

811

Know what's below.
Call before you dig.

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4606.42'

OQUIRRH POINT IMPROVEMENT DISTRICT OFFSITE WATER LINE DESIGN

TOOELE COUNTY, UTAH

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NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

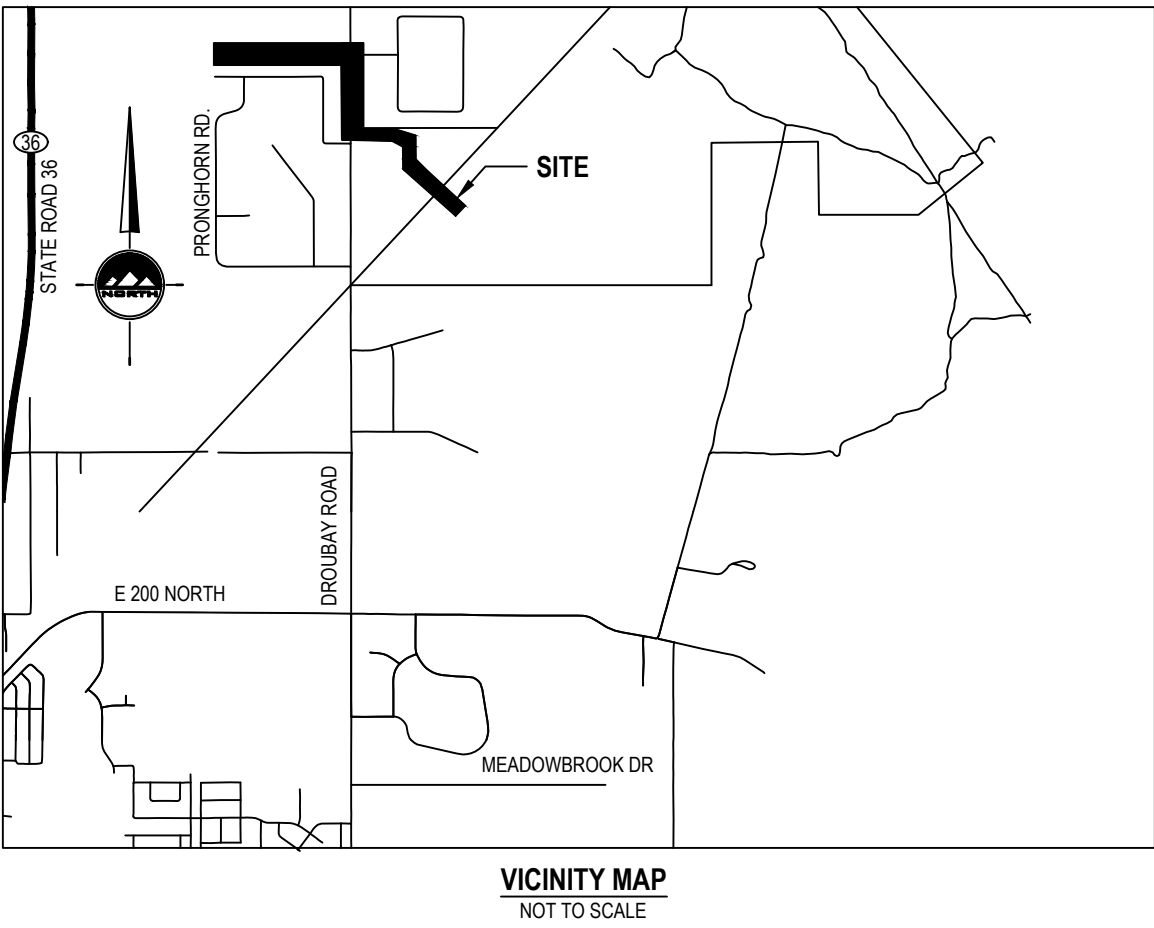
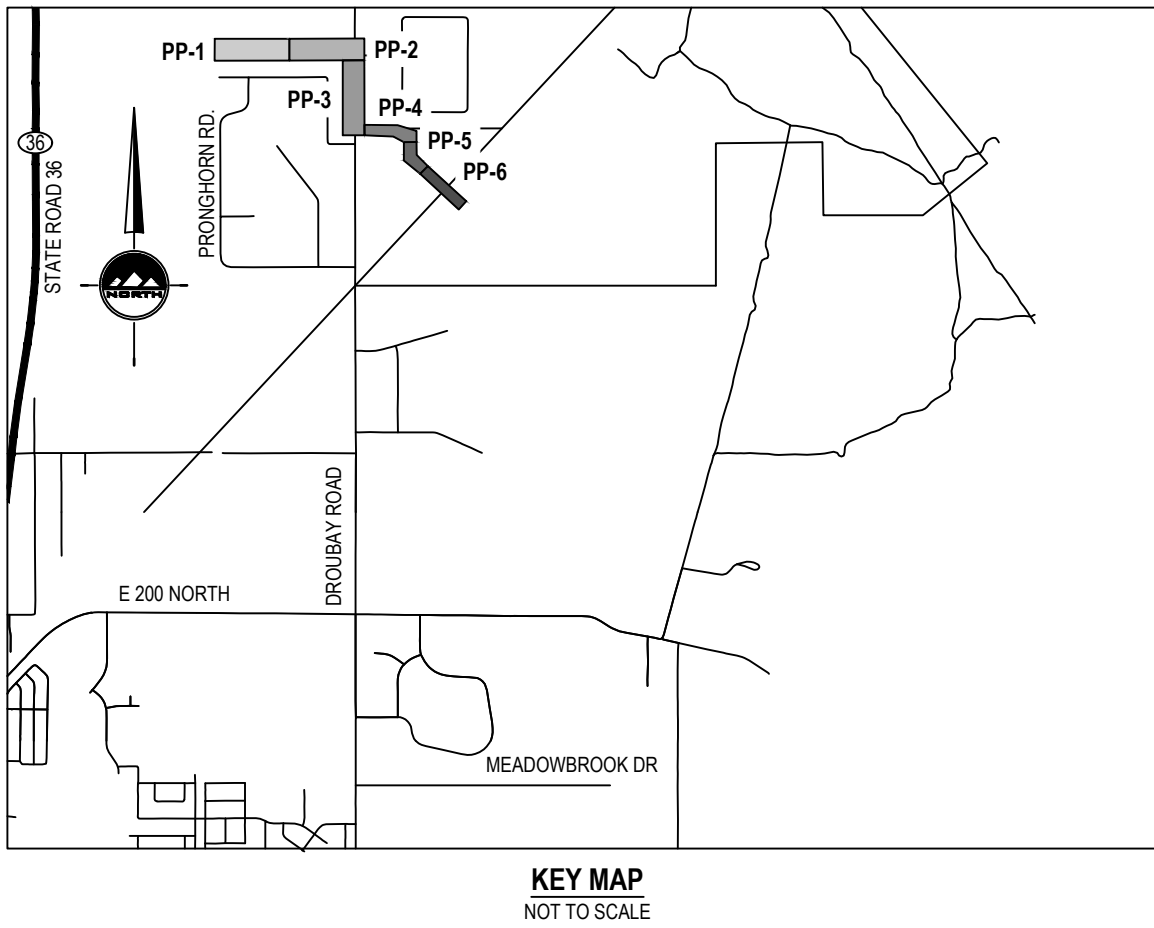
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO LOCAL AGENCY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE & MERIDIAN ELEV. = 4606.42'.

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 2, 2025

OQUIRRH POINT IMPROVEMENT DISTRICT
OFFSITE WATER LINE DESIGN

TOOELE COUNTY, UTAH

EN SIGN

THE STANDARD IN ENGINEERING

TOOELE

169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY

Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:

EHD INVESTMENT, LLC
1392 PASS CANYON ROAD
ERDA, UT, 84074

CONTACT:

JOE WHITE
PHONE: 435-830-3642

For Review
09/05/2025 3:03:45 PM

COVER

PROJECT NUMBER
T1341L

PRINT DATE
2025-09-02

PROJECT MANAGER
J. CLEGG

DESIGNED BY
D. GEVERTS

C-000

811

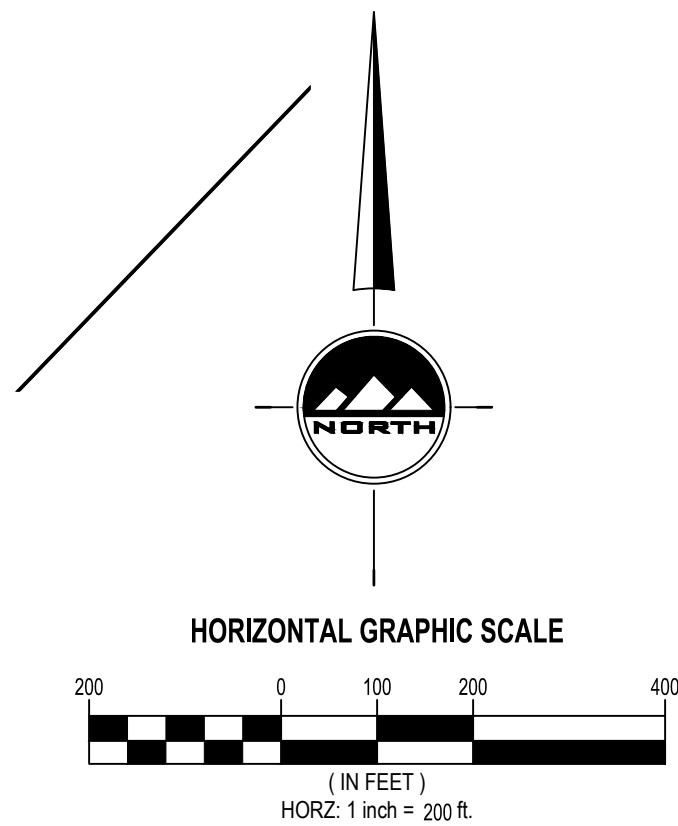
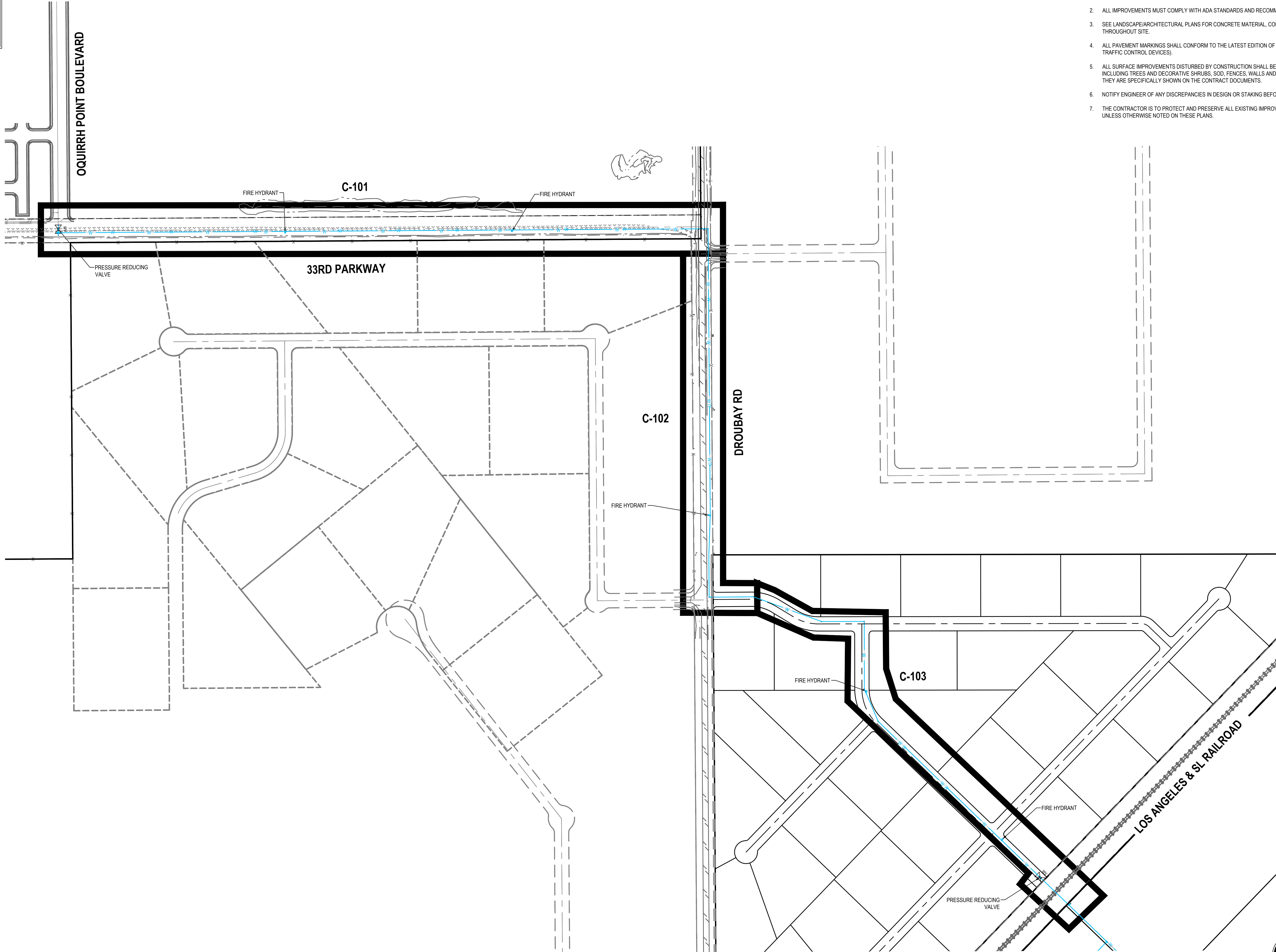
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2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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OQUIRRH POINT IMPROVEMENT DISTRICT
OFFSITE WATER LINE DESIGN

TOOELE COUNTY, UTAH

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OVERALL SITE / UTILITY
PLAN

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D. GEVERTS

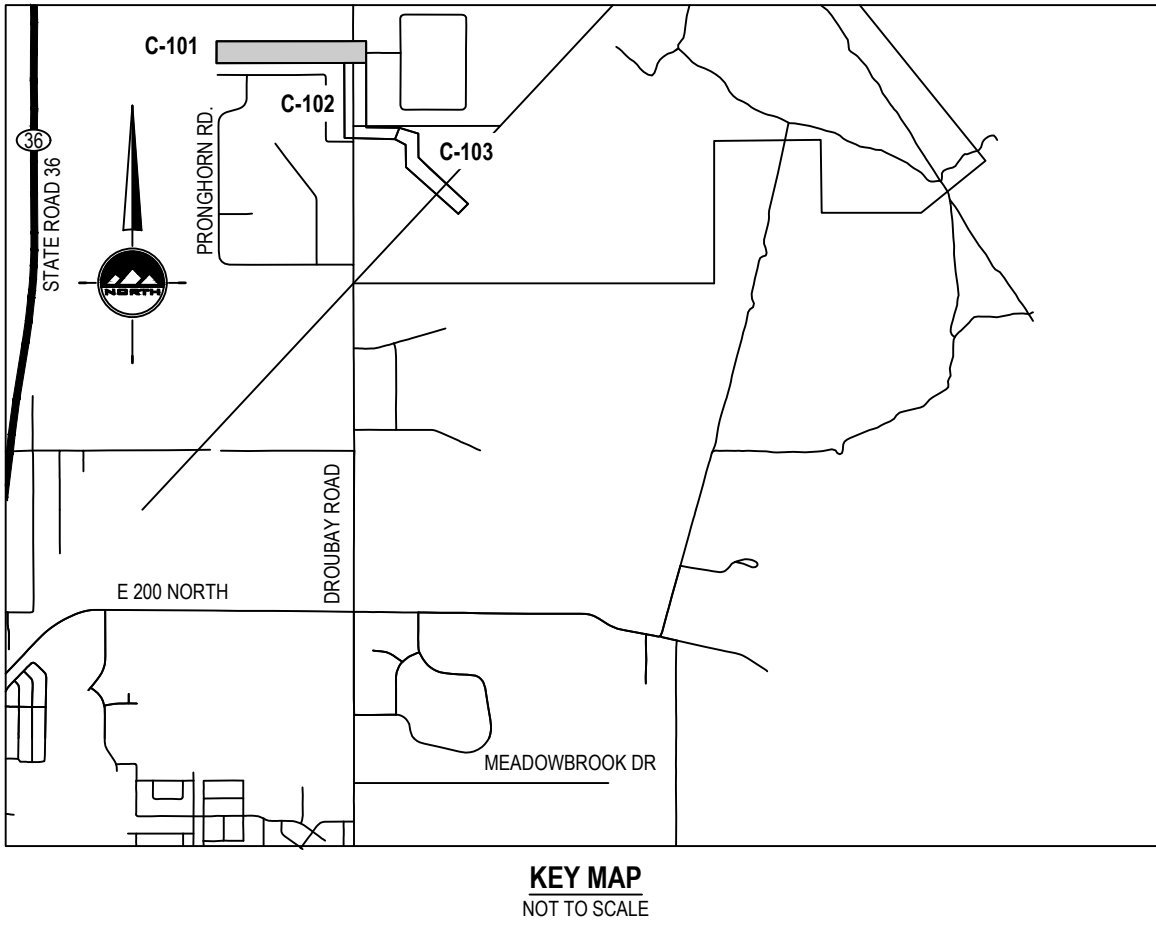
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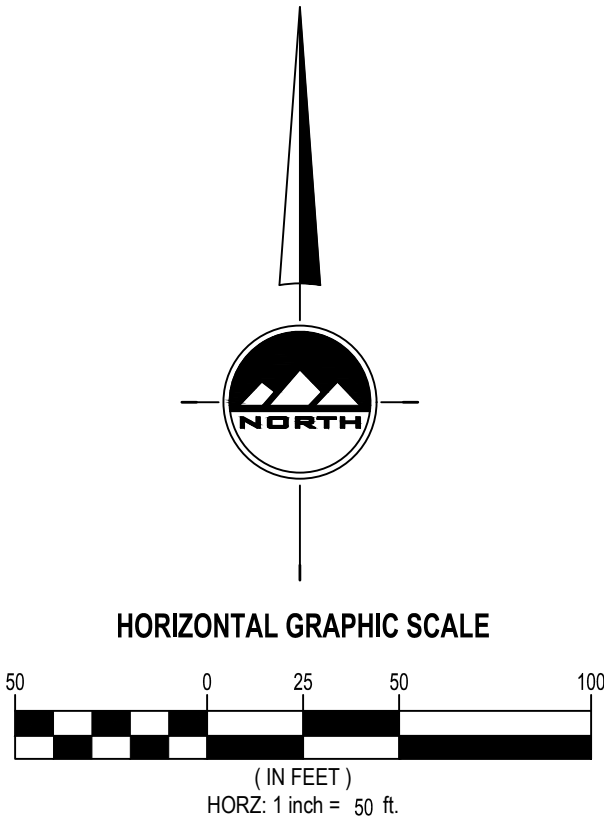
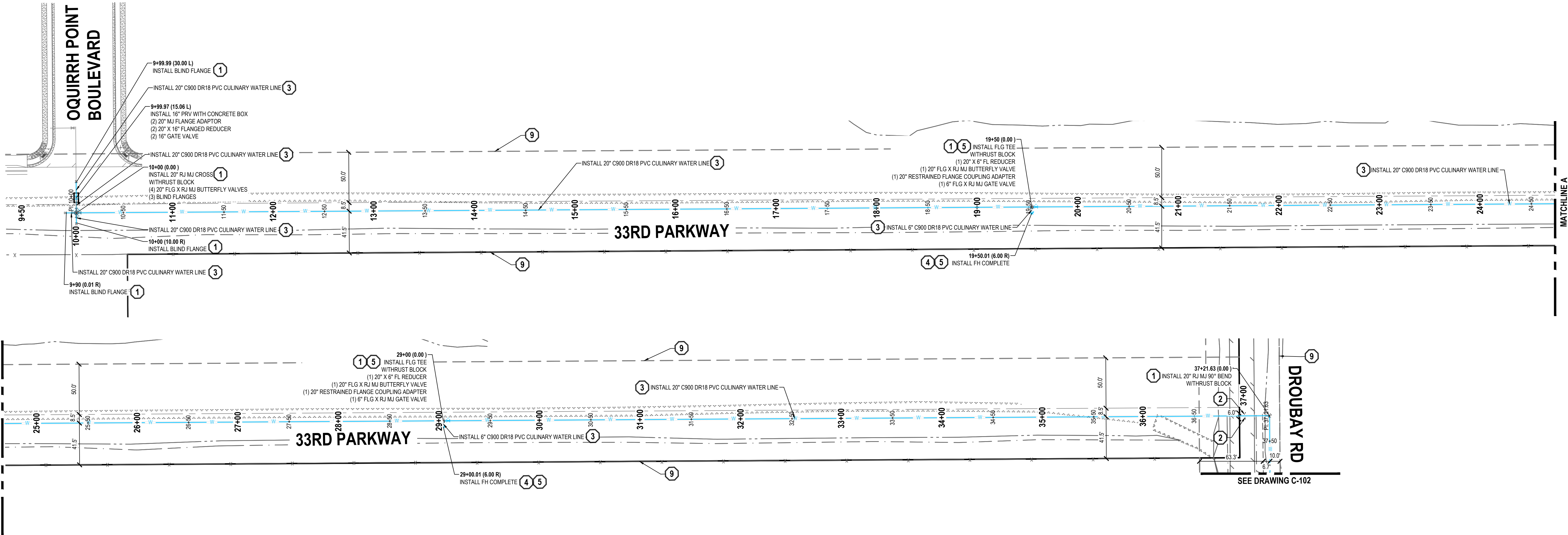
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OQUIRRH POINT IMPROVEMENT DISTRICT
OFFSITE WATER LINE DESIGN

TOOELE COUNTY, UTAH

ENSGN

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FOR:

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CONTACT:

JOE WHITE
PHONE: 435-830-3642

For Review
09/05/2025 3:03:45 PM

SITE/UTILITY PLAN

PROJECT NUMBER
T1341L

PRINT DATE
2025-09-02

PROJECT MANAGER
J. CLEGG

DESIGNED BY
D. GEVERTS

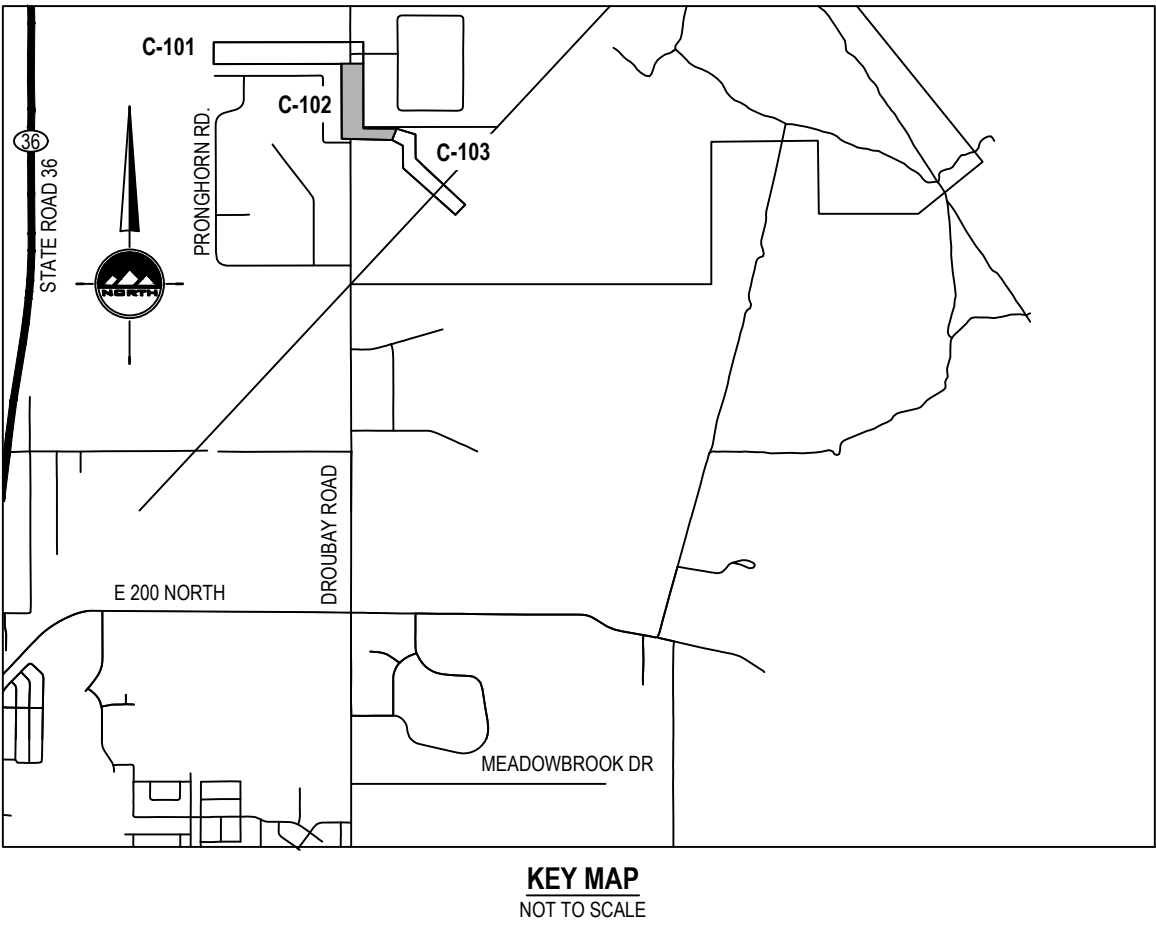
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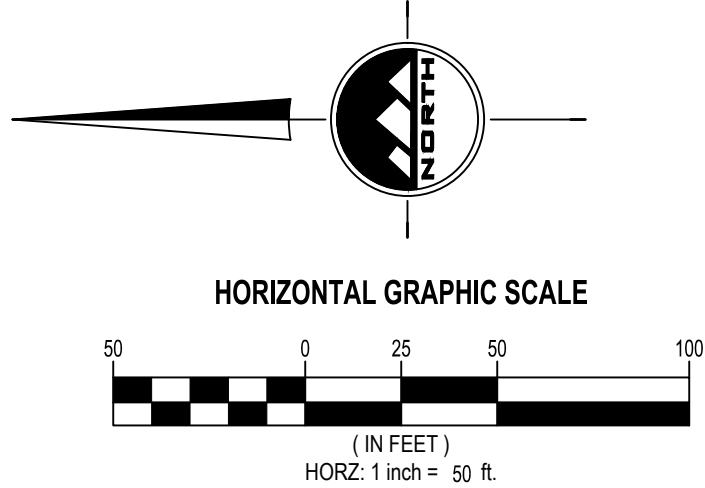
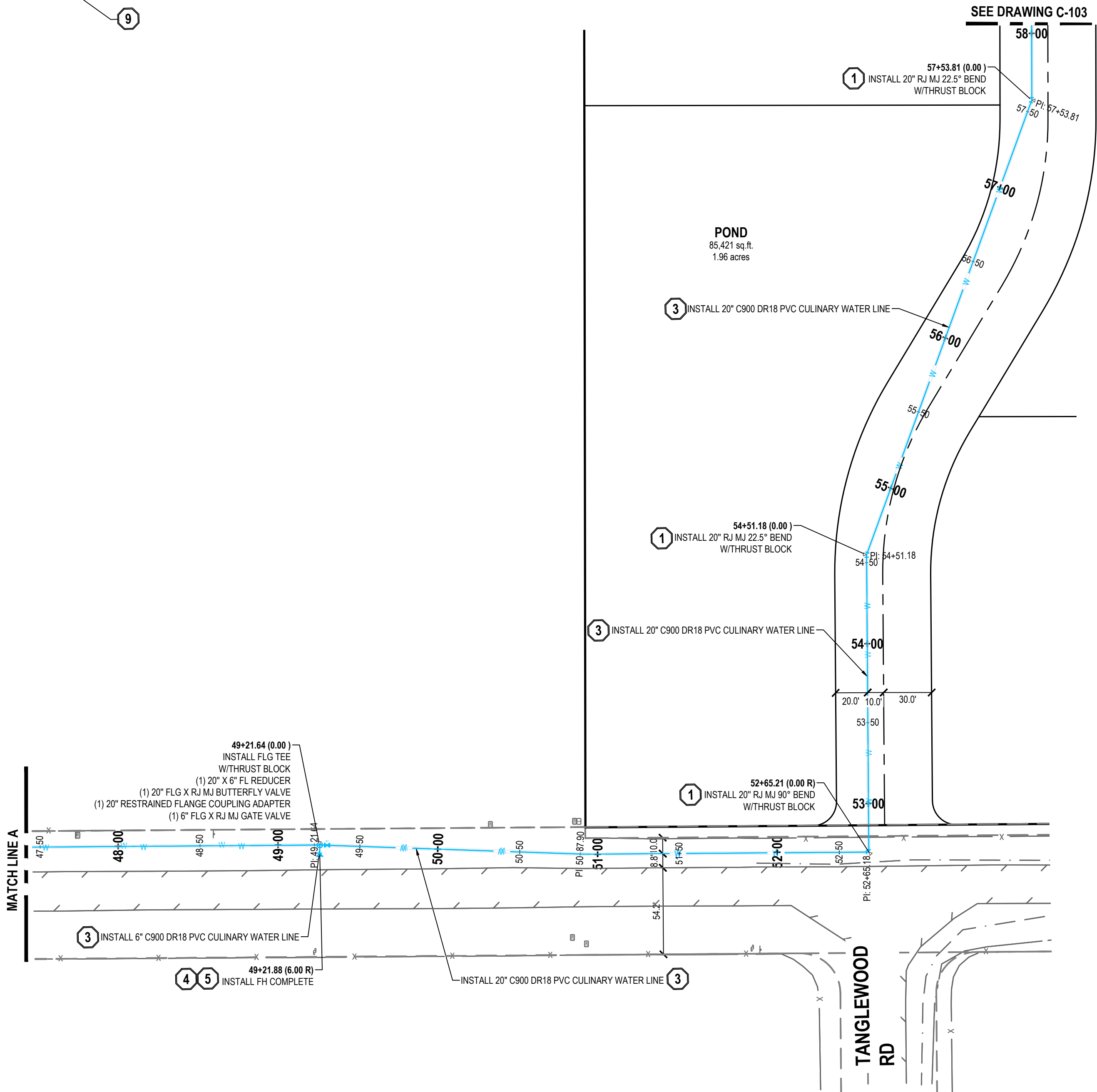
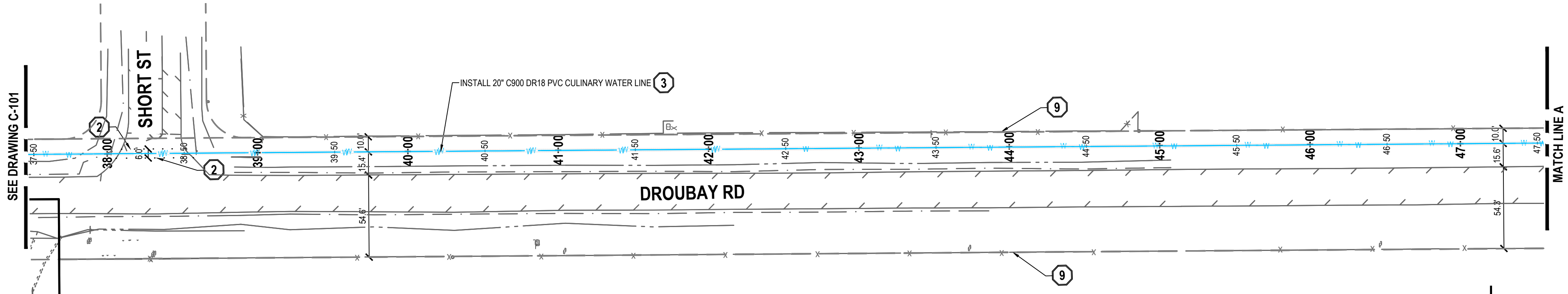
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OFFSITE WATER LINE DESIGN

TOOELE COUNTY, UTAH

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09/05/2025 3:03:46 PM

SITE/UTILITY PLAN

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T1341L
PROJECT MANAGER
J. CLEGG
PRINT DATE
2025-09-02
DESIGNED BY
D. GEVERTS

C-102

EN SIGN

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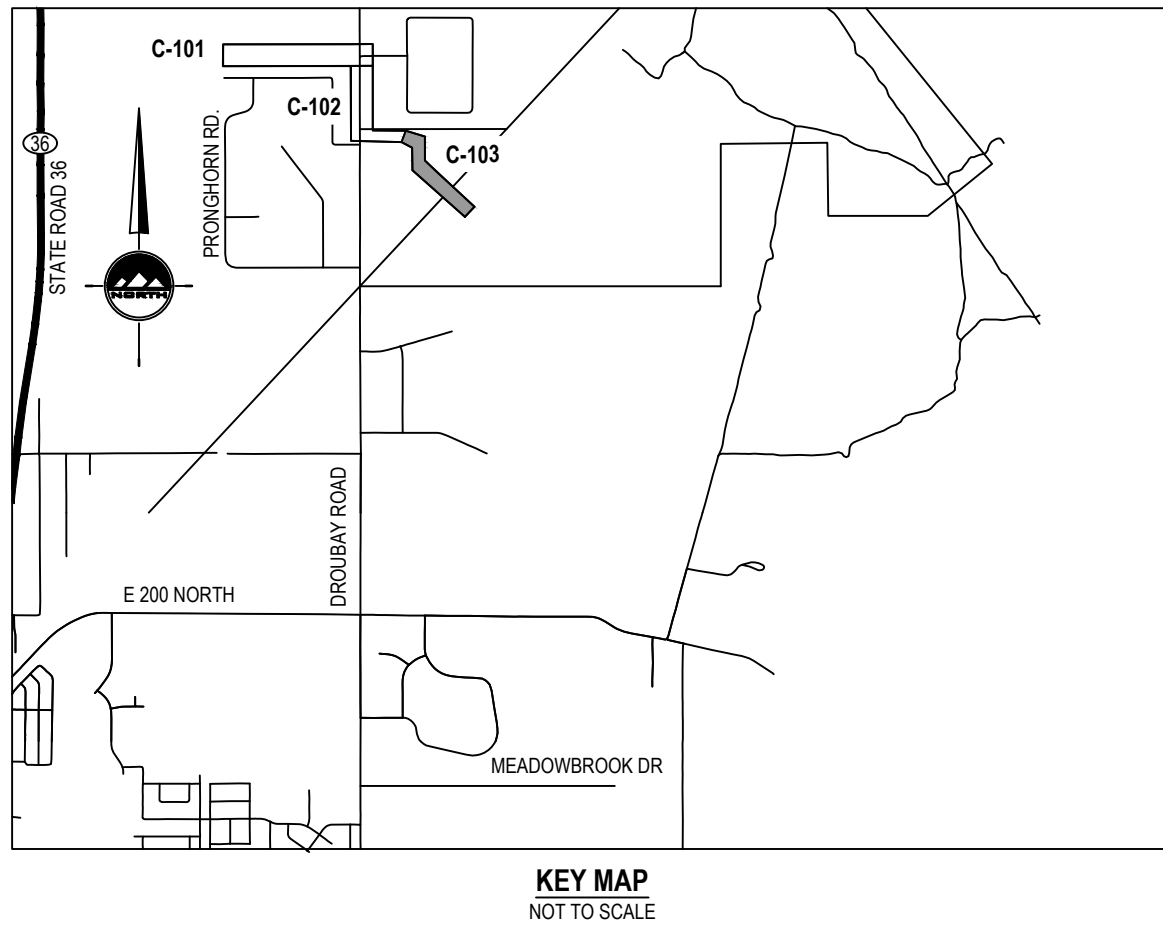
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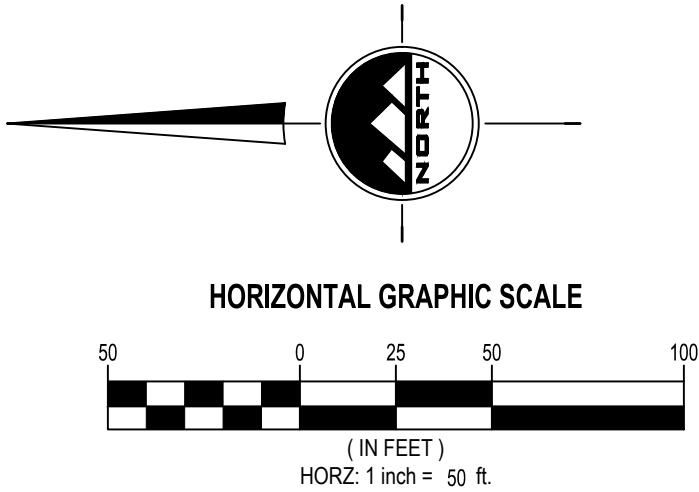
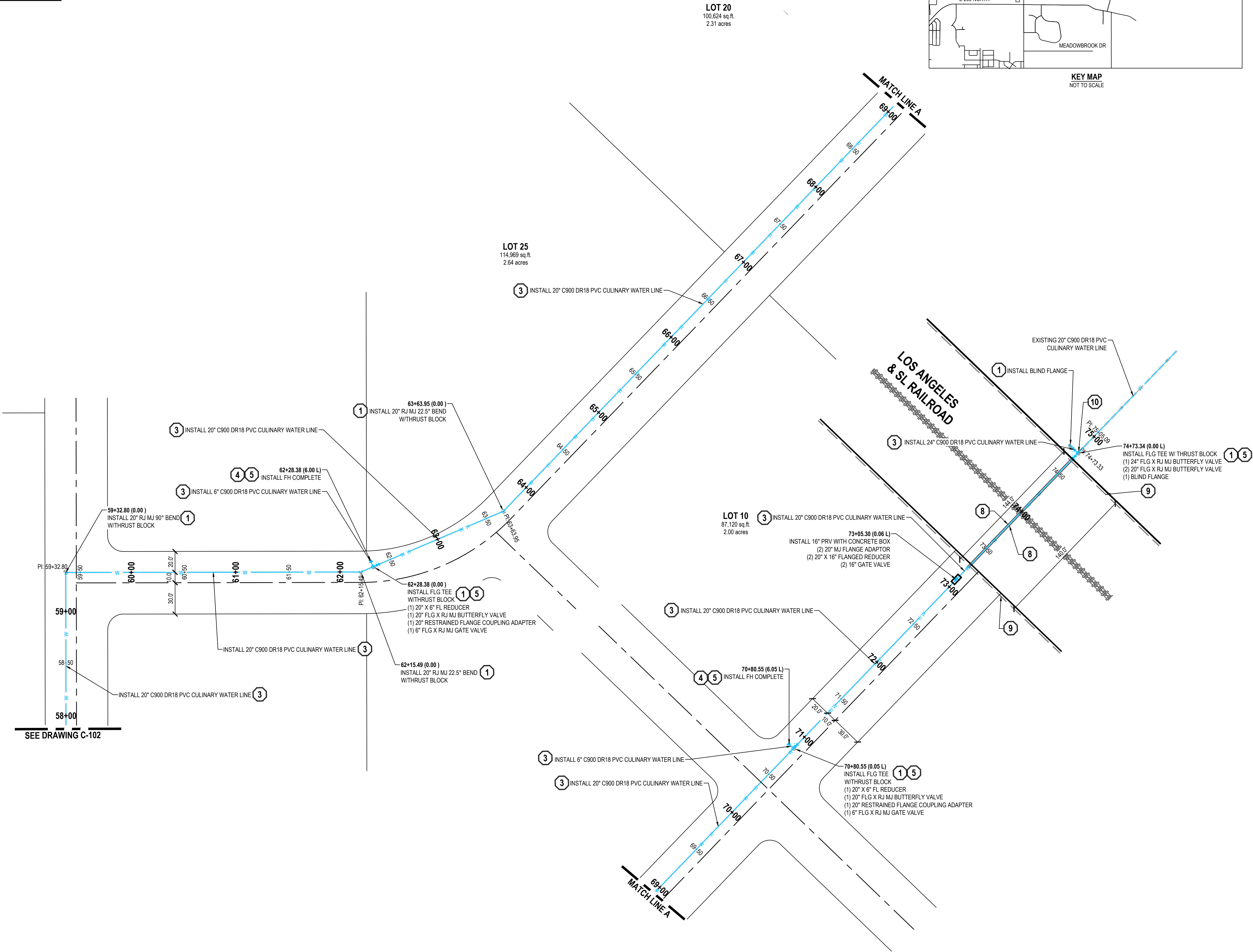
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QUIRRH POINT IMPROVEMENT DISTRICT

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DESIGNED BY
D. GEVERTS

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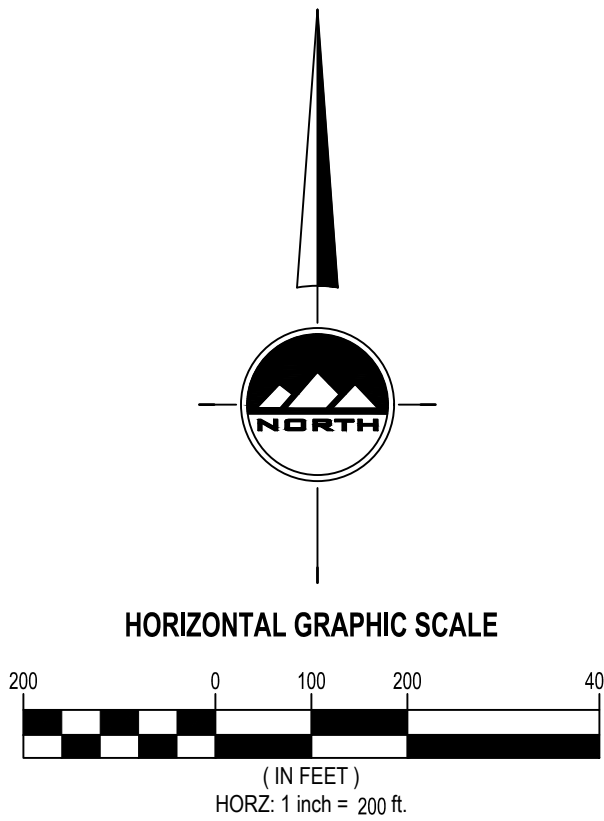
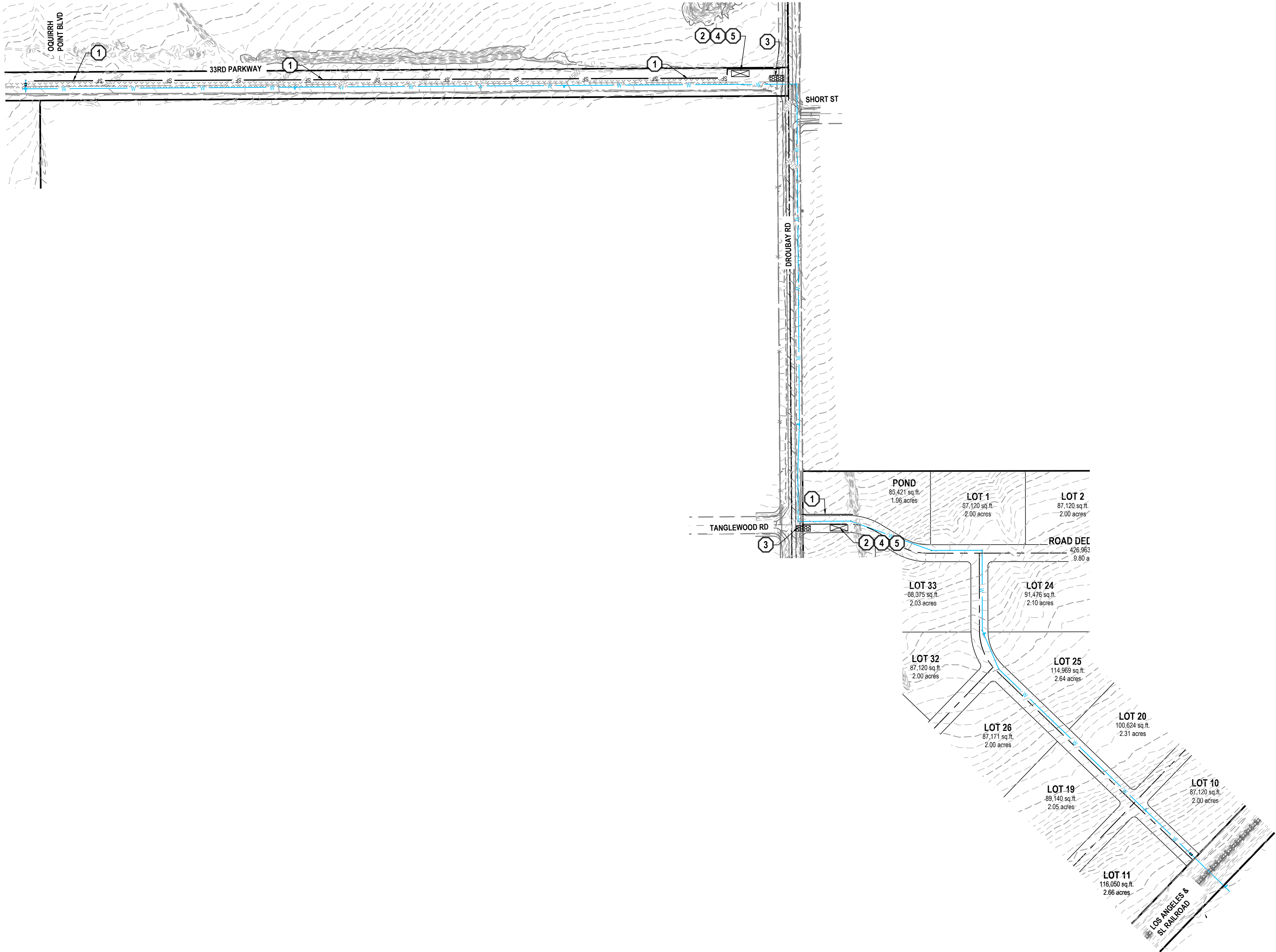
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EROSION CONTROL PLAN

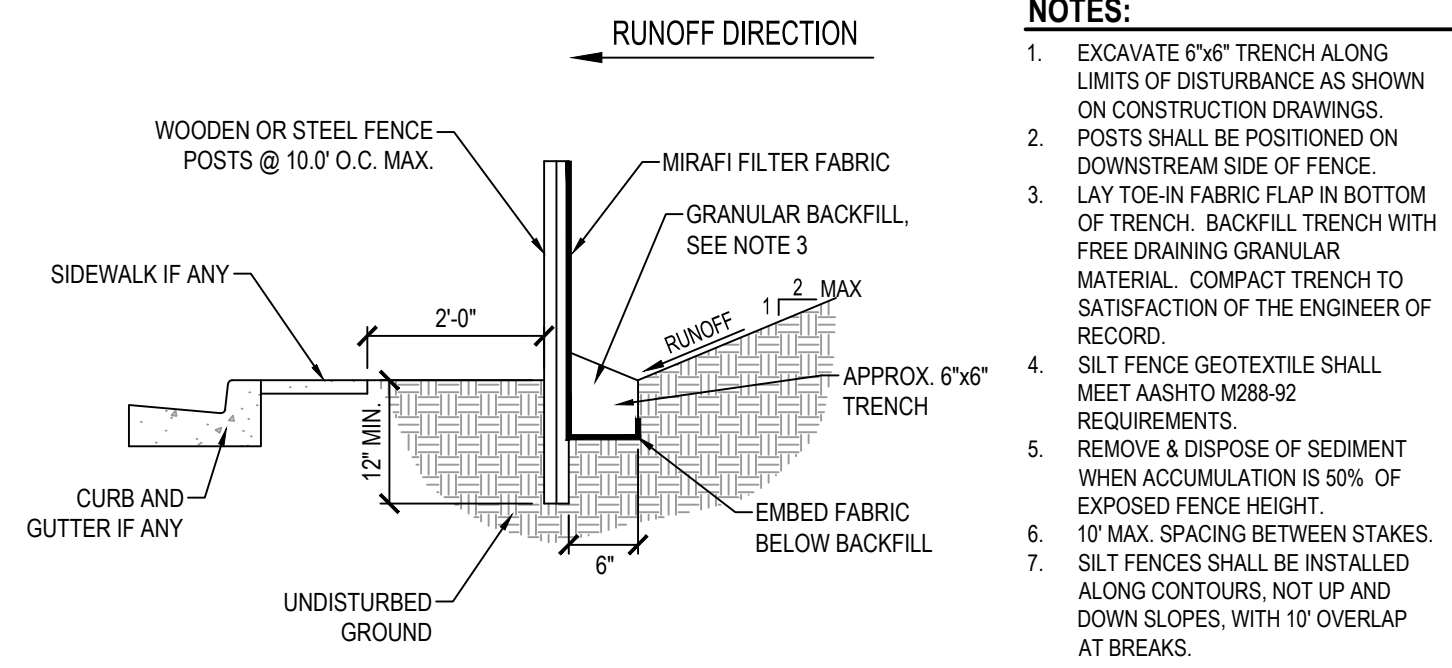
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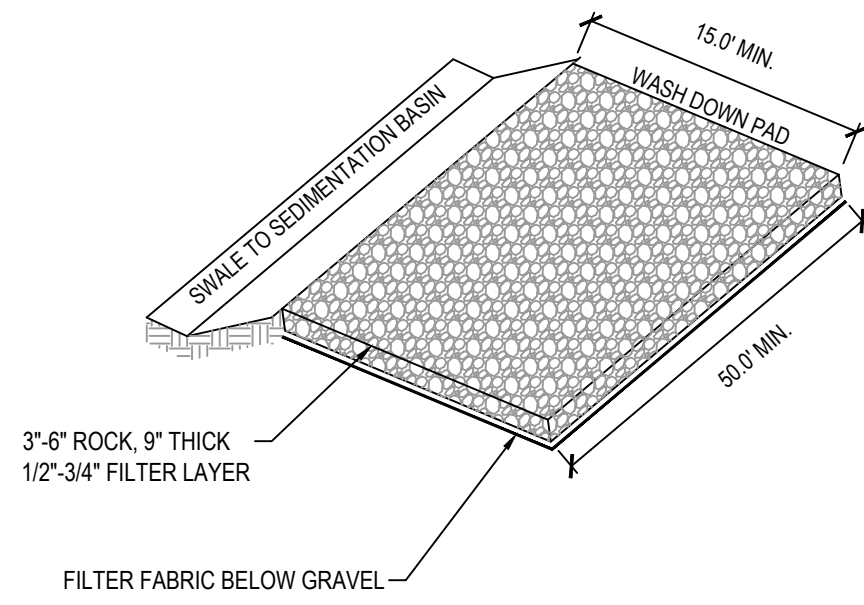
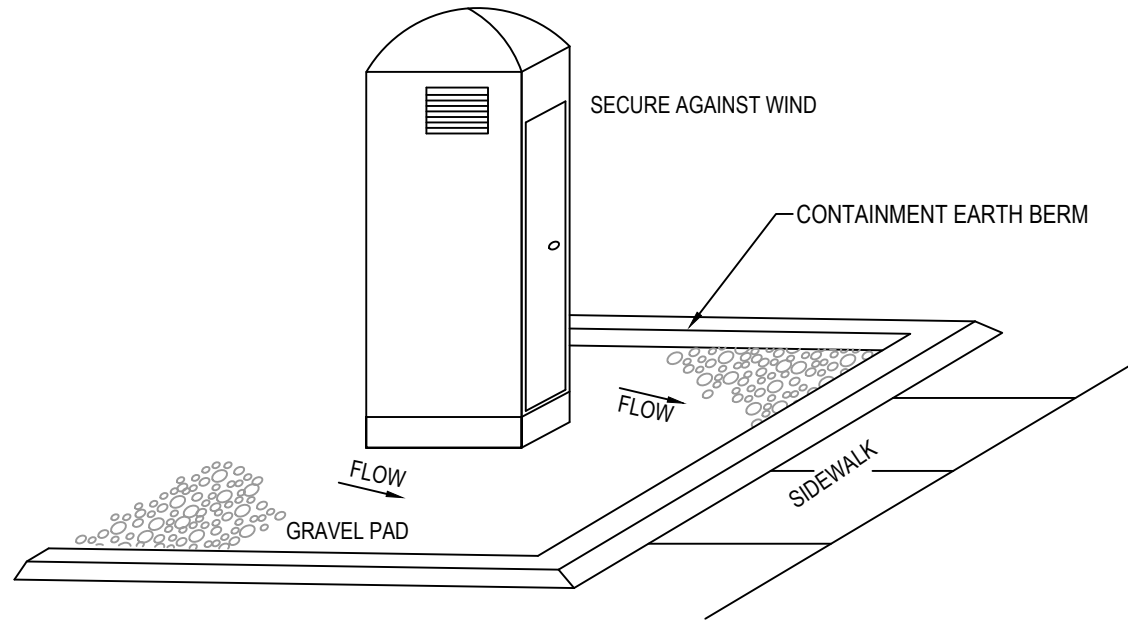
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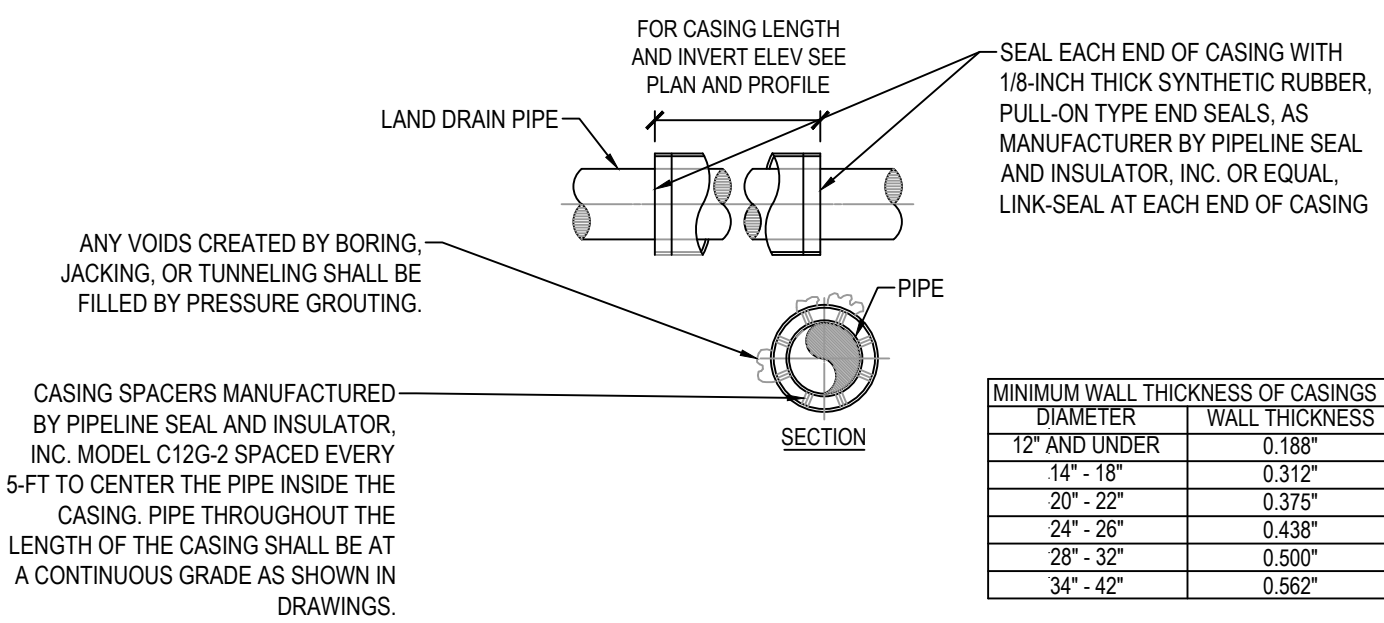
C-200



- NOTES:**
- EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 - LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
 - SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
 - REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
 - 10' MAX. SPACING BETWEEN STAKES.
 - SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.



- NOTE:**
- PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"



CASING SPACERS MANUFACTURED BY PIPELINE SEAL AND INSULATOR, INC. MODEL C12G-2 SPACED EVERY 5-FT TO CENTER THE PIPE INSIDE THE CASING. PIPE THROUGHOUT THE LENGTH OF THE CASING SHALL BE AT A CONTINUOUS GRADE AS SHOWN IN DRAWINGS.

DIAMETER	WALL THICKNESS
12" AND UNDER	0.188"
14" - 18"	0.312"
20" - 22"	0.375"
24" - 26"	0.438"
28" - 32"	0.500"
34" - 42"	0.562"

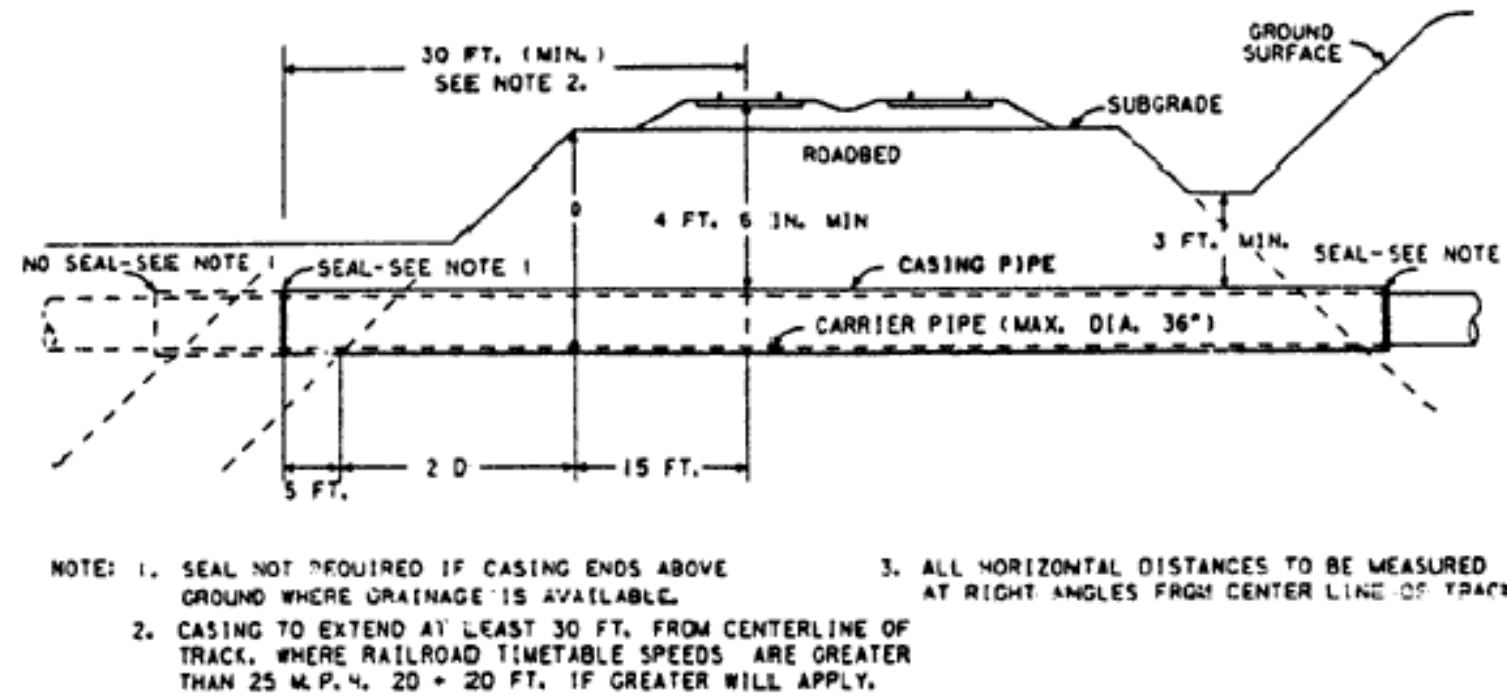
- NOTES:**
- THE CASING PIPE SHALL BE SIZED TWICE DIAMETER OF CARRIER PIPE.
 - CARRIER PIPE SHALL BE PRESSURE TESTED BEFORE SEALING THE ENDS OF THE CASING.
 - SPACERS SHALL BE SECURELY ATTACHED TO CARRIER PIPE PER MANUFACTURER'S REQUIREMENTS.
 - CASING PIPE SHALL BE WELDED STEEL, ASTM A53, GRADE B.

1 TEMPORARY SILT FENCE SCALE: NONE

2 PORTABLE TOILET SCALE: NONE

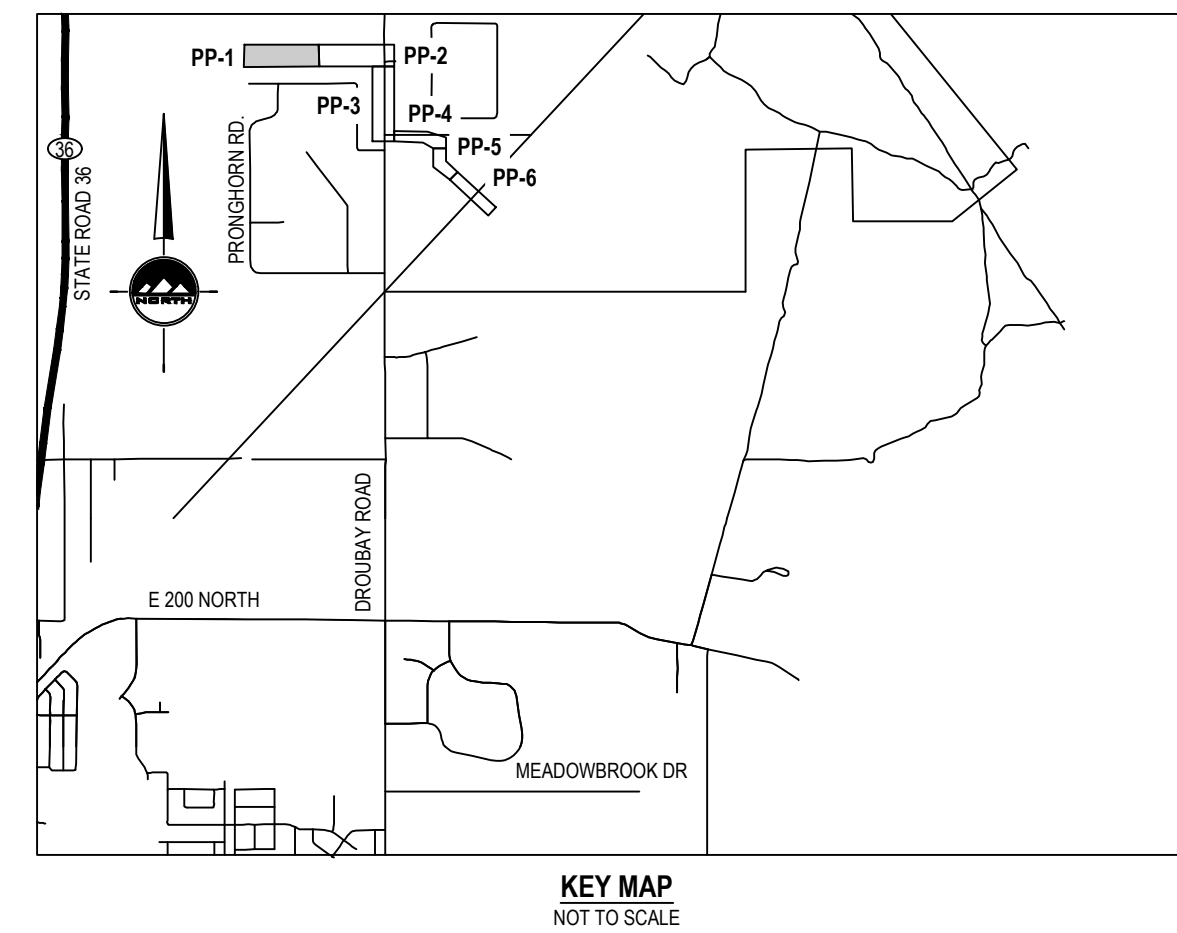
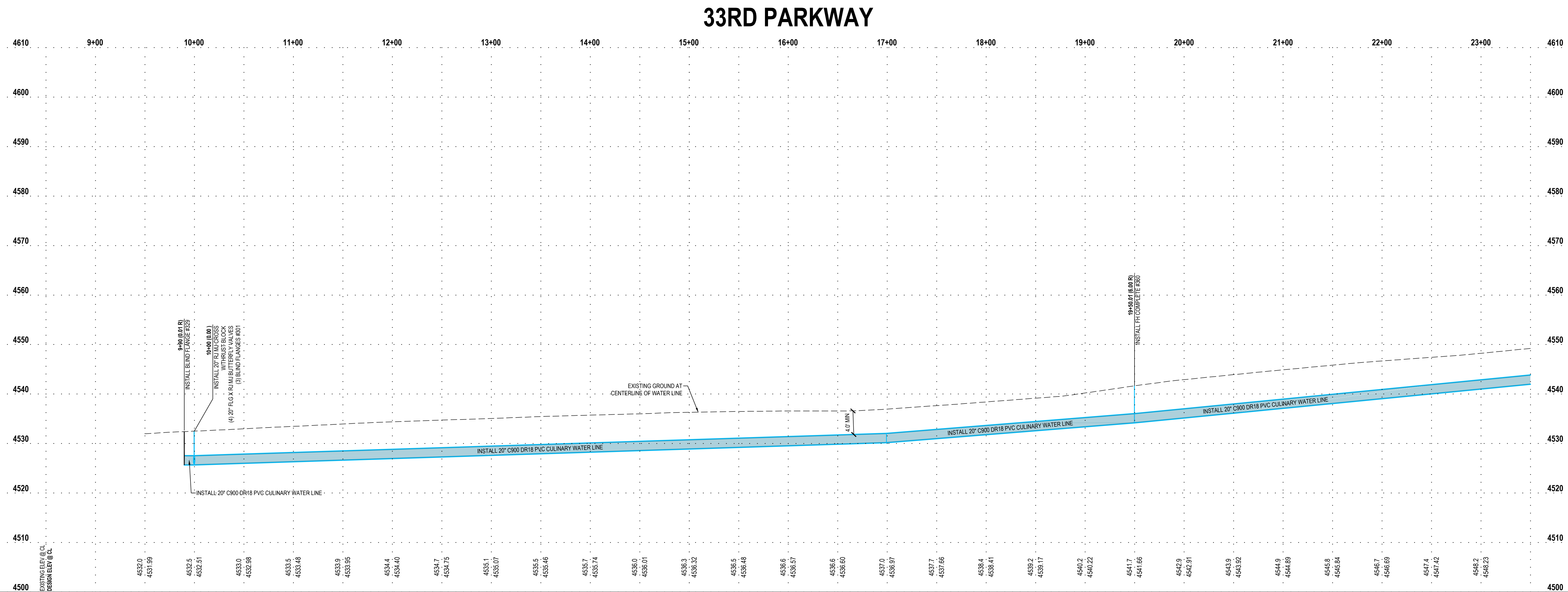
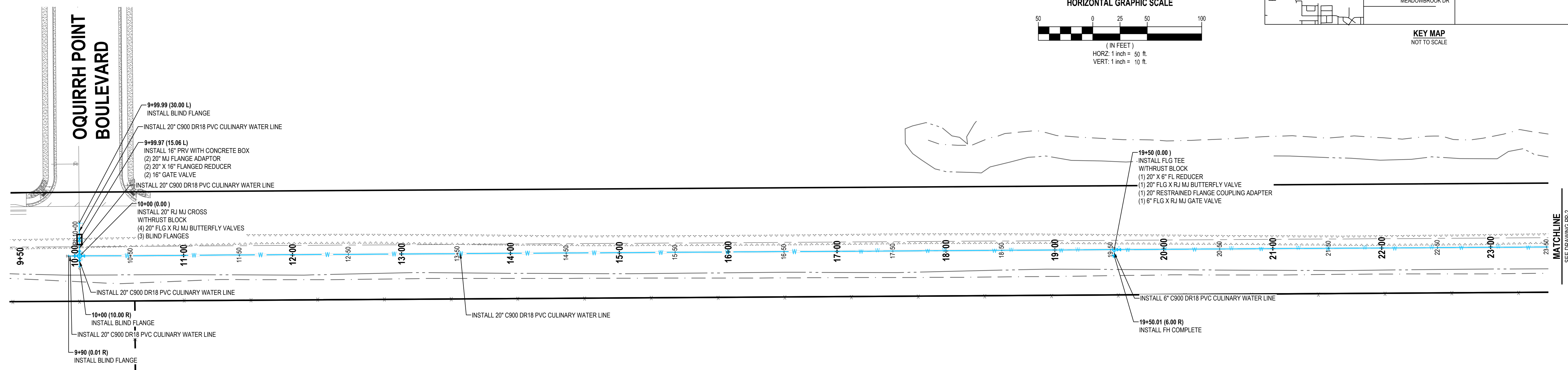
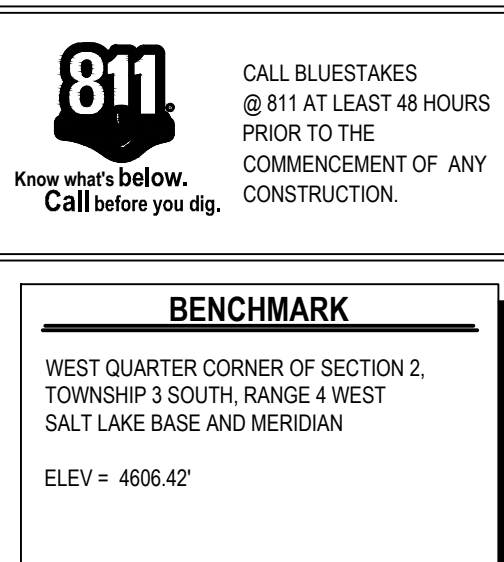
3 STABILIZED CONSTRUCTION ENTRANCE SCALE: NONE

4 CASING DETAIL SCALE: NONE



- NOTE:**
- SEAL NOT REQUIRED IF CASING ENDS ABOVE GROUND WHERE DRAINAGE IS AVAILABLE.
 - CASING TO EXTEND AT LEAST 30 FT. FROM CENTERLINE OF TRACK, WHERE RAILROAD TIMETABLE SPEEDS ARE GREATER THAN 25 M.P.H., 20 - 20 FT. IF GREATER WILL APPLY.
 - ALL HORIZONTAL DISTANCES TO BE MEASURED AT RIGHT ANGLES FROM CENTER LINE OF TRACK

5 UNION PACIFIC RAILROAD BORING DETAIL SCALE: NONE



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main St. Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EHD INVESTMENT, LLC
1392 PASS CANYON ROAD
ERDA, UT, 84074

CONTACT:
JOE WHITE
PHONE: 435-830-3642

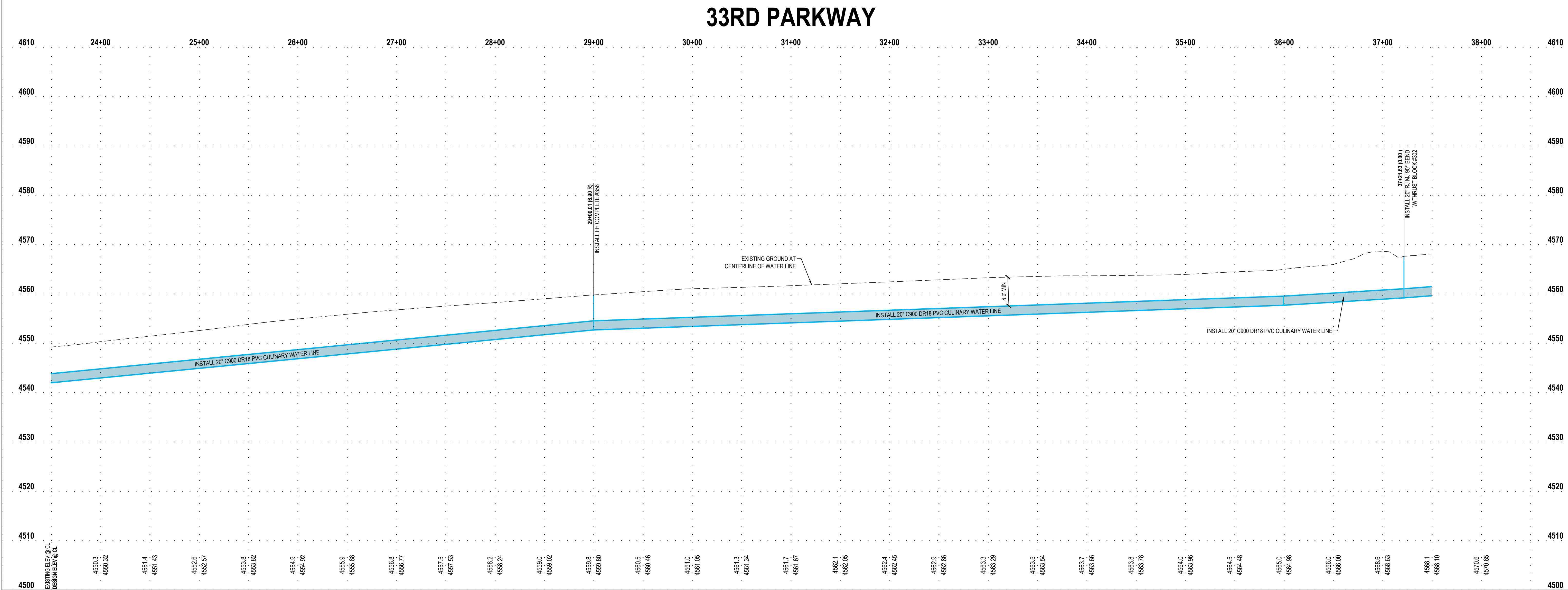
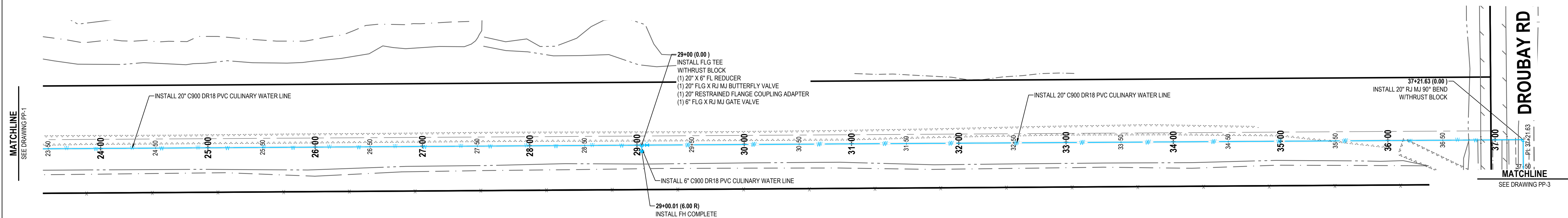
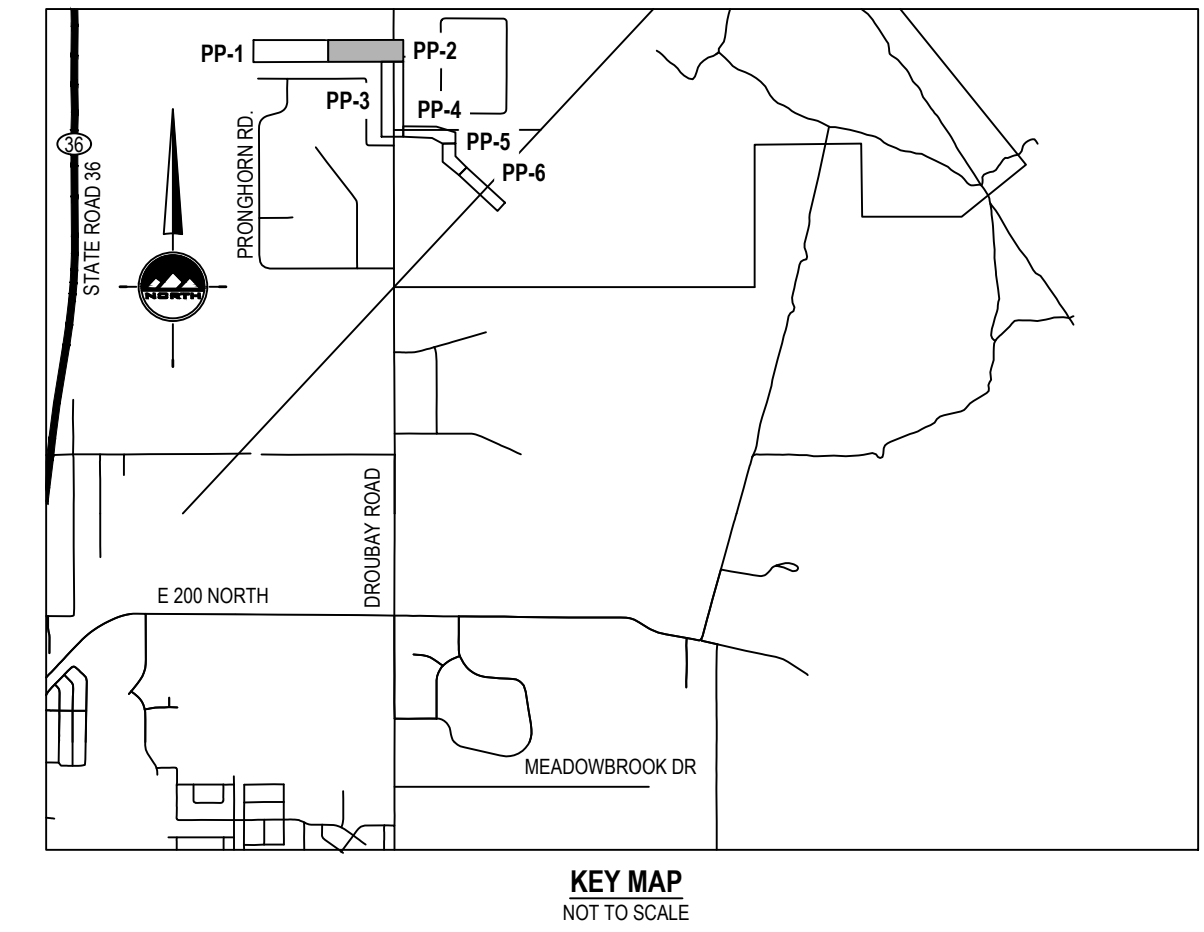
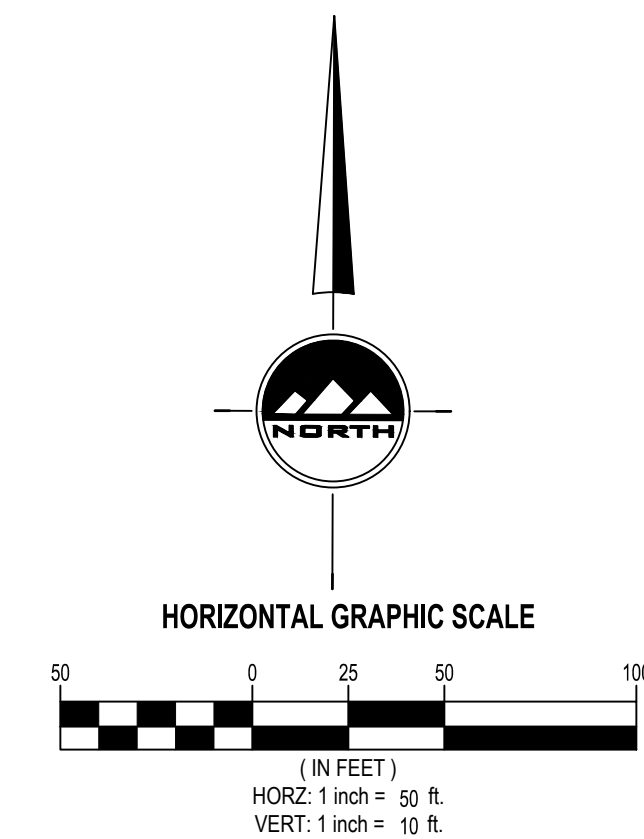
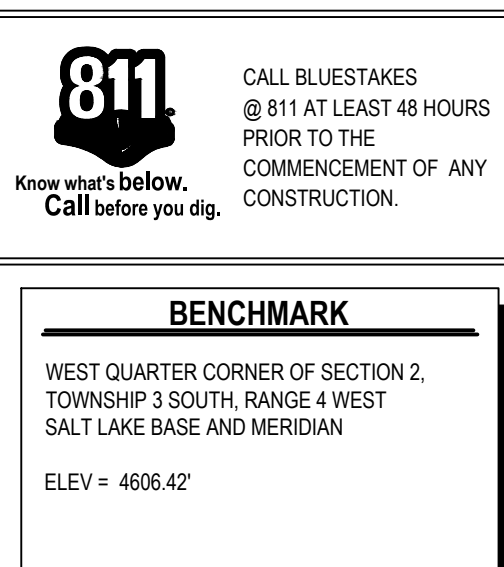
**OOQUIRRH POINT IMPROVEMENT DISTRICT
OFFSITE WATER LINE DESIGN**

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PLAN AND PROFILE
33RD PARKWAY

PROJECT NUMBER T1341L	PRINT DATE 2025-09-02
PROJECT MANAGER J. CLEGG	DESIGNED BY D. GEVERTS

PP-1



QUIRRH POINT IMPROVEMENT DISTRICT OFFSITE WATER LINE DESIGN

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PLAN AND PROFILE

33RD PARKWAY

PROJECT NUMBER T1341L	PRINT DATE 2025-09-02
PROJECT MANAGER J. CLEGG	DESIGNED BY D. GEVERTS

PP-2

811

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

BENCHMARK

WEST QUARTER CORNER OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4606.42'

EN

SIGN

THE STANDARD IN ENGINEERING

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SANDY

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LAYTON

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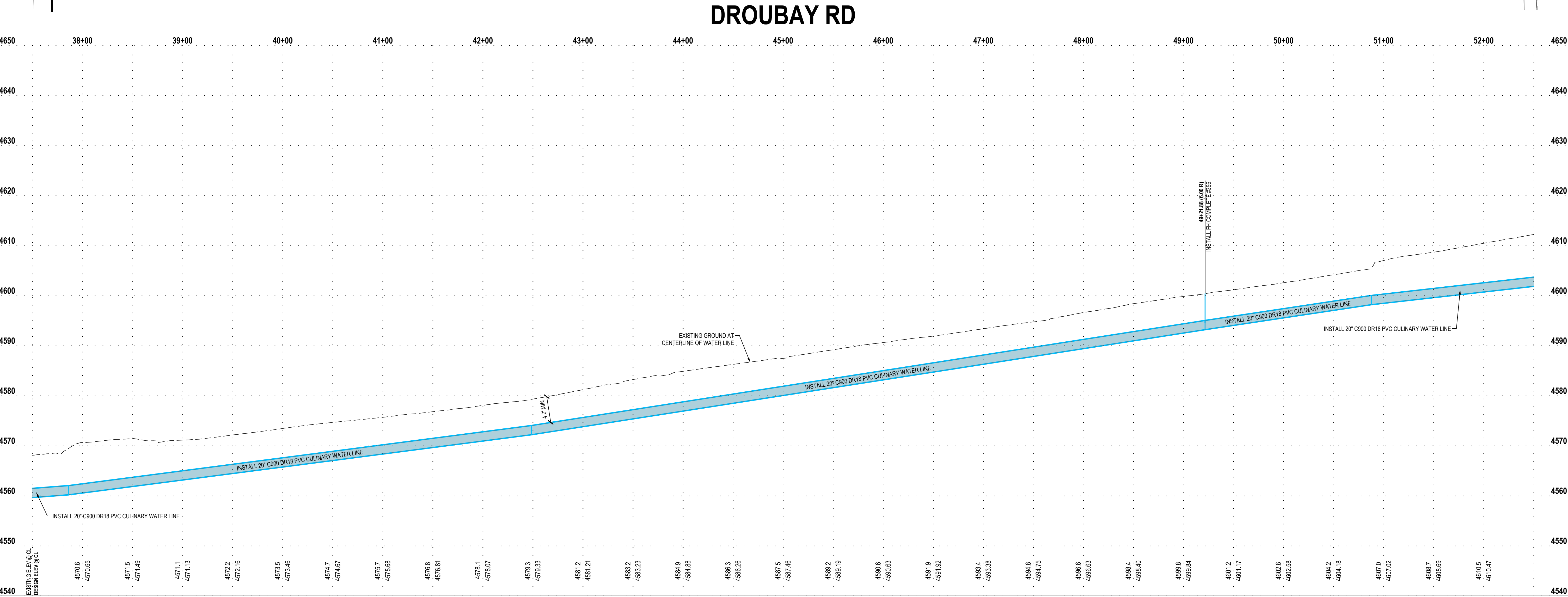
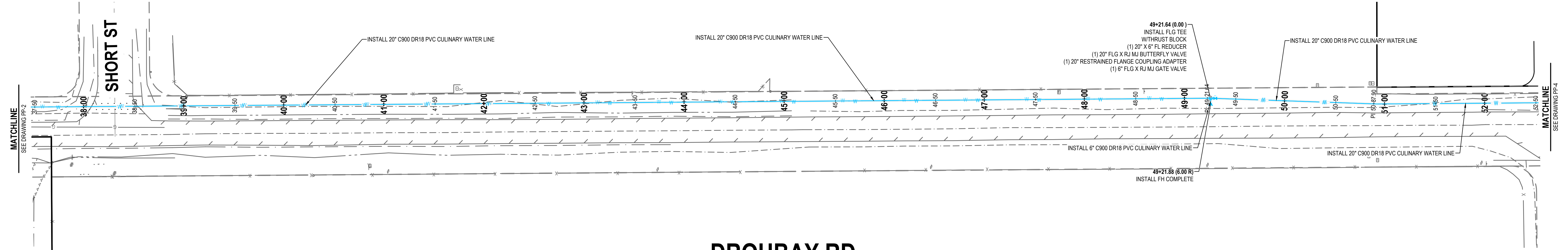
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FOR:
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OQUIRRH POINT IMPROVEMENT DISTRICT
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PLAN AND PROFILE
DROUBAY RD

PROJECT NUMBER
T1341L

PRINT DATE
2025-09-02

PROJECT MANAGER
J. CLEGG

DESIGNED BY
D. GEVERTS

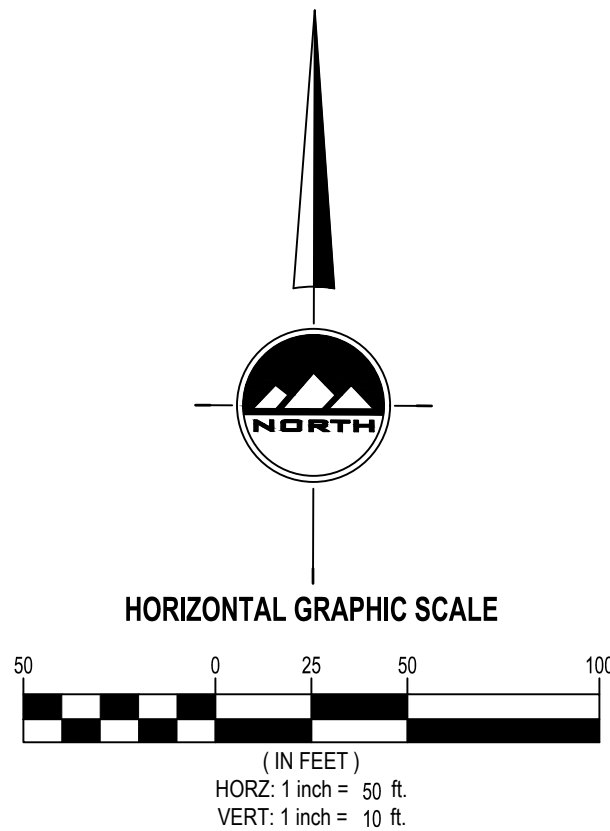
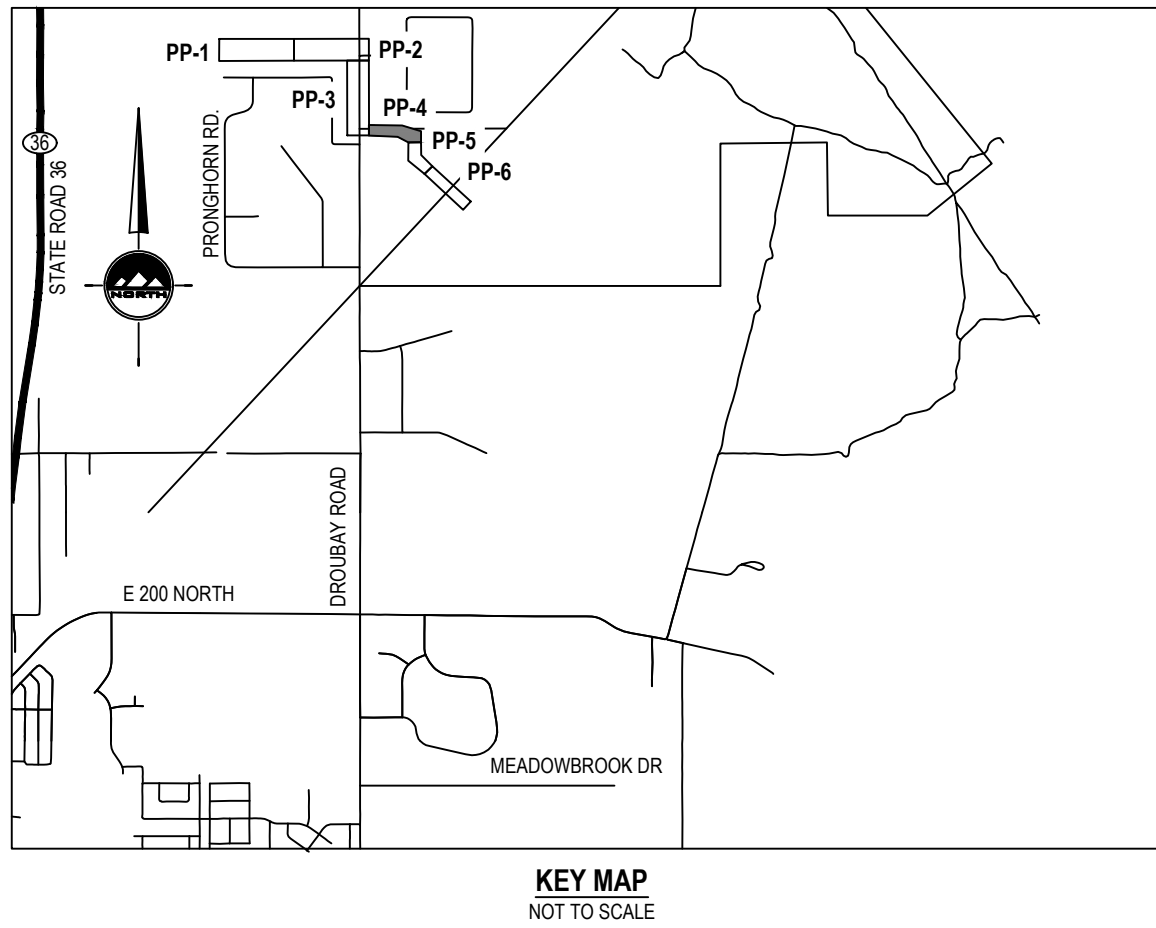
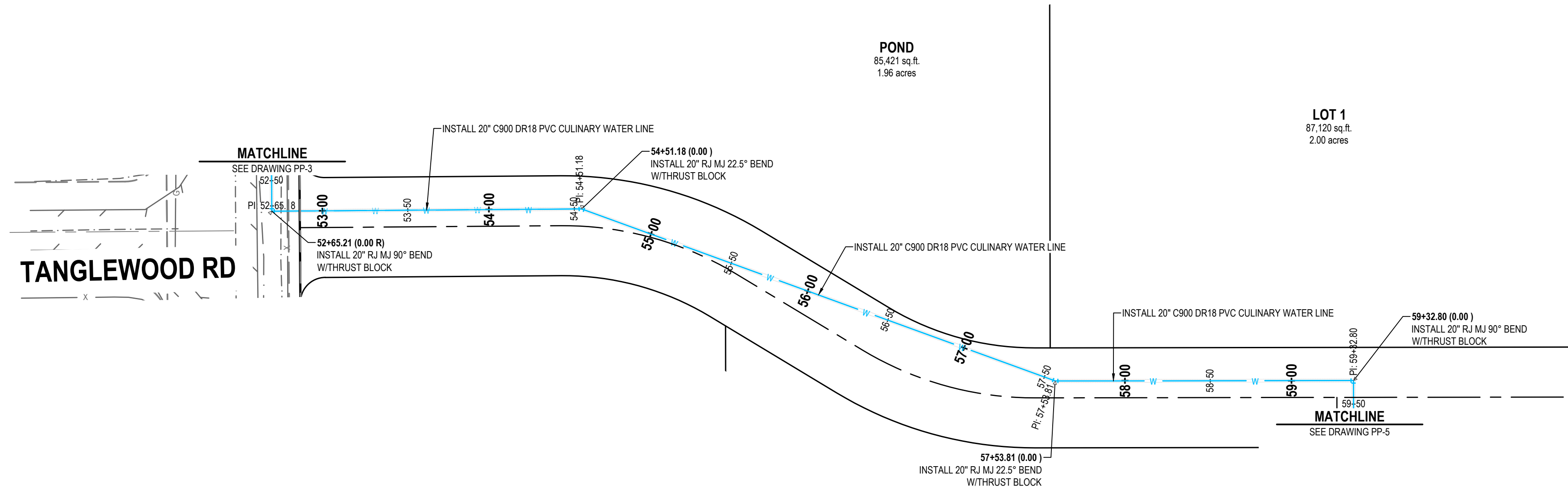
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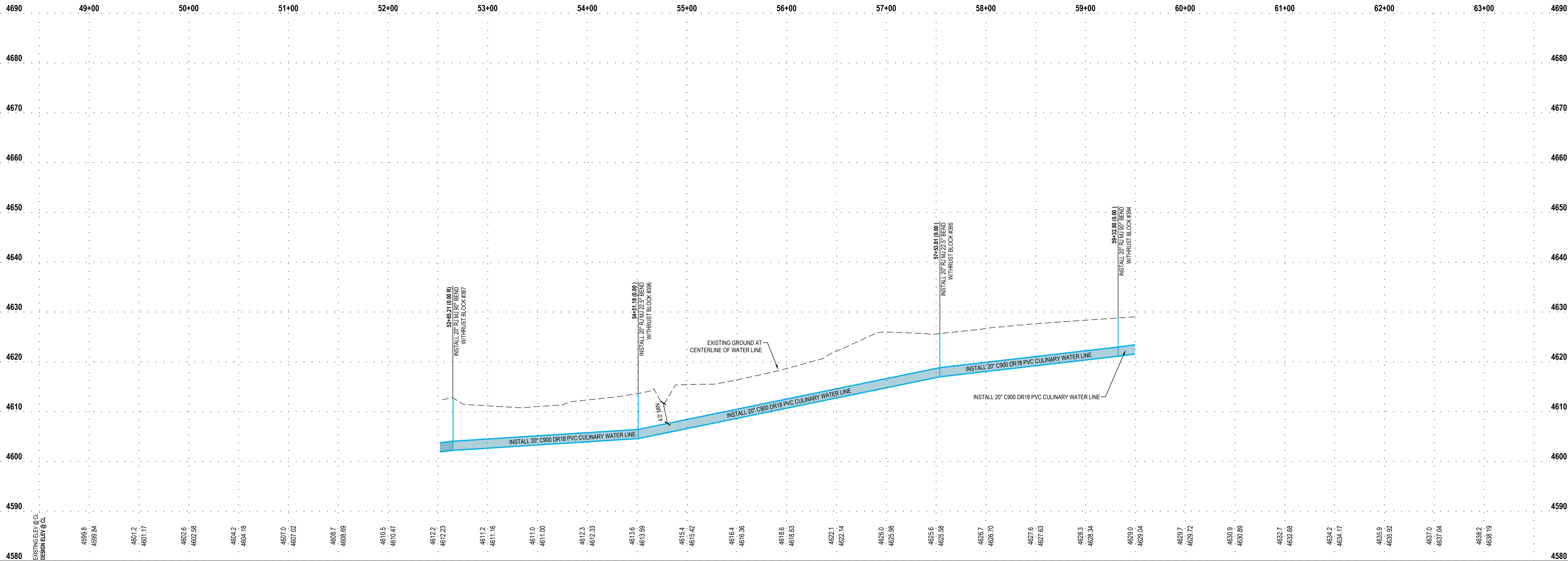
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DEDICATED RD



OQUIRRH POINT IMPROVEMENT DISTRICT
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TOOELE

169 N. Main St, Unit 1
Tooele, UT 84074
Phone: 435.843.3590

SANDY

Phone: 801.255.0529

LAYTON

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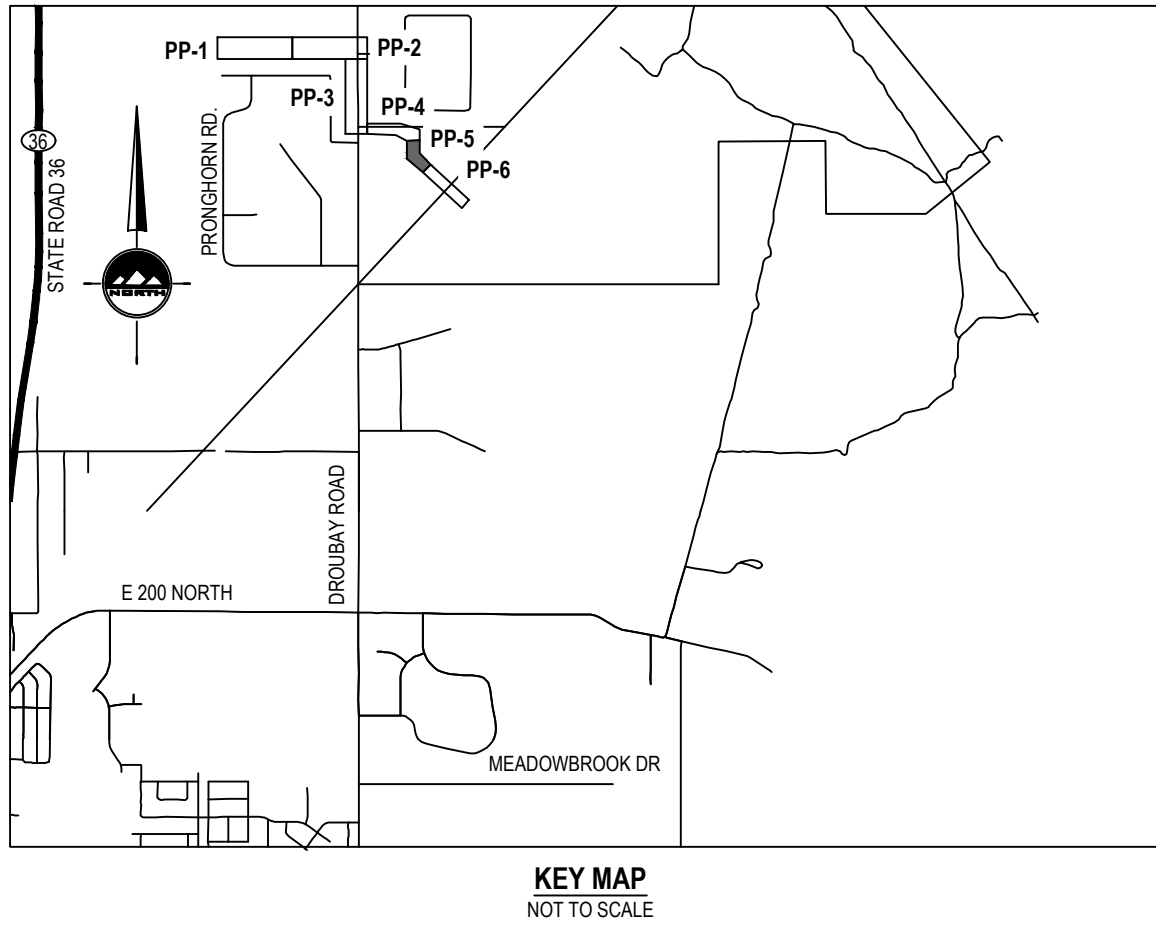
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OQUIRRH POINT IMPROVEMENT DISTRICT
OFFSITE WATER LINE DESIGN

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GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

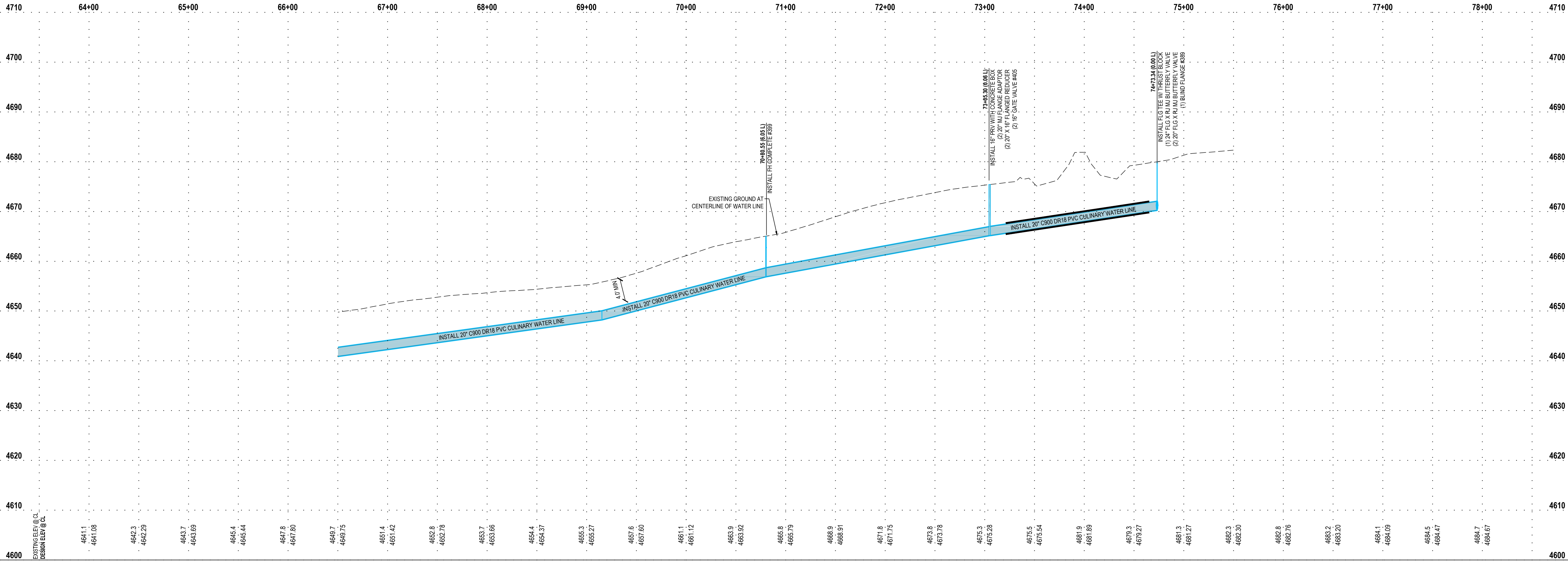
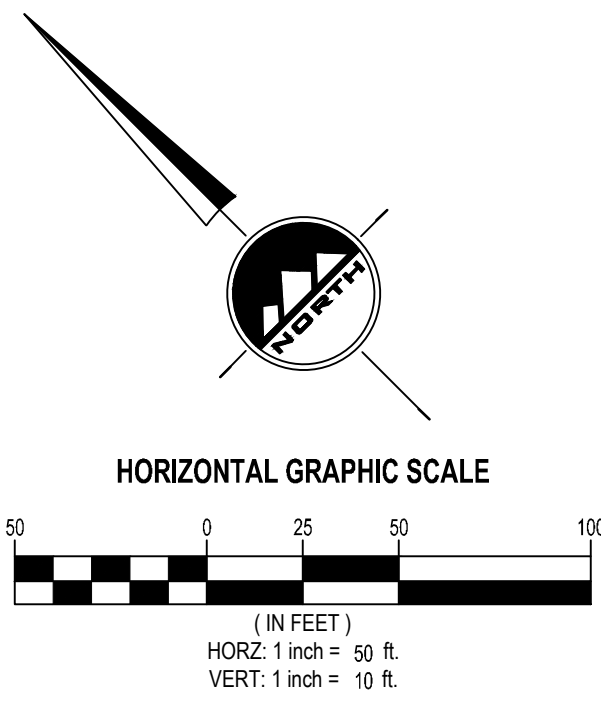
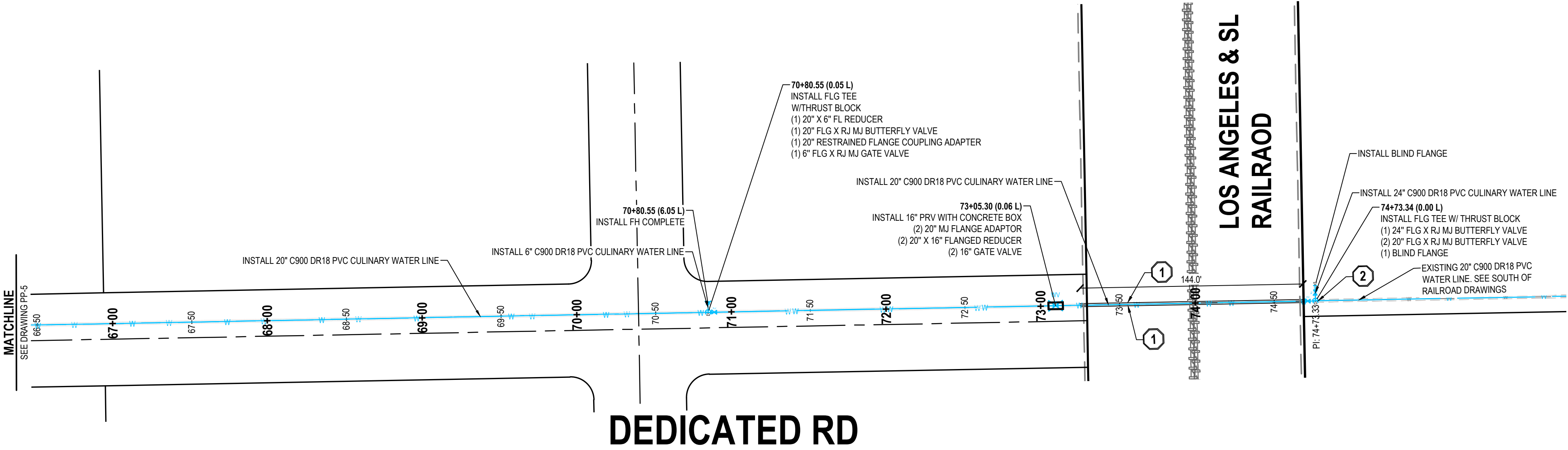
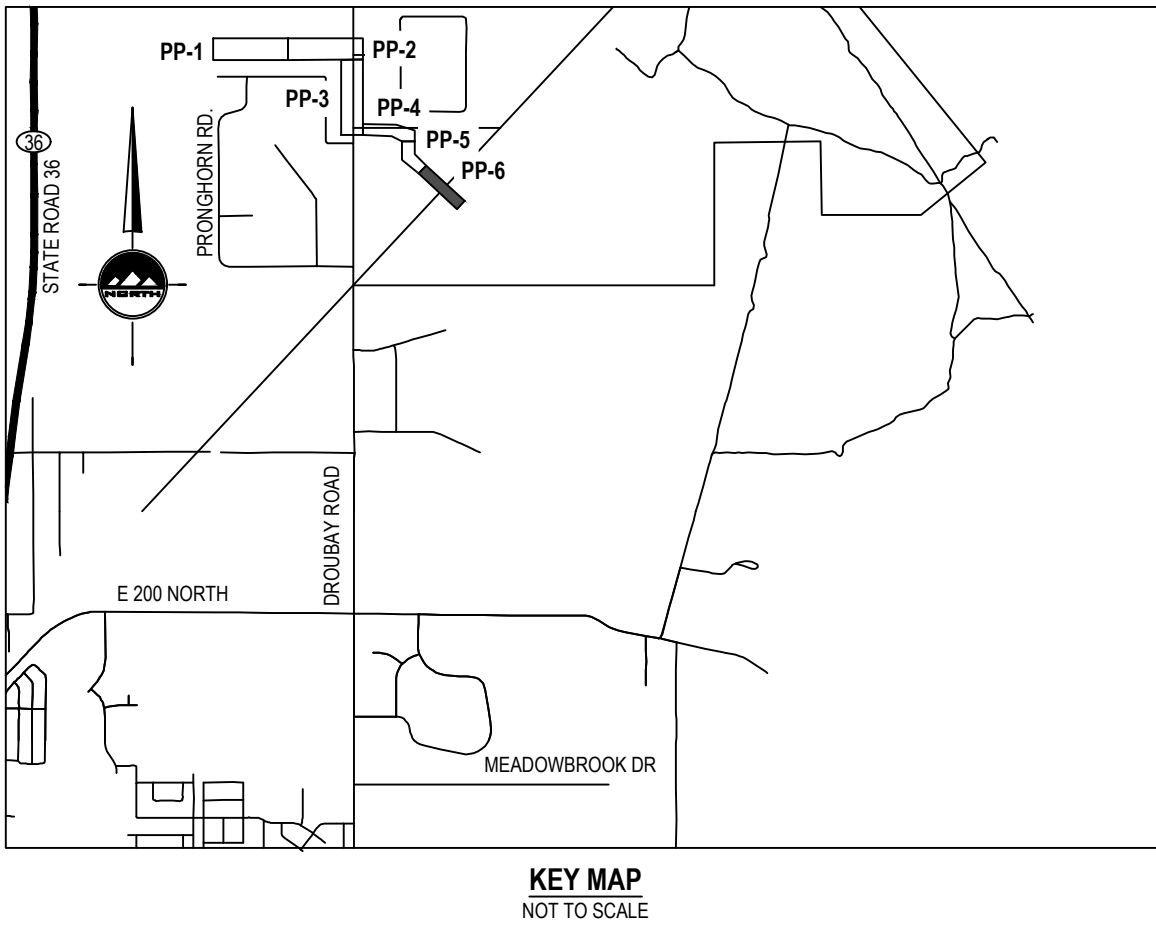
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1

CASING AROUND PIPE UNDERNEATH RAILROAD TRACKS PER DETAIL 4/C-300. CASING TO EXTEND AT LEAST 2' BEYOND UNION PACIFIC RAIL ROAD RIGHT OF WAY. BORE UNDER RAIL ROAD TRACKS PER UNION PACIFIC RAILROAD DETAIL 5/C-300, ALSO FOUND AT [HTTPS://WWW.UP.COM/REAL_ESTATE/UTILITIES/PIPELINE/PIPESPECS/INDEX.HTM](https://www.up.com/real_estate/utilities/pipeline/pipespecs/index.htm).
- 2

CONNECT TO EXISTING 20" CULINARY WATER LINE PER GOVERNING AGENCY'S STANDARDS. CONTRACTOR TO VERIFY SIZE AND LOCATION



OQUIRRH POINT IMPROVEMENT DISTRICT
OFFSITE WATER LINE DESIGN

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Tooele, UT 84074
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SANDY

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