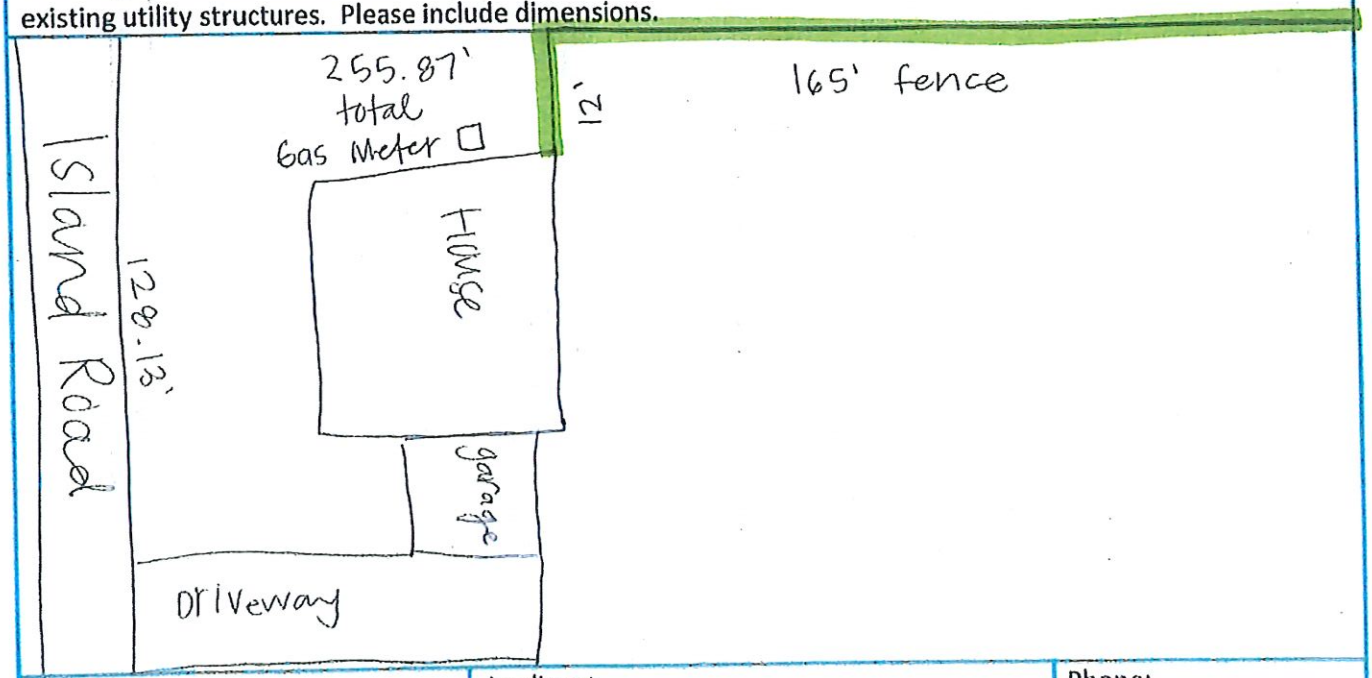
Please see the fence Ordinance for more specific requirements, especially regarding corner lots and utilities.

☒ Wood	☐ plastic/vinyl	☐ Chain Link	☐ Specify Other:

As a general rule, the maximum fence height allowed in the front yard setback is 3 feet. The maximum fence height allowed behind the front yard setback is 6 feet. Fencing must be held back a minimum of 1 foot behind the sidewalk. Utility meters may not be fenced into the rear yard area. Utility structures like transformers, other electrical boxes, phone pedestals, fire hydrants, etc., generally require a 3' setback from fencing. There is certain electrical equipment that requires more clearance. Please contact the power department before fencing around any of their equipment @ 801 358-1357.

PROPERTY DIAGRAM

Please use the space below to draw a diagram of the owner's property, indicating the proposed fence location and height. Include the location of the streets, driveways, gas and electric meters (typically on the house), and existing utility structures. Please include dimensions.



Applicant Name: Ali Malovich	Applicant Signature: Ali Malovich	Phone: 801-897-0881

OFFICE USE ONLY

Date Filed:	Fees Paid: N/A	Received By:
☐ Approved ☐ Denied	Administrator Signature:	Date Signed:

Request for City Council:

We are requesting permission to add 11 inches to the height of our fence due to harassment from the neighbor to the east of us. The additional height will be removable in the case that our neighbor moves. The fence is only along the shared property line with the neighbor to the east of us.

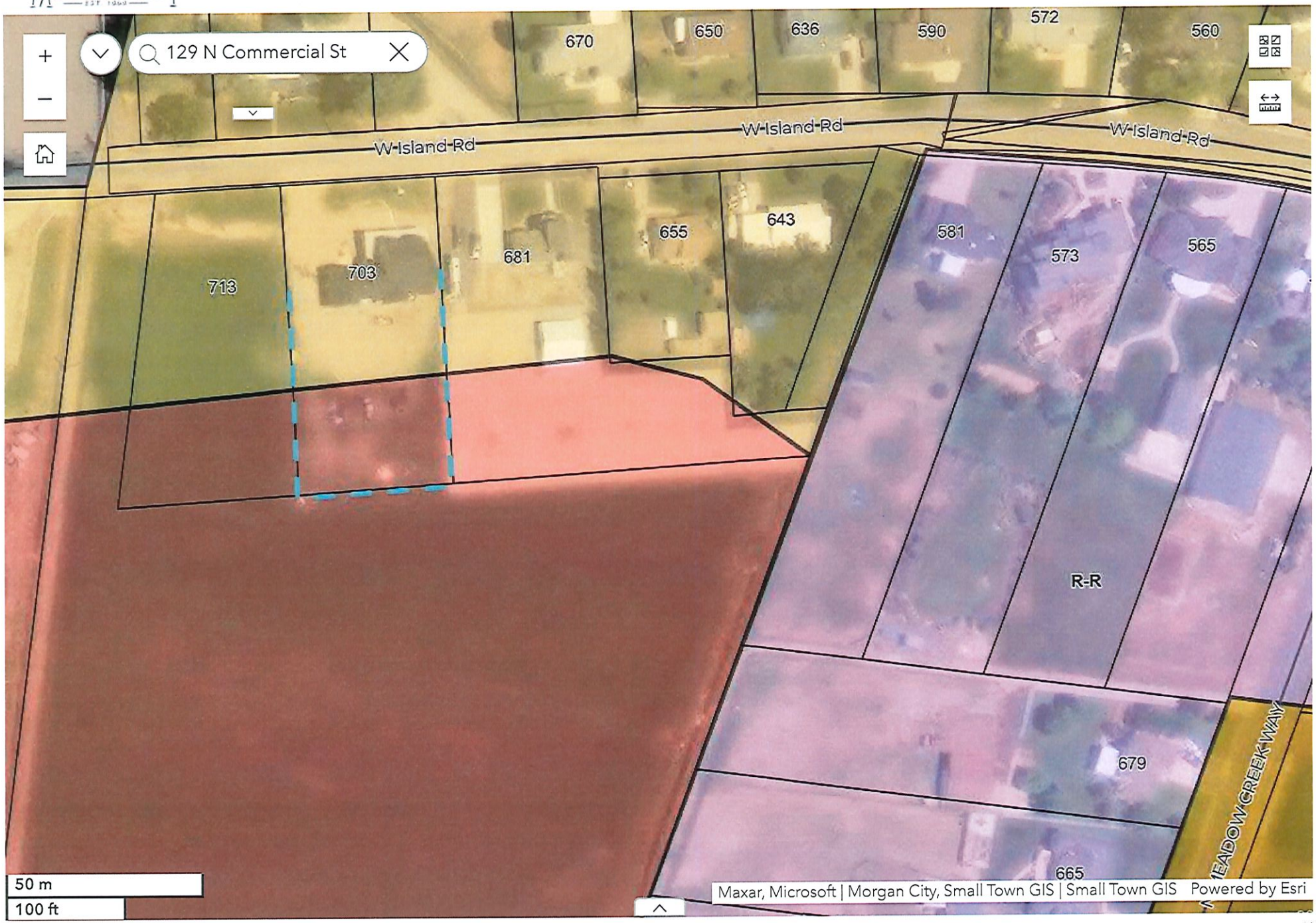
Beginning in September, with no activating event, this neighbor has yelled derogatory comments, flipped us off, encourages her dog to bark at us, yelled about our physical appearances, yelled continuously to "take care of your kid" when of course our kids are very well taken care of. She rides up and down the fence line in an attempt to anger myself and our dog to get a reaction on her cameras. She is now threatening to sue us over our dog who has barked a handful of times in her direction, much less than her dog barks at us. We feel unsafe with this neighbor having any sight into our backyard. We are aware that she has wrongfully accused many people in our community of things that did not happen. To protect ourselves we have spent thousands of dollars on a new fence and on multiple sets of cameras. We feel that it is necessary to further protect ourselves legally and emotionally by raising our fence height to ensure she cannot see into our backyard. As a result of her behavior, I have experienced significant anxiety that impacts my daily functioning.

She has given the same treatment to the couple who lives on the other side of her. They have stated they also cannot use their backyard anymore after living in their home for 50 years.

This behavior is a pattern for her and I have no expectation that she will stop harassing us. In October, I told her to leave us alone and not to speak to us or our kids. Since that time we have never responded or reacted to her. She continues to yell at us, about us, and she has spoken to our kids multiple times. I absolutely do not want this unstable person to have access to speak to my children because we cannot raise our fence 11 inches higher.

Because she rides her horses in the backyard, the allowed 72 inch fence height is not enough to block her from viewing us in our yard. 11 additional inches should enable us and our children to use our backyard without being visible to our harasser.

Morgan City Zoning Map



MORGAN CITY CORPORATION
CONDITIONAL USE PERMIT APPLICATION

DATE OF APPLICATION: 4-23-25 APPLICATION # 25-101

APPLICANT'S NAME: Chase Roberts
ADDRESS: 670 W Young St
TELEPHONE: 385-317-8395

DATE SUBMITTED TO PLANNING COMMISSION: 4-23-25

DESCRIBE USE REQUIRING CONDITIONAL USE PERMIT:

Church in Commercial Zone

BUSINESS NAME: Morgan Grace Church

BUSINESS ADDRESS: 129 N Commercial St

BUSINESS PHONE: 385-317-8395

LEGAL DESCRIPTION OF PROPERTY: (ATTACH COPY OF LEGAL DESCRIPTION OF SUBJECT PROPERTY)

ZONE IN WHICH USE IS TO BE LOCATED: Commercial - Central

EXPLAIN ACCESS TO SUBJECT PROPERTY: Commercial St

DOES REQUESTED USE HAVE ADEQUATE PARKING? Yes

ENVIRONMENTAL CONCERNS:

1. NOISE: NA
2. EMISSIONS: NA
3. SOLID AND LIQUID WASTES IF ANY: NA

HOURS OF OPERATION: Sundays 4:30pm-7:30pm, Various Wednesdays 6:30pm-8:00pm

LOCATION: ATTACH PLOT PLAN DRAWN TO SCALE SHOWING:

1. LOCATION OF BUILDINGS
2. PROPERTY LINES
3. SEWER AND WATER LINES ON PROPERTY
4. SIGN LOCATIONS IF REQUIRED
5. LIGHTING LOCATIONS
6. STREET ACCESS
7. ANY EXISTING BUILDINGS OR STRUCTURES ON PROPERTY

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH)
COUNTY OF MORGAN) ss.
CITY OF MORGAN)

I (we) Justin & Kelly Rees, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified on the attached application, and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Justin Rees
Signature (please print name under signature)

Signature (please print name under signature)

Subscribed and sworn to me this 23 day of April 2025

NOTARY Aimee F.

Residing in: Morgan, UT

My Commission Expires: April 30, 2027

AIMEE FERRIN
Notary Public, State of Utah
Commission # 729985
My Commission Expires On
April 30, 2027

AGENT AUTHORIZATON

I (we), _____, the owner(s) of the real property described in the attached application, do authorize my (our) agent _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Morgan City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____
Signature (please print name under signature)

_____
Signature (please print name under signature)

Dated this _____ day of _____, 20__, _____ personally appeared before me and are the signers of the above Agent Authorization who duly acknowledged to me that they executed the same.

Outlook

Re: Morgan Grace Fellowship

From Justin Rees <jurees@gmail.com>
Date Thu 4/24/2025 9:18 AM
To Teresa Shope <tshope@MorganUtah.gov>
Cc Justin Rees <justinrees@gmail.com>; chasedanielroberts@gmail.com <chasedanielroberts@gmail.com>

1 attachment (2 MB)
attachment 1.pdf;

Teresa,
As owner of the building located at 129 Commercial St. Morgan UT 84050 I approve of the application and use of the building to the new futures owners.

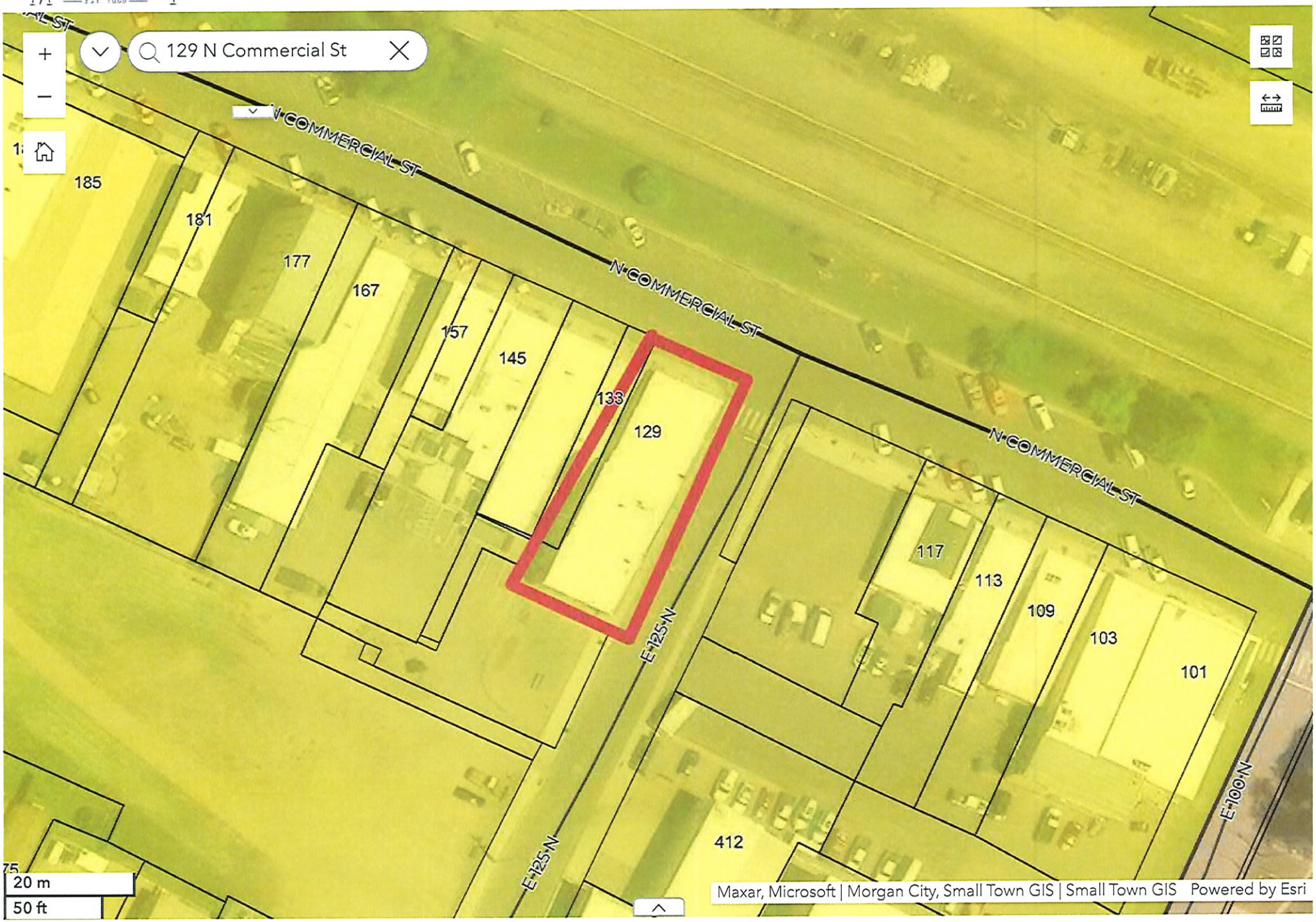
Justin Rees

> On Apr 23, 2025, at 1:57 PM, Teresa Shope <tshope@morganutah.gov> wrote:
>
> Justin,
> I have received a conditional use permit application for Morgan Grace Fellowship. Chase Roberts has indicated you own the building. Please send me back an email with language stating you are award of the application and the use. Thanks! Your email will qualify for the owner affidavit.

Teresa Shope
Administrative Lead-Planning & Zoning
801 829-3461 ext.1
tshope@morganutah.gov

90 W. Young St.
PO Box 1085
Morgan, UT 84050

Morgan City Zoning Map



MORGAN CITY CORPORATION
CONDITIONAL USE PERMIT APPLICATION

DATE OF APPLICATION: 5.5.25 APPLICATION #_____

APPLICANT'S NAME: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (BRIAN CHILDS PROJECT MANAGER)
ADDRESS: 50 E. NORTH TEMPLE ST, SALT LAKE CITY UT 84150
TELEPHONE: 801-450-3475

DATE SUBMITTED TO PLANNING COMMISSION: 5.5.25

DESCRIBE USE REQUIRING CONDITIONAL USE PERMIT:
DEMOLITION OF EXISTING BUILDINGS, AND CONSTRUCTION OF A NEW SEMINARY BUILDING TO BE USED BY STUDENTS FROM THE HIGH SCHOOL.

BUSINESS NAME: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BUSINESS ADDRESS: 50 E. NORTH TEMPLE ST, SALT LAKE CITY UT 84150

BUSINESS PHONE: 801-450-3475

LEGAL DESCRIPTION OF PROPERTY: (ATTACH COPY OF LEGAL DESCRIPTION OF SUBJECT PROPERTY)

ZONE IN WHICH USE IS TO BE LOCATED: C-G

EXPLAIN ACCESS TO SUBJECT PROPERTY: EXISTING DRIVE TO BE REMOVED, NEW DRIVE ADDED TO THE WEST OF PROPERTY

DOES REQUESTED USE HAVE ADEQUATE PARKING? YES

ENVIRONMENTAL CONCERNS:

1. NOISE: NONE
2. EMISSIONS: NONE
3. SOLID AND LIQUID WASTES IF ANY: TYPICAL PLUMBING

HOURS OF OPERATION: 7AM - 5PM

LOCATION: ATTACH PLOT PLAN DRAWN TO SCALE SHOWING:
1. LOCATION OF BUILDINGS
2. PROPERTY LINES
3. SEWER AND WATER LINES ON PROPERTY
4. SIGN LOCATIONS IF REQUIRED
5. LIGHTING LOCATIONS
6. STREET ACCESS
7. ANY EXISTING BUILDINGS OR STRUCTURES ON PROPERTY

DRAWINGS INCLUDED IN EMAIL TO TERESA

8. ALL WATER COURSES ON THE PROPERTY
9. ALL UTILITIES ON OR ADJACENT TO PROPERTY

LIST THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY.

ACCORDING TO TERESA, THIS IS NO LONGER REQUIRED

FEE PAID: _____ DATE: 5.5.25

SIGNED: _____
(APPLICANT)

******* FOR OFFICE USE **********

DATE OF MEETING: _____

PLANNING COMMISSION ACTION:
DATE APPROVED: _____
DATE DENIED: _____

CONDITIONS OF APPROVAL (IF NECESSAY)

REASONS FOR DENIAL, IF APPLICABLE: _____

SIGNATURE OF APPROVAL: _____
(PLANNING COMMISSION CHAIRMAN)

DATE: _____

CONDITIONAL USE PERMIT NUMBER: _____

DATE ENTERED INTO COMPUTER: _____

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH Weber)
COUNTY OF ~~MORGAN~~) ss.
CITY OF ~~MORGAN~~ North Ogden)

I (we) BRIAN CHILDS, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified on the attached application, and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Signature (please print name under signature)
BRIAN CHILDS - PROJECT MANAGER

Signature (please print name under signature)

Subscribed and sworn to me this 23 day of April 2025 ~~2000~~.

NOTARY

NICOLE VILLEGAS
Notary Public - State of Utah
Comm. No. 737052
My Commission Expires on
May 6, 2028

Residing in: Weber

My Commission Expires: May 6, 2028

AGENT AUTHORIZATON

I (we), BRIAN CHILDS, the owner(s) of the real property described in the attached application, do authorize my (our) agent FFKR ARCHITECTS (ADAM FERGUSON) to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Morgan City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Signature (please print name under signature)
BRIAN CHILDS - PROJECT MANAGER

Signature (please print name under signature)

Dated this 23 day of April, 2025 ~~2000~~, Brian Childs personally appeared before me and are the signers of the above Agent Authorization who duly acknowledged to me that they executed the same.

Morgan City
90 W Young Street | PO BOX 1085
Morgan, UT 84050
(801) 829-3461
twardell@morganutah.gov

XBP Confirmation Number: 230526636

Transaction detail for payment to Morgan City.			**Date: 05/05/2025 - 11:37:51 AM MT**
Transaction Number: 242361192 **Visa — XXXX-XXXX-XXXX-7138** **Status: Successful**			
Account #	**Item**	**Quantity**	**Item Amount**
	building permit	1	$50.00

TOTAL: ***$50.00***

Billing Information
Adam Ferguson
84104

Transaction taken by: Admin Teresa

GENERAL PROJECT NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM WITH THE CURRENT WORK MANUAL OF CITY STANDARDS AND SPECIFICATIONS AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES AND LAWS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE CONSTRUCTION.
3. THE CONTRACTOR SHALL CONFIRM SITE CONSTRUCTION WITH ALL UTILITY CONSTRUCTION (POWER, TELEPHONE, GAS, CABLE, ETC.) AND OTHER WORK IN THE SPECIFIC TO THE PROJECT.
4. DEVELOPER AND THEIR CONTRACTORS TO ATTEND A PRECONSTRUCTION MEETING WITH REPRESENTATIVES AND PUBLIC WORKS SERVICES TO COMMENCEMENT OF ANY CONSTRUCTION.
5. DEVIATION FROM THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGN ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATION AND REMOVAL OF UTILITIES. ALSO, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL EFFECTED RESIDENTS AND BUSINESS OWNERS OF ANY EFFECTS PRIOR TO BEGINNING SITE CONSTRUCTION.
7. IN THE CASE OF UNFORESEEN CONSTRUCTION CONFLICTIONS OR DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.
8. THERE IS WHERE REFERENCE IN ACCORD WITH ANY ESTABLISHED PRACTICES OF CIVIL ENGINEERING DESIGN, THE ENGINEER NOTES PERTAINING ON OR OFF SITE WORK SHALL MEET THE PLANS AS CONSTRUCTED EXCEPT WHERE THE ENGINEER INSPECTS AND DIRECTS IN THE PHYSICAL CONSTRUCTION, AN EXCEPTION OF WHICH IS ON THE SITE.

CONSTRUCTION SITE SAFETY

1. THE CONTRACTOR IS REQUIRED TO MEET ALL APPLICABLE REGULATIONS CONCERNING PROJECT SAFETY AND ASSUMES FULL RESPONSIBILITY FOR SAFETY ON THE PROJECT.
2. WORKERS AND THE PUBLIC SHALL BE PROTECTED BY THE CONTRACTOR FROM ANY AND ALL HAZARDS CONNECTED WITH THE CONSTRUCTION WORK.
3. OPEN TRENCHES, MATERIALS OR EQUIPMENT WITHIN THE WORK BUILDING AREA TO BE PROTECTED BY THE USE OF ADEQUATE BARRICADES.
4. ALL WORK SHALL BE IN CONFORMANCE WITH CURRENT OSHA REGULATIONS FOR PROTECTION OF THE PUBLIC.
5. IN ACCORDANCE WITH GOOD AND ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S WORK SHALL BE PERFORMED SOLELY FOR THE CONTRACTOR'S BENEFIT AND SHALL NOT RELIEVE THE CONTRACTOR OF THE CONTRACTOR'S SOLE AND EXCLUSIVE RESPONSIBILITY TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER HAS NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PRECAUTIONS. THE ENGINEER IS NOT RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ENGINEER HAS NO AUTHORITY OVER OR RESPONSIBILITY FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE CONTRACTOR'S FAILURE TO MAINTAIN ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

CONCRETE

1. CONCRETE SHALL BE FURNISHED BY A CONCRETE MIXING PLANT AND SHALL MEET INDUSTRY STANDARDS FOR PORTLAND CEMENT AGGREGATE COMPRESSIVE STRENGTH AND SLUMP.
2. PLEASE CURE AND PROTECT CONCRETE STRUCTURES, CURBS, AND/OR GUTTER AND BUTTER PROVIDER EXPANSION AND CONTRACTION JOINTS PER THE SPECIFICATIONS.

EARTHWORK

1. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT COMPLETED BY [illegible] GEOTECHNICAL, DATED [illegible]. NOTE NON ENGINEERED FILLS WERE IDENTIFIED ON SITE AND MUST BE REMOVED PRIOR TO CONSTRUCTION. REFER TO GEOTECHNICAL REPORT.

TRAFFIC CONTROL AND SIGNAGE

1. THE CONTRACTOR SHALL MAINTAIN INGRESS/EGRESS ACCESS TO ALL FOR EQUAL PROPERTY OWNERS AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED PROPERTY OWNERS AND ENSURE PROPERTY OWNER ACCESS IS KEPT IN THE CONTRACTOR SHALL KEEP DURATION OF ALL CLOSURES AND DETOURS TO A MINIMUM.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY DETOUR ROADS UNTIL A DETOUR IS NO LONGER NECESSARY.
3. THE CONTRACTOR SHALL FOLLOW THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 2ND CHANGE AND GUIDELINES FOR TRAFFIC CONTROL FOR STREET AND HIGHWAY CONSTRUCTION.
4. THE CONTRACTOR SHALL FOLLOW LATEST STANDARD DRAWINGS FOR SIGNS AND SETTING OF THE TRAFFIC CONTROL DEVICES WITHIN LATEST PHOTOGRAPHS.

REMOVALS

1. ANY EXISTING STRUCTURES DISTURBED BY CONSTRUCTION NOT EXPRESSLY SHOWN TO BE DISTURBED WITHIN THESE PLANS ARE TO BE RESTORED TO THEIR ORIGINAL LOCATION AND CONDITION. ALL STRUCTURES SUCH AS CURB AND GUTTER, CONCRETE AND BITUMINOUS SIDEWALK PLANS BROKEN OR DAMAGED BY THE WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE EXPENSE OF THE PROPERTY OWNER AND/OR CITY AS MAY BE DIRECTED BY THE ENGINEER. ANY ITEMS NOT SPECIFICALLY INCLUDED IN THE PROPOSED PLANS AND/OR ESTIMATE MAY NOT BE REMOVED.
2. EXCESS EXCAVATED MATERIALS, INCLUDING THREE STUMPS, ROOTS, SOD, MATERIALS OR ANY OTHER DEBRIS NOT USED IN THE WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY. EXCEPT AS PROVIDED IN ITEM 4, BELOW, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS OF BROKEN ASPHALT, CONCRETE AND OTHER DEBRIS OFF THE SITE AT A LICENSED LANDFILL PROPERLY ADDED TO THE CONTRACT.

DEMOLITION AND DISPOSAL OF HAZARDOUS MATERIALS

1. ASBESTOS AND MERCURY CONTAINING MATERIALS HAVE BEEN IDENTIFIED ON SITE. DEMOLITION AND DISPOSAL OF ANY OF THESE HAZARDOUS MATERIALS SHALL BE CONDUCTED WITH CONCRETE AND SOIL SHALL BE HANDLED PER THE HAZARDOUS MATERIALS EVALUATION REPORT COMPLETED BY [illegible] DATED [illegible].

UTILITY NOTES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE COMPANIES AND REQUEST DIRECT ON THE GROUND LOCATIONS OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL IDENTIFY IN DETAIL BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES AND ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE UTILITIES CAUSED BY THEIR WORK FORCE.
3. CONTRACTOR MUST STAY AT LEAST 10' AWAY OF ALL HIGH VOLTAGE POWER LINES MECHANICAL SUBCONTRACTOR IN MUST BE PLACED ON SITE. DRAWING FOR EXCAVATION AND TO CHECK THE PLACEMENT OF ALL UNDERGROUND UTILITIES AND TO FIELD VERIFY CONNECTION AT THE EXISTING MAIN. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR EXTRA WORK THAT MAY BE REQUIRED DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR MUST IDENTIFY LOCATION, DEPTH, SIZE, TYPE, AND SUITABLE DIAMETERS OF UTILITIES IN THE FIELD TO PERFORM A MINIMUM OF SIX FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH CROSSED EXISTING SERVICES AND HAVE IT EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OTHERWISE FROM UTILITY COMPANIES OR BUILDER'S AS MUST BE ASSURED AS APPROPRIATE REQUIRES FIELD VERIFICATION.
5. CLEAN-UP WATER AND FREE SEPARATE MUST TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SHUT-OFF TO WATER MUST INCLUDE A STUB CONSTRUCTION IN ACCORD WITH LOCAL GOVERNING MUNICIPALITY NEWER DISTRICT STANDARDS AND SPECIFICATIONS.
7. STORM DRAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL STORM DRAIN PIPE PENETRATIONS TO BE SEALED BY ALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND SPLICED CONNECTIONS WITH A FLEXIBLE WATERPROOF COUPLING WITH THE SAME MATERIAL OF THE PIPE.
9. NO CHANGES IN THE DESIGN OF UTILITIES AS SHOWN ARE TO BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY OR OTHER AUTHORITY HAVING JURISDICTION OVER THE UTILITY.

GRADING NOTES

1. THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF PAVING AND BUILDING SLAB.
2. ALL REPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL UNREPORTED STRUCTURAL FILL SHALL BE PLACED IN APPROVED LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D1557).
3. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUBSOIL CONDITIONS AND DETERMINE ADDITIONAL REMEDIAL MEASURES REQUIRED FOR PROPER PLACEMENT AND COMPACTION REQUIREMENTS.
4. THE CONTRACTOR SHALL PROVIDE SUFFICIENT EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COST FOR CLEANUP AND REMOVAL OF ANY MATERIAL SPILLED ON PUBLIC STREETS AND ADJACENT PROPERTIES AND SHALL MAINTAIN HAUL ROADS IN A CLEAN CONDITION.
5. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
6. CONTRACTOR IS RESPONSIBLE FOR ALL WATER DURING CONSTRUCTION AND DEWATERING DURING CONSTRUCTION.

EROSION CONTROL NOTES

1. THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A UPDES PERMIT. CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE UPDES PERMIT AND SWPPP.
2. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL NECESSARY EROSION CONTROL FACILITIES SHOWN.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
5. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE MUST BE PROTECTED FROM SEDIMENT UNTIL SURFACE PROTECTION DEVICES ARE IN PLACE AND ALL DISTURBED AREAS ARE STABILIZED. INLET PROTECTION DEVICES SHALL BE INSPECTED AND MAINTAINED AS NECESSARY TO ENSURE PROPER FUNCTIONING.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PLACED SEEDED WITH NATIVE, DESERT MIXTURE, OR AS DIRECTED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
7. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS SHALL BE REMOVED ONCE SEEDING HAS BEEN ESTABLISHED AND A HEALTHY STAND OF HEALTHY VEGETATION. EROSION CONTROLS PROVIDED AT AREAS SHALL REMAIN IN PLACE UNTIL FINAL ESTABLISHMENT IS COMPLETE.
8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL EXIT OR ENTER THE SITE. CONTROL FACILITIES SHALL BE IN PLACE AND CONSTRUCTED BEFORE PROPERTIES SUCH AS ARE NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
9. ALL WASH WATER CONCRETE TRUCK, VEHICLE CLEANING, ETC. SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES THAT PICKED BY THE WIND, RAIN, ETC. DUE TO SNOW OR WIND DURING THE DURATION OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORK DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND FUNCTIONAL DURING ALL PHASES OF CONSTRUCTION. AFTER FINAL STABILIZATION OF THE SITE, ALL EROSION AND SEDIMENTATION CONTROLS DEVICES SHALL BE REMOVED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEEDS TO BE DONE IMMEDIATELY. ALL SEDIMENT MUST BE REMOVED FROM SURFACES BEFORE IT IS WASHED DOWN BY RAIN. ALL SEDIMENT SHALL BE CLEANED UP AND DISPOSED OF PRIOR TO BEING PERMITTED TO LEAVE THE SITE. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN A MANNER NOT SUBJECT TO ERODING. ALL DISTURBED AREAS MUST BE PROTECTED FROM WATER DURING THE CLEANING TO AVOID CONTAMINATION AND CONFORMING OUTFALL CLEANLINESS.

DUST CONTROL NOTES

TEMPORARY MODIFICATION MEASURES

1. BLOW OR DUST MUST BE CONTROLLED AT ALL TIMES. IN THE FORM OF A DUST SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OILS TO BE USED FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
2. JUST NOTE CONTROL TEMPORARY FENCING AND GUARDING MAY BE ERECTED TO COVER EXPOSED SOIL AND TO PREVENT WIND EROSION. THESE SOIL DUST BARRIERS MUST BE ESTABLISHED.
3. BARRIERS SOLID SHAPED FENCES, SNOW FENCES, BURLAP FENCES, OR SITE BALES IN LIEU OF HAY AND STRAW MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND DUST CONTROL BARRIER PLACED AT RIGHT ANGLES TO PREVAILING WIND CURRENTS AT INTERVALS OF ABOUT 10 TIMES THE AVERAGE HEIGHT AND EFFECTIVE IN CONTROLLING WIND EROSION.
4. CALCIUM CHLORIDE, THIS MATERIAL IS APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST. WATER AS NEEDED MAY BE NECESSARY DUE TO AIR AND SITE AND OCCUPANCY CONDITIONS.
5. IRRIGATION, THIS IS DESIGNED TO USE AS AN EMERGENCY TREATMENT. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET AND PERMITTED TO NEED SUCH AS IT THEN MUST BE RE-SPRINKLED AT A CONSTRUCTION SITE IF NECESSARY AVOIDED THAT A TEMPORARY DRAINS, PONDS OR RUNOFF MAY BE CREATED TO PREVENT MUDDYING SPREADING ONTO LOCAL STREETS.
6. TILLAGE THIS METHOD IS NOT RECOMMENDED ON SLOPES GREATER THAN 20 PERCENT. IF AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE ANY EROSION EFFECTS PLANNING SHOULD BEGIN ON THE WINDWARD SIDE OF THE SITE USING CHISEL PLOWS SPACED ABOUT 12 INCHES APART SPREAD TO A DEPTH OF 20 CM OF SMALL PLOWS.
7. OTHER BEST USE SPRINKLING CHEMICALS ACCORDING TO CITY ENFORCE THESE CHEMICALS FOR TEMPORARY PERFECT USE SURFACES AND SHOULD BE USED ONLY IF OTHER METHODS PROVE TO BE DIFFICULT TO WORK WITH.

PERMANENT SITE MODIFICATION MEASURES

1. PERMANENT VEGETATION, SEEDING IS TO BE DONE IN SHOULD BE DONE TO PERMANENTLY STABILIZE EXPOSED AREAS AS SOON AS PRACTICAL IF IS RECOMMENDED THAT EXISTING TREES AND LARGE SHRUBS BE ALLOWED TO REMAIN IN PLACE TO THE GREATEST EXTENT POSSIBLE DURING SITE GRADING PROCESSES.
2. COVER SHALL BE DRUSHED OR DRY AND BE PLACED DEEP HEAVILY ERODIBLE SOILS.
3. TOPSOIL IS THE METHOD ARE RECOMMENDED WHEN PERMANENT VEGETATION CANNOT BE ESTABLISHED ON A SITE. TOPSOILING IS A PROCESS IN WHICH SOILS FOR IN WATER IS REPLACED ON TOP OF HIGHLY ERODIBLE SOILS.

GENERAL SIDEWALK RAMP NOTES

1. THE STANDARD CROSS RAMP LAYOUT SHALL BE USED WHERE AND WHEREVER POSSIBLE. ANY DEVIATION FROM THE STANDARD CURB RAMP PLANS SHALL BE APPROVED BY THE CITY ENGINEER OR DESIGNEE ON A CASE BY CASE BASIS.
2. THE STANDARD CURB RAMP DRAWINGS SUPERSEDE ALL PREVIOUS OF NUMBERS AND SHALL BE PART OF THE NEW CURB RAMP STANDARD DRAWINGS.
3. ALL ALTERNATIVE RAMPS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
4. SEE ALL JOINTS ON SIDEWALK, CURB RAMPS, AND TRANSITIONS OF DEVIATIONS JOINTS ETC.

CURB RAMP NOTES

1. A CURB RAMP IS DEFINED AS THE ENTIRE CONCRETE SURFACE WHICH INCLUDES THE RAMP, FLARED SIDES, THE MINIMUM LANDING AREA (CENTER PORTION) INCLUDING THE DETECTABLE SURFACE. SHALL HAVE A SLOPED PLANE OF MAXIMUM 7.0 % MINIMUM 4.0 % AND CROSS SLOPE NOT TO EXCEED 2%. THE FLARED SIDES OF THE RAMP SHALL BE ON A SLOPE OF NOT MORE THAN 10%. WHERE A MEASURED ALONG THE CURB. THE CURB RAMP SHALL HAVE A SURFACE SLOPE AWAY OF THE RAMP NOT EXCEED 4% AND NOT EXCEED 6% MAXIMUM.
2. THE RAMP CENTER LINE AND PATH OF TRAVEL SHOULD BE PARALLEL TO THE SIDEWALK WHERE EVER POSSIBLE. THE FULL WIDTH OF THE RAMP SHALL BE LOCATED IN THE DIRECTION OF TRAVEL. IF DESIGN ABLE THAT THE LOCATION OF THE RAMP BE AS CLOSE AS POSSIBLE TO THE CENTER OF THE CROSSWALK.
3. THE MINIMUM DEPTH AND BETWEEN FLARED SIDES OF THE TWO ADJACENT CURB RAMPS WILL BE REQUIRED TO END WITH DOCUMENTATION OF HARDSHIP BOOKING SIDES ALONG WITH PHYSICAL CONSTRAINTS PROVIDED TO THE CITY ENGINEER.
4. EXISTING UTILITY BOXES ARE DO NOT BE LOCATED PLACED WITHIN THE CURB RAMP SURFACE AND SHALL NOT EXTEND INTO OR OVER A PLANE OF A VERTICAL EXTENT OF UTILITY BOXES AND DO NOT EXTEND ALONG A CURB RAMP WHICH IS SUPPORTED ON THE ENTIRE FACE AND COVER, HOWEVER BOXES AS WILL NOT BE PLACED WITHIN THE DETECTABLE BORDER.
5. THE SURFACE OF THE CURB RAMP AND DETECTABLE SURFACE MATERIAL SHALL BE STABLE FIRM AND SLIP RESISTANT. THE CONCRETE CURB RAMP SURFACE SHALL BE BROOM FINISHED TO AN ROUGH TO THE AXIS OF THE RAMP AND SHALL BE BROOM LAID WITH THE FINISH OF THE ADJACENT SIDEWALK SURFACE.
6. A LEVEL LANDING IS TO BE DEEP WITH A 2% MAXIMUM SLOPE IN ALL DIRECTIONS SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP TO ALLOW FOR EXPOSED FROM THE RAMP IS REACHED. THE LENGTH OF THE LEVEL LANDING SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP, NOT INCLUDING FLARED SIDES. A LEVEL LANDING IS TO BE DEEP SHALL BE PROVIDED AT ALL PEDESTRIAN PUSH BUTTONS AT SIGNALIZED CROSSINGS.
7. EXISTING VERTICAL UTILITY POLES IN STREET LIGHT POLES MAY BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND IN THE FLARED SIDES IF NECESSARY. THE VERTICAL OBSTRUCTION SHALL BE A MINIMUM OF 6 INCHES AWAY FROM EDGE OF THE RAMP. PEDESTRIAN CROSSWALK PUSH BUTTON POLES, FIRE DEPARTMENT CONNECTIONS AND OTHER POLES WITH ACTIVITIES OR SIDES MAY NOT BE PLACED IN THE CURB RAMP OR WITHIN THE ADJACENT LANDING. NO VERTICAL OBSTRUCTIONS MAY BE LOCATED IN THE CURB RAMP OR THE LANDING BORDER.
8. RAMP GRADING SHALL BE THE SAME WIDTH AS THE SIDEWALK UP TO 6 FT WIDE.
9. CURB RAMP SHALL BE CONSTRUCTED WITH CONCRETE AND SHALL BE FINISHED WORK AS DRY AS POSSIBLE OF NAILS.
10. FOR NEW CONSTRUCTION, ALL DETECTABLE WARNINGS MUST BE SET IN CONCRETE. SURFACE APPLIED DOMES REQUIRE SPECIAL WRITTEN APPROVAL BY THE CITY ENGINEER.
11. PLACE TRACKED DOME DETECT OR WARNINGS SURFACE IN THE LOWER 2 OF THE TWO OF RAMP ONLY. ARRANGE DOMES USING IN-LINE PATTERN ONLY AS SHOWN IN DETAIL. COLOR OF DETECTABLE TO BE SAFETY YELLOW AS DIRECTED BY ENGINEER.
12. SIDEWALK CURB AND GUTTERS SHOULD RELATIVE TO THE LEVEL HORIZON. ZERO BUBBLE TOOLED JOINTS ARE REQUIRED AT ALL SIDEWALK RAMP SLOPE BREAK BEDS.

SIDEWALK NOTES

1. SIDEWALK WIDTH SHALL MATCH CITY STANDARDS OR SITE PLAN AS APPROVED.
2. SIDEWALK CROSS SLOPE SHALL BE A MAXIMUM OF 2% AND A MINIMUM OF 1%.
3. WHERE ON THE HEIGHT OF THE SIDEWALK IS LESS THAN 30", AS IT APPROACHES AREA WITH A MAXIMUM 2% SLOPE AND A CUMULATIVE 12% SLOPE IN ANY DIRECTION AT 30 FEET AS SHOWN ON PLANS.
4. WHERE USER ON A HIGHER DIRECTION IS NEEDED ANY BUT ALL LESS THAN 4 FEET AS APPROACHES AREA WITH A MAXIMUM 2% SLOPE AND A CUMULATIVE 12% SLOPE IN ANY DIRECTION.
5. OBJECTS SUCH AS TREES OR ANCHORS BRICK WATER FOUNTAINS, ETC. SHALL NOT PROTRUDE INTO THE SIDEWALK MORE THAN 4" AT THE POINTS BETWEEN 27" AND 80".
6. SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE AND SHALL BE FINISHED REPEATEDLY AS DRY AS POSSIBLE OF NAILS.
7. ALL OBSTRUCTIONS IN THE WALK SUCH AS LAMP POLES, HYDRANTS, SIGN POSTS, ETC. MUST HAVE AT LEAST 48" OF CLEAR TRAVEL SURFACE AROUND THE OBSTRUCTION.
8. PROVIDE CONTRACTION JOINTS IN SIDEWALK AT MAXIMUM 5' SPACING, MATCH JOINTS IN CURB AND GUTTER.
9. PROVIDE EXPANSION JOINTS IN SIDEWALK AT MAXIMUM 50' SPACING, MATCH JOINTS IN CURB AND GUTTER.

AMERICANS WITH DISABILITIES ACT

1. ADA SIGNAGE SHALL BE AND ADJACENT NOTES SHALL HAVE A 1.00% MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
2. THE CONTRACTOR SHALL ADHERE TO THE ADA SPECIFICATIONS IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR ENGINEER PRIOR TO ANY CONSTRUCTION.
3. PEDESTRIAN ACCESS ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
   3.a. WIDTH SHALL HAVE A 4' MINIMUM, 5' MINIMUM PREFERRED, 60" WIDE.
   3.b. WIDTH SHALL HAVE A 5.00% (1:20) MAXIMUM RUNNING SLOPE.
   3.c. SLOPE SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.

VICINITY MAP NTS

FFKR ARCHITECTS
257 Pondo Avenue, 3rd Floor, Salt Lake City, Utah 84101
O: 801.521.8181 - FFKR.COM

MORGAN SEMINARY
185 E. 100 N. Morgan, UT 84050 - 5022348
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PERMIT SET - 04.22.2025

GENERAL NOTES

C-001

CivilScience
82 E. Main Street, Ste. 100E
Salt Lake City, UT 84111
801.758.7552

Blue Stakes of UTAH 811

ABBREVIATIONS

AC	ACRE	FES	FLARED END SECTION	PP	PHILLIPS 66
ACE	APWA CERTIFIED ENGINEER	FG	FINISHED GRADE	RT	RIGHT
ASPH	ASPHALT	FH	FIRE HYDRANT	S	SOUTH
AT	ATTENTION	FIRM	FLOOD INSURANCE RATE MAP	SAN	SANITARY
AVG	AVERAGE	FL	FLOWLINE	SCH	SCHEDULE
AW WA	AT RELATIVE WINDOW	FM	FORCE MAIN	SD	STORM DRAIN
AV	AIR RELEASE VALVE	FO	FIBER OPTIC	SDR	STANDARD DIMENSION RATIO
AVEV	ASSEMBLY	FS	FINISHED SURFACE	SF SQ FT	SQUARE FEET
AWWA	AMERICAN SOCIETY FOR TESTING MATERIALS	FT	FOOT/FEET	SHT	SHEET
AVE	AVENUE	GALV.	GALVANIZED	SIM.	SIMILAR
BFV	BUTTERFLY VALVE	GB	GRADE BREAK	SS	SANITARY SEWER
BH	BORE HOLE	GR	GRADE	ST	STREET
BITUM.	BITUMINOUS	GV	GATE VALVE	STA	STATION
BK	BACK	HDPE	HIGH-DENSITY POLYETHYLENE	STD	STANDARD
B.O.	BY OTHERS	HMA	HOT MIX ASPHALT	SW	SIDEWALK
BOA	BEGINNING OF ALIGNMENT	HOR.	HORIZONTAL	SY SQ YD	SQUARE YARD
BOP	BEGINNING OF PROJECT	HP	HIGH POINT	TA	TOP OF ASPHALT
BS	BOTTOM OF STEP	HYD	HYDRANT	TBC	TOP BACK OF CURB
BSW	BACK OF SIDEWALK	IN.	INCH	TBE	TO BE REMOVED
BVC	BEGIN VERTICAL CURVE	ID	INSIDE DIAMETER	TC	TOP OF CONCRETE
BW	BOTTOM OF WALL	INV.	INVERT	TOP	TOP OF PIPE
C&G	CURB AND GUTTER	IRR.	IRRIGATION	TS	TOP OF STEP
CB	CATCH BASIN	INS.	INSERT	TW	TOP OF WALL
CC	CENTER TO CENTER	LEN.	LENGTH	TYP.	TYPICAL
CEL	CONSTRUCTION EASEMENT LINE	LF	LINEAR FEET	VAR.	VARIES
CF	CUBIC FEET	LP	LOW POINT	VERT.	VERTICAL
CFS	CUBIC FEET PER SECOND	LT	LEFT	WAT.	WATER
CI	CAST IRON	MAX	MAXIMUM	WL	WATER LINE
CIP	CAST IRON PIPE	MFG.	MANUFACTURER		
CL	CENTERLINE	MH	MANHOLE		
CMP	CORRUGATED METAL PIPE	MIN.	MINIMUM		
CO	CLEANOUT	MJ	MECHANICAL JOINT		
COMM.	COMMUNICATION	N	NORTH		
CONC.	CONCRETE	NO.	NUMBER		
CONST.	CONSTRUCTION	NTS	NOT TO SCALE		
CU	COPPER	O.C.	ON CENTER		
CY CU YD	CUBIC YARD	OD	OUTSIDE DIAMETER		
DBL	DOUBLE	OH	OVERHEAD		
DI	DUCTILE IRON	OSHA	OCCUPATIONAL SAFETY & HEALTH ADMIN.		
DIA. Ø	DIAMETER	PC	POINT OF CURVATURE		
DIP	DUCTILE IRON PIPE	PCC	POINT OF COMPOUND CURVATURE		
DR	DRIVE	PI	POINT OF INTERSECTION		
DRWY	DRIVEWAY	PL	PROPERTY LINE		
DWG	DRAWING	PLY	POLYETHYLENE		
E.	EAST	POT.	POT-HOLE		
EA.	EACH	PP	POWER POLE		
ES	EXISTING SPACE	PRC	POINT OF REVERSE CURVATURE		
EP/EOP	EDGE OF PAVEMENT	PRV	PRESSURE REDUCING VALVE		
ELEC.	ELECTRICAL	PSI	POUNDS PER SQUARE INCH		
ELEV/EL	ELEVATION	PT	POINT OF TANGENCY		
EOH	OVERHEAD ELECTRICAL	PVC	POLYVINYL CHLORIDE		
EOA	END OF ALIGNMENT	PVI	POINT OF VERTICAL INTERSECTION		
ESMT	EASEMENT	PUE	PUBLIC UTILITY EASEMENT		
EVC	END VERTICAL CURVE	R OR	RADIUS		
EXIST/EX	EXISTING	RCP	REINFORCED CONCRETE PIPE		
EXT.	EXTENSION	REQ'D	REQUIRED		
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	ROW	RIGHT-OF-WAY		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MAJOR CONTOUR
		MINOR CONTOUR
		CURB AND GUTTER
		EDGE OF PAVEMENT
		EDGE OF RAIL
		STREET CENTERLINE
		PROPERTY LINE
		LOT LINE
		SECTION LINE
		SECTION CORNER
		RIGHT-OF-WAY LINE
		EASEMENT LINE
		FENCE
		SANITARY SEWER LINE
		SANITARY SEWER FORCE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN OUT
		WATER LINE
		WATER TEE
		WATER VALVE
		WATER BEND (SINGLE NOTED)
		WATER STUB CAP
		FIRE HYDRANT
		WATER METER
		WATER MANHOLE
		PRESSURE IRRIGATION LINE
		IRRIGATION LINE
		IRRIGATION TEE
		IRRIGATION VALVE
		IRRIGATION BEND (SINGLE NOTED)
		IRRIGATION STUB CAP
		IRRIGATION METER
		IRRIGATION MANHOLE
		IRRIGATION BOX
		STORM DRAIN PIPE
		CA. DEPT HWY FLARED END SECTION
		STORM DRAIN MANHOLE
		STORM DRAIN CONNECTION

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN INLET (TYP. SHOWN)
		JUNCTION STRUCTURE
		BURIED ELECTRIC LINE
		OVERHEAD ELECTRIC LINE
		POWER POLE
		GUY WIRE ANCHOR
		ELECTRICAL EQUIPMENT
		ELECTRICAL TRANSFORMER
		GAS LINE
		GAS VALVE
		GAS METER
		BURIED TELEPHONE
		OVERHEAD COMMUNICATIONS LINE
		BURIED COMMUNICATIONS LINE
		OVERHEAD CABLE TV
		BURIED CABLE TV
		BURIED FIBER OPTIC LINE
		COMMUNICATIONS RECEPTACLE
		COMMUNICATIONS VAULT
		SPRINKLER RISER
		EXTENT OF SPRING
		FIRE DEPARTMENT CONNECTION
		FIRE SPRINKLER RISER
		STREET LIGHT
		SIGN (SINGLE POLE, 2 OR MORE POLES)
		MAILBOX
		ASPHALT PAVEMENT
		CONCRETE PAVING
		UNPAVED SURFACE
		LANDSCAPE
		RIP-UP
		UNDISTURBED EARTH WORK
		COMPACTED FILL EARTHWORK
		RUBY ROCK 360
		SPOT ELEVATION
		SECTION & DETAIL CALLOUT
		KEYNOTE CALLOUT
		DECIDUOUS SHRUBS & TREES EVERGREEN SHRUBS & TREES

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185 E, 100 N, Morgan, UT 84050 - 5022348
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PERMIT SET - 04.22.2025

LEGEND

C-002

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Salt Lake City, UT 84111
801.758.7722

Blue Stakes of Utah 811

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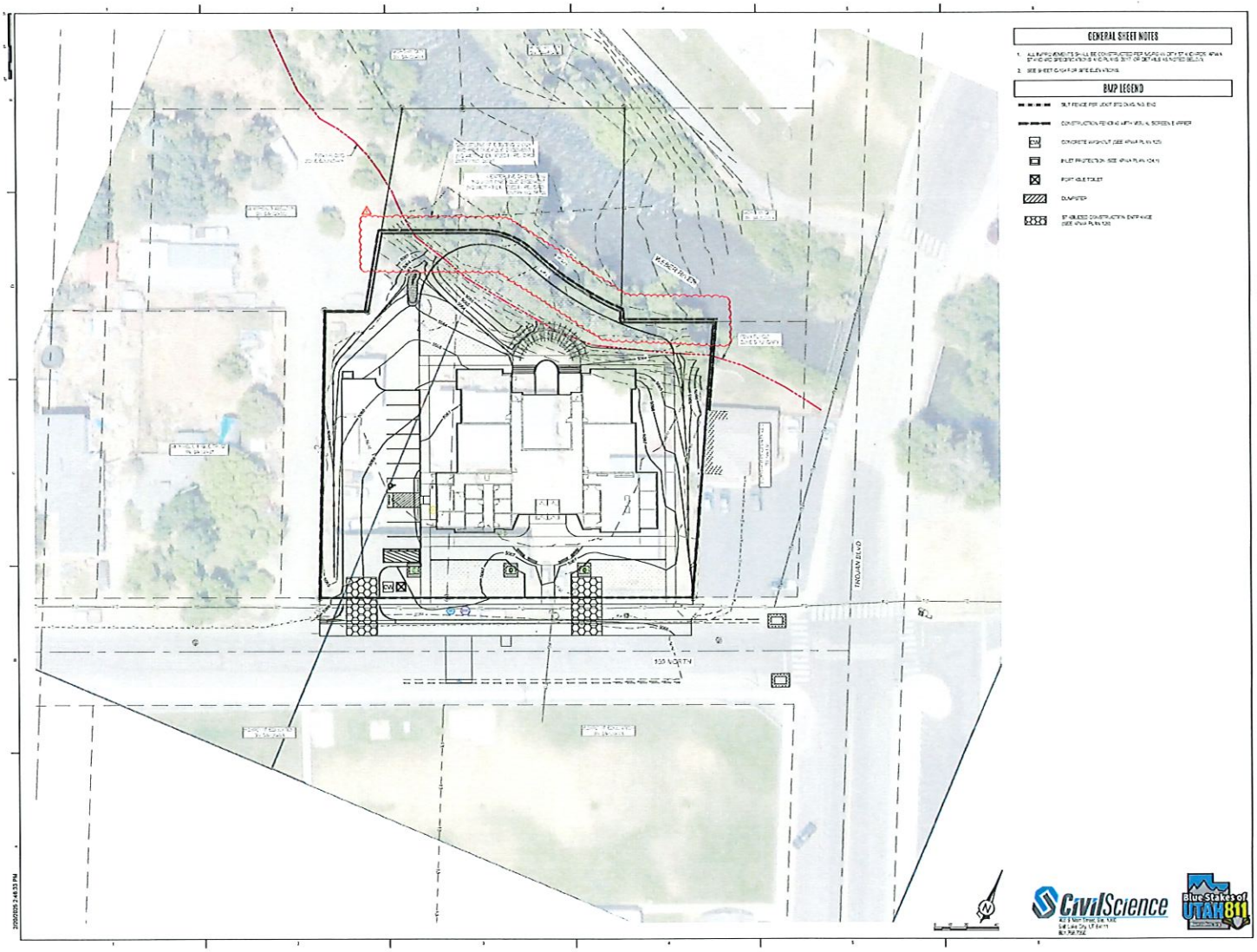
DEMOLITION PLAN

C-101



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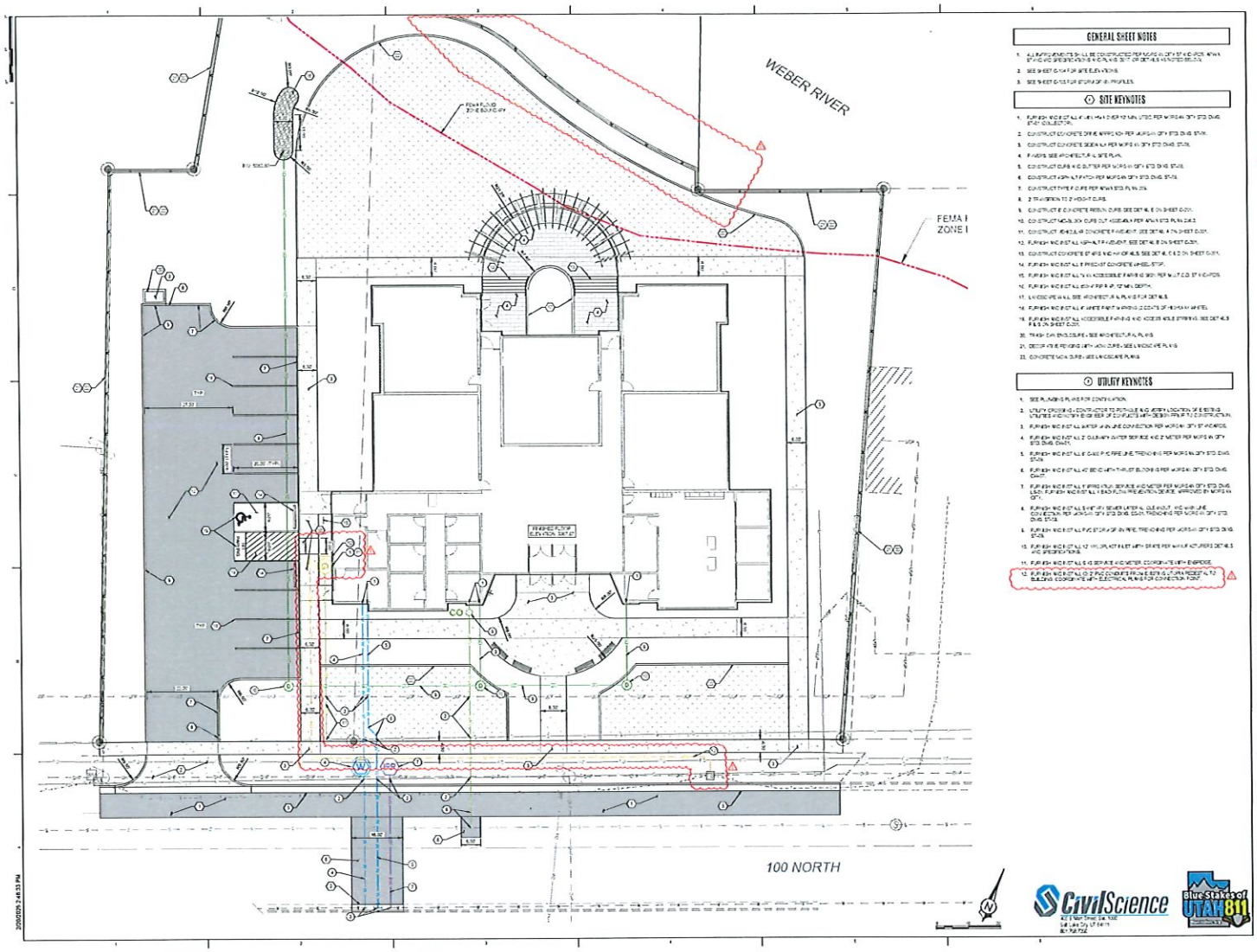
PERMIT SET - 04.22.2025

SWPPP
SITE PLAN

C-102



GENERAL SHEET NOTES

1. ALL PAVING ELEMENTS SHALL BE CONSTRUCTED PER MORGAN CITY STD & SPEC. APWA STD & SPEC AND SHALL MEET A.D.A. 4.5 & 4.6 SLOPE REQUIREMENTS.
2. SEE SHEET C-104 FOR SITE ELEVATIONS.
3. SEE SHEET C-105 FOR STORM DRAIN PROFILES.

SITE KEYNOTES

1. FURNISH AND INSTALL 4" WHITE PAINT STRIPING (2 COATS OF HIGH-VIS WHITE).
2. CONSTRUCT CONCRETE DRIVE APPROACH PER MORGAN CITY STD DWG. ST-01.
3. CONSTRUCT CONCRETE SIDEWALK PER MORGAN CITY STD DWG. ST-05.
4. PLANTER, SEE ARCHITECTURAL SITE PLAN.
5. CONSTRUCT CURB & GUTTER PER MORGAN CITY STD DWG. ST-03.
6. CONSTRUCT ASPHALT PATCH PER MORGAN CITY STD DWG. ST-10.
7. CONSTRUCT TYPE F CURB PER APWA STD PLAN 205.
8. 2 TRANSITION TO 2' HIGH F CURB.
9. CONSTRUCT 6" CONCRETE RIBBON CURB, SEE DETAIL B ON SHEET C-201.
10. CONSTRUCT MEDIUM CURB CUT / ADA RAMP PER APWA STD PLAN 234.2
11. CONSTRUCT 4" ASPHALT OVER CONCRETE PAVEMENT, SEE DETAIL A ON SHEET C-201.
12. FURNISH AND INSTALL ASPHALT PAVEMENT, SEE DETAIL B ON SHEET C-201.
13. CONSTRUCT CONCRETE STAIRS AND HANDRAILS, SEE DETAIL C & D ON SHEET C-201.
14. FURNISH AND INSTALL 6" PRECAST CONCRETE WHEEL STOP.
15. FURNISH AND INSTALL VAN ACCESSIBLE PARKING SIGN PER MUTCD ST-14 DETAIL.
16. FURNISH AND INSTALL ADA 4" PER SF, 12" MIN. DEPTH.
17. 6' WIDE PER ADA, SEE ARCHITECTURAL PLANS FOR DETAILS.
18. FURNISH AND INSTALL 4" WHITE PAINT STRIPING (2 COATS OF HIGH-VIS WHITE).
19. FURNISH AND INSTALL ACCESSIBLE PARKING AND ACCESS AISLE STRIPING, SEE DETAIL B & C ON SHEET C-201.
20. TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS.
21. DECORATIVE PAVING WITH ADA CURB - SEE LANDSCAPE PLANS.
22. CONCRETE ADA CURB - SEE LANDSCAPE PLANS.

UTILITY KEYNOTES

1. SEE PLUMBING PLANS FOR CONTINUATION.
2. UTILITY CROSSING - CONTRACTOR TO POTHOLE & VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. NOTIFY ENGINEER OF CONFLICTS IMMEDIATELY PRIOR TO CONSTRUCTION.
3. FURNISH AND INSTALL WATER LINE UNDER CONNECTION PER MORGAN CITY STD WORKS.
4. FURNISH AND INSTALL 2" CULINARY WATER SERVICE AND 2" METER PER MORGAN CITY STD DWG. CW-01.
5. FURNISH AND INSTALL 6" GATE POST FIRE LINE TRENCHING PER MORGAN CITY STD DWG. ST-09.
6. FURNISH AND INSTALL 45° BEND WITH THRUST BLOCKING PER MORGAN CITY STD DWG. CW-07.
7. FURNISH AND INSTALL 8" PIPING FOR SEWER LATERAL AND METER PER MORGAN CITY STD DWG. CS-01. FURNISH AND INSTALL 6" SEWER CLEAN-OUT PER MORGAN CITY STD DWG. CS-02.
8. FURNISH AND INSTALL 6" SEWER LATERAL CLEAN-OUT, AND IN-LINE CONNECTION PER MORGAN CITY STD DWG. CS-01. TRENCHING PER MORGAN CITY STD DWG. ST-09.
9. FURNISH AND INSTALL 6" PVC STUB UP ON FIRE, TRENCHING PER MORGAN CITY STD DWG. ST-09.
10. FURNISH AND INSTALL 12" HOT TAP, VALVE & VALVE BOX WITH GRADE RING PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
11. FURNISH AND INSTALL 6" SEPARATE IRRIGATION METER. COORDINATE WITH OWNER.
12. FURNISH AND INSTALL 2" PVC CONDUIT FROM SLEEVE IN 2" TURN RIDGE AT 12' BELOW GRADE. COORDINATE WITH ELECTRICAL PLANS FOR CONNECTION POINT.

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SITE & UTILITY PLAN

C-103

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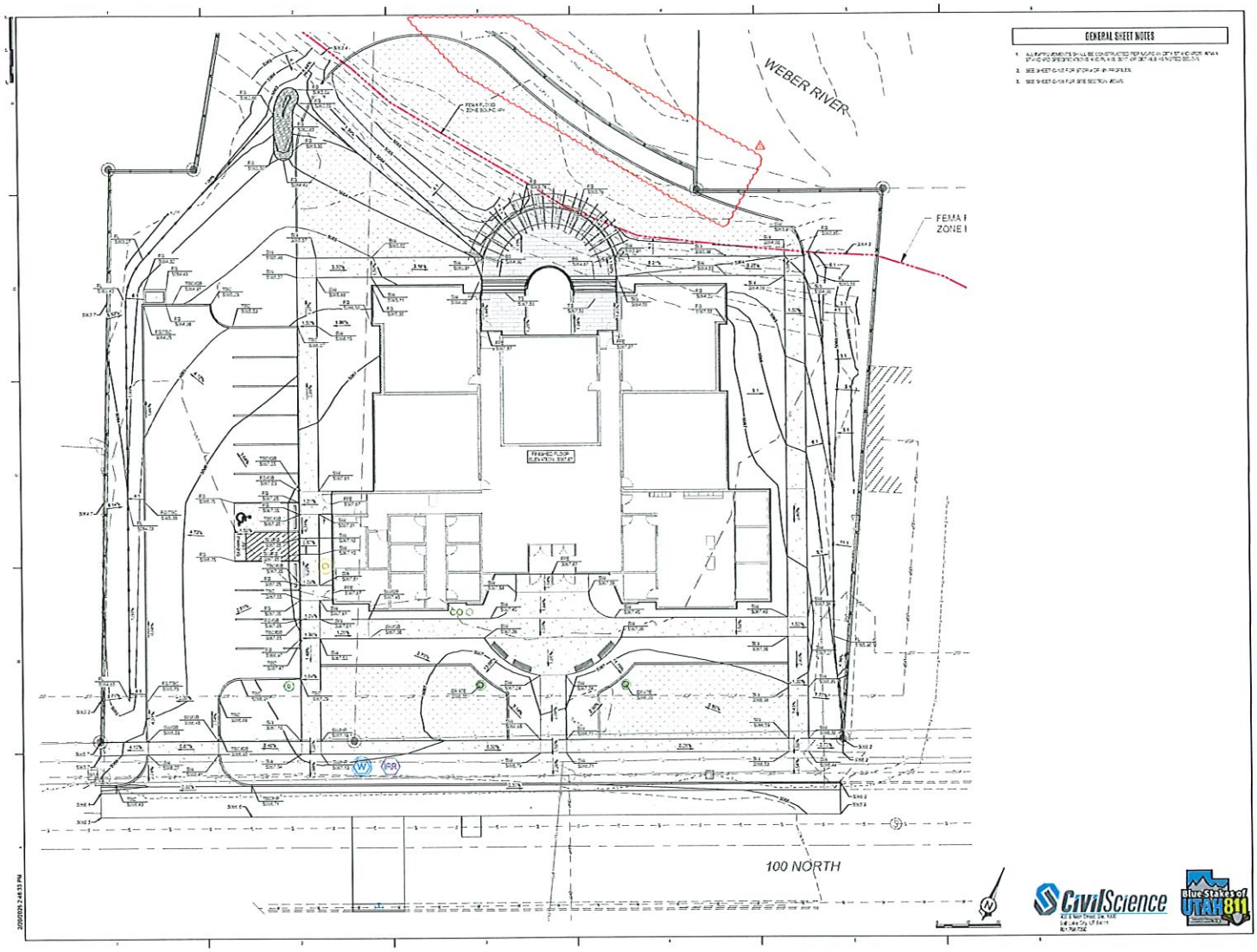

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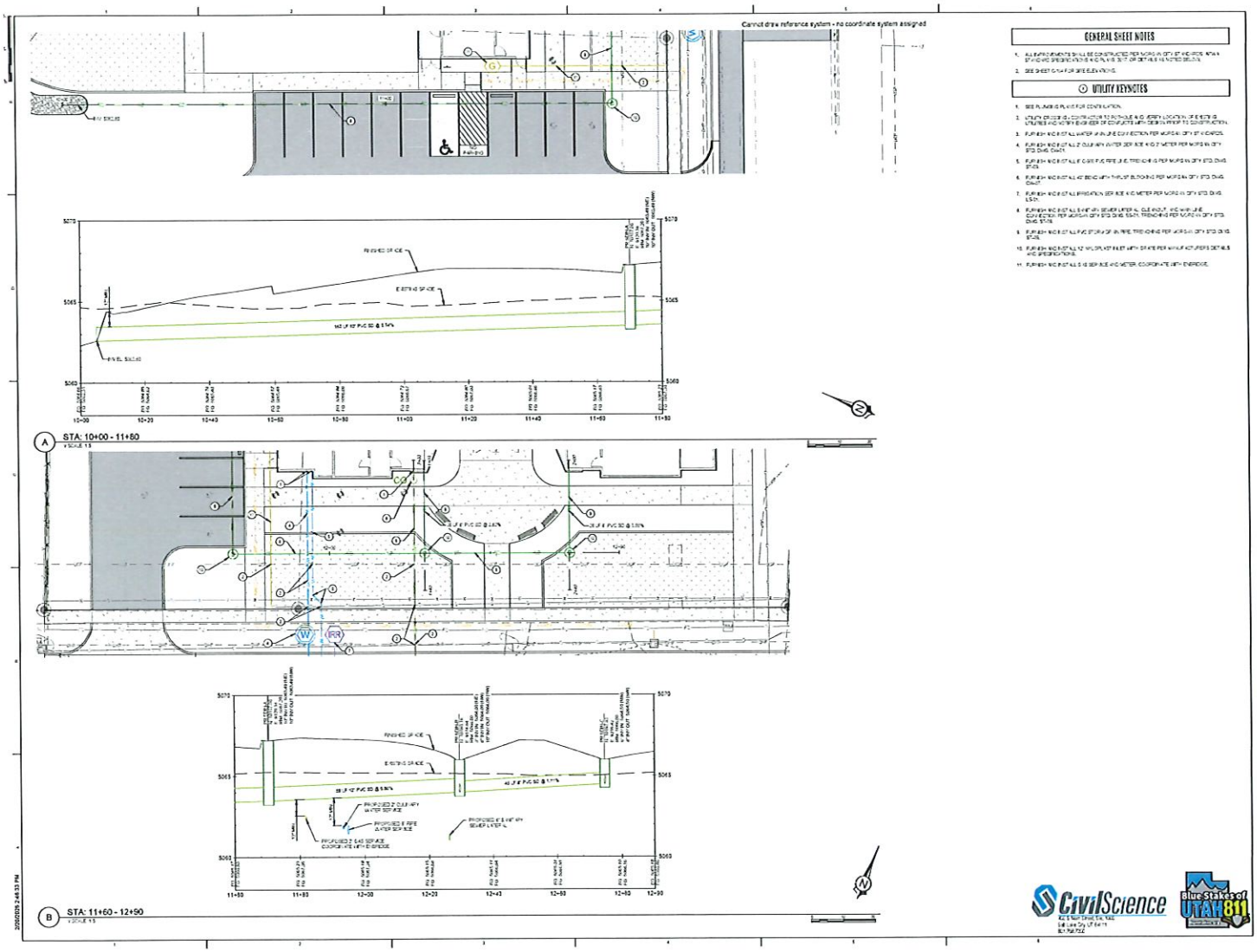
GRADING PLAN

C-104



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PLAN & PROFILE

C-105

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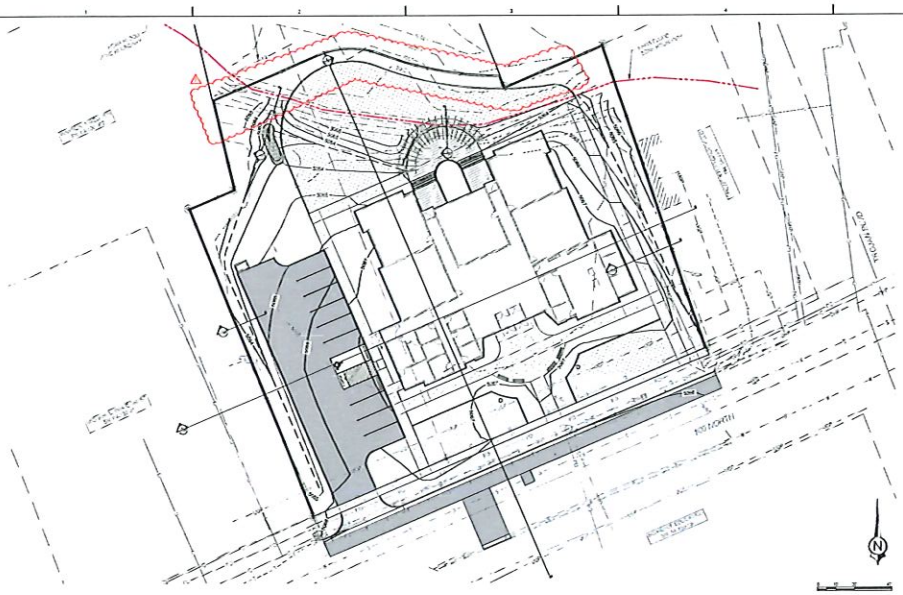
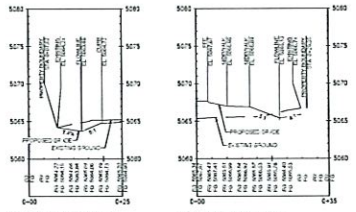
Blue Stakes of Utah 811

2025025 2:48:33 PM



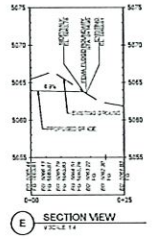
GENERAL SHEET NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED PER MORGAN CITY STANDARDS AND SPECIFICATIONS AND APWA 2017 OR LATEST EDITION.
2. SEE SHEET C-104 FOR SITE ELEVATIONS.

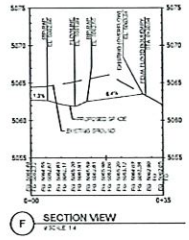


C SECTION VIEW
SCALE 1:1

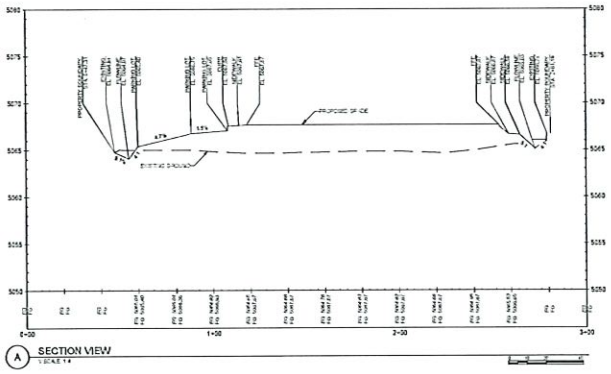
D SECTION VIEW
SCALE 1:1



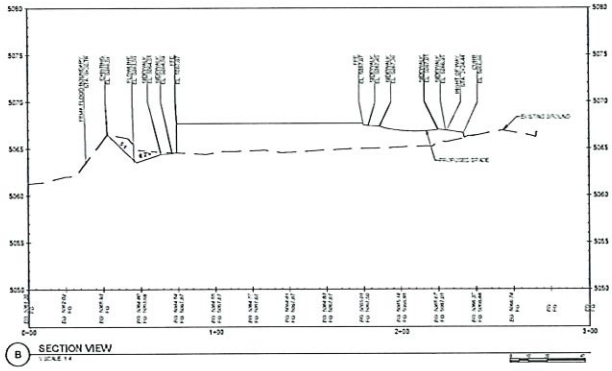
E SECTION VIEW
SCALE 1:1



F SECTION VIEW
SCALE 1:1



A SECTION VIEW
SCALE 1:1



B SECTION VIEW
SCALE 1:1

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SITE SECTION VIEWS

C-106

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Blue Stakes of UTAH 811

SCHEMATICS & DIAGRAMS

SYMBOL	DESCRIPTION

PANEL B

VOLTAGE	208/120 V, 3Ø, 4 W
BUS RATING	100 A
CIRCUIT BREAKER TYPE	
INTERRUPTING CAPACITY	22 KAIC
BUS AMPS	125
MLO	
MOUNTING	
COVER TYPE	14 GAGE COVER
LOCATION	

BRANCH CIRCUIT BREAKER				CONNECTION	DESCRIPTION	PHASE			DESCRIPTION	CONNECTION	BRANCH CIRCUIT BREAKER				
NOTES	#	AMP	P.	LOC'N		A	B	C		LOC'N	P.	AMP	#	NOTES	
	1	20	1	540	PRECIPUS OFFICE RECEPTACLES	720			ROOFTOP RECEPTACLE	180	1	20	2		
	3	20	1	600	RACK HEATER 2		900		ROOFTOP RECEPTACLE	180	1	20	4		
	5	20	1	120	PANEL A CONTACTOR COIL POWER			300	ROOFTOP RECEPTACLE	180	1	20	6		
	7	20	1	240	LOBBY DISPLAY	420			SECURITY PANEL	200	1	20	8		
	9	20	1	1500	COPIER		2000		DATA RACK	300	2	20	10		
	11	20	1	300	REFRIGERATOR RECEPTACLE			1200	----	300	-	-	12		
	13	20	1	1200	FAUCET RECEPTACLES	1200			SPARE		1	20	14		
	15	20	1		SPARE		0		SPARE		1	20	16		
	17	20	1	300	EXECDOOR OPERATOR			1200	EXECDOOR OPERATOR	300	1	20	18		
	19	20	1		SPARE	1440			MOTOR ROLLER SHADE 13	1440	1	20	20		
	21	20	1	600	DOAS		2100		MOTOR ROLLER SHADE 14	1440	1	20	22		
	23	20	2	1200	WATER HEATER			1200	SPARE		1	20	24		
	25	-	-	1200	----	1200			SPARE		1	20	26		
	27	20	1	1200	MOTOR ROLLER SHADE 1 B		1200		SPARE		1	20	28		
	29	20	1	1200	MOTOR ROLLER SHADE 2 B			1200	SPARE		1	20	30		
	31	20	1	1200	MOTOR ROLLER SHADE 3 B	1200			SPARE		1	20	32		
	33	20	1		MOTOR ROLLER SHADE 4 B		0		SPARE		1	20	34		
	35	20	1		MOTOR ROLLER SHADE 5 B			0	SPARE		1	20	36		
	37	20	1		SPARE	0			SPARE		1	20	38		
	39	20	1		SPARE		0		SPARE		1	20	40		
	41	20	1		SPARE			0	SPARE		1	20	42		
					PHASE SUBTOTALS (VA)	3420	3900	3300							
					PHASE TOTALS (VA)	3.4	3.9	3.3							
					PHASE TOTALS @ 120V (AMPS)	28.5	32.5	27.5							

NOTES
GEN
1
2
3

PANEL L

VOLTAGE	208/120 V, 3Ø, 4 W
BUS RATING	100 A
CIRCUIT BREAKER TYPE	
INTERRUPTING CAPACITY	22 KAIC
BUS AMPS	125
MLO	
MOUNTING	
COVER TYPE	14 GAGE COVER
LOCATION	

BRANCH CIRCUIT BREAKER				CONNECTION	DESCRIPTION	PHASE			DESCRIPTION	CONNECTION	BRANCH CIRCUIT BREAKER				
NOTES	#	AMP	P.	LOC'N		A	B	C		LOC'N	P.	AMP	#	NOTES	
	1	20	1	1200	ADMIN SUITE LIGHTING	2178			KITCHEN CORRIDOR LIGHTING	1128	1	20	2		
	3	20	1	300	ENTRANCE LIGHTING		1740		CLASSROOM 10 LIGHTING	1440	1	20	4		
	5	20	1	1440	CLASSROOM 12 LIGHTING			2160	CLASSROOM 11 B	1440	1	20	6		
	7	20	1	1200	CLASSROOM 11 A	2220			CLASSROOM 11 B	1200	1	20	8		
	9	20	1		SPARE		0		SPARE		1	20	10		
	11	20	1		SPARE			0	SPARE		1	20	12		
	13	20	1		SPARE	0			SPARE		1	20	14		
	15	20	1		SPARE		0		SPARE		1	20	16		
	17	20	1		SPARE			0	SPARE		1	20	18		
	19	20	1		SPARE	0			SPARE		1	20	20		
	21	20	1		SPARE		0		SPARE		1	20	22		
	23	20	1		SPARE			0	SPARE		1	20	24		
					PHASE SUBTOTALS (VA)	4720	1740	2160							
					PHASE TOTALS (VA)	4.7	1.7	2.2							
					PHASE TOTALS @ 120V (AMPS)	39.3	14.5	18.0							

NOTES
GEN
1
2
3

PANEL MDP

VOLTAGE	208/120 V, 3Ø, 4 W
BUS RATING	1000 A
CIRCUIT BREAKER TYPE	
INTERRUPTING CAPACITY	22 KAIC
BUS AMPS	1200
MAIN BREAKER AMPS	1000
BREAKER TYPE	100%
MOUNTING	
COVER TYPE	14 GAGE COVER
LOCATION	

BRANCH CIRCUIT BREAKER				CONNECTION	DESCRIPTION	PHASE			DESCRIPTION	CONNECTION	BRANCH CIRCUIT BREAKER				
NOTES	#	AMP	P.	LOC'N		A	B	C		LOC'N	P.	AMP	#	NOTES	
	1	50	3	0.00	RTU 1	8760			PANEL A	4080	3	80	2		
	3	-	-	0.00	----		9420		----	4020	-	-	4		
	5	-	-	0.00	----			8760	----	4020	-	-	6		
	7	40	3	4.00	RTU 2	12000			PANEL B	8400	3	100	8		
	9	-	-	4.00	----		12000		----	5040	-	-	10		
	11	-	-	4.00	----			8760	----	5040	-	-	12		
	13	40	3	4.00	RTU 3	8520			PANEL L	4720	3	60	14		
	15	-	-	4.00	----		8280		----	1740	-	-	16		
	17	-	-	4.00	----			7200	----	2880	-	-	18		
	19	50	3	0.00	RTU 4	7200			SHOP	2420	2	30	20		
	21	-	-	0.00	----		7200		----	2420	-	-	22		
	23	-	-	0.00	----			3427	SHOP AC MOTOR	327	3	25	24		
	25	40	3	4.00	RTU 5	4827			----	327	-	-	26		
	27	-	-	4.00	----		4827		----	327	-	-	28		
	29	-	-	4.00	----			4000	CDP 1	50	1	20	30		
	31	50	3	0.00	RTU 6	5327			CDP 2 & 3 & 7 & 8	2241	1	20	32		
	33	-	-	0.00	----		5602		ELECTRIC HEATER 1	1200	1	20	34		
	35	-	-	0.00	----			5760	SPARE		1	20	36		
	37	40	3	4.00	RTU 7	4000			SPARE		1	20	38		
	39	-	-	4.00	----		4000		SPARE		1	20	40		
	41	-	-	4.00	----			4000	SPARE		1	20	42		
	43	20	1		SPARE	0			SPARE		1	20	44		
	45	20	1		SPARE		0		SPARE		1	20	46		
	47	20	1		SPARE			0	SPARE		1	20	48		
	49	20	1		SPARE	0			SPARE		1	20	50		
	51	20	1		SPARE		0		SPARE		1	20	52		
	53	20	1		SPARE			0	SPARE		1	20	54		
					PHASE SUBTOTALS (VA)	57360	49827	45333							
					PHASE TOTALS (VA)	57.4	49.8	45.4							
					PHASE TOTALS @ 120V (AMPS)	478.0	415.2	377.8							

NOTES	
GEN	PROVIDE 4MP+ ENTERPRISE SURGE PROTECTION PER NEC
1	
2	
3	

PANEL A

VOLTAGE	208/120 V, 3Ø, 4 W
BUS RATING	125 A
CIRCUIT BREAKER TYPE	
INTERRUPTING CAPACITY	22 KAIC
BUS AMPS	125
MLO	
MOUNTING	
COVER TYPE	14 GAGE COVER
LOCATION	

BRANCH CIRCUIT BREAKER				CONNECTION	DESCRIPTION	PHASE			DESCRIPTION	CONNECTION	BRANCH CIRCUIT BREAKER				
NOTES	#	AMP	P.	LOC'N		A	B	C		LOC'N	P.	AMP	#	NOTES	
	1	20	1	1440	CLASSROOM 10 RECEPTACLES	1440			SPARE		1	20	2		
	3	20	1	1440	CLASSROOM 12 RECEPTACLES		2880		CLASSROOM 11 A RECEPTACLES	1440	1	20	4		
	5	20	1	1200	HALLWAY RECEPTACLES			2220	CLASSROOM 11 B RECEPTACLES	1440	1	20	6		
	7	20	1	1440	CLASSROOM 11 B RECEPTACLES	3060			QUIET STUDY RECEPTACLES	1800	1	20	8		
	9	20	1	1200	HALLWAY RECEPTACLES		1440		KITCHEN COUNTER RECEPTACLE	1080	1	20	10		
	11	20	1	720	KITCHEN DEMONSTRATION RECEPTACLES			1080	STOP-ICE RECEPTACLES	360	1	20	12		
	13	20	1		SPARE	900			KITCHEN COUNTER RECEPTACLE	1080	1	20	14		
	15	20	1		SPARE		0		SPARE		1	20	16		
	17	20	1		SPARE			1200	KITCHEN DISPOSAL RECEPTACLE	1200	1	20	18		
	19	20	1		SPARE	0			SPARE		1	20	20		
	21	20	1		SPARE		0		SPARE		1	20	22		
	23	20	1		SPARE			0	SPARE		1	20	24		
					PHASE SUBTOTALS (VA)	4200	4320	4500							
					PHASE TOTALS (VA)	4.2	4.3	4.5							
					PHASE TOTALS @ 120V (AMPS)	35.0	36.0	37.5							

NOTES
GEN
1
2
3

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Engineering Company

MORGAN SEMINARY
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THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
PERMIT SET - 4.11.2025

PROFESSIONAL ENGINEER
328126
NICHOLAS E. CHRISTENSEN
STATE OF UTAH

ELECTRICAL SCHEDULES

E-002

TR-01

RACK MOUNTED RACK #1
(TYPICAL EQUIPMENT LAYOUT)

45	BLANK SPACE	45
44	TRUE UPS 6	44
43		43
42	BLANK SPACE	42
41	HORIZONTAL CABLE MANAGEMENT	41
40	PATCH PANEL (TBD) CAT6	40
39	SLOT FOR TBD SLOT	39
38	HORIZONTAL CABLE MANAGEMENT	38
37		37
36	AV PATCH PANEL	36
35	AV EQUIPMENT	35
34		34
33		33
32	BLANK SPACE	32
31	AV PATCH PANEL	31
30		30
29	AV EQUIPMENT	29
28	AV EQUIPMENT	28
27	BELL SYSTEM CONTROLLER	27
26	BLANK SPACE	26
25	BLANK SPACE	25
24	BLANK SPACE	24
23	BLANK SPACE	23
22	BLANK SPACE	22
21	BLANK SPACE	21
20	PDU A	20
19	PDU B	19
18	BLANK SPACE	18
17	BLANK SPACE	17
16	BLANK SPACE	16
15	BLANK SPACE	15
14	BLANK SPACE	14
13	BLANK SPACE	13
12	BLANK SPACE	12
11	BLANK SPACE	11
10	BLANK SPACE	10
9	BLANK SPACE	9
8	BLANK SPACE	8
7	BLANK SPACE	7
6	BLANK SPACE	6
5	BLANK SPACE	5
4	UPS W/ 5 ISOLATED RECEPTACLES SET 208V/1	4
3	5-15 208V/1 WITH NEMA 5-20 AND 4 SET 120V/1	3
2	5-15 SYSTEM PLUS 2 CORD AND PLUG CONNECTED	2
1	TO 20 AMP AT 120VAC TOTAL	1

45	BLANK SPACE	45
44	TRUE UPS 6	44
43		43
42	BLANK SPACE	42
41	HORIZONTAL CABLE MANAGEMENT	41
40	PATCH PANEL (TBD) CAT6	40
39	SLOT FOR TBD SLOT	39
38	HORIZONTAL CABLE MANAGEMENT	38
37		37
36	AV PATCH PANEL	36
35	AV EQUIPMENT	35
34		34
33		33
32	BLANK SPACE	32
31	AV PATCH PANEL	31
30		30
29	AV EQUIPMENT	29
28	AV EQUIPMENT	28
27	BELL SYSTEM CONTROLLER	27
26	BLANK SPACE	26
25	BLANK SPACE	25
24	BLANK SPACE	24
23	BLANK SPACE	23
22	BLANK SPACE	22
21	BLANK SPACE	21
20	PDU A	20
19	PDU B	19
18	BLANK SPACE	18
17	BLANK SPACE	17
16	BLANK SPACE	16
15	BLANK SPACE	15
14	BLANK SPACE	14
13	BLANK SPACE	13
12	BLANK SPACE	12
11	BLANK SPACE	11
10	BLANK SPACE	10
9	BLANK SPACE	9
8	BLANK SPACE	8
7	BLANK SPACE	7
6	BLANK SPACE	6
5	BLANK SPACE	5
4	UPS W/ 5 ISOLATED RECEPTACLES SET 208V/1	4
3	5-15 208V/1 WITH NEMA 5-20 AND 4 SET 120V/1	3
2	5-15 SYSTEM PLUS 2 CORD AND PLUG CONNECTED	2
1	TO 20 AMP AT 120VAC TOTAL	1

PATCH PANEL SCHEDULE

PIN	CONN #	ROOM NAME	ASSET DESCRIPTION	SWITCH NAME	PORT #
1	1	[illegible]	[illegible]	[illegible]	1
2			[illegible]	[illegible]	2
3			[illegible]	[illegible]	3
4			[illegible]	[illegible]	4
5			[illegible]	[illegible]	5
6			[illegible]	[illegible]	6
7			[illegible]	[illegible]	7
8			[illegible]	[illegible]	8
9			[illegible]	[illegible]	9
10			[illegible]	[illegible]	10
11			[illegible]	[illegible]	11
12			[illegible]	[illegible]	12
13			[illegible]	[illegible]	13
14			[illegible]	[illegible]	14
15			[illegible]	[illegible]	15
16			[illegible]	[illegible]	16
17			[illegible]	[illegible]	17
18			[illegible]	[illegible]	18
19			[illegible]	[illegible]	19
20			[illegible]	[illegible]	20
21			[illegible]	[illegible]	21
22			[illegible]	[illegible]	22
23			[illegible]	[illegible]	23
24			[illegible]	[illegible]	24
25			[illegible]	[illegible]	25
26			[illegible]	[illegible]	26
27			[illegible]	[illegible]	27
28			[illegible]	[illegible]	28
29			[illegible]	[illegible]	29
30			[illegible]	[illegible]	30
31			[illegible]	[illegible]	31
32			[illegible]	[illegible]	32
33			[illegible]	[illegible]	33
34			[illegible]	[illegible]	34
35			[illegible]	[illegible]	35
36			[illegible]	[illegible]	36
37			[illegible]	[illegible]	37
38			[illegible]	[illegible]	38
39			[illegible]	[illegible]	39
40			[illegible]	[illegible]	40
41			[illegible]	[illegible]	41
42			[illegible]	[illegible]	42
43			[illegible]	[illegible]	43
44			[illegible]	[illegible]	44
45			[illegible]	[illegible]	45
46			[illegible]	[illegible]	46
47			[illegible]	[illegible]	47
48			[illegible]	[illegible]	48

PATCH PANEL SCHEDULE

PIN	CONN #	ROOM NAME	ASSET DESCRIPTION	SWITCH NAME	PORT #
1			[illegible]	[illegible]	1
2			[illegible]	[illegible]	2
3			[illegible]	[illegible]	3
4			[illegible]	[illegible]	4
5			[illegible]	[illegible]	5
6			[illegible]	[illegible]	6
7			[illegible]	[illegible]	7
8			[illegible]	[illegible]	8
9			[illegible]	[illegible]	9
10			[illegible]	[illegible]	10
11			[illegible]	[illegible]	11
12			[illegible]	[illegible]	12
13			[illegible]	[illegible]	13
14			[illegible]	[illegible]	14
15			[illegible]	[illegible]	15
16			[illegible]	[illegible]	16
17			[illegible]	[illegible]	17
18			[illegible]	[illegible]	18
19			[illegible]	[illegible]	19
20			[illegible]	[illegible]	20
21			[illegible]	[illegible]	21
22			[illegible]	[illegible]	22
23			[illegible]	[illegible]	23
24			[illegible]	[illegible]	24
25			[illegible]	[illegible]	25
26			[illegible]	[illegible]	26
27			[illegible]	[illegible]	27
28			[illegible]	[illegible]	28
29			[illegible]	[illegible]	29
30			[illegible]	[illegible]	30
31			[illegible]	[illegible]	31
32			[illegible]	[illegible]	32
33			[illegible]	[illegible]	33
34			[illegible]	[illegible]	34
35			[illegible]	[illegible]	35
36			[illegible]	[illegible]	36
37			[illegible]	[illegible]	37
38			[illegible]	[illegible]	38
39			[illegible]	[illegible]	39
40			[illegible]	[illegible]	40
41			[illegible]	[illegible]	41
42			[illegible]	[illegible]	42
43			[illegible]	[illegible]	43
44			[illegible]	[illegible]	44
45			[illegible]	[illegible]	45
46			[illegible]	[illegible]	46
47			[illegible]	[illegible]	47
48			[illegible]	[illegible]	48

FIRE ALARM AND DETECTION CONTROL MATRIX
SYSTEM OUTPUTS

SYSTEM INPUTS	FACP ANNUNCIATION: ACTUATE COMMON ALARM INDICATOR	ACTUATE COMMON SUPERVISORY INDICATOR	ACTUATE COMMON TROUBLE INDICATOR	ACTUATE AUDIBLE SIGNAL	ACTUATE DISPLAY	NOTIFICATION: ACTUATE 1ST FLOOR EVACUATION APPLIANCES	FIRE SAFETY CONTROL: RELEASE MAGNETIC DOOR HOLD DEVICES	SHUTDOWN RELATED AIR HANDLER	SHUTDOWN ALL AIR HANDLERS	CLOSE FIRE / SMOKE DAMPERS	REPORTING VIA EXCELIT: REPORT COMMON ALARM	REPORT COMMON SUPERVISORY	REPORT COMMON TROUBLE
ALARM INITIATING DEVICES													
SMOKE / HEAT DETECTORS	X			X	X	X	X	X			X		
MANUAL PULL STATIONS	X			X	X	X	X		X	X	X		
SUPERVISORY INITIATING DEVICES													
FIRE SPRINKLER FLOW SWITCHES		X		X	X						X		
FIRE SPRINKLER TAMPER SWITCHES	X	X		X	X			X		X	X		
SELF-MONITORING FEATURE													
CONTROLLER FAILURE			X	X	X								X
COMMUNICATION FAILURE			X	X	X								X
LOW BATTERY VOLTAGE			X	X	X								X

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ELECTRICAL SCHEDULES

E-003

4/14/2025 9:00:58 PM

LIGHTING FIXTURE SCHEDULE

TYPE	MFR	MODEL	DESCRIPTION	SOURCE			ELECTRICAL			ACCESSORIES		NOTES
				LAMPS	CCT	CRI	DIMMING	VOLTS	WATTS	MFR	MODEL	
SL1	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	19 W	PRESCOLITE		[illegible]
SL2	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	12 W	PRESCOLITE		[illegible]
SL3	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	8 W			[illegible]
SL4	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	8 W			[illegible]
PS1	[illegible]	[illegible]	[illegible]		4000 K		PHASE	120	19 W	[illegible]	[illegible]	1
SL5	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	8 W	[illegible]		[illegible]
SL6	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	12.5 W	[illegible]	[illegible]	[illegible]
SL7	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	8 W			[illegible]
SL8	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120	12 W	COLUMBIA	NPM	[illegible]
SL9	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120	12 W	LUTRON		[illegible]
SL10	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120-277	32 W			[illegible]
SL11	[illegible]	[illegible]	[illegible]	[illegible]	4000 K	80	0-10V	120	7 W			[illegible]
SL12	LT	[illegible]	[illegible]		4000 K	80	0-10V	120	7 W			[illegible]
EX1	[illegible]	[illegible]	[illegible]		4000 K	80	0-10V	120	2 W	LH	LH	2
WS1	WSTE	[illegible]	[illegible]					120				[illegible]
WS2	WSTE	[illegible]	[illegible]					120				[illegible]
WS3	WSTE	[illegible]	[illegible]					120				[illegible]
EX2	[illegible]	[illegible]	[illegible]						10 W			[illegible]
EX3	[illegible]	[illegible]	[illegible]						20 W			[illegible]
PL1	LINEAR	[illegible]	[illegible]	4000 K	4000 K	80	0-10V	120	30 W			[illegible]
WL1	LINEAR	[illegible]	[illegible]	4000 K	4000 K	80	0-10V	120	30 W			[illegible]

LIGHTING FIXTURE SCHEDULE NOTES

1. [illegible]
2. [illegible]

LIGHTING LEGEND

SYMBOL	DESCRIPTION
	SURFACE MOUNTED LIGHT FIXTURE
	LINE CEILING LIGHT FIXTURE
	[illegible]
	[illegible]
NIGHT LIGHT	[illegible]
	WALL MOUNTED LIGHT FIXTURE
	SURFACE MOUNTED STRIP LIGHT
	[illegible]
	POLE MOUNTED AREA LIGHT FIXTURE
	EMERGENCY BATTERY BACK-UP FIXTURE
	COMBINATION EXIT SIGN EMERGENCY FIXTURE
	[illegible]
PWS	[illegible]
	CEILING MOUNTED MULTI-TECHNOLOGY MOTION SENSOR
	WALL MOUNTED MULTI-TECHNOLOGY MOTION SENSOR
	CEILING MOUNTED DAYLIGHT SENSOR
	PHOTOCELL
	LIGHT SWITCH
	[illegible]

ABBREVIATIONS

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
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[illegible]	[illegible]
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[illegible]	[illegible]
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[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

LINE TYPES & COLORS

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

RELAY CONTROL PANEL 'LCPL'

RELAY	GROUP	DESCRIPTION	CONTROL TYPE	NOTES
1	L1	[illegible]	SCHEDULE X TIER	
2	L2	[illegible]	SCHEDULE X TIER	
3	L3	[illegible]	SCHEDULE X TIER	
4	L4	[illegible]	ZONE CONTROLSYSTEM	
5	L4	[illegible]	ZONE CONTROLSYSTEM	
6	L4	[illegible]	ZONE CONTROLSYSTEM	
7	L4	[illegible]	ZONE CONTROLSYSTEM	
8	L4	[illegible]	ZONE CONTROLSYSTEM	
9	L1	[illegible]	[illegible]	
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				

NOTES:
4.
5.

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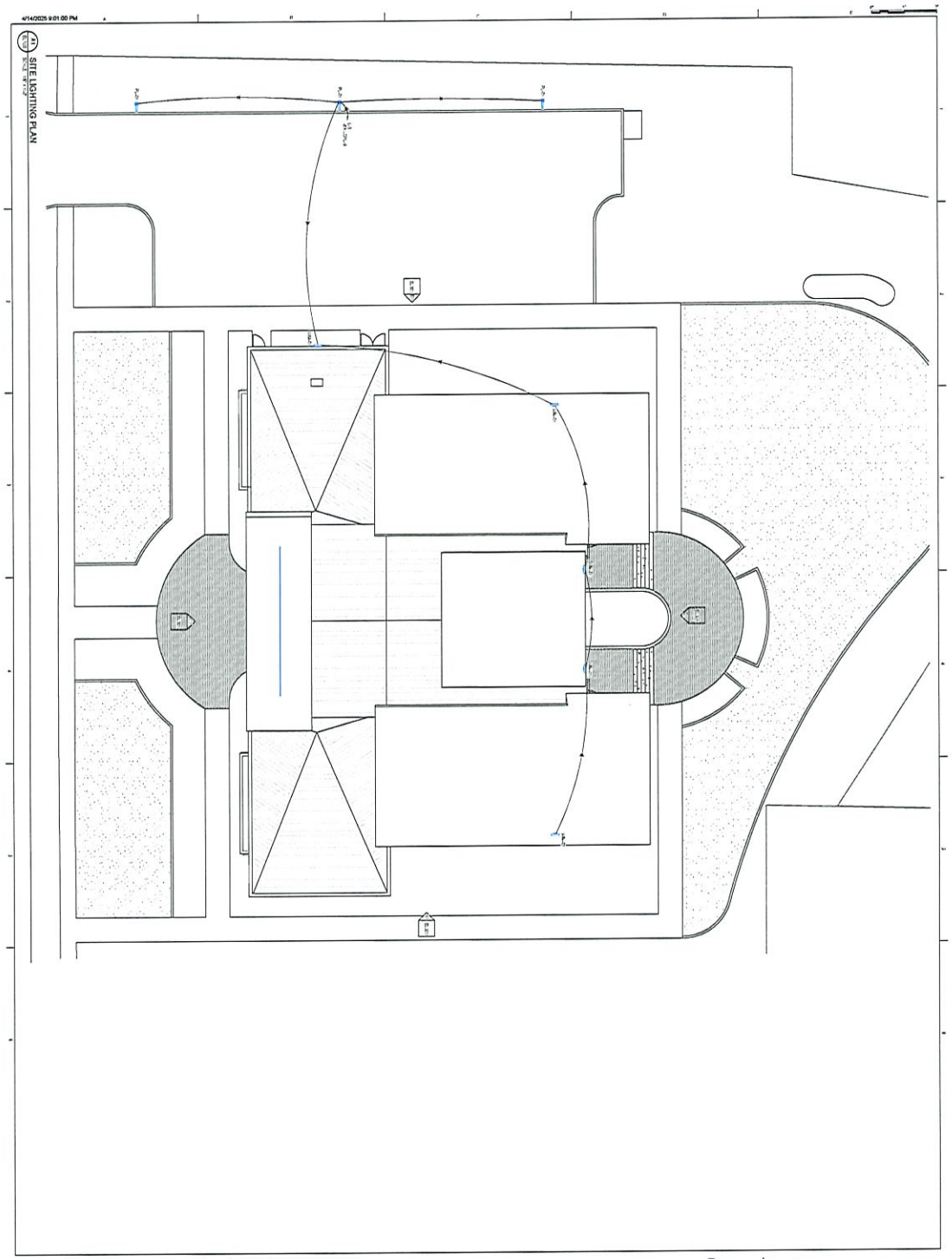
PERMIT SET - 4.11.2025

LIGHTING SCHEDULES AND SYMBOLS

EL001

4/14/2025 9:01:00 PM



SITE LIGHTING PLAN

EL100

EXTERIOR LIGHTING PLAN

MORGAN SEMINARY
185 E. 100 N. Morgan, UT 84050 - 5022348
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HEATH Engineering Company

FFKR ARCHITECTS
720 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.5555 - FFKR.COM

JONES & ASSOCIATES CONSULTING ENGINEERS

MEMORANDUM

To: Teresa Shope, Morgan City Planning Commission Secretary
Jake Young, City Planner
Steve Bott, Pinnacle Engineering

From: Matthew Hartvigsen, P.E. – City Engineer Matthew E. Hartvigsen

RE: VALLEY VISTA ESTATES PHASE 2 , 3 and 4 – PRELIMINARY REVIEW

Date: April 23, 2025

This is a 128-unit multi-family residential development on 17.96 acres located at Clover Way and Jenny Lane. The preliminary application was accepted on April 2, 2025. There were some unusual circumstances that needed to be sorted out with the developer so the review has been delayed. The city's legal counsel has determined that the development agreement, which was prior to the Sensitive Lands Ordinance, allows the property to be developed without strict adherence to the requirements of the current code. Accordingly, our review comments will not limit grading and other construction activities unless there is an apparent safety concern. We recommend preliminary approval at this time with the following items to be addressed at final approval.

Comment	Notes
Plat	
1. Add a note to each plat for drinking water source protection: This development is located in Protection Zone 3 of a public drinking water source. See City Code Title 8.12 for prohibited uses and regulations on potential pollution sources.	
2. The typical lot detail should be shown on the plat. Include lot area.	
3. Lot addresses should be shown on the plat.	
4. Because the sewer will be a public utility, please dedicate all private streets and common areas as public utility easements.	
5. Place a grading note on the Phase 3 plat: Units 51-56 & 71-85 are on deep soil fill material. A licensed and experienced geotechnical engineer to evaluate the risk of potential differential settlement at the stie and provide a recommendation for the proper placement of structures and utilities in fill areas.	
6. Place a grading note on the Phase 4 plat: Units 106-128 are on deep soil fill material. A licensed and experienced geotechnical engineer to evaluate the risk of potential differential settlement at the stie and provide a recommendation for the proper placement of structures and utilities in fill areas.	
Construction Plans	
7. A landscaping plan is needed.	
8. Approval of the 50-foot right-of-way and street cross section will need to be given by the Planning Commission. Staff recommends modifying the private street cross section to match the city standard public road section for multi-family housing. To fit within the 50 foot right-of-way, sidewalk and park strip may need to be eliminated on one side of the	

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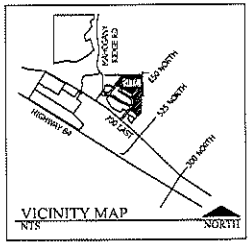
road similar to what was done in the Mahogany Ridge Phase 4 subdivision.	
9. The K-value for vertical curves should be adjusted for 25 mph design standards. Some of the curve lengths just need to be increased (K minimum = 26 for sag, 12 for crest).	Due to site constraints, let's coordinate on this to make things fit as best as possible.
10. Cuts and fills are excessive. They need to be properly designed and constructed. Place a note on the construction plans indicating that cuts and fills need to be observed and monitored by a qualified geotechnical engineer. The geotechnical engineer will need to provide an opinion letter for each structure and utility constructed on fill material. Structures and utilities cannot be constructed on deep fills until the geotechnical engineer provides a written recommendation to do so.	
11. Maintenance of utility lines on private roads, with the exception of power and sewer, will be the responsibility of the HOA. Please note that on the plans. The HOA documents should include language regarding the responsibility to maintain private roads and utilities.	
12. It would be best if the proposed ADA ramps faced each other rather than turning at an angle at intersections (except at Quail Ridge Road and Clover Way). Add an ADA ramp on Street C at Jenny Lane.	
13. Electrical plans per city standards will need to be submitted prior to granting final subdivision approval. Payment to Morgan Power will be required prior to ordering the equipment.	
14. Add additional street lights per city standards.	
15. The water model shows an available system fire flow of 1715 gpm at the top of the development with a residual pressure of 20 psi. The developer will need to ensure that the fire flow and access requirements of the fire marshal have been met.	
16. Show the culinary water meter for Units 34-39	
General Approval Items	
17. Prior to final approval an engineer's cost estimate will need to be provided for all public right-of-way improvements. Our office will check the estimate and provide final approval. This estimate will establish the monetary guarantee necessary for the required improvements. A ten percent contingency will need to be added to the total guarantee as well as a two and one half percent inspection fee. Alternatively the developer may construct the public improvements prior to recording. If so the contingency and inspection fee are still required.	Information only
18. A preconstruction meeting is needed prior to any work being performed.	Information only
19. When the drawings are in order our office will affix an approval signature on the final plans for public improvements. Only approved plans can be used for construction.	Information only

Please contact me if you have any questions.

VALLEY VISTA ESTATES SUBDIVISION PHASE 2 & 3

APPROX. 750 NORTH 800 EAST
MORGAN, UTAH
ZONE: RM-15

PRELIMINARY PLAN



GENERAL NOTES

1) ALL WORK SHALL CONFORM WITH MORGAN CITY STANDARDS & SPECIFICATIONS.

2) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.

3) BENCHMARK IS: ELEVATION BENCHMARK - SOUTH RING OF STORM DRAIN MANHOLE LID RING ELEVATION=5183.4 (SEE SURVEY SHEET FOR LOCATION)

4) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.

5) CALL BLUESTAKES 24 HOURS PRIOR TO ANY EXCAVATION.

5) ALL IMPROVEMENTS ARE TO MEET THE STANDARDS & SPECIFICATIONS OUTLINED BY EACH ENTITY THAT GOVERNS THE SPECIFIC IMPROVEMENT. THE CONTRACTOR IS TO OBTAIN AND FOLLOW ALL REGULATIONS OUTLINED WITHIN THESE PLANS & EACH ENTITIES STANDARD PLANS. ALL PRIVATE IMPROVEMENTS TO BE CONSTRUCTED TO THE STANDARDS & SPECIFICATIONS AS OUTLINE WITH THESE PLANS.

DEVELOPER

WALL BROTHERS CONSTRUCTION
1565 WEST HILLFIELD ROAD #104
LAYTON, UTAH 84041
PH: 801-444-0001

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, MEASURIMENTS 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.

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 THAT HE SHALL 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.

TRAFFIC CONTROL & SAFETY NOTES

TRAFFIC CONTROL PLAN FOR WORK WITHIN CITY RIGHT OF WAY MUST MEET CITY STANDARDS & SPECIFICATIONS

1. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH DEPARTMENT OF TRANSPORTATION MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, AND THE CURRENT MORGAN CITY STANDARD DRAWING, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY WORK.

2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.

4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.

5. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

GOVERNING AGENCIES

CITY ENGINEER
JONES & ASSOCIATES
6080 FASHION POINT DRIVE
SOUTH OGDEN UTAH 84403
PH: 801-476-9767

TRANSPORTATION
MORGAN CITY
90 WEST YOUNG STREET
MORGAN UTAH 84050
PH: 801-829-3461
FAX: 801-829-6684

FIRE DEPARTMENT
MORGAN COUNTY FIRE
41 NORTH STATE STREET
MORGAN UTAH 84050
PH: 801-645-4049
FAX: 801-829-6684

SEWER
MORGAN CITY
90 WEST YOUNG STREET
MORGAN UTAH 84050
PH: 801-829-3461
FAX: 801-829-6684

STORM DRAIN
MORGAN CITY
90 WEST YOUNG STREET
MORGAN UTAH 84050
PH: 801-829-3461
FAX: 801-829-6684

CULINARY WATER
MORGAN CITY
90 WEST YOUNG STREET
MORGAN UTAH 84050
PH: 801-829-3461
FAX: 801-829-6684

NATURAL GAS
DOMINION ENERGY
160 EAST 100 SOUTH
SALT LAKE CITY, UT 84145
MIKE DAVIS 801-395-6806

TELEPHONE
CENTURY LINK CORPORATION
1425 WEST 2100 SOUTH
SALT LAKE CITY, UT 84119
ARLENE COMSTOCK 801-974-8130
FAX: 801-974-8160

POWER
MORGAN CITY POWER
90 WEST YOUNG STREET
MORGAN UTAH 84050
PH: 801-829-3461
FAX: 801-829-6684

UTOPIA FIBER
5858 SOUTH
900 EAST
MURRAY UTAH 84121

DRAWING INDEX

1 - COVER
2 - SURVEY
3 - SITE PLAN
4 - LAND USE PLAN
5 - SLOPE DISTRICTS
6 - AVERAGE SLOPE PLAN
7 - DRAINAGE CALCULATIONS
8 - OVERVIEW GRADING PLAN
9 - CROSS-SECTION KEY
10.1 - CROSS SECTIONS A-L
10.2 - CROSS SECTIONS M-X
10.3 - CROSS SECTIONS Y-BB
11 - OVERALL UTILITY PLAN
12 - CLOVER WAY EXTENSION - PLAN & PROFILE STA 0+00 TO 5+00
13 - SITE STORM DRAIN 1 - PLAN & PROFILE
14 - LANE 1 - PLAN & PROFILE
15 - QUAIL RIDGE ROAD - PLAN & PROFILE
16 - SITE STORM DRAIN 2 - PLAN & PROFILE
17 - STREET A - PLAN & PROFILE STA 5+00 TO 10+00
18 - STREET A - PLAN & PROFILE STA 10+00 TO 13+00
19 - STREET B - PLAN & PROFILE STA 2+00 TO 8+00
20 - SITE STORM DRAIN 3, 4, & 5 - PLAN & PROFILE
21 - SITE STORM DRAIN 3 (CONTINUED) - PLAN & PROFILE 5+00 TO 7+50
22 - STREET C - PLAN & PROFILE STA 1+00 TO 6+00
23 - STREET C - PLAN & PROFILE STA 6+00 TO 9+00
24 - STREET C - PLAN & PROFILE STA 9+00 TO 15+00
25 - SITE STORM DRAIN 6 - PLAN & PROFILE
26 - LANE 2 - PLAN & PROFILE
27 - STORM WATER POLLUTION PREVENTION PLAN
28 - STORM WATER POLLUTION PREVENTION NOTES

PINNACLE
Engineering & Land Surveying, Inc.
337 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
COVER SHEET
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

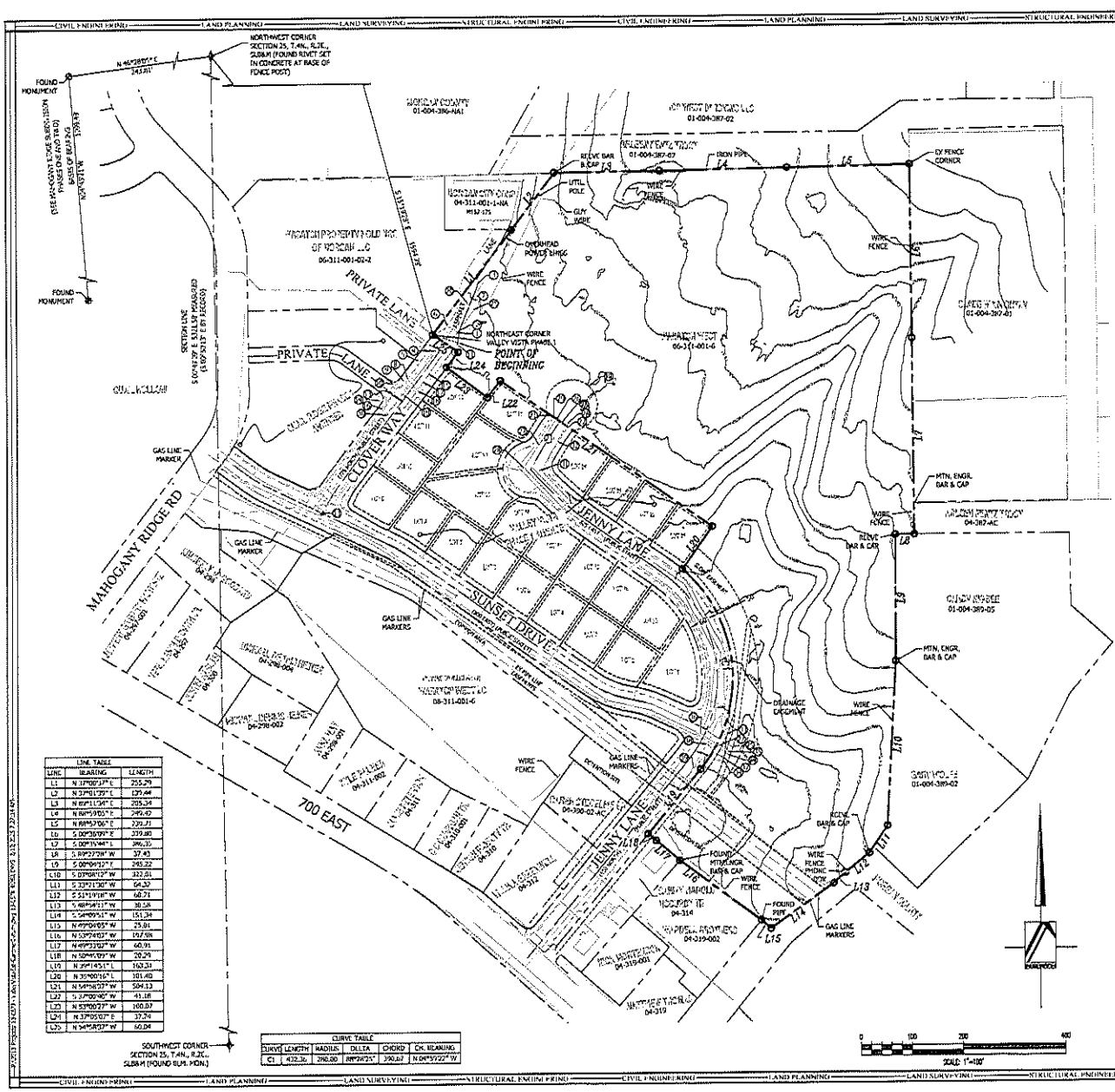
BY	DATE
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025

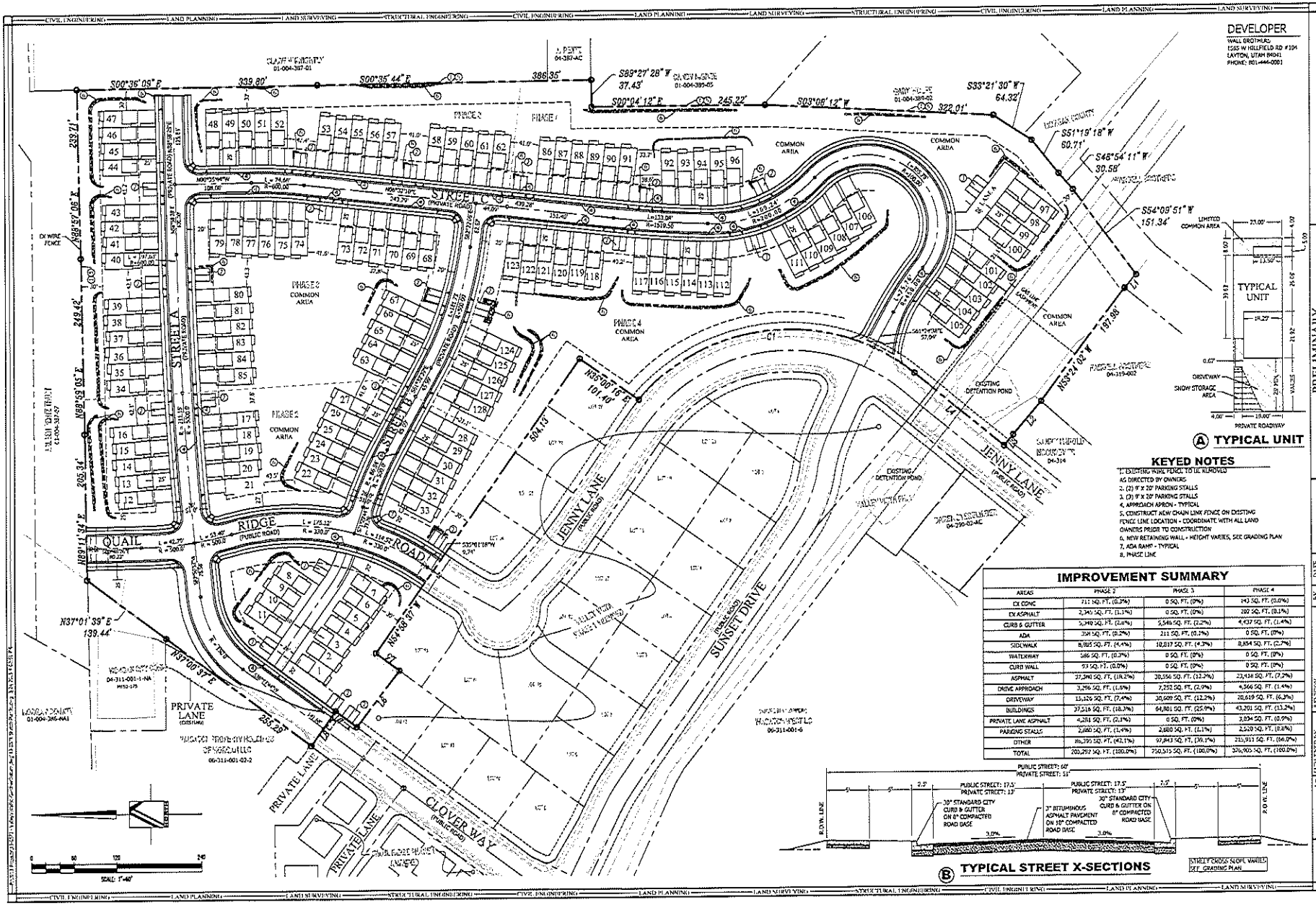
REVISION
PRELIMINARY
FIX DRD PAGE LINES
ADJUSTED PIPE IN/OUT LOCATIONS
STREET A & B
FIX DRD 1 & 2
FIX DRD #6 / REMOVE DRD 3
FIX DRD #6 & 7 / ADD DRD 8

SURVEYED BY	DATE
SB	11/2024
DESIGNED BY	
SB	
DRAWN BY	
SB	03/21/25
CHECKED BY	
SB	03/21/25

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
1


NORTHWEST CORNER SECTION 25, T.4N., R.2E., SLB&M (FOUND RIVET SET IN CONCRETE AT BASE OF FENCE POST)
FOUND MONUMENT
MORGAN COUNTY 01-004-386-NA1
MORGAN CITY CORP. 04-311-001-1-NA M152-175
VACANT PROPERTY OLD REF. OF MORGAN ...G 06-311-001-02-2
PRIVATE LANE
NORTHEAST CORNER VALLEY VISTA PHASE 1 POINT OF BEGINNING
SECTION LINE S 00°45'39" E 5,318.91' (MEASURED) (S00°35'15"E 5,319.03' RECORD)
OLD WALLOW
OLD BOUNDARY MARKERS
GAS LINE MARKER
MAHOGANY RIDGE RD
CLOVER WAY
JENNY LANE
SUNSET DRIVE
700 EAST
VALLEY VISTA PHASE 1 AMENDED
VALLEY VISTA PHASE 1
VALLEY VISTA PHASE 2
VALLEY VISTA PHASE 3
VALLEY VISTA PHASE 4
VALLEY VISTA PHASE 5
VALLEY VISTA PHASE 6
VALLEY VISTA PHASE 7
VALLEY VISTA PHASE 8
VALLEY VISTA PHASE 9
VALLEY VISTA PHASE 10
VALLEY VISTA PHASE



IMPROVEMENT SUMMARY

AREAS	PHASE 2	PHASE 3	PHASE 4
EX CONC	711 SQ. FT. (0.3%)	0 SQ. FT. (0%)	143 SQ. FT. (0.0%)
EX ASPHALT	2,340 SQ. FT. (1.1%)	0 SQ. FT. (0%)	202 SQ. FT. (0.1%)
CURB & GUTTER	5,040 SQ. FT. (2.4%)	5,546 SQ. FT. (2.2%)	4,437 SQ. FT. (1.4%)
ADA	304 SQ. FT. (0.2%)	211 SQ. FT. (0.1%)	0 SQ. FT. (0%)
SIDEWALK	8,805 SQ. FT. (4.4%)	10,817 SQ. FT. (4.3%)	8,854 SQ. FT. (2.7%)
WATERWAY	586 SQ. FT. (0.3%)	0 SQ. FT. (0%)	0 SQ. FT. (0%)
CURB WALL	93 SQ. FT. (0.0%)	0 SQ. FT. (0%)	0 SQ. FT. (0%)
ASPHALT	37,390 SQ. FT. (18.2%)	30,556 SQ. FT. (12.2%)	23,434 SQ. FT. (7.2%)
DRIVE APPROACH	3,296 SQ. FT. (1.6%)	7,252 SQ. FT. (2.9%)	4,566 SQ. FT. (1.4%)
DRIVEWAY	15,126 SQ. FT. (7.4%)	30,609 SQ. FT. (12.2%)	20,619 SQ. FT. (6.3%)
BUILDINGS	37,516 SQ. FT. (18.3%)	64,801 SQ. FT. (25.9%)	43,201 SQ. FT. (13.2%)
PRIVATE LANE ASPHALT	4,281 SQ. FT. (2.1%)	0 SQ. FT. (0%)	3,834 SQ. FT. (0.9%)
PARKING STALLS	2,880 SQ. FT. (1.4%)	2,880 SQ. FT. (1.1%)	2,520 SQ. FT. (0.8%)
OTHER	86,395 SQ. FT. (42.1%)	97,843 SQ. FT. (39.1%)	215,911 SQ. FT. (66.0%)
TOTAL	205,292 SQ. FT. (100.0%)	750,513 SQ. FT. (100.0%)	326,905 SQ. FT. (100.0%)

PINNACLE
Engineering & Land Surveying, Inc.
317 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-5910
Fax: (801) 773-5935

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
SITE PLAN
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-051K

BY	DATE
SB	06/14/2023
SB	04/19/2023
SB	06/17/2021
SB	04/19/2021
SB	03/24/2021
SB	03/17/2021

REVISION
PER PLAN REVIEW
ADDITIONAL LINES
ADJUSTED PER MONUMENT LOCATIONS
STREETS A & B
ADDED DETAILS
REVISED PER HEALTH DEPT
REVISED PER HEALTH DEPT

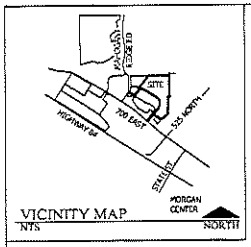
SURVEYED BY	DATE
SB	11/2021
DESIGNED BY	
SB	
DRAWN BY	
SB	03/2023
APPROVED BY	
SB	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
3

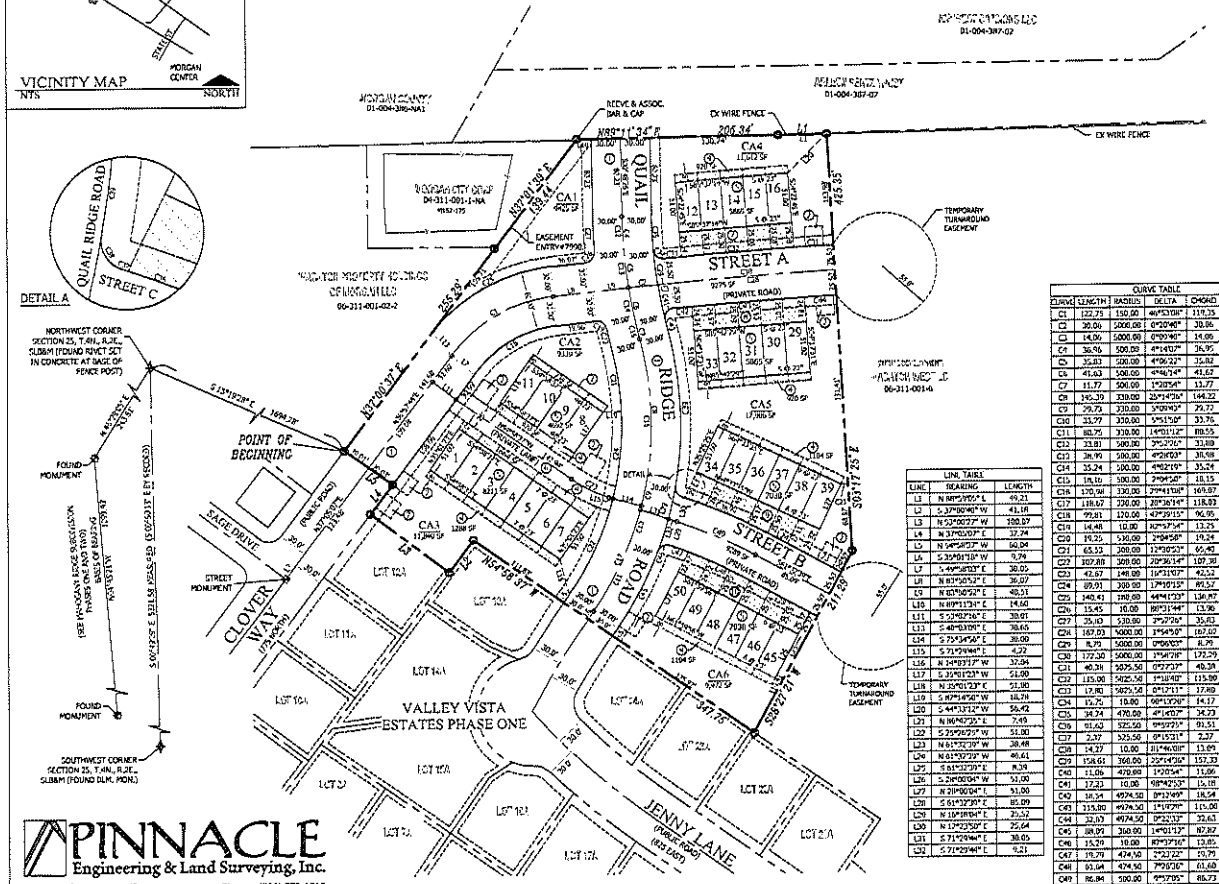
FINAL PLAT
VALLEY VISTA ESTATES PHASE TWO SUBDIVISION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4
NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH



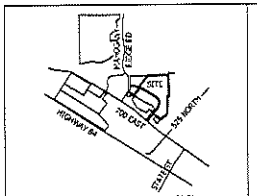
VICINITY MAP
NTS
NORTH

DETAIL A

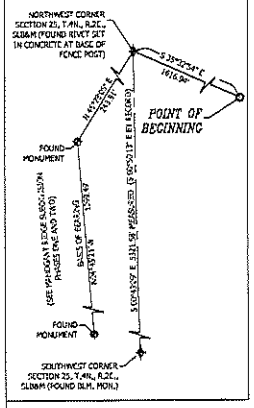

MORGAN COUNTY
04-004-3190-NA1
REEVE & ASSOC. BAR & CAP
EX WIRE FENCE
N89°11'34"E
206.94'
CA4
17,003 SF
MORGAN CITY CORP
04-311-001-1-NA
49.52-175
QUAIL RIDGE
CA1
9,622 SF
CA2
9,139 SF
CA3
17,280 SF
CA5
17,006 SF
CA6
9,979 SF
EASEMENT ENTRY 29'X60'
TEMPORARY TURNAROUND EASEMENT
STREET A
(PRIVATE ROAD)
STREET B
(PRIVATE ROAD)
RIDGE
ROAD
CIR
WAGON WHEEL LANE
04-311-0014-0
POINT OF BEGINNING
NORTHWEST CORNER SECTION 25, T.4N., R.2E., SLB&M (FOUND RIVET SET IN CONCRETE AT BASE OF FENCE POST)
S 13°19'28" E 1694.78'
FOUND MONUMENT
EAGLE DRIVE
(PUBLIC ROAD)
STREET MONUMENT
CLOVER WAY
(PUBLIC ROAD)
(SEE MORGAN RIDGE SUBDIVISION PHASES ONE AND TWO)
N 13°19'28" W 1694.78'
FOUND MONUMENT
SOUTHWEST CORNER SECTION 25, T.4N., R.2E., SLB&M (FOUND BLM. MON.)
VALLEY VISTA ESTATES PHASE ONE
LOT 10A
LOT 11A
LOT 12A
LOT 13A
LOT 14A
LOT 15A
LOT 16A
LOT 17A
LOT 18A
LOT 19A
LOT 20A
LOT D
JENNY LANE
(PUBLIC ROAD)
(60' EAST)
TEMPORARY TURNAROUND EASEMENT
S89°11'34"W
347.75'
S89°11'34"W
347.75'
S89°11'34"W
347.75'

FINAL PLAT
VALLEY VISTA ESTATES PHASE THREE SUBDIVISION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

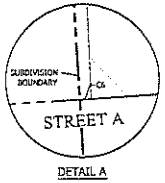


VICINITY MAP
NTS
NORTH

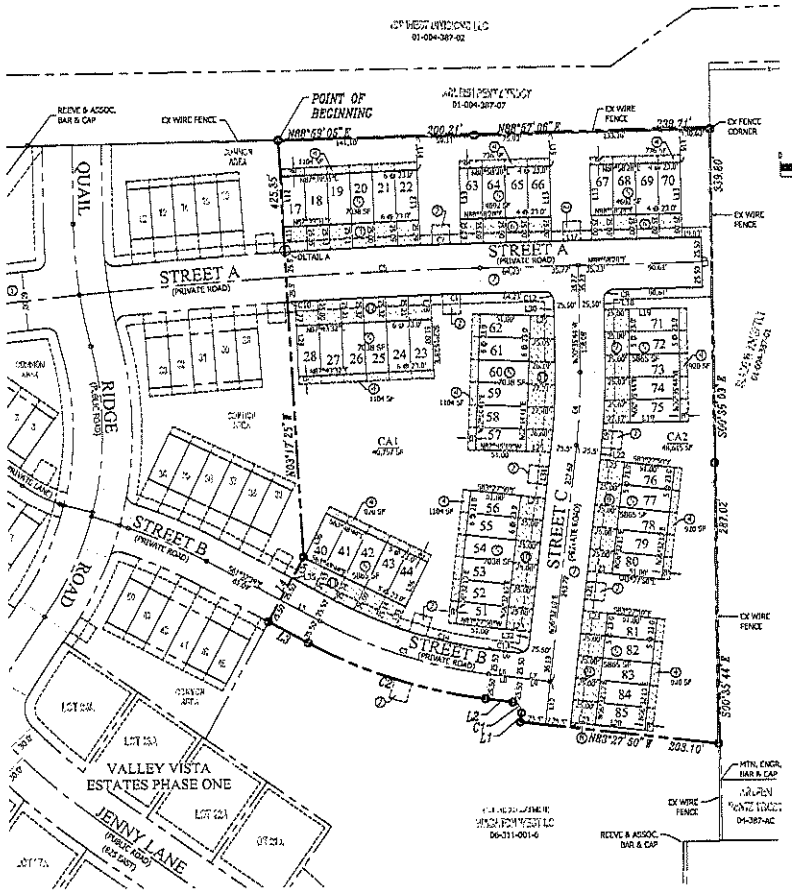


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 86°33'10" E	9.27
L2	N 82°42'06" W	27.85
L3	N 61°33'39" W	49.99
L4	N 28°27'21" E	75.58
L5	S 61°33'39" E	45.99
L6	S 82°42'06" E	28.49
L7	S 82°42'06" E	36.19
L8	S 82°42'06" E	27.85
L9	S 82°42'06" E	54.83
L10	N 86°33'10" E	48.09
L11	S 02°26'29" E	25.67
L12	N 02°26'29" W	51.80
L13	N 61°01'32" W	51.80
L14	S 01°00'55" E	34.82
L15	S 01°01'54" E	33.96
L16	S 01°01'54" E	34.01
L17	N 88°58'06" E	43.16
L18	S 00°35'44" E	9.87
L19	N 89°24'16" E	51.80
L20	S 89°23'50" E	51.80
L21	N 06°32'10" E	41.01
L22	N 06°32'10" E	11.87
L23	S 83°27'50" E	25.00
L24	N 06°32'10" E	5.00
L25	N 83°27'50" W	23.01
L26	S 61°45'39" E	25.11
L27	S 02°46'28" E	24.68
L28	N 02°46'28" W	75.00
L29	S 02°46'28" E	51.00
L30	S 00°35'44" E	15.31
L31	S 06°32'10" W	42.12
L32	S 06°32'10" W	12.88
L33	N 26°11'16" E	23.16
L34	N 26°11'16" E	23.52
L35	S 61°33'39" E	1.91
L36	N 26°11'16" E	51.00
L37	S 01°01'52" E	51.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	15.52	10.00	88°54'16"	14.01	N 37°54'54" W
C2	190.99	525.50	20°49'27"	189.94	S 71°53'22" E
C3	181.75	500.00	20°49'27"	180.73	S 71°53'22" E
C4	74.64	500.00	7°40'04"	74.64	N 02°36'13" E
C5	197.62	5000.00	2°15'53"	197.62	S 87°40'31" W
C6	0.39	5025.50	0°00'16"	0.39	S 86°42'43" W
C7	41.31	5025.50	0°28'15"	41.31	S 86°31'22" W
C8	15.63	10.00	89°34'12"	14.08	S 44°11'22" W
C9	25.77	625.50	2°21'39"	25.77	N 05°21'21" E
C10	7.63	4974.50	0°05'16"	7.63	S 86°45'13" W
C11	51.08	4974.50	0°35'19"	51.08	S 86°08'30" W
C12	15.78	10.00	90°25'48"	14.28	N 45°48'28" W
C13	15.90	10.00	91°05'44"	14.28	N 52°00'07" E
C14	101.39	474.50	12°14'35"	101.20	S 76°14'48" E



DETAIL A



KEYED NOTES

1. CLOVER WAY (PUBLIC STREET)
2. (2) PARKING STALLS = 360 SF
3. LIMITED COMMON AREA 3,472 SF
4. LIMITED COMMON AREA
5. PRIVATE OWNERSHIP
6. LIMITED COMMON AREA 2,200 SF
7. LIMITED COMMON AREA 2,013 SF
8. N89°32'10"E 5.00'
9. LIMITED COMMON AREA 2,875 SF
10. LIMITED COMMON AREA 3,450 SF
11. LIMITED COMMON AREA 3,668 SF
12. LIMITED COMMON AREA 3,472 SF
13. LIMITED COMMON AREA 2,887 SF

EASEMENTS
10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREET FRONTAGES

NOTES:
1. FOOTING EXCAVATIONS FOR PERMANENT STRUCTURES SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER.
2. SHOOTING RANGE AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED SHOOTING RANGE, IT CAN BE ANTICIPATED THAT CUSTOMARY USES AND ACTIVITIES AT THIS SHOOTING RANGE WILL BE CONDUCTED NOW AND IN THE FUTURE, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM THESE USES AND ACTIVITIES.
3. ALL OWNERS OF LOTS WITHIN THIS SUBDIVISION MUST FIRST SIGN AN ACKNOWLEDGEMENT OF THE HAZARDS, RISKS, AND RESPONSIBILITIES ASSOCIATED WITH LAND OWNERSHIP IN THE AREA.
4. SNOW STORAGE AREA: THERE SHALL BE NO DRIVEWAYS FIRE HYDRANTS, CATCH BASINS, OR MAIL BOXES PERMITTED WITHIN THE SNOW STORAGE AREAS.

LEGEND

	BOUNDARY LINE
	FUTURE DEVELOPMENT
	ADJACENT PROPERTY LINE
	SUBDIVISION LINE
	EASEMENT LINE
	SCENIC LINE
	RADIAL LINE
PUE&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
CA	COMMON AREA
DLE	DRAIN LINE EASEMENT
DE	DRAINAGE EASEMENT
WDE	WATER METER, DRAINAGE, & SNOW STORAGE EASEMENT
MON.	MONUMENT
	STREET MONUMENT
	SUSTION CORNER
	PROPERTY CORNER

SURVEYOR'S CERTIFICATE

I, STEPHEN P. DUTI DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 5430481-2201 IN ACCORDANCE WITH UTAH CODE SECTION 58-22. I FURTHER CERTIFY THAT AS AUTHORIZED BY THE LAND OWNERS, I MADE OR SMALL COMPLETE A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, MONUMENTED THE LOCATIONS OF THE PROPERTY BOUNDARIES, AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT TO SUBDIVIDE SAID TRACT INTO STREETS, PRIVATE STREETS, PRIVATE LANES, LOTS, LIMITED COMMON AREAS, AND COMMON AREAS, HEREAFTER TO BE KNOWN AS VALLEY VISTA ESTATES PHASE THREE SUBDIVISION.

Signed on this _____ day of _____, 20____

Stephen P. Duti

Survey No. _____

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°32'10" WEST 5280.48 FEET MEASURED BETWEEN THE CENTERLINE MONUMENTS ALONG WASHCOAT RIDGE ROAD LOCATED AT MORGAN VIEW DRIVE (3900 EAST) AND EAGLE VIEW DRIVE (3100 EAST)).

BEGINNING AT THE NORTHEASTERLY CORNER OF VALLEY VISTA ESTATES PHASE TWO, A PLAT TO BE RECORDED AT THE MORGAN COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED SOUTH 29°07'54" EAST 1810.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 88°59'05" EAST 300.21 FEET AND NORTH 88°57'06" EAST 239.71 FEET ALONG AN EXISTING FENCE TO AN EXISTING FENCE CORNER; THENCE SOUTH 00°35'05" EAST 539.80 FEET AND SOUTH 00°35'44" EAST 287.00 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH 89°27'50" WEST 303.10 FEET; THENCE NORTH 06°32'10" EAST 51.80 FEET TO A POINT OF CURVATURE; THENCE 15.52 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°54'16" (CHORD BEARS NORTH 37°54'54" WEST 14.01 FEET) TO A TANGENT LINE; THENCE NORTH 82°27'02" WEST 27.85 FEET TO A POINT OF CURVATURE; THENCE 190.99 FEET ALONG THE ARC OF A 525.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°49'27" (CHORD BEARS NORTH 71°57'22" WEST 189.94 FEET) TO A TANGENT LINE; THENCE NORTH 61°33'39" WEST 49.99 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE NORTH 28°27'21" EAST 75.58 FEET AND NORTH 03°17'23" WEST 425.80 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 250,315 SQFT. (5.75 ACRES)

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the hereon described tract of land, having caused the same to be subdivided into Streets, Private Streets, Private Lanes, Lots, Limited Common Areas, and Common Areas to hereafter be known as VALLEY VISTA ESTATES PHASE THREE SUBDIVISION do hereby dedicate, grant, and convey for perpetual use of the public those public streets and easements shown hereon for use as public thoroughfares, utility installations, or drainage respectively, and do further hereby dedicate, grant, and convey to the homeowner's association all those Private Streets, Private Lanes, Limited Common Areas and Common Areas and designate and reserve easements thereon for access, maintenance, utilities installations, and drainage as may be required to provide utility and emergency services and to maintain or improve said lands for their designated purposes.

In witness thereof, we have hereunto set our hands this ____ day of _____, 20____

WASATCH WEST, LC
EVERGREEN HOLDING, LLC , MANAGER
TYRELL WALL

CLEVELAND INVESTMENTS, LLC
TYRELL WALL

ACKNOWLEDGMENT

STATE OF UTAH)
County of) ss

On this the _____ day of _____, A.D., 20____ TYRELL WALL personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, and duly acknowledged that he is the signer of the above Owner's Dedication, and that he having authority signed it freely and voluntarily and for the uses and purposes stated therein on behalf of Wasatch West, LC and Cleveland Investments, LLC.

Notary Public _____ Residing at _____

My Commission expires _____

My Commission number _____

VALLEY VISTA PHASE THREE SUBDIVISION
PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
327 West Garden Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

LUMEN

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY LUMEN THIS

_____ DAY OF _____ 20____.

_____
MATT HYDEN

MORGAN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION THE _____ DAY OF _____ 20____.

_____
CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE ON THIS _____ DAY OF _____ 20____.

_____
MORGAN CITY ENGINEER

MORGAN CITY ATTORNEY

APPROVED AS TO FORM

ON THIS _____ DAY OF _____ 20____

_____
CITY ATTORNEY

MORGAN CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO THE MORGAN CITY COUNCIL AT WHICH TIME IT WAS APPROVED AND ACCEPTED.

SIGNED THIS _____ DAY OF _____ 20____

_____
MAYOR, MORGAN CITY

ATTEST: _____
CITY RECORDER

COUNTY RECORD NO. _____

STATE OF UTAH, COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____
FEE: _____ ABSTRACTED: _____
BOOK: _____
FILED: _____

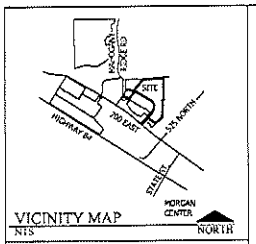
_____
COUNTY RECORDER

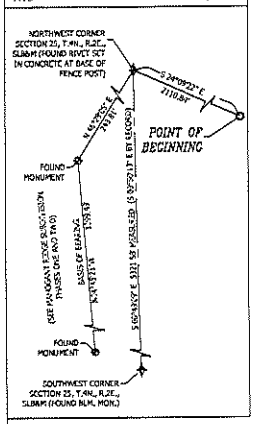
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

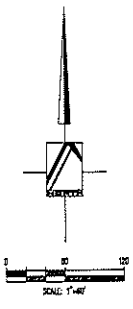
13-057R

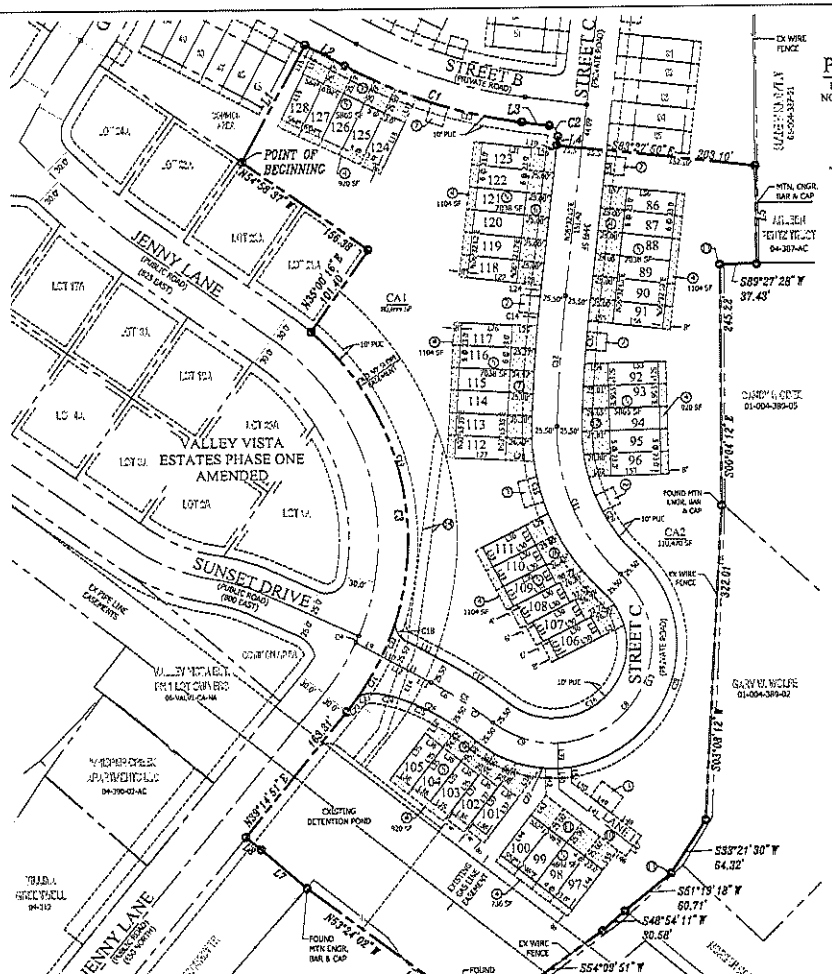
FINAL PLAT
VALLEY VISTA ESTATES
PHASE FOUR SUBDIVISION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
MORGAN CITY, MORGAN COUNTY,
STATE OF UTAH









KEYED NOTES

1. LIMITED COMMON AREA 2,984 SF
2. (2) PARKING STALLS - 360 SF
3. (3) PARKING STALLS - 540 SF
4. LIMITED COMMON AREA
5. PRIVATE OWNERSHIP
6. LIMITED COMMON AREA 3,458 SF
7. LIMITED COMMON AREA 3,553 SF
8. LIMITED COMMON AREA 3,757 SF
9. LIMITED COMMON AREA 3,097 SF
10. LANE 1 - 26' WIDE PRIVATE LANE, AREA 2,040 SF
11. LIMITED COMMON AREA 2,380 SF
12. LIMITED COMMON AREA 2,987 SF
13. FOUND RCE/VE & ASSOCIATES BAR & CAP
14. SEE 10' DRAINAGE EASEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	190.99	525.50	20°49'27"	189.98	S 79°57'22" E
C2	15.70	10.00	89°59'50"	14.01	N 39°54'54" W
C3	412.36	280.00	84°23'05"	376.67	N 09°49'23" W
C4	7.50	230.00	1°52'12"	7.50	N 52°20'54" E
C5	76.79	450.00	9°46'44"	76.70	N 50°53'36" W
C6	37.99	450.00	4°49'27"	37.97	N 58°39'57" W
C7	37.86	450.00	4°49'27"	37.87	N 54°10'30" W
C8	104.36	330.00	17°47'58"	103.92	N 49°38'55" E
C9	20.99	330.00	3°38'57"	20.99	N 41°10'26" E
C10	274.30	330.00	47°37'55"	266.46	N 20°09'57" E
C11	169.24	280.00	34°37'57"	166.73	N 22°44'57" E
C12	153.08	1196.50	7°19'55"	153.04	N 09°03'58" W
C13	132.27	525.50	12°56'03"	132.00	N 76°59'29" E
C14	33.20	1196.50	1°35'32"	33.20	N 05°44'58" W
C15	94.96	225.50	13°26'51"	94.62	S 14°39'55" E
C16	187.24	24.50	438°00'15"	141.71	N 56°21'29" E
C17	80.85	475.50	9°44'39"	80.76	N 36°10'36" W
C18	27.36	20.00	78°22'28"	25.27	S 22°13'24" E
C19	323.47	280.00	66°11'24"	305.78	N 16°07'57" W
C20	13.66	265.00	2°57'42"	13.66	N 32°54'30" E
C21	53.79	265.00	11°37'59"	53.71	N 38°47'21" E
C22	41.85	280.00	8°33'58"	41.81	N 37°39'40" E
C23	31.42	20.00	90°00'00"	28.28	S 66°34'52" W
C24	14.22	144.50	5°38'06"	14.14	N 84°53'09" W
C25	22.52	255.50	5°03'04"	22.51	N 84°41'39" W
C26	49.39	219.42	12°53'51"	49.48	N 64°49'23" W
C27	4.52	525.50	0°29'34"	4.52	S 84°45'04" E
C28	260.80	525.50	28°26'08"	258.14	N 73°35'30" E
C29	164.93	144.50	65°24'05"	156.00	S 33°56'09" E
C30	43.21	1494.00	1°39'21"	43.21	S 04°49'56" W

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°27'50" E	231.78
L2	S 89°27'28" E	45.99
L3	S 89°27'28" E	27.85
L4	S 09°32'32" W	9.27
L5	S 89°27'28" E	99.23
L6	N 89°04'05" W	24.01
L7	N 89°27'50" W	60.91
L8	N 89°04'05" W	20.24
L9	S 89°27'28" E	42.80
L10	S 89°27'28" E	14.21
L11	S 89°27'28" E	42.80
L12	S 89°27'28" E	43.07
L13	S 89°27'28" E	11.87
L14	N 89°27'28" W	29.53
L15	S 89°27'28" E	11.06
L16	S 89°27'28" E	27.26
L17	S 89°27'28" E	27.26
L18	N 89°27'28" W	51.00
L19	S 89°27'28" E	5.45
L20	N 89°27'28" W	24.00
L21	N 89°27'28" W	51.00
L22	S 89°27'28" E	51.00
L23	S 89°27'28" E	25.00
L24	S 89°27'28" W	7.95
L25	N 89°04'05" W	24.00
L26	N 89°04'05" W	51.00
L27	N 89°04'05" E	51.00
L28	N 89°04'05" E	29.64
L29	N 89°04'05" W	29.64

LINE TABLE

LINE	BEARING	LENGTH
L30	S 89°04'05" E	49.00
L31	N 89°04'05" E	25.82
L32	S 89°04'05" E	23.00
L33	S 89°04'05" E	22.84
L34	S 89°04'05" E	51.00
L35	S 89°04'05" E	23.00
L36	S 89°04'05" E	49.00
L37	N 89°04'05" W	18.07
L38	N 89°04'05" W	25.50
L39	S 89°04'05" E	25.50
L40	S 00°55'55" E	29.86
L41	S 89°04'05" E	49.46
L42	S 89°04'05" E	27.47
L43	S 89°04'05" E	24.00
L44	S 89°04'05" W	51.00
L45	N 89°04'05" E	24.00
L46	S 89°04'05" E	10.00
L47	N 89°04'05" E	26.80
L48	N 89°04'05" W	18.47
L49	N 89°04'05" W	27.00
L50	N 89°04'05" W	24.06
L51	N 89°04'05" W	15.54
L52	N 89°04'05" E	22.49
L53	N 89°04'05" E	51.00
L54	S 89°04'05" W	23.54
L55	N 89°04'05" E	24.81
L56	N 89°27'28" E	51.00
L57	N 89°27'28" W	25.00
L58	N 89°27'28" E	51.91
L59	N 89°27'28" E	15.82

SURVEYOR'S CERTIFICATE

I, STEPHEN P. BATT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 5430421-2201 IN ACCORDANCE WITH UTAH CODE SECTION 58-22, I FURTHER CERTIFY THAT AS AUTHORIZED BY THE LAND OWNERS, I MADE OR SMALL COMPLETE A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17; VERIFIED THE LOCATIONS OF THE PROPERTY BOUNDARIES, AND PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT TO SUBDIVIDE SAID TRACT INTO STREETS, PRIVATE STREETS, PRIVATE LANES, LOTS, LIMITED COMMON AREAS, AND COMMON AREAS, HEREAFTER TO BE KNOWN AS VALLEY VISTA ESTATES PHASE FOUR SUBDIVISION.

Signed on the _____ day of _____, 20__

Stephen P. Batt

Survey No. _____

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°54'21" WEST 5308.48 FEET MEASURED BETWEEN THE CONVERGING MONUMENTED ALONG MONTAGUE RIDGE ROAD (LOCATED AT MOUNTAIN VIEW DRIVE (900 EAST) AND EAGLE VIEW DRIVE (1100 EAST)).

BEGINNING AT THE SOUTHEASTERLY CORNER OF VALLEY VISTA ESTATES PHASE TWO, A PLAT TO BE RECORDED AT THE MORGAN COUNTY RECORDER'S OFFICE, SAID CORNER BEING LOCATED SOUTH 24°09'22" EAST 2110.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89°27'28" EAST ALONG THE EAST LINE OF SAID SUBDIVISION 209.10 FEET TO THE SOUTHWEST CORNER OF VALLEY VISTA ESTATES PHASE THREE, A PLAT TO BE RECORDED AT THE MORGAN COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING (5) COURSES: (1) SOUTH 89°27'28" EAST 45.99 FEET TO A POINT OF CURVATURE; (2) SOUTHEASTERLY 190.99 FEET ALONG THE ARC OF A 525.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°49'27" (CHORD BEARS SOUTH 79°57'22" EAST 189.98 FEET) TO A POINT OF TANGENCY; (3) SOUTH 89°27'28" EAST 27.85 FEET; (4) SOUTH 09°32'32" WEST 9.27 FEET; AND (5) SOUTH 89°27'28" EAST 231.78 FEET TO AN EXISTING FENCE AND THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTHWESTERLY ALONG EXISTING WIRE FENCE LINES THE FOLLOWING (8) COURSES: (1) SOUTH 00°55'55" EAST 101.01 FEET, (2) SOUTH 89°27'28" WEST 37.43 FEET, (3) SOUTH 00°04'12" EAST 245.22 FEET, (4) SOUTH 33°21'30" WEST 64.32 FEET, (5) SOUTH 51°19'18" WEST 60.71 FEET, (6) SOUTH 48°54'11" WEST 90.58 FEET, (7) SOUTH 54°09'51" WEST 151.34 FEET, (8) SOUTH 53°44'08" WEST 191.58 FEET; THENCE NORTH 89°14'51" EAST 191.58 FEET; THENCE NORTH 00°04'12" WEST 322.01 FEET; THENCE NORTH 35°00'16" WEST 101.01 FEET; THENCE NORTH 45°55'55" WEST 166.38 FEET; THENCE NORTH 89°27'28" WEST 209.10 FEET TO THE EAST BOUNDARY LINE OF VALLEY VISTA ESTATES SUBDIVISION PHASE ONE, A PLAT RECORDED AT THE MORGAN COUNTY RECORDER'S OFFICE; THENCE NORTH 00°55'55" WEST ALONG SAID BOUNDARY 20.29 FEET TO THE EAST LINE OF 650 NORTH STREET; THENCE NORTH 24°09'22" EAST ALONG SAID BOUNDARY AND STREET 1631.11 FEET TO AND ALONG THE BOUNDARY OF THE VALLEY VISTA ESTATES SUBDIVISION PHASE ONE AMENDED A PLAT RECORDED AT THE MORGAN COUNTY RECORDER'S OFFICE, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG SAID BOUNDARIES AND STREET 432.28 FEET ALONG ARC OF 280.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°28'22" (CHORD BEARS NORTH 24°09'22" WEST 390.87 FEET) TO THE SOUTHEAST CORNER OF LOT 216 OF SAID AMENDED SUBDIVISION; THENCE NORTH 39°04'19" EAST 101.40 FEET AND NORTH 24°09'22" WEST 154.26 FEET ALONG THE NORTHERLY LINE OF SAID AMENDED SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING: 329,905 SQ.FT. (7.5 ACRES)

OWNER'S DEDICATION

Know all men by those presents that we, the undersigned owners of the herein described tract of land, having caused the same to be subdivided into Streets, Private Streets, Private Lanes, Lots, Limited Common Areas, and Common Areas to hereafter be known as VALLEY VISTA ESTATES PHASE FOUR SUBDIVISION do hereby dedicate, grant, and convey for perpetual use of the public those public streets and easements shown hereon for use as public thoroughfares, utility installations, or drainage respectively, and do further hereby dedicate, grant, and convey to the homeowner's association of those Private Streets, Private Lanes, Limited Common Areas and Common Areas and designate and retain easements thereon for access, maintenance, utilities installations, and drainage as may be required to provide utility and emergency services and to maintain or improve said lands for their designated purposes.

In witness thereof, we have hereunto set our hands this _____ day of _____, 20__.

WASATCH WEST, LC
EVERGREEN HOLDING, LLC , MANAGER
TYRELL WALL

CLOVERLAND INVESTMENTS, LLC
TYRELL WALL

ACKNOWLEDGMENT

STATE OF UTAH }
County of _____ } S.S.

On this the _____ day of _____, A.D., 20__, TYRELL WALL personally appeared before

me, the undersigned Notary Public, in and for said County of _____, in the State of Utah, and duly acknowledged that he is the signer of the above Owner's Dedication, and that he having authority signed it freely and voluntarily and for the uses and purposes stated therein on behalf of Wasatch West, LC and Cloverland Investments, LLC.

Notary Public: _____ Residing at: _____

My Commission expires: _____

My Commission number: _____

VALLEY VISTA PHASE FOUR SUBDIVISION

PART OF THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

LEGEND

- BOUNDARY LINE
- PRIVATE DEVELOPMENT
- ADJACENT PROPERTY LINE
- SECTION/CORNER LINE
- EASEMENT LINE
- SEWER LINE
- WATER LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&DE)
- COMMON AREA (CA)
- DRAIN LINE EASEMENT (DE)
- DRAINAGE EASEMENT (DE)
- WATER METER, DRAINAGE, & SNOW STORAGE EASEMENT (WSE)
- MONUMENT (MON)
- STREET MONUMENT
- SECTION CORNER
- PROPERTY CORNER

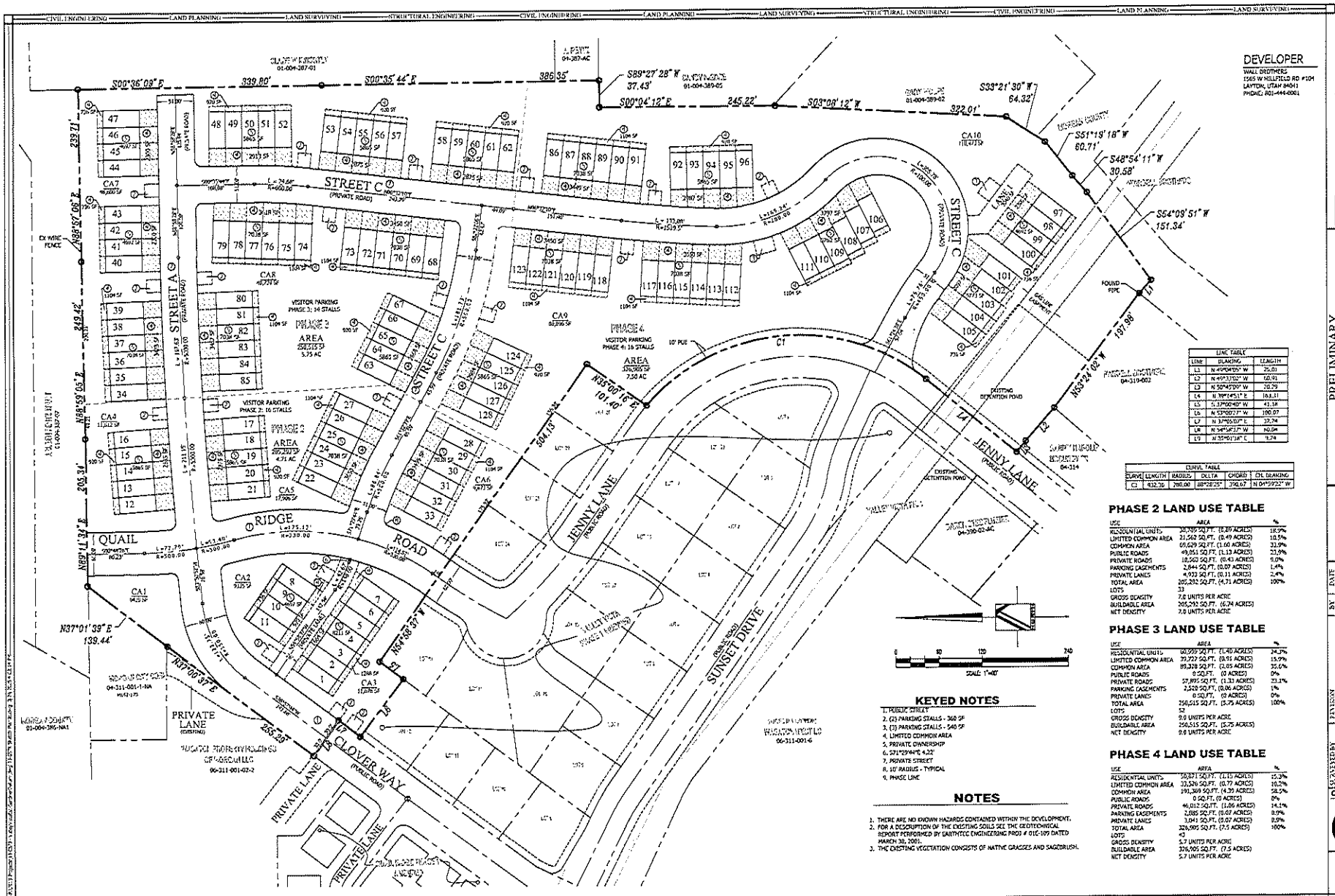
NOTES:
1. POSITIVE EXCAVATIONS FOR PERMANENT STRUCTURES SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER.
2. SHOOTING RANGE AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED SHOOTING RANGE. IT CAN BE ANTICIPATED THAT CUSTOMARY USES AND ACTIVITIES AT THIS SHOOTING RANGE WILL BE CONDUCTED NOW AND IN THE FUTURE. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM THOSE USES AND ACTIVITIES.
3. ALL OWNERS OF LOTS WITHIN THIS SUBDIVISION MUST FIRST SIGN AN ACKNOWLEDGEMENT OF THE HAZARDS, RISKS, AND RESPONSIBILITIES ASSOCIATED WITH LAND OWNERSHIP IN THE AREA.
4. SNOW STORAGE AREA: THERE SHALL BE NO DRIVEWAYS, FIRE HYDRANTS, CATCH BASINS, OR MAIL BOXES PERMITTED WITHIN THE SNOW STORAGE AREAS.

EASEMENTS:
10' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREET FRONTAGES

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

LUMEN	MORGAN CITY PLANNING COMMISSION	MORGAN CITY ENGINEER	MORGAN CITY ATTORNEY	MORGAN CITY COUNCIL	COUNTY RECORD NO.
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY LUMEN THIS _____ DAY OF _____, 20__.	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20__.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE ON THIS _____ DAY OF _____, 20__.	APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20__.	THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO THE MORGAN CITY COUNCIL AT WHICH TIME IT WAS APPROVED AND ACCEPTED. SIGNED THIS _____ DAY OF _____, 20__.	STATE OF UTAH, COUNTY OF _____ RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ FILE: _____ ABSTRACTED: _____ MAP: _____ FILED: _____ COUNTY RECORDER
MATT WEBSTER	CHAIRMAN, MORGAN CITY PLANNING COMMISSION	MORGAN CITY ENGINEER	CITY ATTORNEY	MAYOR, MORGAN CITY ATTEST: CITY RECORDER	

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.



PINNACLE
Engineering & Land Surveying, Inc
337 West Golden Ave #3
Lehi, UT 84043
Phone: (801)375-3910
Fax: (801)375-3935

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
LAND USE SHEET
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

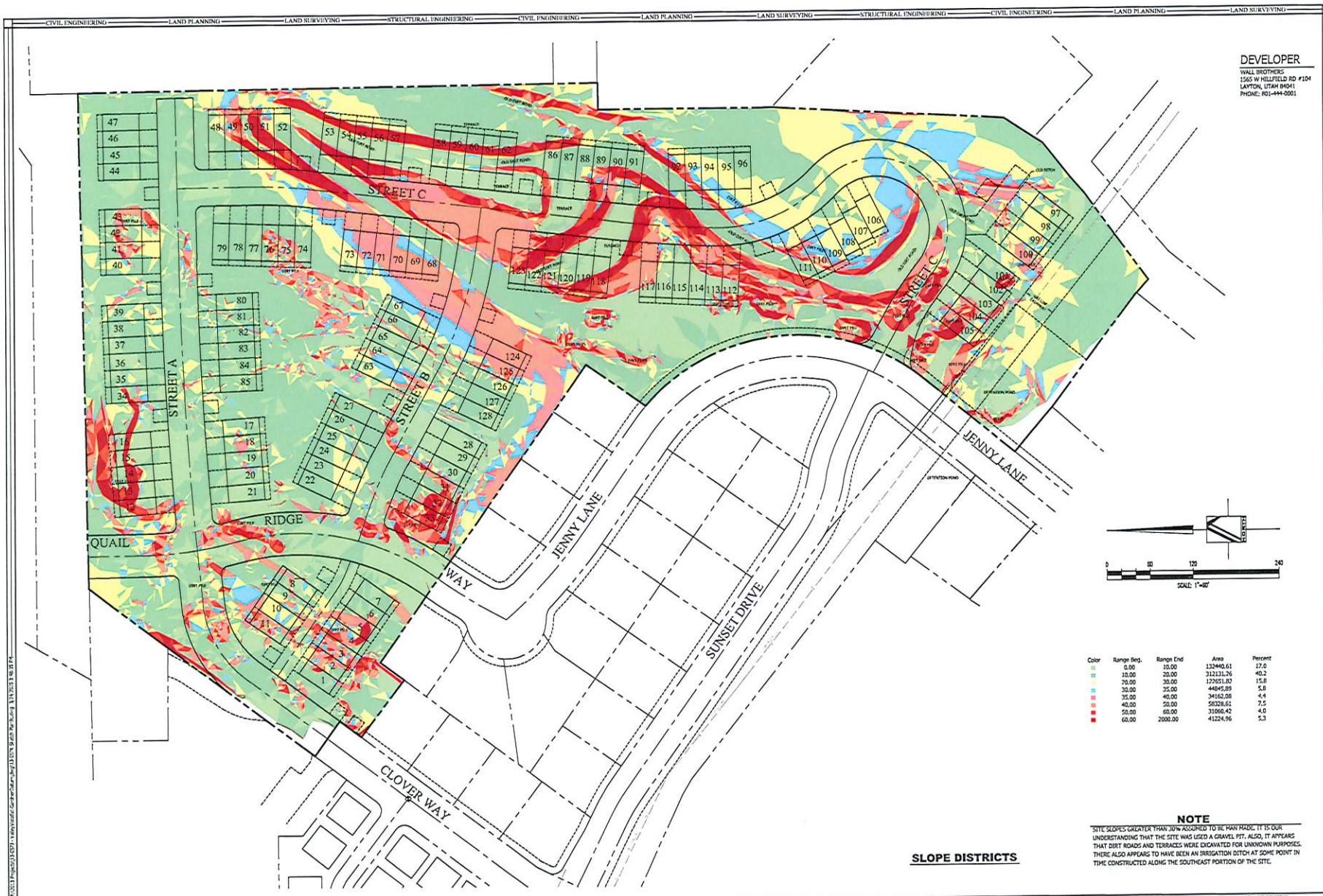
BY	DATE
SJS	02/02/2025
SJS	03/03/2025
SJS	04/08/2025
SJS	04/14/2025
SJS	04/17/2025

NO.	REVISION	BY	DATE
1	PER CITY REVIEW	SJS	02/02/2025
2	ADDED PHASE LINE	SJS	03/03/2025
3	ADDED PHASE 4 AND LOT LAYOUT	SJS	04/08/2025
4	REVISED STREETS A & B	SJS	04/14/2025
5	ADDED PH. 2 & 3	SJS	04/17/2025
6	REVISED PH. 2 & 3 TABLE	SJS	04/17/2025
7	REVISED AREA TABLE PH 3	SJS	04/17/2025
8	REVISED AREA TABLES PH 4	SJS	04/17/2025

SURVEYED BY: SJS 11/2024
DESIGNED BY: SJS
DRAWN BY: SJS 03/2025
APPROVED BY: SJS

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
4



SLOPE DISTRICTS

NOTE

SITE SLOPES GREATER THAN 30% ASSUMED TO BE MAN MADE. IT IS OUR UNDERSTANDING THAT THE SITE WAS USED A GRAVEL PIT. ALSO, IT APPEARS THAT DIRT ROADS AND TERRACES WERE EXCAVATED FOR UNKNOWN PURPOSES. THERE ALSO APPEARS TO HAVE BEEN AN IRRIGATION DITCH AT SOME POINT IN TIME CONSTRUCTED ALONG THE SOUTHEAST PORTION OF THE SITE.

DEVELOPER

WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
SLOPE DISTRICTS
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

BY	DATE
SB	12/10/2025
SB	04/11/2025
SB	04/17/2025
SB	04/16/2025
SB	03/24/2025
SB	03/24/2025

REVISION
PRELIMINARY PLAN
REVISED PHASE LINES
ADJUSTED PDE MOMENT LOCATIONS
STREETS A & B
ADDED SH. 27 & 28
REVISED PER FDA TABLE SH 3
REVISED AREA TABLES SH 4

SURVEYED BY	SB	11/2024
DESIGNED BY	SB	
DRAWN BY	SB	02/11/25
APPROVED BY	SB	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
5

PRELIMINARY

VALLEY VISTA EST. PHASE 2, 3, & 4

AVERAGE EXISTING SLOPE

APPROX. 900 NORTH 700 EAST

FOR: WALL BROTHERS

NORGAN, UTAH

PROJECT #13-057K

PINNACLE

Engineering & Land Surveying, Inc.

322 West Center Ave #3
Layton, UT 84041
Phone: (801) 773-1919
Fax: (801) 773-1925

SURVEYED BY	SB	11/2024	
DESIGNED BY	SB	03/11/25	
DRAWN BY	SB		
CHECKED BY	SB		
APPROVED BY	SB		

1	PER CITY COMMENTS	12/19/2025
2	REVISED PHASE LINES	12/19/2025
3	REVISED ADDED TRAILS PER CITY	12/24/2025
4	REVISED PHASE LINES PER SKA	12/24/2025
5		

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

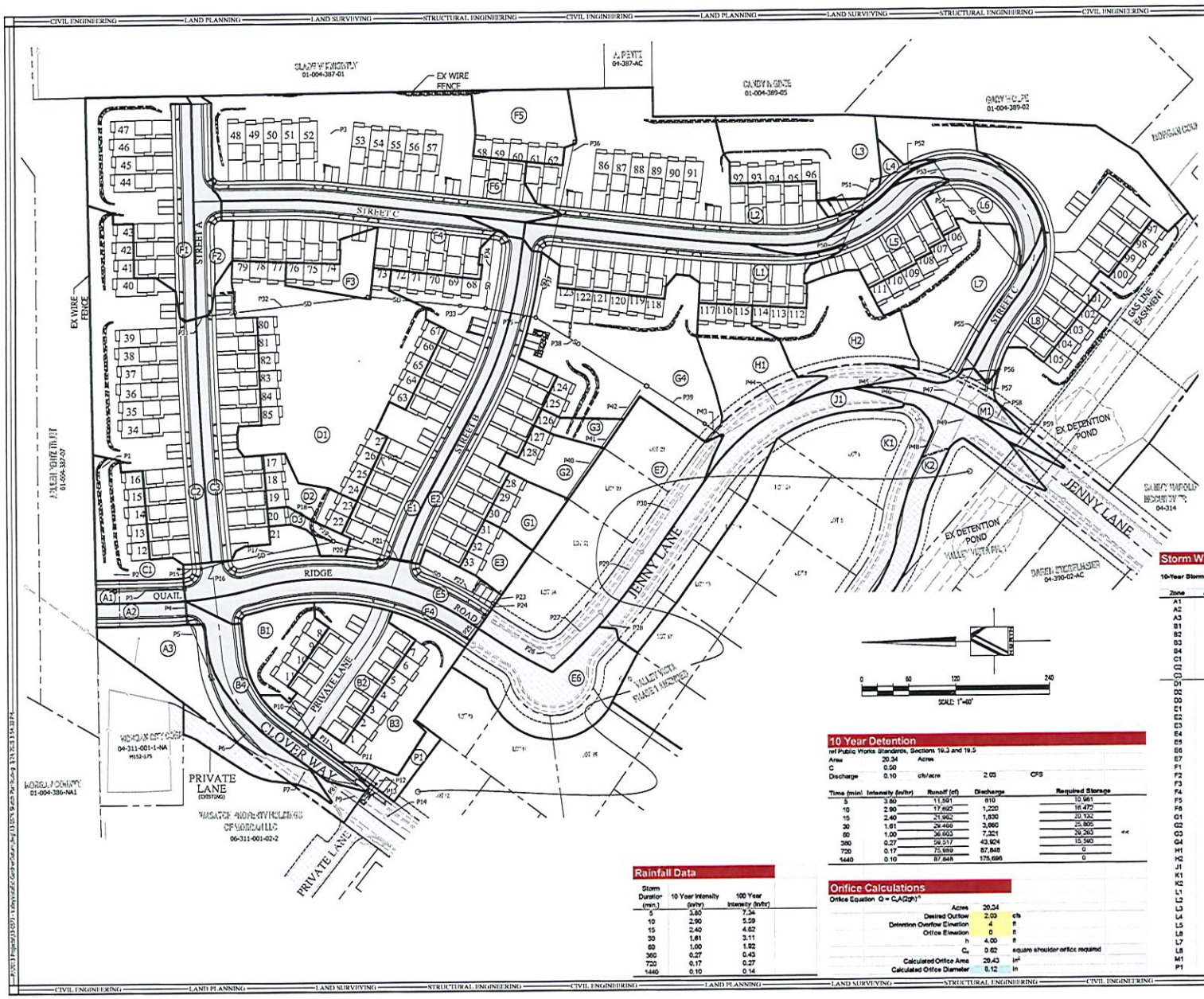
SHEET 6

DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001

JENNY LANE
SUNSET DRIVE
JENNY LANE
QUAIL RIDGE ROAD
CLOVER WAY
PRIVATE LANE
PRIVATE LANE
PRIVATE LANE

AVERAGE EXISTING SLOPE

0 60 120 240
SCALE: 1"=60'



Storm Water Run-off per Pipe

10-Year Storm - 15 Min tc

Pipe	Zones	Q (cfs)	
P4	A1	0.09	
P5	A1-2	0.19	
P6	A1-2	0.19	
P7	A1-2	0.19	
P8	A3	0.54	
P9	A1-3	0.73	
P10	B1	0.51	
P11	B1-2	0.91	
P12	B1-3	1.26	
P13	B1-4	1.46	
P14	A-B	2.17	*future
P15	C1	0.21	
P16	C1-2	1.58	
P17	C1-3	2.21	
P18	D1	1.39	
P19	D1-2	1.55	
P20	D-D	3.84	
P21	D+D+E1	4.88	
P22	D+D+E1-2	5.57	
P23	E3	0.13	
P24	C+D+E1-3	5.70	
P25	E4	0.26	
P26	C+D+E1-5	6.24	
P27	C+D+E1-5	6.24	
P28	E5	0.52	
P29	C+D+E1-6	7.08	
P30	C+D+E1-6	7.08	
P31	F1	0.78	
P32	F1-2	1.03	
P33	F1-3	1.19	
P34	F4	0.65	
P35	F1-4	1.84	
P36A	F5	0.31	
P36A	F1-5	1.81	
P37	F1-6	1.81	
P38	F1-6	3.65	
P39A	F1-6	3.65	
P39B	F1-6	3.65	
P40	G1	0.16	
P41	G1-2	0.32	
P42	G1-3	0.42	
P43	F1-6	5.08	
P44	C TO G	13.42	
P45	C TO H	13.85	
P46	H	0.64	
P47	C TO J	15.04	
P48	K1	2.64	
P49	K1-2	2.84	
P50	L1	0.79	
P51	L1-2	2.03	
P52	L1-3	2.54	
P53	L1-4	2.82	
P54	L1-5	3.01	
P55	L1-6	3.56	
P56	L1-7	4.19	
P57	L1-8	5.34	
P58	CL	23.32	
P59	CM	23.46	

Storm Water Run-off per Zone

10-Year Storm - 15 Min tc

Zone	Area (ac, ft.)	C Value	I (in/Hr)	Acres	Q (cfs)
A1	3,397	0.50	2.40	0.08	0.09
A2	3,464	0.50	2.40	0.08	0.10
A3	19,475	0.50	2.40	0.45	0.54
B1	9,106	0.50	2.40	0.21	0.26
B2	18,502	0.50	2.40	0.42	0.51
B3	14,600	0.50	2.40	0.34	0.40
B4	10,357	0.50	2.40	0.24	0.29
C1	11,181	0.50	2.40	0.26	0.31
D1	45,505	0.50	2.40	1.04	1.25
D2	23,594	0.50	2.40	0.54	0.65
D3	50,585	0.50	2.40	1.16	1.39
E1	5,776	0.50	2.40	0.13	0.16
E2	2,596	0.50	2.40	0.06	0.07
E3	37,754	0.50	2.40	0.87	1.04
E4	25,148	0.50	2.40	0.58	0.69
E5	4,777	0.50	2.40	0.11	0.13
E6	10,880	0.50	2.40	0.25	0.30
E7	19,757	0.50	2.40	0.45	0.54
F1	19,312	0.50	2.40	0.44	0.53
F2	45,570	0.50	2.40	1.05	1.26
F3	2,596	0.50	2.40	0.06	0.07
F4	37,754	0.50	2.40	0.87	1.04
F5	25,148	0.50	2.40	0.58	0.69
F6	4,777	0.50	2.40	0.11	0.13
G1	6,970	0.50	2.40	0.16	0.19
G2	5,050	0.50	2.40	0.12	0.14
G3	23,716	0.50	2.40	0.54	0.65
G4	11,287	0.50	2.40	0.26	0.31
H1	54,445	0.50	2.40	1.25	1.50
H2	5,635	0.50	2.40	0.13	0.16
J1	8,612	0.50	2.40	0.20	0.24
K1	2,926	0.50	2.40	0.07	0.08
K2	38,753	0.50	2.40	0.54	1.01
L1	15,817	0.50	2.40	0.36	0.44
L2	20,205	0.50	2.40	0.46	0.56
L3	23,055	0.50	2.40	0.53	0.64
L4	85,851	0.50	2.40	2.20	2.64
L5	11,154	0.50	2.40	0.26	0.31
L6	25,260	0.50	2.40	0.58	0.70
L7	48,056	0.50	2.40	1.10	1.32
L8	18,807	0.50	2.40	0.43	0.52
M1	3,046	0.50	2.40	0.07	0.08
P1	13,956	0.50	2.40	0.32	0.38
P2	17,602	0.50	2.40	0.41	0.49
P3	24,898	0.50	2.40	0.57	0.69
P4	41,807	0.50	2.40	0.96	1.15
M1	4,893	0.50	2.40	0.11	0.13
P1	3,193	0.50	2.40	0.07	0.09

10 Year Detention

ref Public Works Standards, Sections 19.3 and 19.5

Area	20.34	Acres	
C	0.50		
Discharge	0.10	cfs/acre	2.03 CFS

Time (min)	Intensity (in/hr)	Runoff (cf)	Discharge	Required Storage
5	3.80	11,561	610	10,951
10	2.90	17,662	1,220	16,472
15	2.40	21,962	1,830	20,132
30	1.61	29,466	3,660	25,806
60	1.00	36,663	7,321	29,343
360	0.27	59,317	43,924	15,393
720	0.17	75,989	87,848	0
1440	0.10	87,848	175,695	0

Rainfall Data

Storm Duration (min.)	10 Year Intensity (in/hr)	100 Year Intensity (in/hr)
5	3.80	7.34
10	2.90	5.59
15	2.40	4.62
30	1.61	3.11
60	1.00	1.92
360	0.27	0.43
720	0.17	0.27
1440	0.10	0.14

Orifice Calculations

Orifice Equation $Q = C_d A(2gh)^{0.5}$

Acres	20.34		
Desired Outflow	2.03	cfs	
Detention Overflow Elevation	4	ft	
Orifice Elevation	0	ft	
h	4.00	ft	
C_d	0.62		square shoulder orifice required
Calculated Orifice Area	29.43	in²	
Calculated Orifice Diameter	6.12	in	

PINNACLE
Engineering & Land Surveying, Inc.
337 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

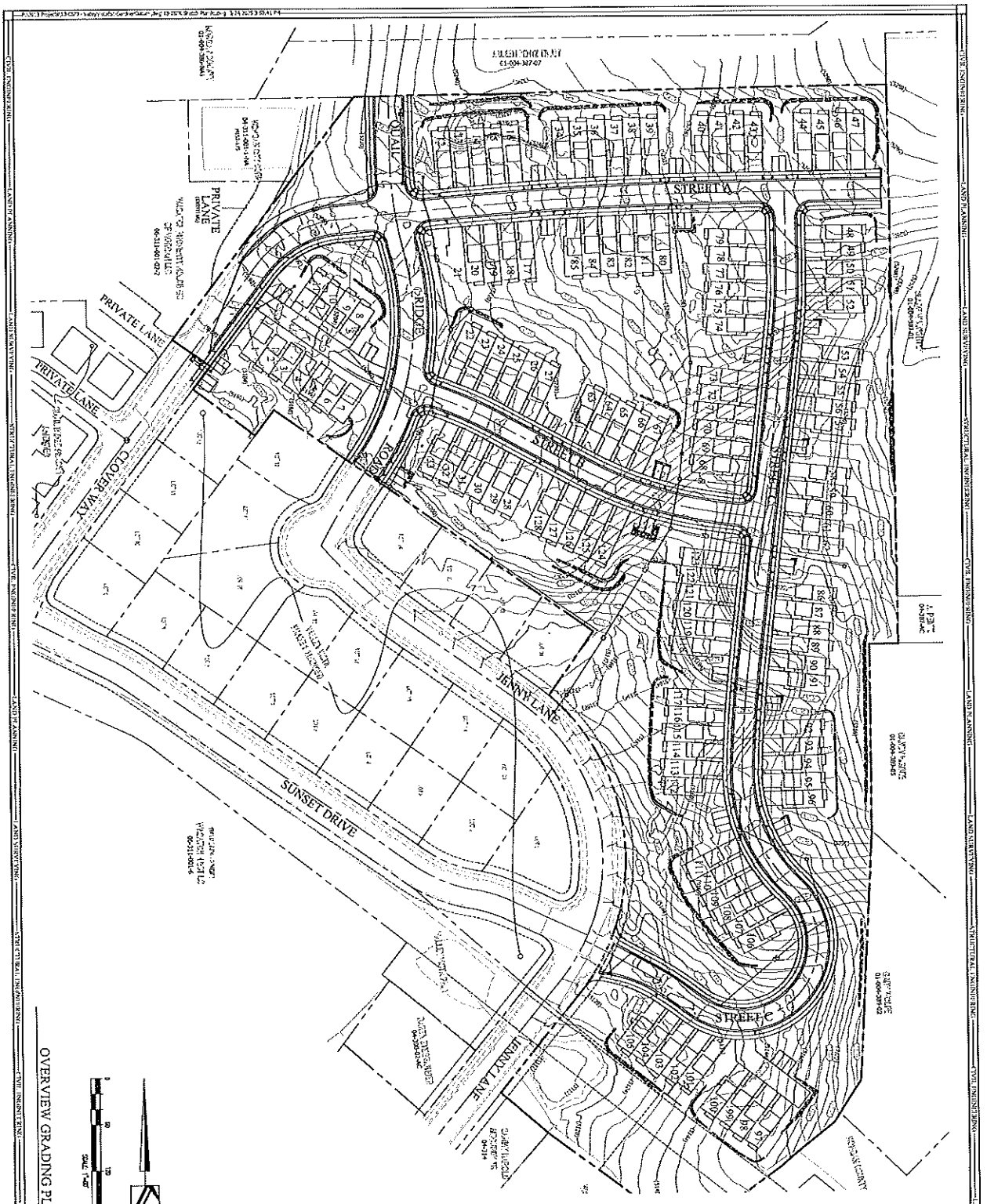
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
DRAINAGE CALCULATIONS
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

	BY	DATE
REVISION	SB	02/14/2025
PER CLIENT COMMENTS	SB	04/10/2025
ADJUSTED PIPE INVERT LOCATIONS	SB	04/17/2025
STREETS A & B	SB	04/18/2025
ADDED DI 7 & 28	SB	04/24/2025
REVISED PIPE SIZES TABLE 5&3	SB	04/24/2025
REVISED AREA TABLES 2&4	SB	04/24/2025

SURVEYED BY	SB	11/2024
DESIGNED BY	SB	
DRAWN BY	SB	02/10/25
APPROVED BY	SB	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
7



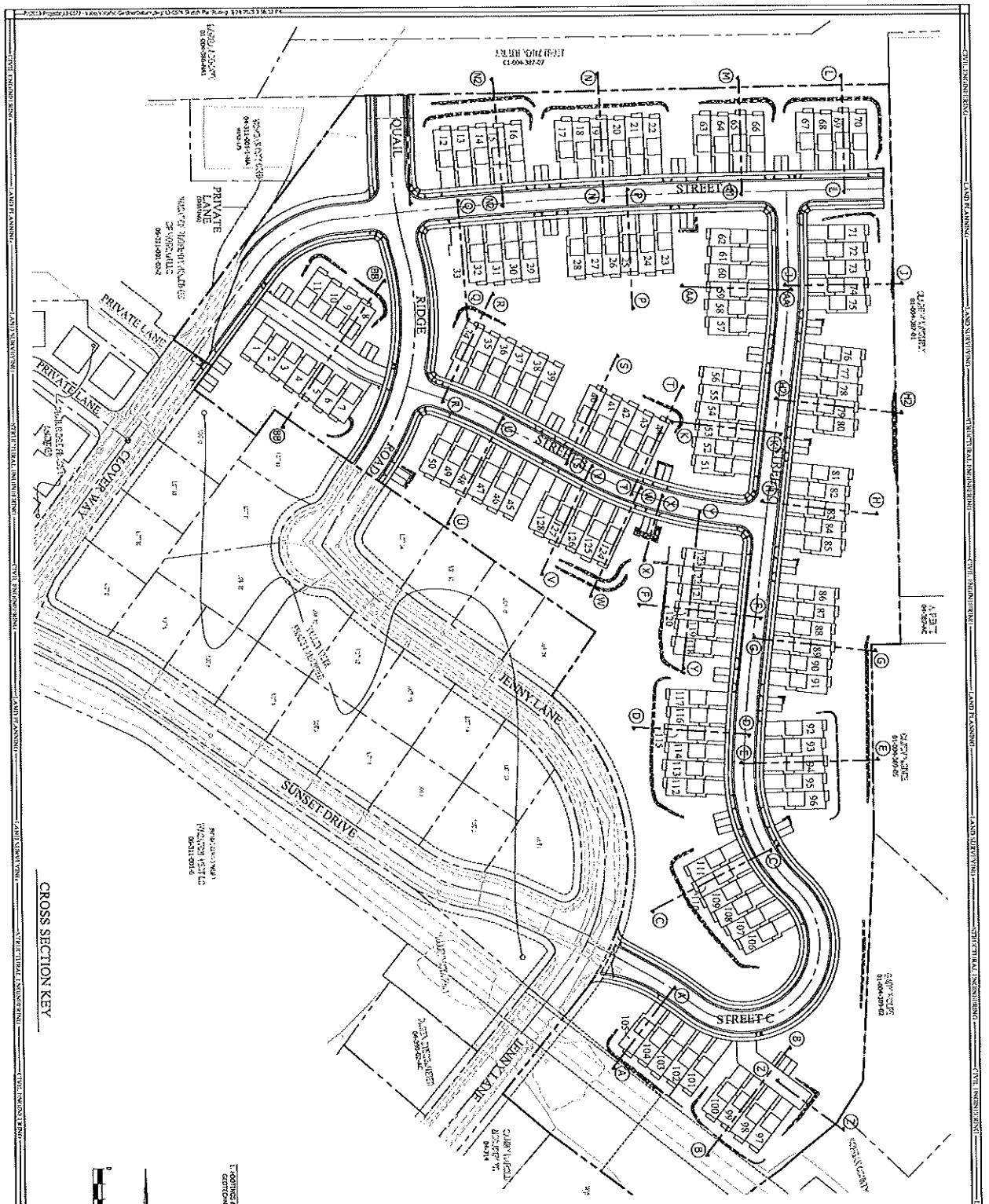
OVERVIEW GRADING PLAN

SURVEYED BY		REVISION	BY	DATE
SB	11/2024	PRIOR VERSION	SB	03/31/2025
DESIGNED BY		REVISED PHASE LINES	SB	04/17/2025
SB		ADJUSTED FOR HIGHWAY LOCATIONS		
DRAWN BY		STREETS A & B	SB	04/17/2025
SB	03/31/25	ADDED SH. 27 & 28	SB	04/17/2025
APPROVED BY		REVISED DWL AREA TABLE SH.3	SB	04/24/2025
SB		REVISED AREA TABLES SH.8	SB	04/24/2025

SHEET 8

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
OVERVIEW GRADING & DRAINAGE PLAN
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925



CROSS SECTION KEY

NOTES

1. FOOTINGS & FOUNDATIONS TO BEGIN ON SOIL PREPARED AS DIRECTED BY A GEOTECHNICAL ENGINEER - TYPICAL

SCALE: 1"=60'

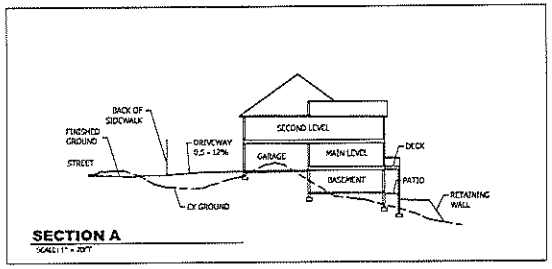
SURVEYED BY		REVISION	BY	DATE
SB	11/2024	PRELIMINARY	SB	03/18/2025
DESIGNED BY		REVISED PHASE LINES	SB	03/19/2025
SB		ADJUSTED FIRE HYDRANT LOCATIONS		
DRAWN BY		STREETS A & B	SB	03/19/2025
SB	03/11/25	ADDED SHT 27 & 28	SB	03/19/2025
APPROVED BY		REVISED PHA AREA TABLE SHT 3	SB	03/24/2025
SB		REVISED AREA TABLES SHT 4	SB	03/26/2025

811 BLUESTAKES
811 OR 1-800-662-4111
NOT LESS THAN 48 HOURS BEFORE DIGGING

SHEET 9

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
CROSS SECTION KEY
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

PINNACLE
Engineering & Land Surveying, Inc.
237 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925



SECTION A

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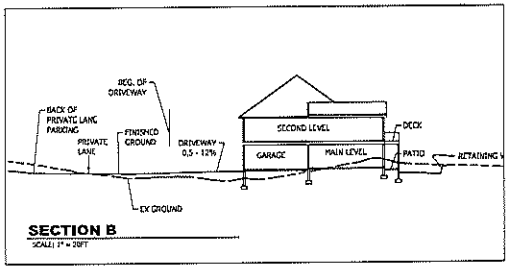

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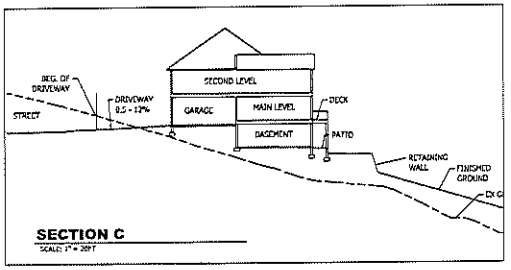

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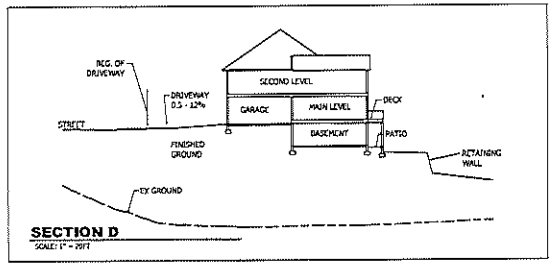

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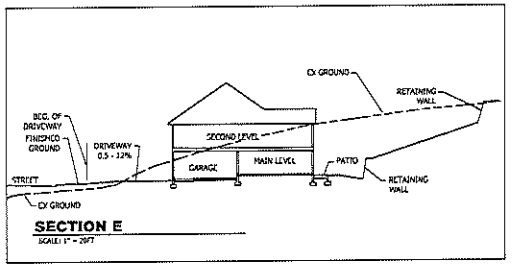

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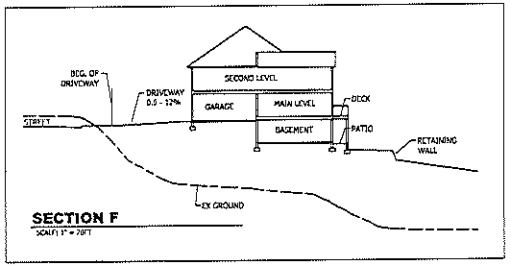

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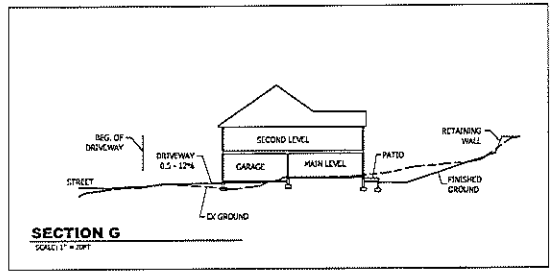

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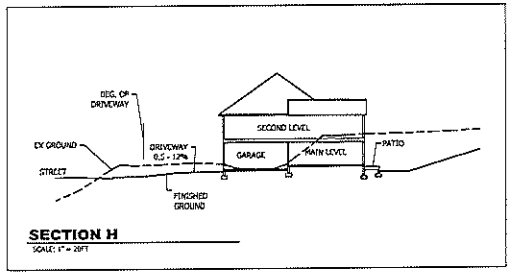

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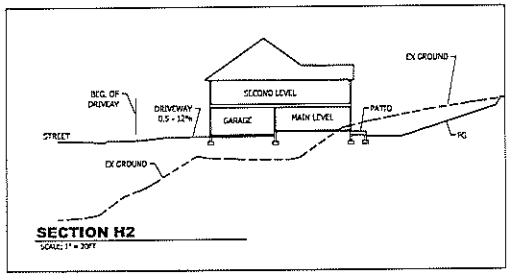

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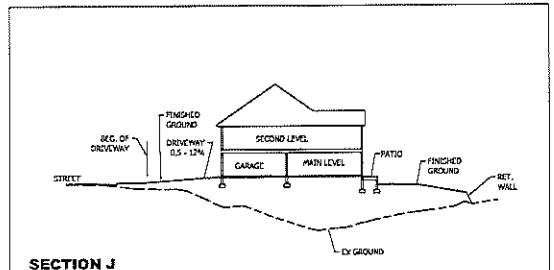

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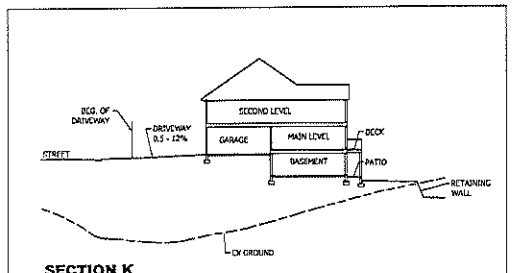

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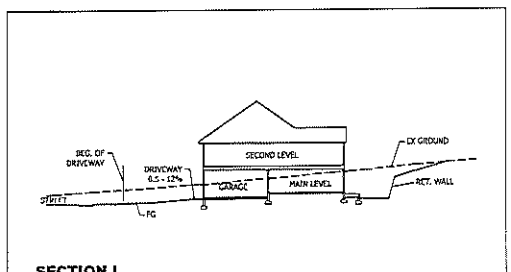


SECTION L

SCALE: 1" = 20FT

PINNACLE
Engineering & Land Surveying, Inc.
377 Westgate Ave #3
Layton, UT 84041
Phone: (801) 773-1810
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
UNIT CROSS SECTIONS A-L
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

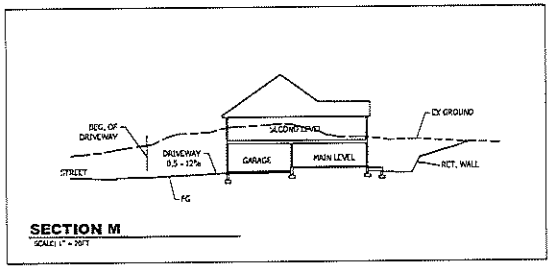
BY	DATE
SJS	04/18/2025
SJS	04/30/2025
SJS	05/07/2025
SJS	05/13/2025
SJS	05/23/2025
SJS	05/24/2025
SJS	05/24/2025

SURVEYED BY	
SJS	11/2024
DESIGNED BY	
SJS	
DRAWN BY	
SJS	02-11-25
APPROVED BY	
SJS	

1 REVISION	
FROM VERSION	
REVISED PLOT DATES	
REVISED PLOT AMOUNT (QUARTS=6)	
REVISED TABLE	
ADDED SW 27 & 28	
REVISED PER ASSA PHASE 2&3	
REVISED PER ASSA PHASE 2&3	
REVISED PER TAGGS 2&4	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
10.1



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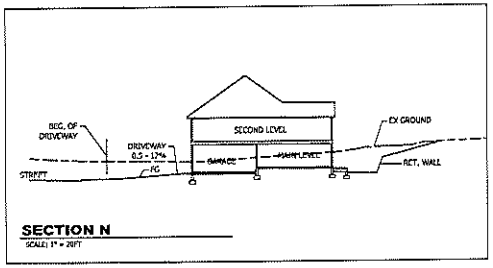

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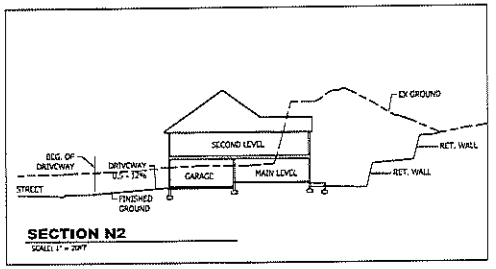

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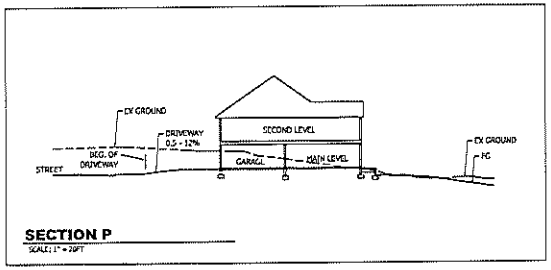

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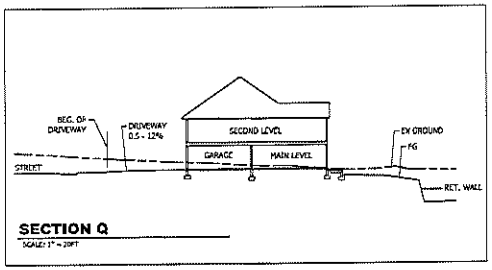

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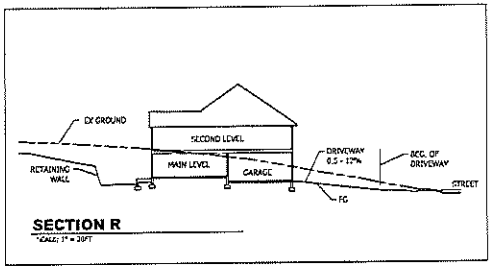

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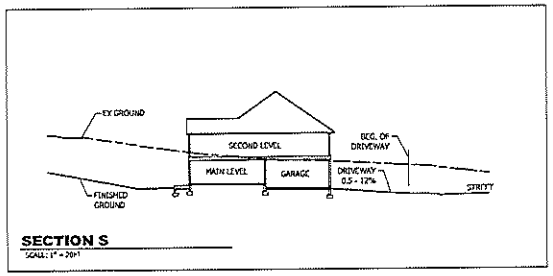
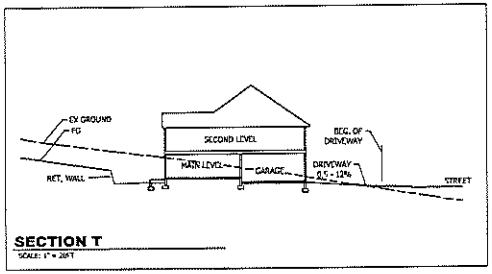


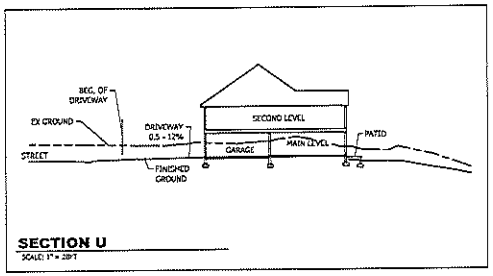
SECTION S

SCALE: 1" = 20FT



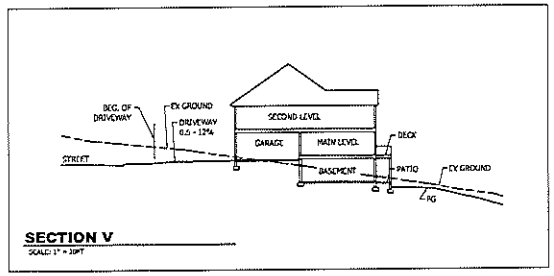
SECTION T

SCALE: 1" = 20FT



SECTION U

SCALE: 1" = 20FT



SECTION V

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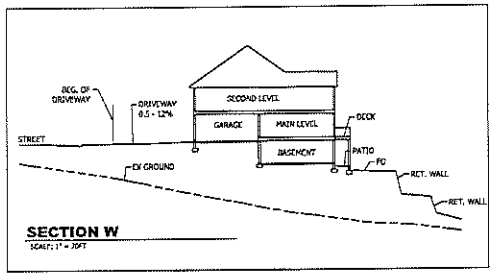
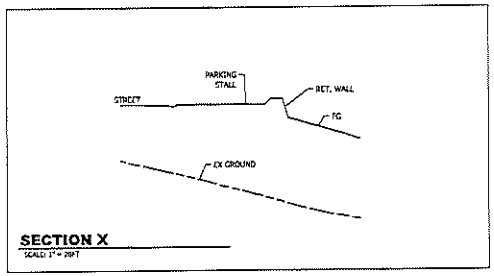


SECTION W

SCALE: 1" = 20FT



SECTION X

SCALE: 1" = 20FT

PINNACLE
Engineering & Land Surveying, Inc.
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
UNIT CROSS SECTIONS M-X
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

BY	DATE
SB	11/2024
SB	11/2024
SB	03/11/25
SB	03/11/25
SB	03/11/25
SB	03/11/25
SB	03/11/25
SB	03/11/25

SURVEYED BY
SB 11/2024

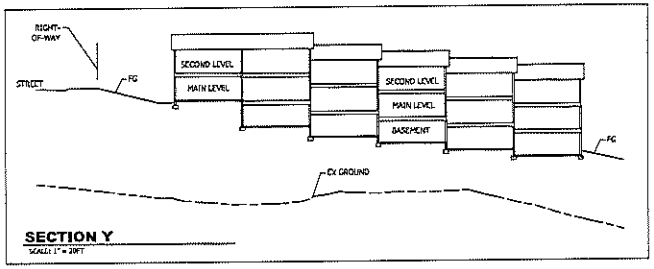
DESIGNED BY
SB

DRAWN BY
SB 03/11/25

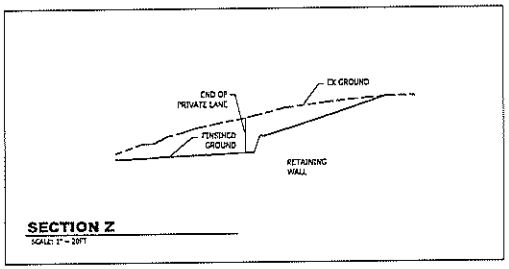
APPROVED BY
SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
10.2



SECTION Y
SCALE: 1" = 20FT



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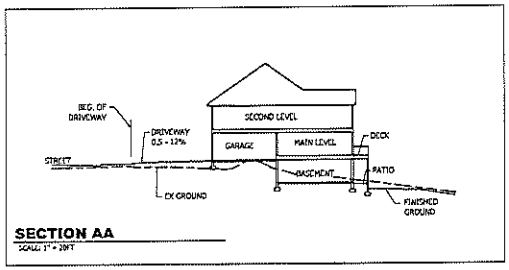

SECTION AA
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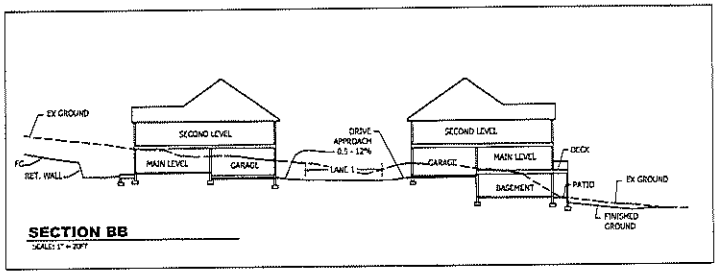


SECTION BB
SCALE: 1" = 20FT

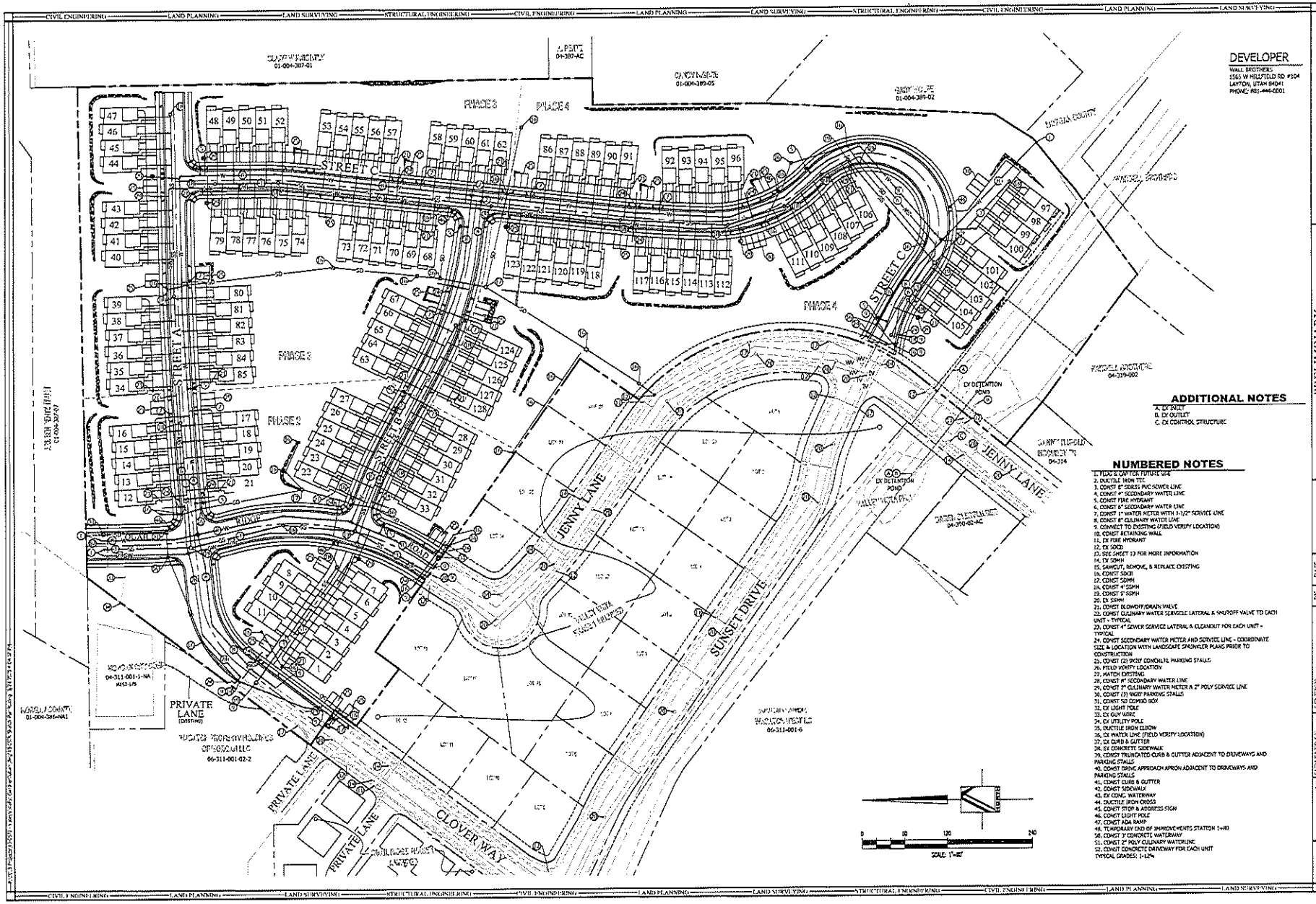
PINNACLE
Engineering & Land Surveying, Inc.
327 West Golden Ave #3
Layton, UT 84041
Phone: (801) 773-1930
Fax: (866) 774-1925

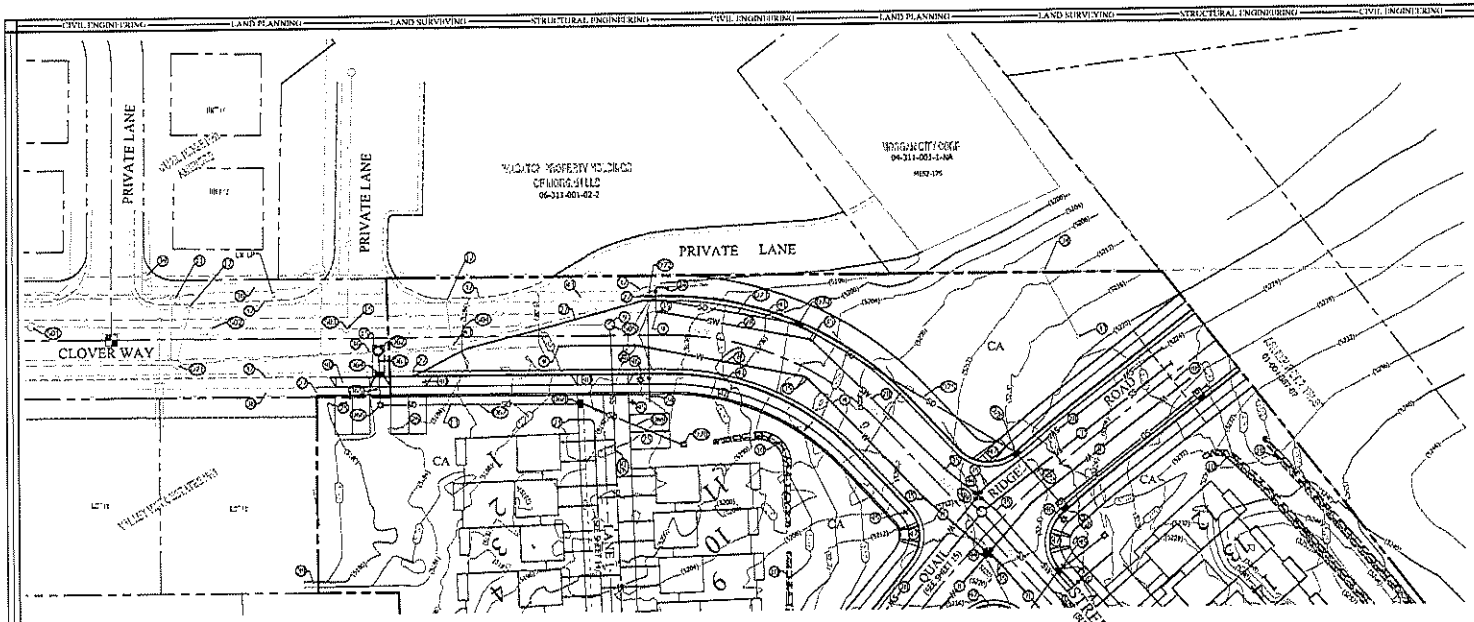
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
UNIT CROSS SECTIONS Y-DD
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

SURVEYED BY	DESCRIPTION	BY	DATE
SB 11/2024	PER AHJ COM	SB	02/10/2025
	EXISTING PHASE LINES	SB	03/19/2025
DESIGNED BY	ADJUSTED FOR IMPACT GRADING	SB	04/17/2025
SB	STREETS A & B	SB	04/17/2025
DRAWN BY	ADDED SA, FB & 23	SB	04/17/2025
SB 05/11/25	ADDED PHASE 3 & PHASE 4	SB	05/13/2025
CHECKED BY	ENGINEERING COMMENTS	SB	05/29/2025
SB			

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
10.3


DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001
PHASE 2
PHASE 3
PHASE 4
STREET A
STREET B
STREET C
JENNY LANE
SUNSET DRIVE
CLOVER WAY
PRIVATE LANE
PRIVATE LANE (EXISTING)
EX DETENTION POND
ADDITIONAL NOTES
A. EX INLET
B. EX OUTLET
C. EX CONTROL STRUCTURE
NUMBERED NOTES
1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SOCO
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4" SDMH
19. CONST 5' SDMH
20. EX SDMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) 9'X20' CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (3) 9'X20' PARKING STALLS
31. CONST SD COMBO BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST SIDEWALK APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST TYP. 9 ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT
TYPICAL GRADES: 1-12%
SCALE: 1"=60'
0 60 120 240
PINNACLE
Engineering & Land Surveying, Inc.
337 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1930
Fax: (801) 773-1935
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
OVERVIEW UTILITY PLAN
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K
SURVEYED BY SG 11/2024
DESIGNED BY SB
DRAWN BY SB
CHECKED BY SB
APPROVED BY SB
REVISION | BY | DATE
PHASE REVISION | SG | 02/17/2025
REVISED PHASE LINES | SG | 03/17/2025
ADJUSTED LOT & PAVEMENT LOCATIONS | SG | 04/07/2025
STREETS A & B | SG | 04/17/2025
REVISED PHASE LINES | SG | 04/28/2025
REVISED MAIN LINES SH 4 | SG | 05/29/2025
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING
SHEET
11


PRIVATE LANE
PRIVATE LANE
PRIVATE LANE
CLOVER WAY
RIDGE D
RIDGE D
CA
CA
CA
CA
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
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LOT 14
LOT 15
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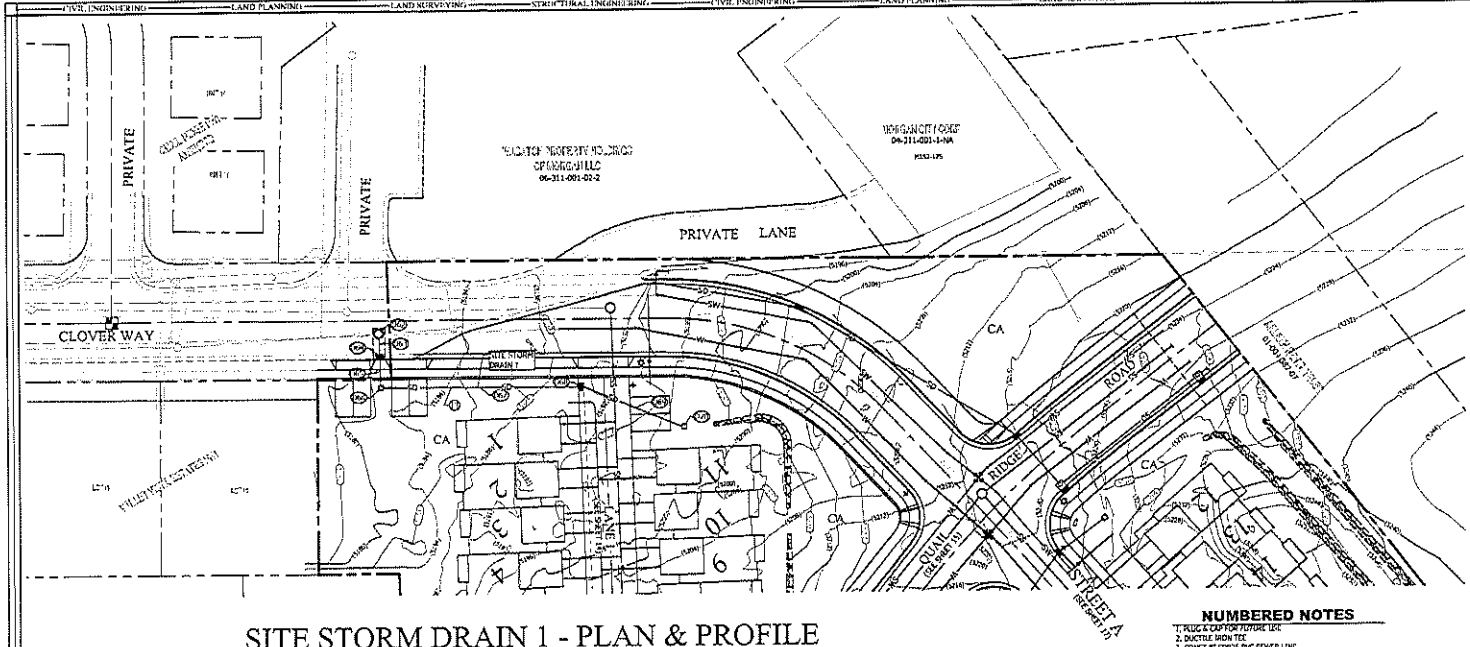
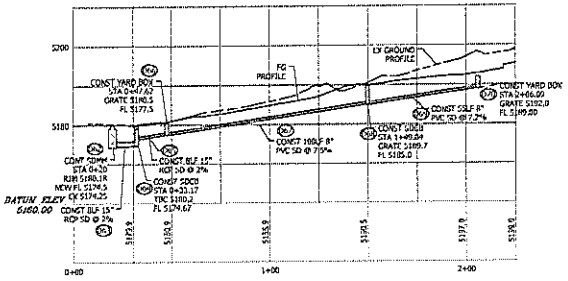
LOT 18
LOT 19
LOT 20
LOT



SITE STORM DRAIN 1 - PLAN & PROFILE



NUMBERED NOTES

1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 15 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4' CDMH
19. CONST 5' SDMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICLE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) 9X18' CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (3) 9X20' PARKING STALLS
31. CONST SD COMBO BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT
TYPICAL GRADES: 1-12%

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CA COMMON AREA
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCES CONSERVATION SERVICE
- P.U.E.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- UPLT UTILITY POLE LIGHT
- WM WATER METER
- E 1 ENTRY # - OFFICIAL RECORDS
- PK PK MONU.

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- W NEW CULINARY WATERLINE
- OHP EX. OVERHEAD POWER LINE
- SD EX. STORM DRAIN
- SS EX. SANITARY SEWER
- T EX. TELEPHONE LINE
- G EX. GAS LINE
- CTV EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001

PINNACLE
Engineering & Land Surveying, Inc.
321 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

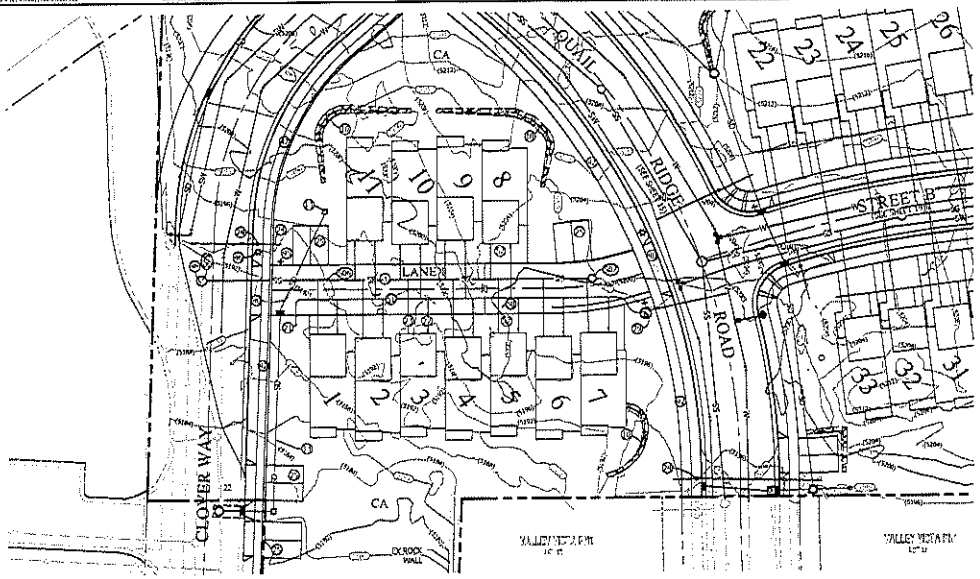
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
SITE STORM DRAIN 1 - PLAN & PROFILE
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

BY	DATE	REVISION
SB	03/10/2025	REVISED PER COMMENTS
SB	04/17/2025	FIX CDSD PIPE LINES
SB	05/12/2025	ADDED SDMH LOCATIONS
SB	05/19/2025	ADDED SDCB STA 0+33.17
SB	05/23/2025	ADDED SDMH STA 1+49.59
SB	05/24/2025	FIX CDSD PIPE LINES

STARTED BY SB 11/2024
DESIGNED BY SB
DRAWN BY SB
CHECKED BY SB
APPROVED BY SB

CALL BLUESTAKES 1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET 13

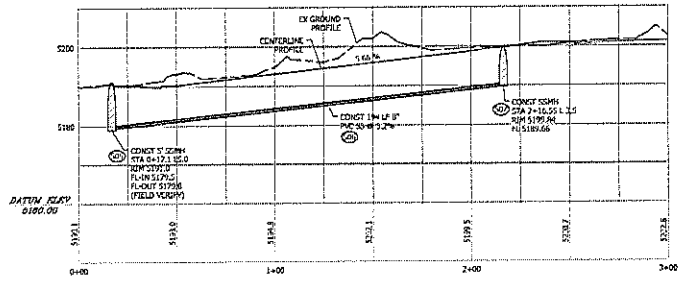


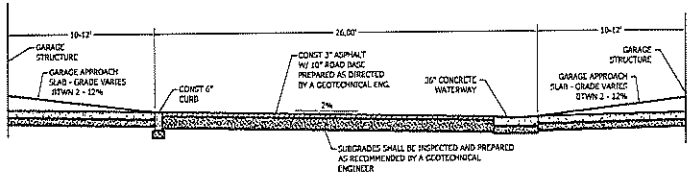
NUMBERED NOTES

1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 8" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SSMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SSMH
18. CONST 4" SSMH
19. CONST 5' SSMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) 19'X20' CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (3) 19'X20' PARKING STALLS
31. CONST 20' COMBO FOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+60
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT

TYPICAL GRADES: 1-12%

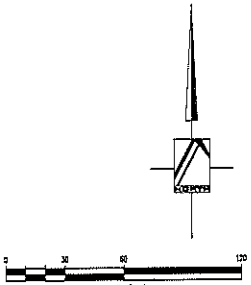
LANE 1 - PLAN & PROFILE 0+00 TO 5+00





PRIVATE LANE CROSS-SECTION

DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- TW TOP/WHARE
- C&G CURB AND GUTTER
- CB CATCH BASIN — CA COMMON AREA
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- GV GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCE'S CONSERVATION SERVICE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- ULP UTILITY/LIGHT POLE
- WM WATHOUT
- ENTRY # - OFFICIAL RECORDS
- PH PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- W NEW CULINARY WATERLINE
- OHP EX. OVERHEAD POWER LINE
- SD EX. STORM DRAIN
- SS EX. SANITARY SEWER
- T EX. TELEPHONE LINE
- G EX. GAS LINE
- CTV EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

PINNACLE
Engineering & Land Surveying, Inc.
337 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
LANE 1 - PLAN & PROFILE 0+00 TO 5+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

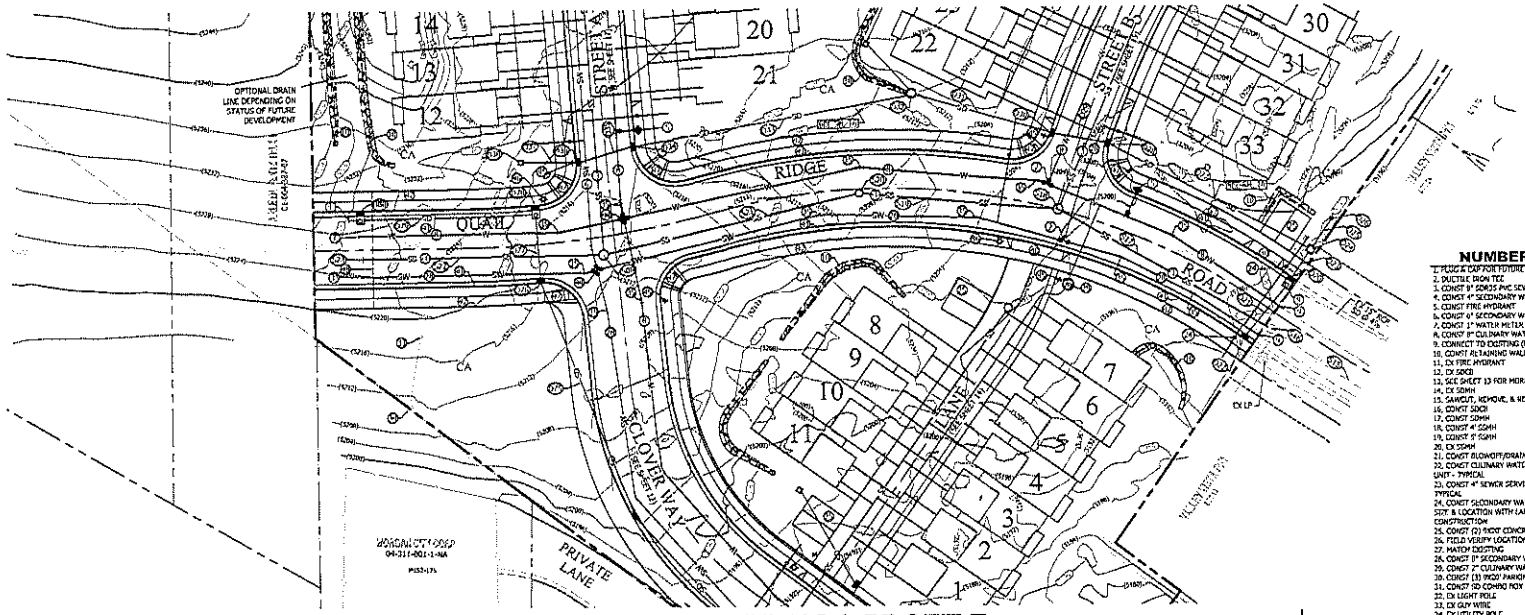
NO	REVISION	BY	DATE
1	REVISED PHASE LINES	SB	04/15/2025
2	ADJUSTED EPF IN PLANT LOCATIONS	SB	04/15/2025
3	STREETS A & B	SB	04/15/2025
4	ADDED SH. 17 & 23	SB	04/16/2025
5	REVISED POC, EOA PHASE 3&4	SB	04/16/2025
6	REVISED 4/28 TO ALIS 24-7	SB	04/28/2025

SURVEYED BY: SB 11/2024
DESIGNED BY: SB
DRAWN BY: SD 02/11/25
APPROVED BY: SB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
14

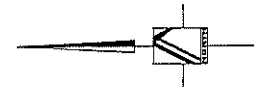
DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD # 104
LAYTON, UTAH 84041
PHONE: 801-444-0001

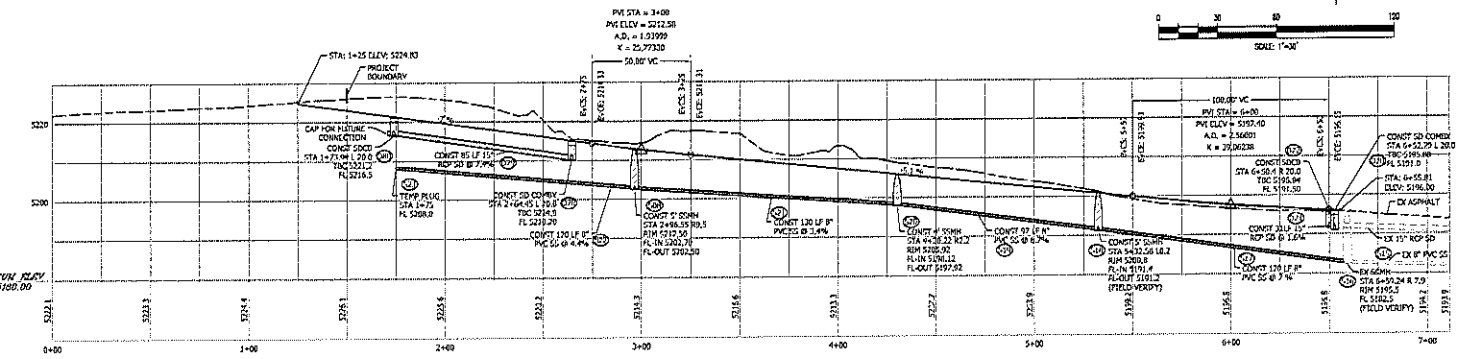


QUAIL RIDGE ROAD - PLAN & PROFILE

NUMBERED NOTES

1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SSMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SSMH
18. CONST 4' SSMH
19. CONST 5' SSMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICLE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) 9'X20' CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 1" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (3) 9'X20' PARKING STALLS
31. CONST SD COMBO MH
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT
TYPICAL GRADES: 1-12%





PINNACLE
Engineering & Land Surveying, Inc.
237 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1918
Fax: (801) 773-1925

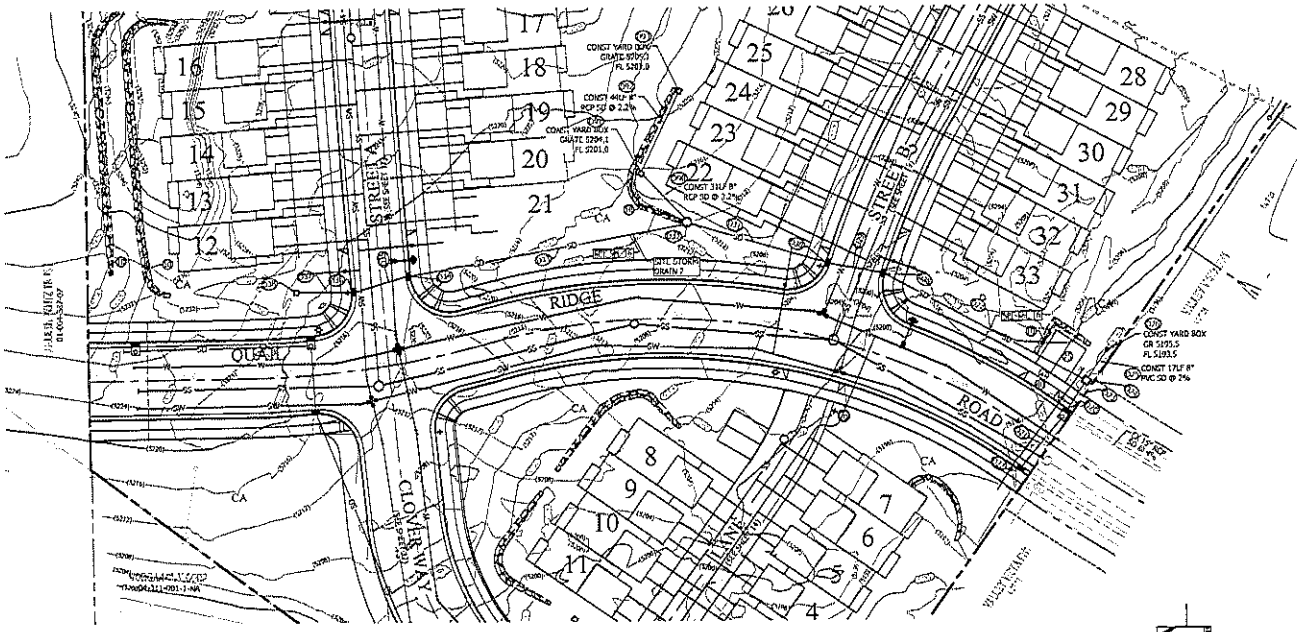
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
QUAIL RIDGE ROAD PLAN & PROFILE
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

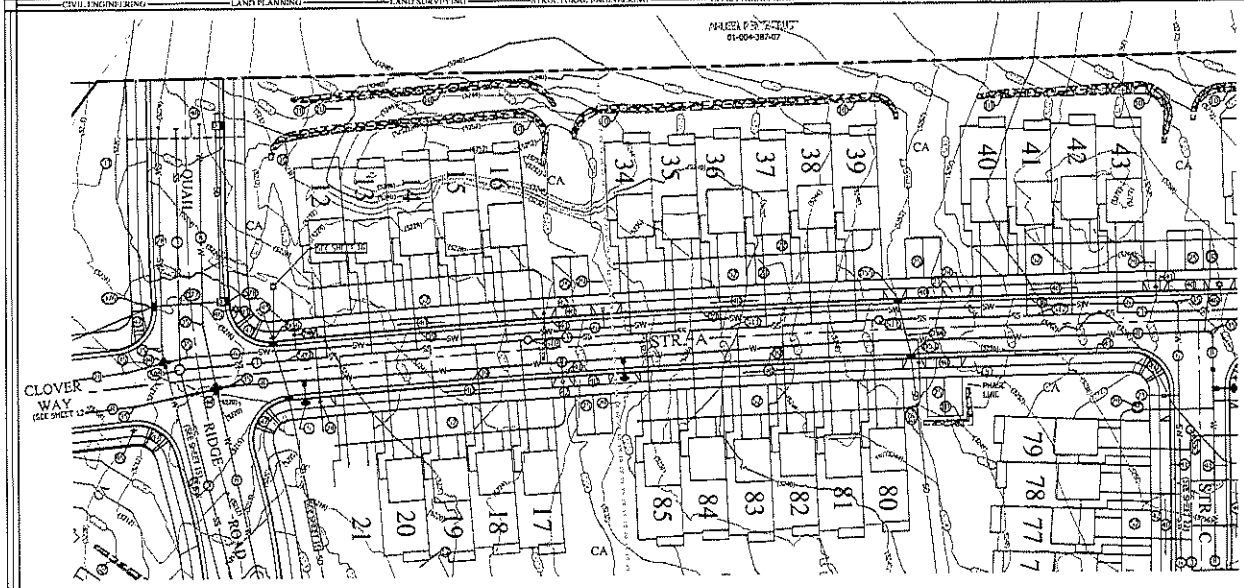
BY	DATE
SB	03/12/2025
SB	04/11/2025
SB	05/19/2025
SB	06/04/2025
SB	06/04/2025

SURVEYED BY	DATE
SB	11/2024
DESIGNED BY	
SD	
DRAWN BY	
SB	03/19/25
APPROVED BY	
SB	

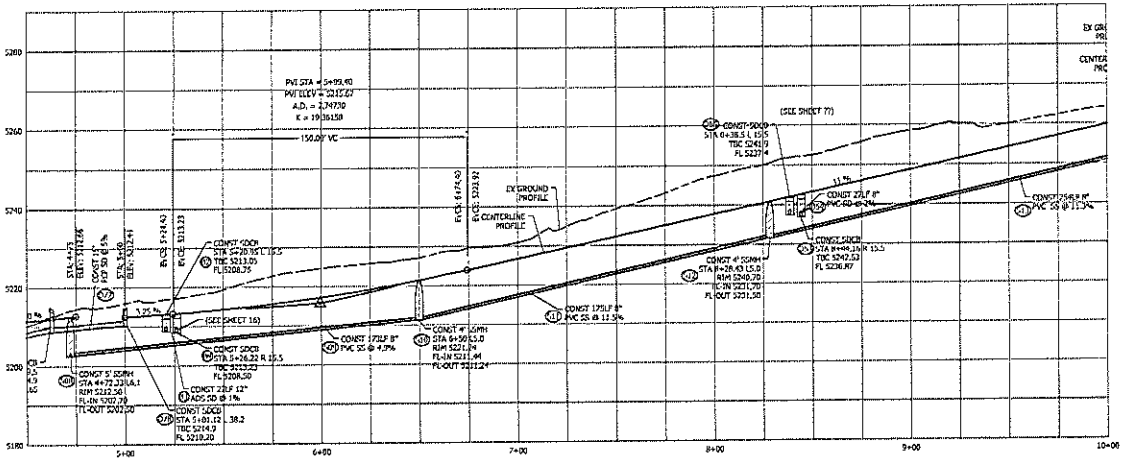
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
15


STREET A
STREET B
RIDGE
QUAIL
ROAD
CLOVER VIEW WAY
CONST YARD BOX GRATE ELEV 5205.0 FL 5203.0
CONST 44LF 8" RCP SD @ 2.2%
CONST YARD BOX GRATE ELEV 5204.1 FL 5201.0
CONST 31LF 8" RCP SD @ 2.2%
CONST YARD BOX GR 5205.5 FL 5203.5
CONST 17LF 8" PVC SD @ 2%
CONST 8" SEWER
CONST 8" SEWER
CONST 8" SEWER



STREET A PLAN & PROFILE 5+00 TO 10+00



DEVELOPER

WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001

NUMBERED NOTES

1. FUTURE COMPONENT USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 8" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 12 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4" SDMH
19. CONST 5' SDMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICLE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) INCH CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (3) INCH PARKING STALLS
31. CONST SD COMBO BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
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51. CONST 2" POLY CULINARY WATERLINE
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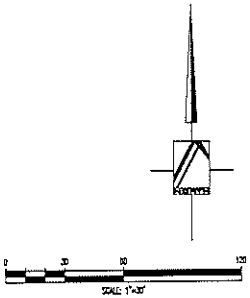
TYPICAL GRADES: 1-12%



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

FH	FIREHYDRANT
C&G	CURB AND GUTTER
CB	CATCH BASIN
CA	COMMON AREA
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.E.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
U/G	UTILITY (#'s)
LP	LIGHT/LIGHT POLE
W/O	WITHOUT
# ENTRY #	OFFICIAL RECORDS
PHONE	PHONE
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CW	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EXISTING TREE
	EXISTING PINE TREE
	PARCEL CORNER
	EXISTING CONCRETE
	EXIST. CONC. C&G OR SIDEWALK
	EXISTING ASPHALT
	NEW ASPHALT
	ASPHALT SAWCUT
	NEW CONC. C&G

PINNACLE
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Layton, UT 84041
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Fax: (801) 773-1925

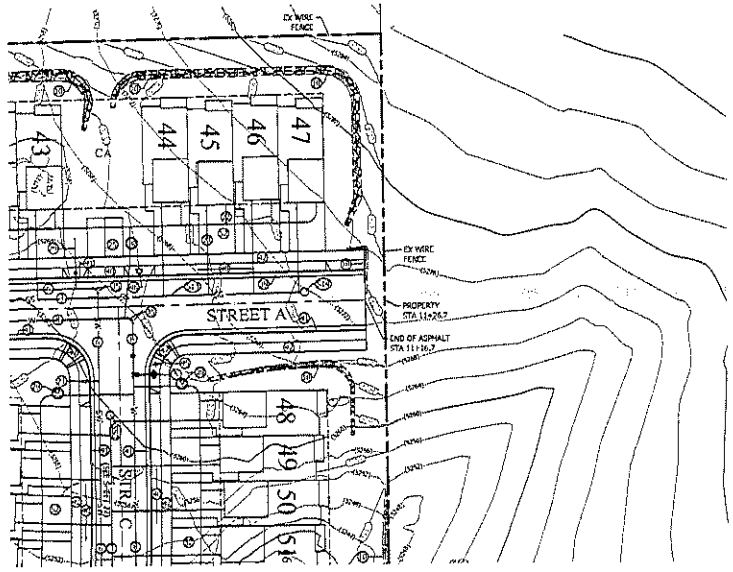
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
STREET A PLAN & PROFILE 5+00 TO 10+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

BY	DATE
SB	2/11/2025
SB	3/11/2025
SB	6/11/2025
SB	6/19/2025
SB	6/24/2025
SB	6/25/2025

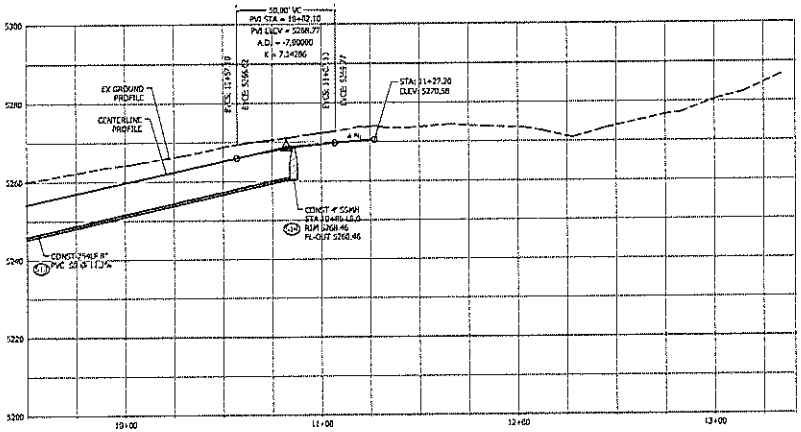
BY	REVISION
SB	11/2024
SB	ADDED DRIVEWAYS
SB	ADDED DRIVEWAY LOCATIONS
SB	STREETS A & B
SB	ADDED SW STA 23
SD	02/11/25
SB	REVISED SDCB AT STREET A & 1
SB	REVISED SDCB AT STREET A & 1

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
17



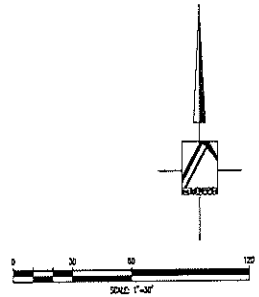
STREET A PLAN & PROFILE 10+00 TO 13+00



NUMBERED NOTES

1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SSMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4" SSMH
19. CONST 5' SSMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICELINE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) 9'X20' CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (7) 9X20' PARKING STALLS
31. CONST SD COMBO BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT
TYPICAL GRADES: 1-12%

DEVELOPER
WALL BROTHERS
2565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN (CA COMMON AREA)
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
UP/LP	UTILITY/LIGHT POLE
W/O	WITHOUT
P.F.O.R.	PARTY # - OFFICIAL RECORDS
PM	PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — NEW STORM DRAIN
- SS — NEW SANITARY SEWER
- W — NEW CULINARY WATERLINE
- OHP — EX. OVERHEAD POWER LINE
- SD — EX. STORM DRAIN
- SS — EX. SANITARY SEWER
- T — EX. TELEPHONE LINE
- G — EX. GAS LINE
- CTV — EX. CULINARY WATERLINE
- W — EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) — EG CONTOUR MAJOR
- (4250) — EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

PINNACLE
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Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1935

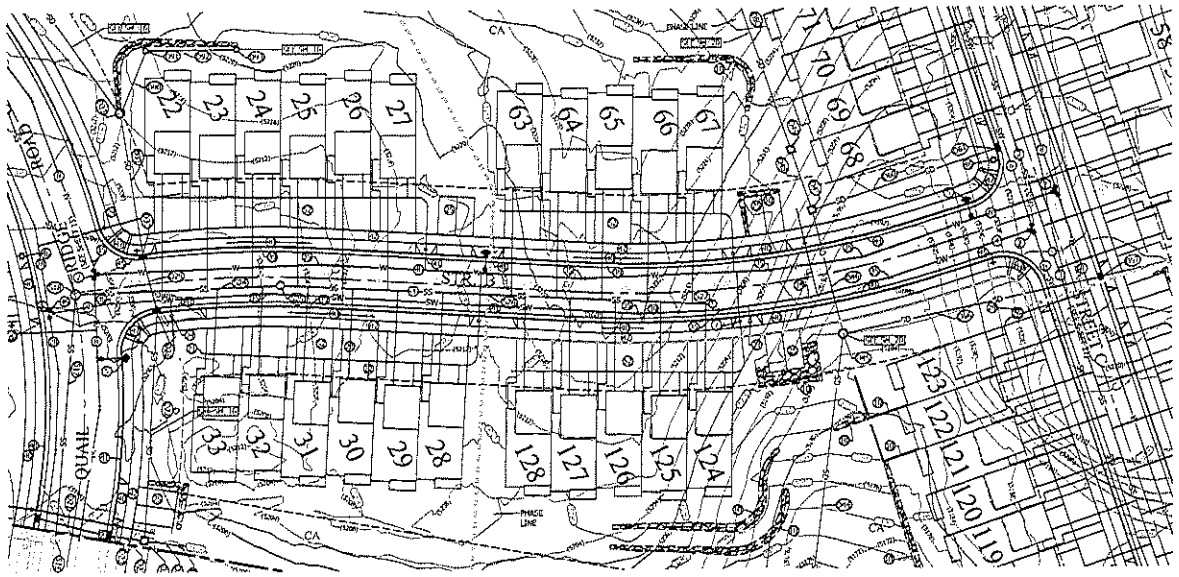
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
STREET A PLAN & PROFILE 10+00 TO 13+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

BY	DATE	REVISION
SJS	12/20/2013	REVISED PER COMMENTS
SJS	03/19/2014	REVISED PER COMMENTS
SJS	04/29/2014	ADJUSTED PIPE LAYOUT (SEAT 2/26)
SJS	05/14/2014	STREETS A & B
SJS	05/27/2014	ADJUSTED STREET A
SJS	06/24/2014	REVISED PER CITY COMMENTS

SURVEYED BY: SJS 11/2014
DESIGNED BY: SJS
DRAWN BY: SJS 03.11.15
APPROVED BY: SJS

CALL BLUESTAKES 1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
18



NUMBERED NOTES

1. POND B OPTION FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 8" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SSCH
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4' SSMH
19. CONST 5' SSMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICLE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
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27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
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31. CONST 2D CONNS BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
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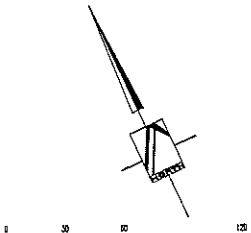
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ASH RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT
TYPICAL GRADES: 1-12%

DEVELOPER
WALL BROTHERS
1505 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001



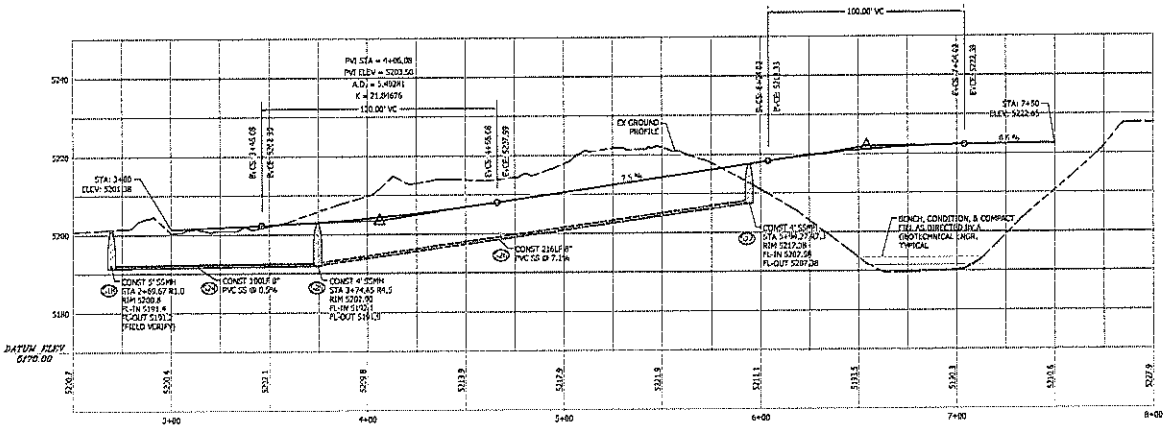
LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM BENCHMARK
C&G CURB AND GUTTER
CB CATCH BASIN
CA COMMON AREA
CP CONTROL POINT
P.O.B. POINT OF BEGINNING
FH FIRE HYDRANT
G.V. GATE VALVE
IRR IRRIGATION
LD LAND DRAIN
LDMH LAND DRAIN MANHOLE
MH MANHOLE
MON MONUMENT
NRCS NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
ROW RIGHT OF WAY
SD STORM DRAIN
SDCB STORM DRAIN CATCH BASIN
SDMH STORM DRAIN MANHOLE
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
UP UTILITY POLE
UPL UTILITY/LIGHT POLE
W/ WITH/GO
1 RITE 7 - OFFICIAL RECORDS PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- PAVEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

STREET B PLAN & PROFILE 2+00 TO 8+00



PINNACLE
Engineering & Land Surveying, Inc.
337 West Golden Avenue
Logan, UT 84341
Phone: (801)753-0918
Fax: (801)753-0935

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
STREET B PLAN & PROFILE 2+00 TO 8+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

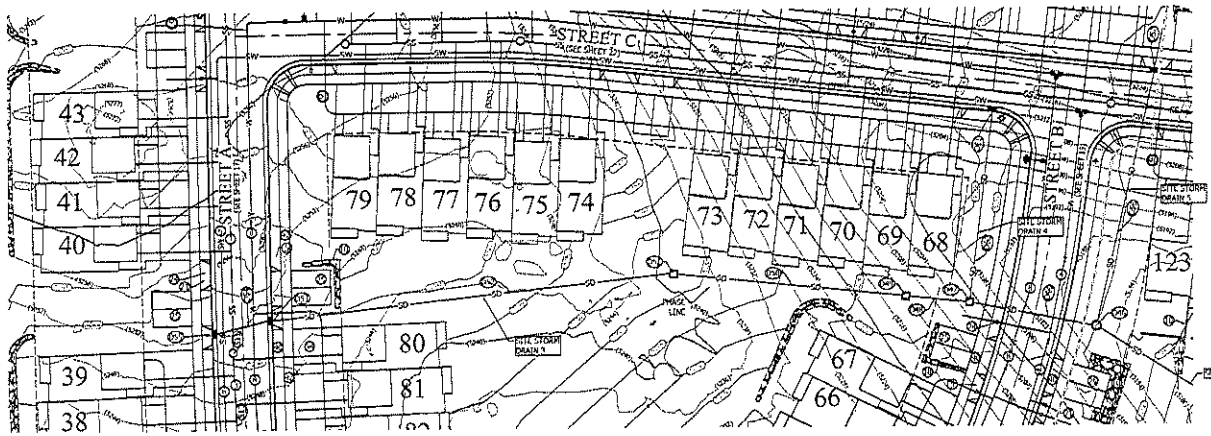
BY	DATE
SPB	04/10/2025
SPB	04/10/2025
SPB	03/10/2025
SPB	03/10/2025
SPB	02/10/2025
SPB	02/10/2025

REVISION	DESIGNED BY	DRAWN BY	CHECKED BY
PRELIMINARY	SPB	SPB	SPB
REVISED PER COMMENTS			
REVISED PER CLIENT REQ'S			
REVISED PER CLIENT REQ'S			
REVISED PER CLIENT REQ'S			

SURVEYED BY SPB 11/2024
DESIGNED BY SPB
DRAWN BY SPB 03/10/25
CHECKED BY SPB
APPROVED BY SPB

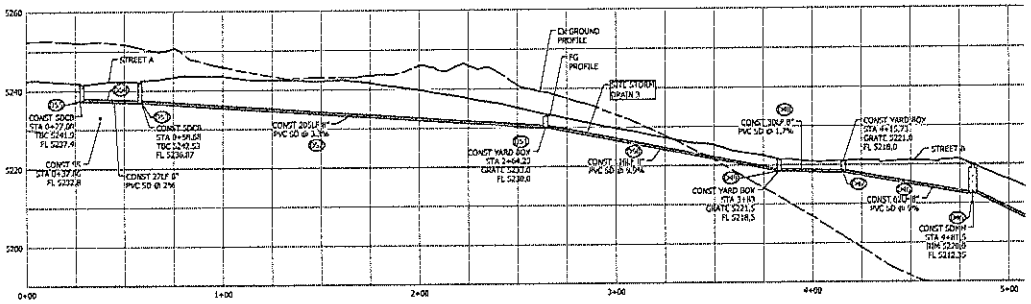
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
19

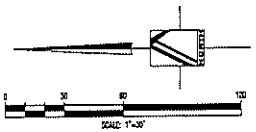


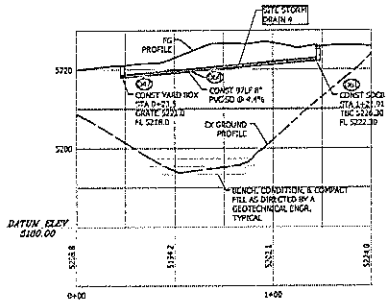
NUMBERED NOTES

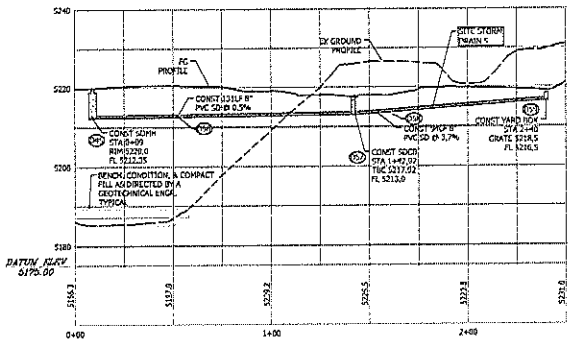
1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH (-1.0)' SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4" SDMH
19. CONST 5' SDMH
20. EX SSMH
21. CONST BUBNOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER METER AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
25. CONST (2) 9X20' CONCRETE PARKING STALLS
26. FIELD VERIFY LOCATION
27. MATCH EXISTING
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER METER & 2" POLY SERVICE LINE
30. CONST (2) 9X20' PARKING STALLS
31. CONST SD COMBO BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & CUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+88
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT
TYPICAL GRADES: 1-12%



SITE STORM DRAIN 3 - PLAN & PROFILE 0+00 TO 5+00







SITE STORM DRAINS 4 & 5 - PLANS & PROFILES

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- CG&G CURB AND GUTTER
- CB CATCH BASIN CA COMMON AREA
- CP CONTROL POINT
- P.O.C. POINT OF COMMENCING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCES CONSERVATION SERVICE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- UPLT UTILITY/LIGHT POLE
- W/O WITHOUT
- W/R/E W = OFFICIAL RECORDS
- PH PHONE

- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- W NEW CULINARY WATERLINE
- OHP FX. OVERHEAD POWER LINE
- SD FX. STORM DRAIN
- SS FX. SANITARY SEWER
- T EX. TELEPHONE LINE
- G EX. GAS LINE
- CTV EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

DEVELOPER
WALL BROTHERS
1565 W MILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0081

PINNACLE
Engineering & Land Surveying, Inc.
333 West Cedar Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
SITE STORM DRAIN 3 - 5
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

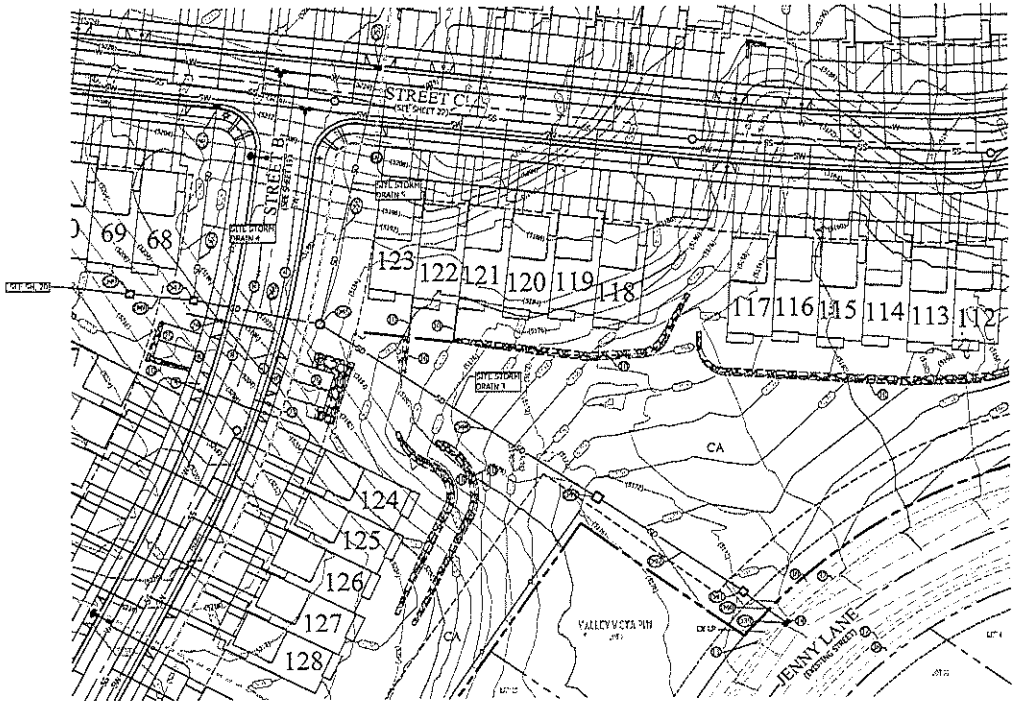
REVISION	BY	DATE
PER CITY COMMENTS	SPB	08/19/2025
ADJUSTED SDMH LOCATIONS	SPB	04/15/2025
ADJUSTED DRIVE APPROACH LOCATIONS	SPB	04/15/2025
STREETS A & B	SPB	04/15/2025
ADDED SD 3 PROFILE	SPB	03/24/2025
REVISED PER CITY COMMENTS	SPB	03/24/2025
REVISED PER UTILITIES 3/5/25	SPB	03/24/2025

SURVEYED BY: SB 11/2024
DESIGNED BY: SH
DRAWN BY: SD 02/11/25
APPROVED BY: SPB

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
20

DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001



NUMBERED NOTES

1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCB
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4' SDMH
19. CONST 5' SDMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
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35. DUCTILE IRON CURB W
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45. CONST STOP & ADDRESS SIGN
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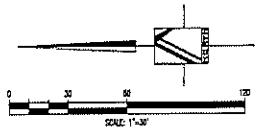
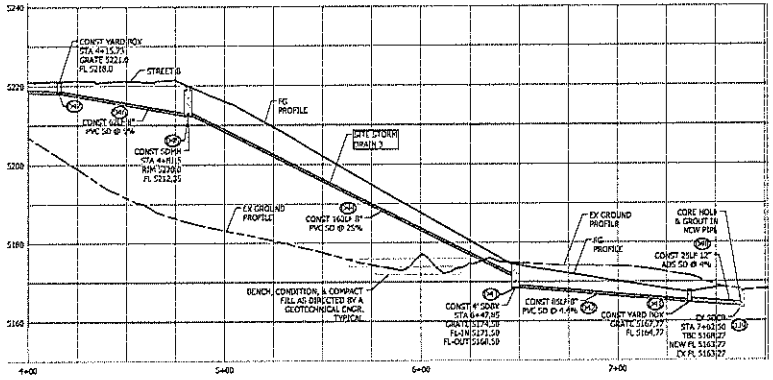


SITE STORM DRAIN 3 - PLAN & PROFILE 5+00 TO 7+75



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
C&G	CURB AND GUTTER
CB	CATCH BASIN
CA	COMMON AREA
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
ULP	UTILITY LIGHT POLE
W	WATERLINE
R.O.R.	FACTS / - OFFICIAL RECORDS
PHONE	PHONE
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
W	NEW CULINARY WATERLINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
	NEW DRAINAGE SWALE
(4250)	EG CONTOUR MAJOR
(4250)	EG CONTOUR MINOR
	SECTION CORNER
	MONUMENT
	CONTROL POINT
	EXISTING TREE
	EXISTING PINE TREE
	PARCEL CORNER
	EXISTING CONCRETE
	EXIST. CONC. C&G OR SIDEWALK
	EXISTING ASPHALT
	NEW ASPHALT
	ASPHALT SAWCUT
	NEW CONC. C&G

PINNACLE
Engineering & Land Surveying, Inc.
237 West Golden Acres
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

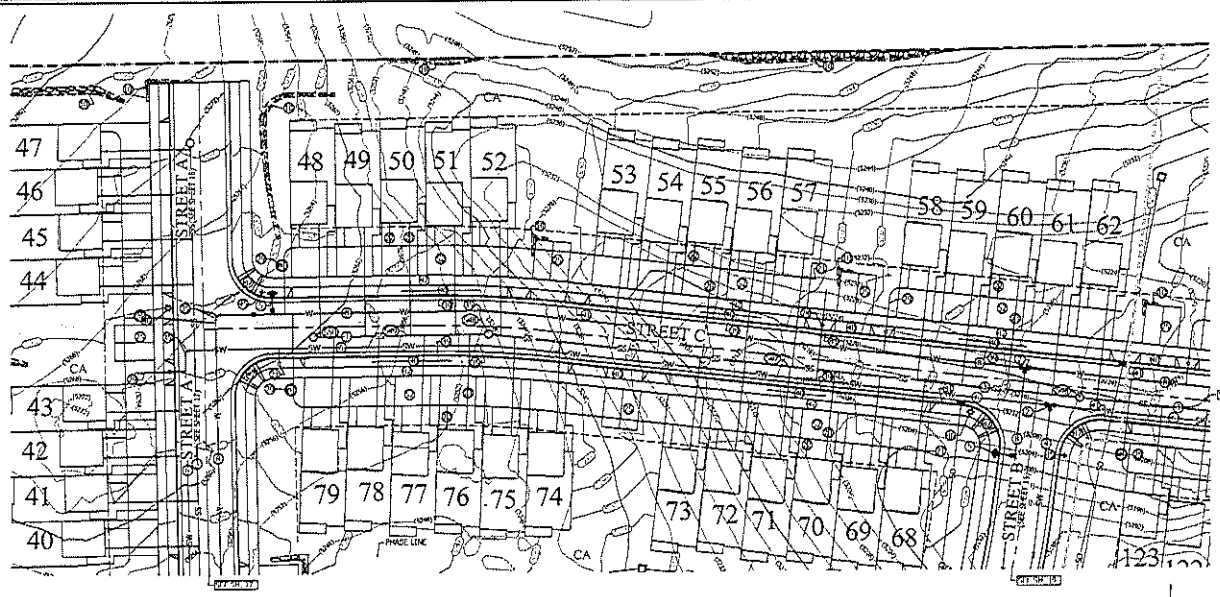
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
SITE STORM DRAIN 3 - PLAN & PROFILE 5+00 TO 7+75
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

NO	REVISION	BY	DATE
1	REVISED PER COMMENTS	SJS	03/18/2025
2	REVISED PER COMMENTS	SJS	03/20/2025
3	ADDED STREET B MIDPOINT ELEVATIONS	SJS	04/11/2025
4	REVISED PER COMMENTS	SJS	04/18/2025
5	ADDED SD 3 & 4	SJS	04/18/2025
6	REVISED PER FEMA TOUR 3/13	SJS	04/24/2025
7	REVISED PER TRADES 04/24	SJS	04/29/2025

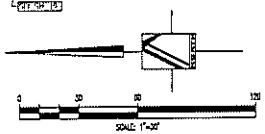
SURVEYED BY SD 11/2024
DESIGNED BY SD
DRAWN BY SD 02/13/25
APPROVED BY SD

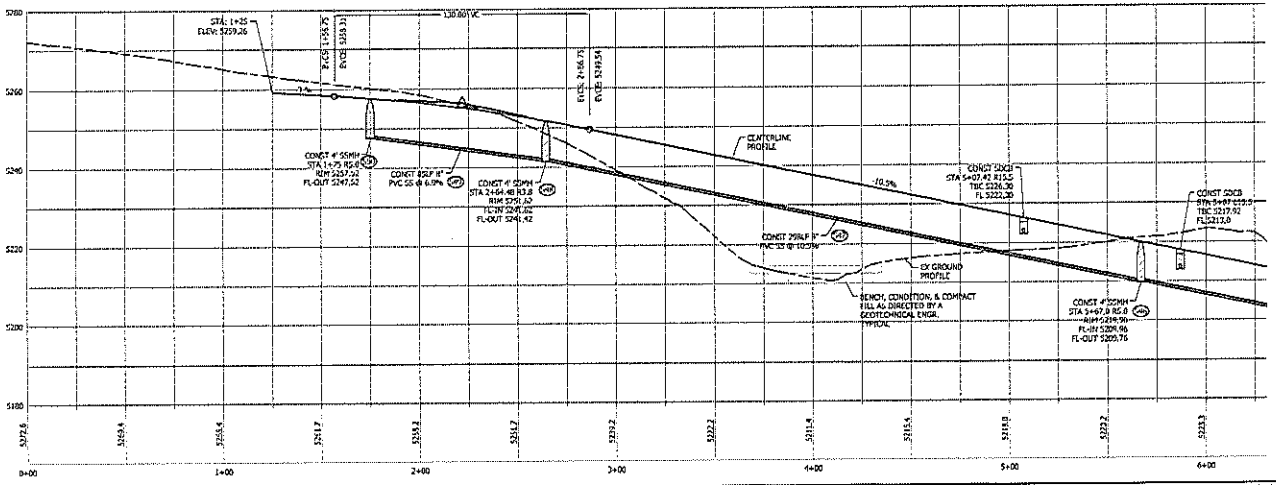
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
21



STREET C PLAN & PROFILE 1+00 TO 6+00





NUMBERED NOTES

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8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
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11. EX FIRE HYDRANT
12. EX SDCB
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14. EX SDMH
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17. CONST SDMH
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32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
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44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
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52. CONST CONCRETE DRIVEWAY FOR EACH UNIT

TYPICAL GRADES: 1-12%

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
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- IRR IRRIGATION
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- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCES CONSERVATION SERVICE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
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- SD STORM DRAIN
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- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- ULP UTILITY/LIGHT POLE
- WM WATER METER
- ENTRY # - OFFICIAL RECORDS
- PHONE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. C&G OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

DEVELOPER
WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001

PINNACLE
Engineering & Land Surveying, Inc.
337 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
STREET C PLAN & PROFILE 1+00 TO 6+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-053PK

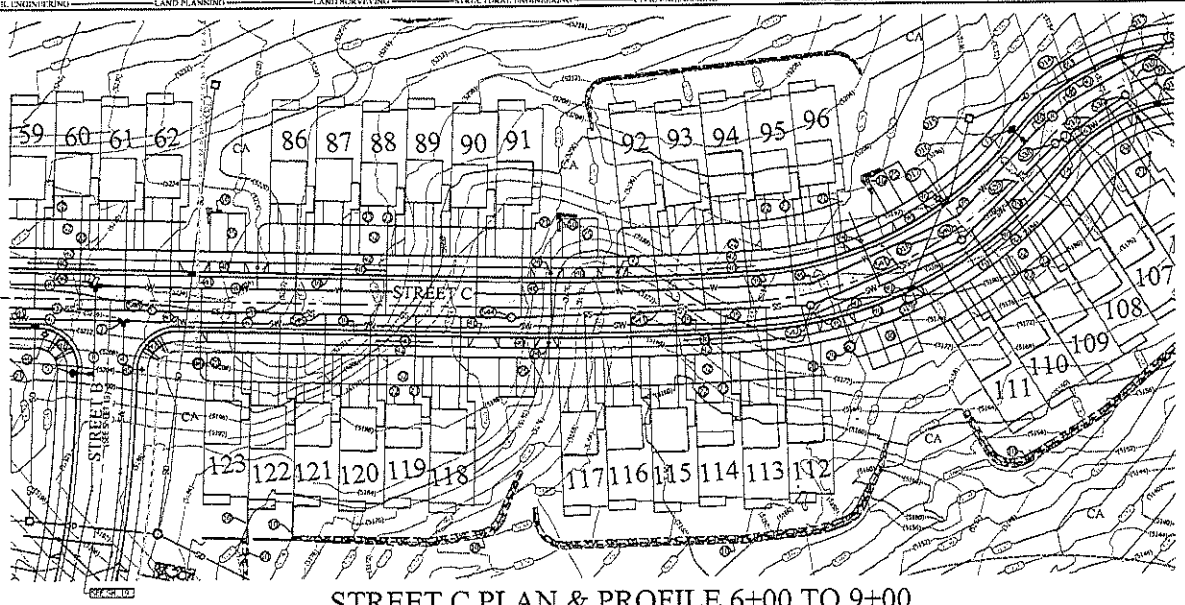
BY	DATE
SD	10/2024
SD	02/11/25
SD	04/17/25
SD	05/29/25
SD	07/09/25
SD	08/19/25

REVISIONS
EX/GOOGLE LOSS
ADJUSTED LOT & INFRASTRUCTURE LOCATIONS
STREETS A & B
REVISED SL, TP & ZB
REVISED TOP ELEV. INLET PK 3
REVISED PER CITY COMMENTS

SURVEYED BY SD
DESIGNED BY SD
DRAWN BY SD
APPROVED BY SD

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
22



NUMBERED NOTES

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2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
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6. CONST 6" SECONDARY WATER LINE
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32. EX LIGHT POLE
33. EX GUY WIRE
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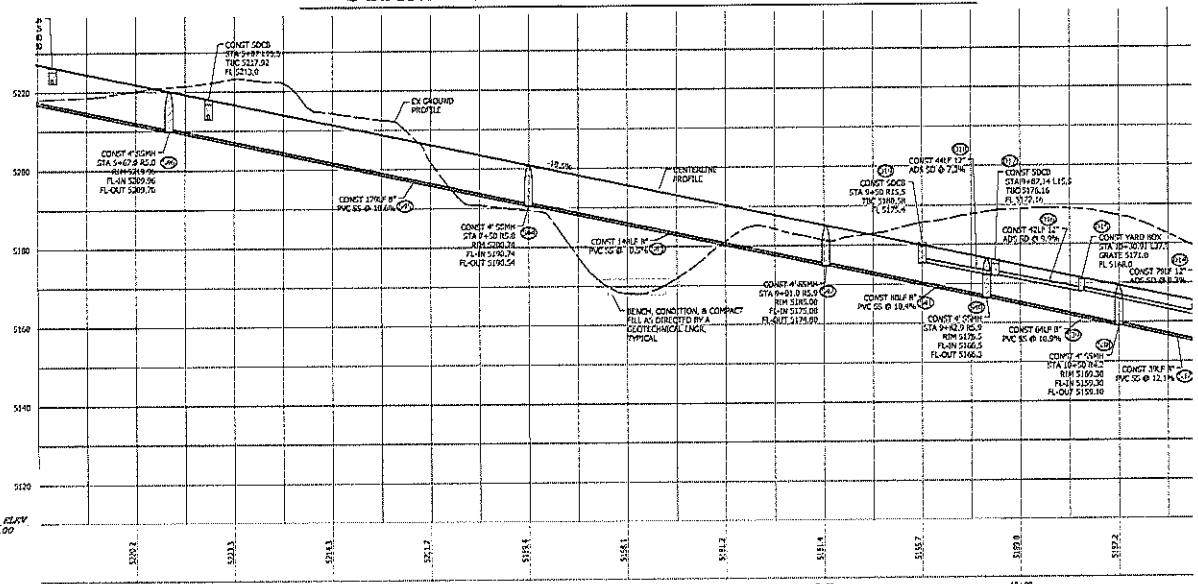
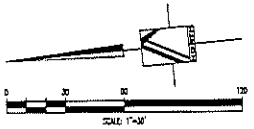
TYPICAL GRADES: 1-12%

DEVELOPER

WALL BROTHERS
1560 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0801

STREET C PLAN & PROFILE 6+00 TO 9+00





LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

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- CG&G CURB AND GUTTER
- CB CATCH BASIN
- CA COMMON AREA
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- PH PHONE
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- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD NEW STORM DRAIN
- SS NEW SANITARY SEWER
- W NEW CULINARY WATERLINE
- OHP FX. OVERHEAD POWER LINE
- SD EX. STORM DRAIN
- S EX. SANITARY SEWER
- T EX. TELEPHONE LINE
- G EX. GAS LINE
- CTV EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- PARCEL CORNER
- EXISTING CONCRETE
- EXIST. CONC. CBG OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. CBG

PINNACLE

Engineering & Land Surveying, Inc.

337 West Golden Acres
Layton, UT 84041

Phone: (801) 723-1818
Fax: (801) 773-1925

PRELIMINARY

VALLEY VISTA EST. PHASE 2, 3, & 4
STREET C PLAN & PROFILE 6+00 TO 9+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

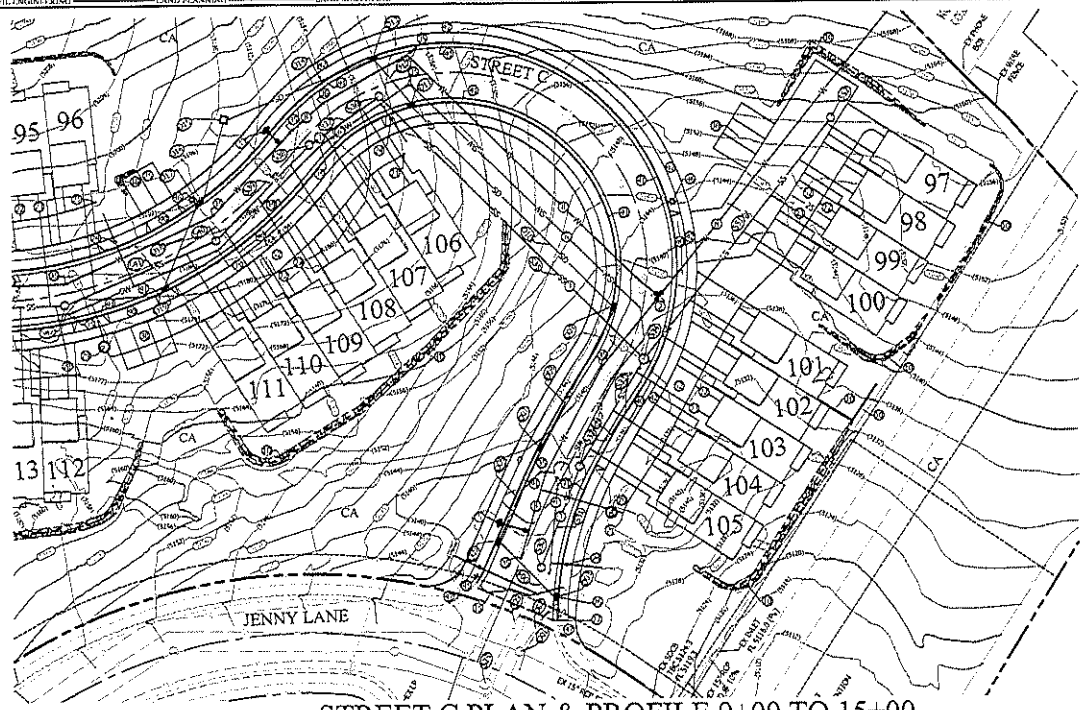
BY	DATE
SJS	12/17/2025
SJS	12/17/2025
SJS	12/17/2025
SJS	12/17/2025
SJS	12/17/2025
SJS	12/17/2025

REVISION
PER CITY COMMENTS
ADD UTILITY CROSSINGS
ADD UTILITY CROSSINGS
ADD UTILITY CROSSINGS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

SURVEYED BY SJS 11/2024
DESIGNED BY SJS
DRAWN BY SJS 03/2025
APPROVED BY SJS

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
23



NUMBERED NOTES

1. PLUG & CAP FOR FUTURE USE
2. DUCTILE IRON TEE
3. CONST 8" SDR35 PVC SEWER LINE
4. CONST 4" SECONDARY WATER LINE
5. CONST FIRE HYDRANT
6. CONST 6" SECONDARY WATER LINE
7. CONST 1" WATER METER WITH 1-1/2" SERVICE LINE
8. CONST 8" CULINARY WATER LINE
9. CONNECT TO EXISTING (FIELD VERIFY LOCATION)
10. CONST RETAINING WALL
11. EX FIRE HYDRANT
12. EX SDCO
13. SEE SHEET 13 FOR MORE INFORMATION
14. EX SDMH
15. SAWCUT, REMOVE, & REPLACE EXISTING
16. CONST SDCB
17. CONST SDMH
18. CONST 4' SDMH
19. CONST 5' SDMH
20. EX SSMH
21. CONST BLOWOFF/DRAIN VALVE
22. CONST CULINARY WATER SERVICLE LATERAL & SHUTOFF VALVE TO EACH UNIT - TYPICAL
23. CONST 4" SEWER SERVICE LATERAL & CLEANOUT FOR EACH UNIT - TYPICAL
24. CONST SECONDARY WATER MTLR AND SERVICE LINE - COORDINATE SIZE & LOCATION WITH LANDSCAPE SPRINKLER PLANS PRIOR TO CONSTRUCTION
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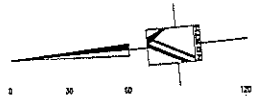
28. CONST 8" SECONDARY WATER LINE
29. CONST 2" CULINARY WATER MTTER & 2" POLY SERVICE LINE
30. CONST (3) 9'x20' PARKING STALLS
31. CONST SD COMBO BOX
32. EX LIGHT POLE
33. EX GUY WIRE
34. EX UTILITY POLE
35. DUCTILE IRON ELBOW
36. EX WATER LINE (FIELD VERIFY LOCATION)
37. EX CURB & GUTTER
38. EX CONCRETE SIDEWALK
39. CONST TRUNCATED CURB & GUTTER ADJACENT TO DRIVEWAYS AND PARKING STALLS
40. CONST DRIVE APPROACH APRON ADJACENT TO DRIVEWAYS AND PARKING STALLS
41. CONST CURB & GUTTER
42. CONST SIDEWALK
43. EX CONC. WATERWAY
44. DUCTILE IRON CROSS
45. CONST STOP & ADDRESS SIGN
46. CONST LIGHT POLE
47. CONST ADA RAMP
48. TEMPORARY END OF IMPROVEMENTS STATION 1+80
50. CONST 3' CONCRETE WATERWAY
51. CONST 2" POLY CULINARY WATERLINE
52. CONST CONCRETE DRIVEWAY FOR EACH UNIT TYPICAL GRADES: 1-12%

DEVELOPER
WALL BROTHERS
2565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0061



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- CB CURB AND GUTTER
- CB CATCH BASIN — CA COMMON AREA
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- G.V. GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- NRCS NATURAL RESOURCES CONSERVATION SERVICE
- P.U.D.E. PUBLIC UTILITY DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- UTILITY/LIGHT POLE WITHOUT
- E/W/R E - OFFICIAL RECORDS
- PK PHONE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
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- SD EX. STORM DRAIN
- SS EX. SANITARY SEWER
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- G EX. GAS LINE
- W EX. CULINARY WATERLINE
- W EX. CULINARY WATERLINE
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- (4250) FG CONTOUR MAJOR
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- MONUMENT
- CONTROL POINT
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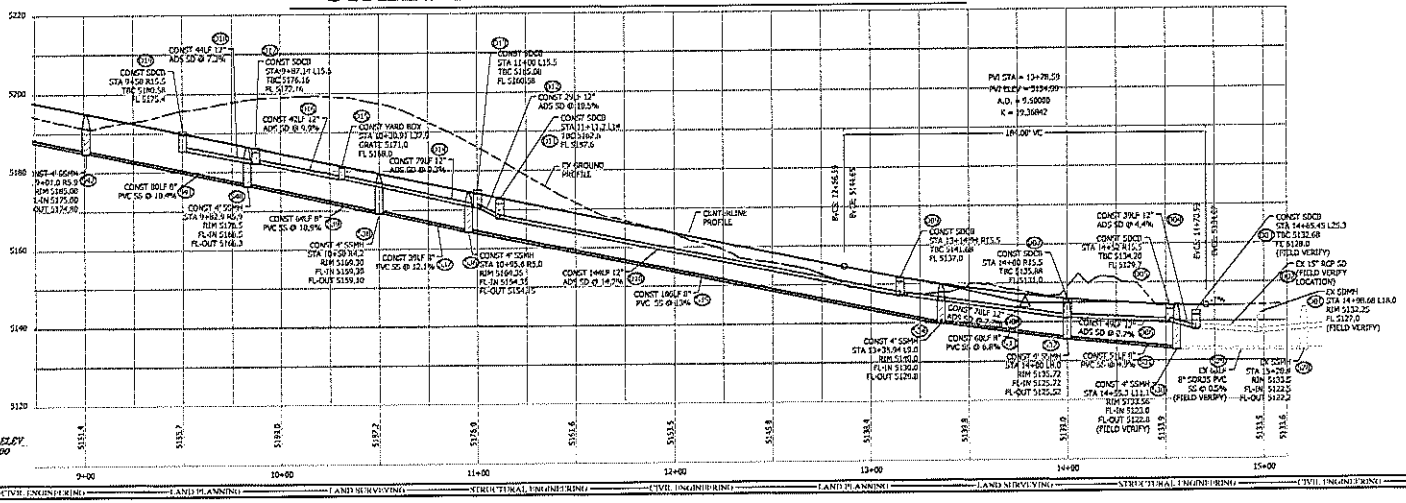
- EXISTING CONCRETE
- EXIST. CONC. CRG OR SIDEWALK
- EXISTING ASPHALT
- NEW ASPHALT
- ASPHALT SAWCUT
- NEW CONC. C&G

STREET C PLAN & PROFILE 9+00 TO 15+00



PINNACLE
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317 West Gordon Avenue
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
STREET C PLAN & PROFILE 9+00 TO 15+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

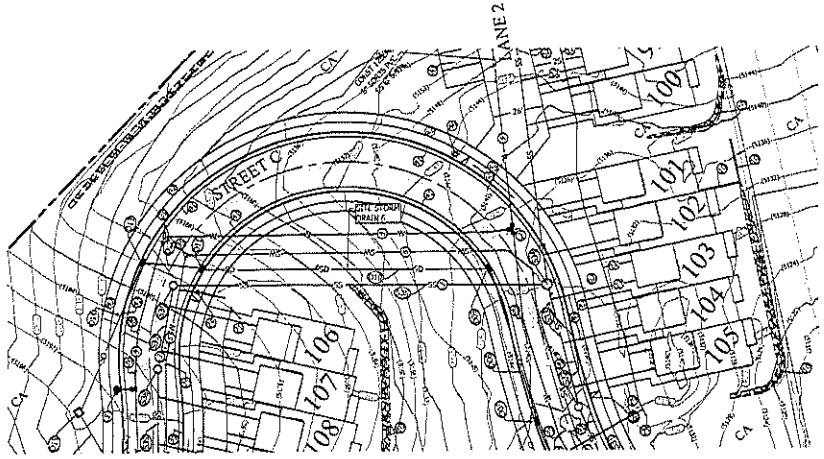
BY	DATE
SJB	03/17/2025
SJB	03/19/2025
SJB	03/24/2025
SJB	03/27/2025
SJB	04/29/2025

DESIGNED BY	SJB	11/2024
DRAWN BY	SJB	
CHECKED BY	SJB	03/17/25
APPROVED BY	SJB	

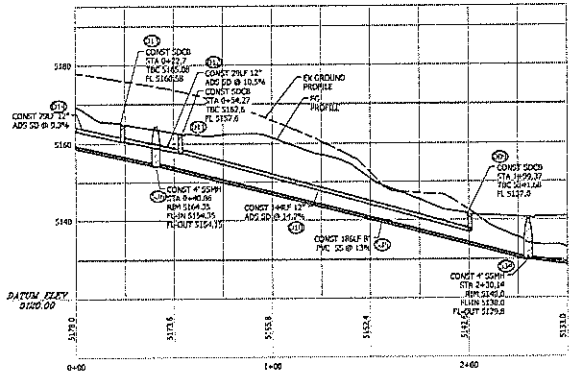
CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
24

DEVELOPER
WALL BROTHERS
1560 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001



SITE STORM DRAIN 6 PLAN & PROFILE 0+00 TO 2+50



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17. CONST SDMH
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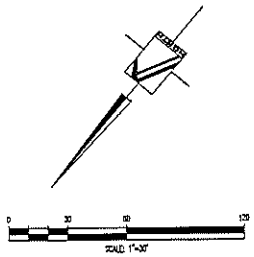

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

BM	BENCHMARK
CG&G	CURB AND GUTTER
CB	CATCH BASIN
CA	COMMON AREA
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
MH	MANHOLE
MON	MONUMENT
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UE	UTILITY EASEMENT
W/O	UTILITY/LIGHT POLE WITHOUT
E 1/4 COR	ENTRY # - OFFICIAL RECORDS
PHL	PHONE
	BOUNDARY LINE
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	CENTERLINE
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SD	NEW STORM DRAIN
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CW	EX. CULINARY WATERLINE
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	ASPHALT SAWCUT
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PINNACLE
Engineering & Land Surveying, Inc.
323 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
SITE STORM DRAIN 6 - PLAN & PROFILE 0+00 TO 2+50
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

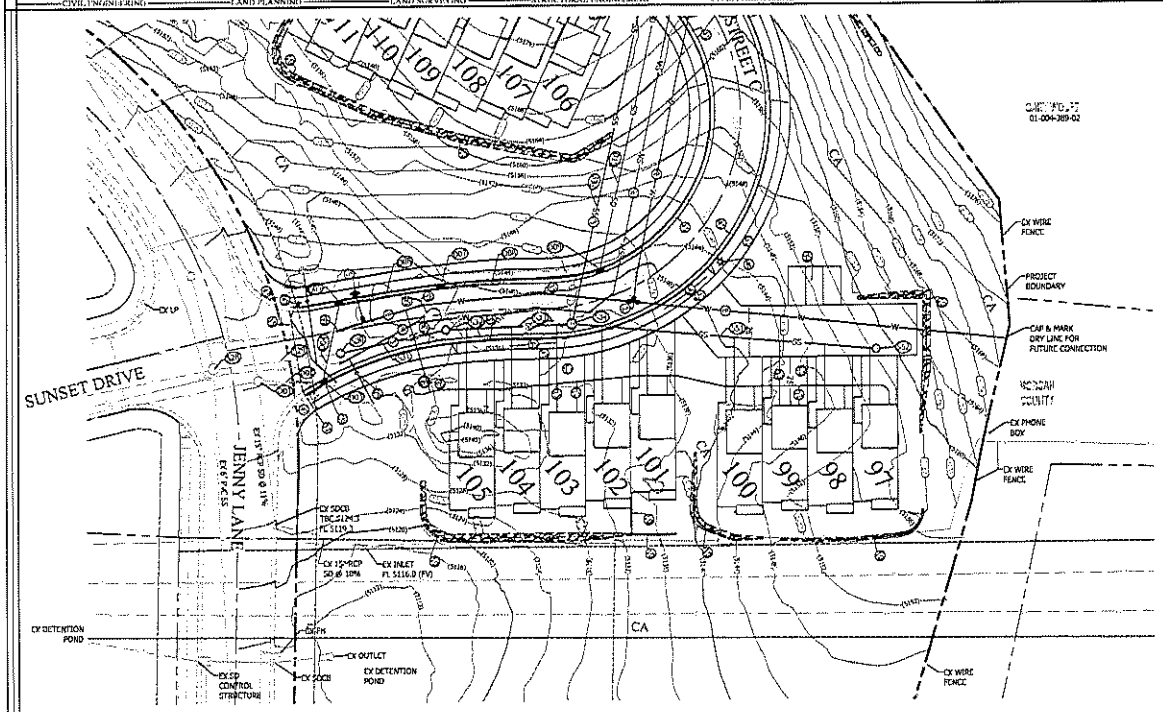
BY	DATE
SPB	09/10/2025
SPB	11/03/2025
SPB	03/17/2025
SPB	03/26/2025
SPB	04/24/2025

REVISION
PRELIMINARY SUBMITTAL
ADDED SEWER LINES
ADDED SEWER LATERALS
STREETS A & B
ACCESS ON 7 & 28
REVISED PER AGENCY REVIEW
REVISED PER AGENCY REVIEW
REVISED PER AGENCY REVIEW

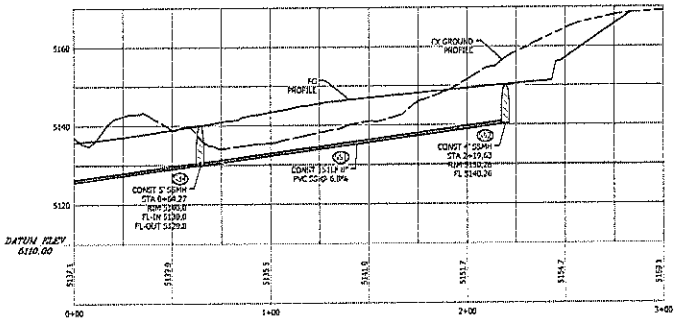
SURVEYED BY	SB	11/2024
DESIGNED BY	SB	
DRAWN BY	SB	03/31/25
APPROVED BY	SD	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
25



LANE 2 - PLAN & PROFILE 0+00 TO 3+00



NUMBERED NOTES

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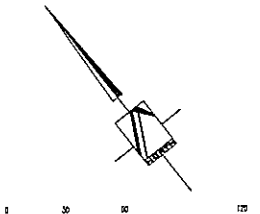
TYPICAL GRADES: 1-12%

DEVELOPER

WALL BROTHERS
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-0001



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

CONC	CURB AND GUTTER
CB	CATCH BASIN
CA	COMMON AREA
CP	CONTROL POINT
P.O.B.	POINT OF BEGINNING
FH	FIRE HYDRANT
G.V.	GATE VALVE
IRR	IRRIGATION
LD	LAND DRAIN
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NRCS	NATURAL RESOURCES CONSERVATION SERVICE
P.U.E.	PUBLIC UTILITY DRAINAGE EASEMENT
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SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
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SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
UP	UTILITY/LIGHT POLE
W/O	WITHOUT
#'	# MTNP #' OFFICIAL RECORDS
PH	PHONE
	BOUNDARY LINE
	STREET RIGHT-OF-WAY LINE
	CENTERLINE
	ADJACENT PROPERTY LINE
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SD	NEW STORM DRAIN
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T	EX. TELEPHONE LINE
G	EX. GAS LINE
CTV	EX. CULINARY WATERLINE
W	EX. CULINARY WATERLINE
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	EXIST. CONC. C&G OR SIDEWALK
	EXISTING ASPHALT
	NEW ASPHALT
	ASPHALT SAWCUT
	NEW CONC. C&G

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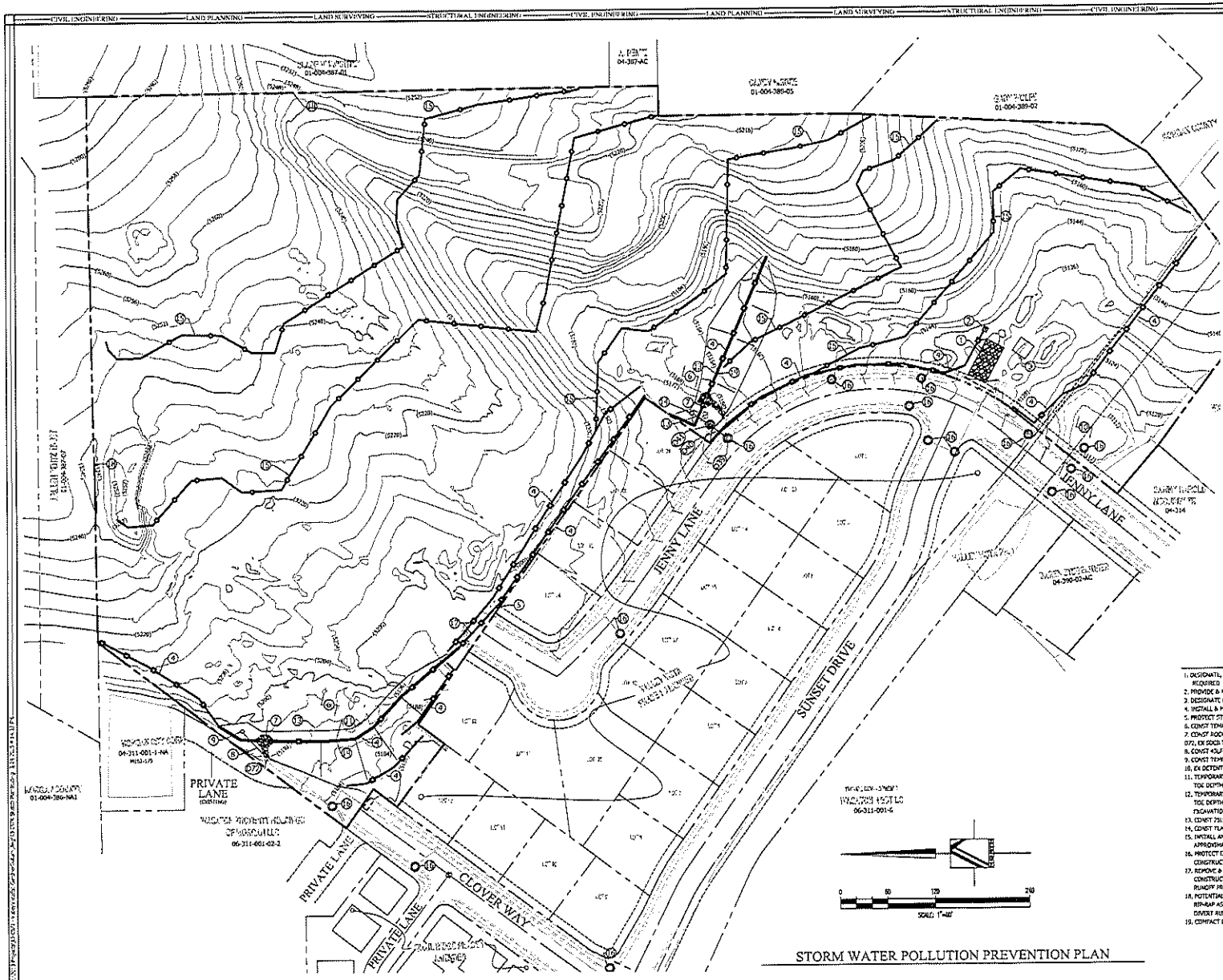
PRELIMINARY
VALLEY VISTA EST. PHASE 2, 3, & 4
LANE 2 - PLAN & PROFILE 0+00 TO 3+00
FOR: WALL BROTHERS
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

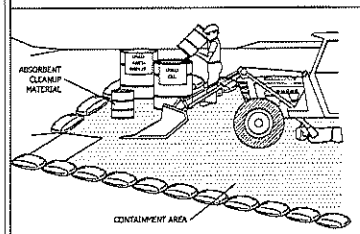
BY	DATE
SJS	12/16/2025
SJS	12/10/2025
SJS	11/17/2025
SJS	10/14/2025
SJS	10/14/2025
SJS	10/14/2025
SJS	10/14/2025

SURVEYED BY	REVISION	
SB	11/2024	REVIEW COMM
DESIGNED BY		REVISED PER COMMENTS
SD		STREETS A & B
DRAWN BY		ADDED SHEET #'S
SJS	02/11/25	REVISED PER COMMENTS
CHECKED BY		REVISED PER COMMENTS
SB		
APPROVED BY		
SB		

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
26


JENNY LANE
SUNSET DRIVE
CLOVER WAY
PRIVATE LANE
PRIVATE LANE (CUL-DE-SAC)
PRIVATE LANE (DEAD END)
WILLOW VIEW ESTATES
WILLOW VIEW ESTATES PHASE 1
WILLOW VIEW ESTATES PHASE 2
WILLOW VIEW ESTATES PHASE 3
WILLOW VIEW ESTATES PHASE 4
WILLOW VIEW ESTATES PHASE 5
WILLOW VIEW ESTATES PHASE 6
WILLOW VIEW ESTATES PHASE 7
WILLOW VIEW ESTATES PHASE 8
WILLOW VIEW ESTATES PHASE



EQUIPMENT MAINTENANCE/REPAIR

1. NO EQUIPMENT OR VEHICLE MAINTENANCE ON-SITE.

IF NECESSARY THE FOLLOWING ARE RECOMMENDED

A. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.

B. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS.

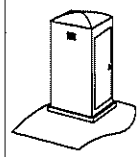
C. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

D. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

E. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS. LEGALLY DISPOSE OF USED OILS, FLUIDS AND LUBRICANTS.

F. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.

G. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREAS.

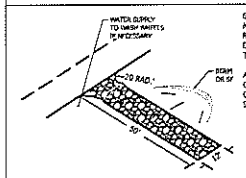


MAINTENANCE NOTES

1. LOCATE TOILET IN CONVENIENT LOCATION.
2. STAKE CORNERS TO GROUND TO PREVENT OVERTURNING.
3. MONITOR FOR LEAKS DAILY.
4. ALL WASTE TO DISPOSED OF BY A LICENSED SANITARY WASTE DISPOSAL CONTRACTOR ACCORDING TO THE APPROPRIATE AUTHORITYS STANDARDS & REGULATIONS.

PORTABLE TOILET

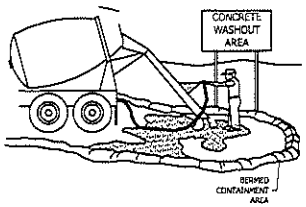
REQ'D UNTIL PLACING ROAD BASE



ANY TRUCKS AND OTHER CONSTRUCTION TRAFFIC MUST DRIVE OUT OF THE SITE THROUGH THE STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE

REQ'D UNTIL PLACING ROAD BASE



CONCRETE WASTE MANAGEMENT

NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.

3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

BMPIM

BMP INSPECTION & MAINTENANCE

1) INSPECT BMPS IMMEDIATELY AFTER ANY RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL.

2) LOOK FOR RUNOFF BYPASSING OR DAMAGING EROSION CONTROLS.

3) REPAIR OR REPLACE DAMAGED AREAS. PRIORITIZE REPAIRS TO THE AREAS WITH HIGHEST ACCUMULATION OF POLLUTANTS.

4) REMOVE ACCUMULATED SEDIMENT AFTER EACH STORM EVENT AND BEFORE THE WET SEASON.

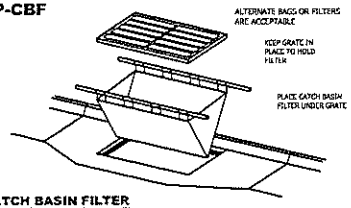
5) KEEP AN ACCURATE LOG OF INSPECTIONS, CLEANING AND REPAIRS.

6) RECORD THE AMOUNT OF WASTE COLLECTED

RESPONSIBLE PARTIES

WALL BROTHERS CONSTRUCTION
801-444-0001

IP-CBF



INSTALLATION NOTES:

1. REMOVE GRATE

2. PLACE THE FILTER, TAKING CARE TO EXTEND FLAPS BEYOND THE EDGE OF THE GRATE.

3. PLACE THE GRATE BACK IN THE FRAME, ENSURING THAT THE FLAPS ARE PINCHED BETWEEN THE FRAME AND GRATE.

TIMING NOTES:

1. INSTALL PRIOR TO BEGINNING EXCAVATION WORK.

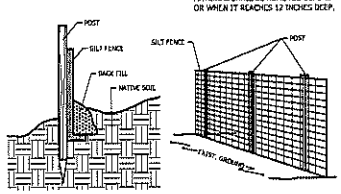
2. TO REMAIN IN PLACE UNTIL EARTHWORK IS STABILIZED.

CATCH BASIN FILTER

MAINTENANCE: LIFT GRATE & INSPECT WEEKLY & AFTER RAINSTORMS. PROPERLY DISPOSE OF SEDIMENT.

INLET PROTECTION - CATCH BASIN FILTER

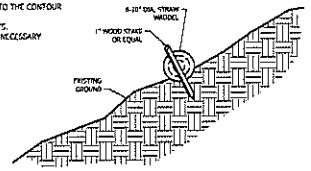
NOTE: SILT FENCE SHALL BE MONITORED REGULARLY AND ACCUMULATED MATERIAL SHALL BE REMOVED BEFORE OR WHEN IT REACHES 12 INCHES DEEP.



SILT FENCE DETAIL

INSTALLATION NOTES

1. STAKE WADDLE SECURELY TO GROUND AT INTERVALS OF 4-5 FEET.
2. ALIGN WADDLES PARALLEL TO THE CONTOUR OF THE EXISTING GROUND.
3. AVOID CREATING LOW SPOTS.
4. ADD ADDITIONAL ROWS AS NECESSARY



STRAW WADDLE DETAIL

USE WHERE NATURAL 50 FOOT WIDE VEGETATION BUFFER NOT FEASIBLE

SPECIFIC NOTES

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER FOR THE DIRT WORK FOR A 18 ACRE RESIDENTIAL SITE IN MORGAN CITY, MORGAN COUNTY, STATE OF UTAH THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMPS) INDICATED HEREIN.

A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF UTAH WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THIS PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT END UTN #200001 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

IN THE EVENT OF A CHANGE IN OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, MORGAN CITY AND PINNACLE ENGINEERING, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3

ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESCRIBED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

CHANGES IN CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS, WALL BROTHERS CONSTRUCTION AND PINNACLE ENGINEERING, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH MORGAN CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN ALL DISCHARGES OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF MORGAN CITY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE, IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY MORGAN CITY AND ANY OTHER AGENCY HAVING JURISDICTION.

THIS SWPPP SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE REGIONAL WATER BOARD OR DIRECTLY. THIS SWPPP MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER BOARD AND/OR THE LOCAL AGENCY HAVING JURISDICTION

PRE-CONSTRUCTION STORM WATER DISCHARGE COEFFICIENT IS 0.2. POST-CONSTRUCTION STORM WATER DISCHARGE COEFFICIENT IS 0.5

GENERAL NOTES

A) PROHIBITION OF ACTS / NON-STORM WATER DISCHARGES

ONLY STORM WATER AND THE RESOURCE EXEMPTIONS ARE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B) SOURCES OF STORM WATER POLLUTANTS

STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C) EROSION AND SEDIMENT CONTROLS

1) COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIALS WITH HEAVY PLASTIC SHEETING.
2) IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.
3) RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.
4) DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D) OTHER CONTROLS

1) WASTE DISPOSAL

A) KEEP WASTE DISPOSAL CONTAINERS COVERED.
B) PROVIDE FOR THE WEEKLY OR MORE FREQUENT, IF NECESSARY, DISPOSAL OF CONTAINERS.
C) PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2) SWEEPING OF SITE

A) PROVIDE WEEKLY SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.
B) DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3) SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SURROUNDED WHEN NECESSARY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.

4) SPILLS

A) STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.
B) FOR HAZARDOUS QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5) CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES

LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6) VEHICLES AND EQUIPMENT

A) FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.
B) PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.
C) USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.
7) CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT

A) DO NOT DISPOSE OF WASHOUT FROM THE WASHING OF CONCRETE TRUCKS, MIXERS, AND HANDLING EQUIPMENT WHERE IT WILL FLOW INTO A STORM WATER INLET OR INTO A PUBLIC STREET.
B) PROVIDE A WORKING TANK TO RECEIVE ANY WASHOUT FROM CONCRETE EQUIPMENT. DISPOSAL OF TANK CONTENTS SHOULD BE CONDUCTED BY A WASTE HANDLING FIRM.
C) PROVIDE A DESIGNATED AREA FOR WASHING ANY VEHICLES OR EQUIPMENT. DRAINAGE FROM THIS AREA SHOULD FLOW TO THE HOLDING TANK.

8) LANDSCAPING OPERATIONS

A) USE ONLY THE MINIMUM AMOUNT OF LANDSCAPING FERTILIZER, NUTRIENTS, AND OTHER CHEMICALS THAT ARE NEEDED.
B) DO NOT OVER WATER FERTILIZED OR TREATED LANDSCAPE AREAS. MINIMIZE RUNOFF OF IRRIGATION WATER FROM TREATED AREAS.

2) INSPECTION

A) REGULAR INTERVAL INSPECTION AND INSPECTION BEFORE AND AFTER STORMS

A) VISUALLY INSPECT THE SITE WEEKLY TO INSURE THAT STORM WATER INLETS ARE FREE OF DIRT AND DEBRIS.
B) BEFORE A STORM, INSPECT THE SITE TO INSURE THAT STORM WATER POLLUTION CONTROL MEASURES ARE IN PLACE.
C) AFTER A STORM, INSPECT ALL STORM WATER INLETS TO INSURE THAT THEY ARE CLEAR OF DIRT AND DEBRIS. CLEAN THOSE STORM WATER INLETS THAT ARE NOT CLEAR AND FREE OF DEBRIS.

D) THE REGIONAL WATER BOARD MAY REQUIRE THE DISCHARGER TO CONDUCT ADDITIONAL SITE INSPECTIONS, SUBMIT REPORTS AND CERTIFICATIONS, OR TO PERFORM SAMPLING AND ANALYSIS.

2) ALL DISCHARGERS ARE REQUIRED TO CONDUCT INSPECTIONS OF THE CONSTRUCTION SITE PRIOR TO ANTICIPATED STORM EVENTS AND AFTER ACTUAL STORM EVENTS, TO IDENTIFY AREAS CONTRIBUTING TO A STORM WATER DISCHARGE, TO EVALUATE WHETHER MEASURES TO REDUCE POLLUTANT LOADINGS IDENTIFIED IN THIS SWPPP ARE ADEQUATE, TO PROPERLY IMPLEMENT IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT, AND TO DETERMINE WHETHER ADDITIONAL CONTROL PRACTICES ARE NEEDED.

3) IMPLEMENTATION OF REPORTS AND RETENTION OF RECORDS

A) EACH DISCHARGER MUST CERTIFY ANNUALLY THAT ITS CONSTRUCTION ACTIVITY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT AND THIS SWPPP. THIS CERTIFICATION MUST BE BASED ON THE SITE INSPECTIONS. THE FIRST CERTIFICATION MUST BE COMPLETED BY JULY 15, 2002, AND EACH JULY 15 THEREAFTER.
B) THE DISCHARGER IS REQUIRED TO RETAIN RECORDS OF ALL MONITORING INFORMATION, COPIES OF ALL REPORTS REQUIRED BY THIS GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY FOR A PERIOD OF AT LEAST THREE YEARS. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE STATE, WITH THE EXCEPTION OF NONCHRONIC REPORTING. DISCHARGERS ARE NOT REQUIRED TO SUBMIT THE RECORDS EXCEPT UPON SPECIFIC REQUEST BY THE STATE DEQ DIVISION OF WATER QUALITY.
C) DISCHARGERS WHO CANNOT CERTIFY COMPLIANCE MUST NOTIFY THE STATE DEQ DIVISION OF WATER QUALITY. THIS NOTIFICATION SHALL IDENTIFY THE SWPPP OR TYPES OF NONCOMPLIANCE, DESCRIBE THE ACTIONS NECESSARY TO ACHIEVE COMPLIANCE, AND INCLUDE A TIME SCHEDULE, SUBJECT TO THE MODIFICATION BY THE STATE DEQ DIVISION OF WATER QUALITY, INDICATING WHEN COMPLIANCE WILL BE ACHIEVED. NONCOMPLIANCE REPORTS MUST BE SUBMITTED WITHIN 30 DAYS OF THE IDENTIFICATION OF THE NONCOMPLIANCE.

F) MAINTENANCE OF CONTROLS

1) MAINTENANCE AND REPAIR ALL CONTROLS AND MEASURES INDICATED ON THIS PLAN SHOULD BE MAINTAINED IN GOOD AND EFFECTIVE CONDITION IF ANY CONTROLS OR MEASURES ARE DAMAGED OR REMOVED, THEY SHOULD BE PROMPTLY REPLACED OR RESTORED.

2) PLAN REVISIONS: IF CONSTRUCTION ACTIVITY OR CONDITIONS CHANGE FROM THOSE SHOWN IN THIS PLAN, THEN THIS PLAN SHALL BE REVISED TO REFLECT THE CURRENT CONDITIONS.

G) FINAL STABILIZATION AND POST-CONSTRUCTION CONTROLS

1) AFTER CONSTRUCTION HAS BEEN COMPLETED, THE SITE SHALL BE SWEPT CLEAN. STORM WATER INLETS (GRATES AND WASHES) SHALL BE CLEANED, AND ALL WASTE AND LEFTOVER MATERIALS SHALL BE REMOVED FROM THE SITE.
2) ALL LANDSCAPING AND PLANTING AREAS SHOULD BE WELL MAINTAINED TO PREVENT EROSION. AVOID OVER WATERING OF LANDSCAPING.
3) ALL PAVED AREAS SHOULD BE SWEPT WEEKLY EITHER BY HAND OR BY MECHANICAL MEANS TO KEEP THE SITE CLEAR OF DIRT, DUST, AND DEBRIS.
4) WASTE MATERIALS ON-SITE SHOULD BE STORED IN COVERED CONTAINERS WHICH ARE CLEANED OUT REGULARLY.
5) TESTING OF FIRE HYDRANTS ON-SITE SHALL NOT BE CONDUCTED UNTIL THE AREA WHERE THE WATER DISCHARGES HAS BEEN SWEPT CLEAN OF DIRT AND DEBRIS.
6) STORM DRAIN LINES SHOULD BE CHECKED AND CLEANED ANNUALLY TO KEEP THEM CLEAN AND CLEAR OF DEBRIS.
7) ALL ON-SITE STORM WATER INLETS SHOULD BE CLEARLY MARKED "STORM WATER ONLY".

H) COMPLETION OF CONSTRUCTION ACTIVITIES AND NOTICE OF TERMINATION

WHEN CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ON THIS SITE, THE OWNER SHALL FILE A LETTER WITH THE STATE DEQ DIVISION OF WATER QUALITY. THIS LETTER SHALL CERTIFY THAT THE CONSTRUCTION ACTIVITY HAS BEEN COMPLETED, THAT ALL ELEMENTS OF THE SWPPP HAVE BEEN IMPLEMENTED, THAT CONSTRUCTION AND EQUIPMENT MAINTENANCE WASTES HAVE BEEN DISPOSED OF PROPERLY, THAT THE SITE IS IN COMPLIANCE WITH ALL LOCAL STORM WATER REQUIREMENTS INCLUDING PROCEDURES FOR EMPLOYMENT CONTROL REQUIREMENTS, POLICIES, AND GUIDELINES.

DEFINITIONS

"BEST MANAGEMENT PRACTICES" ("BMPS") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMPS ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

"CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-117; 33 USC 1251 ET SEQ.

"CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

"NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

"SIGNIFICANT MATERIALS" INCLUDES, BUT IS NOT LIMITED TO: RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

"SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

"STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND)

"POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" (CLEAN WATER ACT SECTION 502(19)). POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER... THE WATERS FOR BENEFICIAL USES... OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." (CALIFORNIA WATER CODE SECTION 13050(l)).

"CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE...INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

"NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

"LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITE: (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

PINNACLE
Engineering & Land Surveying, Inc.
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Fax: (801)773-1913

PRELIMINARY
VALLEY VISTA EST PHASE 2, 3, & 4
STORM WATER POLLUTION PREVENTION NOTES
APPROX. 900 NORTH 700 EAST
MORGAN, UTAH
PROJECT #13-057K

BY	DATE
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025
SB	03/19/2025

REVISIONS
FOR VERSION
REVISED PHASE LINES
REVISED PHASE LINES AND LOCATIONS
SHEETS A & B
ADDED SK 27 & 28
REVISED PER ALTA TABLE SR-3
REVISED PER ALTA TABLE SR-4
REVISED PER ALTA TABLES SR-3 & SR-4

SURVEYED BY	DATE
SB	11/2024
DESIGNED BY	
SB	
DRAWN BY	
SB	03-11-25
APPROVED BY	
SB	

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
28