



ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

Preliminary Subdivision

Public Body: Erda City Planning Commission

Meeting Date: April 28, 2026

Parcel IDs: 19-097-0-004A, 19-097-0-004B, 19-097-0-0004C
& 01-421-0-0012

Current Zone: Copper Cove DA

Property Address: Approximately 3600 N Hwy 36

Applicant Name: Derald Anderson

Request Phase 1 preliminary plat approval

PROJECT DESCRIPTION

Derald Anderson is requesting a preliminary plat approval for Copper Cove phase 1. The plat contains 45 lots at the north east corner of the development. Lots range in size from 5800 sq ft to 10000 sq ft.

Copper Cove subdivision is located at approximately 3600 N Hwy 36. The property is zoned by a development agreement which is attached.

SITE & VICINITY DESCRIPTION

The subject property is located along SR 36 from approximately 3600 N to Erda Way as highlighted below. Surrounding property zoning is north – medium intensity residential, east – SR-36, CG and PC, south – RR-5 & CG, west – RR-5





ZONE CONSIDERATIONS

Dimensional Standards

Building	Building Heights	Setback: Front to Garage	Setback: Front to House	Setback: Rear Yard to House	Setback: Side Yard to House	Maximum Building Coverage
5 Acres Lots	35	50	50	50	20	25%
1 Acre Lots	35	30	30	30	20	25%
21,000 SF Lots	35	30	30	30	8	35%
12,000 SF Lots	35	20	20	20	8	45%
8,000 SF Lots	35	20	20	20	5	Per setbacks
4,000 SF Lots	35	15	15	15	5	Per setbacks
Alley-Loaded Lots	35	15	15	15	5	Per setbacks
Multi Residential	55	15	15	15	5	Per setbacks

1. Corner lots, two front yard and two side yards are required.
2. Accessory buildings set back 3 feet, provided they do not encroach on any easement.

GENERAL PLAN CONSIDERATIONS

General plan anticipates medium intensity residential and commercial uses in this area.





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2163 W Erda Way –
Erda, UT (435)243-
5577

ISSUES OF CONCERN/PROPOSED MITIGATION

The detail drawings for the trail specify hard surface but do not call out asphalt or concrete. Recommend a condition be made that this is more specific on the final plat to prevent the trail from being compacted gravel.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

The applicant has submitted all documents required by code for a preliminary plat application. The lot sizes match the approved development agreement.

Notices were sent to affected property owners and affected entities. Notice of the public hearing has been posted to the Utah Public Notice Website as required.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission carefully examines all materials presented and approve the preliminary subdivision plat.



BENCHMARK
 SOUTHWEST CORNER OF SECTION 33,
 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
 LAKE BASE & MERIDIAN (FOUND 3" BRASS
 MONUMENT, DATED 7-30-2015, LS4938720)
 ELEVATION = 4433.06'

COPPER COVE SUBDIVISION

PHASE 1

EXCELSIOR WAY
 ERDA, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
 March 24, 2026

ENSIGN
 THE STANDARD IN ENGINEERING

TOOLEE
 3950 N Tealby Way, Ste 200
 Erda, 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:
 DERALD ANDERSON
 3864 CAMPBELL ROAD
 ERDA, UTAH

CONTACT:
 DERALD ANDERSON
 PHONE: 801.845.5214

INDEX OF DRAWINGS

1-2	SUBDIVISION PRELIMINARY PLAT	C-203	GRADING AND DRAINAGE PLAN
C-001	GENERAL NOTES	C-204	GRADING AND DRAINAGE PLAN
C-100	OVERALL SITE PLAN	C-300	OVERALL UTILITY PLAN
C-101	SITE PLAN	C-301	UTILITY PLAN
C-102	SITE PLAN	C-302	UTILITY PLAN
C-103	SITE PLAN	C-303	UTILITY PLAN
C-104	SITE PLAN	C-304	UTILITY PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN	C-305	OFFSITE UTILITY PLAN
C-201	GRADING AND DRAINAGE PLAN	C-306	OFFSITE UTILITY PLAN
C-202	GRADING AND DRAINAGE PLAN	C-400	DETAILS

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.

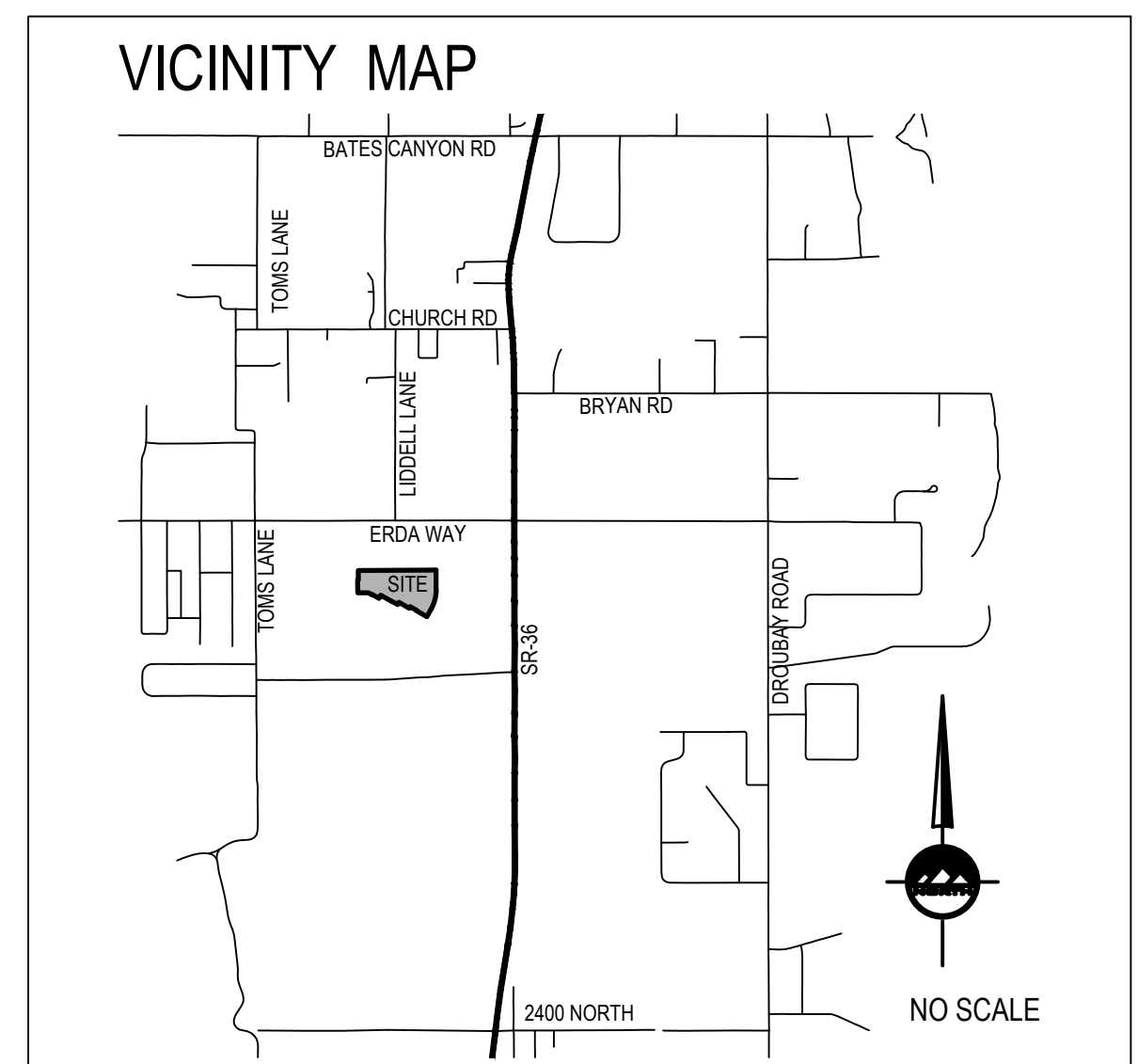
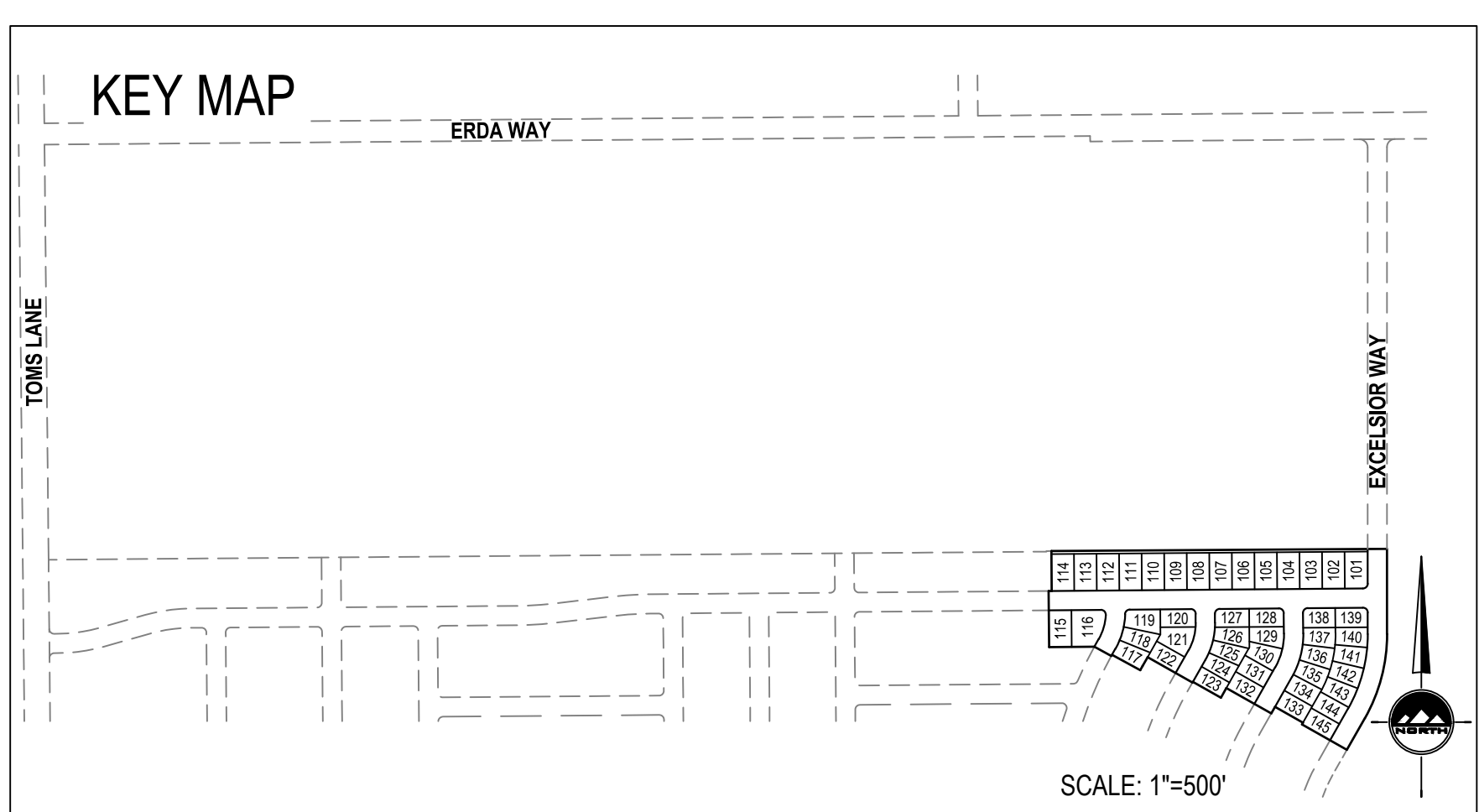
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

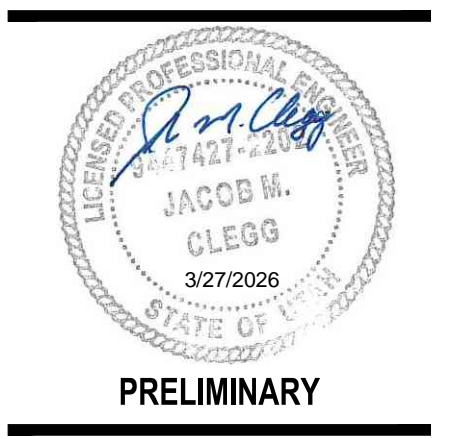
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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 ERDA CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS MONUMENT, DATED 7-30-2015, LS4938720)
 ELEVATION = 4433.06'

COPPER COVE SUBDIVISION
 PHASE 1
 ERDA, UTAH



COVER

PROJECT NUMBER: T1895K
 PROJECT MANAGER: J. CLEGG
 PRINT DATE: 2026-03-24
 DESIGNED BY: R. FISH

C-000

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

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

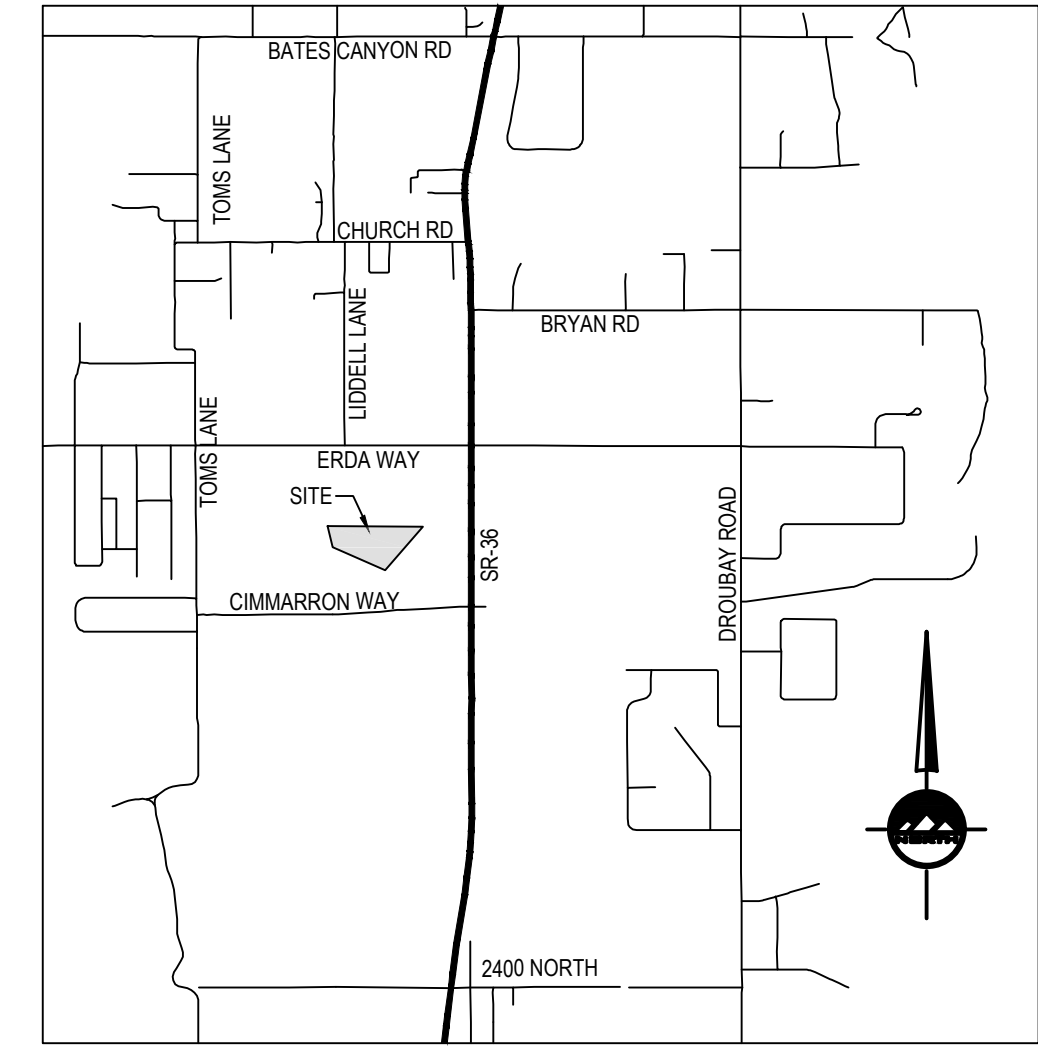
BENCHMARK

WEST QUARTER CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4391.70'

COPPER COVE SUBDIVISION PHASE 1

PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN,
ERDA, TOOELE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Douglas J. Kinsman, do hereby certify that I am a Professional Land Surveyor, and that I hold certificate No. 334575 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504, have verified measurements, and have subdivided said tract of land into lots, parcels, and streets. Hereafter to be known as COPPER COVE SUBDIVISION PHASE 1 and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

A parcel of land, situate in the South Half of Section 33, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in the City of Erda, Tooele County, Utah, more particularly described as follows:

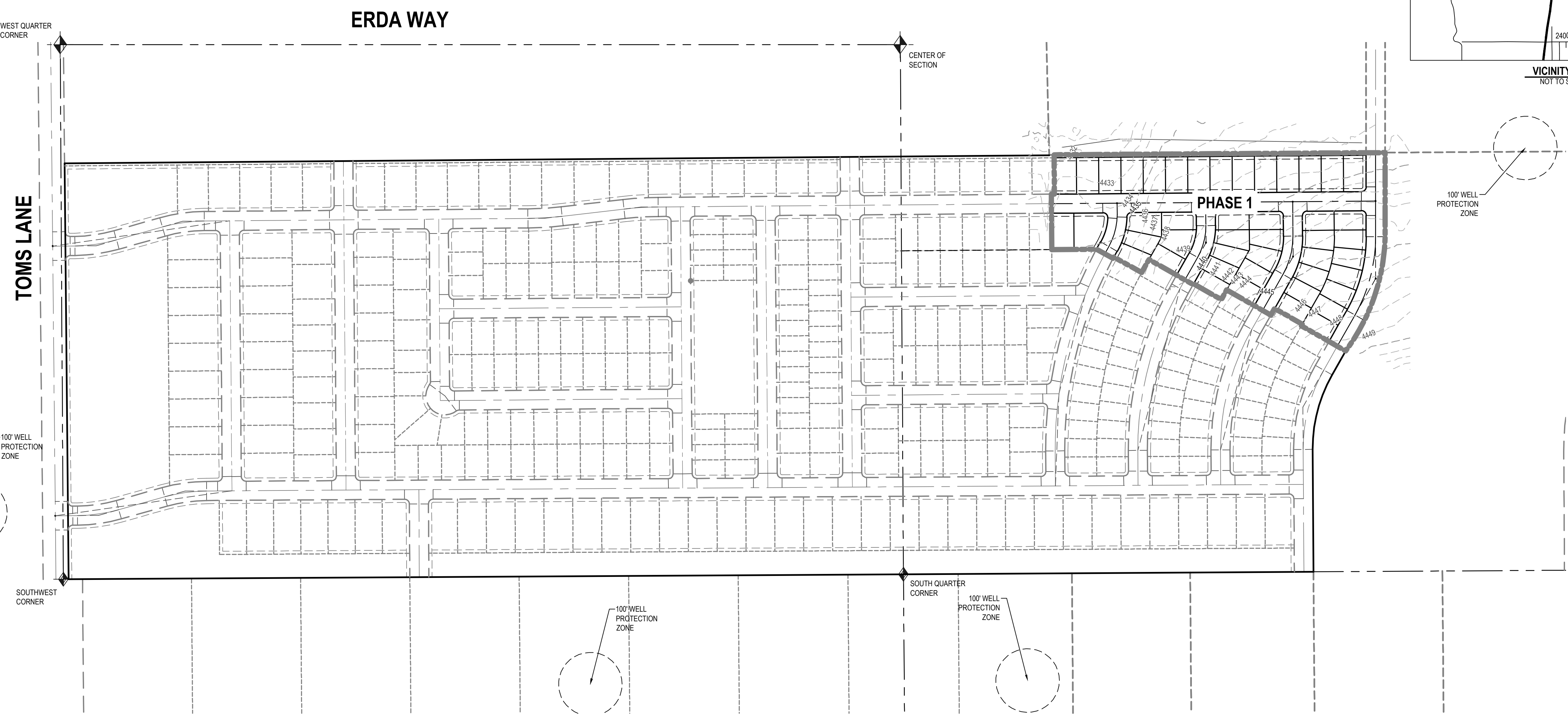
Beginning at a point North 0°20'01" East 1017.10 feet along the Section line of said Section 33, and North 89°32'00" East 472.74 feet from the South Quarter Corner of Section 33, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

- thence North 0°28'00" West 174.29 feet;
- thence North 89°32'00" East 9.65 feet;
- thence North 0°28'00" West 123.67 feet;
- thence North 89°37'30" East 1,041.53 feet;
- thence South 264.51 feet;
- thence Southerly 273.12 feet along the arc of a 530.00 foot radius tangent curve to the right (center bears West and the long chord bears South 14°45'47" West 270.11 feet through a central angle of 29°31'34");
- thence South 29°31'34" West 112.57 feet;
- thence North 60°28'26" West 160.00 feet;
- thence North 29°31'34" East 6.05 feet;
- thence North 60°26'26" West 100.00 feet;
- thence South 29°31'34" West 23.69 feet;
- thence North 60°28'26" West 160.00 feet;
- thence South 29°31'34" West 34.57 feet;
- thence North 60°28'26" West 100.00 feet;
- thence South 29°31'34" West 2.48 feet;
- thence North 60°28'26" West 160.00 feet;
- thence South 29°31'34" West 31.70 feet;
- thence Southwesterly 15.03 feet along the arc of a 1,150.00 foot radius tangent curve to the left (center bears South 60°28'26" East and the long chord bears South 29°09'06" West 15.03 feet through a central angle of 0°44'57");
- thence along a line non-tangent to said curve, North 61°13'23" West, a distance of 100.00 feet
- thence Southwesterly 4.46 feet along the arc of a 1,250.00 foot radius non-tangent curve to the left (center bears South 61°13'23" East and the long chord bears South 28°40'30" West 4.46 feet through a central angle of 0°12'15");
- thence along a line non-tangent to said curve, North 61°25'38" West, a distance of 60.00 feet
- thence South 89°32'00" West 140.37 feet to the Point of Beginning.

Contains 451,576 square feet or 10.37 acres.

MARCH 17 2026

Date
Douglas J. Kinsman
License no. 334575



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these present that the undersigned are the owner(s) of the heron described tract of land and hereby cause the same to be divided into lots together with easements as set forth hereafter to be known as:

COPPER COVE SUBDIVISION PHASE 1

The undersigned owner(s) hereby dedicate to City of Erda and to any and all public utility companies providing service to the heron described tract a perpetual, non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage facilities and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owners also hereby dedicate any other easements as shown and/or noted on this plat to the parties indicated and for the purposes shown and/or noted hereon.

In witness whereof I / we have hereunto set my / our hand this _____ day of _____ A.D., 20_____.

By: 495 COUNTRY CLUB LLC UNDIVIDED 42% INTEREST By: MMD PROPERTIES LC UNDIVIDED 58% INTEREST

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele
J.S.S.
On the _____ day of _____ A.D., 20_____, personally appeared before me _____ of the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Tooele
J.S.S.
On the _____ day of _____ A.D., 20_____, personally appeared before me _____ of the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10-9A-805 AND § 17-27A-803(A)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20_____
ROCKY MOUNTAIN POWER
BY - _____
TITLE - _____

ENBRIDGE GAS

ENBRIDGE GAS UTAH - NOTE: QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO APPROXIMATE THE LOCATION OF ENBRIDGE'S RIGHT-OF-WAY(EASEMENT(S)) AND EXISTING UNDERGROUND FACILITIES BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW, (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS _____ DAY OF _____, 20_____
QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
BY - _____
TITLE - _____

COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, 20_____ BY THE TOOELE COUNTY HEALTH DEPARTMENT. TOOELE COUNTY HEALTH DEPT.	TOOELE COUNTY TREASURER APPROVED THIS _____ DAY OF _____, 20_____ BY THE TOOELE COUNTY TREASURER. TOOELE COUNTY TREASURER
TOOELE COUNTY SURVEY DEPARTMENT APPROVED THIS _____ DAY OF _____, 20_____ BY THE TOOELE COUNTY SURVEY DEPARTMENT RECORD OF SURVEY FILE # _____ TOOELE COUNTY SURVEY DIRECTOR	CITY OF ERDA ENGINEER APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____ CITY OF ERDA ENGINEER
	CITY OF ERDA ATTORNEY APPROVED AS TO FORM ON THIS _____ DAY OF _____, A.D. 20_____ CITY OF ERDA ATTORNEY

ERDA ACRES WATER COMPANY APPROVED THIS _____ DAY OF _____, 20_____ BY THE ERDA ACRES WATER COMPANY CHAIRMAN	NORTH TOOELE COUNTY FIRE DISTRICT APPROVED THIS _____ DAY OF _____, 20_____ BY THE NORTH TOOELE COUNTY FIRE DISTRICT. CHIEF, NORTH TOOELE COUNTY FIRE DISTRICT
CITY OF ERDA PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20_____ BY THE CITY OF ERDA PLANNING COMMISSION. CHAIR, CITY OF ERDA PLANNING COMMISSION	STANSBURY PARK SERVICE AGENCY APPROVED THIS _____ DAY OF _____, 20_____ BY THE STANSBURY PARK SERVICE AGENCY. DIRECTOR, STANSBURY PARK SERVICE AGENCY

STANSBURY PARK IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____, 20_____ BY THE STANSBURY PARK IMPROVEMENT DISTRICT. DIRECTOR, STANSBURY PARK IMPROVEMENT DISTRICT	CITY OF ERDA COUNCIL APPROVED THIS _____ DAY OF _____, 20_____ BY THE CITY OF ERDA COUNCIL. CHAIR, CITY OF ERDA COUNCIL
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DEVELOPER
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UT 84074
801-845-5214

COPPER COVE SUBDIVISION PHASE 1 PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN,
ERDA, TOOELE COUNTY, UTAH

SHEET 1 OF 2

PROJECT NUMBER: T1896L
MANAGER: J. CLEGG
DRAWN BY: R. FISH
CHECKED BY: D. KINSMAN
DATE: 3/17/2026

CITY OF ERDA PLANNER
APPROVED THIS _____ DAY OF _____, 20_____
BY THE CITY OF ERDA PLANNER.
CITY OF ERDA PLANNER

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3950 N Tealy Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529 LAYTON Phone: 801.547.1100 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2883



PRELIMINARY

GENERAL NOTES

PROJECT NUMBER T1895K	PRINT DATE 2026-03-24
PROJECT MANAGER J. CLEGG	DESIGNED BY R. FISH

C-001

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE REFERRED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE ABOVE SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 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 FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARINGS OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNATED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-862-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 33 05 20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- 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.
- 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 GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AHWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EDA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
IR	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LOW	LOW POINT
MEV	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PV	POST INDICATOR VALVE
PRO	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SS	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANS

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Call before you dig.

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

BENCHMARK

SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE & MERIDIAN (FOUND 3" BRASS
MONUMENT, DATED 7-30-2015, LS4938720)

ELEVATION = 4433.06'

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
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SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

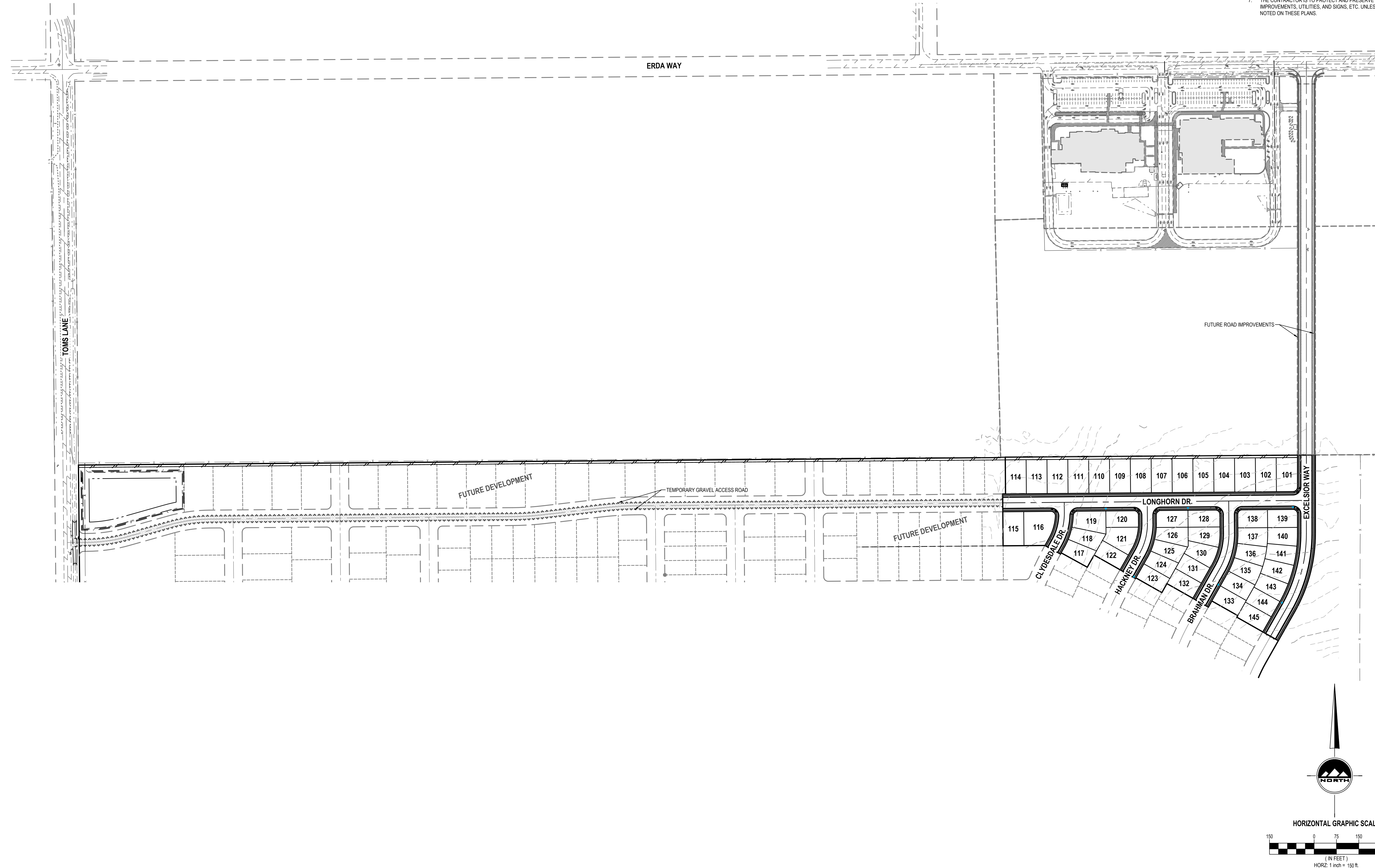
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

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FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
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DERALD ANDERSON
PHONE: 801.845.5214



**COPPER COVE SUBDIVISION
PHASE 1**

ERDA, UTAH



PRELIMINARY

OVERALL SITE PLAN

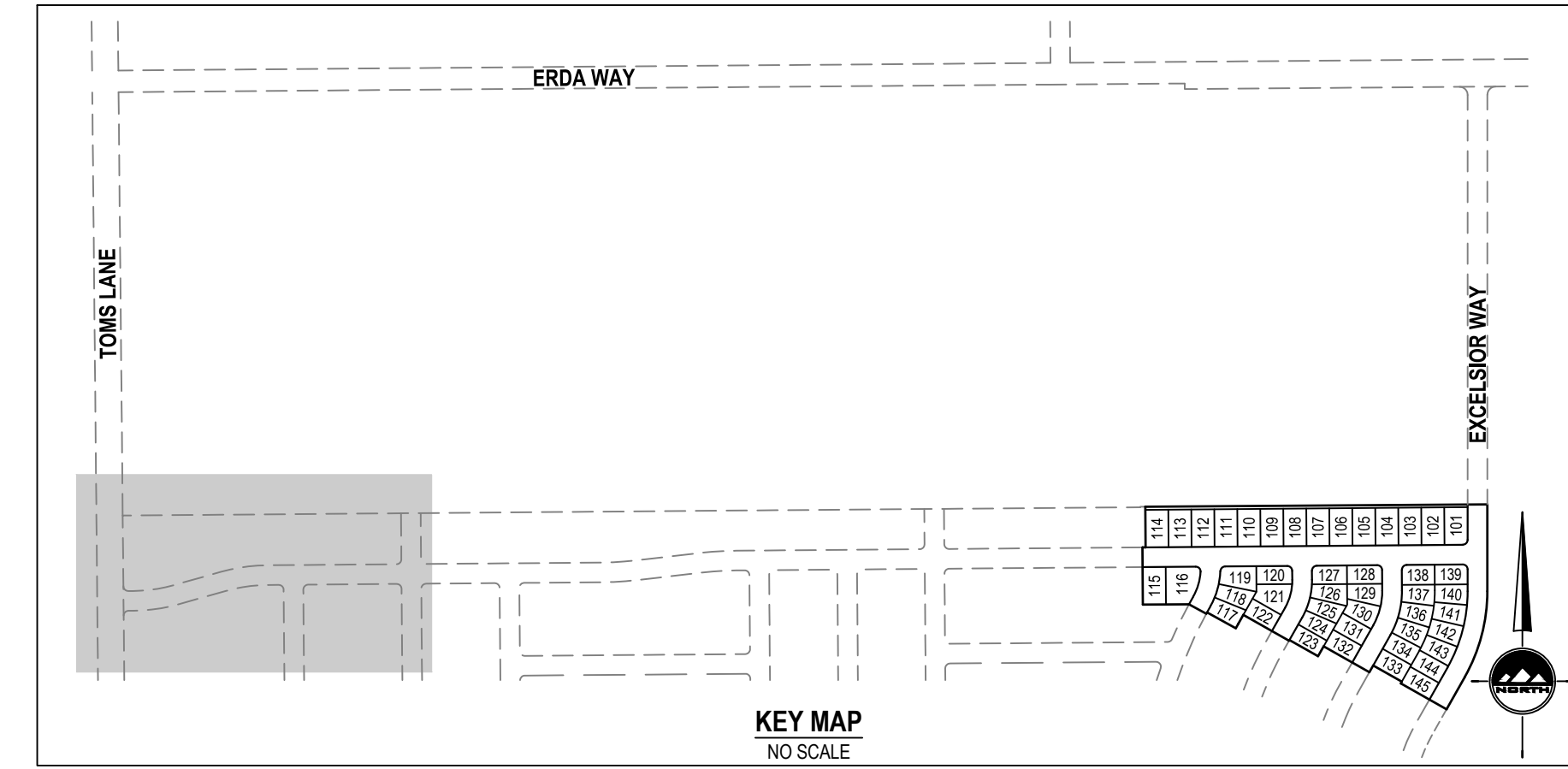
PROJECT NUMBER: T189SK
PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-100

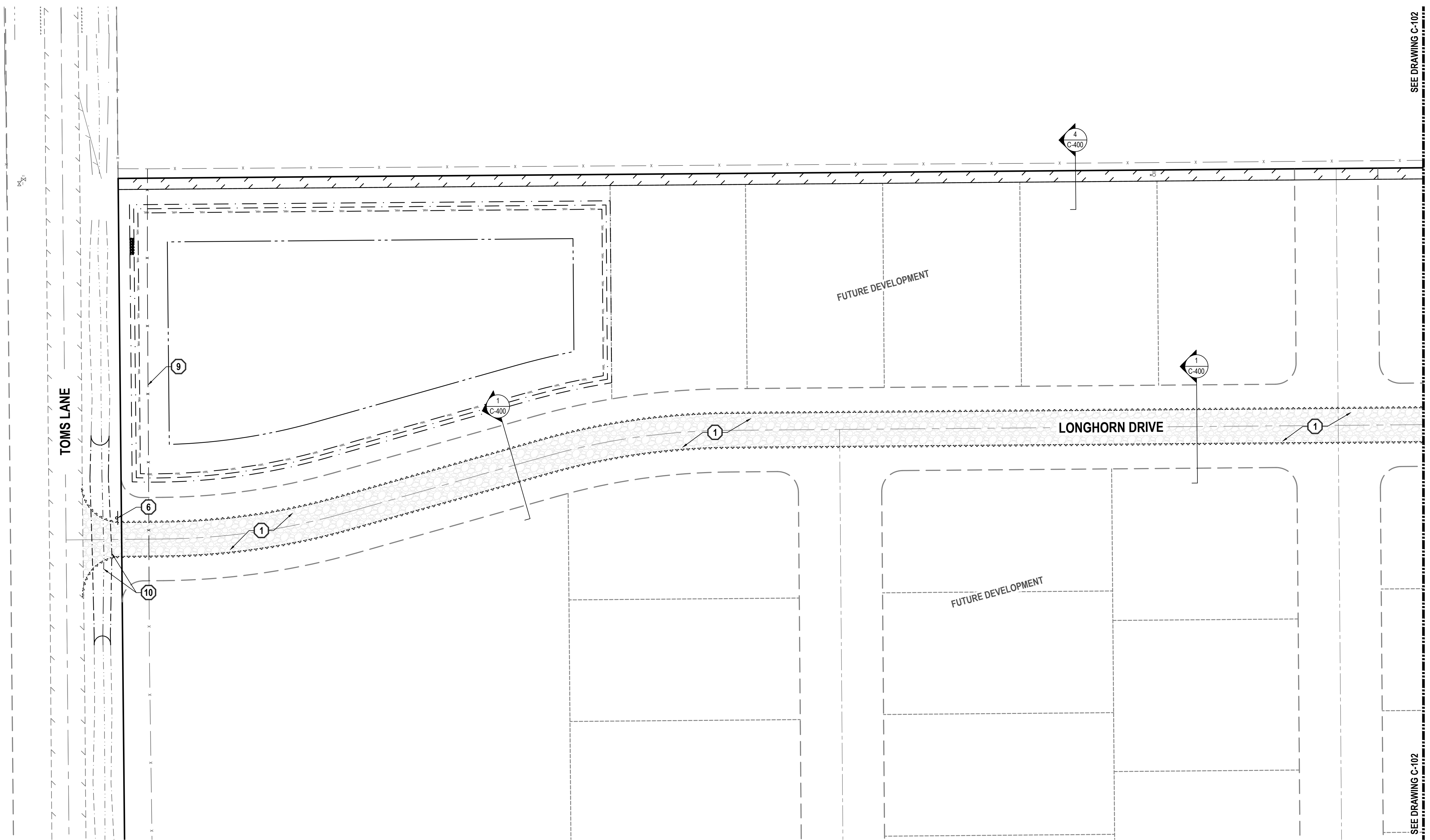
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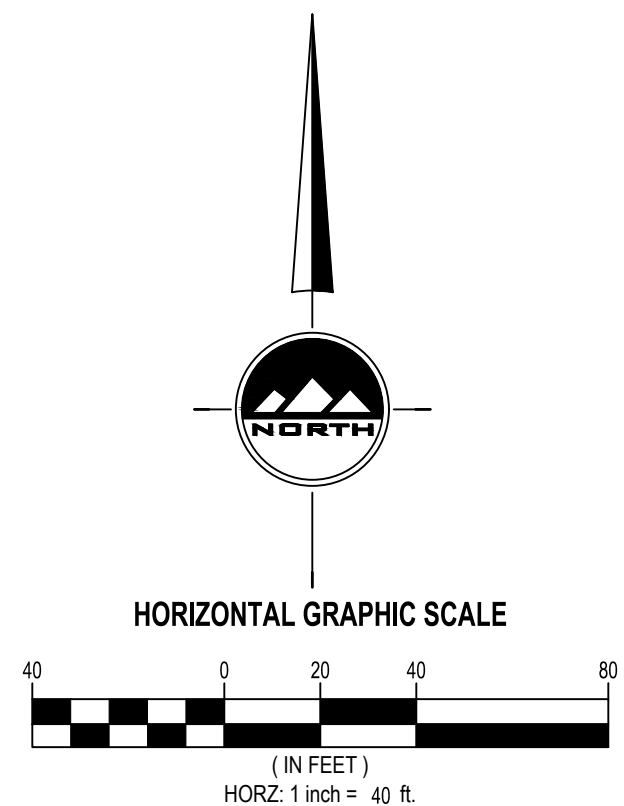


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- SCOPE OF WORK:**
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 2. ASPHALT PAVEMENT PER ERDA CITY STANDARDS AND GEOTECHNICAL REPORT, SEE DETAILS 3/C-400 AND 6/C-400.
 3. 6" THICK CONCRETE SIDEWALK PER ERDA CITY STANDARDS AND APWA STANDARD PLAN NO. 231.
 4. 30" TYPE "A" CURB AND GUTTER PER ERDA CITY STANDARDS AND APWA STANDARD PLAN NO. 205.1.
 5. HANDICAP ACCESS RAMP PER ERDA CITY STANDARDS AND APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 6. "STOP" SIGN PER ERDA CITY STANDARDS AND M.U.T.C.D. STANDARD PLANS.
 7. STREET SIGN PER ERDA CITY STANDARDS AND APWA PLAN NO. 292.
 8. INSTALL END OF ROADWAY MARKERS PER MUTCD OMM-1.
 9. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
 10. EXISTING DITCH TO BE FILLED IN AS NEEDED IN PREPARATION FOR STORM DRAIN CULVERT AND TEMPORARY GRAVEL ACCESS ROAD.
- NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.**



SEE DRAWING C-102

SEE DRAWING C-102



ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3950 N Tealby Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
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LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

CONTACT:
DERALD ANDERSON
PHONE: 801.845.5214

**COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH**

PRELIMINARY

SITE PLAN

PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24

PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-101

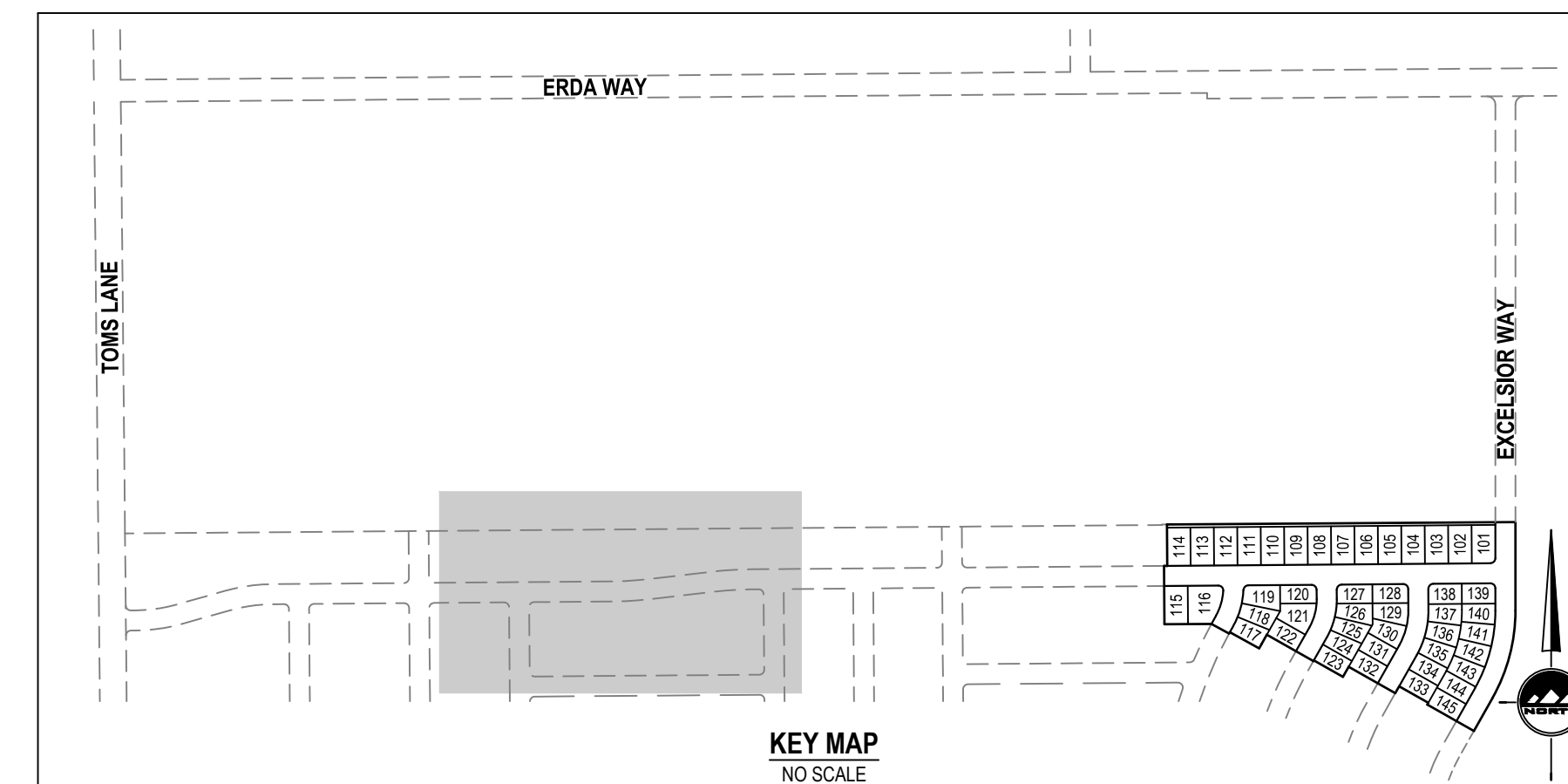
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BENCHMARK

SOUTHWEST CORNER OF SECTION 33,
 TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
 LAKE BASE & MERIDIAN (FOUND 3" BRASS
 MONUMENT, DATED 7-30-2015, L54938720)

ELEVATION = 4433.06'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCYS STANDARDS AND SPECIFICATIONS.
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3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
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SCOPE OF WORK:

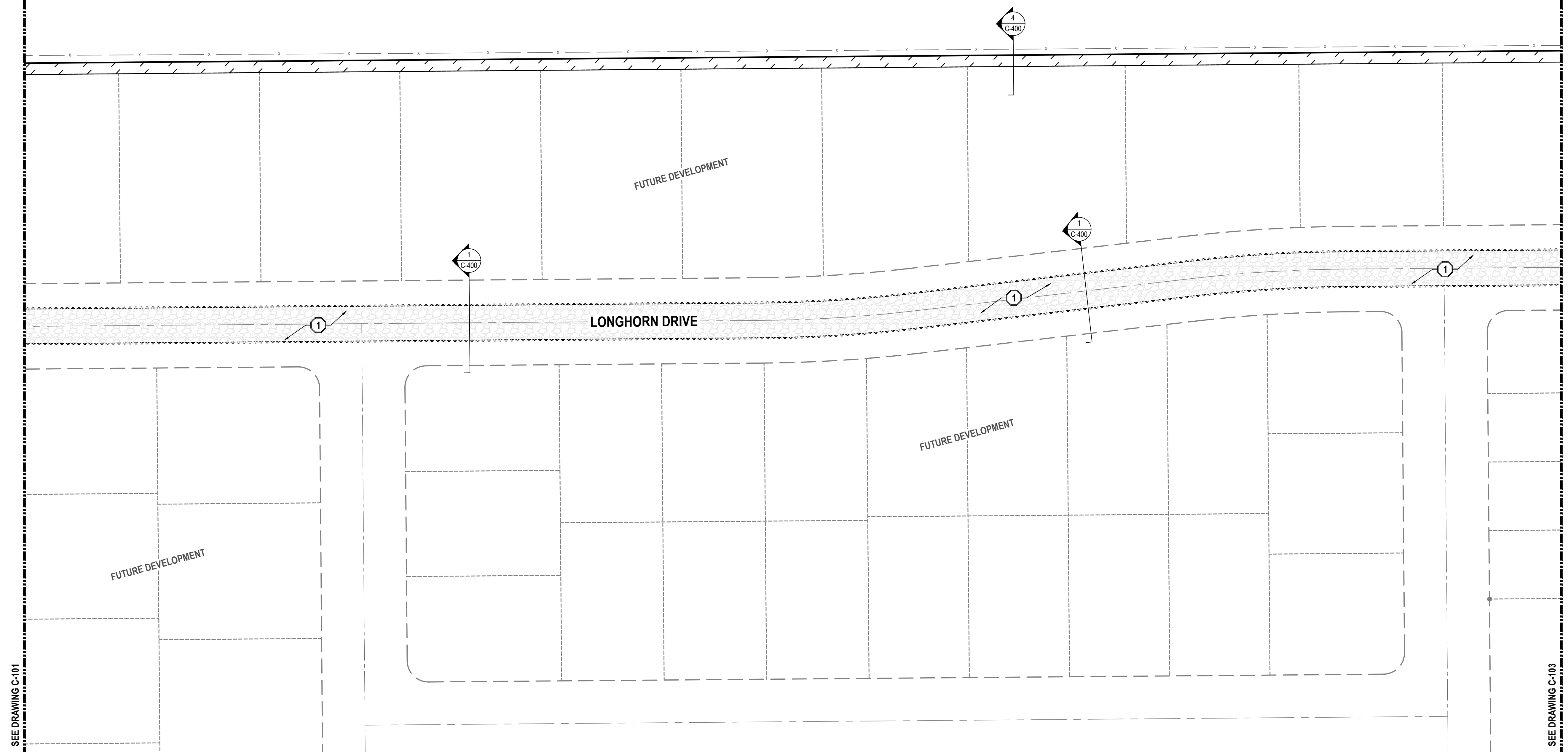
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SEE DRAWING C-101

SEE DRAWING C-103



SEE DRAWING C-101

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FOR:
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 ERDA, UTAH

CONTACT:
 DERALD ANDERSON
 PHONE: 801.845.5214

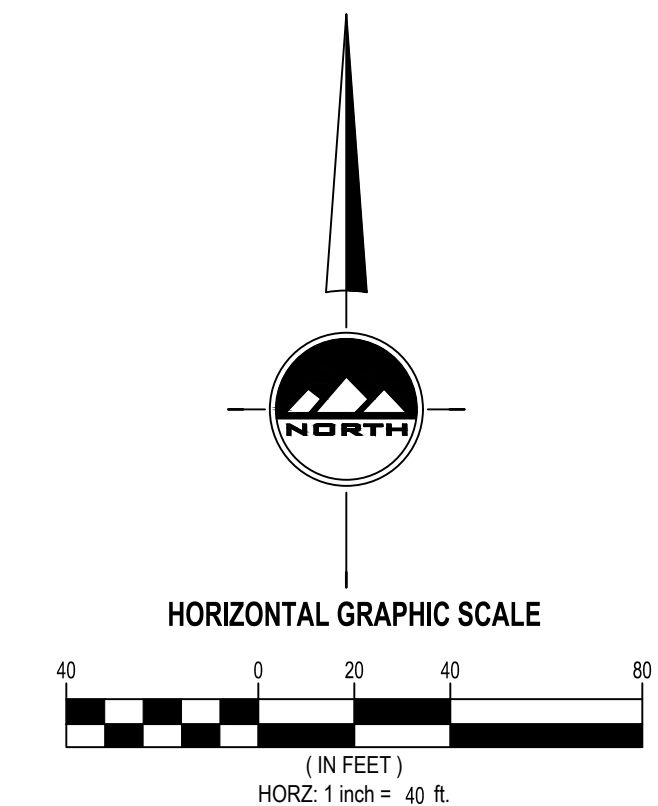
**COPPER COVE SUBDIVISION
 PHASE 1
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PRELIMINARY

SITE PLAN

PROJECT NUMBER: T1895K
 PRINT DATE: 2026-03-24
 PROJECT MANAGER: J. CLEGG
 DESIGNED BY: R. FISH

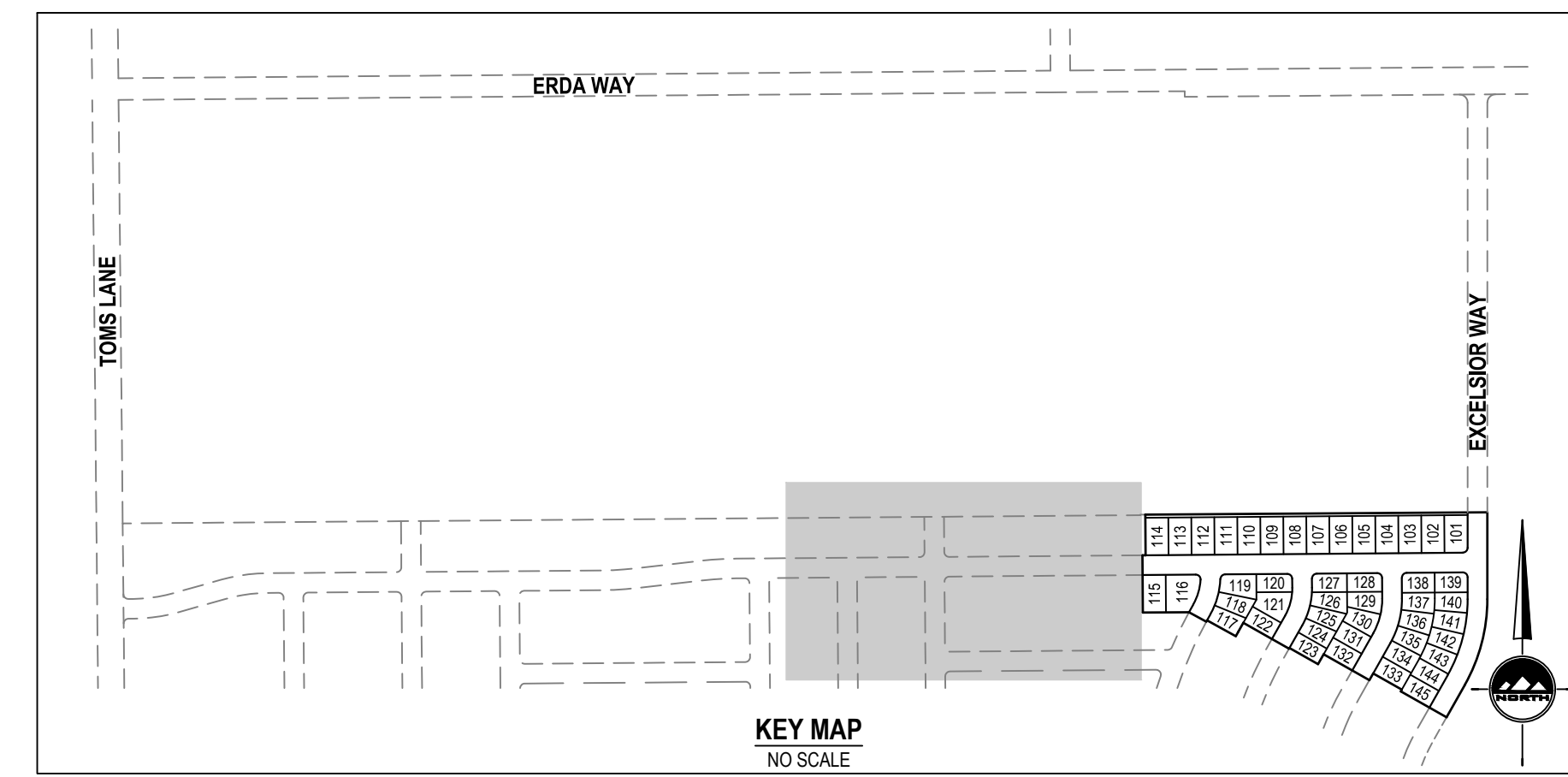
C-102



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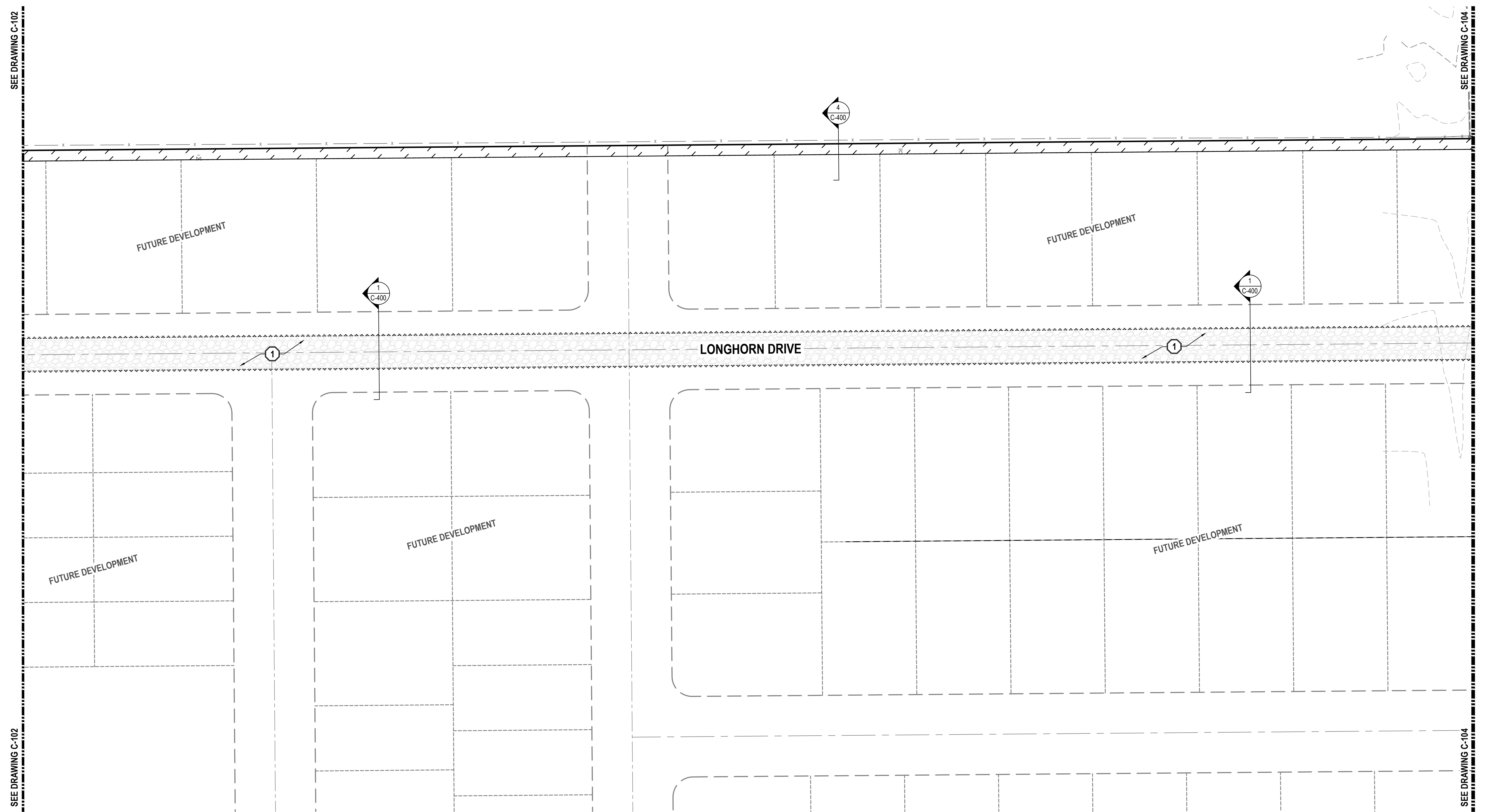
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MONUMENT, DATED 7-30-2015, L54938720)
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SEE DRAWING C-102



SEE DRAWING C-104

SEE DRAWING C-102

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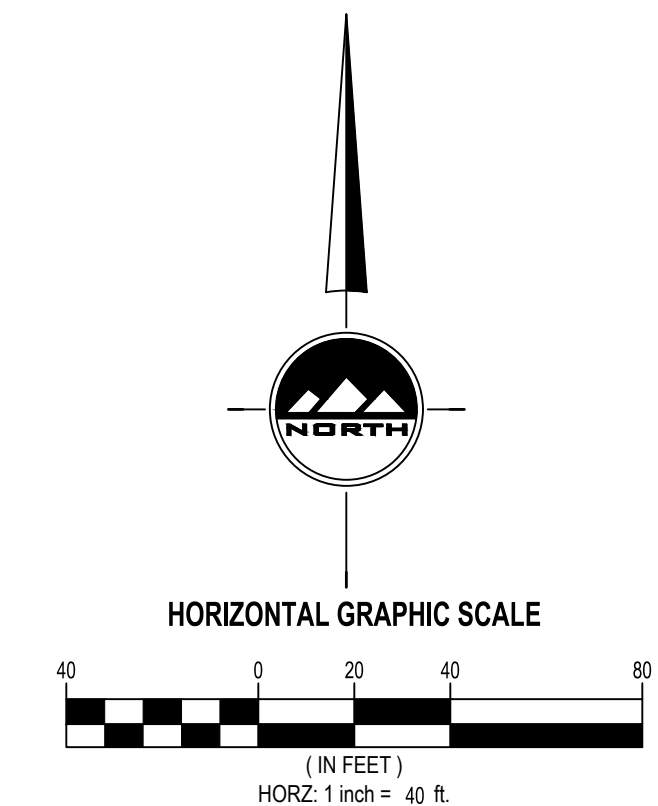
**COPPER COVE SUBDIVISION
PHASE 1
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PRELIMINARY

SITE PLAN

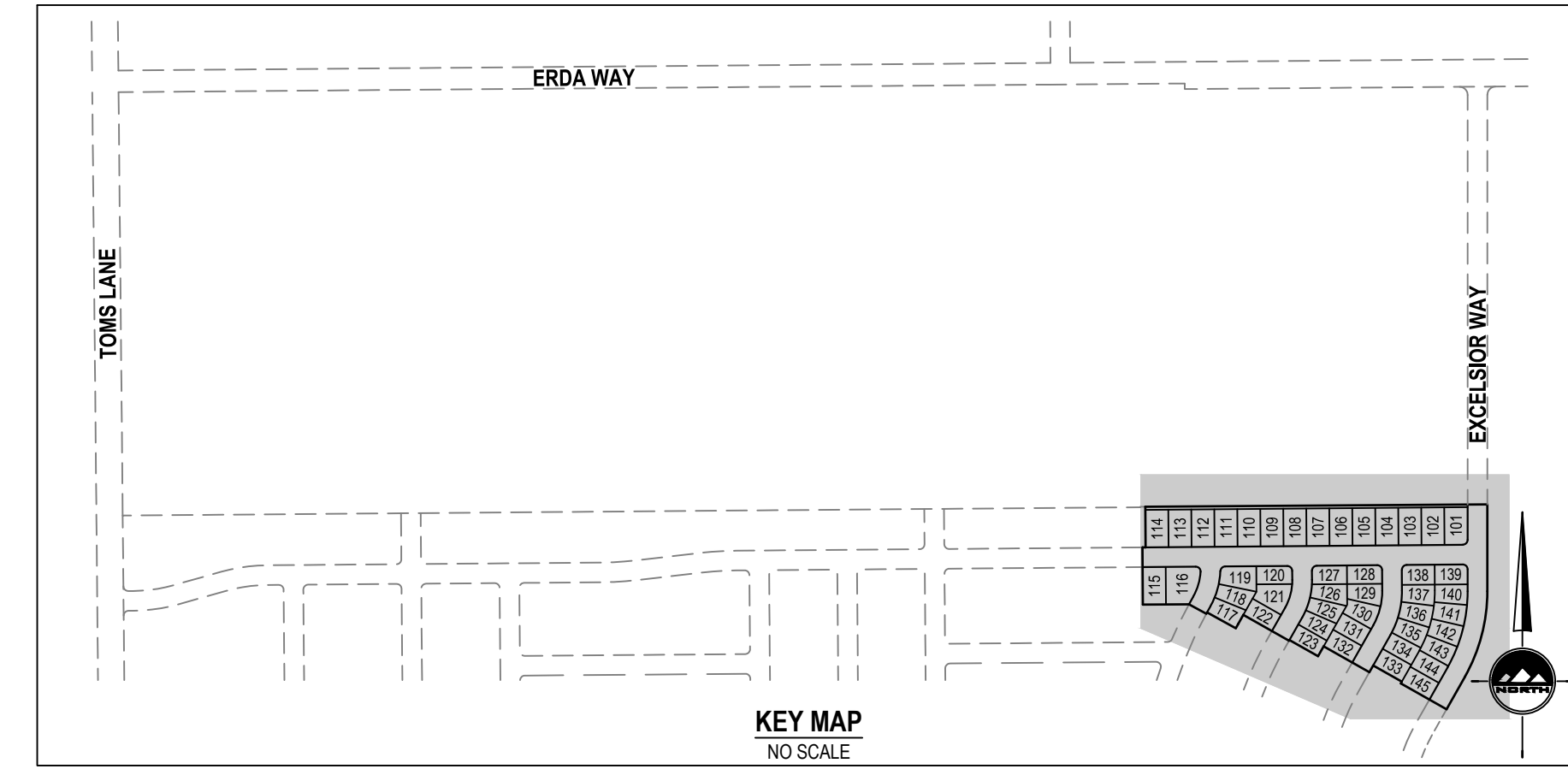
PROJECT NUMBER: T1895K
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PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-103



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FOR:
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 3864 CAMPBELL ROAD
 ERDA, UTAH

CONTACT:
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SEE DRAWING C-103

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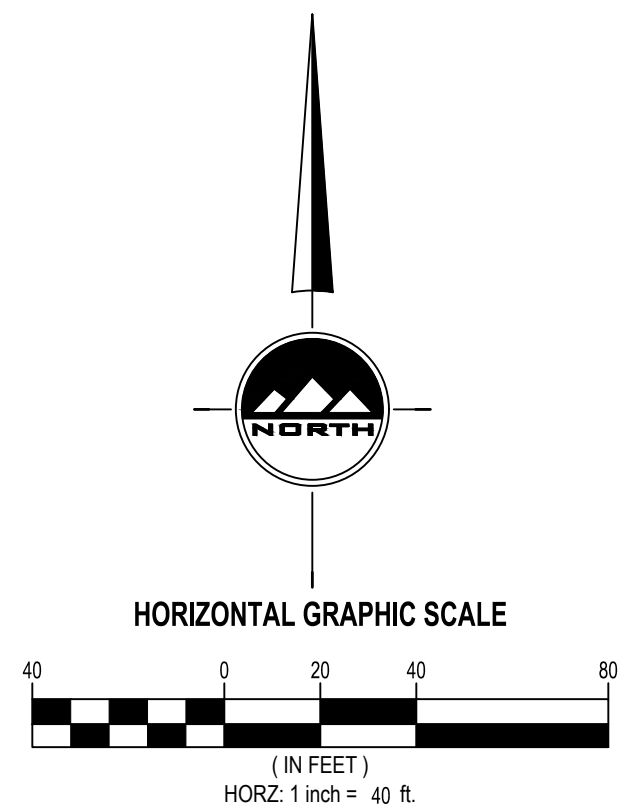
COPPER COVE SUBDIVISION
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PRELIMINARY

SITE PLAN

PROJECT NUMBER: T1895K
 PROJECT MANAGER: J. CLEGG
 PRINT DATE: 2026-03-24
 DESIGNED BY: R. FISH

C-104



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BENCHMARK

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 MONUMENT, DATED 7-30-2015, LS4938720)
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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
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10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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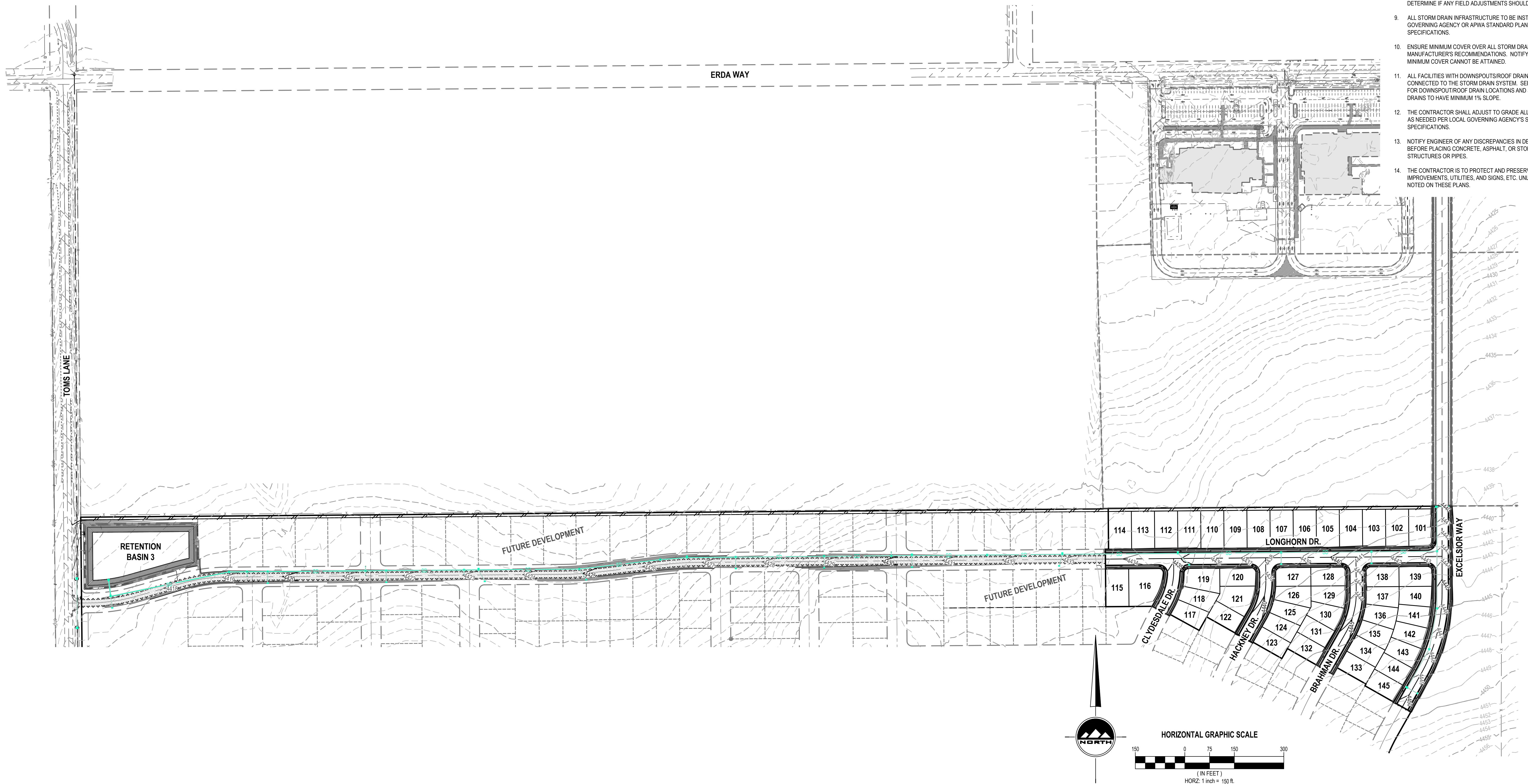
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**COPPER COVE SUBDIVISION
 PHASE 1
 ERDA, UTAH**

PROFESSIONAL ENGINEER
 JACOB M. CLEGG
 3/27/2026
 STATE OF UTAH

PRELIMINARY

**OVERALL GRADING AND
 DRAINAGE PLAN**

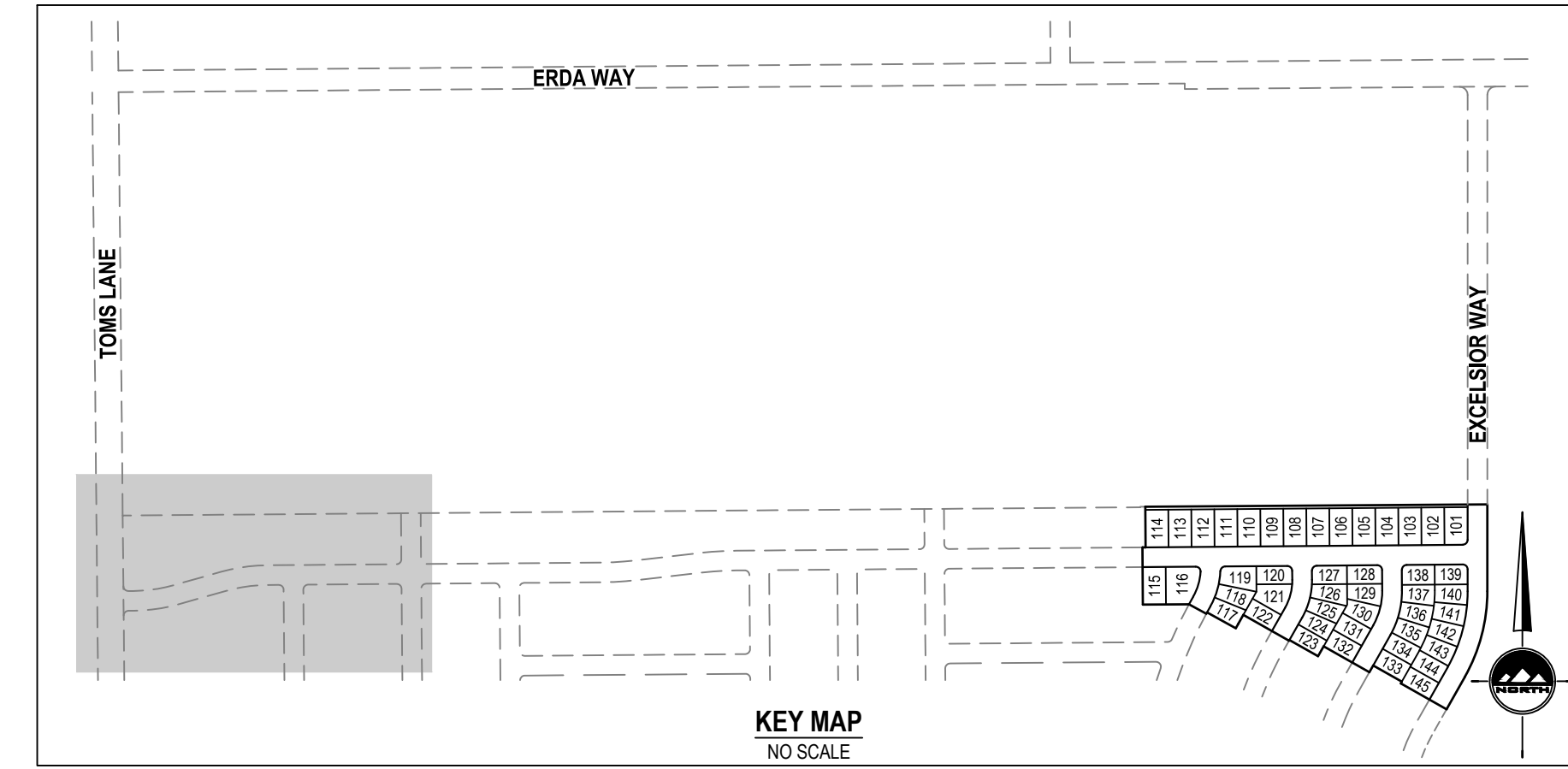
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C-200

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Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

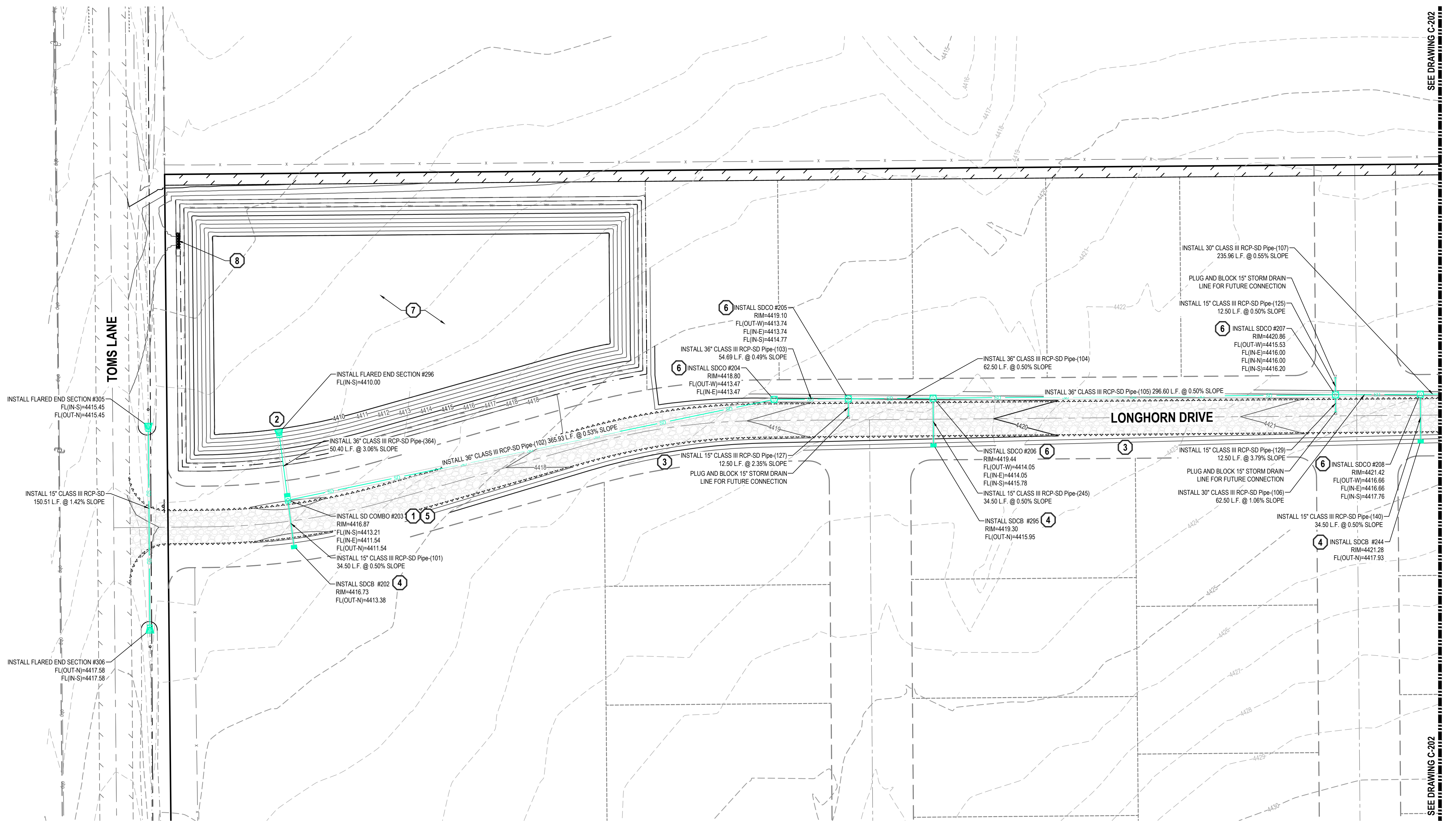
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

CONTACT:
DERALD ANDERSON
PHONE: 801.845.5214



- 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:
- SNOUT 12" OR APPROVED EQUAL. CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE PIPE/STRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON NORTH SIDE OF STORM DRAIN BOX.
 - RIPRAP: D50-6"; 1' DEEP PER SPECIFICATIONS. PLACE RIPRAP WITH THE FOLLOWING MINIMUM DIMENSIONS: 6" WIDE AT OPENING, 18" WIDE AT DISCHARGE, 30' IN LENGTH.
 - DAYLIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
 - CATCH BASIN PER CITY STANDARDS AND SPECIFICATIONS.
 - COMBINATION INLET/CLEANOUT BOX PER CITY STANDARDS AND SPECIFICATIONS.
 - CLEANOUT BOX PER CITY STANDARDS AND SPECIFICATIONS.
 - RETENTION BASIN 3. SEE DETAIL 7/C-400, AND THE DRAINAGE AND RETENTION BASIN CALCULATIONS IN ATTACHED PACKET.
 - OVERFLOW SPILLWAY PER DETAIL 8/C-400.

TOP OF BERM ELEVATION = 4418.0'

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BOTTOM OF POND ELEVATION = 4410.0'

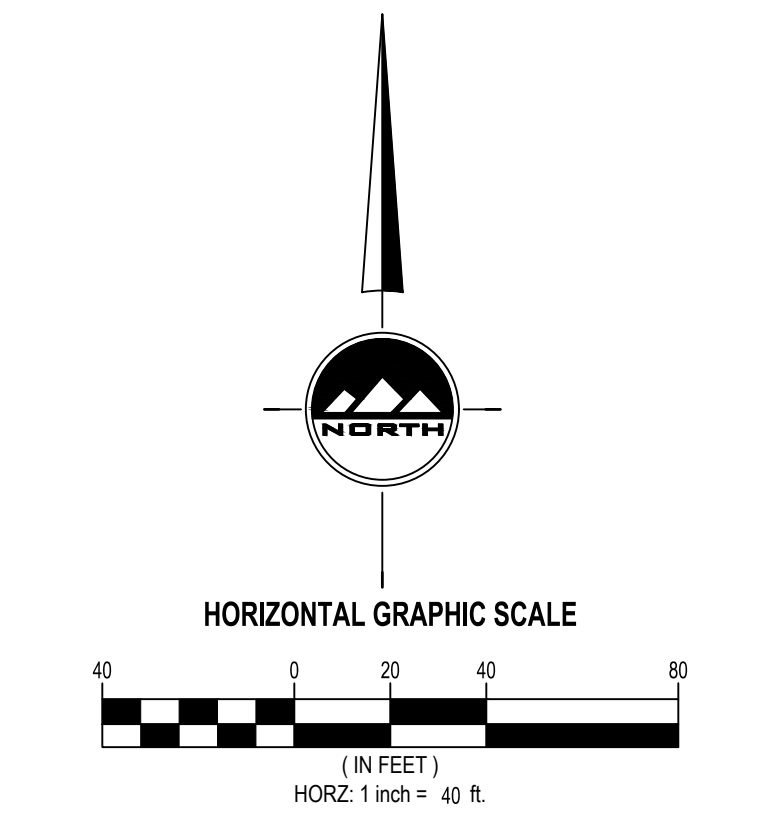
VOLUME REQUIRED = 267,864 CF

VOLUME PROVIDED = 305,367 CF

NOTE: MAY CONTAIN KEYNOTES THAT ARE NOT USED ON THIS SHEET.

**COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH**

PROFESSIONAL ENGINEER
JACOB H. CLEGG
3/27/2026
PRELIMINARY



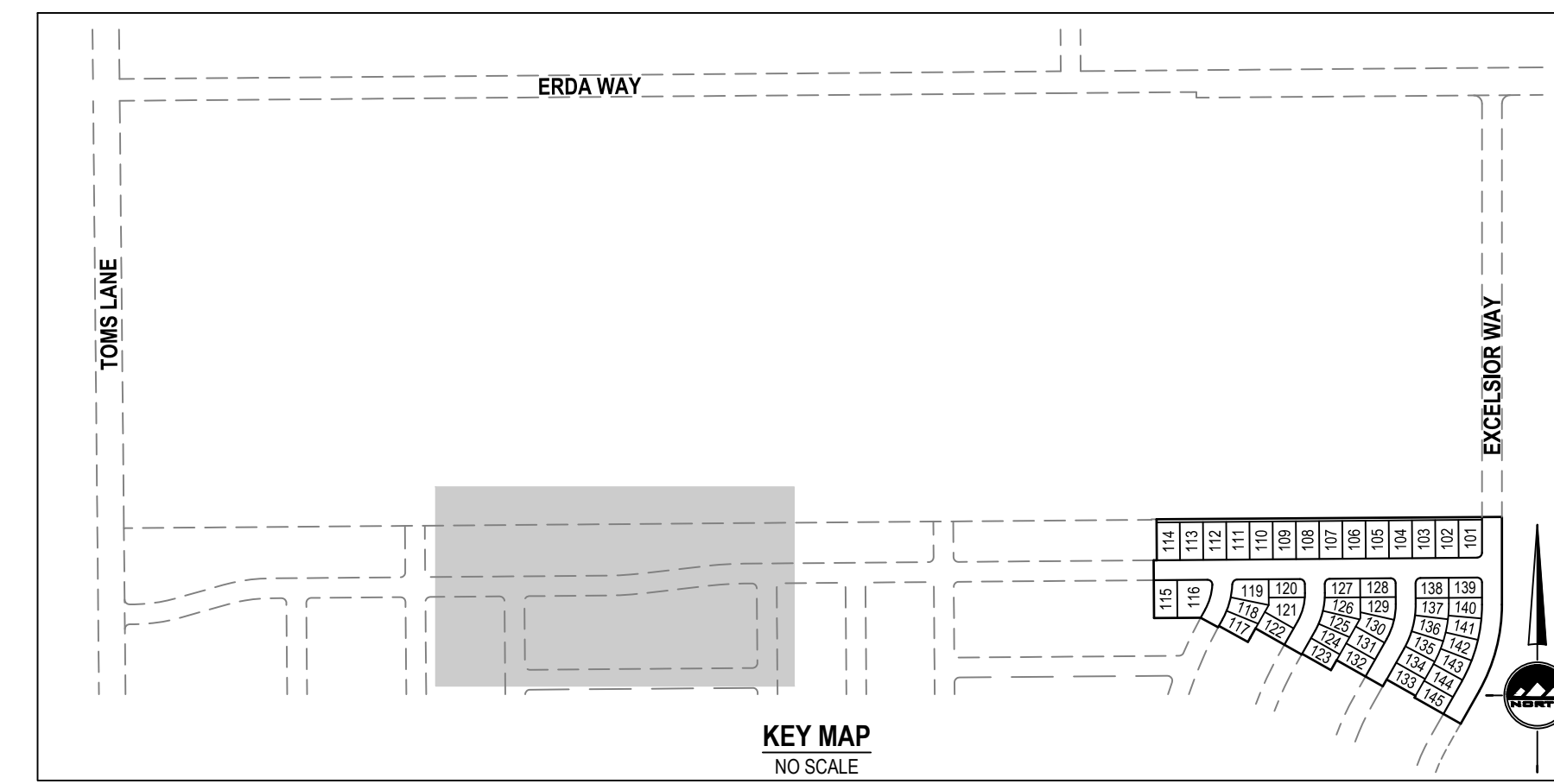
GRADING AND DRAINAGE PLAN

PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-201

811
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TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE & MERIDIAN (FOUND 3" BRASS
MONUMENT, DATED 7-30-2015, L54938720)
ELEVATION = 4433.06'



- GENERAL NOTES**
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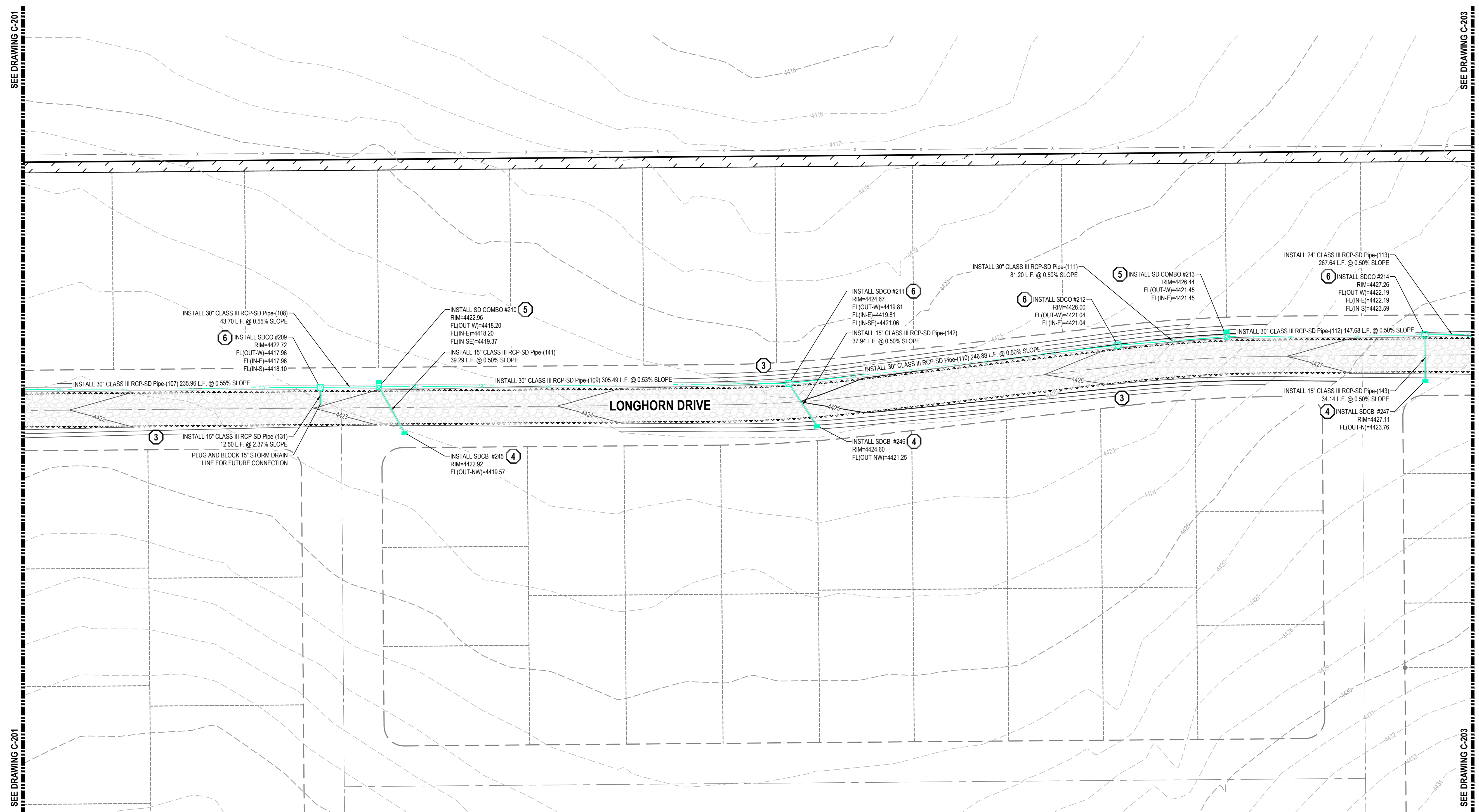
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SEE DRAWING C-201

SEE DRAWING C-203

**COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH**

HORIZONTAL GRAPHIC SCALE

NORTH

PRELIMINARY

Jacob H. Clegg
3/27/2026
STATE OF UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: T1895K
PROJECT MANAGER: J. CLEGG

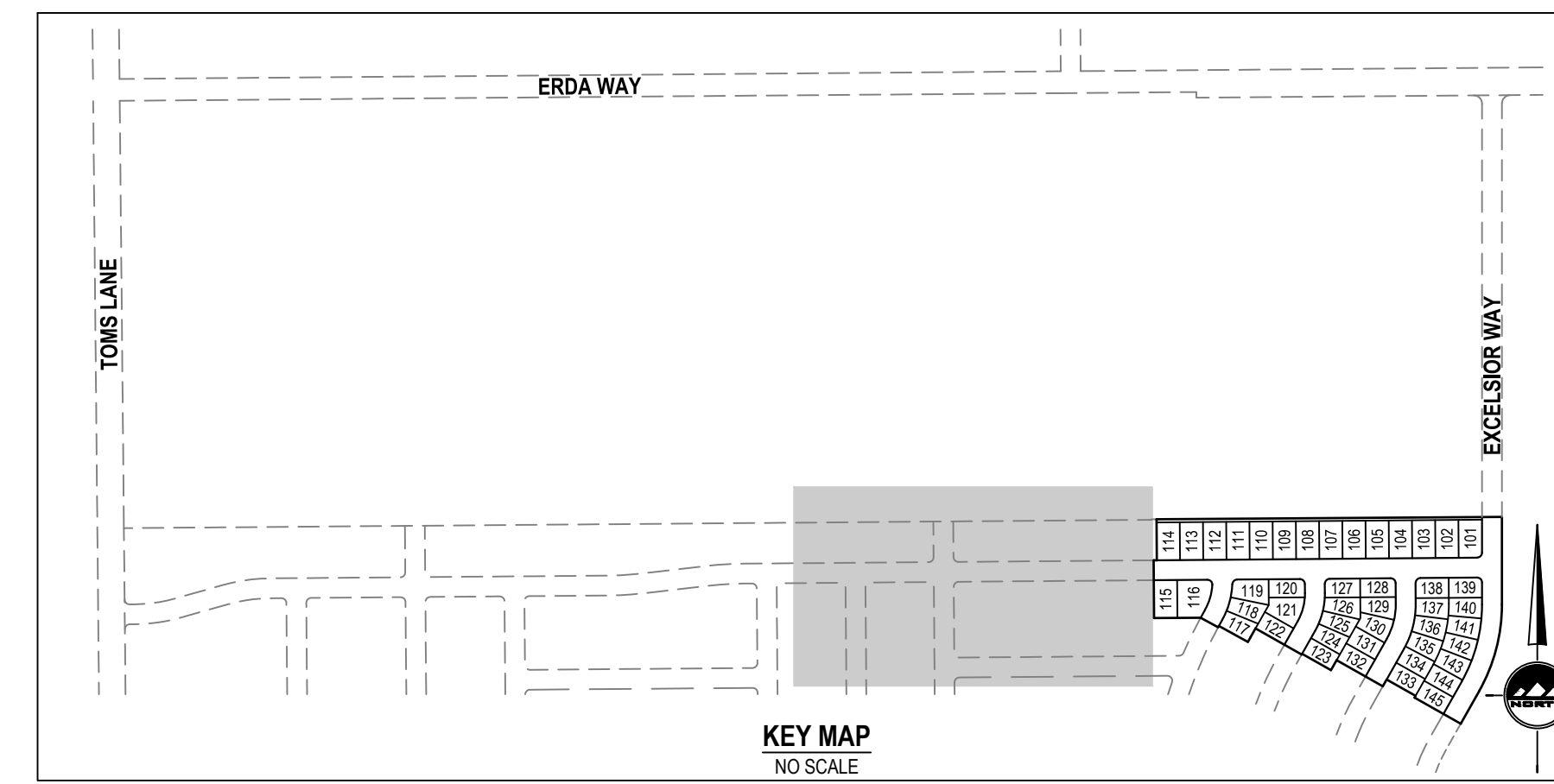
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DESIGNED BY: R. FISH

C-202

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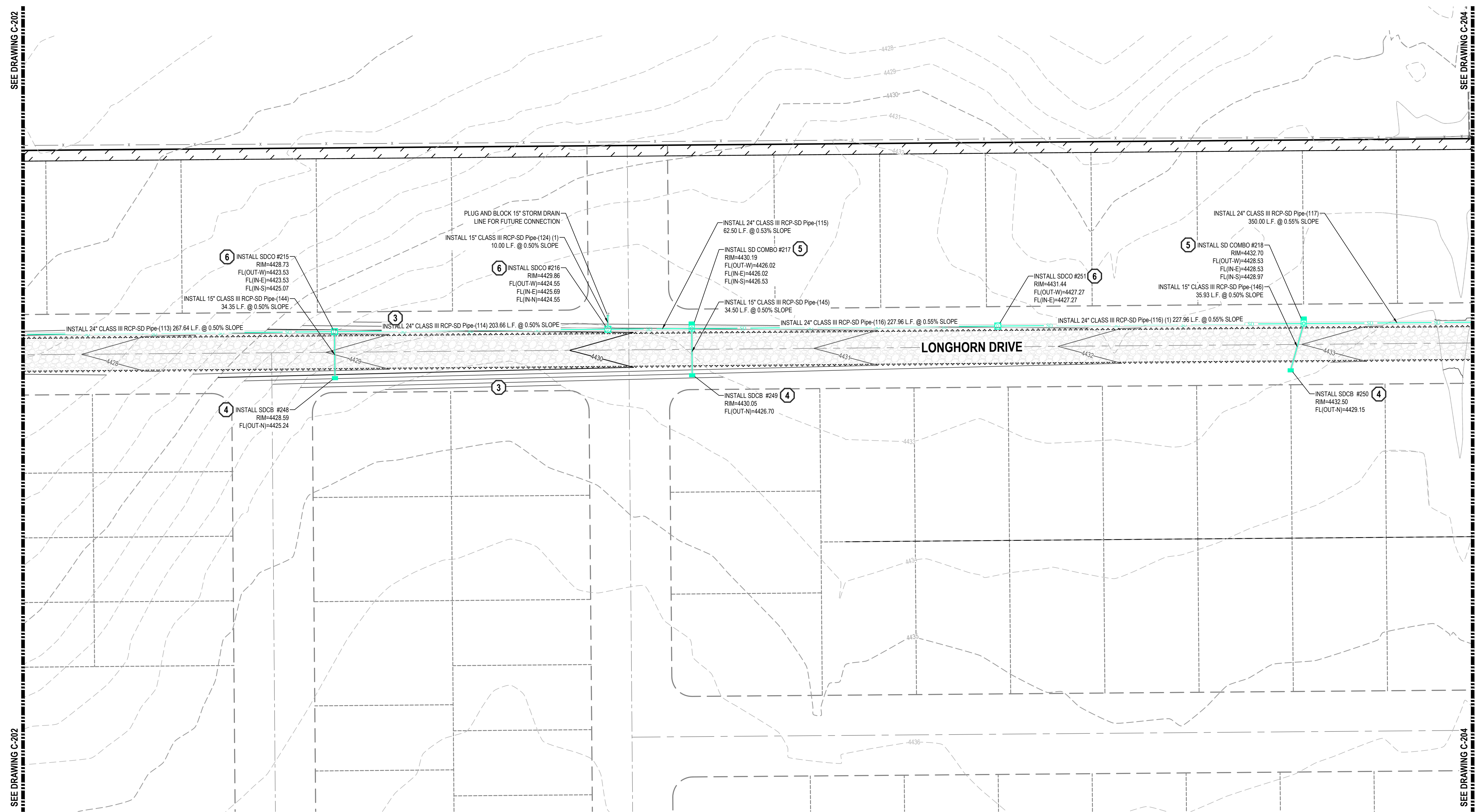
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3864 CAMPBELL ROAD
ERDA, UTAH

CONTACT:
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PHONE: 801.845.5214



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**COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH**

PRELIMINARY

GRADING AND DRAINAGE PLAN

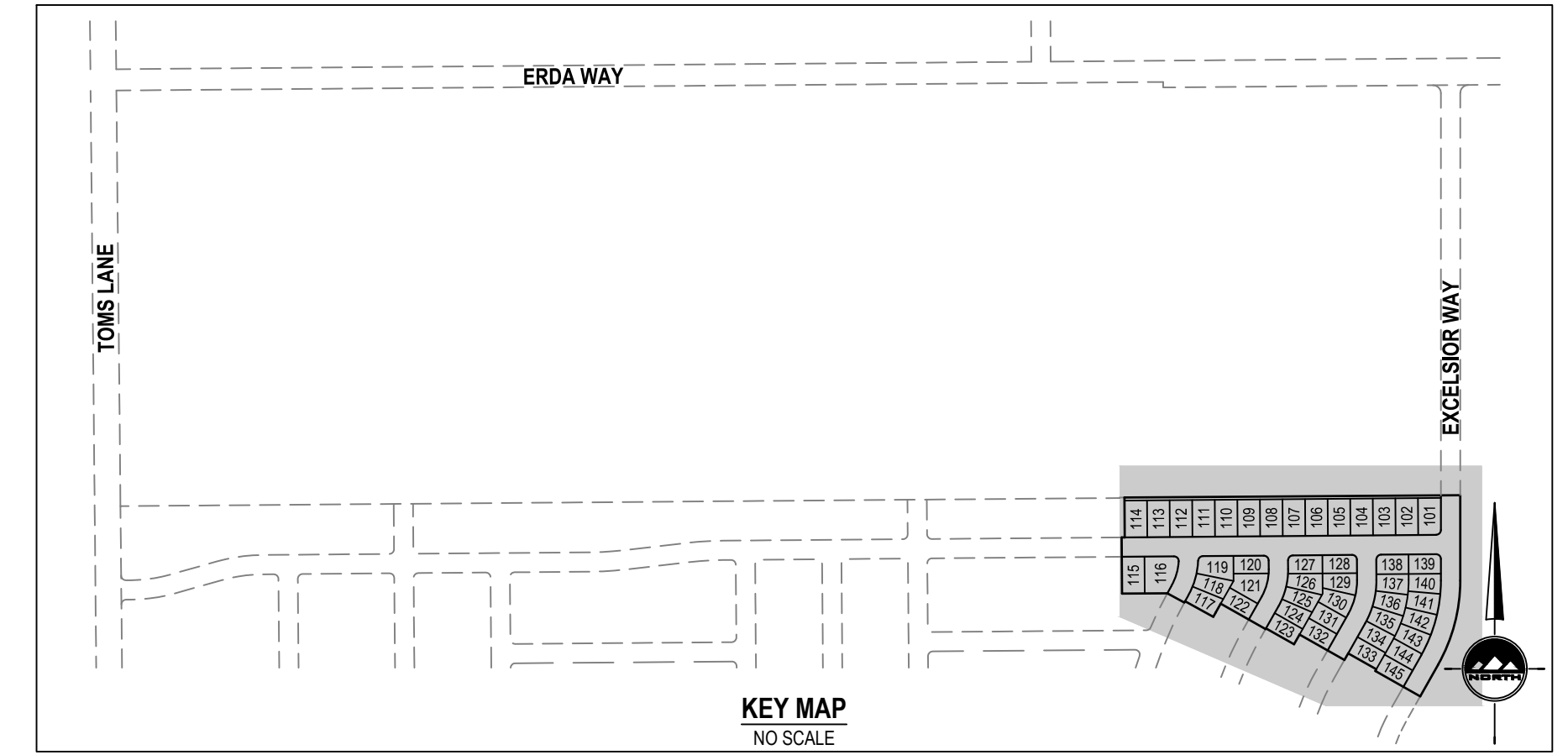
PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-203

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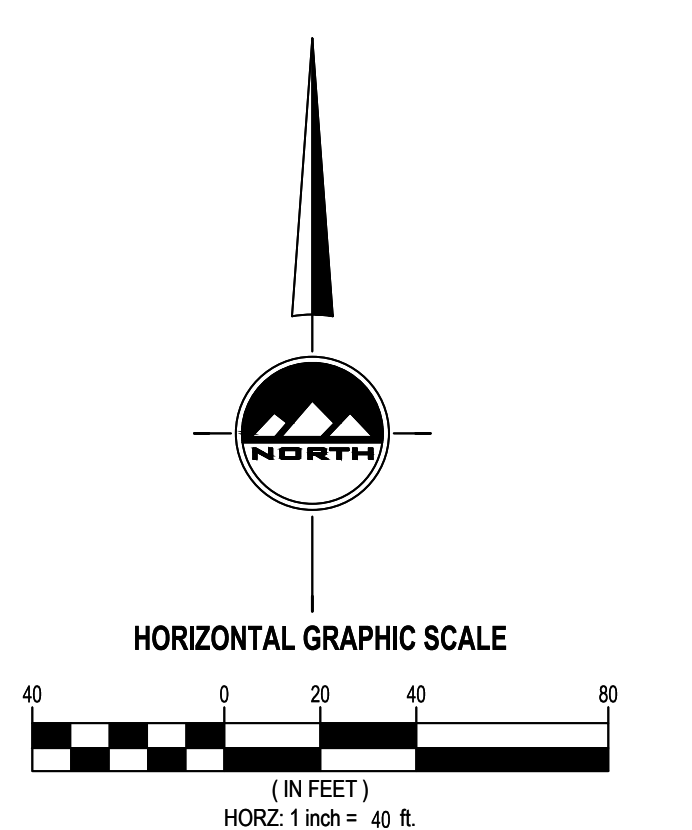
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SEE DRAWING C-203



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PRELIMINARY

JACOB H. CLEGG
3/27/2025

GRADING AND DRAINAGE PLAN

PROJECT NUMBER: T1895K
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PRINT DATE: 2026-03-24
DESIGNED BY: R. FISH

C-204

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SANDY
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

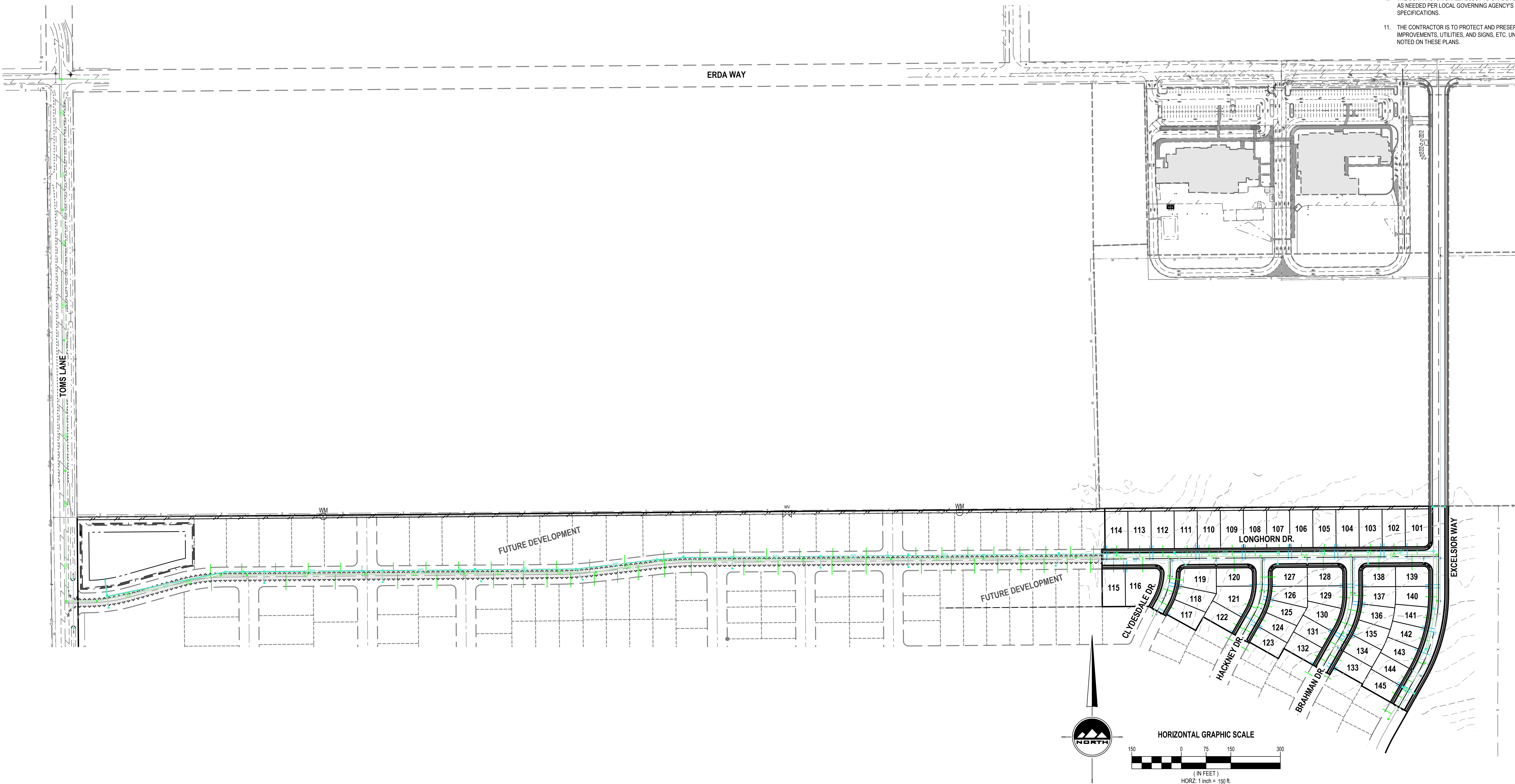
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 DERALD ANDERSON
 3864 CAMPBELL ROAD
 ERDA, UTAH

CONTACT:
 DERALD ANDERSON
 PHONE: 801.845.5214



**COPPER COVE SUBDIVISION
 PHASE 1
 ERDA, UTAH**

PRELIMINARY

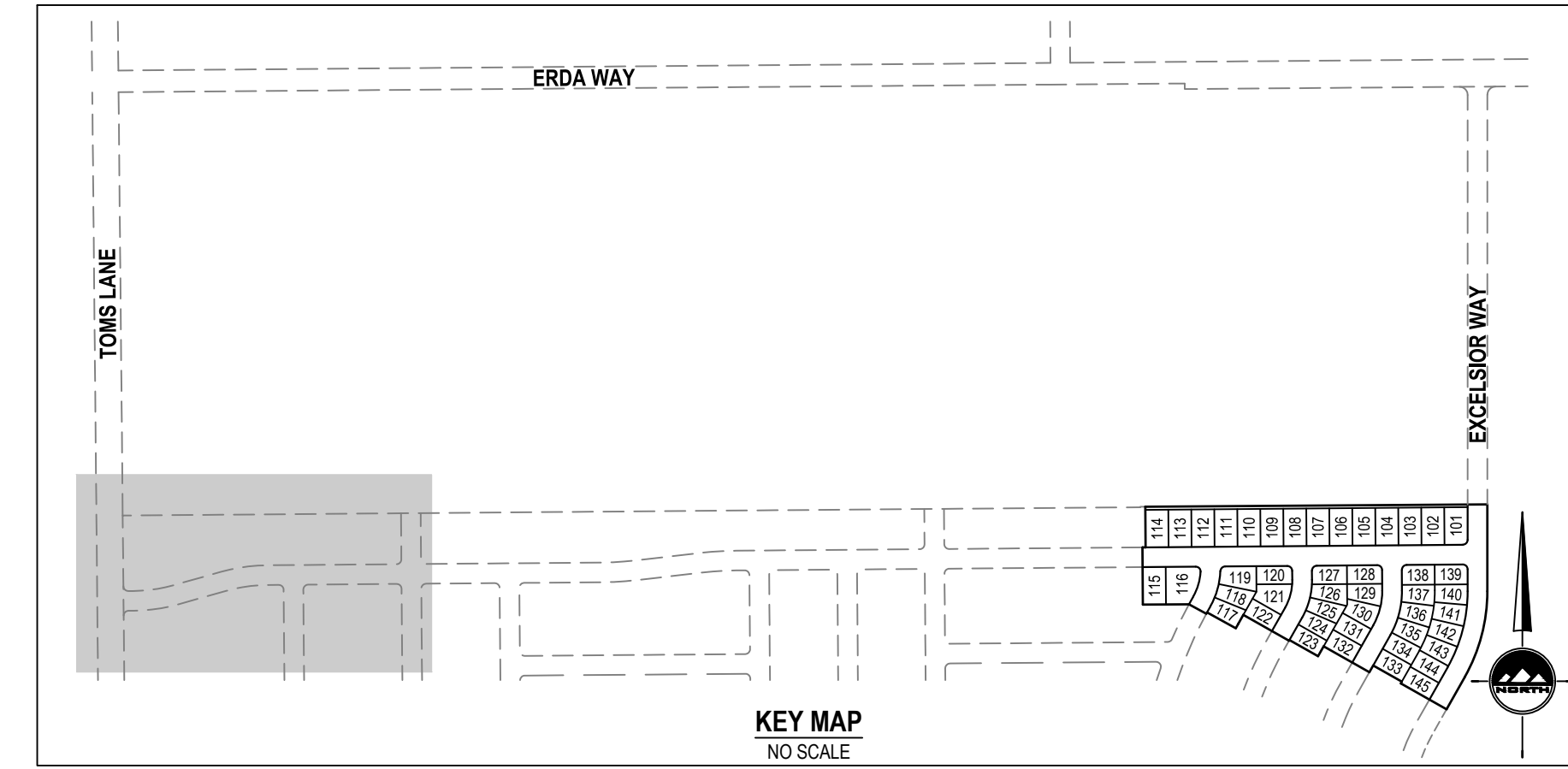
OVERALL UTILITY PLAN

PROJECT NUMBER: T1895K
 PRINT DATE: 2026-03-24
 PROJECT MANAGER: J. CLEGG
 DESIGNED BY: R. FISH

C-300

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PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
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BENCHMARK
SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE & MERIDIAN (FOUND 3" BRASS
MONUMENT, DATED 7-30-2015, L54938720)
ELEVATION = 4433.06'



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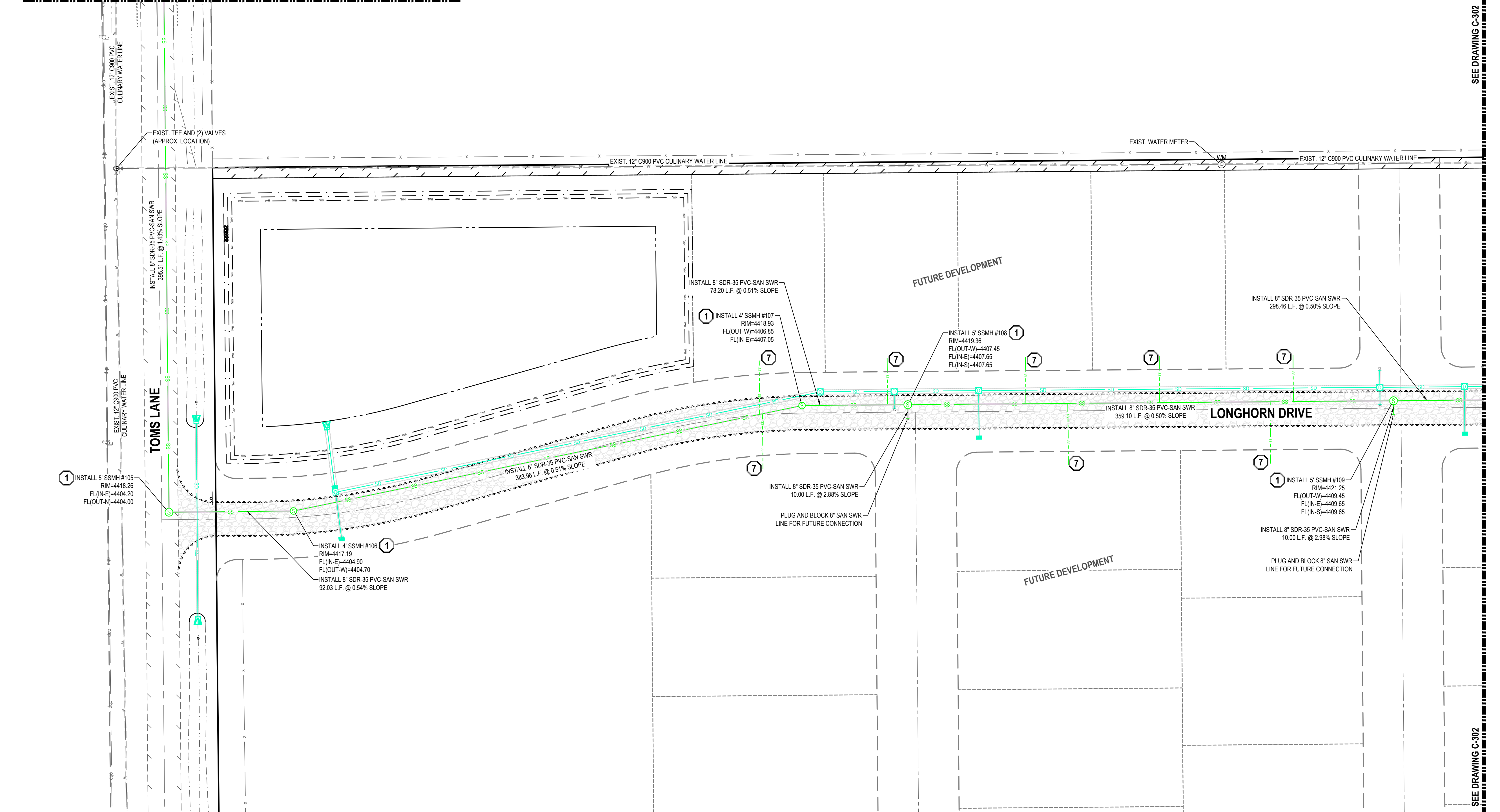
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FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

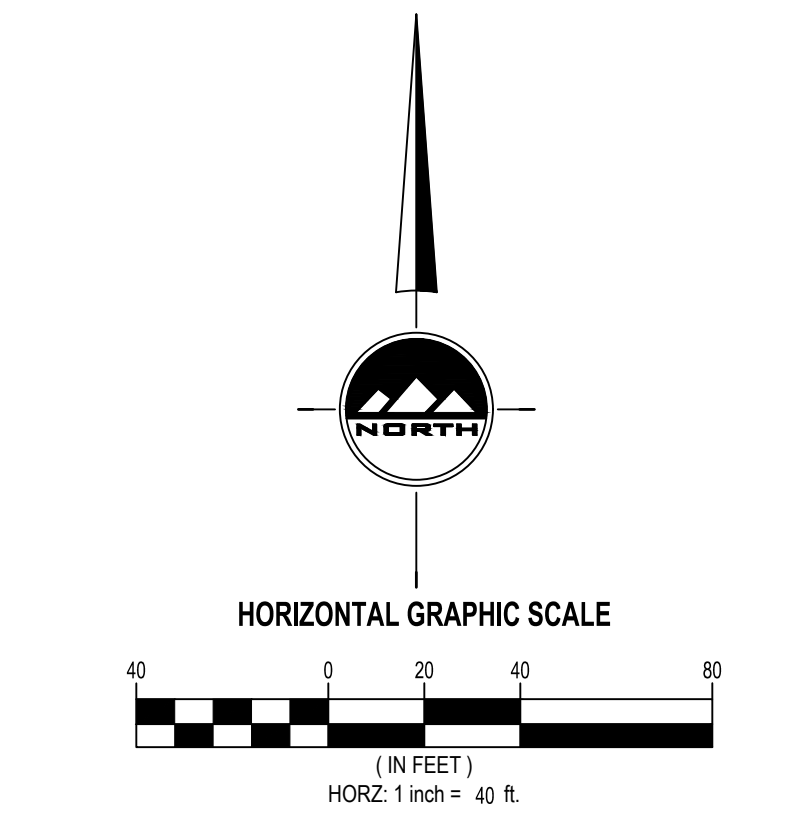
CONTRACT:
DERALD ANDERSON
PHONE: 801.845.5214

SEE DRAWING C-305



- SCOPE OF WORK:**
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COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH



PRELIMINARY

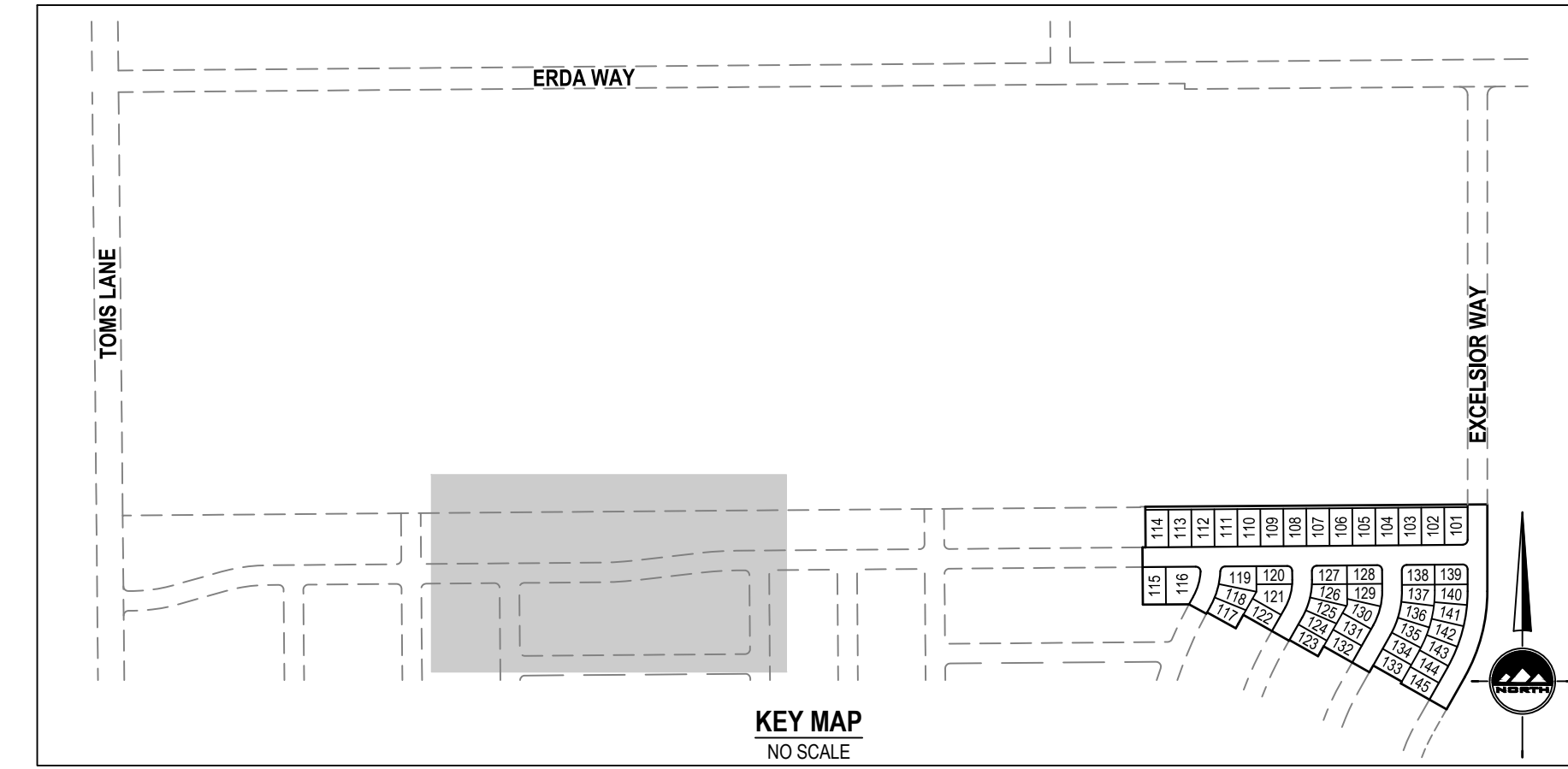
UTILITY PLAN

PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-301

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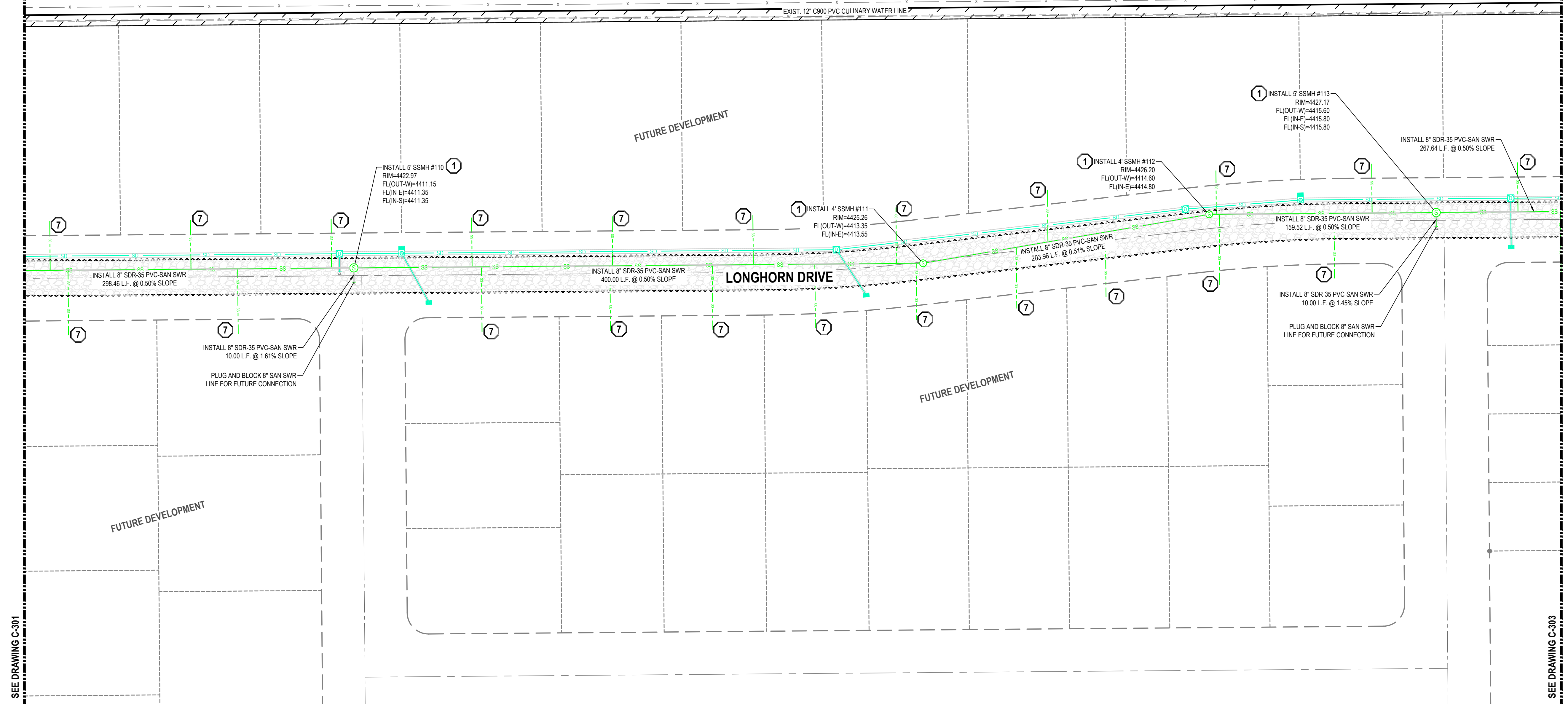
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FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

CONTRACT:
DERALD ANDERSON
PHONE: 801.845.5214

SEE DRAWING C-301

SEE DRAWING C-303



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SEE DRAWING C-301

SEE DRAWING C-303

PRELIMINARY

UTILITY PLAN

HORIZONTAL GRAPHIC SCALE
0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-302

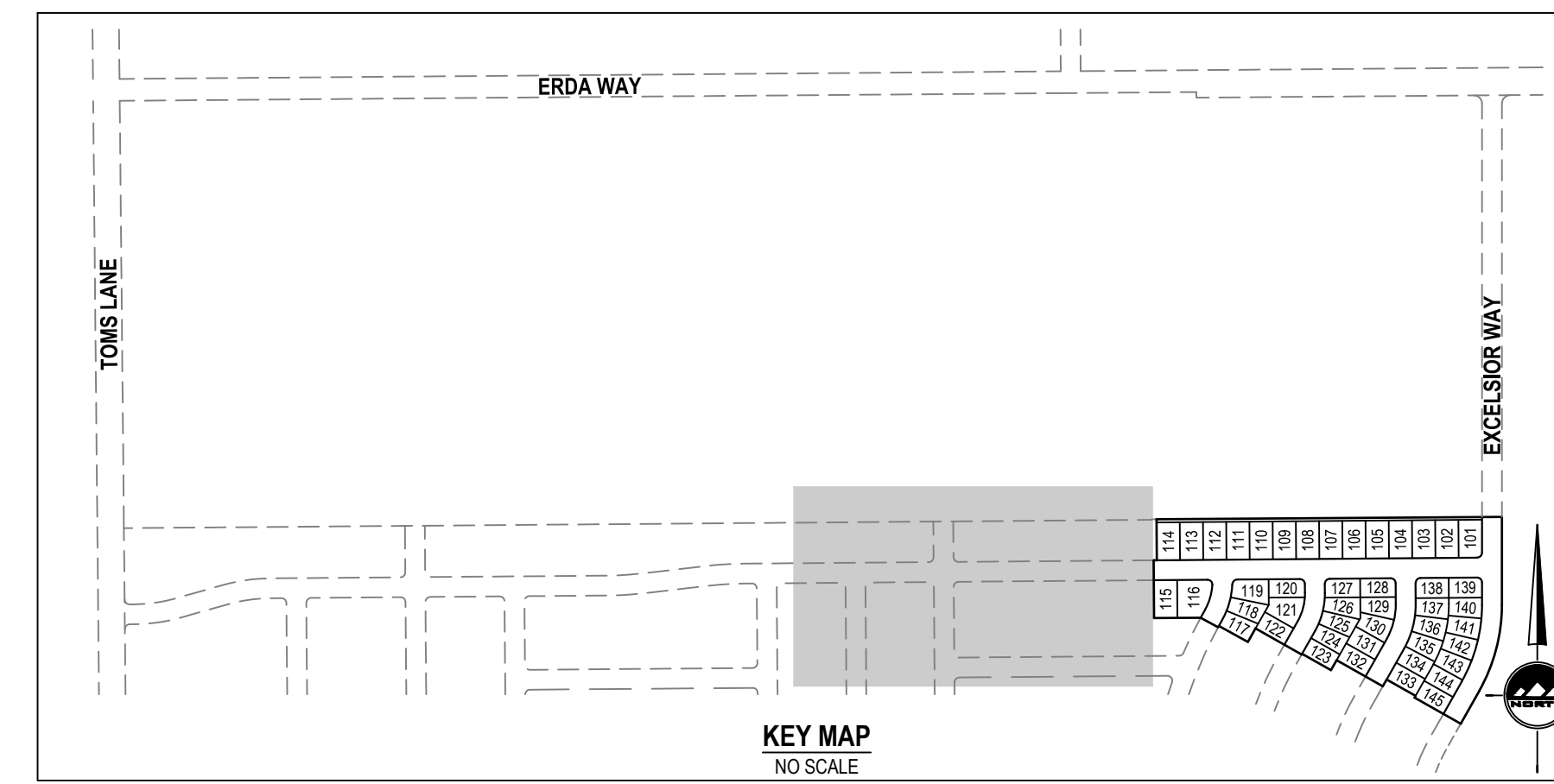
**COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH**

PRELIMINARY

JACOB M. CLEGG
3/27/2026
STATE OF UTAH

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

BENCHMARK
SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN (FOUND 3" BRASS MONUMENT, DATED 7-30-2015, L.S.4938720)
ELEVATION = 4433.06'



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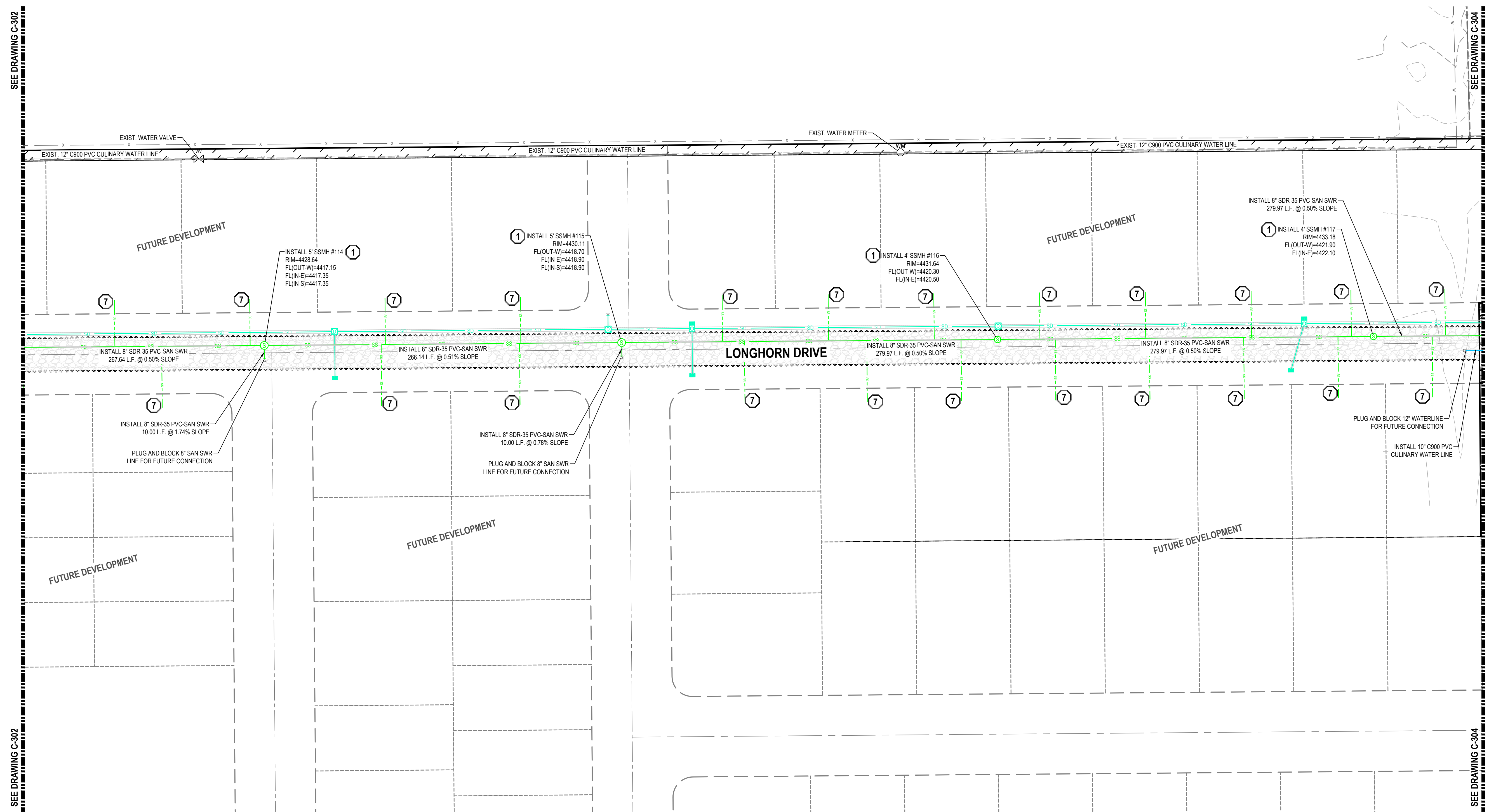
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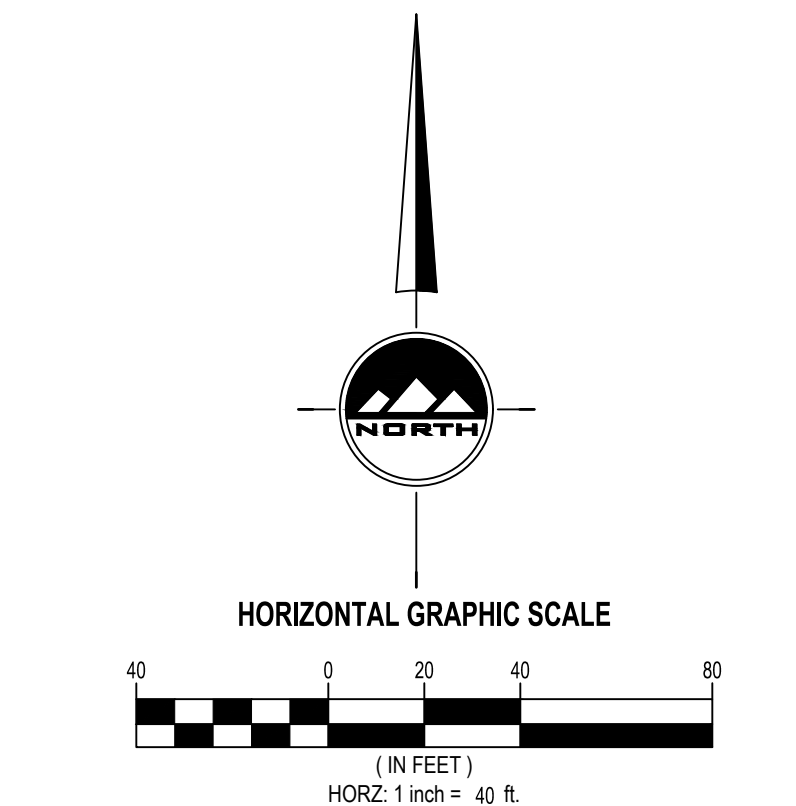
**COPPER COVE SUBDIVISION
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PRELIMINARY

UTILITY PLAN

PROJECT NUMBER: T1895K PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG DESIGNED BY: R. FISH

C-303

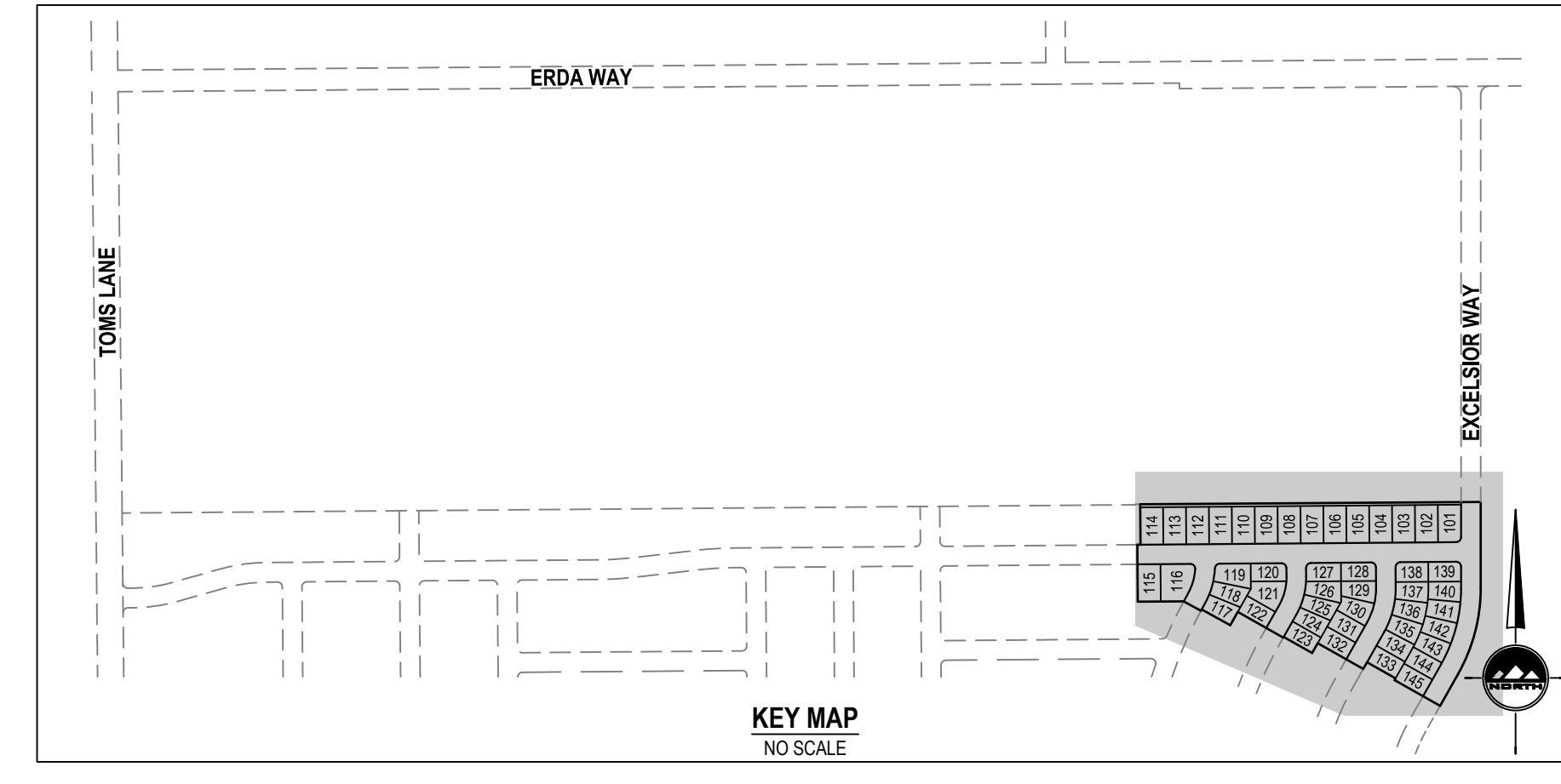


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Erda, UT 84074
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SANDY
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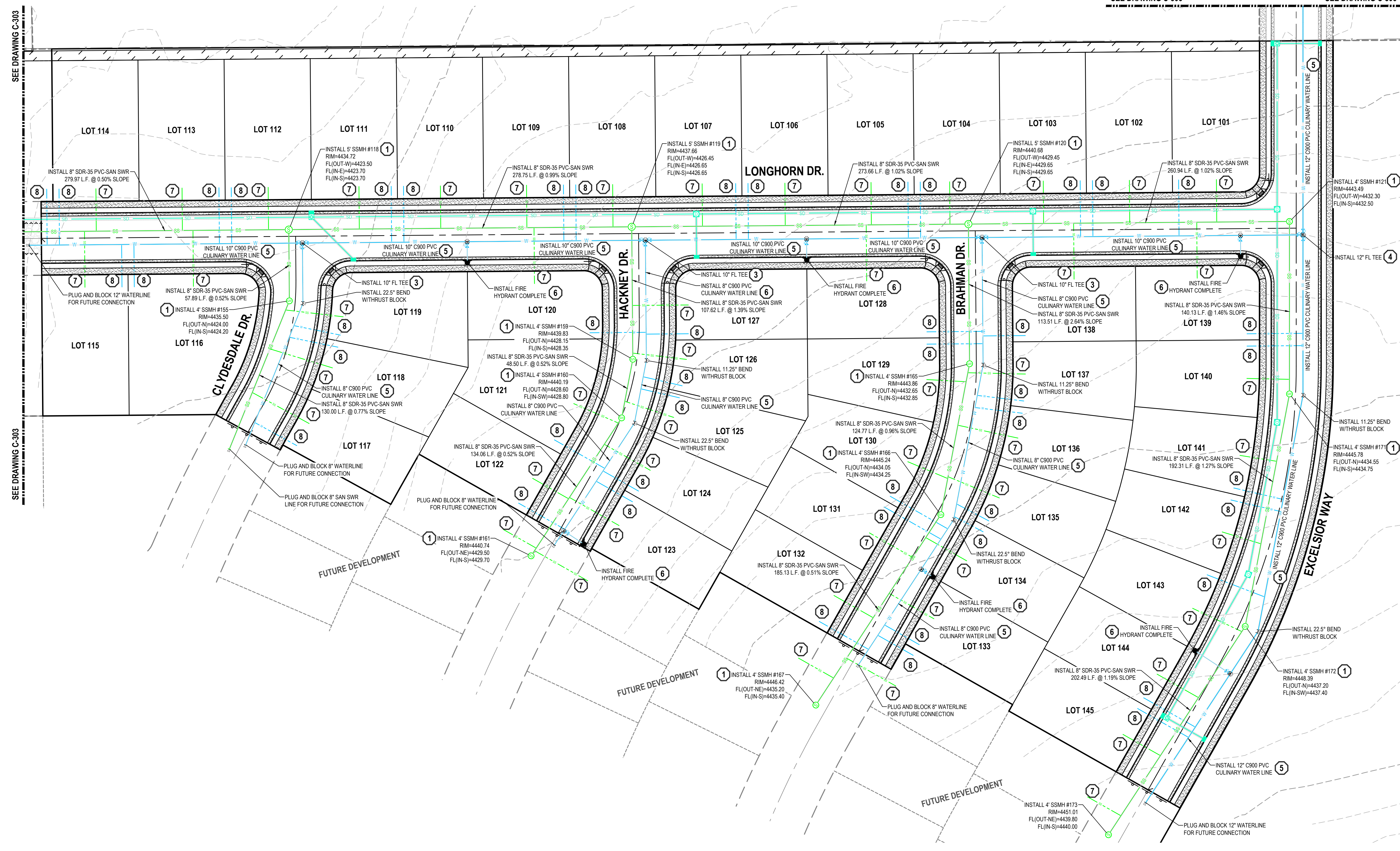
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FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

CONTACT:
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PHONE: 801.845.5214



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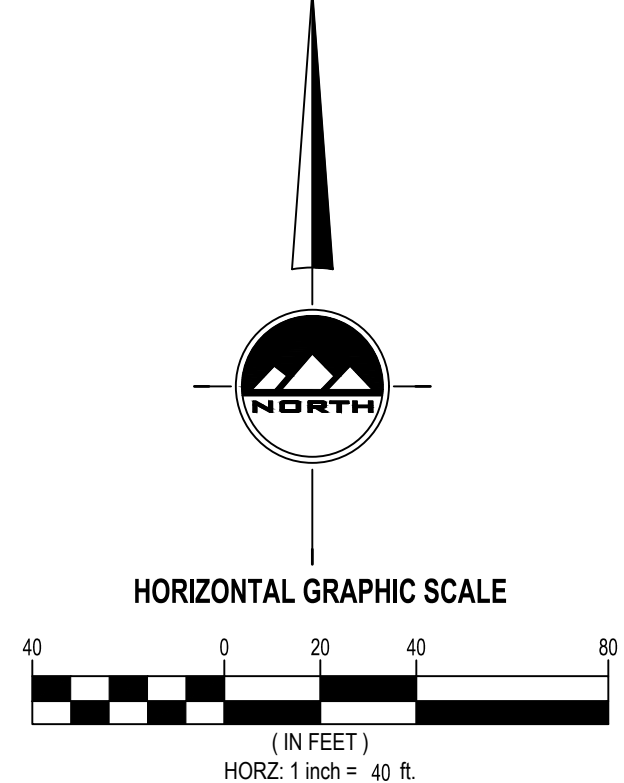
COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER: T1895K
PROJECT MANAGER: J. CLEGG

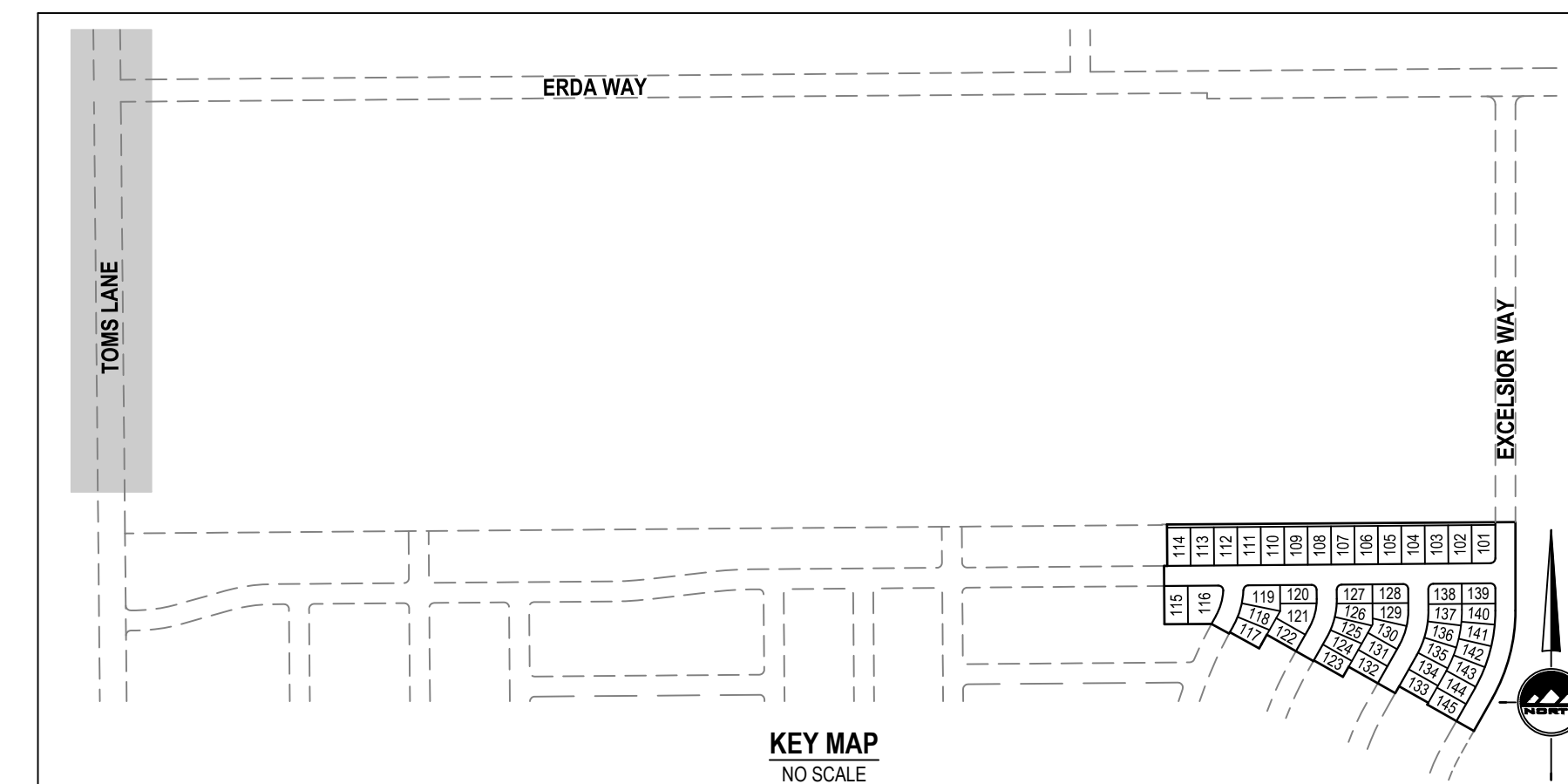
PRINT DATE: 2026-03-24
DESIGNED BY: R. FISH



C-304

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

BENCHMARK
SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE & MERIDIAN (FOUND 3" BRASS
MONUMENT, DATED 7-30-2015, L54938720)
ELEVATION = 4433.06'



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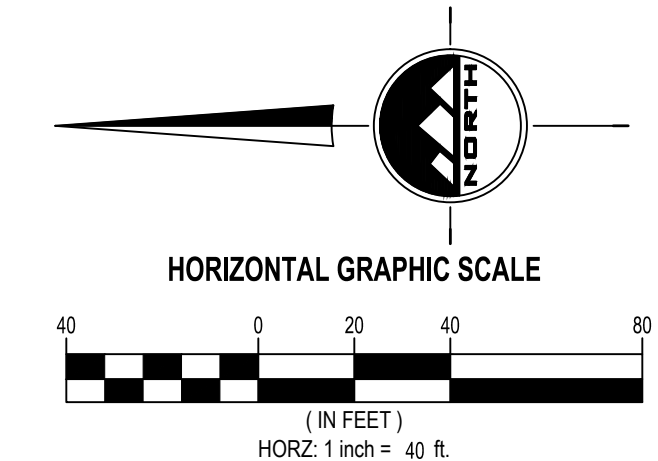
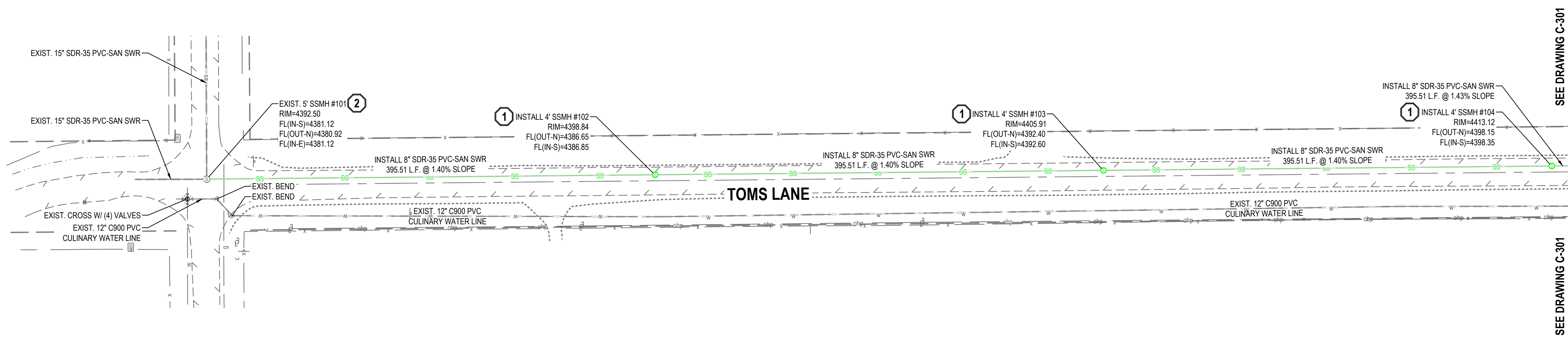
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FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

CONTRACT:
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**COPPER COVE SUBDIVISION
PHASE 1
ERDA, UTAH**

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Professional Engineer Seal for Jacob M. Clegg, State of Utah, License No. 1427-2249, dated 3/27/2026.

PRELIMINARY

OFFSITE UTILITY PLAN

PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24

PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

C-305

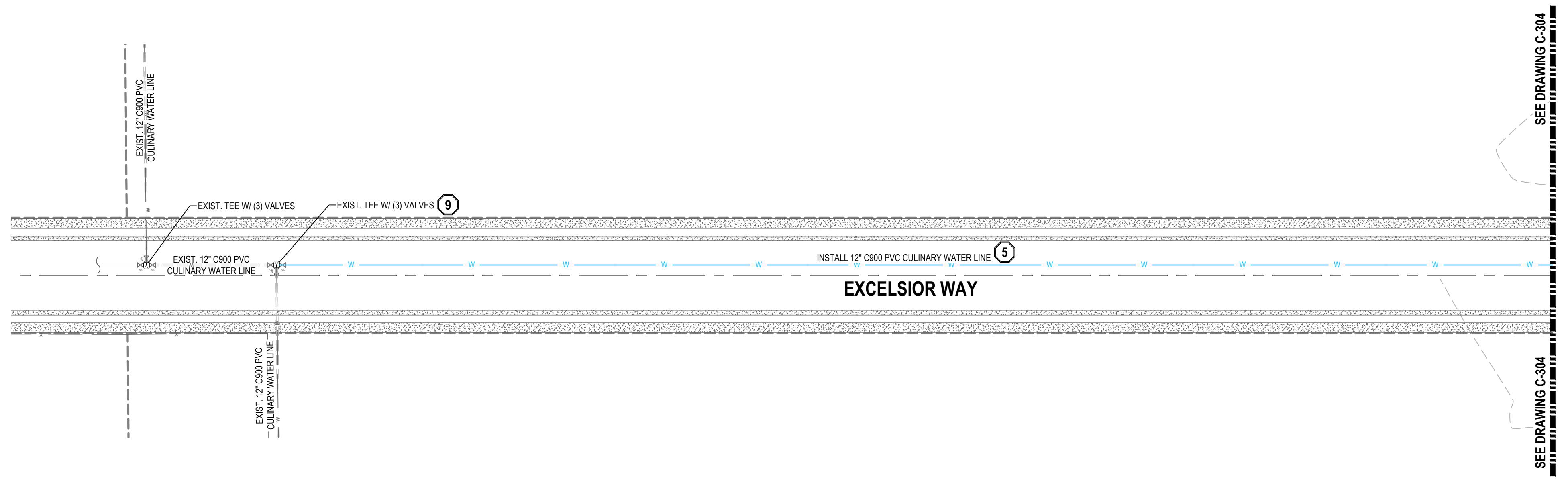
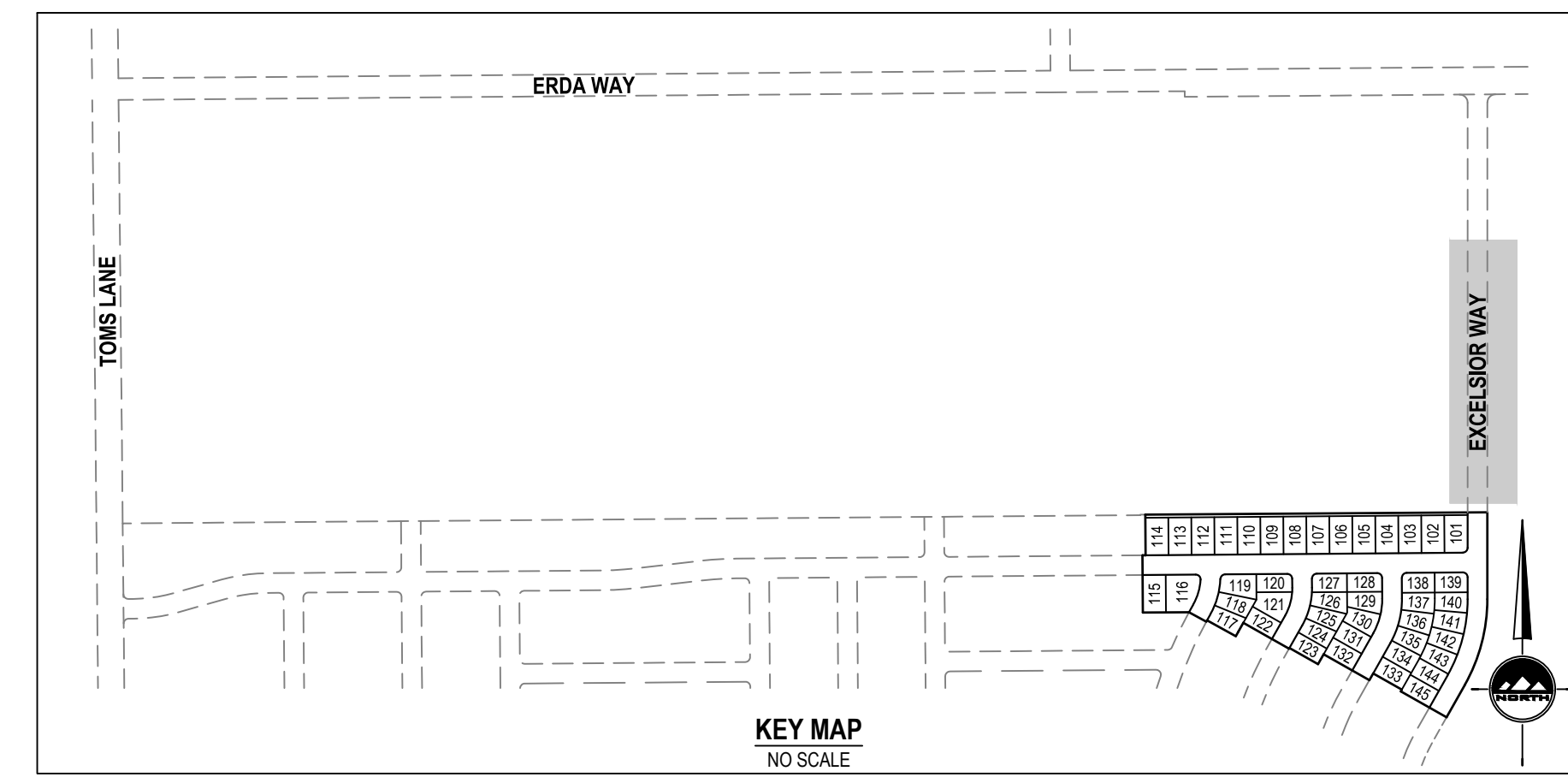
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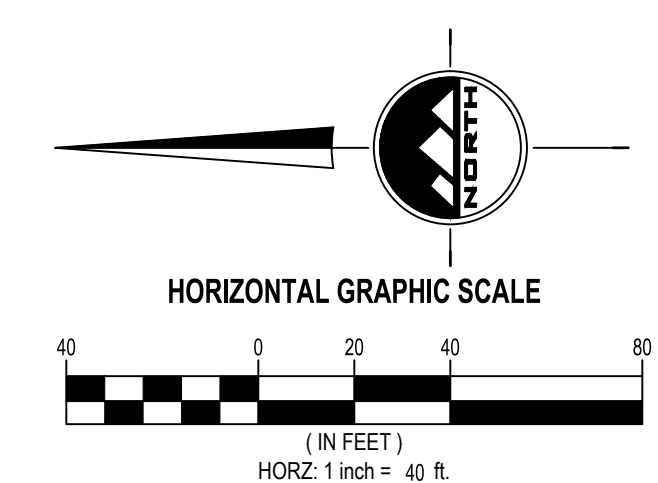
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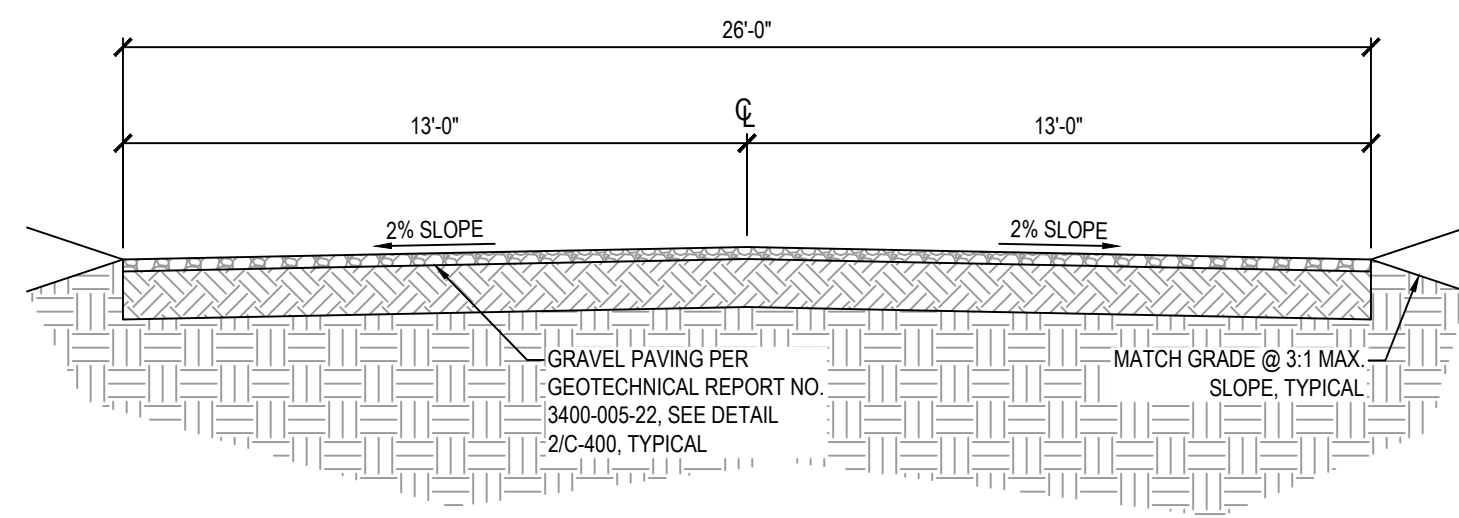
**COPPER COVE SUBDIVISION
PHASE 1
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PRELIMINARY

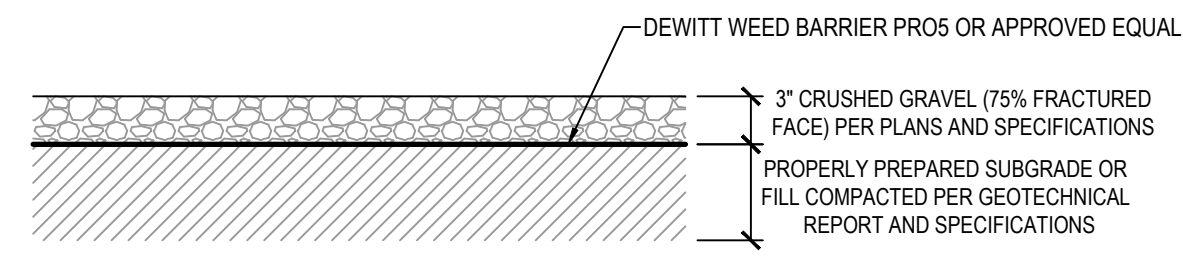
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PROJECT NUMBER: T1895K
PRINT DATE: 2026-03-24
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH

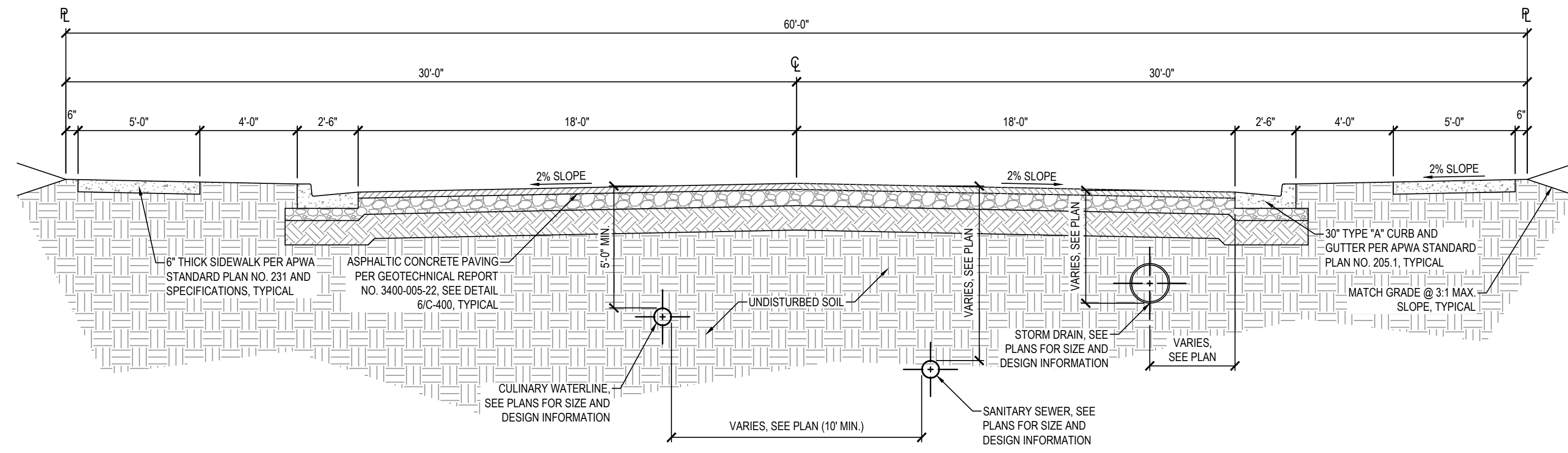
C-306



1 26' GRAVEL ACCESS ROAD CROSS SECTION SCALE: NONE



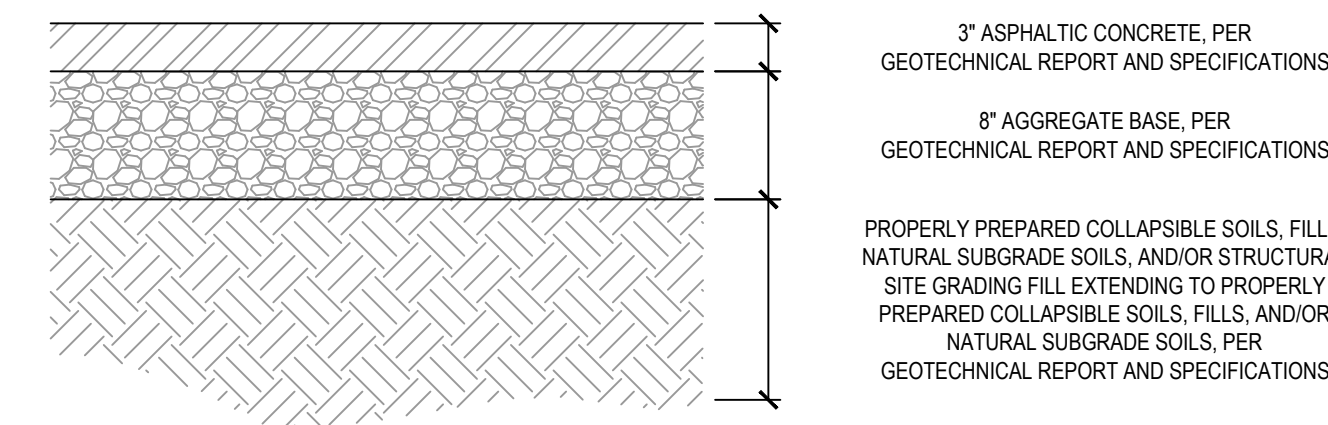
2 GRAVEL SECTION SCALE: NONE



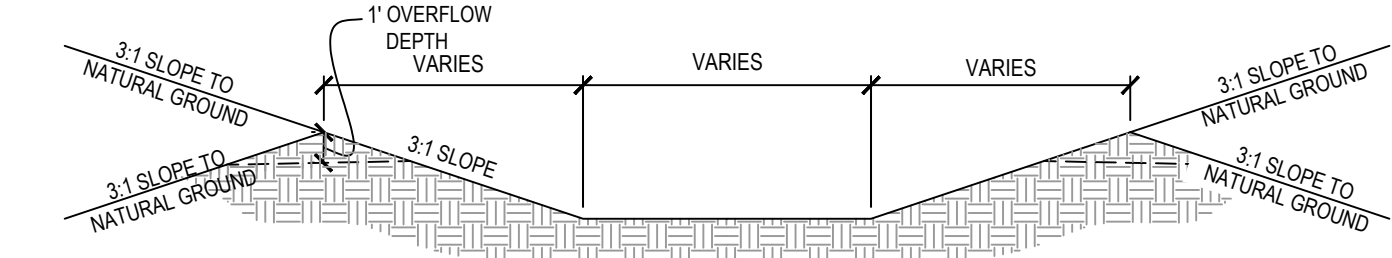
3 60' TYPICAL ROAD CROSS SECTION SCALE: NONE

ASPHALT NOTES

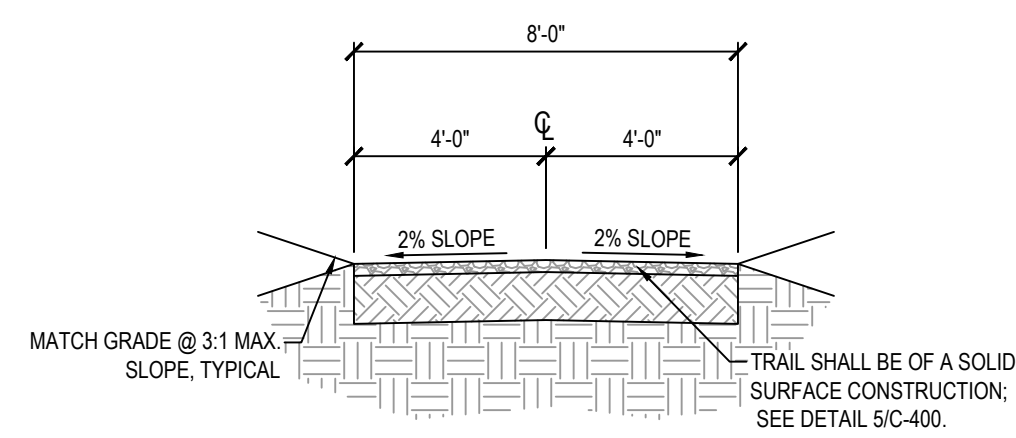
- ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
- ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT NO. 3400-005-22 OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-190 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 6" IN LOOSE THICKNESS.
- REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



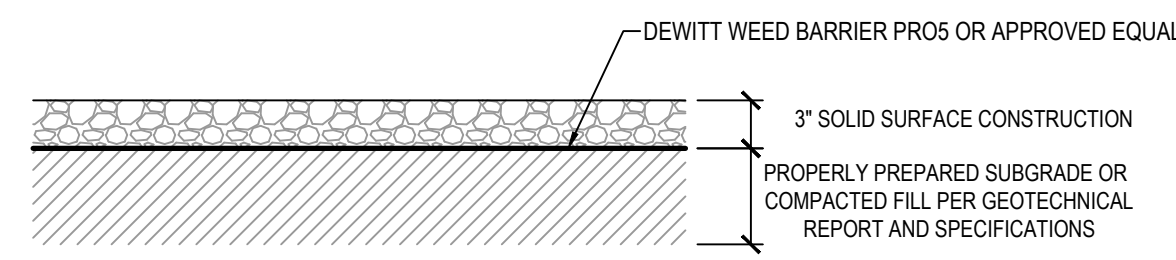
6 STANDARD ASPHALT SECTION SCALE: NONE



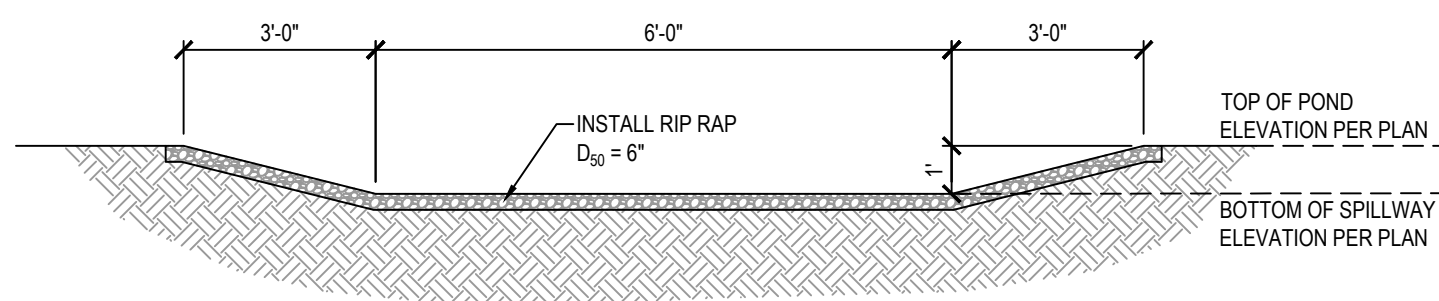
7 DETENTION BASIN LAYOUT SCALE: NONE



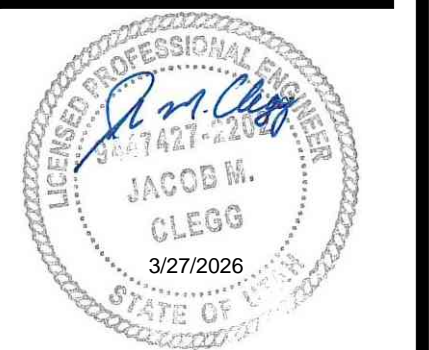
4 8' TRAIL CROSS SECTION SCALE: NONE



5 TRAIL SECTION SCALE: NONE



8 OVERFLOW SPILLWAY SCALE: NONE



PRELIMINARY

DETAILS

When Recorded, Mail To:

Space Above This Line For Recorder's Use

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT FOR COPPER COVE**

This First Amendment to the Master Development Agreement (this “First Amendment”) is made the ____ day of December 2025, by and between Erda City, a Utah municipal corporation (“City”) and Copper Cove Development, LLC, a Utah limited liability company (“Owner/Developer”).

Recitals

On or about October 24, 2024, City and Owner/Developer executed a Master Development Agreement (“MDA”) for property located in City (the “Property”) attached hereto as exhibit “A” totaling approximately 200 acres. The MDA was recorded on January 6, 2025, as Entry #613022, in Book _____, at Page ___ in the Official Records of the Tooele County Recorder.

- A. Paragraph 15.4 of the MDA provides in part that the MDA may be amended by a subsequent written amendment signed by all Parties, and Paragraph 5.3 provides that an amendment to the Phasing Plan does not require Council approval.
- B. The Owner/Developer and the City desire to amend the MDA Phasing Plan.

Terms and Conditions

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Owner/ Developer hereby amend the MDA as follows:

1. The Phasing Plan attached as Exhibit “D” to the original MDA is deleted in its entirety and replaced with the new attached Exhibit “D.”
2. All other provisions of the MDA, as amended, remain the same.

IN WITNESS WHEREOF, the City and the Developer have caused these presents to be signed.

ERDA CITY
A Utah Municipality

By: _____
Sheldon Birch, Erda City Chairman

ATTEST

By: _____
Jennifer Poole, City Recorder

STATE OF UTAH)
 :s
COUNTY OF TOOELE)

On this ____ day of December, 2025, Sheldon Birch personally appeared before me, who, being duly sworn by me, said that he is the Erda City Council Chair, that Erda City is a political subdivision of Utah, that said instrument was signed in behalf of Erda City by authority of its governing body, and that he/she acknowledged to me that Erda City executed the same.

NOTARY PUBLIC
Residing at: _____

MASTER DEVELOPER:

Copper Cove Development, LLC

By: _____
_____, Manager

STATE OF UTAH)
 :S
COUNTY OF TOOELE)

On this ____ day of December, 2025, _____ personally appeared before me who, being by me duly sworn, did say that he is the manager of Copper Cove Development, LLC, and that said instrument was signed on behalf of Copper Cove Development, LLC, by authority of its governing body and said _____ acknowledged to me that Copper Cove Development, LLC.

NOTARY PUBLIC
Residing at: _____

EXHIBIT A
LEGAL DESCRIPTION

19-097-O-004A

PART OF LOT 4, EXCELSIOR ACADEMY SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF EXCELSIOR ACADEMY SUBDIVISION, SAID SUBDIVISION HAVING THE ENTRY NO. 458984 AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER, WHICH POINT IS LOCATED SOUTH 89°39'27" WEST 1172.68 FEET ALONG THE QUARTER SECTION LINE, AND SOUTH 564.81 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING:
THENCE SOUTH 768.02 FEET;
THENCE SOUTH 89°37'30" WEST 996.96 FEET;
THENCE NORTH 01°22'00" WEST 796.08 FEET TO THE SOUTH LINE OF A PARCEL HAVING THE ENTRY NO. 543158 AS RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER;
THENCE NORTH 88°14'00" EAST 164.25 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF LOT 1 OF SAID EXCELSIOR ACADEMY SUBDIVISION;
THENCE SOUTH 01°09'00" EAST 33.31 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT1;
THENCE NORTH 89°32'00" EAST 851.12 FEET ALONG SAID SOUTH LINE OF LOT 1 AND ALSO THE SOUTH LINE OF LOT 2 OF SAID EXCELSIOR ACADEMY SUBDIVISION, TO THE POINT OF BEGINNING.
CONTAINS 777,047 SQUARE FEET OR 17.84 ACRES-----OUT OF 19-97-4 FOR 2024 YEAR 17.84 AC.

19-097-O-004B

PART OF LOT 4, EXCELSIOR ACADEMY SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY DESCRIBED AS FOLLOWS:
BEGINNING AT POINT ON THE SOUTH LINE OF THE ESTABLISHED ERDA WAY, A TOOELE COUNTY ROAD, AND AT THE NORTHEAST CORNER OF LOT 4 OF THE EVAN COON MINOR SUBDIVISION, AS RECORDED FEBRUARY 24, 1999, UNDER ENTRY NO. 126918, IN BOOK 555, PAGE 494, IN THE TOOELE COUNTY RECORDER'S OFFICE, WHICH POINT IS LOCATED SOUTH 89°39'27" WEST 315.40 FEET ALONG THE QUARTER SECTION LINE, AND SOUTH 0°30'00" EAST 58.95 FEET FROM THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT

LAKE BASE AND
MERIDIAN, AND RUNNING:
THENCE SOUTH 0°30'00" EAST 145.25 FEET ALONG THE BOUNDARY OF SAID SUBDIVISION,
FOLLOWING CLOSELY AN EXISTING FENCE LINE;
THENCE SOUTH 89°48'18" EAST 242.42 FEET ALONG SAID BOUNDARY, FOLLOWING CLOSELY AN
EXISTING FENCE
LINE TO THE WEST LINE OF STATE ROAD 36 RIGHT-OF-WAY;
THENCE SOUTH 0°24'53" EAST 1,125.71 FEET ALONG SAID RIGHT-OF-WAY TO AN EXISTING FENCE
TEE;
THENCE SOUTH 89°37'30" WEST 1,049.64 FEET ALONG SAID BOUNDARY, FOLLOWING CLOSELY
AN EXISTING
FENCE LINE;
THENCE NORTH 768.12 FEET;
THENCE NORTH 89°32'00" EAST 432.42 FEET;
THENCE NORTH 504.00 FEET TO THE SAID SOUTH LINE OF ERDA WAY;
THENCE NORTH 89°32'00" EAST 365.38 FEET ALONG SAID SOUTH LINE, TO THE POINT OF
BEGINNING.
CONTAINS 1,076,742 SQUARE FEET OR 24.72 ACRES. ---- OUT OF 19-97-4 FOR 2024 YEAR. 24.72
AC

19-097-0-004C

LOT 4, EXCELSIOR ACADEMY SUBDIVISION, A SUBDIVISION OF TOOELE COUNTY. OUT OF 13-3-7
FOR 2018 YEAR. 44.32 AC -----LESS 17.84 AC (QCD ENTRY# 588573) LESS 24.72 (QCD ENTRY#
588573) BALANCE OF 19-97-4 AFTER 19-97-4A AND 19-97-4B FOR 2024 YEAR. 1.76 AC

01-421-0-0012

S 1/2 OF SW 1/4, S 1/2 OF SE 1/4, SEC 33, T2S, R4W, SLB&M. ---LESS 1.5 AC IN COUNTY ROAD---
LESS .61 AC TO UDOT #220555 932/80 (BALANCE OF 5-49-12 AFTER PT TO UDOT FOR 2005 YEAR.)
157.89 AC---LESS 1.42 AC FOR COCHRANE LANE. BALANCE OF 5-49-27 AFTER 5 49-37 FOR 2013
YEAR. 156.47 AC

EXHIBIT D
PHASING PLAN



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

BENCHMARK

SOUTHWEST CORNER OF SECTION 33,
TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT
LAKE BASE & MERIDIAN (FOUND 3" BRASS
MONUMENT, DATED 7-30-2015, LS4938720)
ELEVATION = 4433.06'

EXHIBIT D



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

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

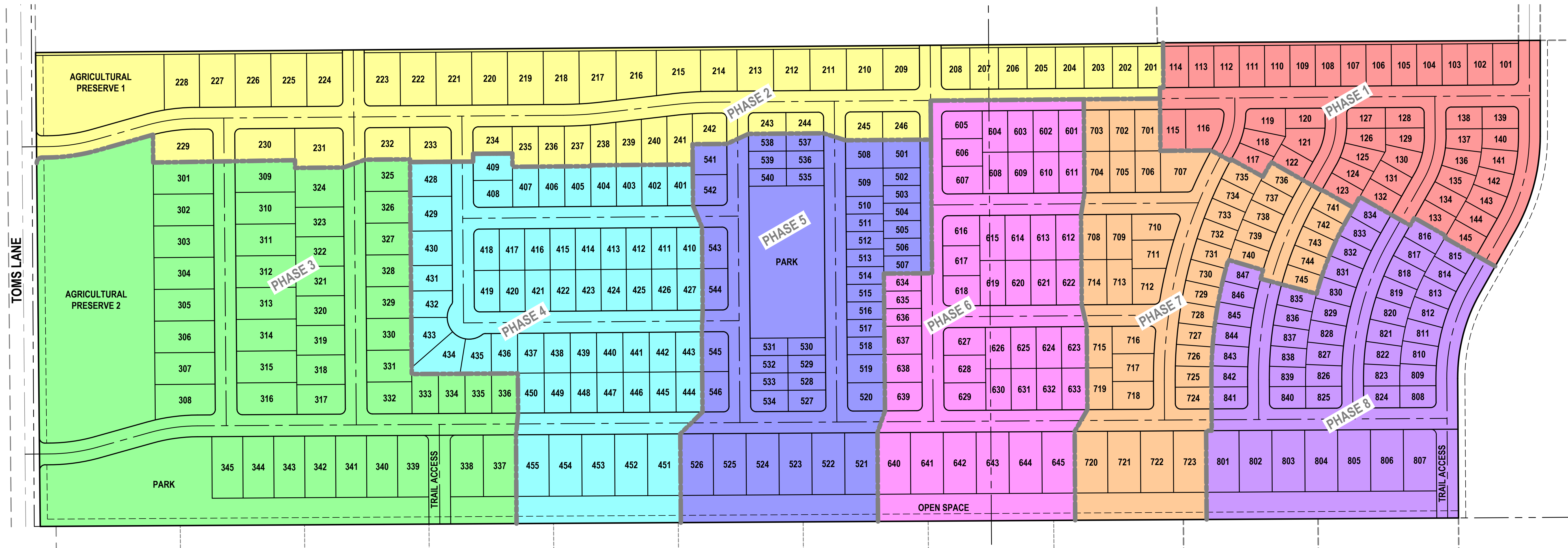
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

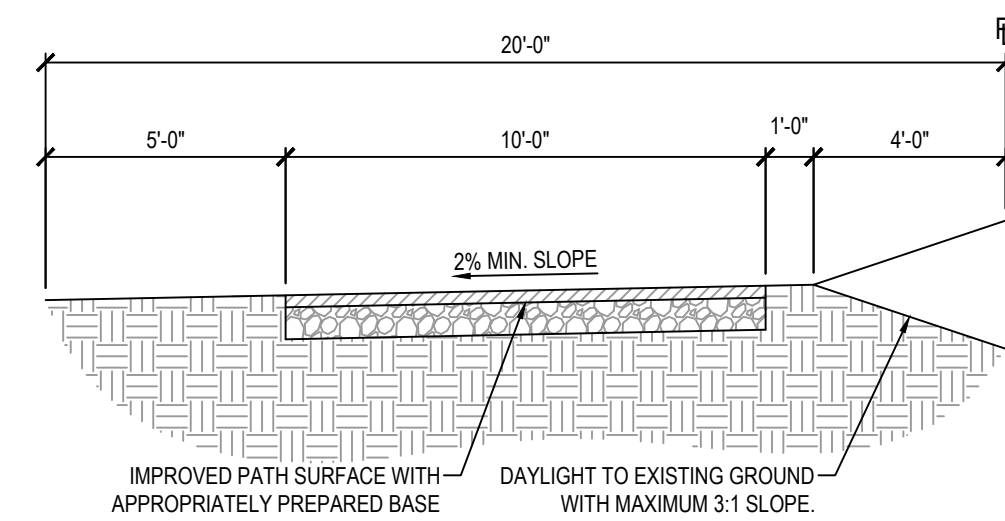
WWW.ENSIGNENG.COM

FOR:
DERALD ANDERSON
3864 CAMPBELL ROAD
ERDA, UTAH

CONTACT:
DERALD ANDERSON
PHONE: 801.845.5214

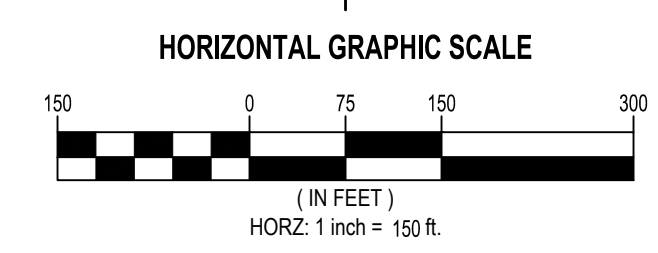
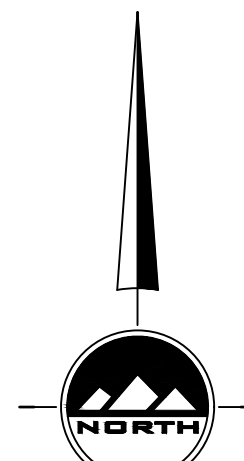


**COPPER COVE SUBDIVISION
PRELIMINARY DESIGN
COCHRANE LANE
ERDA, UTAH**



1 DEVELOPMENT TRAIL CROSS SECTION

SCALE: NONE



NOTE: MINIMUM LOT WIDTH IN 45'.

TOOLE COUNTY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____,
BY THE TOOLE COUNTY PLANNING COMMISSION.
CHAIR, TOOLE COUNTY PLANNING COMMISSION

PRELIMINARY

PHASING PLAN

PROJECT NUMBER: T1895K
PRINT DATE: 2025-09-25
PROJECT MANAGER: J. CLEGG
DESIGNED BY: R. FISH