



MAGNA CITY COUNCIL MEETING

April 30, 2026 @ 6:00 PM

Webster Center
8952 West Main Street
Magna, UT 84044

MAGNA CITY COUNCIL MEETING MINUTES

April 30, 2026

COUNCIL MEMBERS PRESENT: Mayor Mick Sudbury, Council Member Terry George, Council Member Steve Prokopis, Council Member Megan Olsen (via Zoom), Council Member Audrey Pierce (via Zoom)

COUNCIL MEMBERS ABSENT: Council Member Michael Jensen

STAFF PRESENT: Kelly Bush - City Manager, Dawnee Johnston – Mayor’s Assistant, Diana Baun – City Recorder, Nathan Bracken – City Attorney, Lizel Allen – Director of Engineering (via Zoom), Chad Anderson – Assistant City Manager (via Zoom), Ian Hartman – Traffic Engineer (via Zoom), Maridene Alexander – Communications Director (via Zoom), Sarah Leavitt – Deputy Recorder (via Zoom)

OTHERS PRESENT: Dave Kelly – DR Horton, Adam Loser – DR Horton

1. **CALL TO ORDER**

Mayor Mick Sudbury, presiding, called the meeting to order at 4:05 pm.

2. **DETERMINE QUORUM**

A quorum was present, allowing the meeting to proceed. Council Member Michael Jensen was excused from the meeting.

3. **PRESENTATIONS**

- A. Presentation on 4100 South Construction
- B. Presentation on Boundary Line Adjustment with West Valley City

Nathan Bracken explained that the road extension project had been in progress for several years and involved multiple contributors prior to his role as City Attorney, including Mayor Mick Sudbury, former City Attorney Paul Ashton, and former City Manager David Brickey. He described the project as complex due to jurisdictional issues, multiple property owners, and funding challenges. The road would primarily serve Magna, including the local high school, but was currently located within West Valley City’s jurisdiction, requiring coordination and a municipal boundary adjustment. He stated that developers are only obligated to fund infrastructure proportional to their impact, leaving a funding gap

that required public contributions. He reported that the City secured state funding at the end of the legislative session on March 7, which allowed final approvals and agreements to move forward. He detailed that West Valley City approved the plans on April 15 and that multiple parcels, including land owned by Rio Tinto and Magna Water District, were being coordinated for access or transfer. He noted Rio Tinto had agreed to allow construction access while final conveyance was pending. He summarized the agreement, stating that DR Horton would construct the road extension from 8400 South to Little Valley Gateway, with estimated costs ranging from \$3.6 million to \$5.5 million. The City would reimburse DR Horton using up to \$5.5 million in state funding, including \$1.8 million previously secured and \$3 million from the recent legislative session. He added that DR Horton would contribute \$750,000 in escrow to cover any funding gap. He stated the target completion date was August 2026, ideally before the school year began, though this was not guaranteed. He outlined coordination with stakeholders including West Valley City, Magna Water District, UDOT, Rio Tinto, and the Greater Salt Lake Municipal Services District, and explained that West Valley City would oversee construction until the boundary adjustment was completed.

Mayor Mick Sudbury asked if council members had questions and, seeing none, invited representatives from DR Horton to provide updates.

Adam Loser reported that DR Horton had been actively progressing toward construction. He stated that a final UDOT meeting occurred on March 30, followed by a pre-construction meeting with Magna Water District on March 31. He confirmed that final stamped plans were received from West Valley City on April 15, and that Magna Water District received authorization on April 23 to begin water infrastructure work. He noted that excavation had begun, including site cleanup and preparation, and that coordination meetings with West Valley City were ongoing, with a formal pre-construction meeting expected imminently. He explained that full construction had not yet intensified due to the need to avoid disrupting traffic near the school, particularly on 8400 West, and that major work would begin after the school year ended. He stated that initial work would proceed on other segments in the meantime and expressed appreciation for the collaboration and funding efforts that allowed the project to move forward.

4. COUNCIL BUSINESS

- A. Discussion and potential action regarding approval of 4100 South extension contract with DR Horton

Council Member Prokopis moved to approve the above named agreement and authorize the Mayor to sign the agreement on behalf of the City of Magna. Council Member George seconded the motion; vote was 4-0, unanimous in favor with Council Member Jensen absent from the vote.

5. ADJOURN

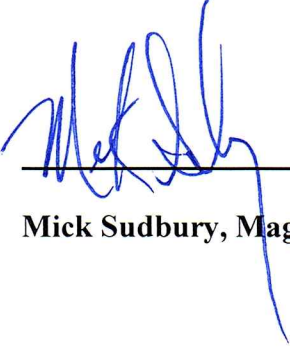
Council Member George moved to adjourn the April 30, 2026 City Council Special Meeting at 4:22 pm. Council Member Prokopis seconded the motion; vote was 4-0, unanimous in favor with Council Member Jensen absent from the vote.

This is a true and correct copy of the April 30, 2026 City Council Special Meeting Minutes, which were approved on May 12, 2026.

Attest:

Diana Baun

Diana Baun, Magna City Recorder



Mick Sudbury, Magna City Mayor

MAGNA CITY APPROVES AGREEMENT TO COMPLETE 4100 SOUTH EXTENSION

On April 30, 2026, the Magna City Council held a special meeting and approved an agreement for DR Horton to finish an extension of 4100 South. The extension will run from approximately 8400 West to the west side of the Little Valley Gateway development.

The project took several years to develop because it spans multiple jurisdictions and involves several parcels of private and public property. As a result, it required approvals or contributions from several parties in addition to Magna City and DR Horton, including West Valley City, the Magna Water District, state transportation officials, and Rio Tinto.

During the meeting, D.R. Horton and Magna City expressed their commitment to completing the extension in August before the start of the 2026-2027 school year. D.R. Horton also reported that it has already begun grading and excavating.

The extension is estimated to cost between \$3.6M and \$5.5M. Although initial plans for the extension were prepared last year, funding for the project remained uncertain until March 7, the final day of the 2026 legislative session, when the Legislature made up to \$3M available for the project. DR Horton previously secured another \$1.8M appropriation for the extension and will provide Magna City with an additional \$750,000.00 if costs are higher than expected. These funds are in addition to other contributions DR Horton already made towards the project.

The project is currently located in West Valley City, which approved final plans for the extension on April 15. Magna City and West Valley City will now adjust their boundaries to make the extension part of Magna City. Under state law, this process is expected to take about two months, but construction will continue during that time.

Magna City thanks West Valley City, DR Horton, and the other stakeholders for their contributions in overcoming the challenges of the 4100 South extension and appreciates the public for its patience with the project.

Meeting minutes and a recording of the meeting will be posted to the Utah Public Notice website, available here: <https://www.utah.gov/pmnl/>. Please direct any questions involving the extension to acting City Manager Kelly Bush at kbush@magna.utah.gov.

4100 South Extension Agreement

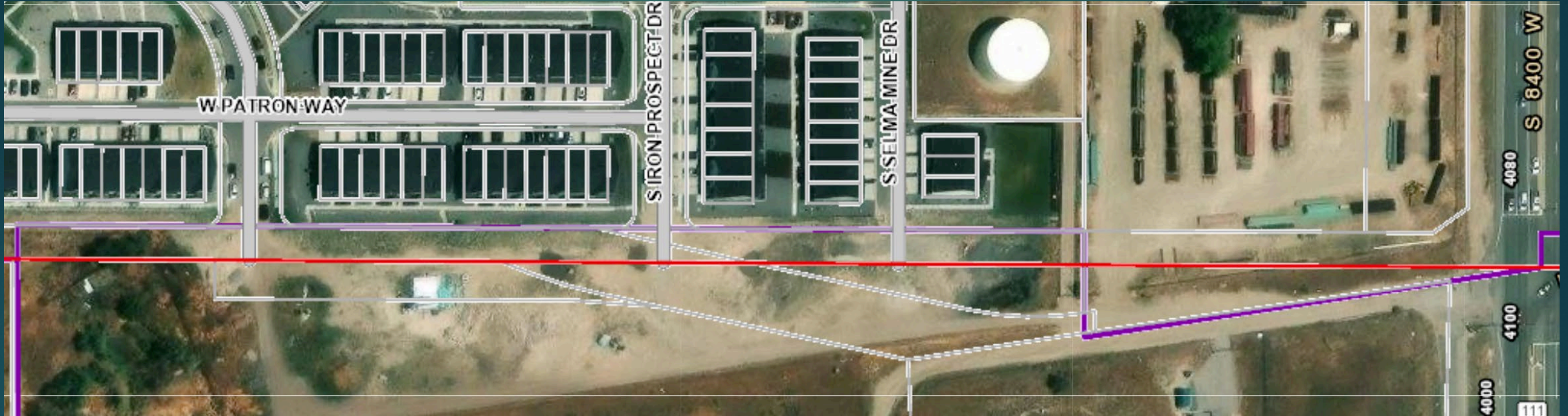


Magna City Council

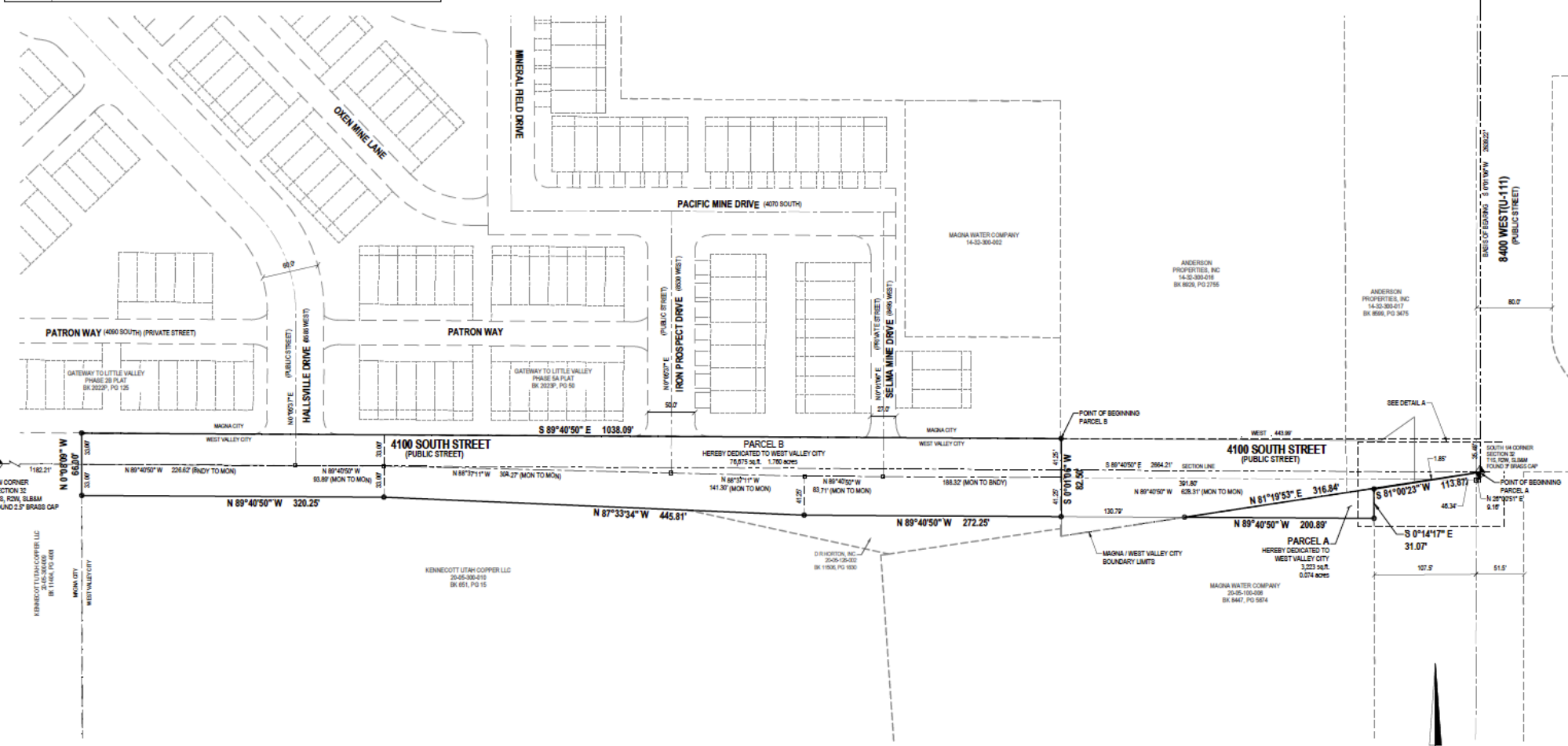
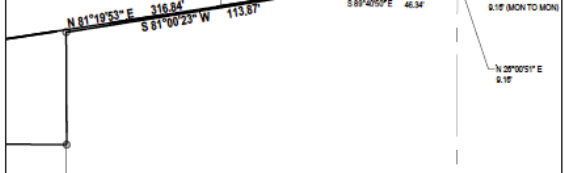
Nathan S. Bracken, City Attorney

April 30, 2026

Logistics



- Multiple separate parcels
- Multiple owners, including Magna Water District and Rio Tinto
- Two municipalities – Magna and WVC, where the extension is located
- DR Horton submitted plans to WVC last year but funding uncertainty delayed approval until April 15, 2026
- Legislature authorized final funding needed on March 7, 2026, the final day of the legislative session



Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, also known as State Highway 121-111.
Thence South 00°14'17" East 31.07 feet along said Right-of-Way Line;
Thence North 89°40'50" West 200.89 feet to the West Valley City Boundary Line;
Thence North 81°19'53" East 316.84 feet along said West Valley City Boundary Line to the point of beginning.
Contains 3,223 Square Feet or 0.074 Acres

Parcel B
A SWER of land situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4003384, in Book 89-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being north 0°10'09" East 35.48 feet and West 443.99 feet from the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, and running:
Thence South 00°10'09" West 85.50 feet;
Thence North 89°40'50" West 272.25 feet;
Thence North 87°33'34" West 446.81 feet;
Thence North 89°40'50" West 200.89 feet to said West Valley City Boundary Line;
Thence along said West Valley City Boundary Line the following two (2) courses:
(1) North 81°19'53" East 316.84 feet;
(2) South 89°40'50" East 1,038.09 feet to the point of beginning.
Contains 76,875 Square Feet or 1.760 Acres



P.L.S. signature and date required

DATE: _____ PATRICK M. HARRIS
P.L.S. 286882

APPROVED
By Steven J. Dale, P.L.S. at 11:43 am, Apr 15, 2025

OWNER'S DEDICATION
I, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into public streets, hereafter known as the:
4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT
do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for Public Use.
In witness whereof I have hereunto set our hand (s) this _____ day of _____, A.D., 20____
DR. HORTON, INC. KENNECOTT UTAH COPPER, LLC

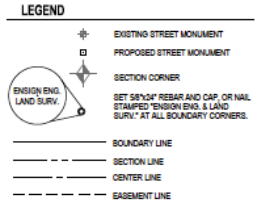
BY: _____
BY: _____
MAGNA WATER COMPANY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF _____ (P.A.)
County of _____
On this _____ day of _____, A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____, a limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

CORPORATE ACKNOWLEDGMENT
STATE OF _____ (P.A.)
County of _____
On this _____ day of _____, A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____, a Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

NOTARY ACKNOWLEDGMENT
STATE OF _____ (P.A.)
County of _____
On this _____ day of _____, A.D., 20____, before me _____, the undersigned Notary Public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed as _____ of _____, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
RESIDING IN _____ COUNTY, STATE OF _____

4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



DEVELOPER
DR. HORTON, INC.
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
801.404.8366

RECORD OF SURVEY
PROJECT NUMBER: 8108
MANAGER: HSE
DRAWN BY: SA



WEST VALLEY PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST VALLEY CITY PLANNING COMMISSION.

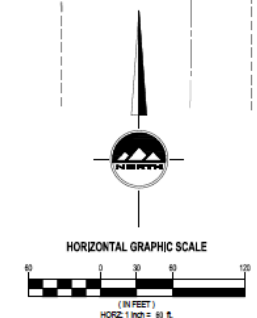
SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

MAGNA WATER IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____, 20____
BY THE MAGNA WATER IMPROVEMENT DISTRICT.

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WEST VALLEY CITY ATTORNEY.

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ ROOM: _____



Summary of Agreement

- ▶ DR Horton will construct the extension from the intersection at 8400 West to the end of Little Valley Gateway
- ▶ \$3.6M to \$5.5M estimated cost to complete extension
- ▶ Up to \$5.55M in available state funding for Magna City to Use:
 - ▶ \$1.8M State appropriation that DR Horton secured in 2025
 - ▶ Up to \$3.0M in state funding the City requested in 2026 – City to begin process to submit required paperwork on May 1
 - ▶ \$750K from DR Horton to cover cost overruns above the \$4.8M in State funding
- ▶ August 2026 anticipated completion date

Other Stakeholders

West Valley City:

- The extension is currently located in West Valley City
- The plans were developed last year, but were on hold while the City and DR Horton worked to secure funding
- On April 15, 2026, the WVC approved final plans for the extensions
- WVC and Magna will now complete a municipal boundary adjustment to bring the road within Magna's boundaries, which will take about two months under state law

Magna Water District:

- DR Horton has already begun construction of the remaining water infrastructure required under its agreement with the Magna Water District
- The District and DR Horton are finalizing a land exchange to dedicate portions of property the District owns to Magna City for the extension

Other Stakeholders, Cont.

Rio Tinto:

- Owns a small portion of the land needed to build the westernmost portion of the extension after Hallsville Road
- Rio Tinto is finalizing the conveyance of this land to Magna City and has provided authorization to begin now during this conveyance process

UDOT:

- The extension will involve modifications to the intersection with 8400 West, which will require UDOT authorizations and approvals

Greater Salt Lake Municipal Services District:

- Magna City's engineering department
- Will coordinate with DR Horton, UDOT, and WVC as needed

Questions?



SMITH HARTVIGSEN^{PLLC}
ATTORNEYS AT LAW



Nathan S. Bracken
nbracken@shutah.law
(801) 413-1600

WHEN RECORDED RETURN TO:

City Manager
Magna City
8592 W. Magna Main Street
Magna, Utah 84044

RECORD AGAINST THE FOLLOWING PARCEL OF LAND:

14323510550000
20051260030000
14323760100000
20051260020000
20051260010000

AGREEMENT

This Agreement (“**Agreement**”) is made by and among Magna City, a municipal corporation of the State of Utah, (the “**City**”) and D.R. Horton, Inc., a Delaware corporation (“**Developer**”). The City and Developer are collectively referred to as the “**Parties**” or, individually, a “**Party**.” The Parties enter into this Agreement in consideration of the following:

RECITALS

A. The City, Developer, and other parties entered into that certain Master Development Agreement For Little Valley Gateway Project Located in Salt Lake County, Utah dated December 21, 2018, Salt Lake County Entry #13066519, Book 10825, Page 3769-3821, (the “**Development Agreement**”).

B. Developer owns parcel numbers 14323510550000, 20051260030000, 14323760100000, 20051260020000, 20051260010000 (the “**Property**”), which Developer acquired to construct the eastern extension of 4100 South at approximately 8400 West (the “**4100 South Extension**”) under the terms of the Development Agreement. The Property within the 4100 South Extension is within the boundaries of third-party West Valley City and is subject to the approval of West Valley City.

C. In addition to expending funds to acquire the Property, Developer has expended other significant funds preparing the Property for the construction of the 4100 South Extension, including costs related to materials, design, and site preparation.

D. The Parties agree that every effort should be made to enable the 4100 South Extension to be ready to open prior to the commencement of the 2026-2027 school year to alleviate traffic flow to Cyprus High School.

E. Developer and the City have secured certain appropriations for the 4100 South Extension from the State Legislature that could total \$4,800,000.00 (“**State Funds**”).

F. The Parties estimate that constructing the 4100 South Extension could cost between \$3,600,000 and \$5,500,000, and Developer is willing to provide an additional \$750,000 to cover the difference between the State Funds and the highest estimated construction costs.

G. Due to the complexity of the circumstances involved with the construction of the 4100 South Extension, including, but not limited to, coordinating between several different property owners, multiple jurisdictions, and difficult engineering and design requirements, the Parties desire to work cooperatively to expedite construction of the 4100 South Extension in accordance with the terms and conditions of this Agreement.

H. Additionally, the Parties wish to resolve all potential claims, counterclaims, disputes, and differences between them, including without limitation all obligations of any nature that could be asserted, in connection with the Development Agreement.

NOW, THEREFORE, and in consideration of the agreement of the Parties herein, and having incorporated the Recitals set forth above, the Parties agree and covenant as follows:

AGREEMENT

1. Construction of the 4100 South Extension: The 4100 South Extension is currently within the jurisdiction of West Valley City. Subject to Section 3, Developer shall construct the 4100 South Extension in accordance with the set of plans approved by West Valley City on April 15, 2026, and attached hereto as Exhibit A (“**Approved Plans**”). Any changes or amendments to the Approved Plans shall be approved by West Valley City in accordance with West Valley City’s ordinances, rules, standards, policies, and procedures. Developer shall comply with all West Valley City inspection requirements and procedures. Developer shall make any and all corrections, substitutions, repairs, or modifications necessary, as determined by West Valley City, for West Valley City to accept the 4100 South Extension for dedication. The Parties acknowledge and agree that the City does not have jurisdiction or authority over West Valley City. Notwithstanding the foregoing, to the extent possible, the City shall provide such assistance and support, as reasonably requested by Developer, in Developer’s efforts to promptly obtain permitting and plan approvals from West Valley City.

a. *Construction Schedule*: Developer expects to construct the 4100 South Extension on an expedited schedule, or as reasonably necessary, such that the 4100 South Extension is substantially complete and open for public travel on or before August 10, 2026. However, the Parties acknowledge and agree that certain delays in construction may not be within Developer’s control or influence, including but not limited to the fact that Developer may not be able to procure the traffic lights needed for the intersection of the 4100 South Extension and Bacchus Highway (a.k.a., Route 111). The Parties agree that Developer’s inability to procure such traffic lights and install them before August 10, 2026, shall not constitute a breach of this Agreement. The Parties further acknowledge and agree that construction generally is dependent on factors that can be unpredictable, and that in the event that Developer encounters factors that preclude substantial completion of the

4100 South Extension by August 10, 2026, such failure shall not constitute a breach of this Agreement provided that Developer performs in accordance with subsection (b) of this Section 1.

b. *City “Step-in Rights” to Assume Management of Construction:* If, on or before July 15, 2026, the construction of the 4100 South Extension has not progressed such that substantial completion is reasonably possible on or before August 10, 2026, the City may, after providing notice to Developer of the reasons for City’s concerns to developer and a reasonable opportunity for Developer to cure, assume the management of the construction by providing Developer written notice thereof. Within five (5) days of receipt of the City’s written notice, Developer shall assign or otherwise transfer all permits, approvals, contracts, subcontracts, purchase orders, as well as the ownership of all materials, and designs, procured by Developer for the 4100 South Extension (collectively, the “**Construction Contracts**”) to the City such that the City may assume the management of the construction in the same position as Developer. After the City’s assumption of the management of the construction of the 4100 South Extension is complete, Developer shall have no further construction or warranty obligations and the City shall have no further financial obligations to Developer under this Agreement, except as set forth in Section 6. In the event the City elects to exercise its “Step-in Rights” as provided herein, the City shall not use the Escrow Funds (defined below) to increase the budget contained in the Construction Documents or pay any extra fees to expedite the completion of the 4100 South Extension or increase the scope of the work contemplated in the Construction Documents and/or the Approved Plans. Additionally, City shall not take any action that could expose Developer to liability, including but not limited to breach of contract or injury damages, with third parties.

2. Municipal Boundary Adjustment: Developer acknowledges that the City and West Valley City are in the process of executing a municipal boundary adjustment that will change their respective municipal boundaries so that the portions of the Property that underly the 4100 South Extension will become part of the City’s municipal boundaries following completion of the 4100 South Extension (“**Boundary Adjustment**”). Developer may either convey the portions of Property that underly the 4100 South Extension that will become part of the City’s municipal boundaries to the City via Quit Claim Deed in substantially the form attached in Exhibit B or dedicate the 4100 South Extension to the City and West Valley City pursuant to the final plat. The City and the Developer shall coordinate the Boundary Adjustment to the extent legally possible. Developer agrees to cooperate with the City and West Valley City, as needed, to effectuate the boundary adjustment. Developer further waives any right that Developer may have to protest the boundary adjustment under applicable law, including Title 10, Chapter 2, Part 9 of the Utah Code.

3. Coordination with Third Parties: The Parties agree and acknowledge that Kennecott Utah Copper, LLC, and Magna Water District own certain portions of the land required for the 4100 South Extension (“**Third-Party Property**”). The City, in its sole discretion, shall be responsible for securing the necessary authorizations to construct the 4100 South Extension on the Third-Party Property. The City and Developer shall coordinate the construction timing and phases with the necessary authorizations as they are obtained. The Developer shall not be obligated to construct on the Third-Party Property without the necessary authorization, license, or other right to do so.

4. Dedication of the 4100 South Extension; Warranty: After acceptance and/or confirmation by West Valley City that the completed 4100 South Extension meets all required standards and requirements, Developer shall dedicate the 4100 South Extension on the final plat and the City shall record it. Unless the City has assumed management under Section 1(b) of this Agreement, Developer shall warrant to the City that for a period of one (1) year after the date of the recording, the design, materials, and workmanship shall not fail in any material respect as a result of poor workmanship or materials pursuant to Utah Code § 10-20-807. If the design or materials fail in any material respect within the one (1) year period as a result of poor workmanship or materials, Developer shall restore, modify, or otherwise repair the failure at Developer's sole cost and expense.

5. City's Use of State Funds: It is the Parties' intent that the City's financial contributions to the 4100 South Extension shall consist of the State Funds, but the City's obligations hereunder shall not be contingent on the receipt of the State Funds. The Developer will cooperate with the City, as needed, to support the City's efforts in securing, obtaining, and using the State Funds as contemplated in this Agreement. If the City does not receive the anticipated amount of State Funds prior to July 1, 2026, the City may defer its financial contributions under Subsections b and c of this Section 5 for up to forty-five (45) days. The City shall provide the following financial contributions:

a. *Construction Reimbursement Prior to July 1, 2026:* Prior to July 1, 2026, the City shall contribute up to **\$3,000,000** to Developer on a cost reimbursement basis. Such reimbursement shall be made to Developer within 15 days of Developer submitting an invoice for payment to the City ("**Disbursement Date(s)**"). Such invoices shall be for the construction professional services (such as engineering, surveying), materials, labor, as well as any other documentation requested by the City to evidence the validity of the cost as related to the construction. If possible, Developer shall include copies of West Valley City inspections and approvals. The City shall disburse the amount of the invoices received on the designated Disbursement Date. The City shall have no obligation to contribute to or reimburse Developer for any costs, fees, or expenses incurred by Developer for Developer's management, coordination, or other time related to the 4100 South Extension.

b. *Reimbursement After July 1, 2026:* After July 1, 2026, the City shall contribute up to \$1,800,000 to Developer on a cost reimbursement basis under the same terms and conditions set forth in Subsection a of this Section 5.

c. *Developer Contribution at Substantial Completion:* If the cost to achieve substantial completion of the construction of the 4100 South Extension exceeds \$4,800,000, the costs that exceed \$4,800,000, up to \$750,000, shall be reimbursed to Developer from the Escrow Funds identified in Section 6 of this Agreement under the same terms and conditions set forth in Subsection a of this Section 5. Notwithstanding anything to the contrary contained in this Agreement, the City shall reimburse the Developer for such costs up to \$4,800,000 as well as those costs in excess of \$5,550,000 under the same terms and conditions set forth in Subsection a of this Section 5. In the event that any amount of the Escrow Funds

are not used to complete the 4100 South Extension as provided herein, the Developer shall be entitled to retain the first \$500,000 and the remainder, if any, shall be released to the City.

6. Developer Contribution to the 4100 South Extension: Within five (5) days of the Effective Date (defined below) of this Agreement, Developer shall deposit Seven Hundred Fifty Thousand Dollars (**\$750,000.00**) into an escrow account with an entity approved by the City (“**Escrow Funds**”). This deposit shall remain in escrow until the Parties agree in writing that the construction of the 4100 South Extension is complete, and the plat is dedicated. The Escrow funds shall be used to pay for construction cost overages, as set forth in Section 5. If the City assumes management of the construction pursuant to Subsection b of Section 1, the City shall have the same rights as Developer under Subsection c of Section 5 to be reimbursed for exceeding costs from the Escrow Funds. If Escrow Funds remain following payments pursuant to Section 5, up to Two Hundred and Fifty Thousand Dollars (**\$250,000.00**) of the Escrow Funds shall be distributed to the City. Any remaining Escrow Funds shall be refunded to Developer. The foregoing terms and conditions shall be set forth in an Escrow Agreement and executed by the Parties.

7. Bonding: If West Valley City requires Developer to post any bonds to guarantee completion of 4100 South Extension, City is fully responsible to satisfy such bonding requirements. Developer shall have no responsibility to satisfy any bonding requirements imposed by West Valley City.

- a. Within 10 days following the Effective Date (defined below), City shall, and shall likewise cause the Greater Salt Lake Municipal Service District, to immediately release all currently held completion assurance bonds, warranty bonds, development bonds, and landscaping bonds of whatever type and purpose, associated with the Little Valley Gateway development, to Developer.

8. Conflicts with Development Agreement: If conflicts between this Agreement and the Development Agreement arise, this Agreement shall control over such conflicts.

9. No Admissions and Mutual Release of Claims: This Agreement shall not be interpreted as any admission of liability or fault by either Party in connection with the subject matter of the Development Agreement. Except as related to claims asserted against either of the Parties by third parties, upon execution of this Agreement, the City and Developer hereby fully, finally, specifically, and unequivocally release the other, including each Parties’ past, present, and future parents, divisions, subsidiaries, partners, affiliates, reinsurers, elected officials, officers, directors, agents, agencies, attorneys, employees, shareholders, sureties, predecessors, successors, and assignees (hereinafter, collectively, the “**The Released Parties**”), from any responsibility, right, duty, or obligation of any form or nature in connection with the Development Agreement or this Agreement and agree not to sue the Released Parties for any and all actions, causes of action, injuries, benefits, contractual liability, suits, damages, losses, claims, expenses, costs, interest, attorney fees, punitive damages, and demands whatsoever, in law or in equity, arising in tort, statute, contract, or otherwise, whether known or unknown, asserted or unasserted, presented or not presented, pled or unpled, paid or unpaid, that each Party may have had, may presently have, or may in the future have, against the other Party. The Parties’ causes of action against each other are completely resolved, including, but not limited to Declaratory Judgment, Breach of Contract,

Breach of Fiduciary Duties, Breach of the Implied Covenant of Good Faith and Fair Dealing, and any and all claims for contractual damages, bad faith, and any and all claims for all damages. This release shall apply to, but is not limited to, claims for breach of contract, breach of the implied covenant of good faith and fair dealing, breach of fiduciary duty, unjust enrichment, or violations of any other statutory provisions that relate to the Development Agreement.

10. Non-Disparagement: The Parties each agree that they shall not make any disparaging statements or representations or implications, made either directly or indirectly, whether orally or in writing, by word or gesture, to any person whatsoever, about Developer or the City. For purposes of this Section, a disparaging statement or representation is any communication which, if publicized to another, would cause or tend to cause the recipient of the communication to question the business condition, integrity, competence, good character, or morality of the person or entity to whom the communication relates, or would distribute blame or imply liability on the other party, or for any reason whatsoever. This non-disparagement provision is material to this Agreement and its violation shall constitute a breach of this Agreement. The Parties acknowledge and agree that certain communications, documents, and agreements, including the Development Agreement, related to the 4100 South Extension are subject to public disclosure pursuant to the Utah Governmental Records Access Management Act, Title 63G, Chapter 2, Part 1 of the Utah Code (“GRAMA”) and that the City’s disclosure of public records that are necessary to disclose pursuant to GRAMA shall not constitute a violation of this Section 10. The City shall protect from disclosure any records that are, as determined by the City in its sole discretion, privileged, protected, and/or not subject to disclosure under GRAMA.

11. Effective Date and Termination: This Agreement shall become effective as of the date on which all signatories have executed this Agreement (“**Effective Date**”) and shall continue in effect until the occurrence of one or more of the following (“**Term**”): (i) the written agreement of the Parties; (ii) upon the completion of warranty period described in Section 4; or (iii) upon completion of construction of the 4100 South Extension.

12. Severability: Should any provision of this Agreement or the application thereof to any person, entity, or circumstance be held invalid or unenforceable for any reason or to any extent, it shall be deemed severed from the Agreement, the remainder of which shall continue to be in force in its entirety. Notwithstanding the foregoing, if the releases identified above in Section 10 are determined by a court of competent jurisdiction to be invalid or unenforceable in whole or in part, this entire Agreement shall be void and unenforceable.

13. General Waiver: No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

14. Survival: Notwithstanding anything to the contrary contained in this Agreement, the provisions of Sections 9, 10, and 21 shall be perpetual unless the Parties agree otherwise in writing. Other terms of this Agreement that provide for rights, duties, or obligations that expressly or logically extend beyond its expiration or termination shall also survive the termination of this Agreement.

15. Representations and Warranties: The Parties warrant to each other that:

a. They have read, know, and understand the full contents of this Agreement and are voluntarily entering into this Agreement after having had the opportunity to receive independent legal advice from their respective attorney(s);

b. They are not relying on any statement, representation, omission, inducement, or promise of any other Party (or any member, officer, agent, employee, representative, or attorney for any other Party) in executing this Agreement, or in making the settlement provided herein, except as expressly stated in this Agreement;

c. They have investigated the facts pertaining to this settlement and this Agreement, and all matters pertaining thereto, to the full extent the Parties deemed necessary, and each Party hereby assumes the risk that there may exist facts that the Party does not know to exist and that, if known, would materially affect the decision to execute this Agreement;

d. That the person executing the Agreement for each Party has the authority to execute this Agreement and to obligate the Party they represent to perform the transactions contemplated herein; and

16. Attorney Fees and Costs: Each Party agrees to bear its own costs, attorney fees, and other expenses.

17. Legal Review: Each of the Parties has had an adequate opportunity to read and review and to consider, with its own retained counsel, the effect of the language of this Agreement and is knowledgeable of and has agreed to its terms. Each Party hereto has cooperated in the drafting and preparation of all provisions of this Agreement, and, therefore, any construction of the intent of the Parties or language of this Agreement made by a court of law shall not be construed against any Party.

18. Jurisdiction, Governing Law, and Forum: This Agreement shall be construed in accordance with and governed by the laws of the State of Utah, without regard to any laws relating to choice of laws or conflict of laws between or among jurisdictions. Any dispute regarding the settlement provided in this Agreement shall be brought in the Salt Lake County District Court, State of Utah, which shall have jurisdiction for such purposes.

19. Entire Agreement: The Parties agree that this Agreement contains the entire agreement between them with respect to the settlement of the matters addressed herein, and that there are no agreements, undertakings, restrictions, warranties, or representations between them other than those set forth or provided for in this Agreement. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally. Any changes to the Agreement or any termination of this Agreement must be in writing and signed by all Parties hereto.

20. Counterparts: This Agreement may be executed in counterparts using duplicate originals or electronic or facsimile copies thereof. This Agreement shall become effective after all

of the Parties have executed the Agreement. This Agreement shall be effective on the latest date that it is executed by any Party. Signature by facsimile or electronic means and copies of original signatures shall be treated as original signatures.

21. Hold Harmless and Indemnification: To the extent provided by law, Developer and the City shall each fully indemnify, hold harmless, and defend the other Party (the “Indemnified Party”), and the Indemnified Party’s, its agents, officers, elected officials, employees, and assigns from any and all claims and against losses, damages, injuries, liabilities, and claims, including claims for personal injury, death, or damage to personal or intellectual property, however caused, resulting directly from, and to the extent arising out of Developer’s or the City’s, or each of their agents’, representatives’, officers’, employees’, contractors’, or sub-contractors’ of any tier, breach of contract, negligence, recklessness, or intentional misconduct related to the construction of the 4100 South Extension pursuant to this Agreement.

22. Successors and Assigns – Runs with the Land:

a. Either Party may record this Agreement, at its sole cost and expense, in the Office of the Salt Lake County Recorder against the Property.

b. Once recorded, the Agreement shall run with the land and shall be binding on all successors in the ownership and development of any portion of the Property.

c. Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual or entity without assigning the rights as well as the responsibilities under this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the other Party as provided herein and the prior written consent of the Party.

23. Exhibits and Recitals: The Exhibits and Recitals set forth in this Agreement are incorporated herein by reference and attachment.

24. Notices: All notices and communications required or permitted to be given under this Agreement, shall be in writing and shall be deemed to have been duly given and delivered as of the date the notice is sent, if delivered by mail or email to the below, which the Parties may update from time to time by giving written notice to the other Parties in accordance with the provisions of this Section.

To the City:

Kelly Bush
Acting City Manager
8592 W. Magna Main Street
Magna, Utah 84044
kbush@magna.utah.gov

To Developer:

Rob Hartshorn
DR HORTON, Inc.
12351 Gateway Park Place, Suite D-100
Draper, UT 84020
RBHartshorn@drhorton.com

With copies to:

Nathan S. Bracken & Claire Gillmor
City Attorneys
SMITH HARTVIGSEN, PLLC
257 E. 200 S., Suite 500
Salt Lake City, Utah 84111
nbracken@shutah.law
cgillmore@shutah.law

With a copy to:

Dentons Durham Jones Pinegar
Attn: Brent N. Bateman
1557 W Innovation Way, Ste 400
Lehi, UT 84043
Brent.bateman@dentons.com

25. Non-Liability of Elected Officials: No elected official of the City, acting within their legislative capacity in a public meeting, or confirming or denying the existence of public documents, or in making statements of fact, shall be personally liable to Developer, or any successor-in-interest or assignee of Developer, in the event of any default or breach by the City or for any amount which may become due to Developer, or its successors or assignees, for any obligation arising out of the terms of this Agreement.

26. Public Records: The Parties understand and agree that: (i) the City is a public entity subject to the Utah Governmental Records Access Management Act, Title 63G, Chapter 2, Part 1 of the Utah Code (“**GRAMA**”); and (ii) this Agreement and documents related to this Agreement may qualify as public records subject to public disclosure under GRAMA.

27. Confidentiality: To the extent allowed under GRAMA or other laws may allow, the Parties shall treat the terms of this Agreement, including, but not limited to, releases of claims and amounts paid hereunder, as strictly confidential and shall not disclose them to any third party without the prior written consent of the other Party.

28. Governmental Immunity Act: The City is a governmental entity subject to the Utah Governmental Immunity Act, Utah Code §§ 63G-7-101, et seq (the “**Act**”). Except as provided in Utah Code. §63G-7-301(1)(a) and (b), as applicable, the City does not waive any rights, defenses, or limitations available under the Act except as otherwise provided in this Agreement.

29. Successor Legislation: Any statute or ordinance referred to in this Agreement shall be deemed to include that statute or provision as amended, restated, and/or replaced from time to time, and any successor legislation or ordinance to the same general intent and effect.

30. No Third-Party Rights: The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the City and Developer. The City and Developer alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit. No other persons or entities shall be considered intended or incidental third-party beneficiaries with respect to the rights and obligations contained in this Agreement.

31. Interpretation: In this Agreement, unless the context otherwise requires:

a. The captions and section headings used in this Agreement are for

descriptive purposes only and do not limit, define, or enlarge the terms of this Agreement;

- b. Use of the singular, plural, or a gender shall include the other, and the use of the words “include” and “including” shall be construed to mean “without limitation” or “but not be limited to;”
- c. The words “includes,” “including,” and similar conjugations of these same mean “including but not limited to;”
- d. The word “may” is permissive;
- e. The words “shall not” are prohibitive;
- f. The word “shall” is mandatory or required; and
- g. The present tense includes the future tense, unless otherwise specified.

WHEREFORE, the Parties knowingly and voluntarily enter into this Agreement by affixing their signatures below.

[Execution on following pages]

Magna City

D.R. Horton

Print Name: Mick Sudbury
Mayor

David R Andrus
Division President

Date: _____

Date: _____

APPROVED AND ACKNOWLEDGED:

APPROVED AND ACKNOWLEDGED:

Signature

Signature

Name

Name

Nathan S. Bracken
SMITH HARTVIGSEN, PLLC
257 East 200 South, Suite 500
Salt Lake City, Utah 84111

Rob Hartshorn
DR HORTON, PLLC
12351 Gateway Park Place, Suite D-100
Draper, UT 84020

City Attorney

Attorney for Developer

ATTEST:

Diana Baun, City Recorder

Exhibit A

Approved Plans



Know what's below.
Call before you dig.

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

GATEWAY TO LITTLE VALLEY 4100 SOUTH (WEST)

4100 S 8400 W
MAGNA, UTAH

DATE PRINTED
April 14, 2026



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

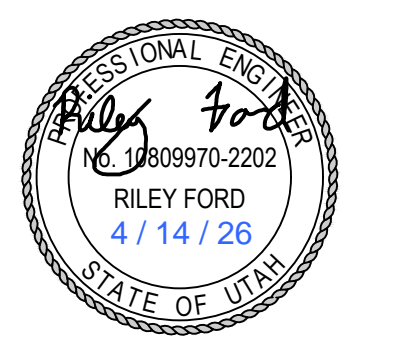
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSGNENG.COM

FOR:
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
CONTACT:
ADAM LOSER
PHONE: (801) 404-8368

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



COVER

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

INDEX OF DRAWINGS

- 1 OF 1 PLAT (WEST VALLEY CITY)
- 1 OF 1 PLAT (MAGNA CITY)
- C-001 GENERAL NOTES
- C-002 OVERALL SITE PLAN
- C-003 DEMOLITION PLAN
- C-100 SITE/UTILITY PLAN
- C-101 SITE/UTILITY PLAN
- C-102 SITE/UTILITY PLAN
- C-103 SITE/UTILITY PLAN 8400 WEST
- C-104 SITE/UTILITY PLAN 8400 WEST
- C-200 STRIPING PLAN
- C-201 STRIPING PLAN

- C-202 STRIPING PLAN
- C-203 STRIPING PLAN 8400 WEST
- C-204 STRIPING PLAN 8400 WEST
- C-300 GRADING PLAN
- C-301 GRADING PLAN
- C-302 GRADING PLAN
- U-1.0 EXISTING INTERSECTION CONDITIONS
- U-2.0 PROPOSED INTERSECTION CONDITIONS
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- PP-3 PLAN AND PROFILE 4100 SOUTH
- PP-4 PLAN AND PROFILE 4100 SOUTH

- PP-5 PLAN AND PROFILE 8400 WEST
- PP-6 PLAN AND PROFILE 8400 WEST
- C-500 DETAIL SHEET
- C-501 DETAIL SHEET
- C-502 DETAIL SHEET
- C-503 DETAIL SHEET
- C-504 DETAIL SHEET
- C-505 DETAIL SHEET
- C-506 DETAIL SHEET
- C-507 DETAIL SHEET
- C-508 DETAIL SHEET
- C-509 DETAIL SHEET

WEST VALLEY CITY
ENGINEERING DIVISION

APPROVED APPROVED SUBJECT TO REVISIONS
 RETURNED FOR CORRECTIONS DISAPPROVED

DATE: 04/14/2026 BY: Michael Ferguson
Development Engineer

COPY OF APPROVED PLANS ARE
REQUIRED ON SITE AT ALL TIMES.

PRECONSTRUCTION MEETING
REQUIRED.

PERMIT NEEDED TO WORK
IN CITY ROW

BONDING REQUIRED FOR
ROW IMPROVEMENTS AND
STORMWATER
IMPROVEMENTS.

APPROVED
By Steven J. Dale, P.L.S. at 11:43 am, Apr 15, 2026

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.

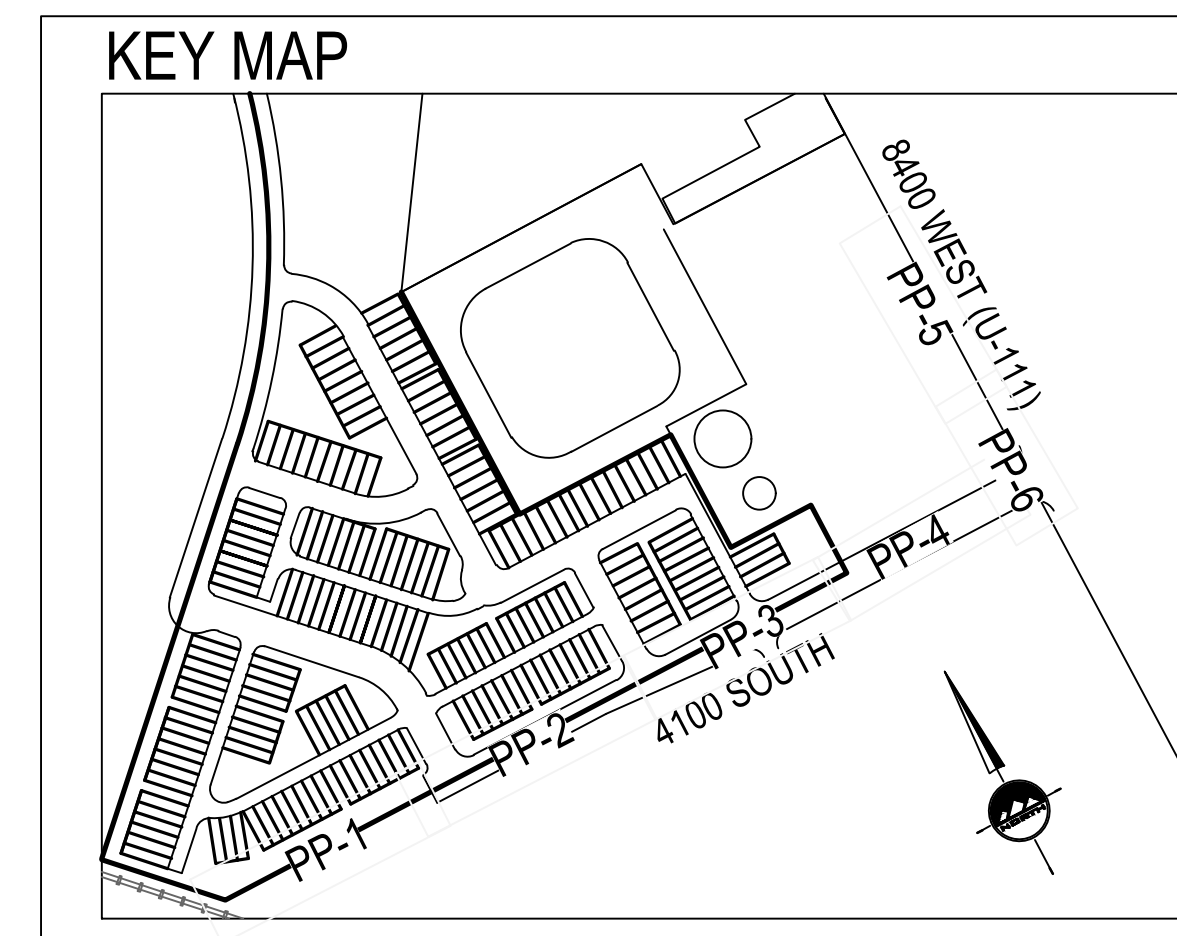
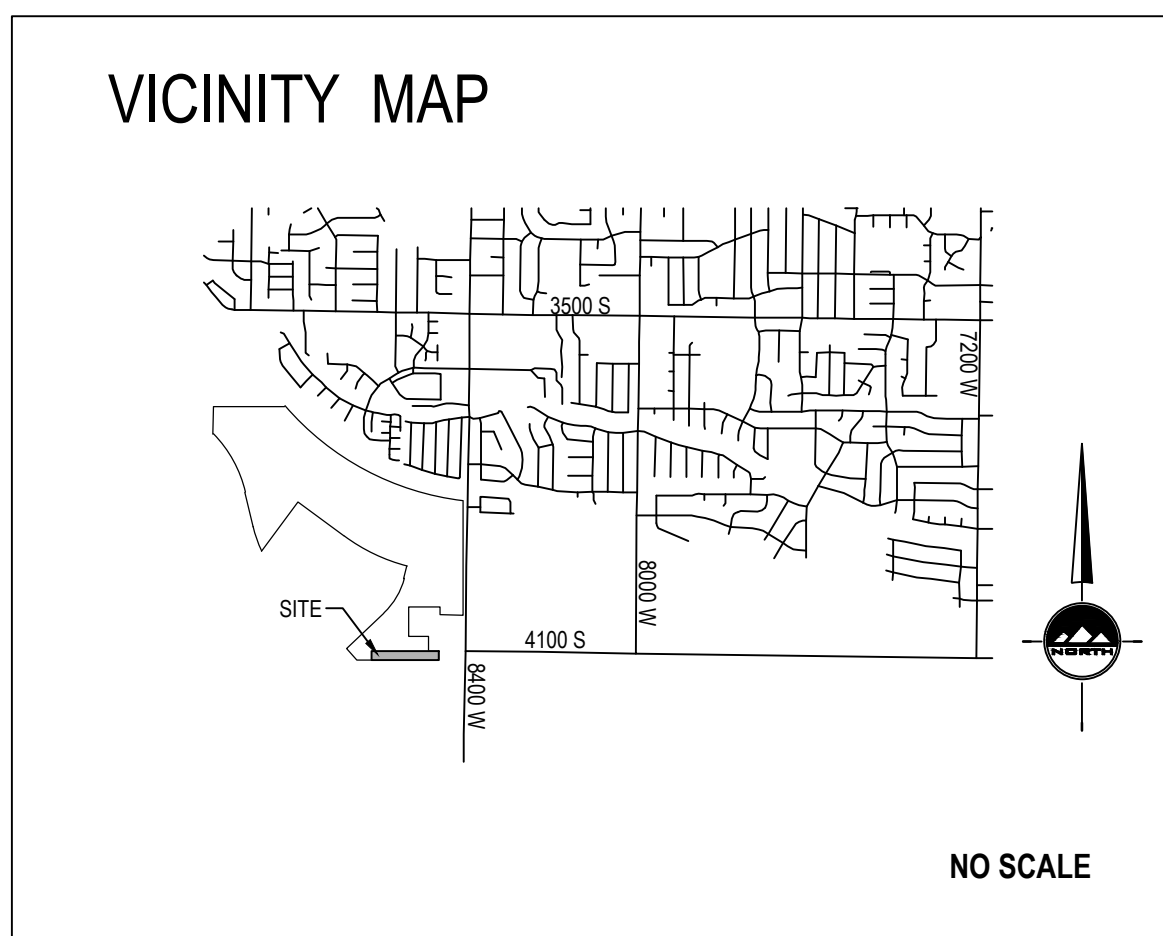
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

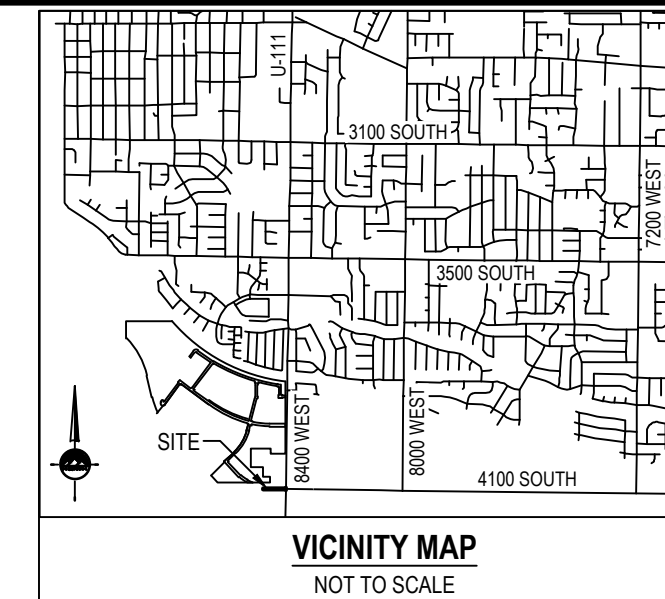
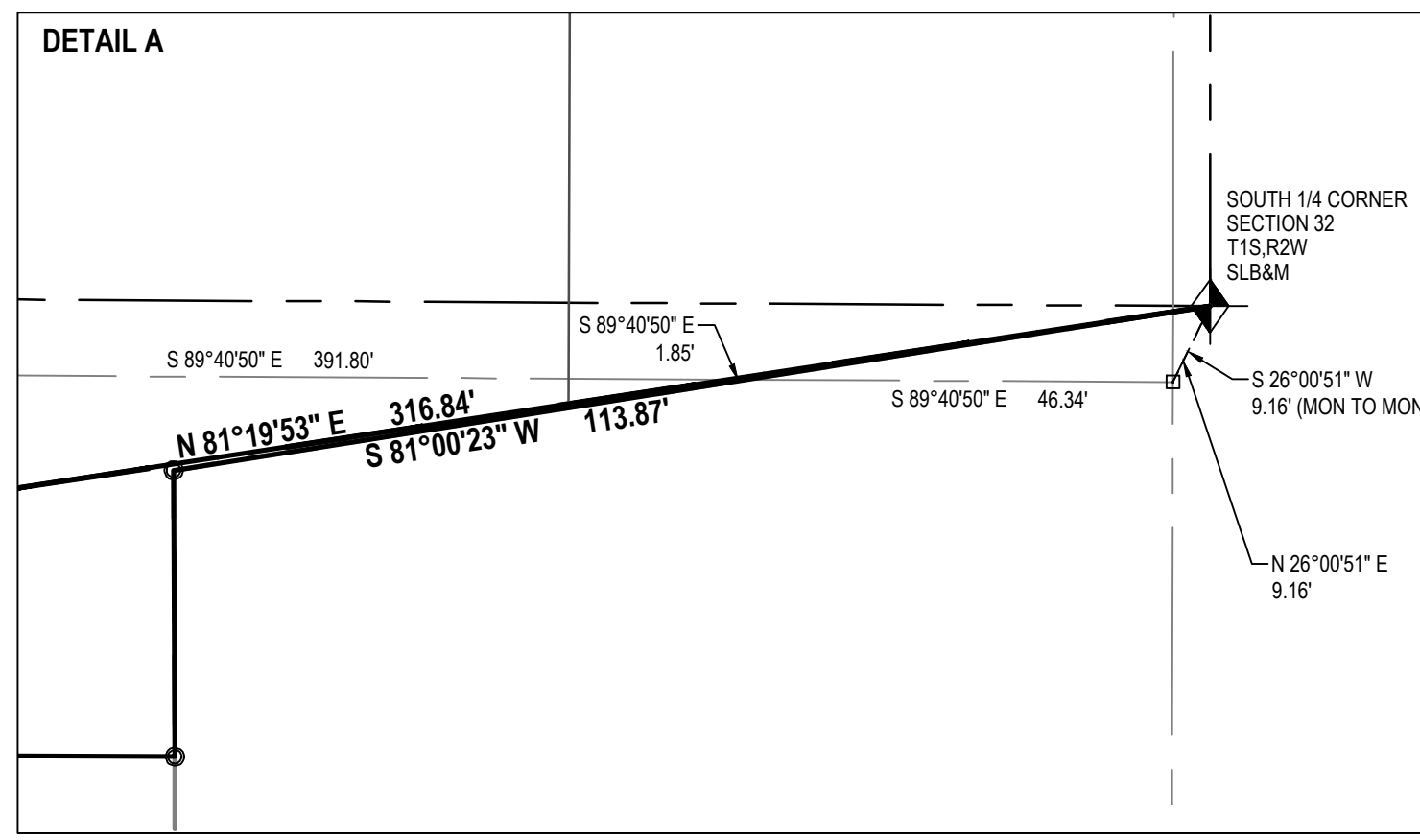
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE 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 SALT LAKE COUNTY STANDARDS & SPECIFICATIONS.
 - CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
 - BENCHMARK ELEVATION = SOUTH QUARTER CORNER, SECTION 32, T1S, R2W, SALT LAKE BASE & MERIDIAN. ELEVATION = 4598.92'
 - ALL ONSITE WORK TO COMPLY WITH LATEST APWA PLANS AND SPECIFICATIONS

4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this road dedication plat in accordance with Section 17-73-504 and have verified all measurements, and have subdivided said tract of land into a public street, hereafter to be known as 4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTIONS
Parcel A
 A parcel of land situate in the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
 Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence South 81°00'23" West 113.87 feet to the Westerly Right-of-Way Line of 8400 West Street, also known as State highway U-111;
 thence South 00°14'17" East 31.07 feet along said right-of-Way Line;
 thence North 88°40'50" West 200.89 feet to the West Valley City Boundary Line;
 thence North 81°19'53" East 316.84 feet along said West Valley City Boundary Line to the point of beginning.
 Contains 3,223 Square Feet or 0.074 Acres

Parcel B
 A parcel of land situate in the Southwest Quarter of Section 32 Township 1 South, Range 2 West, Salt Lake Base and Meridian and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:
 Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 88-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being North 0°10'06" East 35.48 feet and West 443.99 feet from the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence South 00°10'06" West 82.50 feet;
 thence North 88°40'50" West 272.25 feet;
 thence North 87°33'34" West 445.81 feet;
 thence North 89°40'50" West 320.25 feet to said West Valley City Boundary Line;
 thence along said West Valley City Boundary Line the following two (2) courses:
 (1) North 00°08'00" West 66.00 feet;
 (2) South 89°40'50" East 1,038.09 feet to the point of beginning.
 Contains 76,675 Square Feet or 1.760 Acres

P.L.S. signature and date required

PROFESSIONAL LAND SURVEYOR
 No. 286882
 PATRICK M. HARRIS
 STATE OF UTAH

DATE: _____ PATRICK M. HARRIS
 P.L.S. 286882

APPROVED
 By Steven J. Dale, P.L.S. at 11:43 am, Apr 15, 2026

OWNER'S DEDICATION
 Know all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into a public streets, hereafter known as the

4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT

do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for Public use.
 In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D. 20____

DR HORTON, INC. KENNECOTT UTAH COPPER, LLC

By: _____ By: _____
 Its: _____ Its: _____

MAGNA WATER COMPANY

By: _____ By: _____
 Its: _____ Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF _____ J.S.S.
 County of _____
 On the _____ day of _____ A.D. 20____, personally appeared before me _____ the signor of the foregoing instrument, who duly acknowledged to me that he is the _____ 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.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER: _____
 RESIDING IN _____ COUNTY, STATE OF _____

CORPORATE ACKNOWLEDGMENT
 STATE OF _____ J.S.S.
 County of _____
 On the _____ day of _____ A.D. 20____, personally appeared before me _____ the signor of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER: _____
 RESIDING IN _____ COUNTY, STATE OF _____

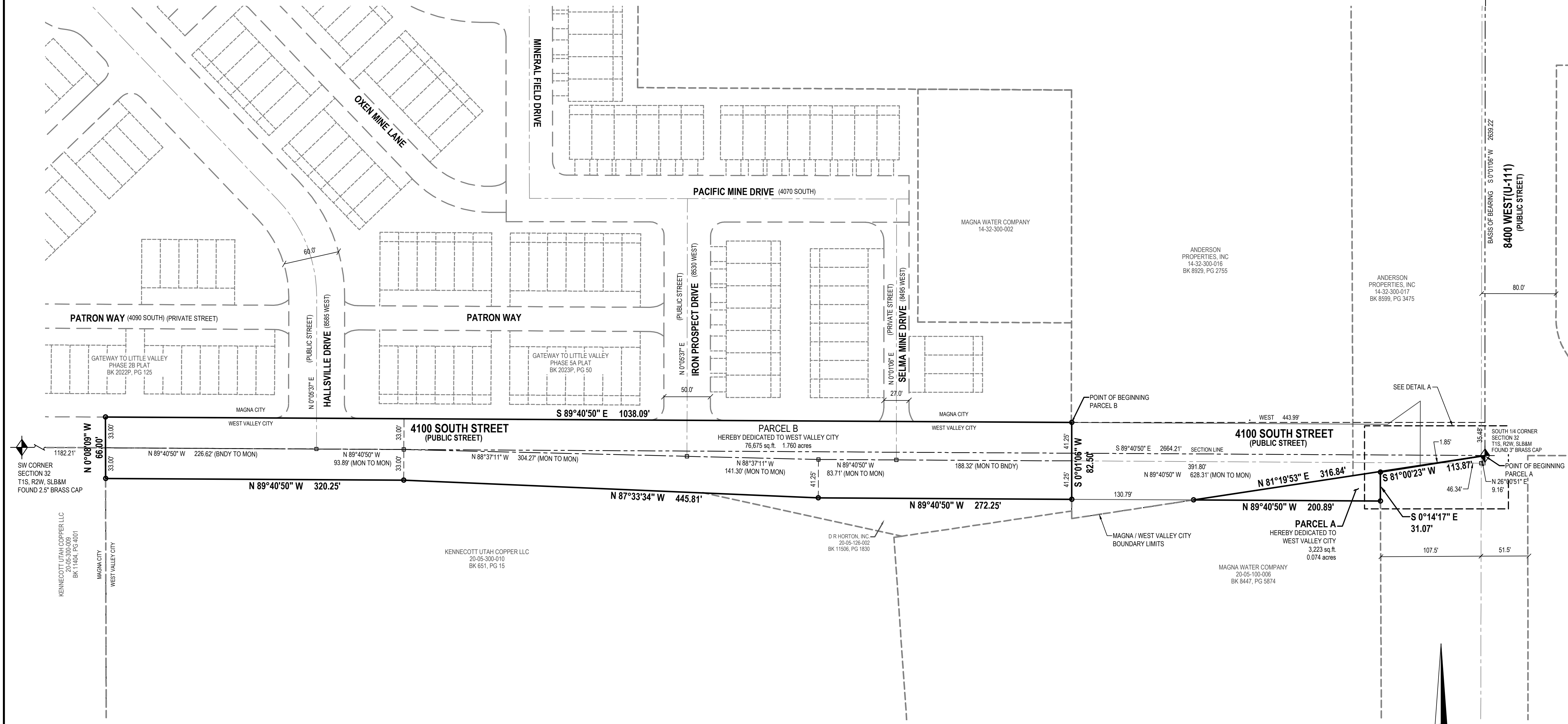
NOTARY ACKNOWLEDGMENT
 STATE OF _____ J.S.S.
 County of _____
 On the _____ day of _____ A.D. 20____, before me _____, the undersigned Notary Public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed as _____ of _____ and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER: _____
 RESIDING IN _____ COUNTY, STATE OF _____

4100 SOUTH STREET WEST VALLEY ROAD DEDICATION PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8"x24" REBAR AND CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL BOUNDARY CORNERS.
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

DEVELOPER
 DR HORTON, INC.
 12351 SO. GATEWAY PARK PLACE
 DRAPER, UTAH 84020
 801.404.8368

RECORD OF SURVEY
 PROJECT NUMBER: 8106
 MANAGER: ROE
 DRAWN BY: SJL
 CHECKED BY: PMH
 DATE: 4/9/26

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.4449
 Fax: 801.255.4449
 WWW.ENSINGENGIN.COM

WEST VALLEY PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE WEST VALLEY CITY PLANNING COMMISSION.

CHAIR, WEST VALLEY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE COUNTY HEALTH DEPARTMENT

MAGNA WATER IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE MAGNA WATER IMPROVEMENT DISTRICT.

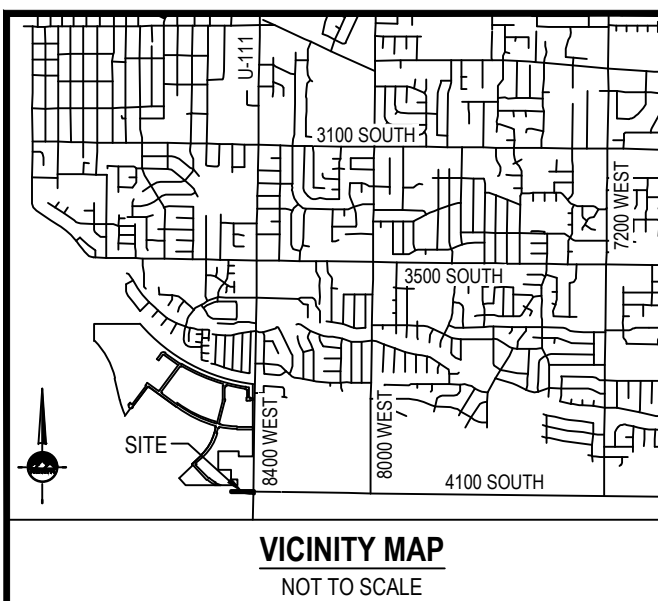
DISTRICT ENGINEER

CITY ENGINEER APPROVAL
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

WEST VALLEY CITY ENGINEER DATE

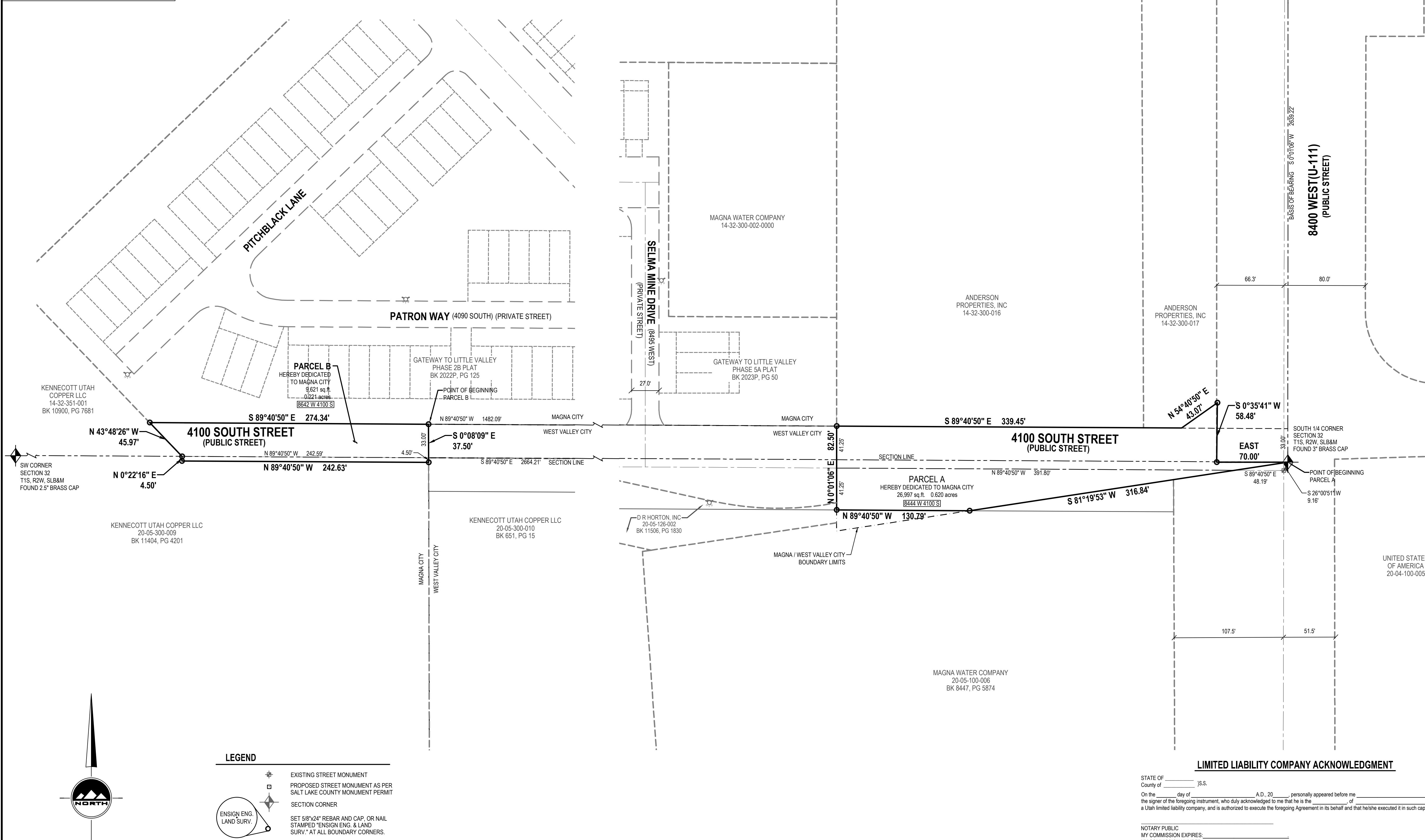
CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE WEST VALLEY CITY ATTORNEY.

WEST VALLEY CITY ATTORNEY



4100 SOUTH STREET MAGNA CITY ROAD DEDICATION PLAT

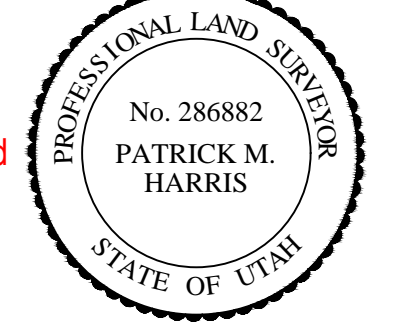
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, **PATRICK M. HARRIS**, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. **286882**, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further 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 and have verified all measurements, that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and that this plat of **4100 SOUTH STREET MAGNA CITY ROAD DEDICATION** in Magna City, Salt Lake County, Utah has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that the requirements of all applicable statutes and ordinance of _____ concerning zoning requirements regarding lot measurements have been complied with.

BOUNDARY DESCRIPTION
PARCEL A
 A parcel of land being part of an entire tract, described in that Special Warranty Deed, recorded at Entry No. 14036276 in Book 11382 at Page 258 in the Office of the Salt Lake County Recorder, and is situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and is described as follows:
 Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 85-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence South 81°19'53" West 316.84 feet along said West Valley City Boundary Line;
 thence North 89°40'50" West 130.79 feet to said West Valley City Boundary Line;
 thence North 00°01'00" East 82.50 feet along said West Valley City Boundary Line;
 thence South 89°40'50" East 339.45 feet;
 thence North 54°40'50" East 43.07 feet;
 thence South 00°35'41" West 58.48 feet;
 thence East 70.00 feet to the point of beginning.
 Contains 26,997 Square Feet or 0.620 Acres

PARCEL B
 A parcel of land being part of Parcel B, described in that Special Warranty Deed, recorded at Entry No. 13131579 in Book 10864 at Page 244 in the Office of the Salt Lake County Recorder, and is situate in the Southwest Quarter of Section 32, Township 1 South, Range 2 West, and the Northwest Quarter of Section 5, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and is described as follows:
 Beginning at a point on the West Valley City Boundary Line as defined on Hercules Annexation to West Valley City, recorded as Entry No. 4603394, in Book 85-3, at Page 21, in the Office of the Salt Lake County Recorder, said point also being North 00°01'00" East 33.00 feet along the section line and North 89°40'50" West 1,482.09 feet from the South Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running
 thence South 00°08'09" East 37.50 feet along said West Valley City Boundary Line;
 thence North 89°40'50" West 242.63 feet;
 thence North 00°22'16" East 4.50 feet;
 thence North 43°48'28" West 45.97 feet;
 thence South 89°40'50" East 274.34 feet to the point of beginning.
 Contains 9,621 square feet or 0.221 acres



P.L.S. signature and date required
 DATE: _____ PATRICK M. HARRIS
 P.L.S. 286882
APPROVED
 By Steven J. Dale, P.L.S. at 11:43 am, Apr 15, 2026

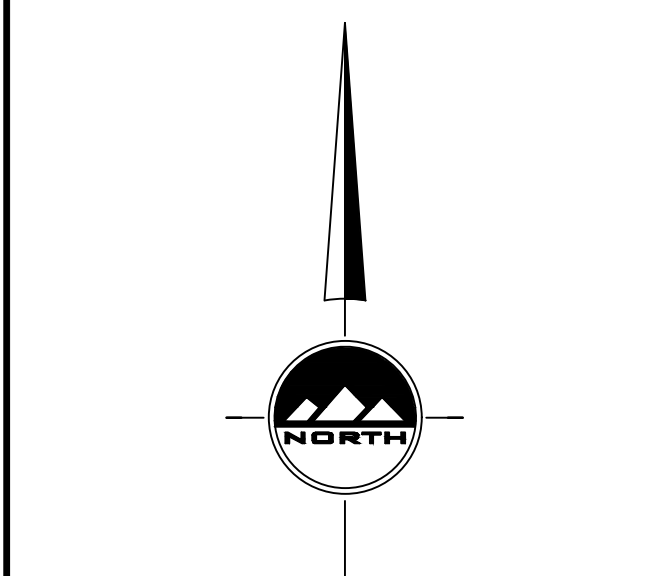
OWNER'S DEDICATION
 Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
4100 SOUTH STREET MAGNA CITY ROAD DEDICATION PLAT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the Magna City harmless against any easements or other encumbrance on a dedicated street which will interfere with the Magna City's use, maintenance, and operation of the street.
 In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____
 DR HORTON, INC. KENNECOTT UTAH COPPER, LLC
 By: _____ By: _____
 Its: _____ Its: _____
 MAGNA WATER COMPANY
 By: _____
 Its: _____

CORPORATE ACKNOWLEDGMENT
 STATE OF _____ JS.S.
 County of _____
 On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ a Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER: _____
 RESIDING IN _____ COUNTY, STATE OF _____

CORPORATE ACKNOWLEDGMENT
 STATE OF _____ JS.S.
 County of _____
 On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ of _____ a Corporation, and that within the Owners Dedication was signed in behalf of said Corporation by authority of its bylaws and he acknowledged to me that said Corporation executed the same.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER: _____
 RESIDING IN _____ COUNTY, STATE OF _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF _____ JS.S.
 County of _____
 On the _____ day of _____ A.D., 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he is the _____ 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.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 MY COMMISSION NUMBER: _____
 RESIDING IN _____ COUNTY, STATE OF _____



- LEGEND**
- EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT AS PER SALT LAKE COUNTY MONUMENT PERMIT
 - SECTION CORNER
 - SET 5/8"x24" REBAR AND CAP, OR NAIL STAMPED 'ENSGN ENG. & LAND SURV.' AT ALL BOUNDARY CORNERS.
 - BOUNDARY LINE
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE

PLAT NOTE:
 SUBJECT PROPERTY IS LOCATED WITHIN OVERPRESSURE ZONE 0.2.
 NO PROHIBITED USES IDENTIFIED IN MAGNA MUNICIPAL CODE SECTION 16.02.130.

DEVELOPER
 DR HORTON, INC.
 12351 SO. GATEWAY PARK PLACE
 DRAPER, UTAH 84020
 801.404.8368

SALT LAKE COUNTY ENGINEERING	ADDRESS APPROVAL	UNIFIED FIRE AUTHORITY APPROVAL	MAGNA WATER DISTRICT
DATE _____ SIGNED _____	DATE _____ SIGNED _____	DATE _____ SIGNED _____	DATE _____ SIGNED _____

ENSIGN
 SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT, 84070
 Phone: 801.255.0529
 Fax: 801.255.4449
 WWW.ENSIGNENG.COM

SHEET 1 OF 1
 PROJECT NUMBER: 8106
 MANAGER: ROE
 DRAWN BY: S.J.L.
 CHECKED BY: P.M.H.
 DATE: 4/9/26

RECORD OF SURVEY
 ROS NO.: S2018-04-0297

CHECKED FOR ZONING COMPLIANCE
 ZONE: _____ LOT AREA: _____
 LOT WIDTH: _____ FRONT YARD: _____
 SIDE YARD: _____ REAR YARD: _____
 DATE: _____ SIGNATURE: _____

PLANNING COMMISSION
 APPROVED THIS _____ DAY OF _____ 20____ BY THE MAGNA CITY PLANNING COMMISSION.
 CHAIR, MAGNA CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPARTMENT
 APPROVED THIS _____ DAY OF _____ 20____
 SALT LAKE COUNTY HEALTH DEPARTMENT

PLAN CHECK
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 PLAN REVIEW SECTION MANAGER DATE

APPROVAL AS TO FORM
 APPROVED THIS _____ DAY OF _____ 20____
 MAGNA CITY ATTORNEY

MAGNA CITY MAYOR APPROVAL
 PRESENTED TO THE MAGNA CITY MAYOR THIS _____ DAY OF _____ A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 MAGNA CITY MAYOR

4100 SOUTH STREET MAGNA CITY ROAD DEDICATION PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 2 WEST, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN MAGNA CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER
 RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

GENERAL NOTES

GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: UVC STANDARDS AND SPECIFICATIONS WITHIN WVC RIGHT OF WAY, APWA CURRENT EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. WEST VALLEY CITY STANDARDS AND SPECIFICATIONS GOVERN WITHIN THE WEST VALLEY CITY RIGHT OF WAY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED 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.
- UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY PER ASTM D-1557) SUB GRADE.
- 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 CLEARING 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 ADDITIONAL 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 17.1 ABOVE.
 - IN ADDITION TO 17.1 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 DESIGNED 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 17.1, 17.2 OR 17.3 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 17.1, 17.2 AND 17.3 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 CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN THE CITY RIGHT-OF-WAY.
- 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 1-800-662-4111 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 (2012 EDITION), SECTION 0230 - 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 8-INCHES.
- 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 OR 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, CENTER TO CENTER, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION BETWEEN THE PIPES.
- 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.
- INVERT IN AND OUT ELEVATIONS OF THE EXISTING TIE IN MANHOLES OR STUBS INSTALLED WITH ROADWAY IMPROVEMENTS SHALL BE FIELD VERIFIED BY SURVEY.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPINGS 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 CITY TRAFFIC ENGINEER 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 CITY TRAFFIC ENGINEER.
- 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 REQUIREMENTS AND THE MOST RECENT EDITIONS OF 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.

UDOT GENERAL NOTES

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOTS PERMITS OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE X SHEETING). INSTALL ALL SIGNS PER UDOT SIGN SERIES STANDARD DRAWINGS. FOLLOW STANDARD DRAWINGS TO BE MASH COMPLIANT.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOTS CURRENT MIX DESIGN (50-150 PSl) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2066 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPLITTING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE ASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.

ABBREVIATIONS

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

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	EXISTING WATER METER		EXISTING FENCE
	PROPOSED WATER METER		EXISTING FENCE
	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		EXISTING 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



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BENCHMARK

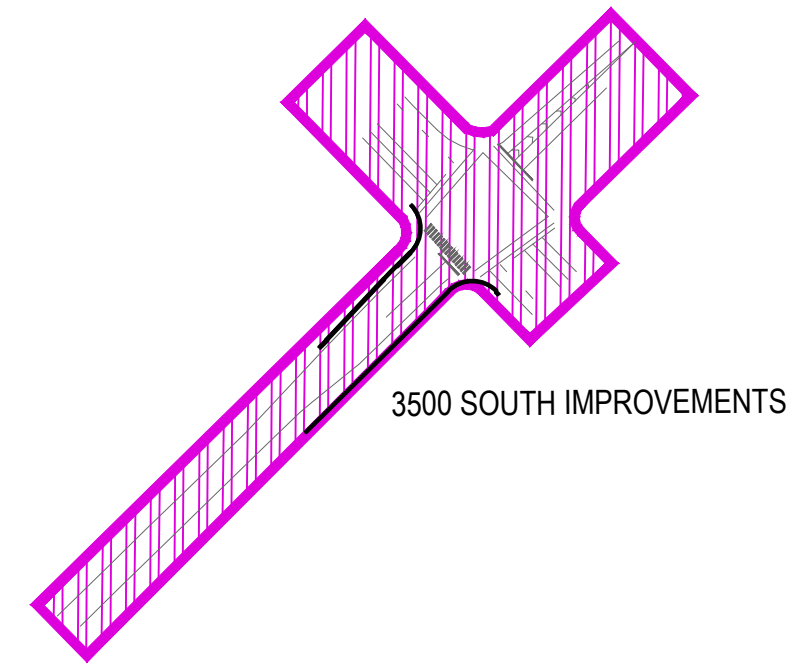
SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

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, 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.
8. FLT = FRONT LOAD TOWNHOMES
ALT = ALLEY LOAD TOWNHOMES
9. NOTE ALL INTERNAL SITE IMPROVEMENTS SHOWN AS EXISTING TO BE INSTALLED UNDER ROADWAY INFRASTRUCTURE PLAN SET PRIOR TO PHASE 1 DEVELOPMENT.

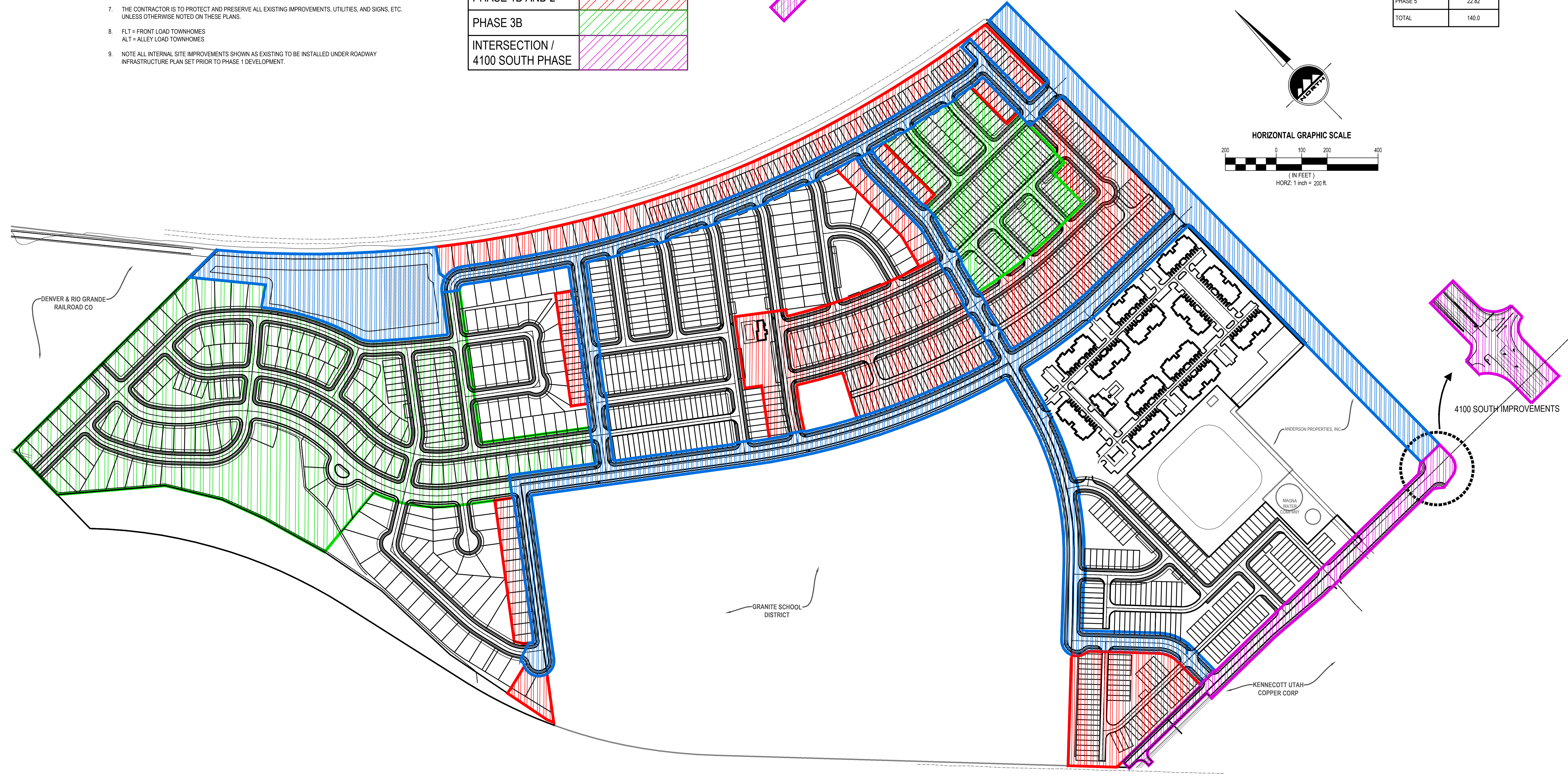
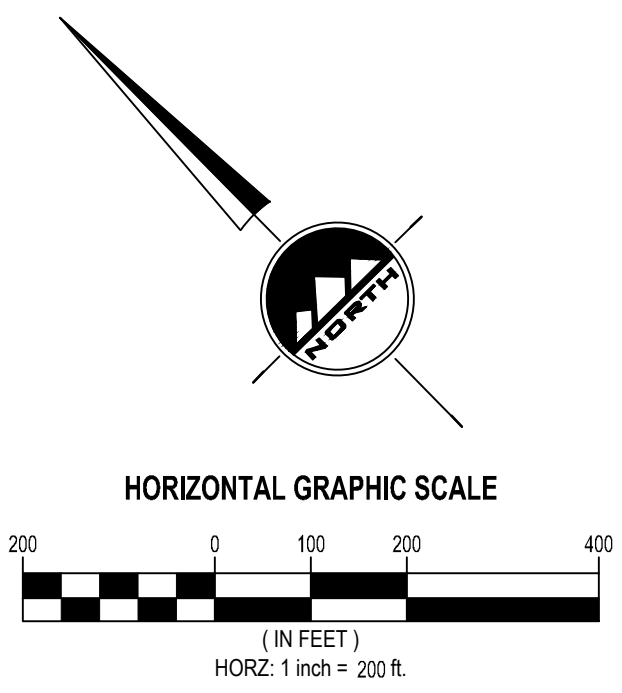
PHASING PLAN

DESCRIPTION	COLOR
PHASE 1A	[Blue Hatched]
PHASE 1B AND 2	[Red Hatched]
PHASE 3B	[Green Hatched]
INTERSECTION / 4100 SOUTH PHASE	[Purple Hatched]



SITE AREA TABLE

PHASE	AREA (AC)
PHASE 1	47.43
PHASE 2	9.34
PHASE 3A	13.47
PHASE 3B	29.13
PHASE 4	18.01
PHASE 5	22.82
TOTAL	140.0



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45 W. 10000 S., Suite 500
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LAYTON
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TOOELE
Phone: 435.843.3590

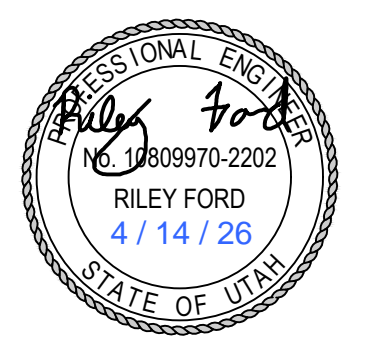
CEDAR CITY
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RICHFIELD
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FOR:
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12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
CONTACT:
ADAM LOSER
PHONE: (801) 404-6388

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



OVERALL SITE PLAN

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

C-002



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SOUTH QUARTER CORNER
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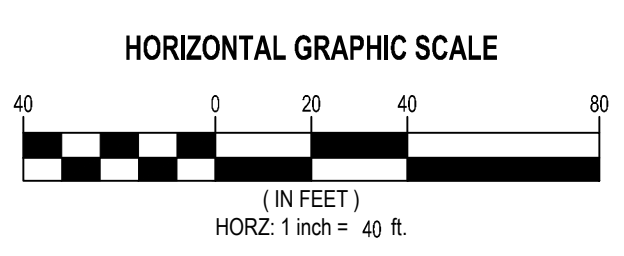
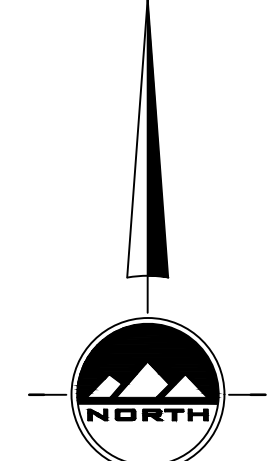
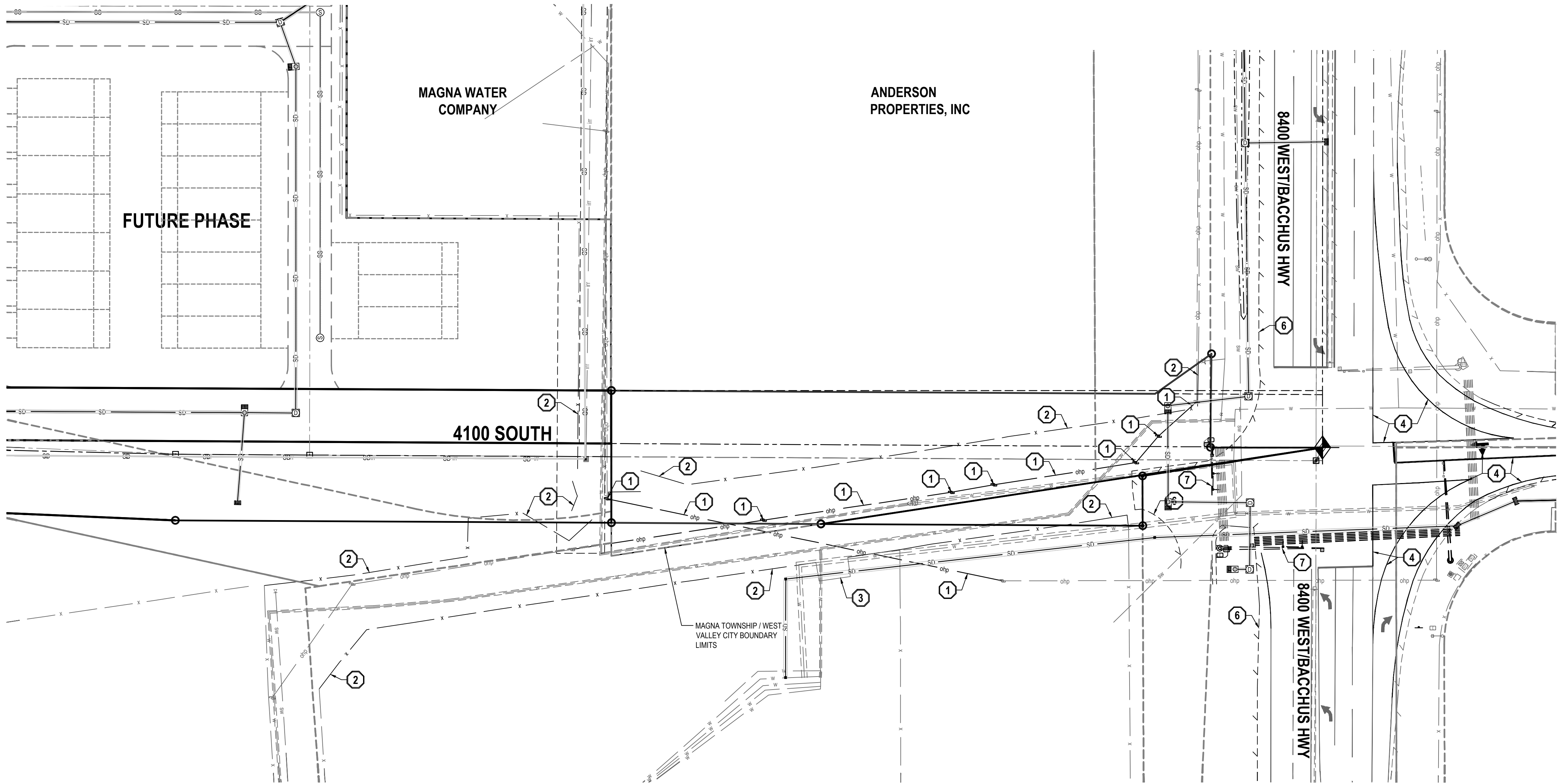
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. 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.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. 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 REMOVE AND RELOCATE EXISTING POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH ROCKY MOUNTAIN POWER.
- 2 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- 3 MAGNA WATER ACCESS TO BE MAINTAINED.
- 4 REMOVE EXISTING PAVEMENT MARKINGS FROM EXISTING ASPHALT PAVEMENT BY GRINDING OR WATER BLASTING, OR APPROVED EQUAL, TO MINIMIZE SURFACE SCARRING.
- 5 PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
- 6 SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING PAVEMENT.
- 7 REMOVE TRAFFIC SIGNAL ASSEMBLY. SEE PLANS FOR ADDITIONAL INFORMATION.



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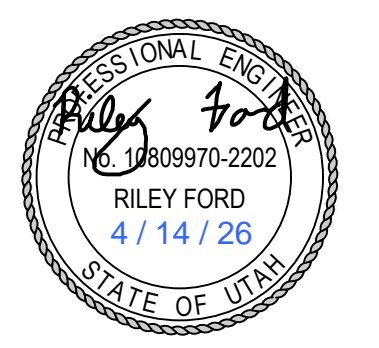
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FOR:
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DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**

4100 S 8400 W
MAGNA, UTAH



NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

DEMOLITION PLAN

PROJECT NUMBER: 8106 PRINT DATE: 4/14/26
DRAWN BY: JBG CHECKED BY: RWF
PROJECT MANAGER: RWF

C-003

811
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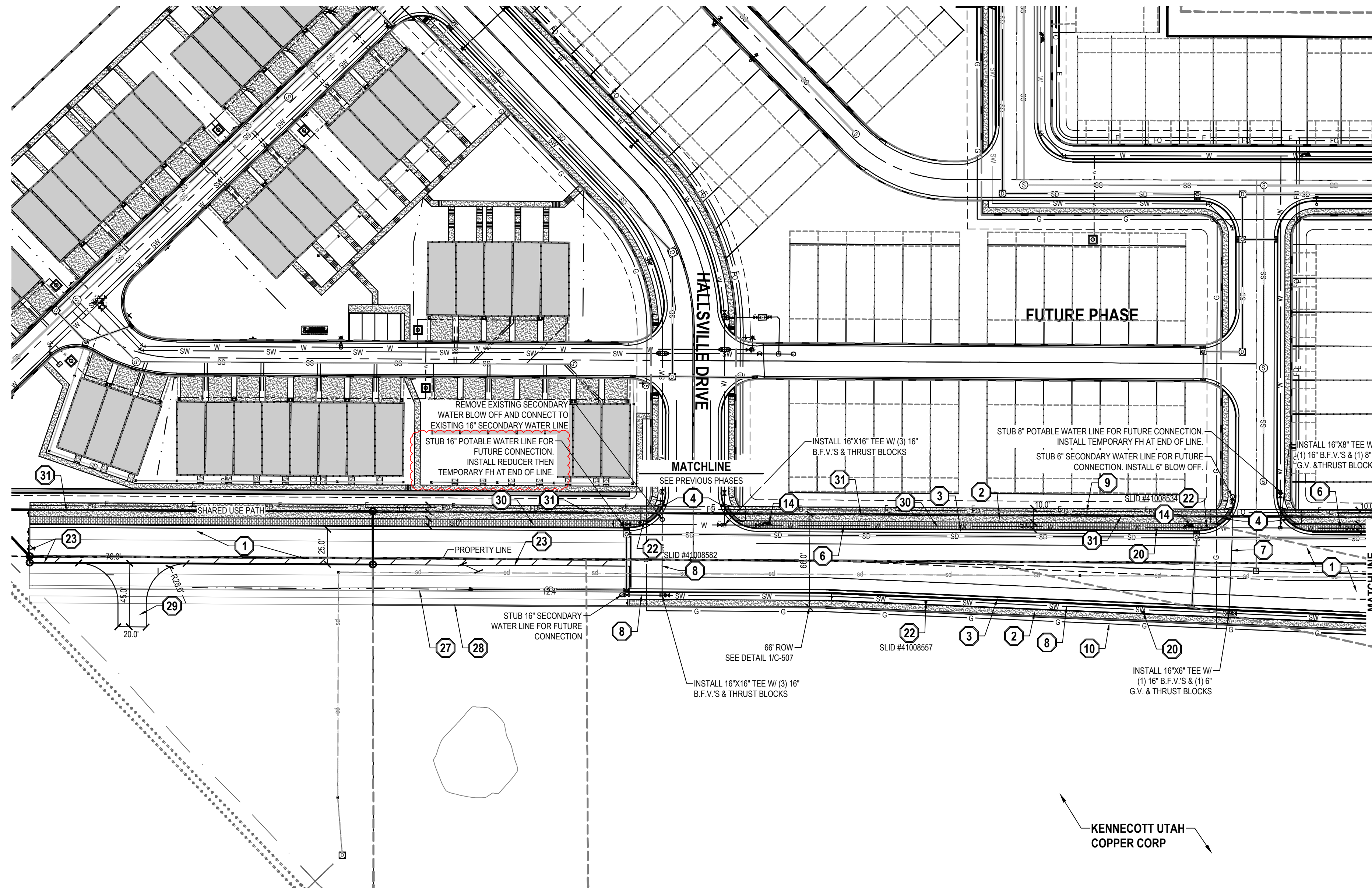
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BENCHMARK

SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

- 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:
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-507.
 - 4" THICK CONCRETE SIDEWALK PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 231.
 - 30" TYPE "A" CURB AND GUTTER PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 205.1.
 - HANDICAP ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS. SEE UDOT DETAILS PA 1-5.
 - 8" DR-18 C-900 PVC POTABLE WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 16" DR-18 C-900 PVC POTABLE WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 6" DR-18 C-900 PVC "PURPLE" SECONDARY WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 16" DR-18 C-900 PVC "PURPLE" SECONDARY WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - FIBER OPTIC LINE. TO BE DESIGNED BY OTHERS.
 - GAS LINE. TO BE DESIGNED BY OTHERS.
 - POWER LINE. TO BE DESIGNED BY OTHERS.
 - 2" WATER METER AND CONCRETE VAULT PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 4" SANITARY SEWER LATERAL AT 2.0% MINIMUM SLOPE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - FIRE HYDRANT ASSEMBLY (COMPLETE) PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 16"x8" POTABLE WATER LINE REDUCER PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 16"x6" SECONDARY WATER LINE REDUCER PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.

- 1-1/2" SECONDARY WATER METER AND CONCRETE VAULT PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 3/4" SECONDARY WATER METER AND SERVICE LATERAL PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 1" POTABLE WATER METER AND SERVICE LATERAL PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- INSTALL 2" COMBINATION AIR VALVE.
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GENERAL NOTES - SITE

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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- 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 WVC/APWA 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, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
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- CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT POLES AND FIXTURES UPON DELIVERY TO THE JOB SITE AND TO PROTECT THE SAME FROM DAMAGE UNTIL INSTALLATION IS COMPLETE AND LIGHTING SYSTEM IS ACCEPTED BY WEST VALLEY CITY.
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- ALL LIGHT POLES, FIXTURES, JUNCTION BOXES, TRANSFORMERS OR SECONDARY BOXES, UNDERGROUND CONDUIT AND WIRING SHALL BE PLACED ONLY WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND/OR DESIGNATED PUBLIC UTILITY EASEMENT. ALL UNDERGROUND WORK SHALL BE COMPLETED AND INSPECTED PRIOR TO CONSTRUCTION OF PERMANENT ROADWAY, SIDEWALK, AND CURB AND GUTTER.
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45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

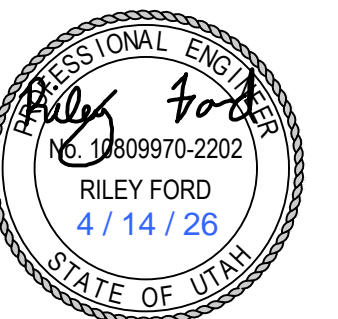
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DR. HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
CONTACT:
ADAM LOSER
PHONE: (801) 404-8368

GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE
4100 S 8400 W
MAGNA, UTAH

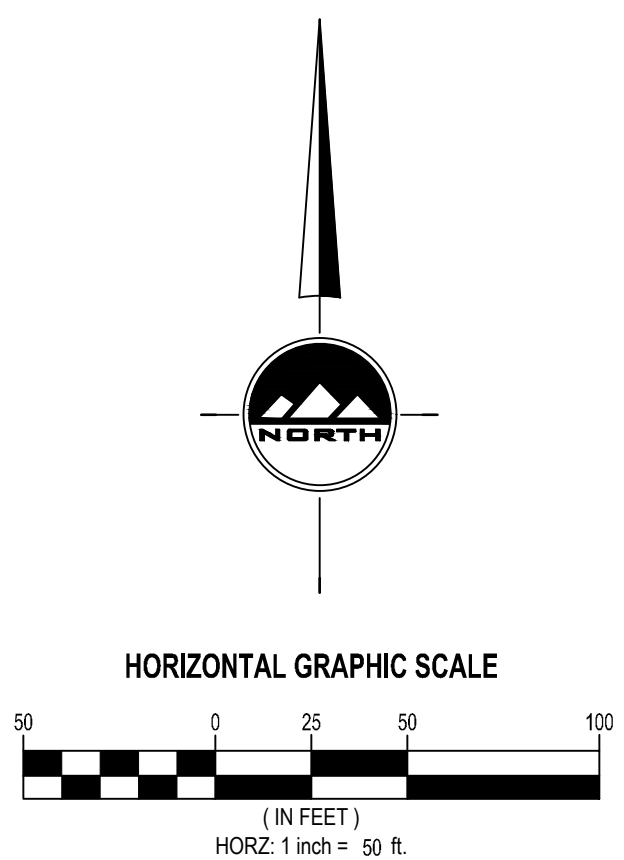


NO.	DATE	REVISION	BY
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SITE/UTILITY PLAN
4100 S

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

C-100

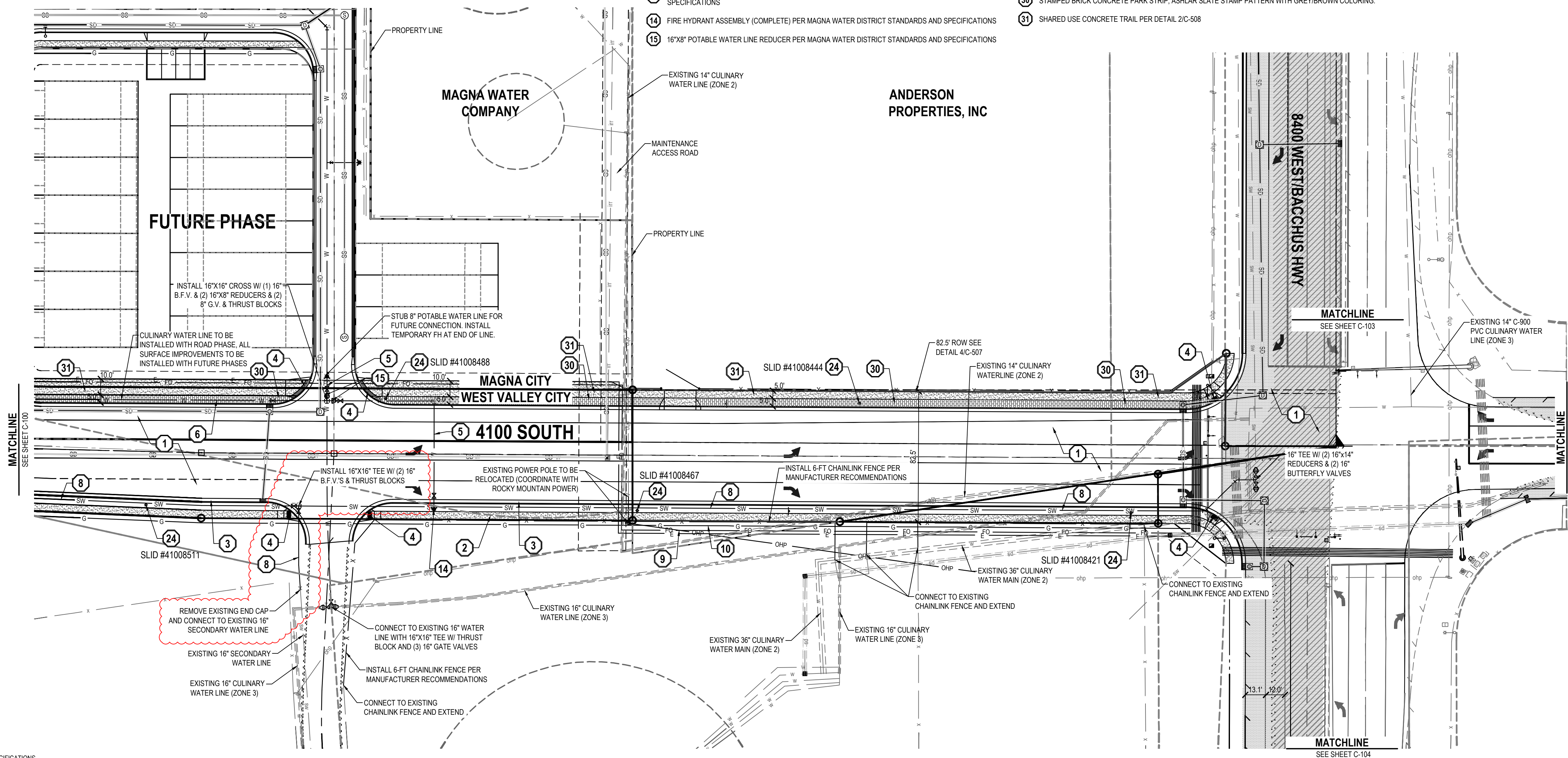


811
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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CONSTRUCTION.
Call before you dig.

BENCHMARK
SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

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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 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-507.
 - 2 4" THICK CONCRETE SIDEWALK PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 231.
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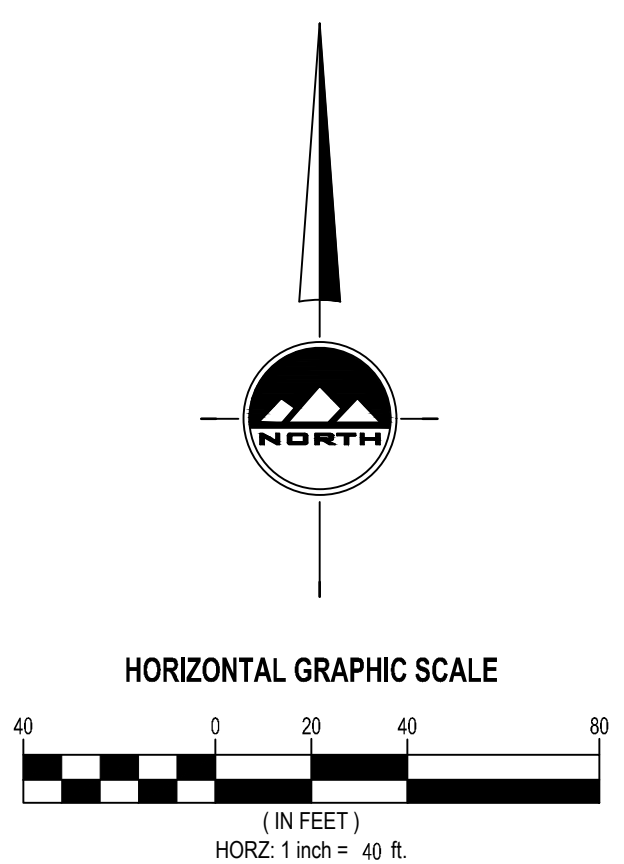
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ENSIGN
THE STANDARD IN ENGINEERING

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FOR:
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CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**

4100 S 8400 W
MAGNA, UTAH

PROFESSIONAL ENGINEER
RILEY FORD
4/14/26
STATE OF UTAH

NO.	DATE	REVISION	BY
1			
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SITE/UTILITY PLAN

PROJECT NUMBER: 8106 PRINT DATE: 4/14/26
DRAWN BY: JBG CHECKED BY: RWF
PROJECT MANAGER: RWF

C-101

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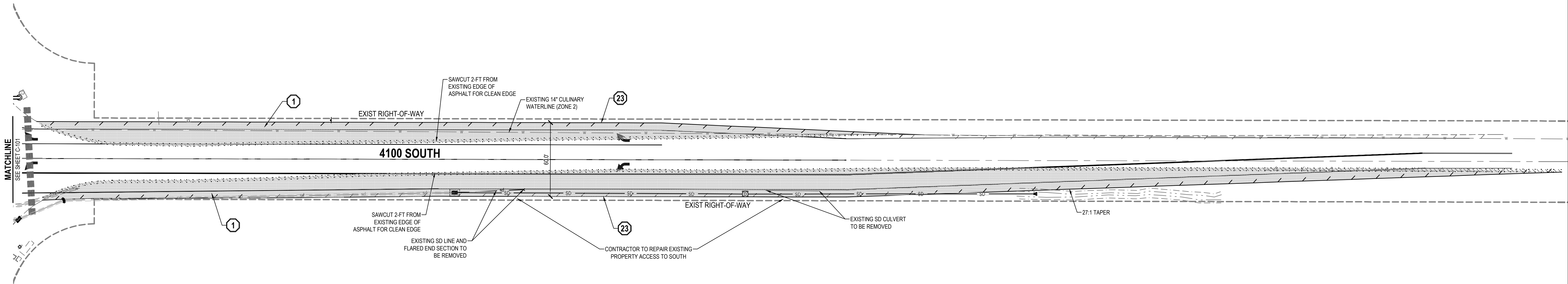
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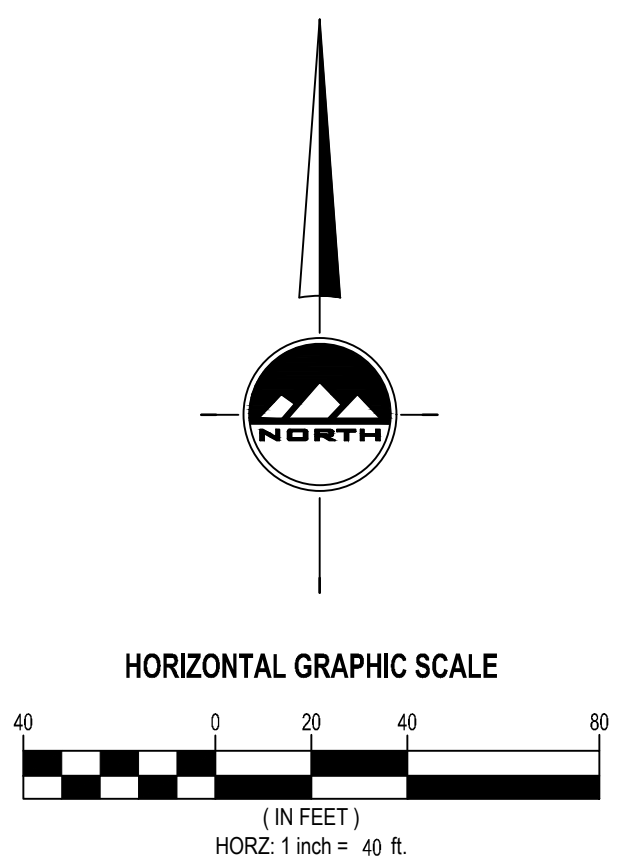
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- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ALL VALVES 10" AND SMALLER SHALL BE GATE VALVES AND ALL VALVES 12" AND LARGER SHALL BE BUTTERFLY VALVES FOR ALL POTABLE AND SECONDARY WATER LINES.
- MEGALUGS AND THRUST BLOCKS REQUIRED FOR ALL MECHANICAL JOINT FITTINGS AND VALVES FOR ALL POTABLE AND SECONDARY WATER LINES.
- AIR VACS REQUIRED ON ANY INTERMEDIATE HIGH POINT CAUSED BY LOOPING.

GENERAL NOTES - SITE

- 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 WVC/APWA 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, SOO, 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.

GENERAL NOTES - LIGHTING

- ALL STREET LIGHTING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE WEST VALLEY CITY STREET LIGHTING STANDARDS AND THE A.P.W.A. STANDARD PLANS AND SPECIFICATIONS.
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- CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT POLES AND FIXTURES UPON DELIVERY TO THE JOB SITE AND TO PROTECT THE SAME FROM DAMAGE UNTIL INSTALLATION IS COMPLETE AND LIGHTING SYSTEM IS ACCEPTED BY WEST VALLEY CITY.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE CONSTRUCTION OF LIGHTING SYSTEM WITH ROCKY MOUNTAIN POWER AND WEST VALLEY CITY. CONFIRM FINAL LOCATION OF ROCKY MOUNTAIN POWER TRANSFORMERS OR SECONDARY BOXES BEFORE STARTING CONSTRUCTION.
- ALL LIGHT POLES, FIXTURES, JUNCTION BOXES, TRANSFORMERS OR SECONDARY BOXES, UNDERGROUND CONDUIT AND WIRING SHALL BE PLACED ONLY WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND/OR DESIGNATED PUBLIC UTILITY EASEMENT. ALL UNDERGROUND WORK SHALL BE COMPLETED AND INSPECTED PRIOR TO CONSTRUCTION OF PERMANENT ROADWAY, SIDEWALK, AND CURB AND GUTTER.
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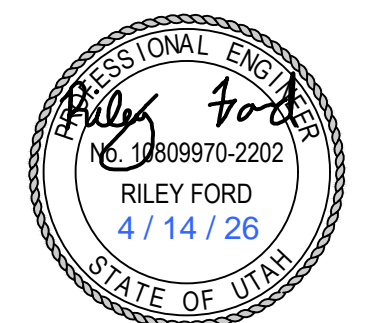
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FOR:
DR. HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020
CONTACT:
ADAM LOSER
PHONE: (801) 404-8368

**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**
 4100 S 8400 W
 MAGNA, UTAH



NO.	DATE	REVISION	BY
1			
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SITE/UTILITY PLAN

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

C-102

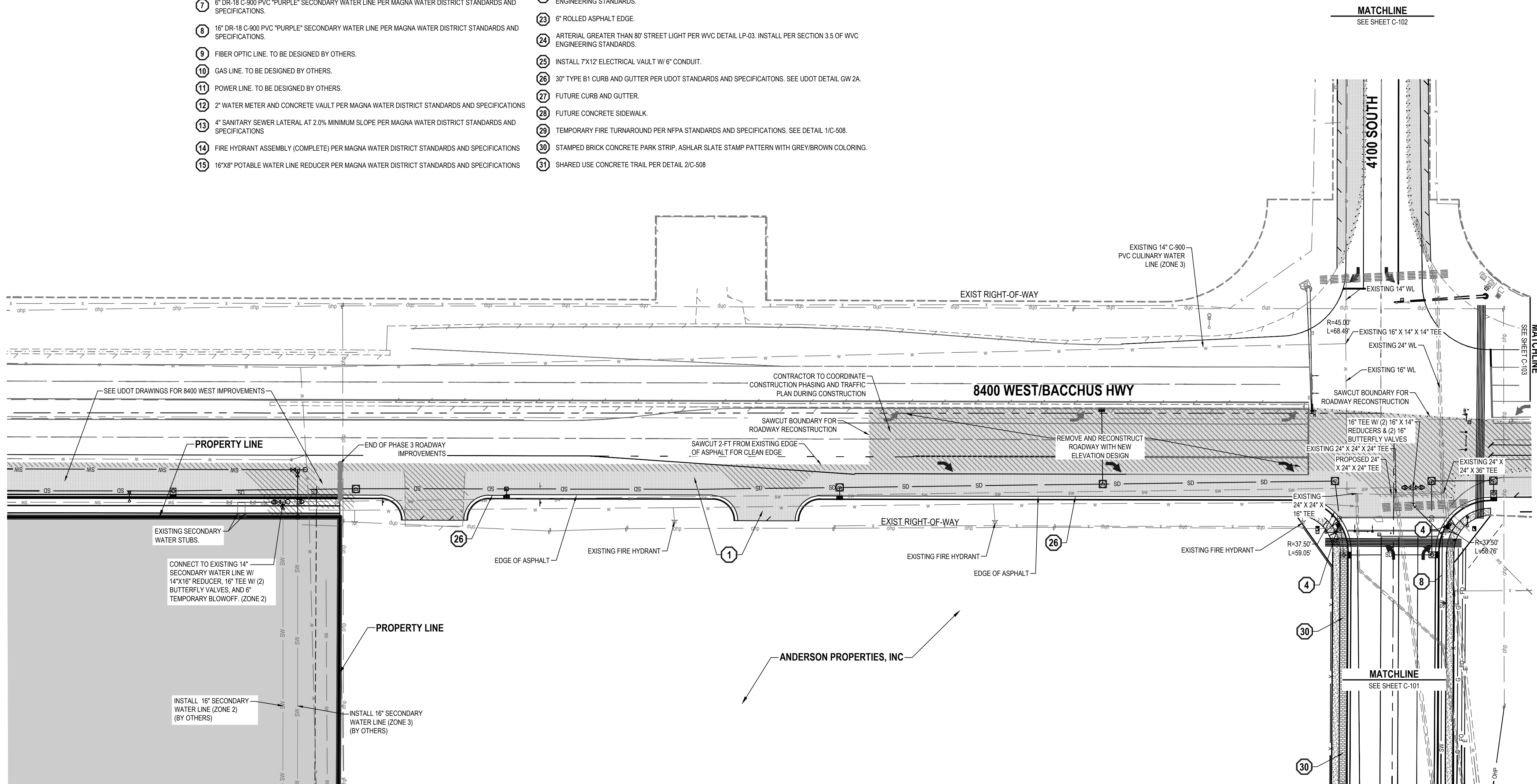
811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. **Call before you dig.**

BENCHMARK

SOUTH QUARTER CORNER SECTION 32 TOWNSHIP 1 SOUTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN ELEVATION = 4492.27

- 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 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-507.
 - 2 4" THICK CONCRETE SIDEWALK PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 231.
 - 3 30" TYPE "A" CURB AND GUTTER PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 205.1.
 - 4 HANDICAP ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS. SEE UDOT DETAILS PA 1-5.
 - 5 8" DR-18 C-900 PVC POTABLE WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 6 16" DR-18 C-900 PVC POTABLE WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
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 - 9 FIBER OPTIC LINE. TO BE DESIGNED BY OTHERS.
 - 10 GAS LINE. TO BE DESIGNED BY OTHERS.
 - 11 POWER LINE. TO BE DESIGNED BY OTHERS.
 - 12 2" WATER METER AND CONCRETE VAULT PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 13 4" SANITARY SEWER LATERAL AT 2.0% MINIMUM SLOPE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
 - 14 FIRE HYDRANT ASSEMBLY (COMPLETE) PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
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- 23 6" ROLLED ASPHALT EDGE.
- 24 ARTERIAL GREATER THAN 80' STREET LIGHT PER WVC DETAIL LP-03. INSTALL PER SECTION 3.5 OF WVC ENGINEERING STANDARDS.
- 25 INSTALL 7X12 ELECTRICAL VAULT W/ 6" CONDUIT.
- 26 30" TYPE B1 CURB AND GUTTER PER UDOT STANDARDS AND SPECIFICATIONS. SEE UDOT DETAIL GW 2A.
- 27 FUTURE CURB AND GUTTER.
- 28 FUTURE CONCRETE SIDEWALK.
- 29 TEMPORARY FIRE TURNAROUND PER NFPA STANDARDS AND SPECIFICATIONS. SEE DETAIL 1/C-508.
- 30 STAMPED BRICK CONCRETE PARK STRIP, ASHLAR SLATE STAMP PATTERN WITH GREY/BROWN COLORING.
- 31 SHARED USE CONCRETE TRAIL PER DETAIL 2/C-508.



GENERAL NOTES - UTILITY

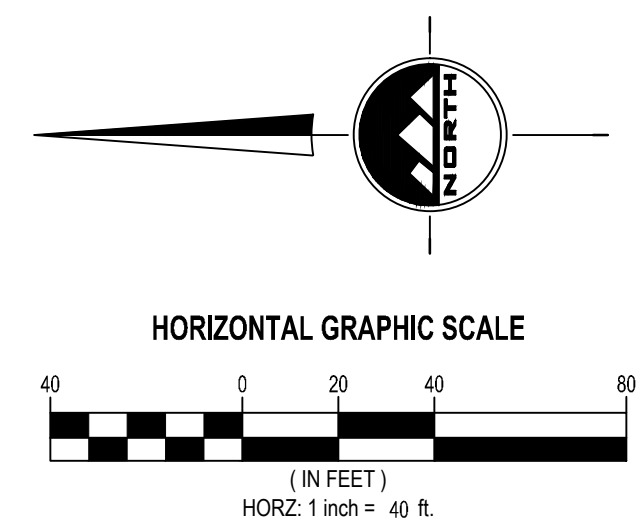
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4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
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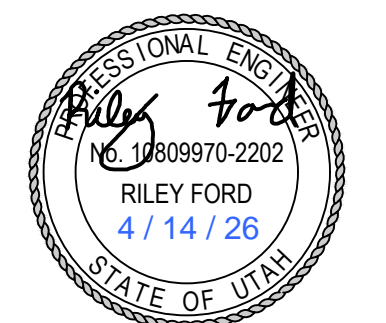
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FOR:
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DRAPER, UTAH 84020
CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**
 4100 S 8400 W
 MAGNA, UTAH



NO.	DATE	REVISION	BY
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**SITE AND UTILITY PLAN
8400 WEST**

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

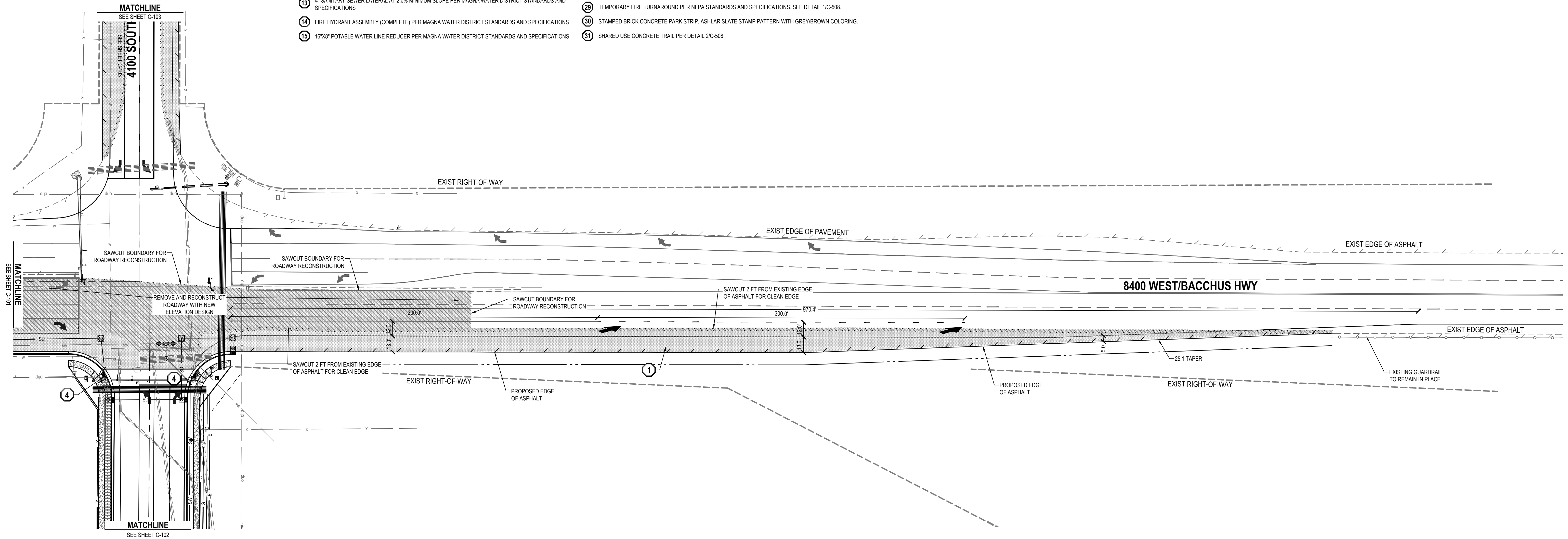
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811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
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BENCHMARK
SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

- SCOPE OF WORK:**
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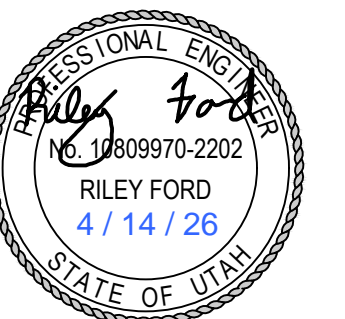
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DR. HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**
 4100 S 8400 W
 MAGNA, UTAH

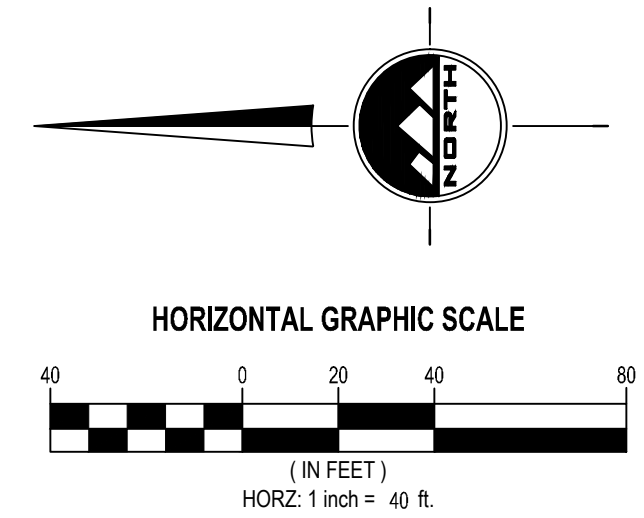


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**SITE AND UTILITY PLAN
8400 WEST**

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

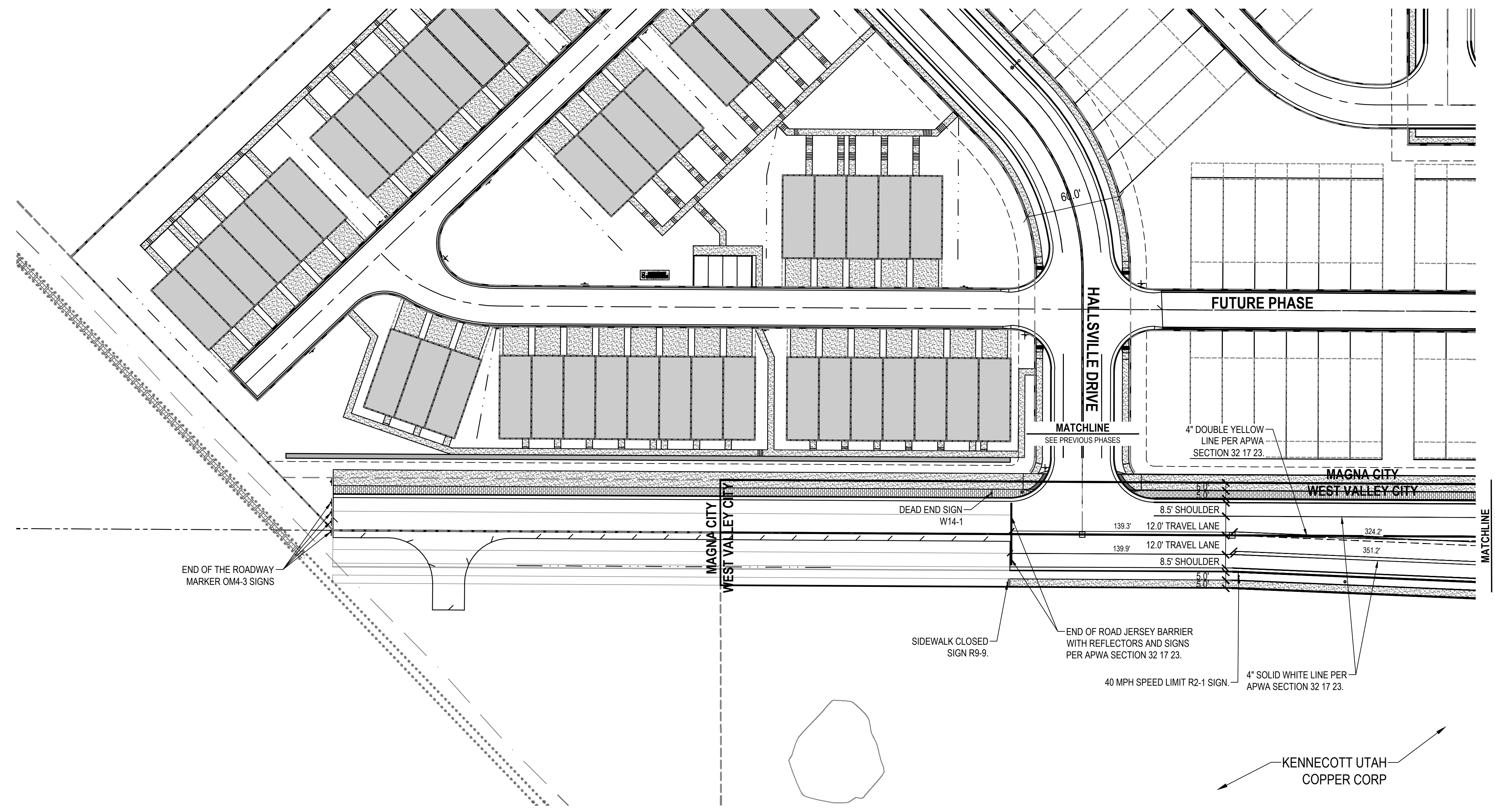
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SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

- GENERAL NOTES - SITE**
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Phone: 435.865.1453

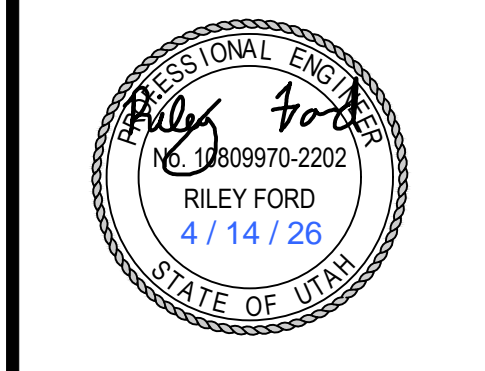
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**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**
4100 S 8400 W
MAGNA, UTAH



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**SIGNAGE AND STRIPING
PLAN**
4100 S

PROJECT NUMBER 8106	PRINT DATE 4/14/26
DRAWN BY JBG	CHECKED BY RWF
PROJECT MANAGER RWF	

C-200



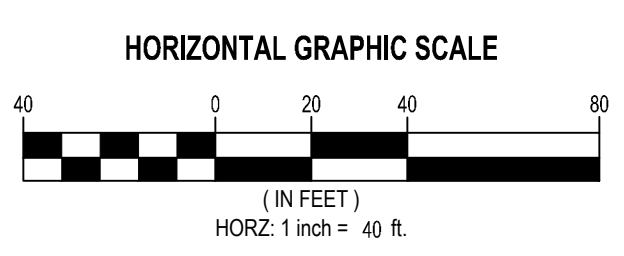
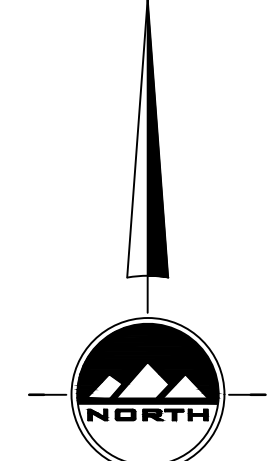
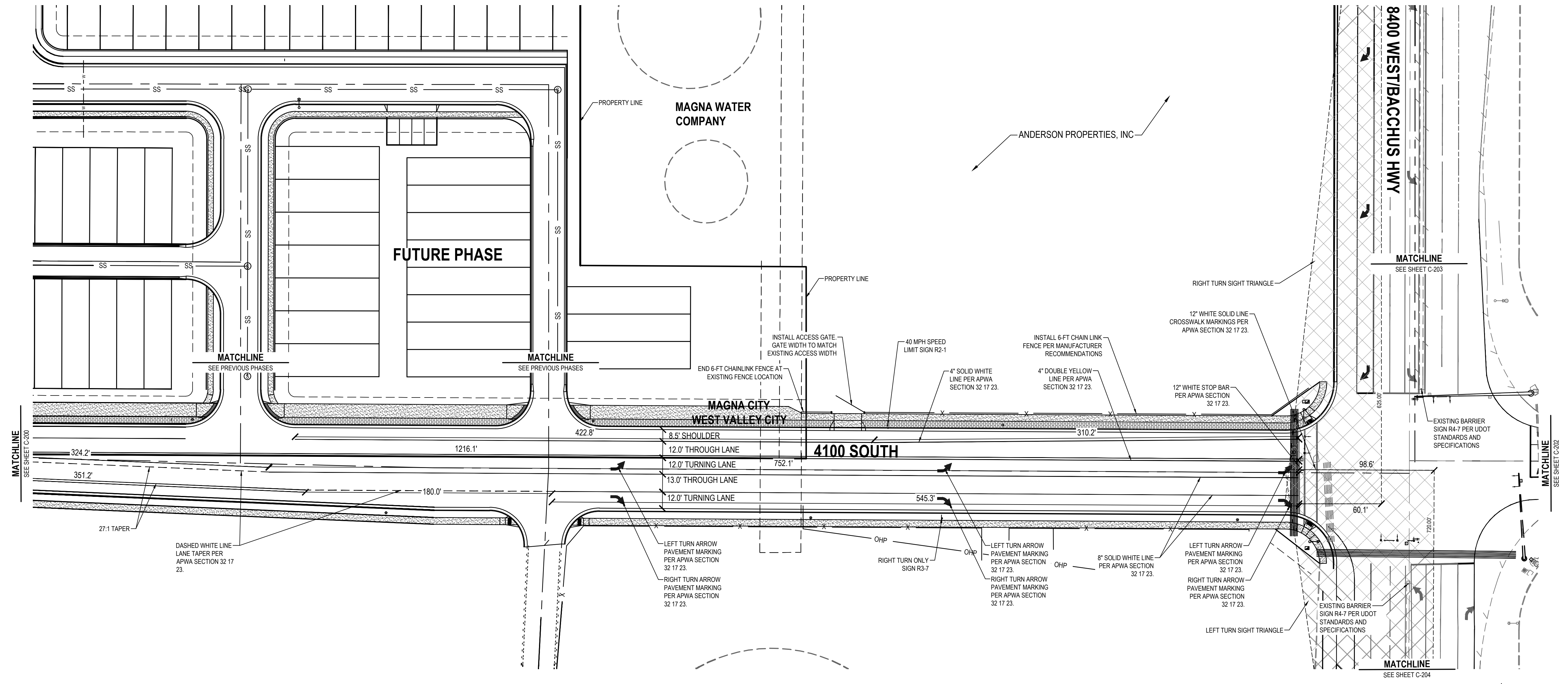
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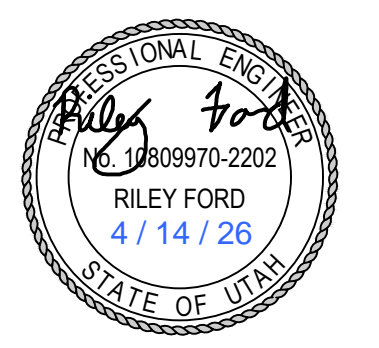
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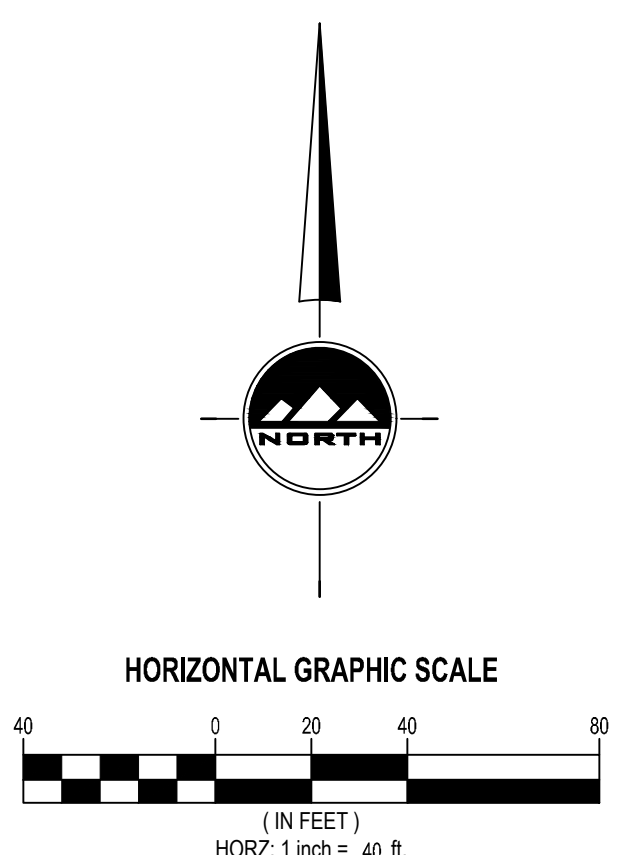
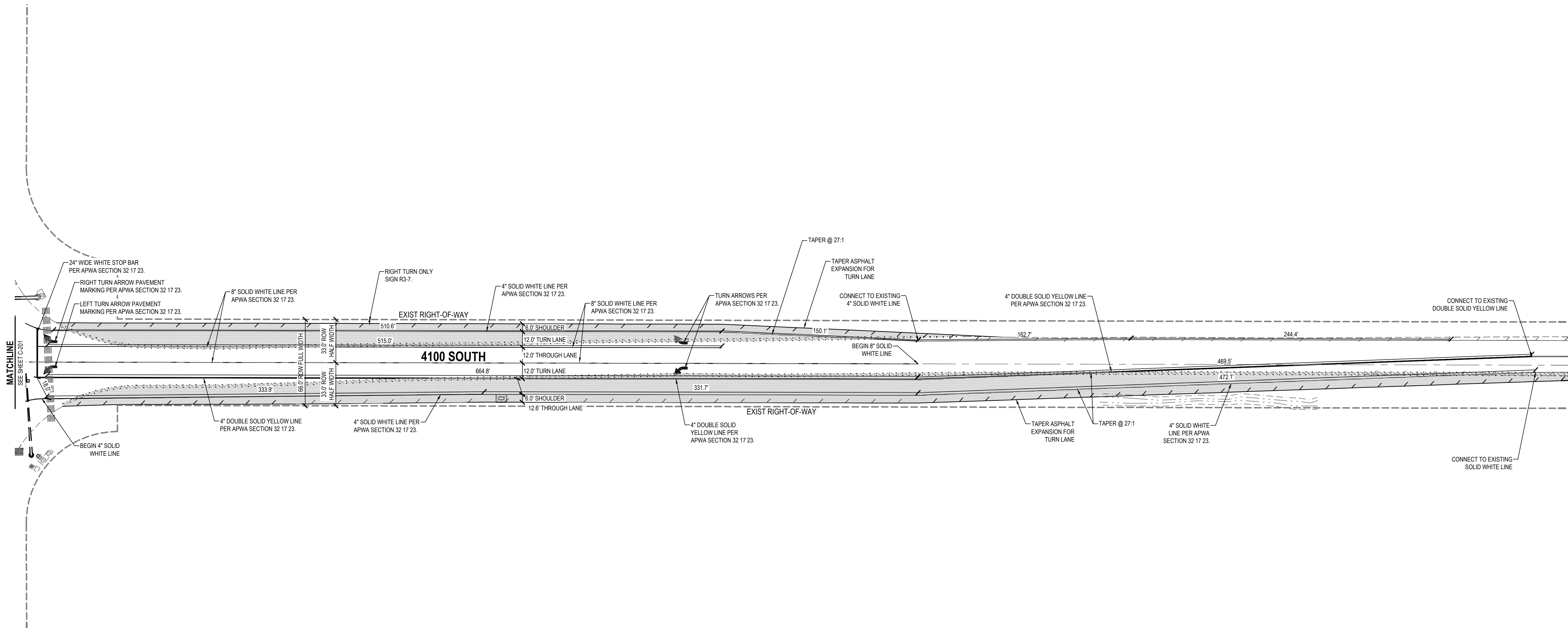
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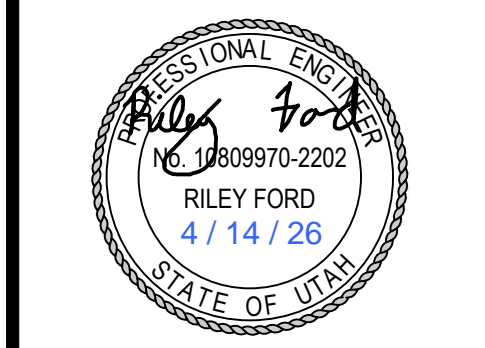
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SIGNAGE AND STRIPING PLAN
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PROJECT NUMBER: 8106 PRINT DATE: 4/14/26
 DRAWN BY: JBG CHECKED BY: RWF
 PROJECT MANAGER: RWF

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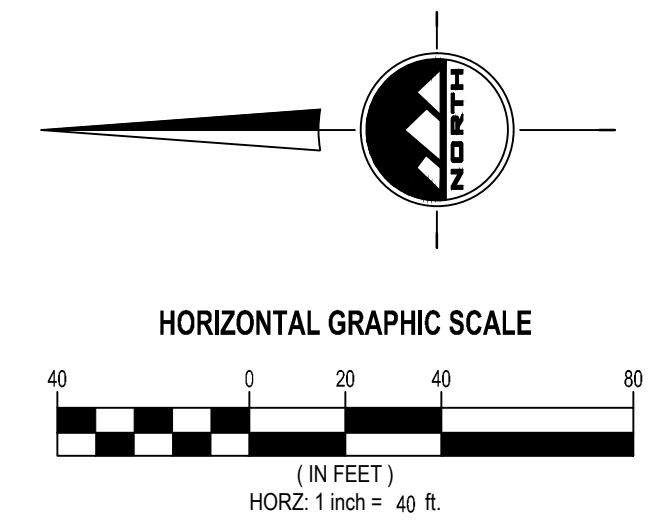
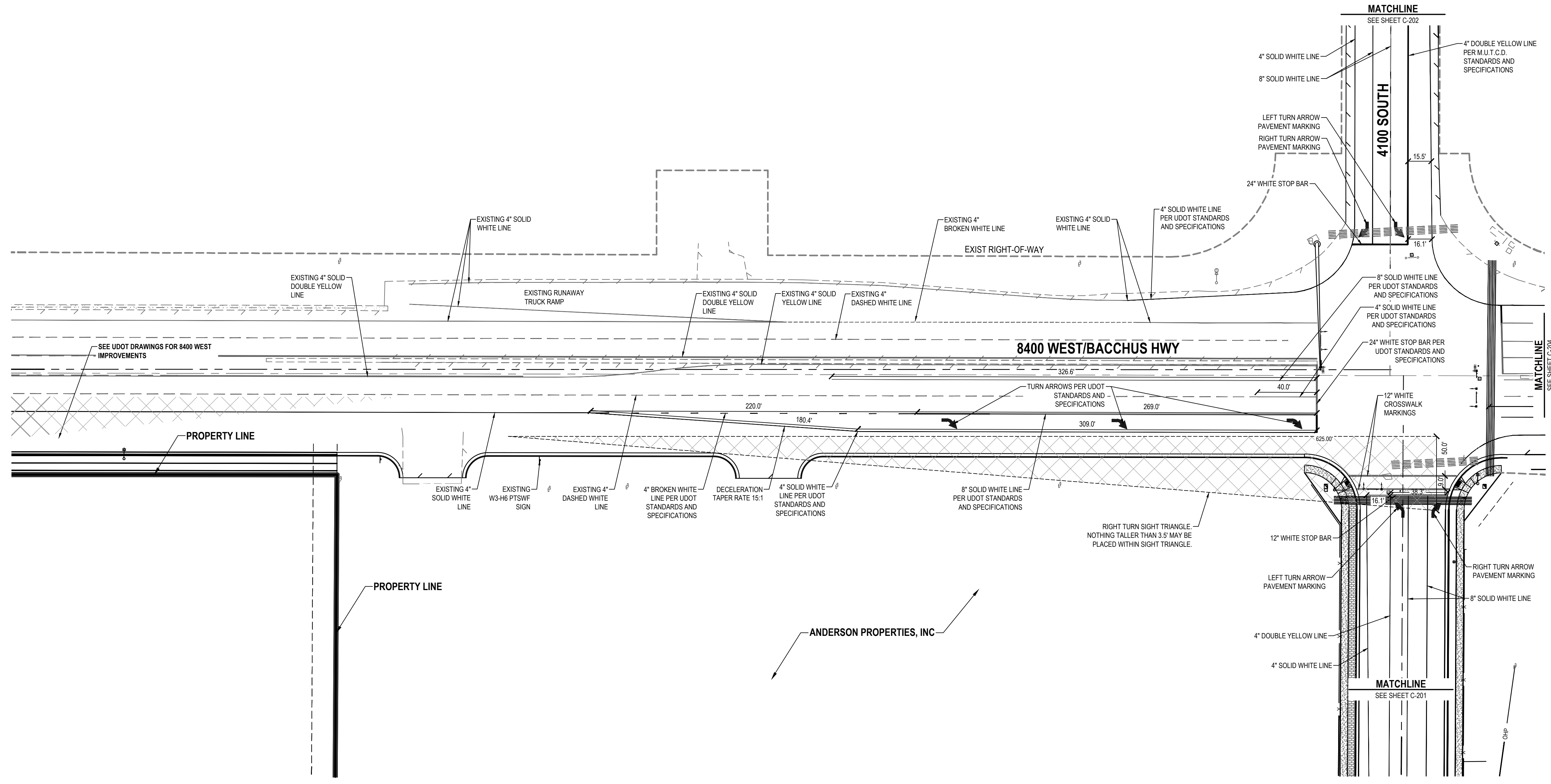
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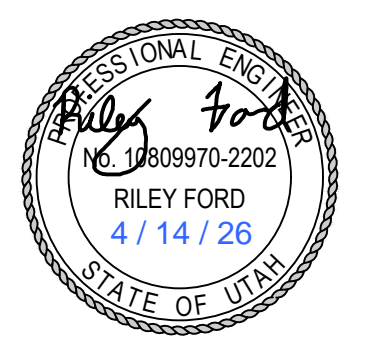
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4100 S 8400 W
MAGNA, UTAH



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**SIGNAGE & STRIPING
PLAN**
8400 WEST

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26

DRAWN BY: JBG
CHECKED BY: RWF

PROJECT MANAGER: RWF

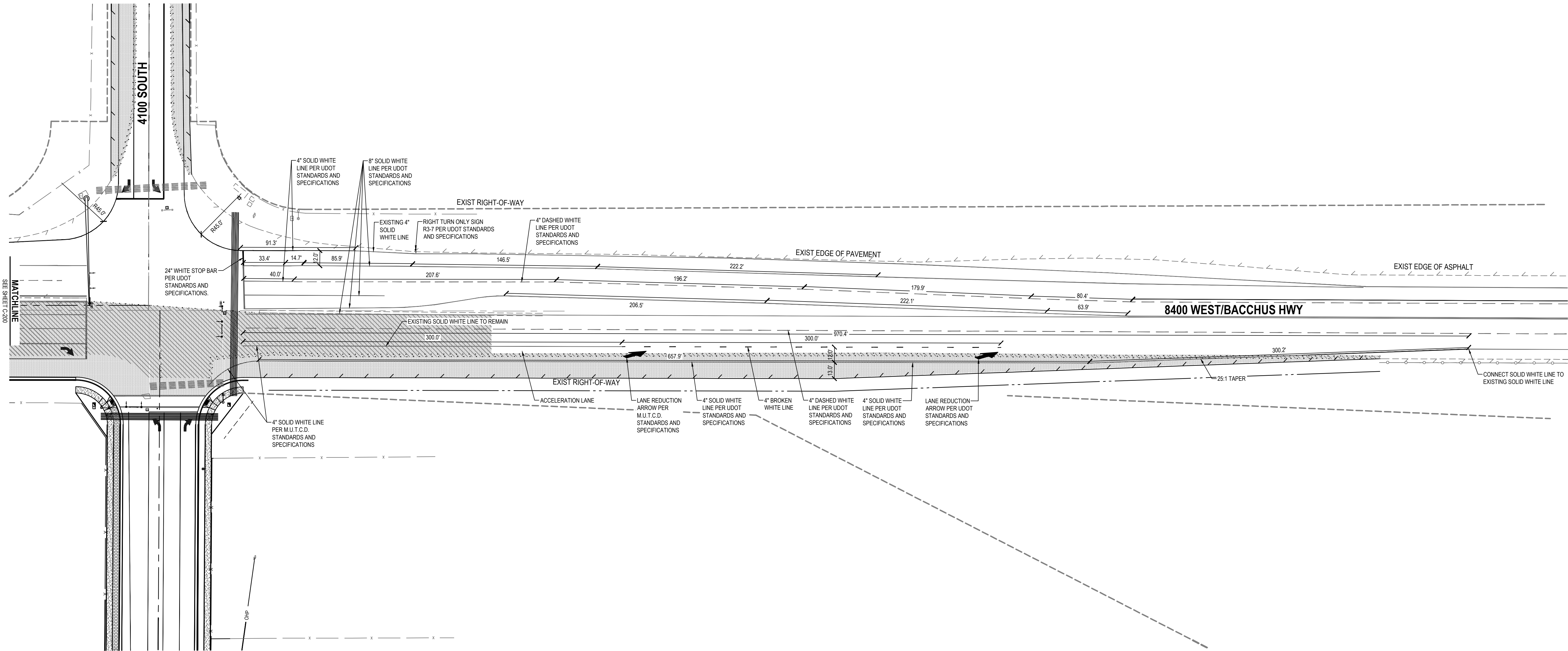
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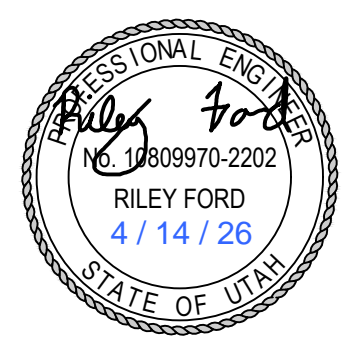
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CONTACT:
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**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**
4100 S 8400 W
MAGNA, UTAH

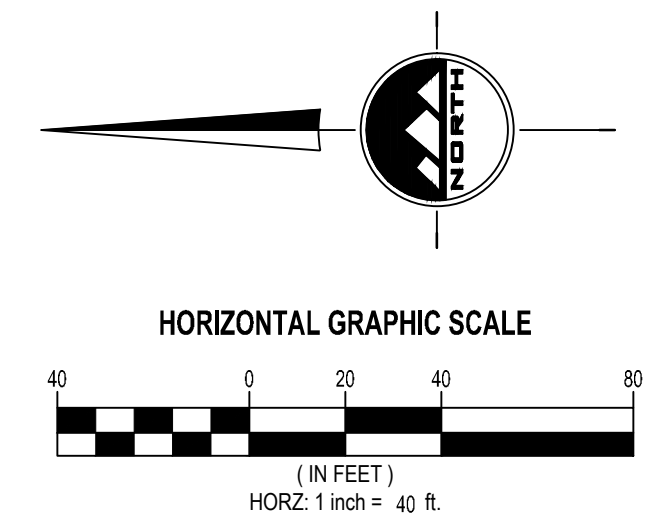


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SIGNAGE AND STRIPING PLAN
8400 WEST

PROJECT NUMBER: 8106
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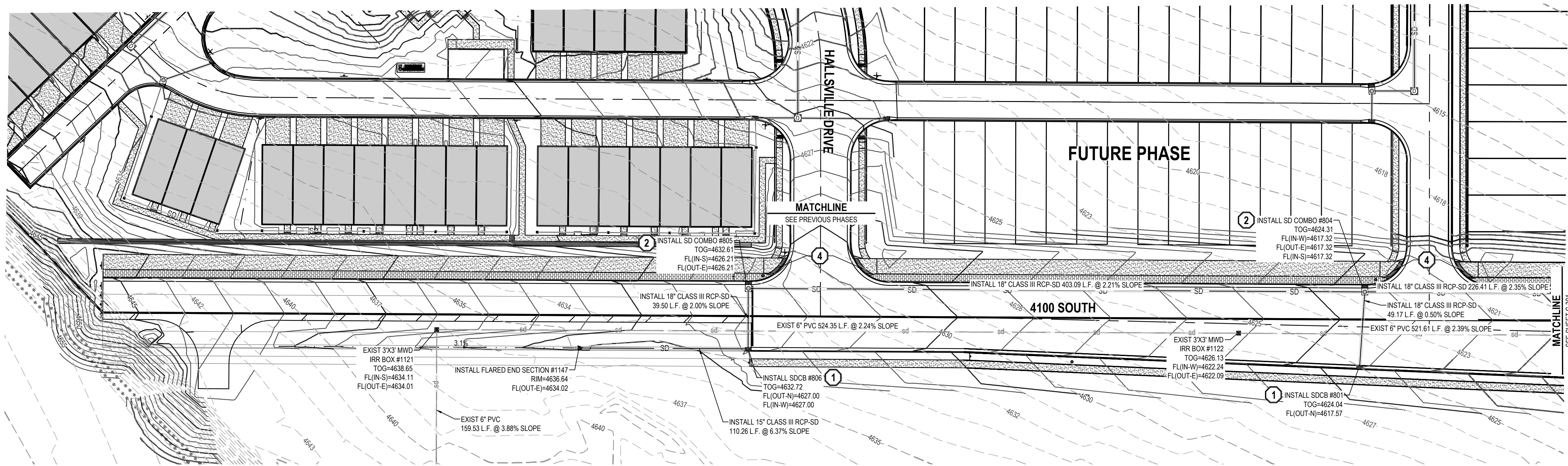
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BENCHMARK

SOUTH QUARTER CORNER
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SALT LAKE BASE & MERIDIAN
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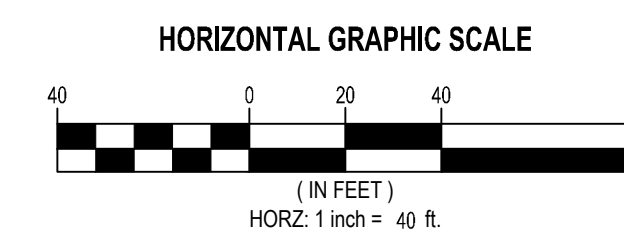
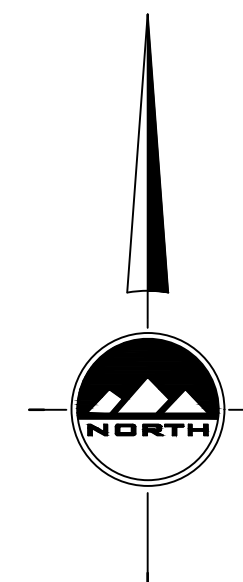
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- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- 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.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- 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.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST VALLEY CITY STANDARD PLANS AND SPECIFICATIONS.
- ENSURE 18" MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- 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.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- 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:

- CATCH BASIN PER APWA 315.1 INSTALL PER WVC STANDARDS AND SPECIFICATIONS.
- COMBINATION INLET/CLEANOUT BOX PER WVC DETAIL 316. INSTALL PER WVC STANDARDS AND SPECIFICATIONS.
- CLEANOUT BOX PER WVC DETAIL 331. INSTALL PER WVC STANDARDS AND SPECIFICATIONS.
- HANDICAP ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS. SEE UDOT DETAILS PA 1-5.
- CURB AND GUTTER INLET PER UDOT DETAIL CB-1. INSTALL PER UDOT STANDARDS AND SPECIFICATIONS.
- CLEANOUT BOX PER UDOT DETAIL CB-5A AND CB-5B. INSTALL PER UDOT STANDARDS AND SPECIFICATIONS.



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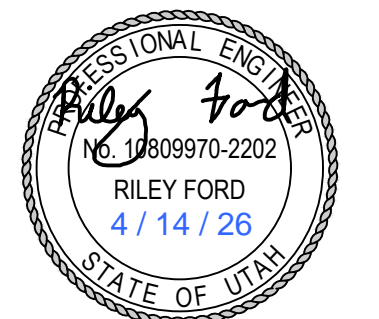
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**GRADING PLAN
4100 S**

PROJECT NUMBER: 8106
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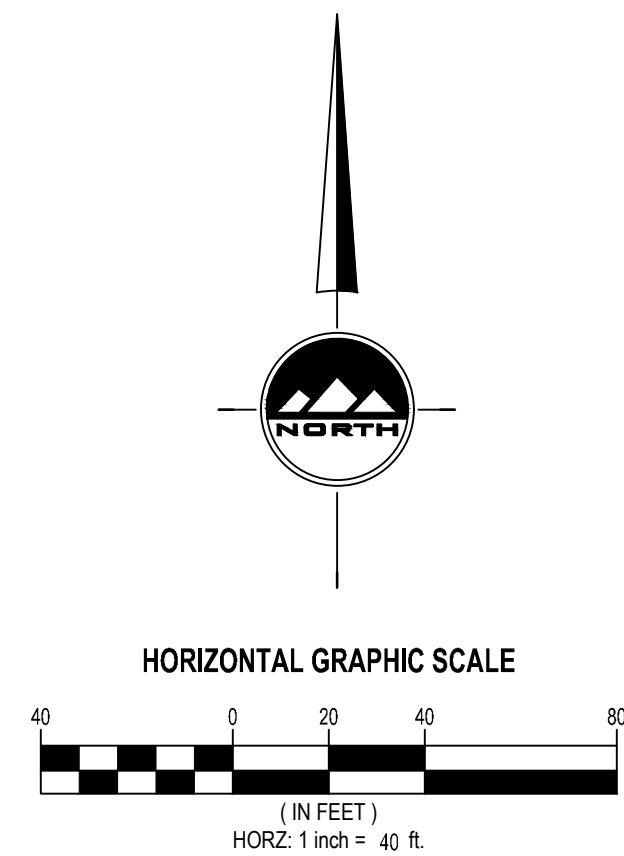
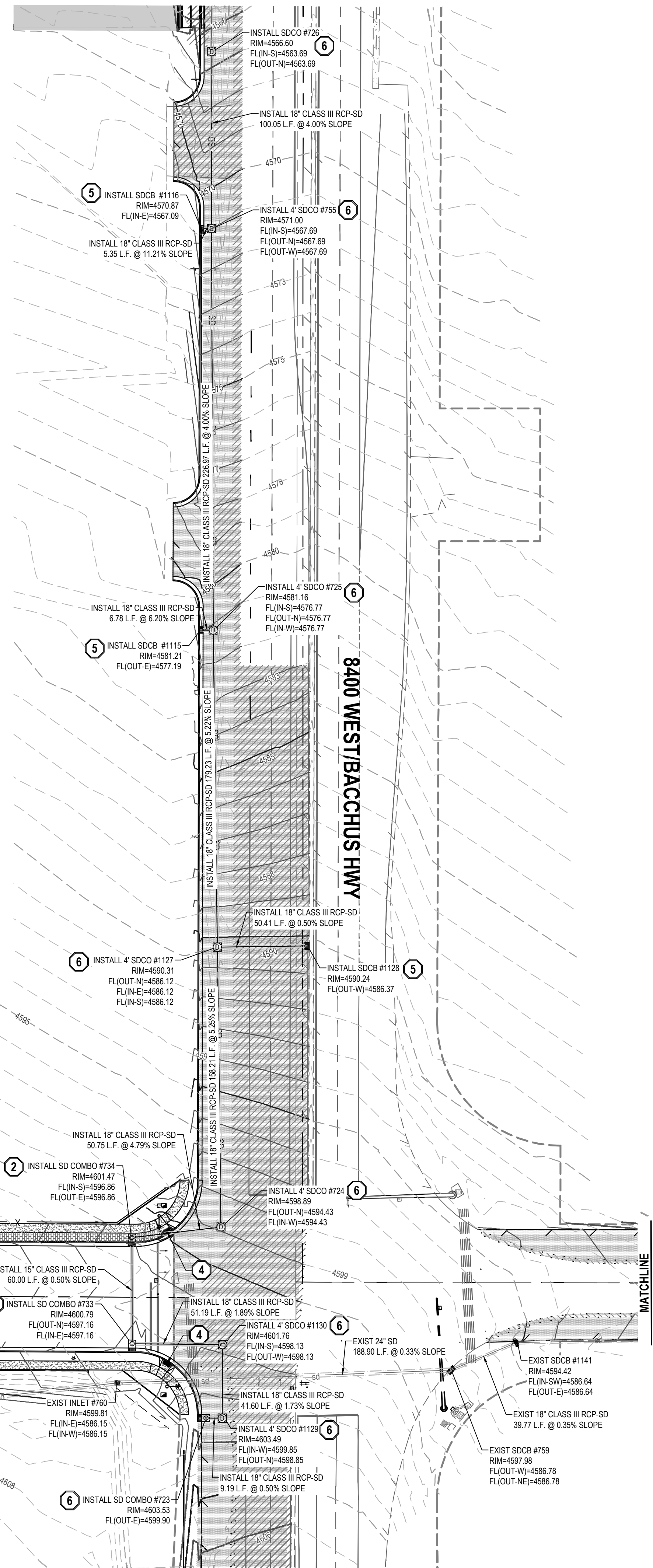
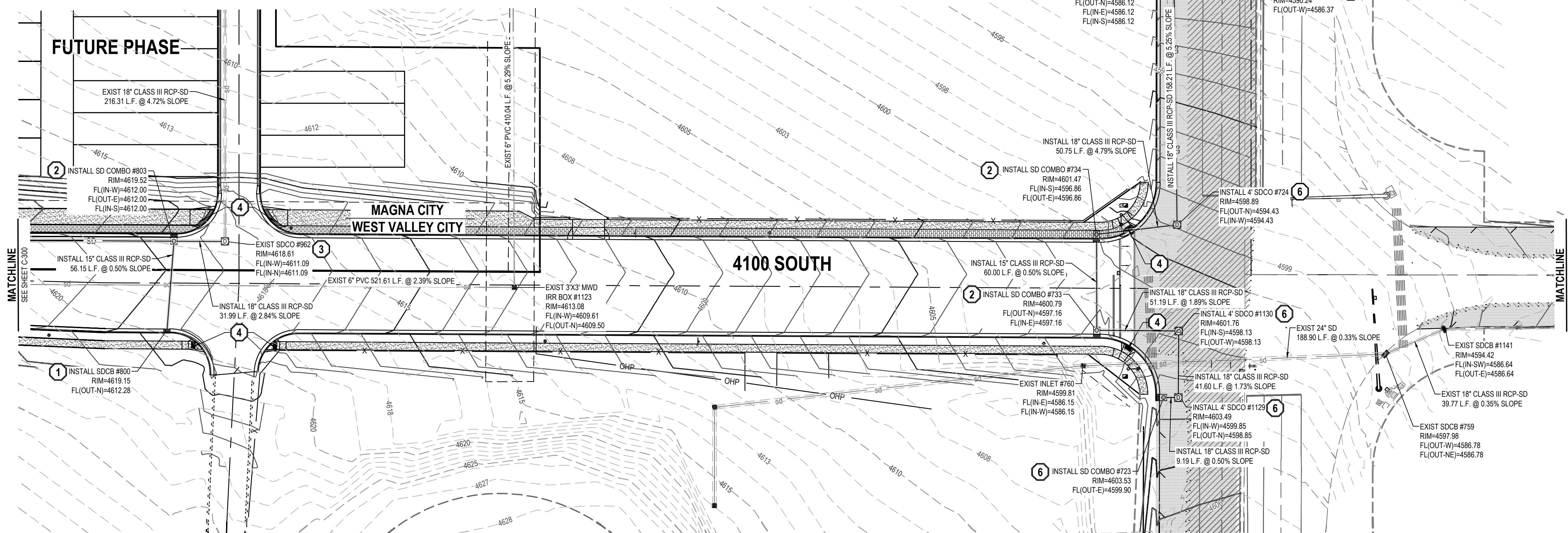
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 48XXX ON THESE PLANS.
- 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.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- 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.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER WEST VALLEY CITY STANDARD PLANS AND SPECIFICATIONS.
- ENSURE 18" MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- 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.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- 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:

- CATCH BASIN PER APWA 315.1 INSTALL PER WVC STANDARDS AND SPECIFICATIONS.
- COMBINATION INLET/CLEANOUT BOX PER WVC DETAIL 316. INSTALL PER WVC STANDARDS AND SPECIFICATIONS.
- CLEANOUT BOX PER WVC DETAIL 331. INSTALL PER WVC STANDARDS AND SPECIFICATIONS.
- HANDICAP ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS. SEE UDOT DETAILS PA 1-5.
- CURB AND GUTTER INLET PER UDOT DETAIL CB-1. INSTALL PER UDOT STANDARDS AND SPECIFICATIONS.
- CLEANOUT BOX PER UDOT DETAIL CB-5A AND CB-5B. INSTALL PER UDOT STANDARDS AND SPECIFICATIONS.



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FOR:
DR. HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

GATEWAY TO LITTLE VALLEY
4100 (WEST)
 4100 S 8400 W
 MAGNA, UTAH

PROFESSIONAL ENGINEER
RILEY FORD
4/14/26
STATE OF UTAH

NO.	DATE	REVISION	BY
1	03/27/24	REVISED STORM DRAIN	RWF
2			
3			
4			
5			
6			
7			
8			

GRADING PLAN
4100 S

PROJECT NUMBER 8106	PRINT DATE 4/14/26
DRAWN BY JBG	CHECKED BY RWF
PROJECT MANAGER RWF	

C-301

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

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

BENCHMARK

SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

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- 5 CURB AND GUTTER INLET PER UDOT DETAIL CB-1. INSTALL PER UDOT STANDARDS AND SPECIFICATIONS.
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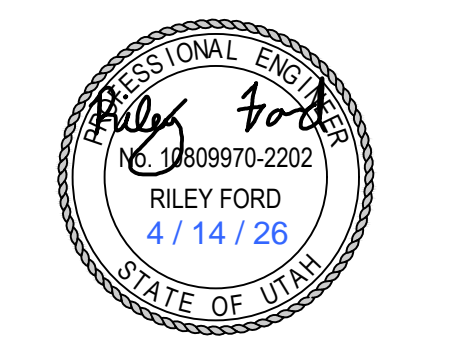
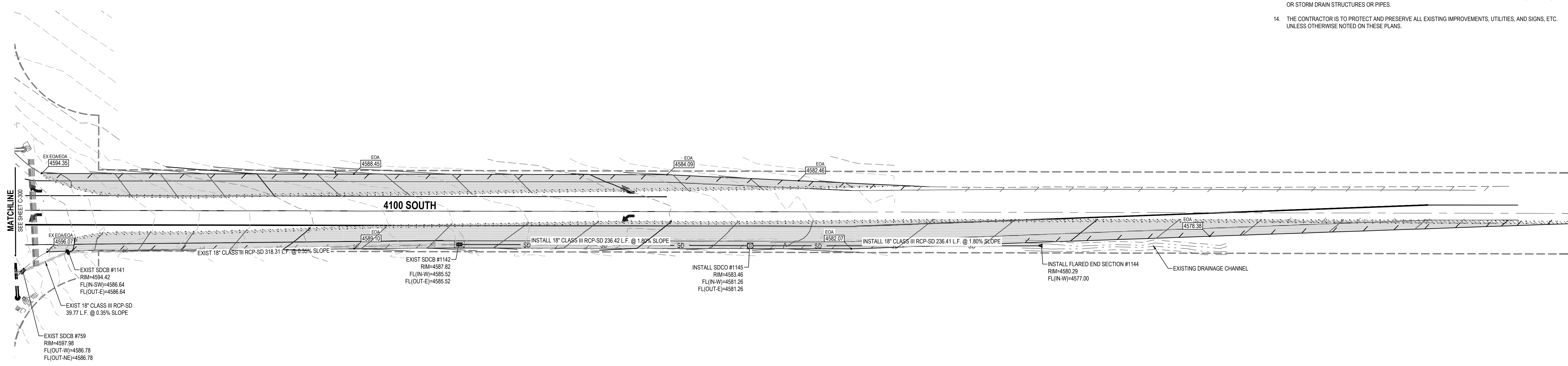
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FOR:
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DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8368

**GATEWAY TO LITTLE VALLEY
ROADWAY INFRASTRUCTURE**
 4100 S 8400 W
 MAGNA, UTAH

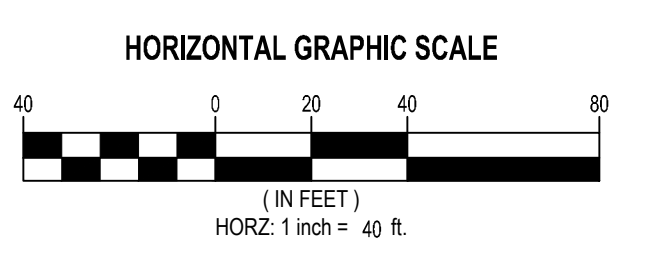
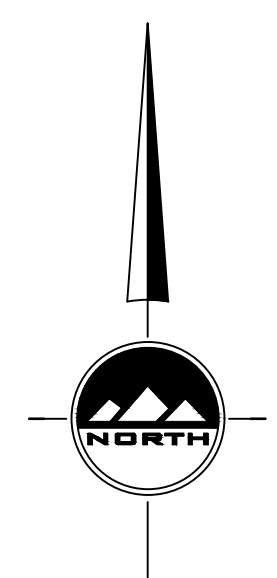


NO.	DATE	REVISION	BY
1			
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4			
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**GRADING PLAN
4100 S**

PROJECT NUMBER: 8106 PRINT DATE: 4/14/26
 DRAWN BY: JBG CHECKED BY: RWF
 PROJECT MANAGER: RWF

C-302

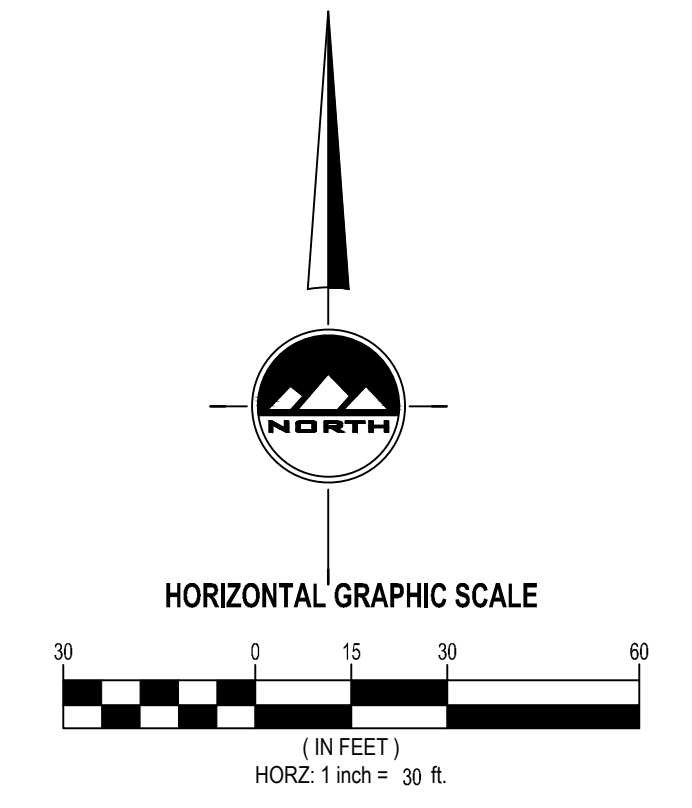


811
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 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 32
 TOWNSHIP 1 SOUTH, RANGE 2 WEST
 SALT LAKE BASE & MERIDIAN
 ELEVATION = 4492.27

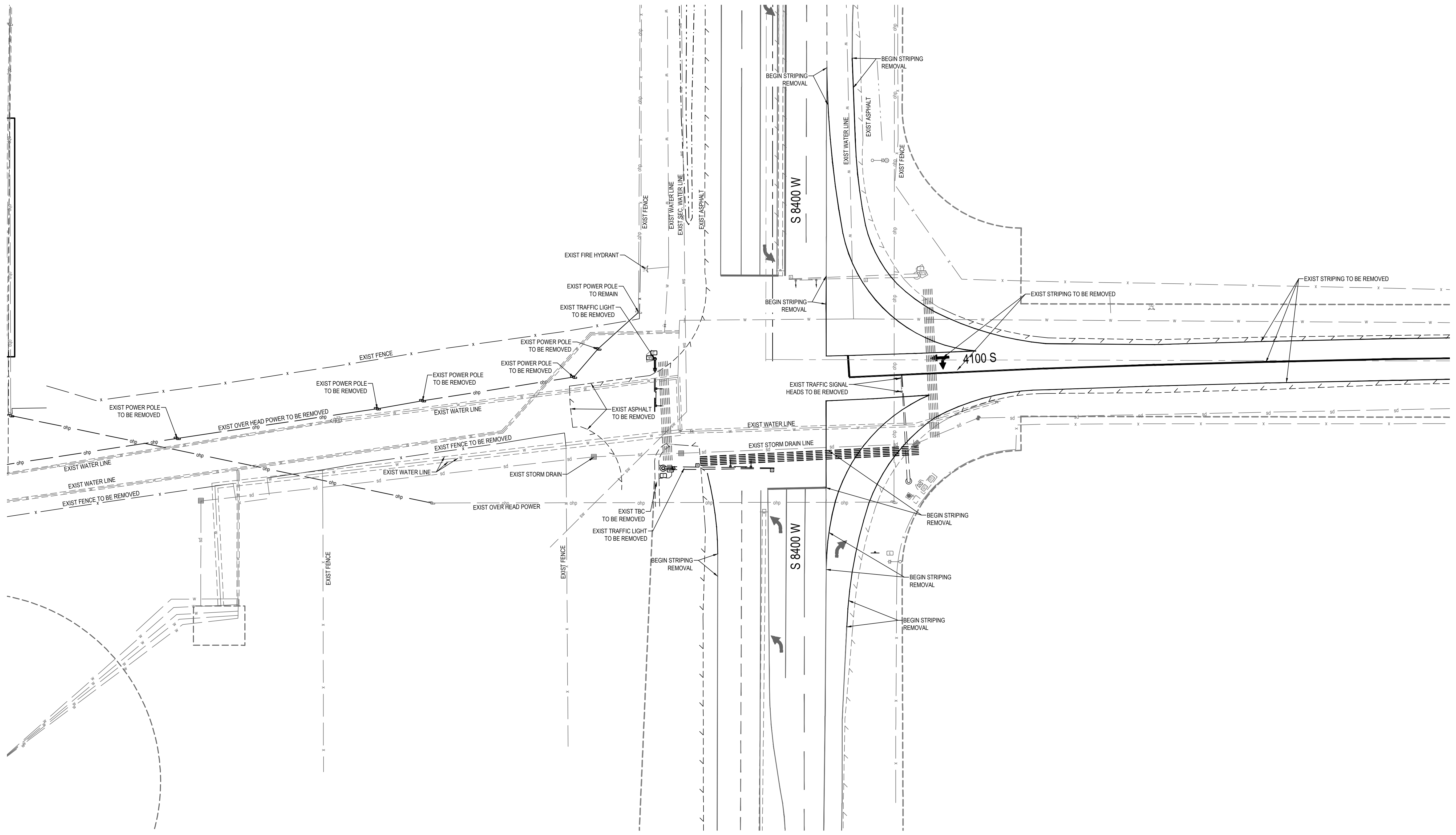
UDOT GENERAL NOTES

- UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
- WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
- ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
- REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S OFFICER.
- ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
- ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
- BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
- NO ROAD CUTS ALLOWED ON THIS JOB.
- FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
- ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
- FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
- OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
- OWNER, DEVELOPER, AND THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
- TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGION'S TRAFFIC SIGNALS ENGINEER.
- PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS.
- DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
- ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.



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.



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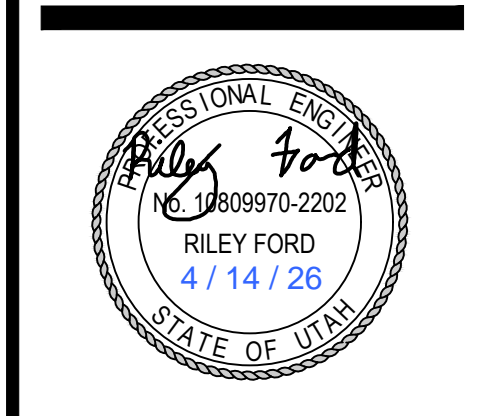
RICHFIELD
 Phone: 435.896.2983

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FOR:
 DR. HORTON
 12351 SO. GATEWAY PARK PLACE
 DRAPER, UTAH 84020

CONTACT:
 ADAM LOSER
 PHONE: (801) 404-8388

GATEWAY TO LITTLE VALLEY
4100 (WEST)
 4100 S 8400 W
 MAGNA, UTAH



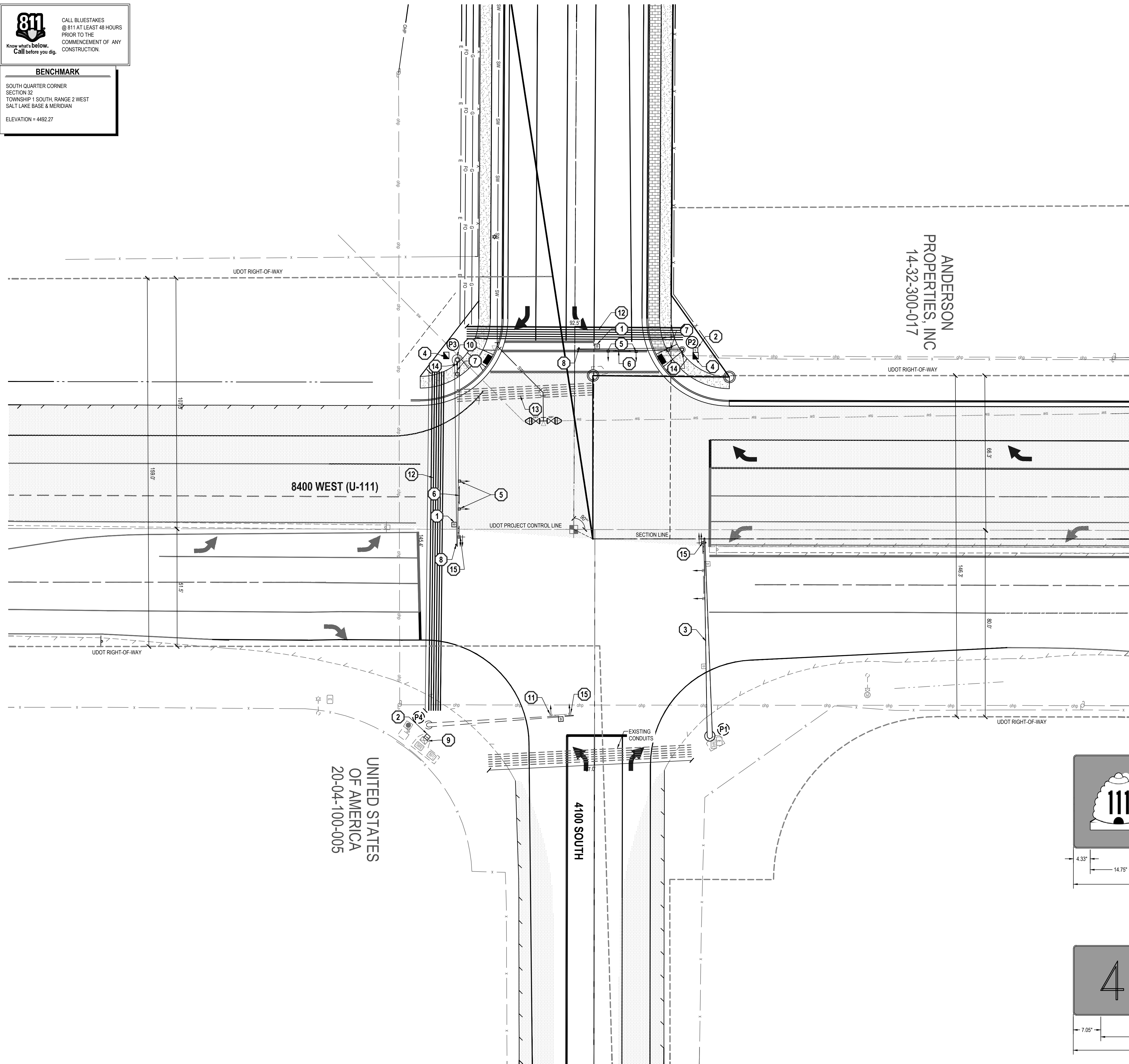
EXISTING CONDITIONS

PROJECT NUMBER: 8106
 PRINT DATE: 4/14/26
 DRAWN BY: JBG
 CHECKED BY: RWF
 PROJECT MANAGER: RWF

U-1.0

811
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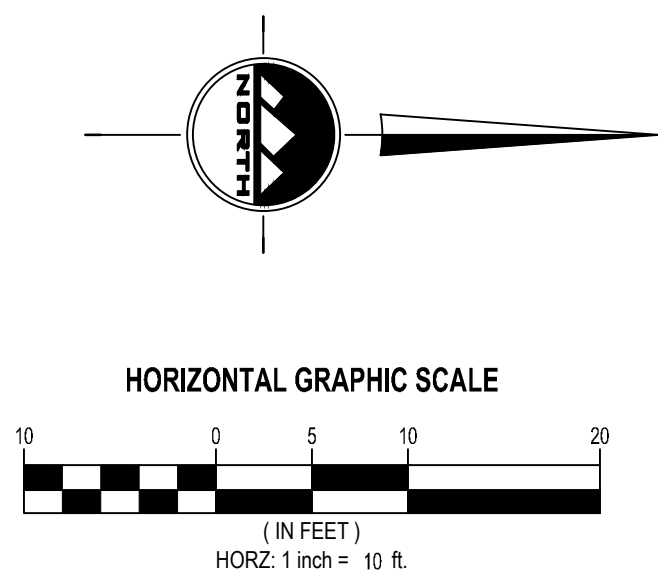
BENCHMARK
SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27



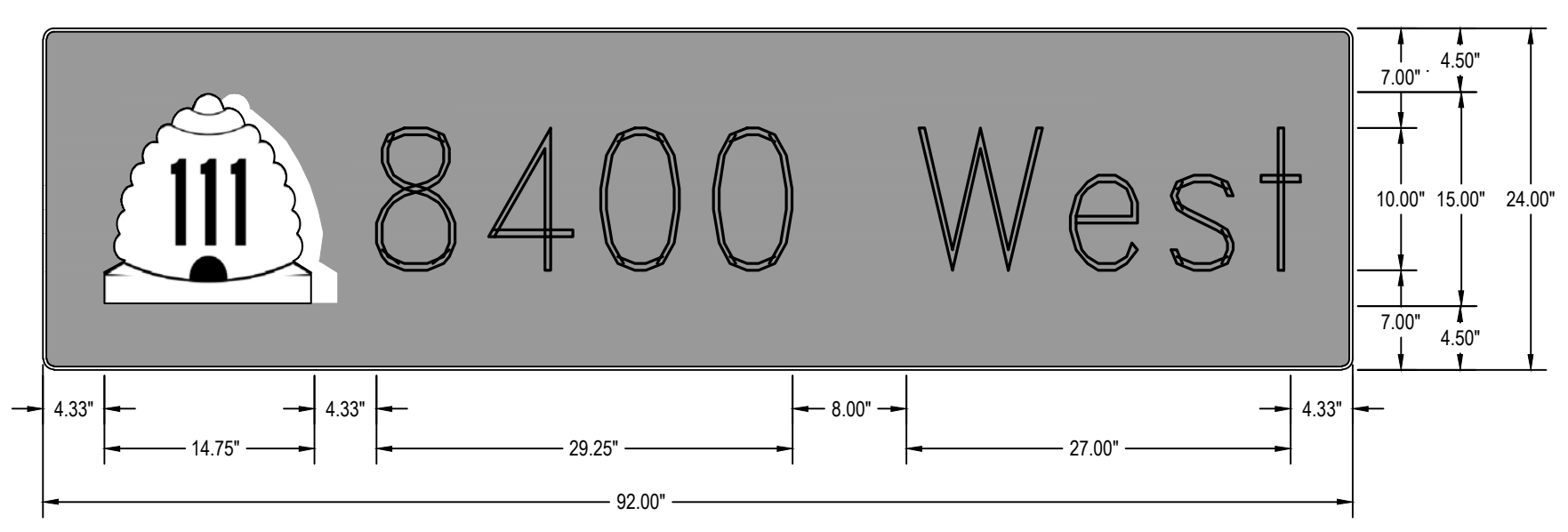
- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1 INSTALL DILEMMA ZONE RADAR EQUIPMENT, REQUIRED AT END OF MAST ARM
 - 2 INSTALL LIDAR SENSOR EQUIPMENT.
 - 3 EXISTING MAST ARMS. WORK IS NOT TO DISTURB EXISTING ARMS OR ATTACHED EQUIPMENT.
 - 4 TYPE-B JUNCTION BOX REQUIRED PER UDOT SPECIFICATION STANDARD SPEC 02892.
 - 5 INSTALL TYPE-I SIGNAL HEAD PER UDOT STANDARDS AND SPECIFICATIONS (THRU MOVEMENT).
 - 6 INSTALL MAST-ARM MOUNTED STREET NAME SIGN.
 - 7 INSTALL 40' LUMINAIRE EXTENSION WITH 15' ARM AND TYPE B 400W LED LUMINAIRE.
 - 8 INSTALL VIBRATION MITIGATOR.
 - 9 EXIST SIGNAL CABINET AND SERVICE PEDESTAL.
 - 10 INSTALL TWO IP RADIO ANTENNAS MOUNTED TO LUMINAIRE EXTENSION. CONTACT BRAD CAMERON (801-887-3719) FOR A UDOT APPROVED INTEGRATOR TO AIM THE RADIOS.
 - 11 INSTALL TYPE-I SIGNAL HEADS AND MAST-ARM MOUNTED STREET NAME SIGN TO BE ALIGNED WITH RECEIVING LANE AS SHOWN.
 - 12 INSTALL (6) 2" CONDUITS. (SEE TRENCHING AND BORING INFORMATION)
 - 13 ABANDON EXISTING CONDUITS IN PLACE.
 - 14 INSTALL PEDESTRIAN HEAD AND PEDESTRIAN BUTTON ON MAST ARM POLE.
 - 15 INSTALL TYPE-VI SIGNAL HEAD (FYA) PER UDOT STANDARDS AND SPECIFICATIONS. INSTALL RS10-21ex SIGN (YIELD ON FYA) ON THE MAST ARM NEXT TO THE SIGNAL HEAD (PROTECTED/PERMISSIVE LEFT TURN MOVEMENT)
 - 16 NOT USED

- GENERAL NOTES**
1. ALL WORK TO BE DONE AND MATERIALS USED MUST BE IN ACCORDANCE WITH UDOT STANDARDS AND SPECIFICATIONS (2026 EDITION).
 2. UDOT STANDARDS AND SPECIFICATIONS REQUIRE ALL SIGNAL HEADS TO BE CENTERED ON THE RECEIVING LANE.
 3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DAVE MOUNT FOR SIGNAL ACTIVATION AND ASSOCIATED COMPONENTS. PROVIDE ADVANCE NOTICE OF AT LEAST EIGHT WORKING DAYS.
 4. CONTACT DAVE MOUNT FOR DIRECTION REGARDING RADAR SENSOR PLACEMENT. ADVANCE NOTICE OF AT LEAST TWO WORKING DAYS IS REQUIRED.

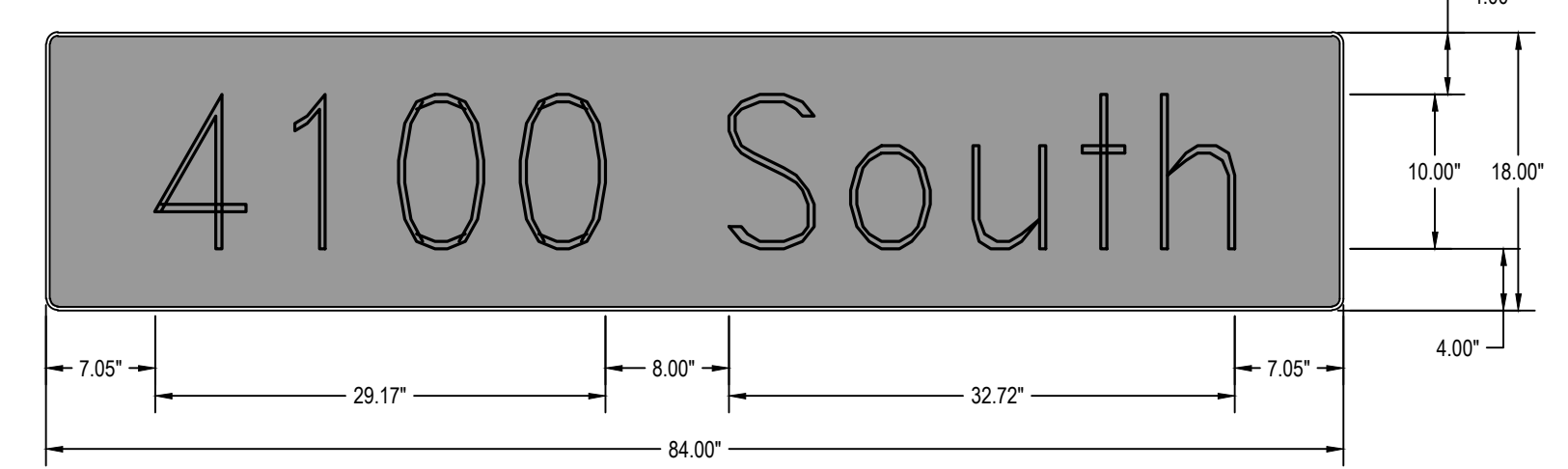
MAST ARM NUMBER	SIGNAL MAST ARM LENGTHS	
	EXISTING LENGTH (FT)	PROPOSED LENGTH (FT)
P1	75	-
P2	30	40
P3	65	80
P4	65	-



STREET NAME SIGN DETAILS



1.50" RADIUS, 0.50" BORDER, WHITE ON GREEN;
"8400 West" SERIES C FONT;



1.50" RADIUS, 0.50" BORDER, WHITE ON GREEN;
"4100 South" SERIES C FONT;

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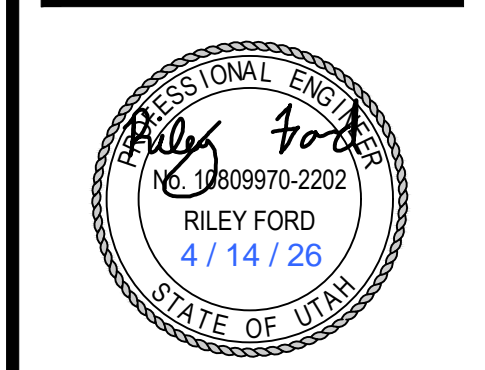
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GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



PROPOSED CONDITIONS

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

U-2.0



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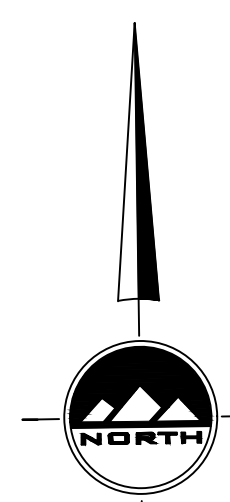
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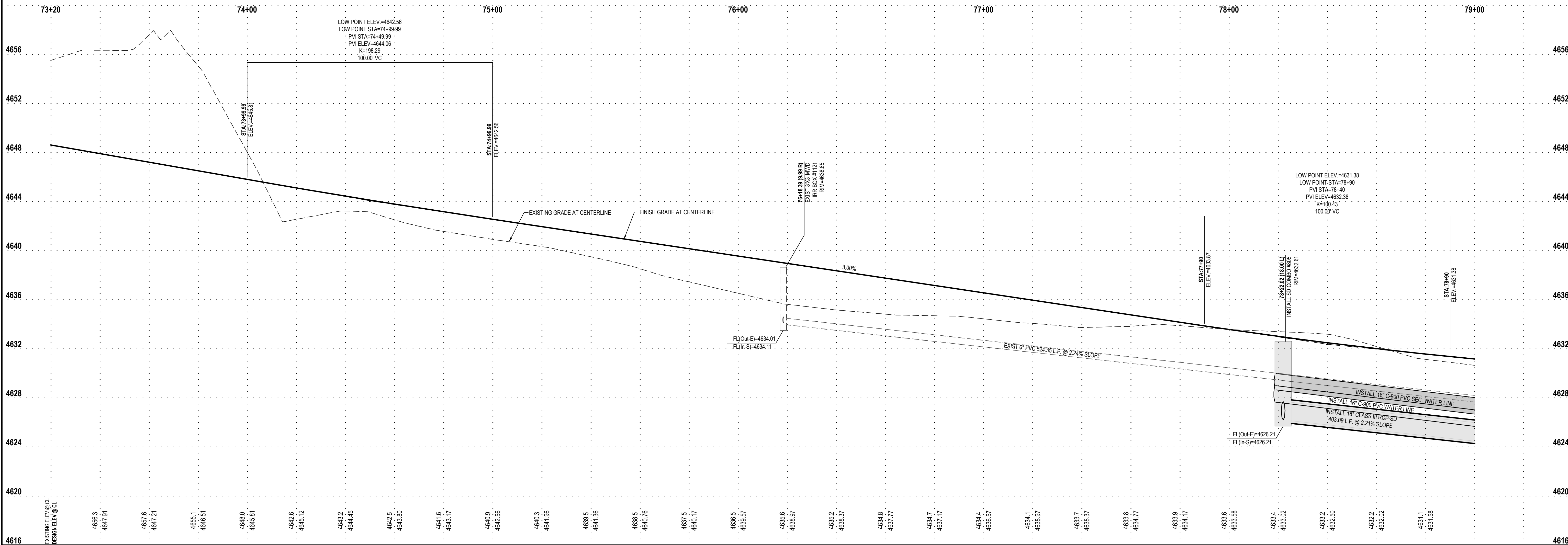
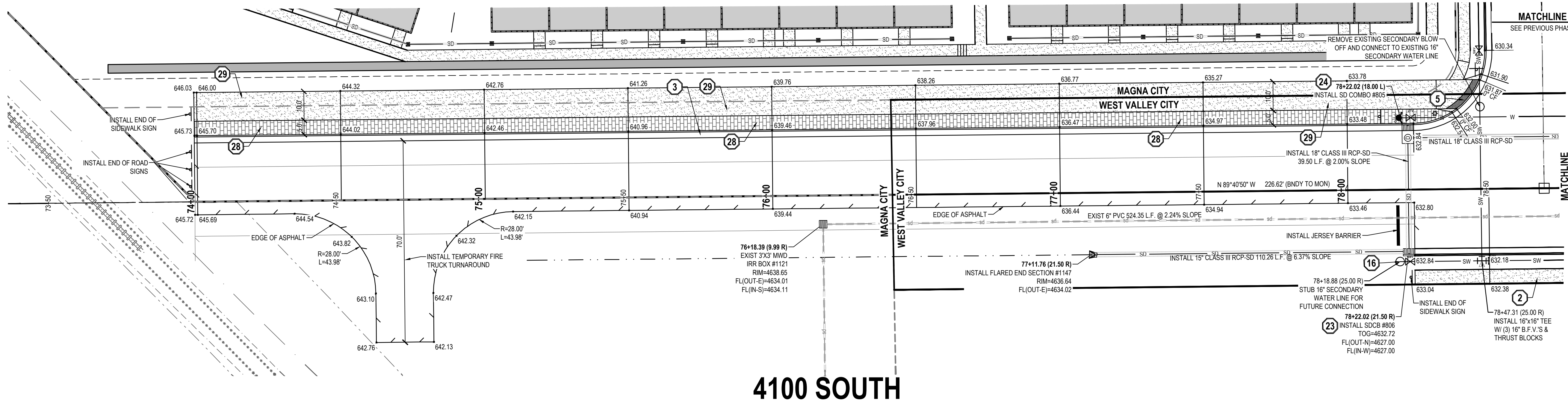
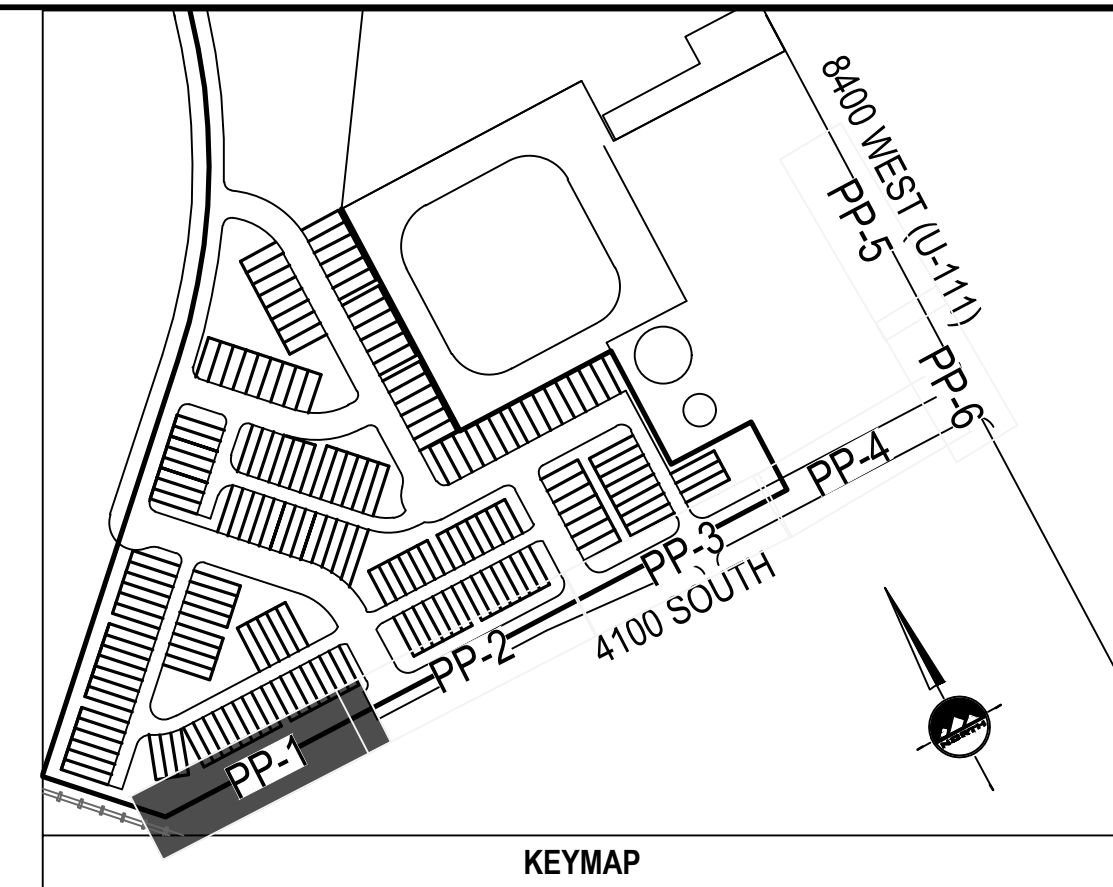
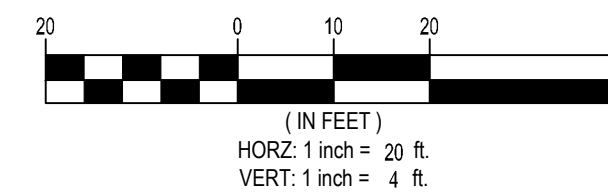
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- 29 SHARED USE CONCRETE TRAIL PER DETAIL 21C-508.



HORIZONTAL GRAPHIC SCALE



THE STANDARD IN ENGINEERING

SALT LAKE CITY
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Sandy, UT 84070
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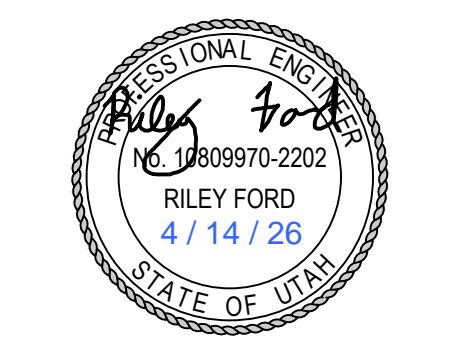
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FOR:
DR. HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTRACT:
ADAM LOSER
PHONE: (801) 404-8368

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



4100 SOUTH
PLAN AND PROFILE

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26

DRAWN BY: JBG
CHECKED BY: RWF

PROJECT MANAGER: RWF

PP-1



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BENCHMARK

SOUTH QUARTER CORNER
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TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

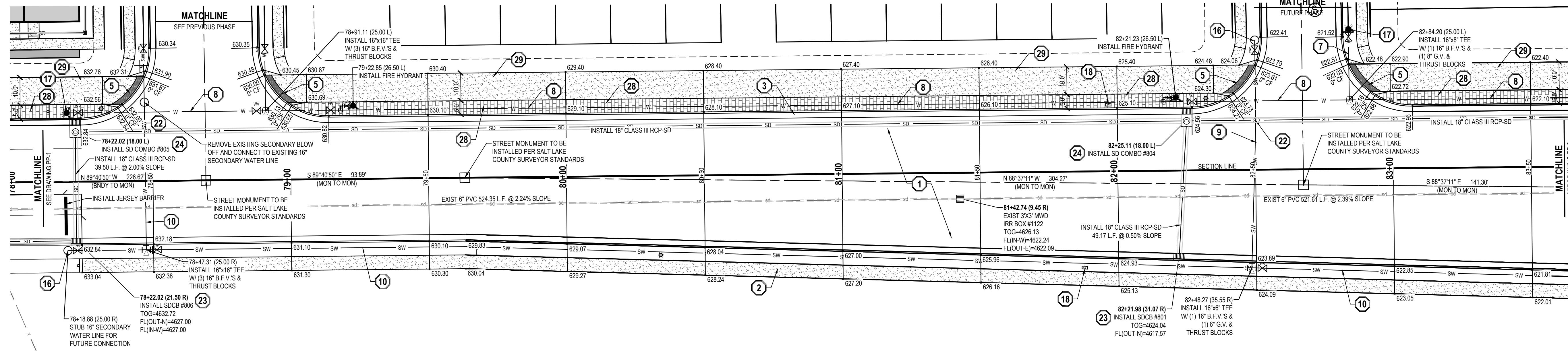
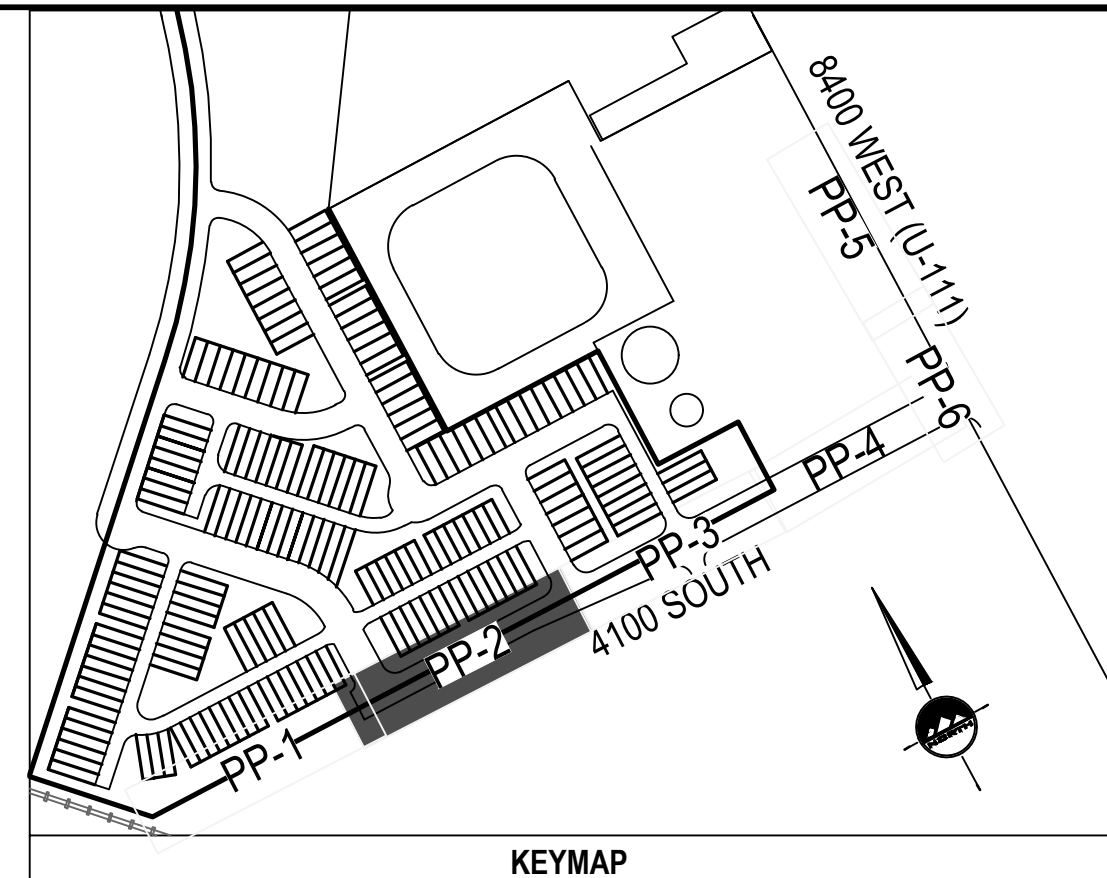
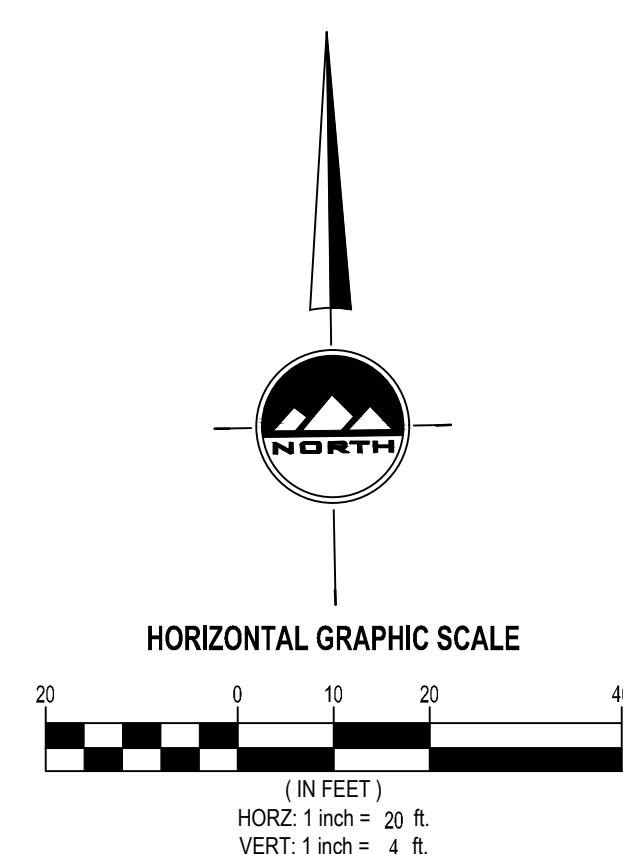
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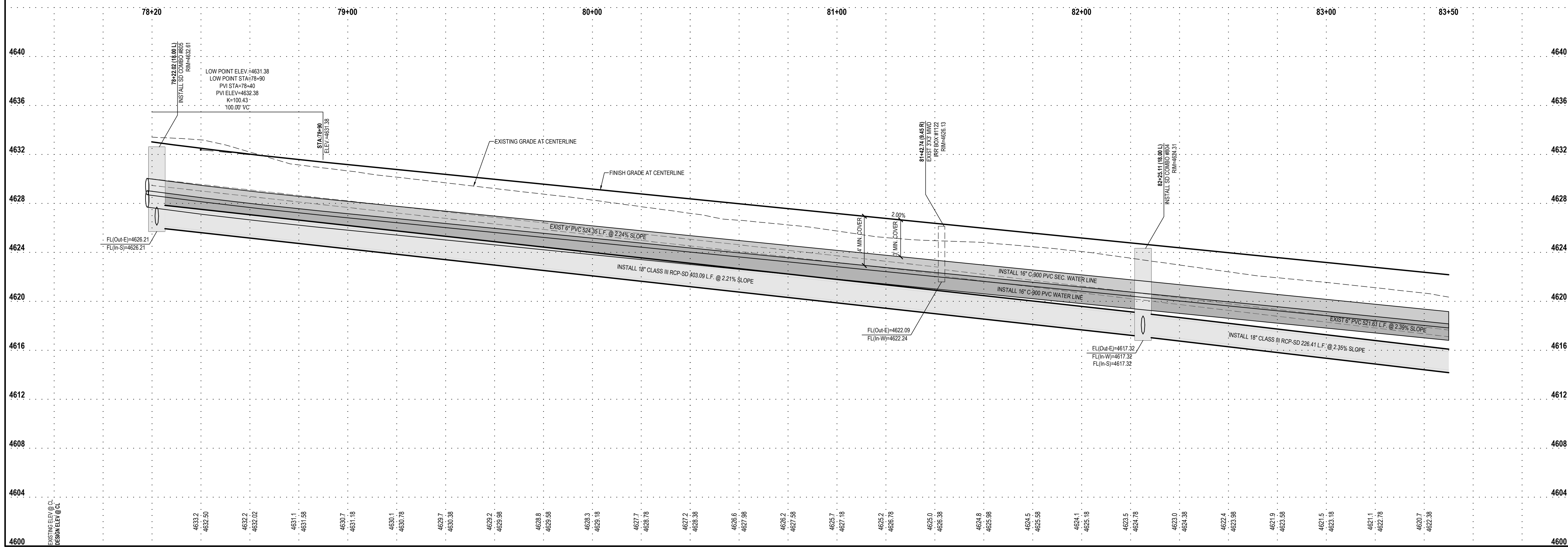
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4100 SOUTH



EN SIGN
THE STANDARD IN ENGINEERING

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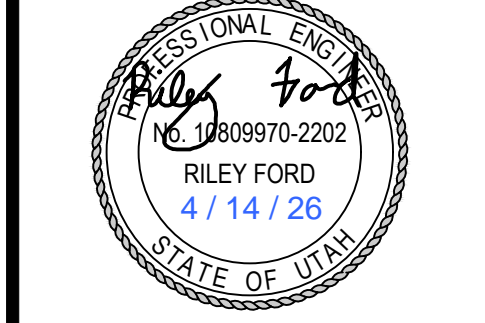
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CONTACT:
ADAM LOSER
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GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



**4100 SOUTH
PLAN AND PROFILE**

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

PP-2



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BENCHMARK

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SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

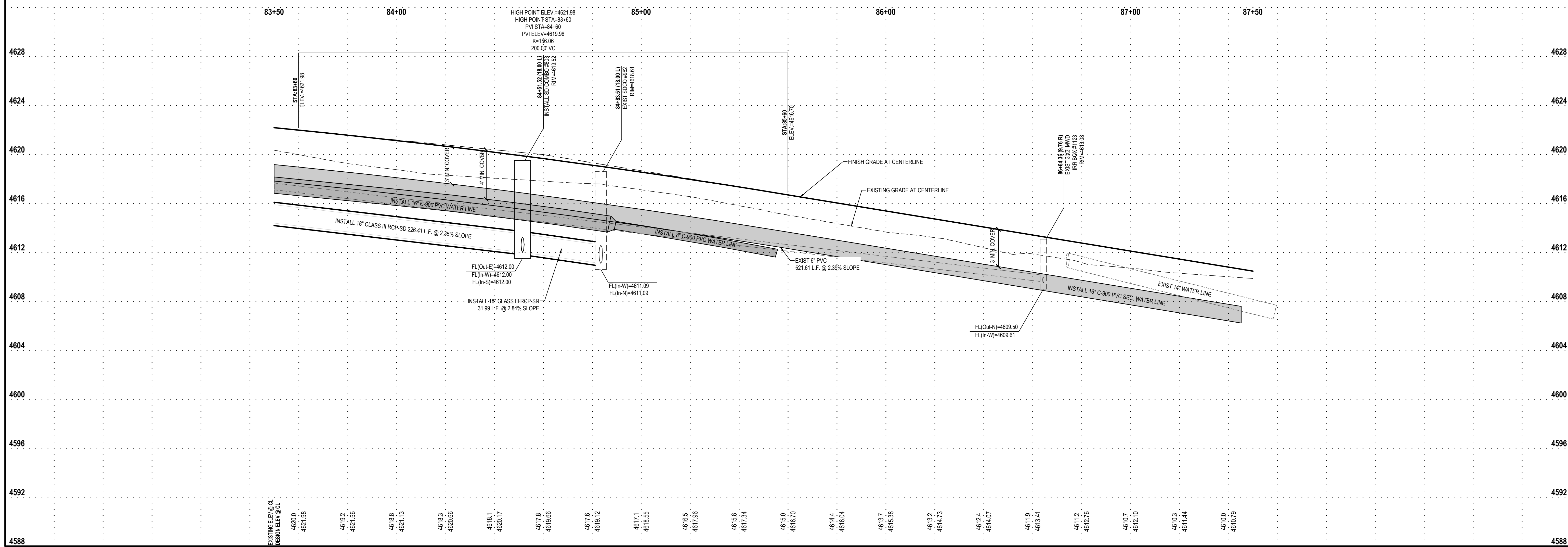
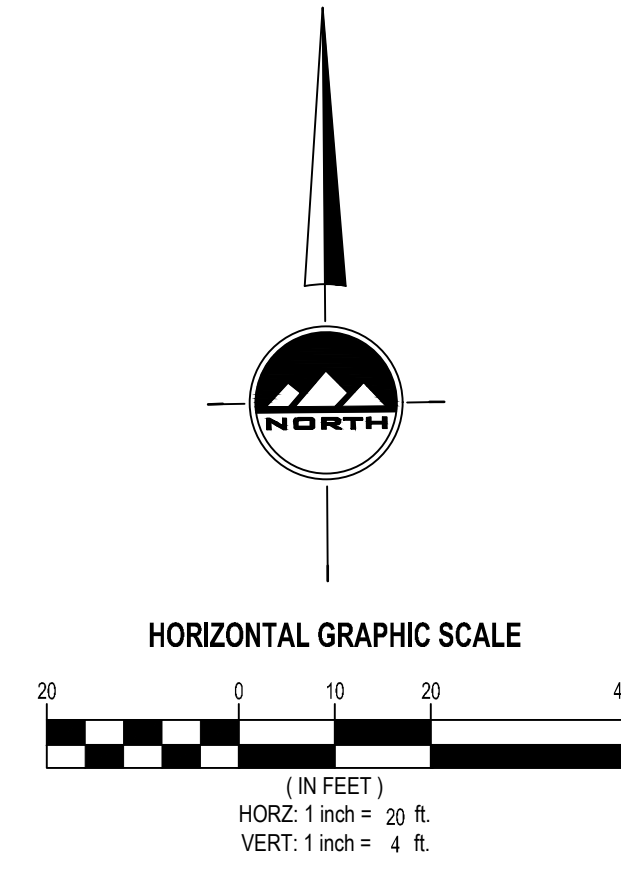
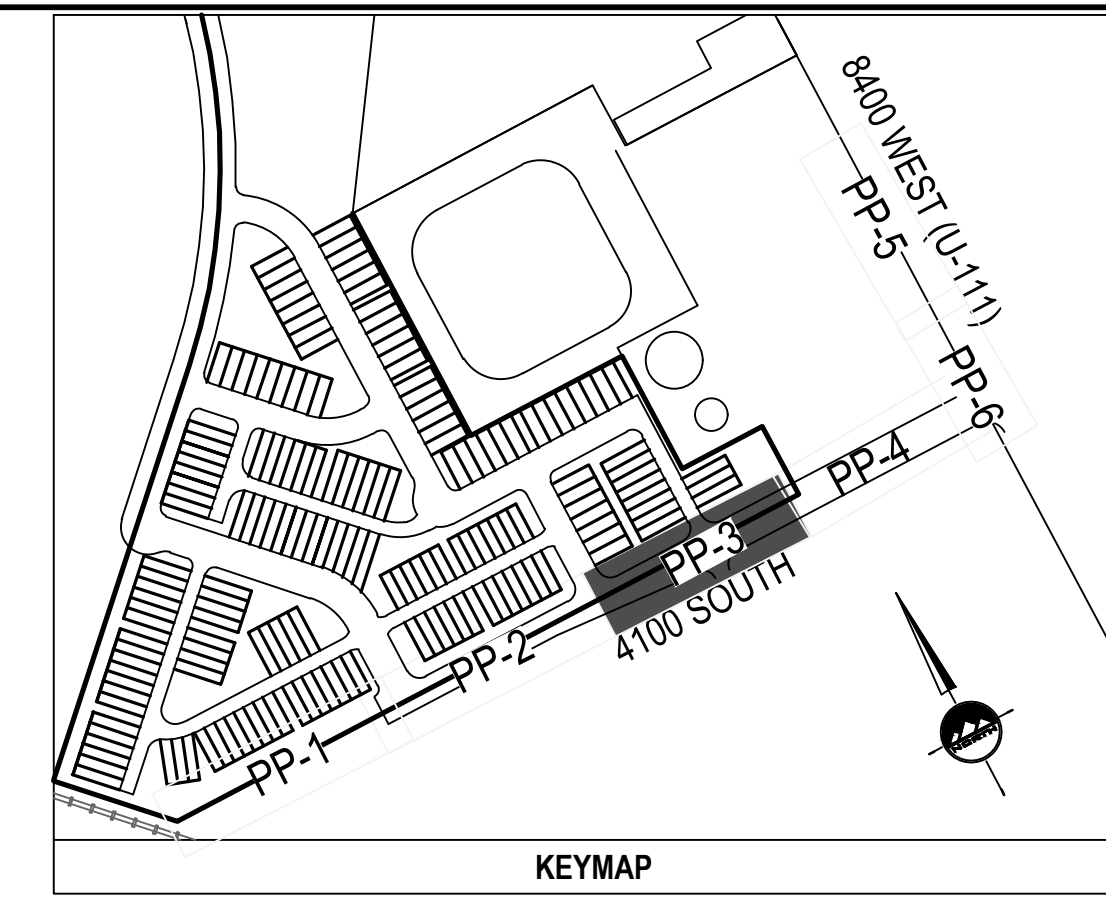
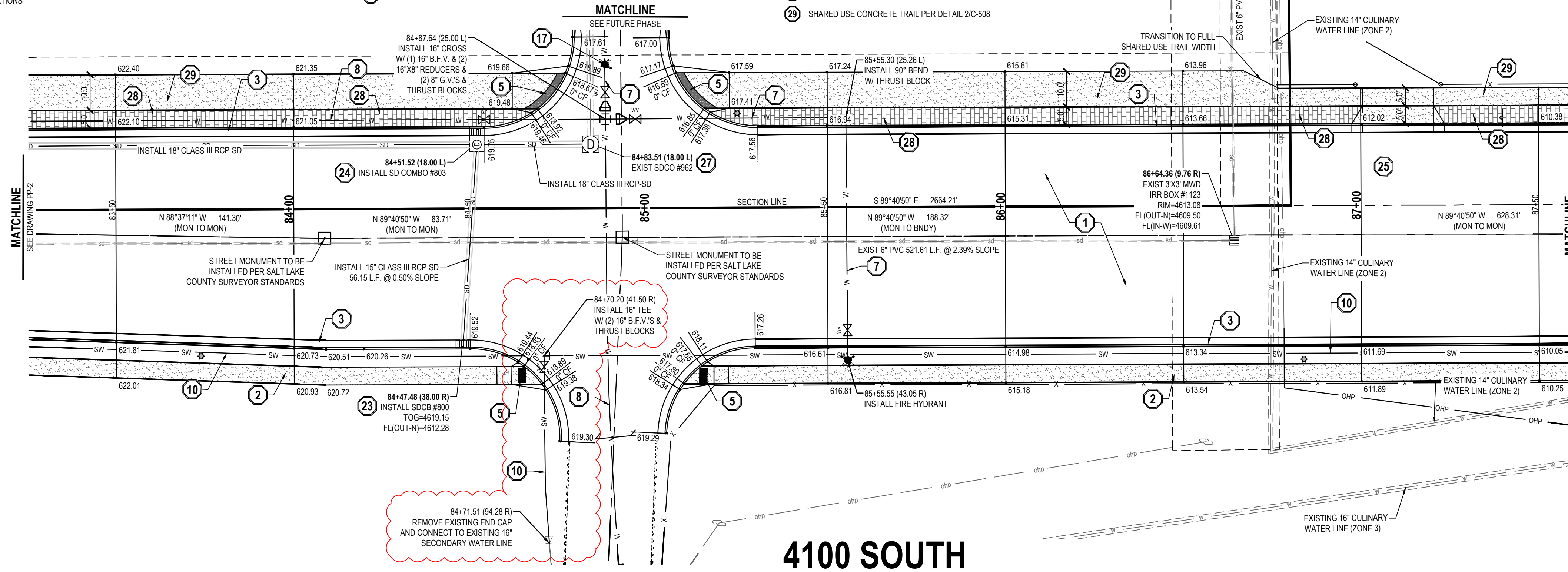
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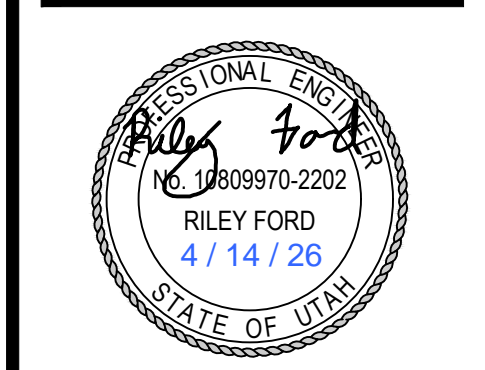
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FOR:
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PHONE: (801) 404-8368

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



NO.	DATE	REVISION	BY
1	03/27/24	REVISED STORMDRAIN	RWF
2			
3			
4			
5			
6			
7			
8			

**4100 SOUTH
PLAN AND PROFILE**

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

PP-3



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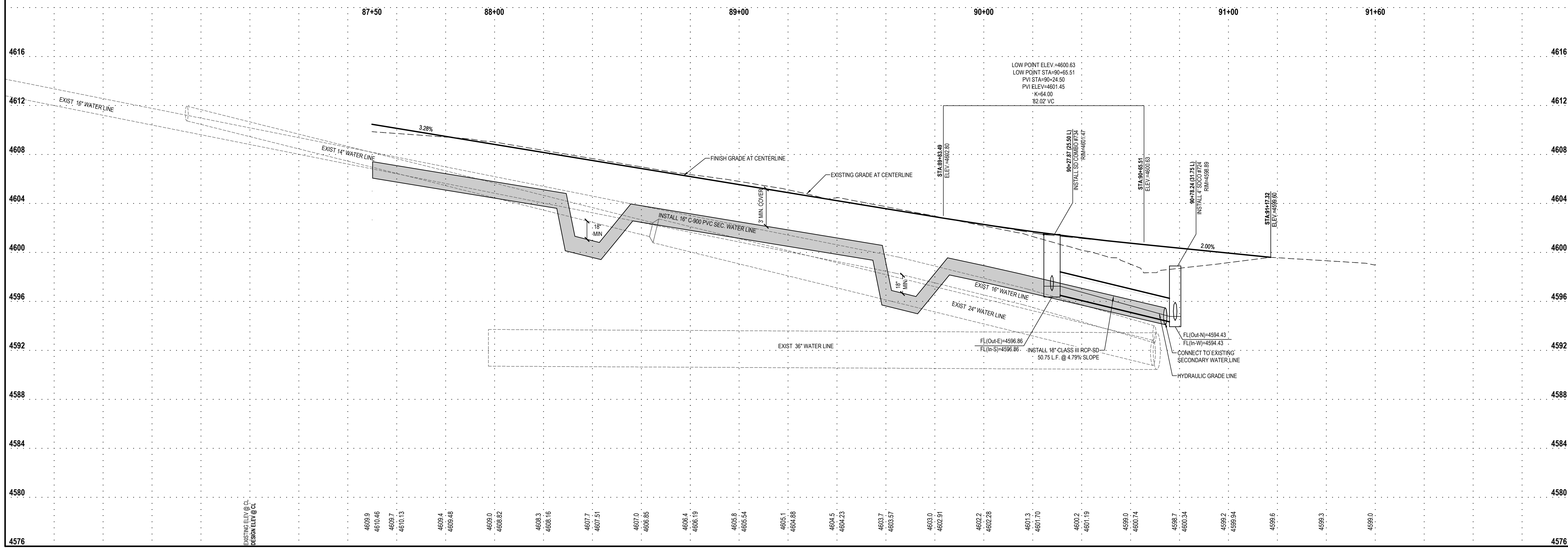
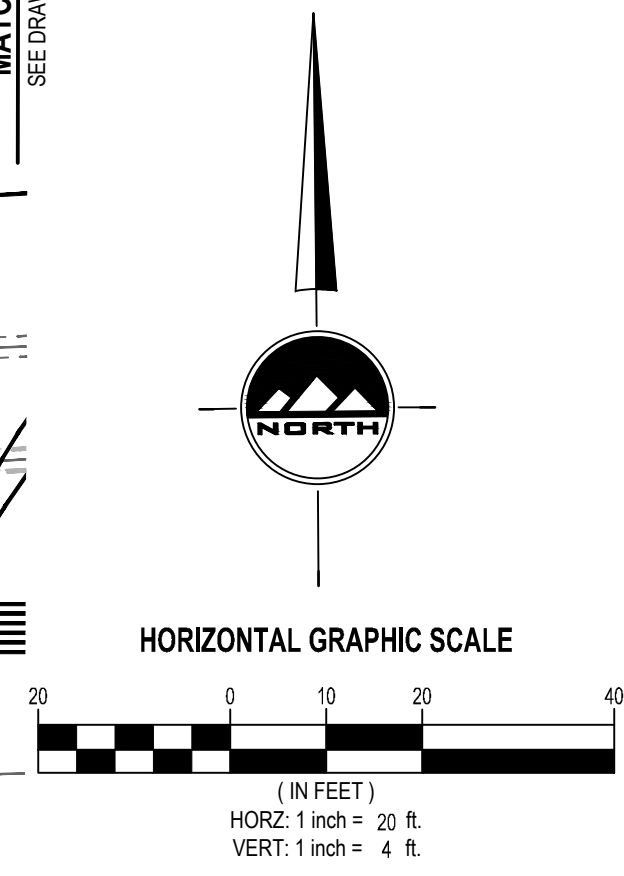
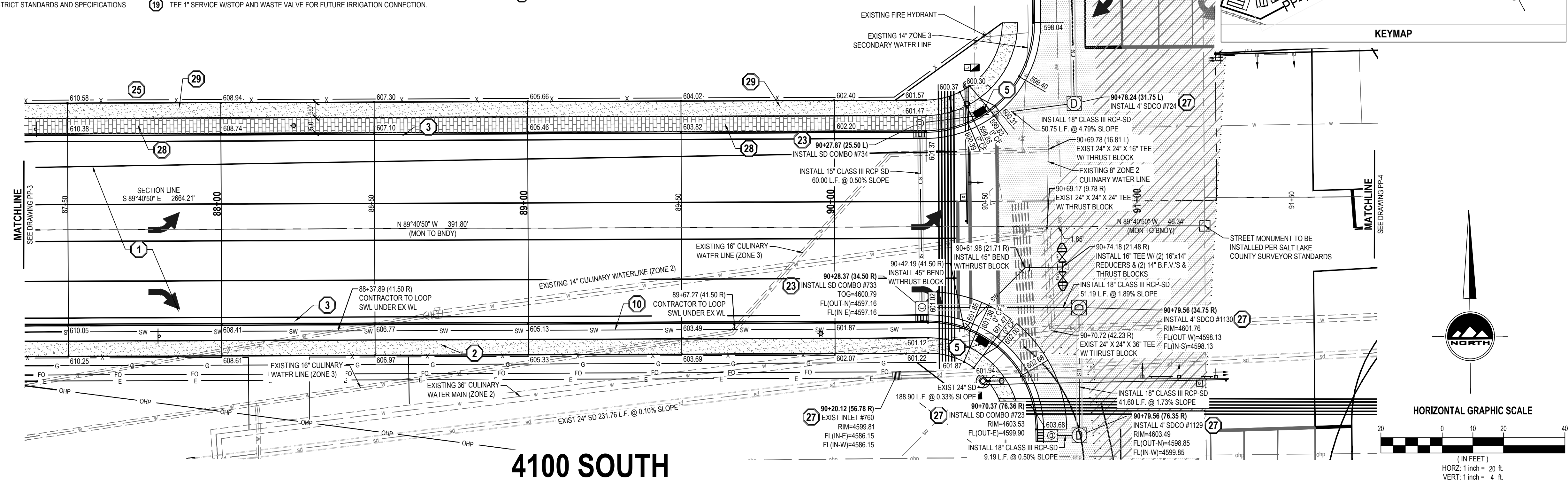
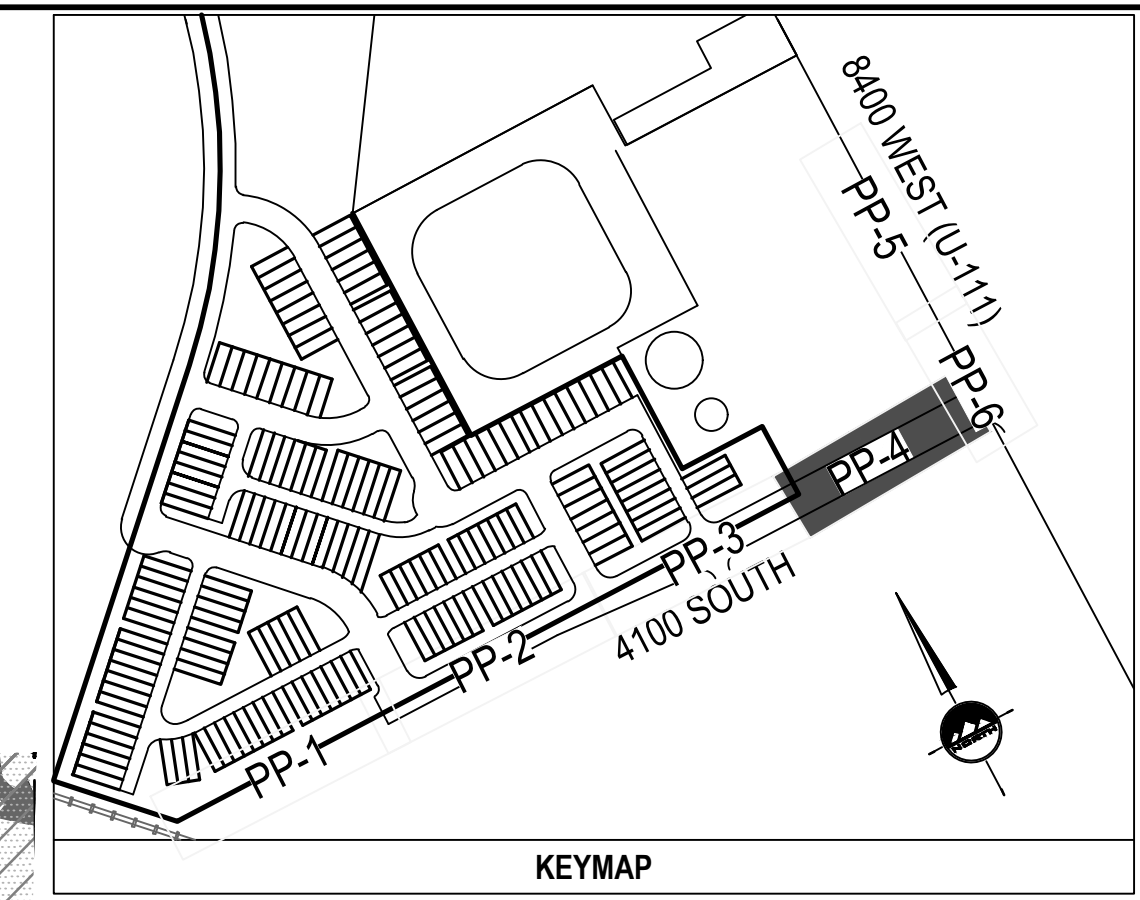
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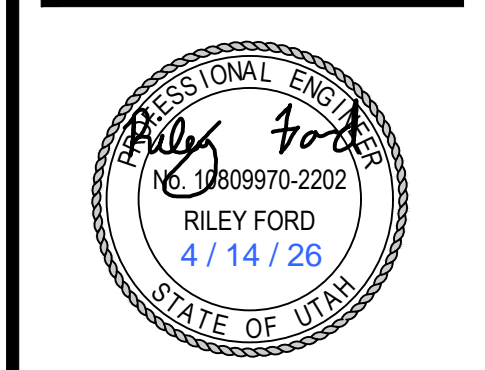
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**4100 SOUTH
PLAN AND PROFILE**

PROJECT NUMBER: 8106 PRINT DATE: 4/14/26
 DRAWN BY: JBG CHECKED BY: RWF
 PROJECT MANAGER: RWF

PP-4



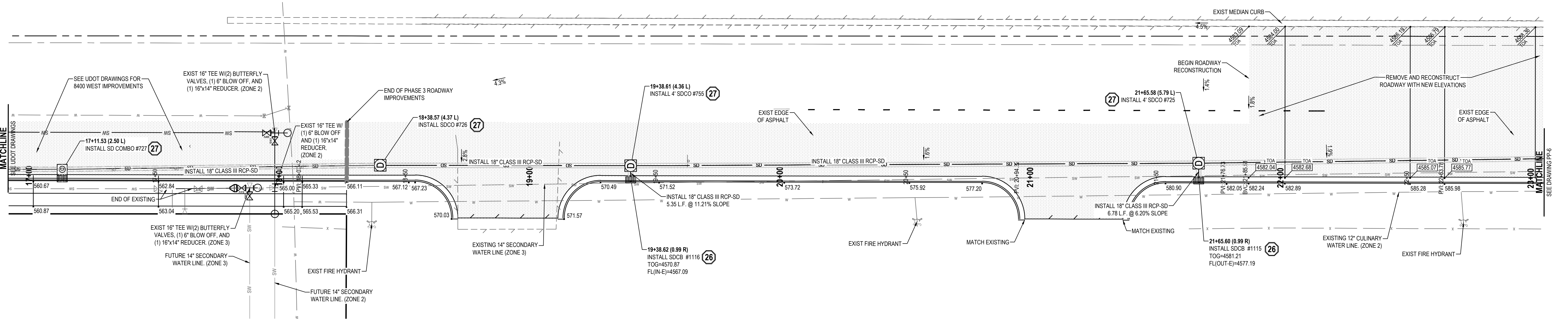
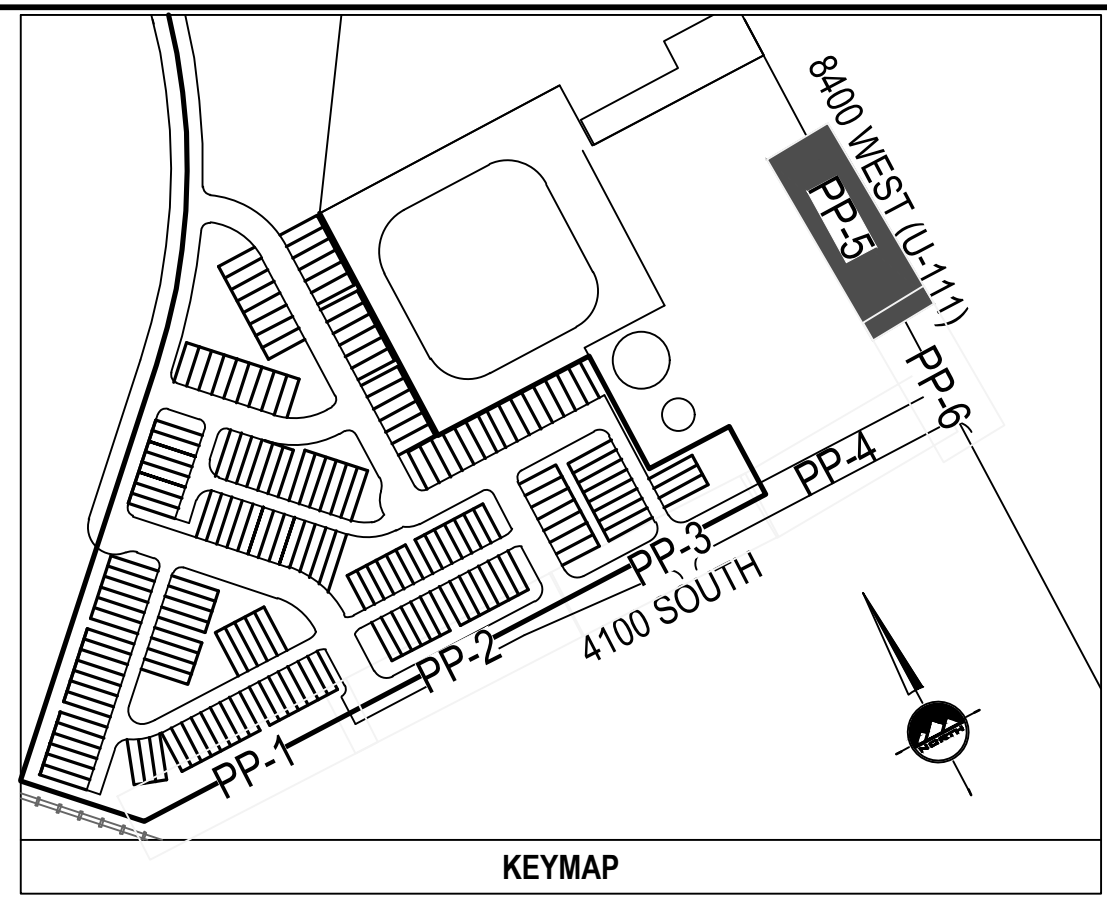
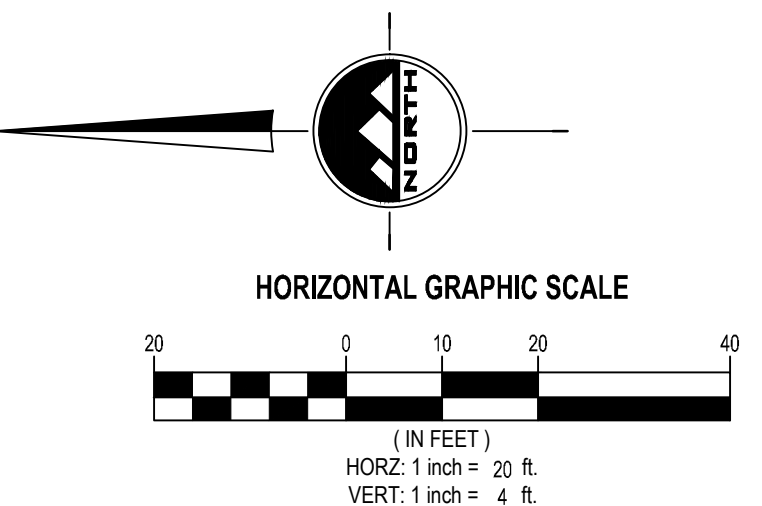
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Call before you dig.

BENCHMARK

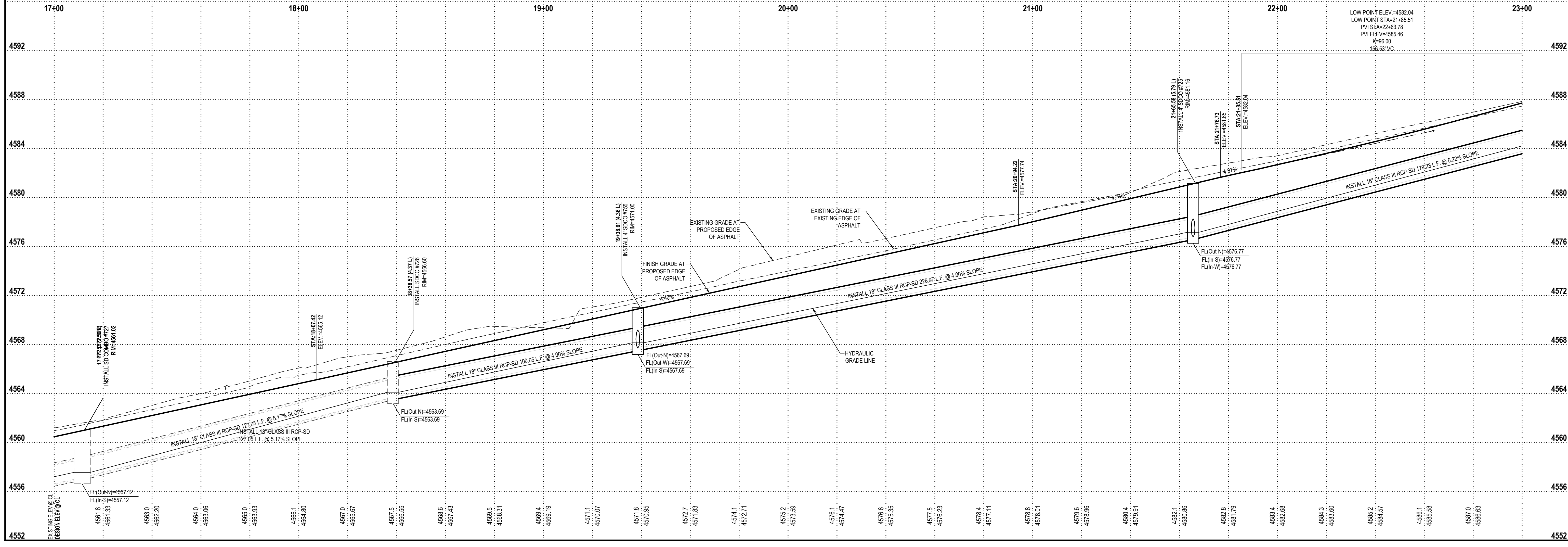
SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

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 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS C-506.
- 2 4" THICK CONCRETE SIDEWALK PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 231.
- 3 30" TYPE "A" CURB AND GUTTER PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 205.1.
- 4 24" TYPE "T" CURB AND GUTTER PER WEST VALLEY CITY STANDARDS AND SECTION 3.2.3 SPECIFICATIONS. SEE APWA PLAN 205.1.
- 5 HANDICAP ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS. SEE UDOT DETAILS PA 1-3.
- 6 "STOP" AND STREET COMBINATION SIGN PER M.U.T.C.D. STANDARD PLANS.
- 7 8" DR-18 C-900 PVC POTABLE WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 8 16" C-900 PVC POTABLE WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 9 6" DR-18 C-900 "PURPLE" SECONDARY WATER LINE PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
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- 11 4" SDR-35 PVC SANITARY SEWER LATERAL @ 2% MINIMUM SLOPE, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 12 1" CULINARY WATER METER AND SERVICE LATERAL PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 13 POTENTIAL CONFLICT, CONTRACTOR TO DEFLECT LOOP WATER UNDERNEATH STORM DRAIN PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
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- 15 1-1/2" SECONDARY WATER METER AND CONCRETE VAULT PER MAGNA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 16 INSTALL 4" SECONDARY WATER TEMPORARY BLOW OFF.
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- 29 SHARED USE CONCRETE TRAIL PER DETAIL 2/C-508.



8400 WEST



EN SIGN
THE STANDARD IN ENGINEERING

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Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

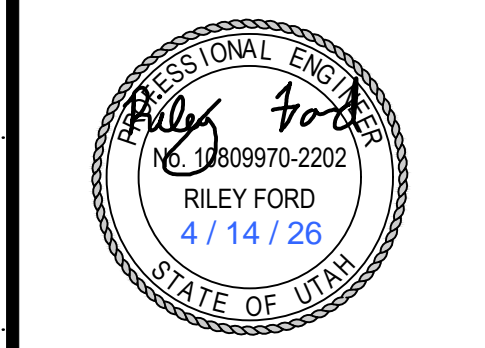
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8368

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



NO.	DATE	REVISION	BY
1	6/20/20	SD SHIFT FOR WL CONFLICT	RWF
2			
3			
4			
5			
6			
7			
8			

8400 WEST GRADING & DRAINAGE PLAN

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

PP-5



CALL BLUESTAKES
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BENCHMARK

SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

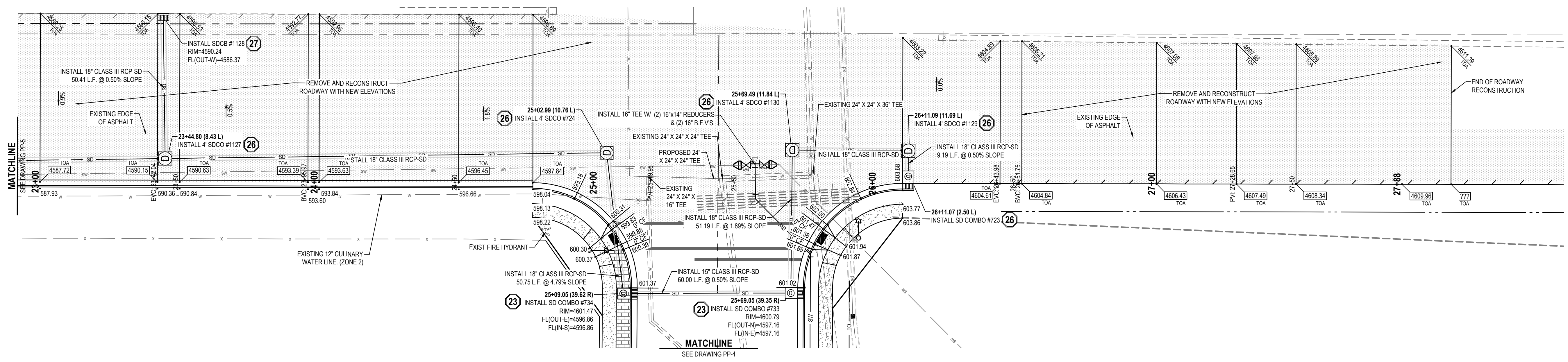
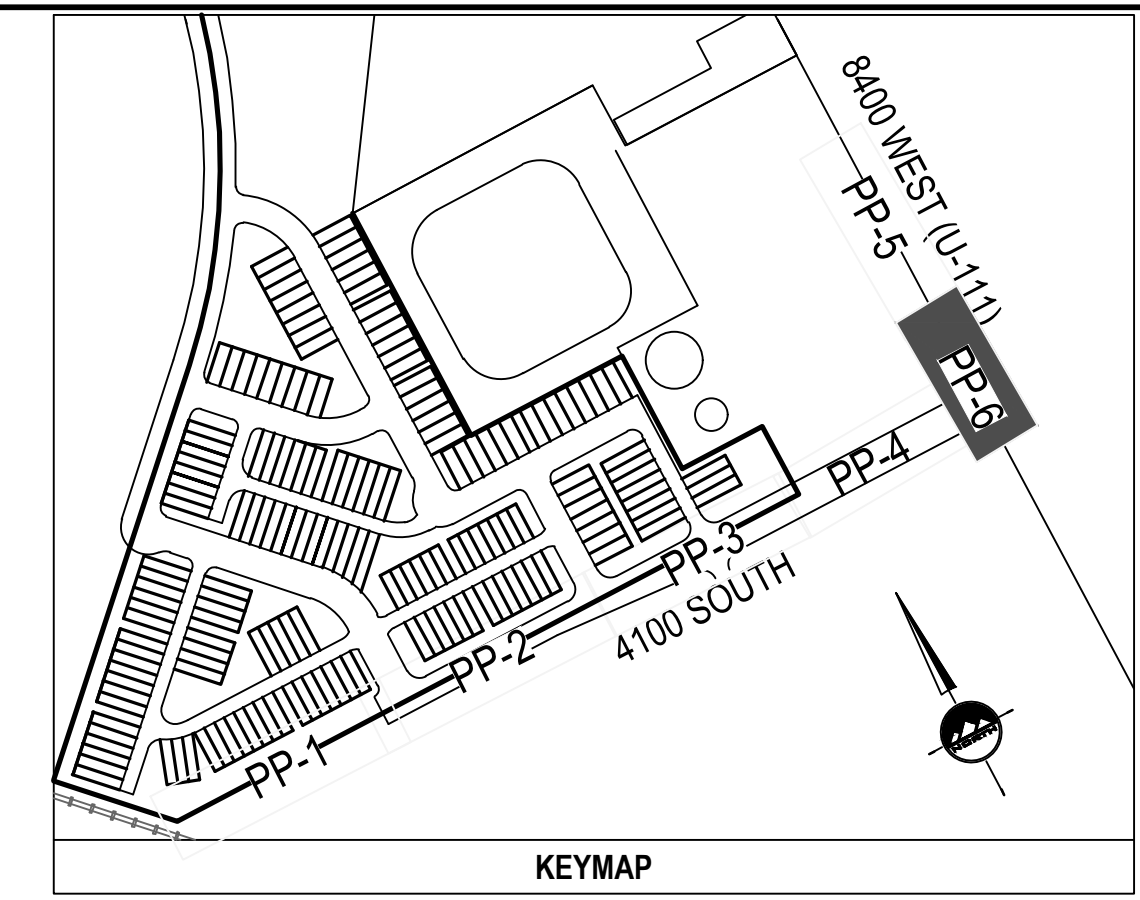
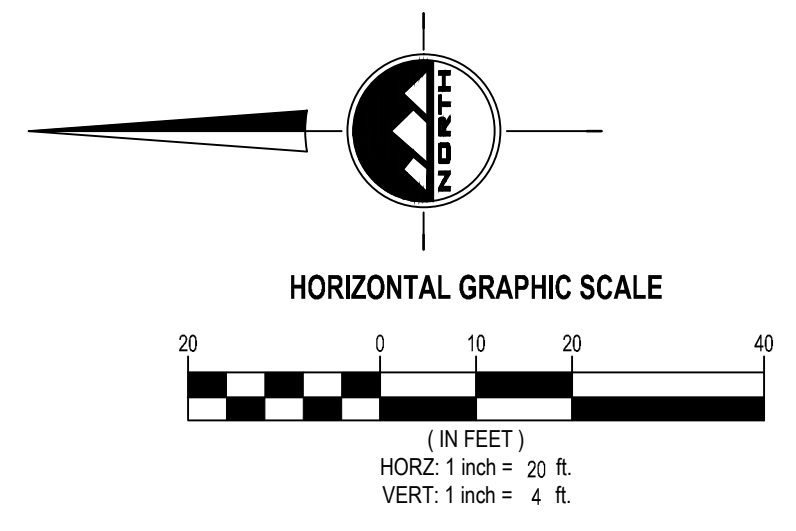
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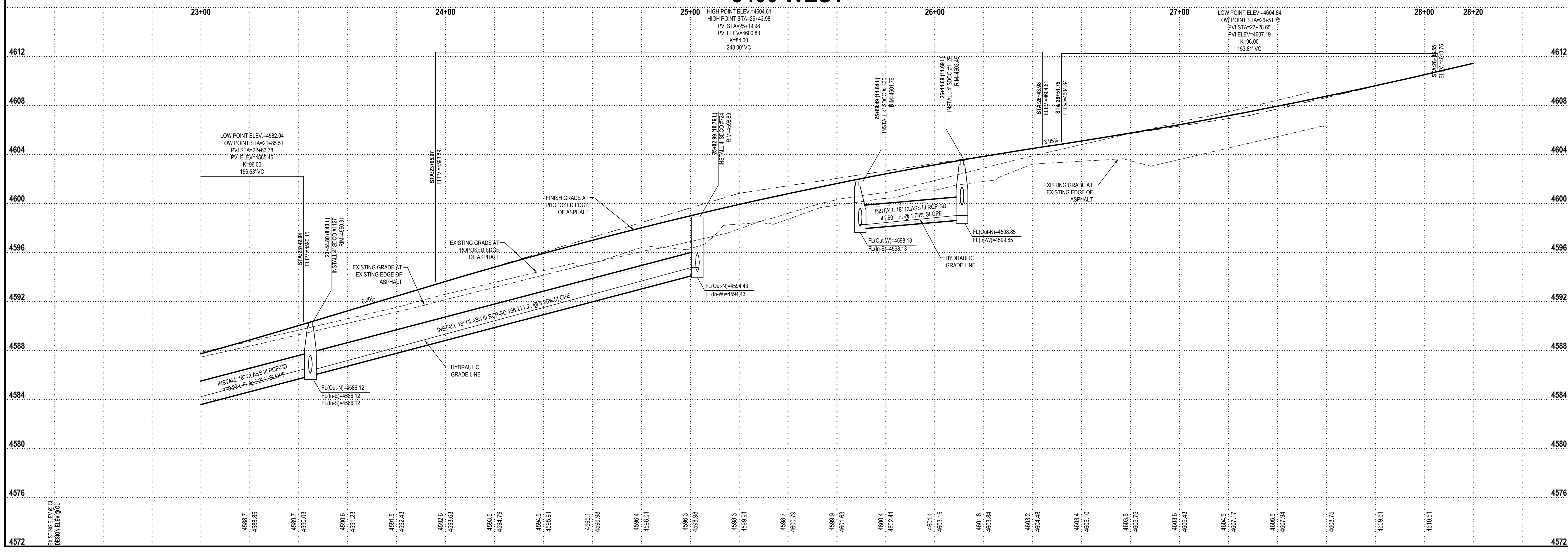
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8400 WEST



EN SIGN
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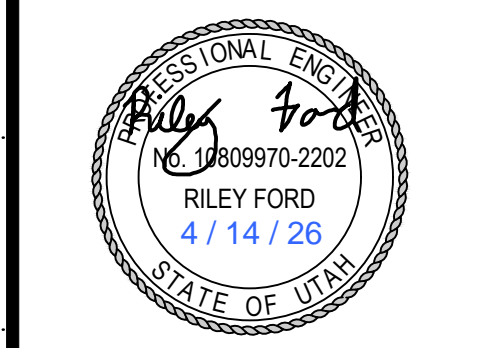
RICHFIELD
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FOR:
DR HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8368

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



NO.	DATE	REVISION	BY
1	6/12/20	SD SHIFT FOR ML CONFLICT	RWF
2			
3			
4			
5			
6			
7			
8			

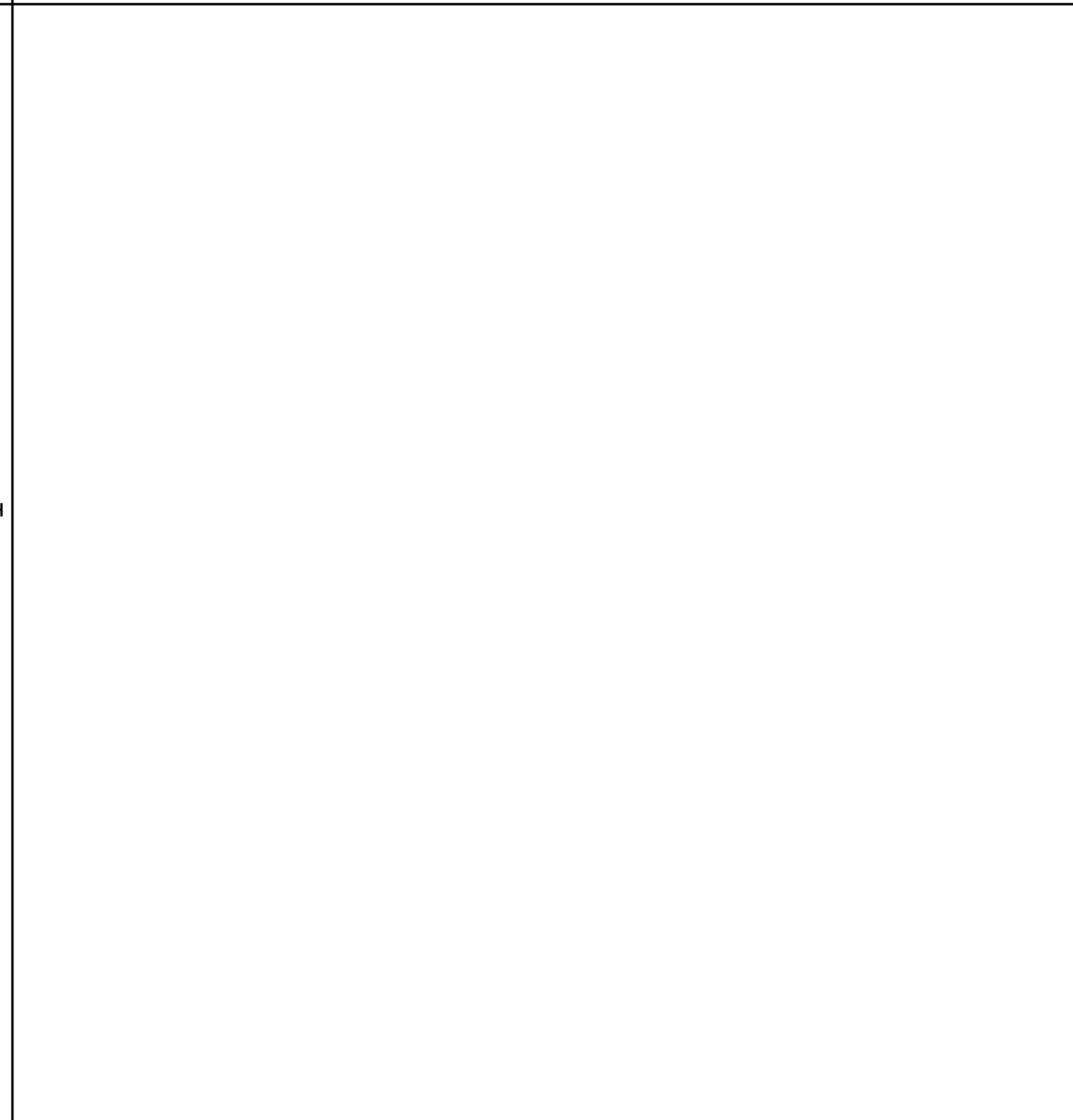
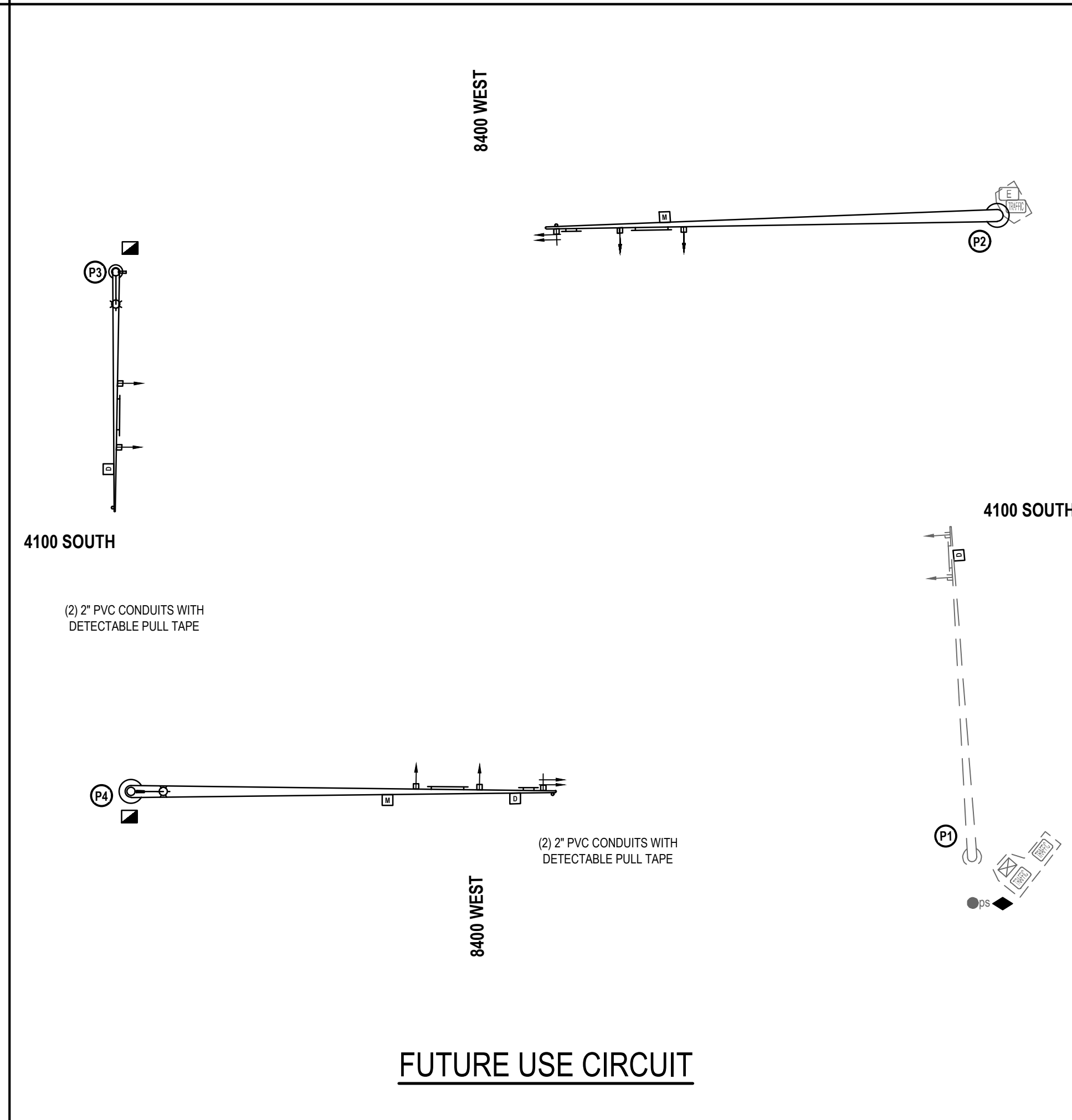
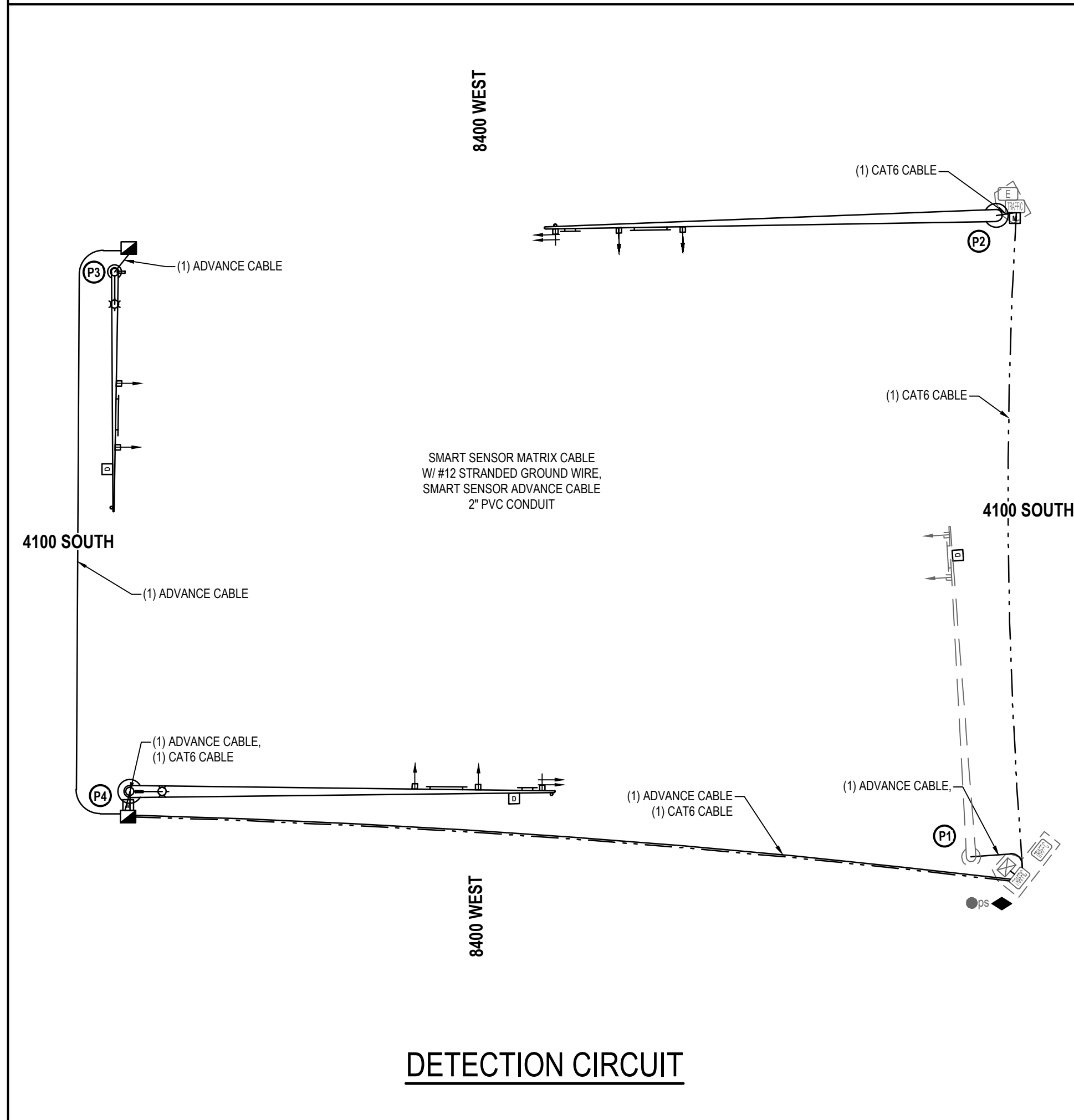
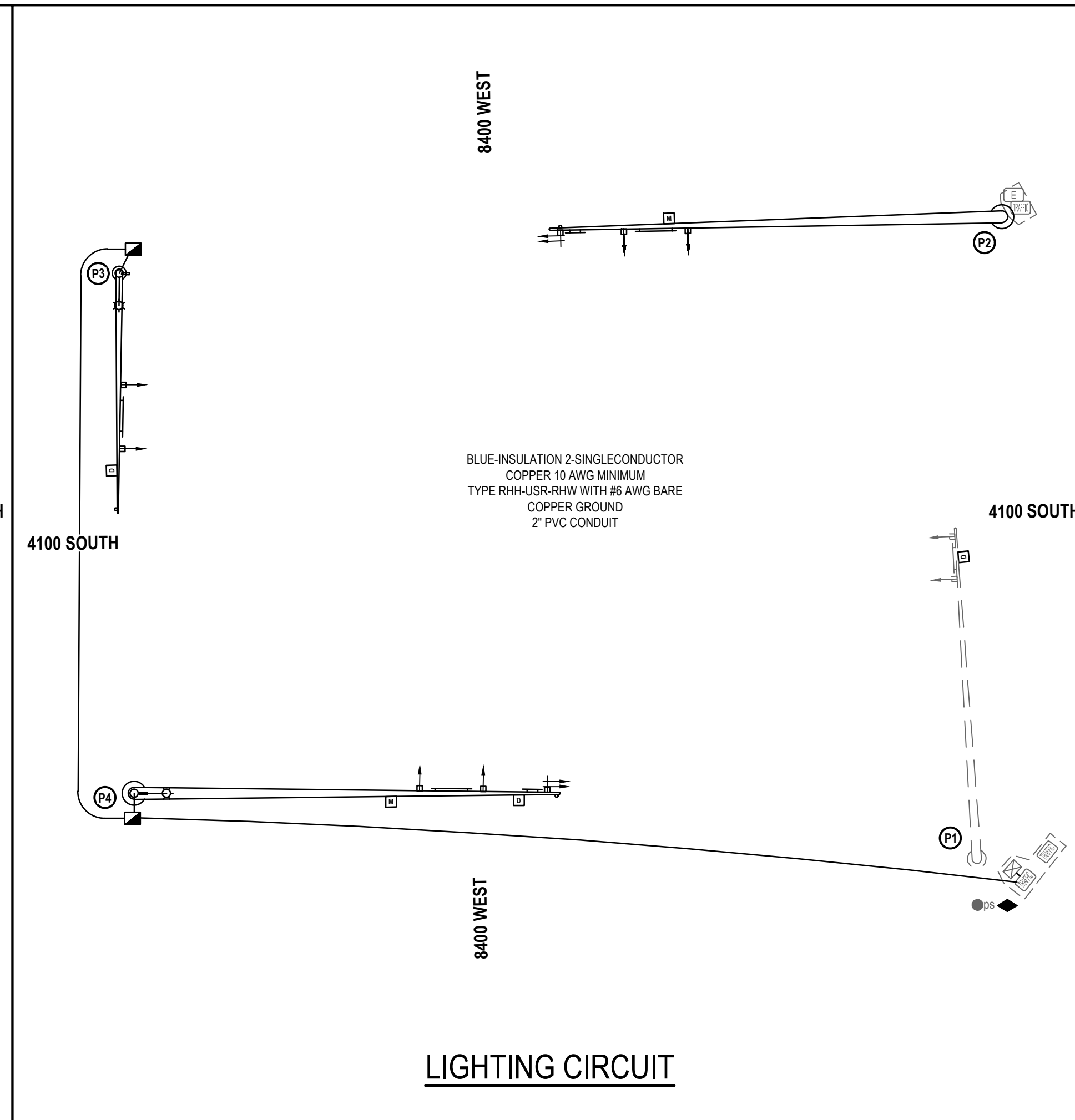
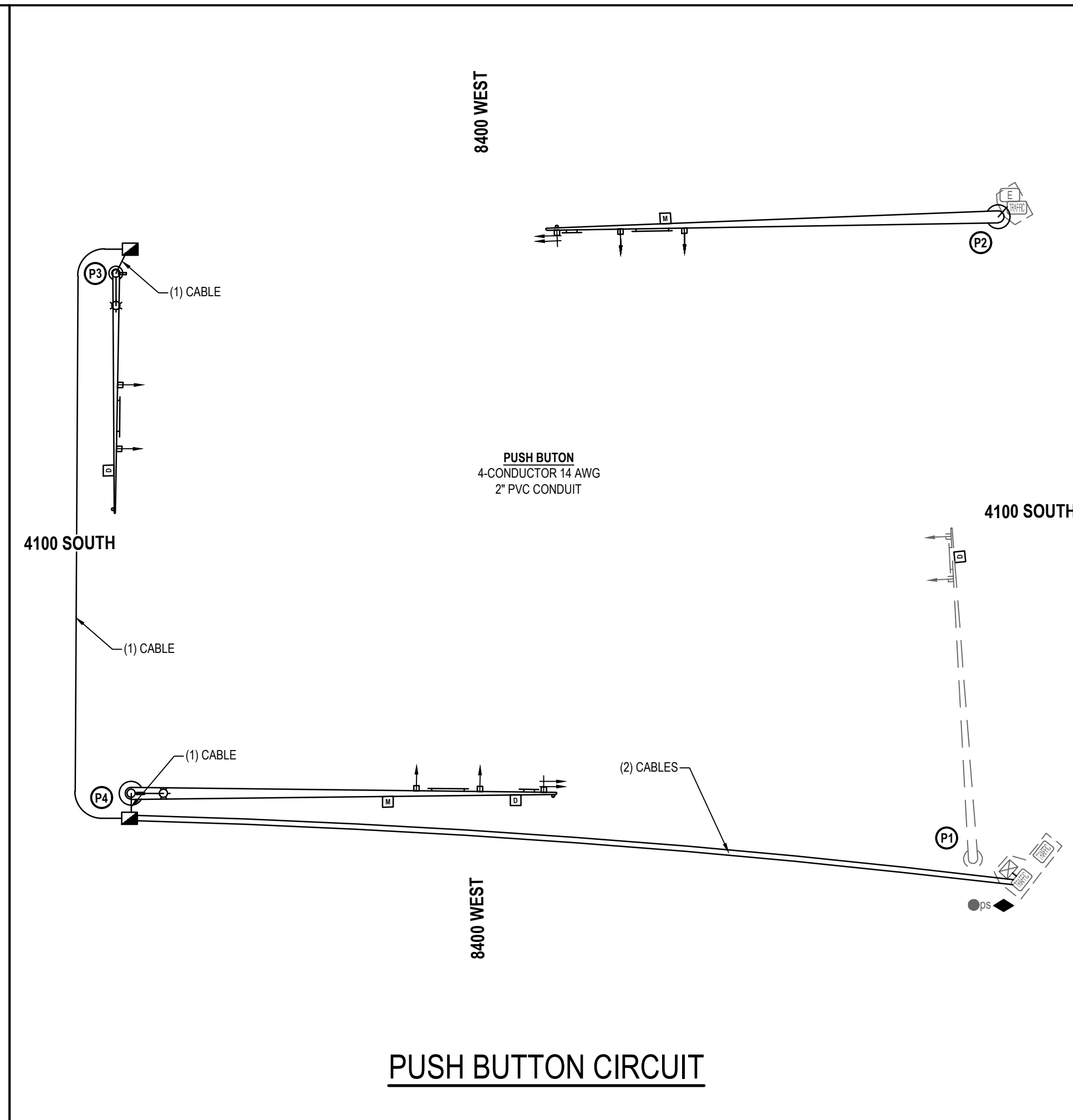
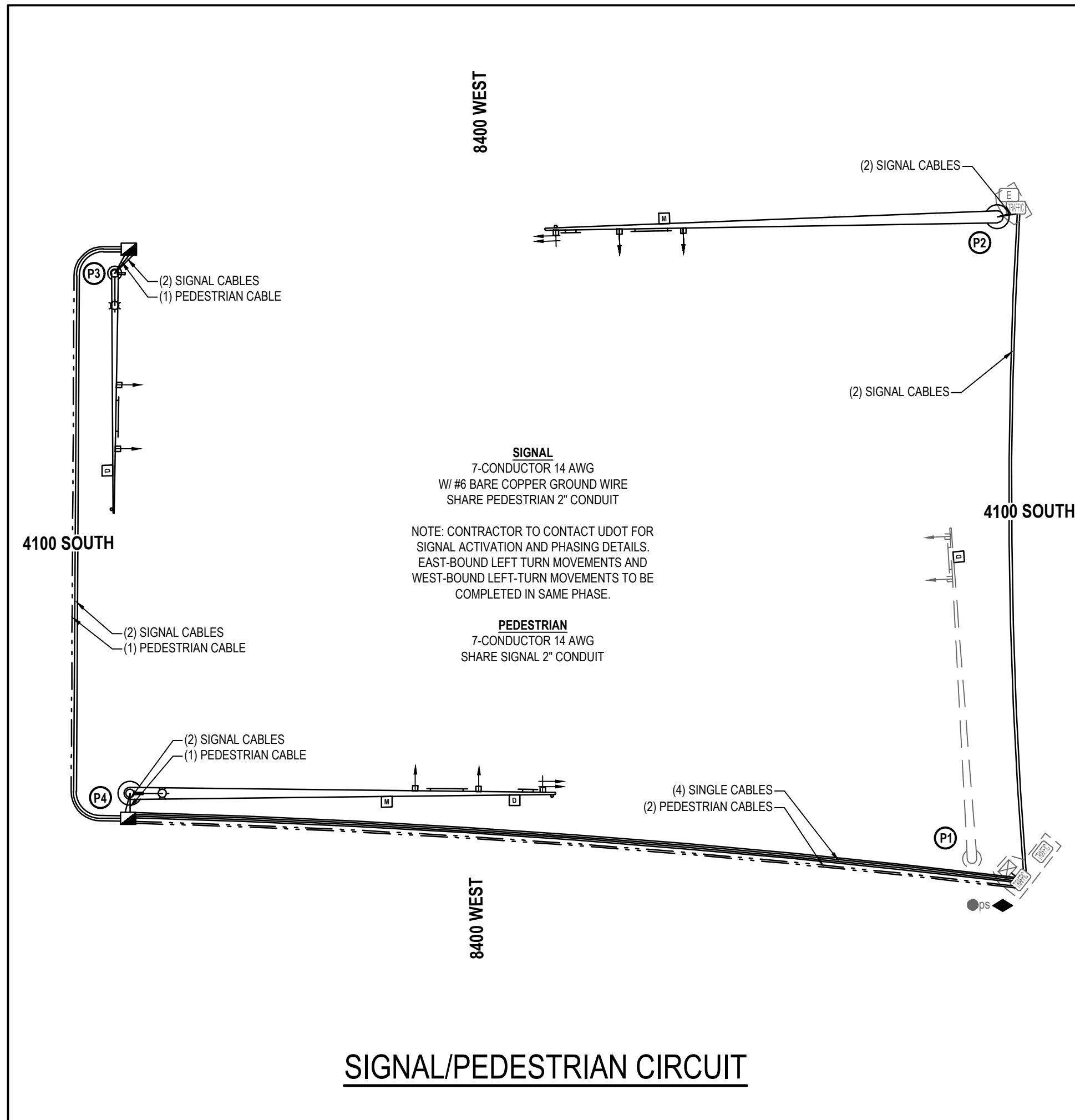
8400 WEST GRADING & DRAINAGE PLAN

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26

DRAWN BY: JBG
CHECKED BY: RWF

PROJECT MANAGER: RWF

PP-6



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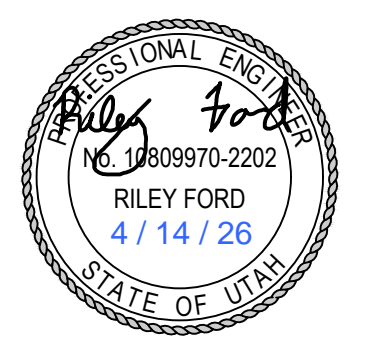
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FOR:
DR HORTON
12351 SD, GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

GATEWAY TO LITTLE VALLEY

3500 S 8400 W
MAGNA, UTAH



**SIGNALIZED
INTERSECTION
CIRCUIT DETAILS**

PROJECT NUMBER: 8106 PRINT DATE: 4/14/26
DRAWN BY: JBG CHECKED BY: RWF
PROJECT MANAGER: RWF

C-500

811
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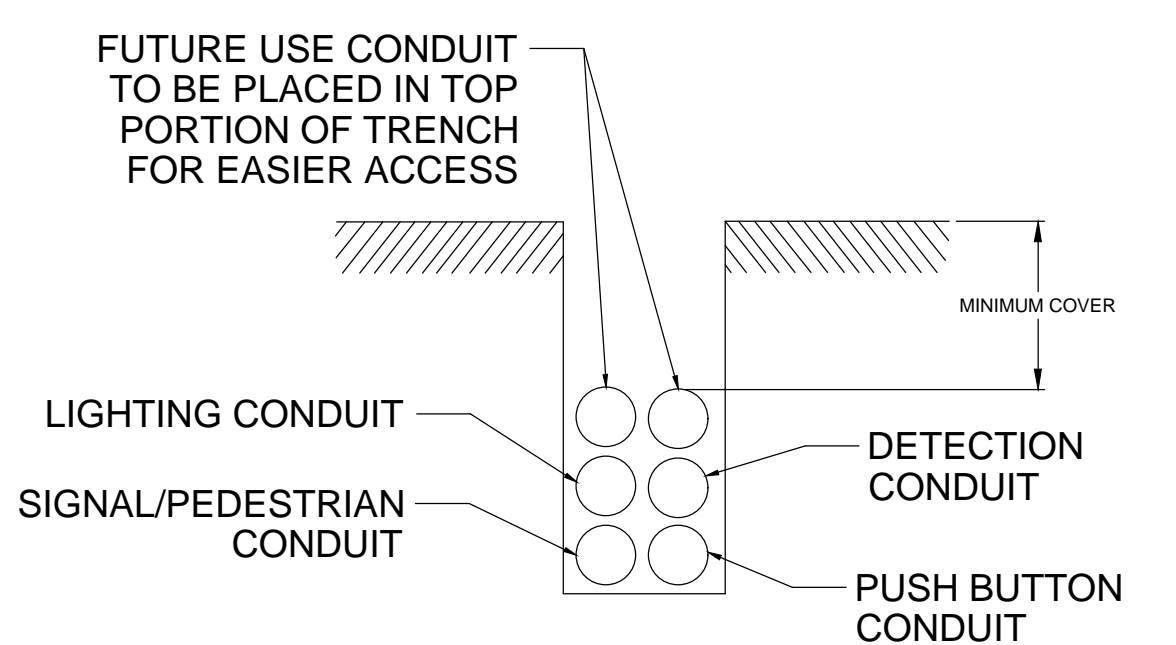
BENCHMARK
SOUTH QUARTER CORNER
SECTION 32
TOWNSHIP 1 SOUTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
ELEVATION = 4492.27

LEGEND

Existing	PROPOSED	
		POWER SOURCE CIRCUIT CONDUIT
		SIGNAL CIRCUIT CONDUIT
		PEDESTRIAN SIGNAL CIRCUIT CONDUIT
		PEDESTRIAN PUSH BUTTON CIRCUIT CONDUIT
		RADAR DETECTION CIRCUIT CONDUIT
		LIGHTING CIRCUIT CONDUIT
		FUTURE USE CONDUIT
		SIGNAL POLE IDENTIFICATION
		DUAL MAST ARM SIGNAL POLE
		MAST ARM SIGNAL POLE
		SIGNAL POLE LUMINAIRE EXTENSION WITH ARM
		SIGNAL POLE LUMINAIRE EXTENSION WITH VERTICAL ATTACHMENT
		MAST ARM MOUNTED SIGN
		POWER SOURCE
		TRAFFIC SIGNAL POLE
		TYPE 0 - 1 SECTION SIGNAL HEAD ASSEMBLY
		TYPE I - 3 SECTION SIGNAL HEAD ASSEMBLY
		TYPE II - 3 SECTION SIGNAL HEAD ASSEMBLY
		TYPE III - 3 SECTION (ALL AROWS) SIGNAL HEAD ASSEMBLY
		TYPE IV - 4 SECTION SIGNAL HEAD ASSEMBLY
		TYPE V - 5 SECTION SIGNAL HEAD ASSEMBLY
		TYPE VI - 4 SECTION (ALL ARROWS) SIGNAL HEAD ASSEMBLY
		TYPE VII - 4 SECTION SIGNAL HEAD ASSEMBLY
		PEDESTRIAN HYBRID BEACON - 3 SECTION SIGNAL HEAD ASSEMBLY
		VIBRATION MITIGATOR
		TRAFFIC SIGNAL CONTROLLER CABINET
		TYPE A JUNCTION BOX
		TYPE B JUNCTION BOX
		TYPE C JUNCTION BOX
		TYPE III JUNCTION BOX (ATMS)
		SAME JUNCTION BOX USED FOR SIGNAL CIRCUIT
		PEDESTRIAN SIGNAL HEAD WITH PUSH BUTTON
		AUDIBLE PEDESTRIAN SIGNAL HEAD
		UNDERGROUND SERVICE PEDESTAL (USP)
		PREEMPTION CONTROL SYSTEM DETECTOR
		DIRECTIONAL ANTENNA
		VIDEO DETECTION CAMERA
		CCTV CAMERA
		RADAR DETECTION, DILEMMA ZONE
		RADAR DETECTION, STOP BAR
		WIRELESS DETECTION PUCK
		WIRELESS DETECTION, ACCESS POINT
		WIRELESS DETECTION, REPEATER
		SENSOR LOOP

EXISTING EQUIPMENT		SALVAGE										REMOVE										RELOCATE																		
		TRAFFIC SIGNAL CONTROLLER	TRAFFIC SIGNAL CABINET	UNDERGROUND SERVICE PEDESTAL	SIGNAL HEAD	COUNTDOWN PEDESTRIAN SIGNAL HEAD	LED LUMINAIRE HEAD	RADAR DETECTION SENSOR	WIRELESS DETECTION ACCESS POINT/REPEATER	WIRELESS DETECTION PUCKS	VIDEO DETECTION CAMERA	TRAFFIC SIGNAL CABINET FOUNDATION	UNDERGROUND SERVICE PEDESTAL FOUNDATION	MAST ARM SIGNAL POLE FOUNDATION	TRAFFIC SIGNAL POLE FOUNDATION	LUMINAIRE POLE FOUNDATION	MAST ARM SIGNAL POLE	TRAFFIC SIGNAL POLE	MAST ARM	HIGHWAY LUMINAIRE POLE	LUMINAIRE EXTENSION	LUMINAIRE ARM	SIGNAL HEAD	PEDESTRIAN SIGNAL HEAD	PEDESTRIAN PUSH BUTTON	MAST ARM MOUNTED SIGN	JUNCTION BOX	WIRE/CABLE	TRAFFIC SIGNAL CONTROLLER CABINET	SIGNAL HEAD	COUNTDOWN PEDESTRIAN SIGNAL HEAD	LUMINAIRE EXTENSION & ARM	PREEMPTION RECEIVER	MAST ARM MOUNTED SIGN	RADAR DETECTION SENSOR	WIRELESS DETECTION ACCESS POINT/REPEATER				
LOCATION		EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	
											2	1																												
TOTAL																																								

* THESE ITEMS ARE PAID UNDER THE TRAFFIC SIGNAL SYSTEM LUMP ITEM, UNLESS NOTED OTHERWISE
 * QUANTITIES PROVIDED ARE ESTIMATES ONLY, TO BE FIELD VERIFIED BY CONTRACTOR



NOTES:

- REFER TO SL SERIES STANDARD DRAWINGS FOR MINIMUM CONDUIT DEPTH REQUIREMENTS.
- MINIMUM OF 6 CONDUITS ARE REQUIRED FOR EACH ROAD CROSSING LOCATION.

TRENCHING AND BORING DETAIL

NOTES:

REGION	SIGNAL CREW CONTACT	PHONE
1	DAVID TOWNSEND	801-940-0485
2	DAVE MOUNT	801-330-4446
3	ERIC KINSMAN	801-830-9557
4	TYSON LARSON	801-830-9556

1. CONTACT REGION SIGNAL CREW TO SCHEDULE/COORDINATE ON THE FOLLOWING ITEMS:

SALVAGED ITEMS: PROVIDE 2 DAYS NOTICE. ENSURE ALL SALVAGED ITEMS HAVE ALL PARTS AND ASSOCIATED HARDWARE.

SIGNAL INSPECTION: 8 DAYS PRIOR TO TURN-ON CONTACT REGION SIGNAL CREW TO REQUEST AN IN-PROGRESS SIGNAL INSPECTION.

SIGNAL TURN-ON: PROVIDE 5 DAYS NOTICE. COMPLETE UDOT TRAFFIC SIGNAL TURN-ON CHECKLIST PRIOR TO CALLING SIGNAL CREW.

2. CONTRACTOR IS RESPONSIBLE TO DISPOSE OF REMOVAL ITEMS AND ASSUME RESPONSIBILITY THEREAFTER. REUSE MATERIALS ONLY AS SPECIFIED OR AS APPROVED BY THE ENGINEER.

3. REFER TO UDOT STD DWG SL SERIES FOR DETAILS.

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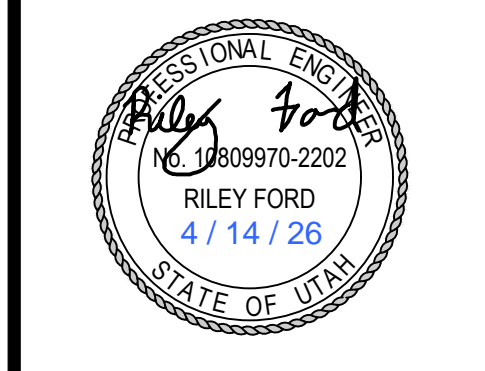
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PHONE: (801) 404-8388

GATEWAY TO LITTLE VALLEY

3500 S 8400 W
MAGNA, UTAH



**UDOT SIGNAL
LEGEND SHEET**

PROJECT NUMBER 8106	PRINT DATE 4/14/26
DRAWN BY JBG	CHECKED BY RWF
PROJECT MANAGER RWF	

C-501

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 SECTION 32
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 SALT LAKE BASE & MERIDIAN
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CONTRACTOR FURNISHED MATERIALS

LOCATION	STRUCTURAL SUPPORT							POWER			CONDUIT							JUNCTION BOX			SIGN	
	MAST ARM SIGNAL POLE FOUNDATION - 3' x 12' (90' TO 65')	MAST ARM SIGNAL POLE FOUNDATION - 3' x 14' (70' TO 75')	MAST ARM SIGNAL POLE FOUNDATION - 4' x 14' (80' TO 85')	TRAFFIC SIGNAL/PEDESTAL FOUNDATION - 2' X 3'	HIGHWAY LUMINAIRE POLE FOUNDATION - 2.5' X 8'	CABINET FOUNDATION	UNDERGROUND SERVICE PEDESTAL FOUNDATION	UNDERGROUND SERVICE PEDESTAL	DUAL METER UNDERGROUND SERVICE PEDESTAL	POWER SOURCE (120 VOLT)	2" CONDUIT	2 1/2" CONDUIT	3" CONDUIT	2" CONDUIT WITH DETECTABLE PULL TAPE (FUTURE USE)	TRENCHING PAVED SURFACE	TRENCHING UNPAVED SURFACE	DIRECTIONAL BORING	TYPE A	TYPE B	TYPE C	MAST ARM MOUNTED SIGN WITH MOUNTING BRACKETS	BLANK OUT SIGN WITH MOUNTING BRACKETS
4100 S. & 8400 W.	1		1								1200			600			300			2	4	4
TOTAL											\$	\$	\$	\$	\$	\$	\$					
USE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

\$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

* THESE ITEMS ARE COMBINED ON ESTIMATE AS TRAFFIC SIGNAL SYSTEM

ATMS MATERIALS*

LOCATION	6 SMF FIBER DROP	2" CONDUIT	CISCO ETHERNET SWITCH	ST-LC FIBER JUMPER, 3'	SPLICE ENCLOSURE	FUSION SPLICES	INTEGRATION
4100 S. & 8400 W.				4			

* THESE ITEMS ARE TO BE CONTRACTOR FURNISHED.

CONTRACTOR FURNISHED MATERIALS

LOCATION	SIGNAL AND PEDESTRIAN						LIGHTING			GROUNDING			DETECTION			
	4 CONDUCTOR NO. 14 CABLE (SIGNAL CIRCUIT)	7 CONDUCTOR NO. 14 CABLE (SIGNAL CIRCUIT)	7 CONDUCTOR NO. 14 CABLE (PED CIRCUIT)	4 CONDUCTOR NO. 14 CABLE (PUSH BUTTON CIR)	COUNTDOWN PEDESTRIAN SIGNAL HEAD	PUSH BUTTON AND SIGN ASSEMBLY	PUSH BUTTON FRAME STAND-OFF BRACKET	NO. 4 SINGLE CONDUCTOR CABLE	NO. 6 SINGLE CONDUCTOR CABLE	NO. 10 SINGLE CONDUCTOR CABLE	GROUND ROD	NO. 8 BARE COPPER GROUND WIRE	NO. 12 STRANDED GROUND WIRE (STOP BAR DETECTION)	SMART SENSOR ADVANCE CABLE (SEE NOTE 5)	CAT6 SENSOR CABLE (SEE NOTE 5)	PREEMPTION CONTROL CABLE (SEE NOTE 6)
4100 S. & 8400 W.		1500	500	500	2	2				400	2	410	410			720
TOTAL		\$	\$	\$	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
USE	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

\$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

* THESE ITEMS ARE COMBINED ON ESTIMATE AS TRAFFIC SIGNAL SYSTEM

NOTES:

- SEE UDOT STD DWG SL SERIES AND SECTIONS 02892 AND 16530.
- CONTACT THE SERVING POWER COMPANY A MINIMUM OF THIRTY (30) DAYS BEFORE POWER SERVICE IS REQUIRED. SEE UDOT STD DWG SL 9 FOR UNDERGROUND SERVICE PEDESTAL DETAILS. CONTACT REGION SIGNAL CREW (SEE SG-S01 FOR CONTACT INFORMATION) THREE (3) DAYS IN ADVANCE OF UNDERGROUND SERVICE PEDESTAL INSPECTION. MAKE ALL ARRANGEMENTS WITH LOCAL POWER COMPANY FOR INSTALLATION.
- PLACE ALL CONDUIT IN SAME TRENCH OR BORE SHOT WHERE POSSIBLE.
- CONSTRUCT SIGNAL IN A MANNER TO AVOID DAMAGE TO EXISTING UTILITIES. ASSUME RESPONSIBILITY FOR ANY UTILITY DAMAGED BY CONSTRUCTION OPERATIONS. THE PLANS SHOW BURIED UTILITY LOCATIONS IN THEIR APPROXIMATE LOCATION ONLY.
- SMART SENSOR CABLE: COLOR-CODED, TWISTED PAIR, 6 - CONDUCTOR WIRE WITH 20 AWG FOR POWER AND 22 AWG FOR COMMUNICATION. WAVETRONIX PART # WX-SS-705 OR APPROVED EQUIVALENT.
- SEE MANUFACTURER'S REQUIREMENTS FOR CABLE TYPE.



SALT LAKE CITY
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LAYTON
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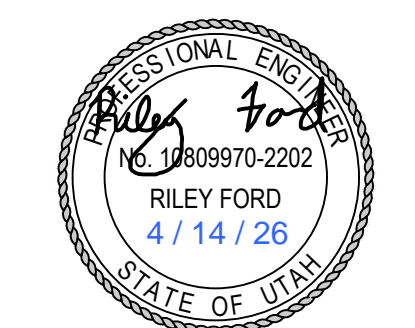
RICHFIELD
 Phone: 435.896.2983

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FOR:
 DR. HORTON
 12351 SO. GATEWAY PARK PLACE
 DRAPER, UTAH 84020

CONTACT:
 ADAM LOSER
 PHONE: (801) 404-8388

GATEWAY TO LITTLE VALLEY
4100 (WEST)
4100 S 8400 W
MAGNA, UTAH



UDOT SIGNAL
 LEGEND SHEET

PROJECT NUMBER: 8106
 PRINT DATE: 4/14/26
 DRAWN BY: JBG
 CHECKED BY: RWF
 PROJECT MANAGER: RWF

C-502

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

BENCHMARK
SOUTH QUARTER CORNER SECTION 32 TOWNSHIP 1 SOUTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN ELEVATION = 4492.27

EN SIGN
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12351 SD, GATEWAY PARK PLACE
DRAPER, UTAH 84020

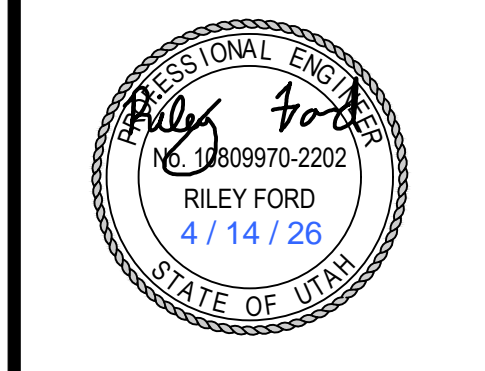
CONTACT:
ADAM LOSER
PHONE: (801) 404-8388

CONTRACTOR FURNISHED MATERIALS																																	
SIGNAL SCHEDULE																																	
LOCATION	CONTROLLER, MMU, CABINET ASSEMBLY (IN CABINET)			POLE			MAST ARM															POLYMER SIGNAL HEAD (SEE NOTE 4)					LED MODULE (15 YR WARRANTY)			PEDESTRIAN PUSH BUTTON			
	EA	EA	LUMP	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	
4100 S. & 8400 W.							1		1																								
TOTAL																																	

CONTRACTOR FURNISHED MATERIALS																																		
DETECTION SCHEDULE														LIGHTING SCHEDULE																				
LOCATION	RADAR DETECTION										POLE/EXTENSION								ARM				STREET LIGHTING LED											
	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA				
4100 S. & 8400 W.	2	2	4	5		4		1		5																								
TOTAL																																		

GATEWAY TO LITTLE VALLEY

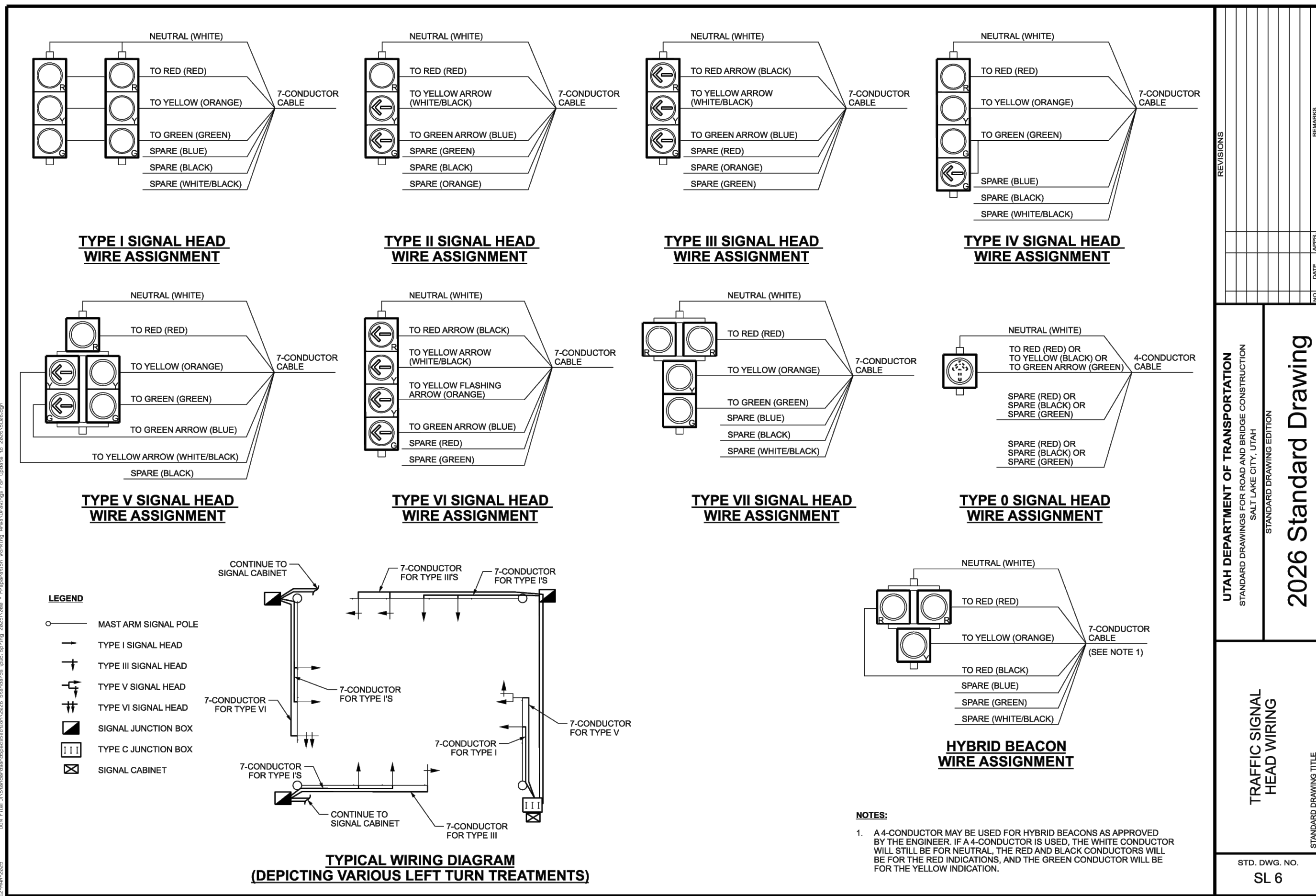
3500 S 8400 W
MAGNA, UTAH



UDOT SIGNAL
LEGEND SHEET

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26
DRAWN BY: JBG
CHECKED BY: RWF
PROJECT MANAGER: RWF

C-503

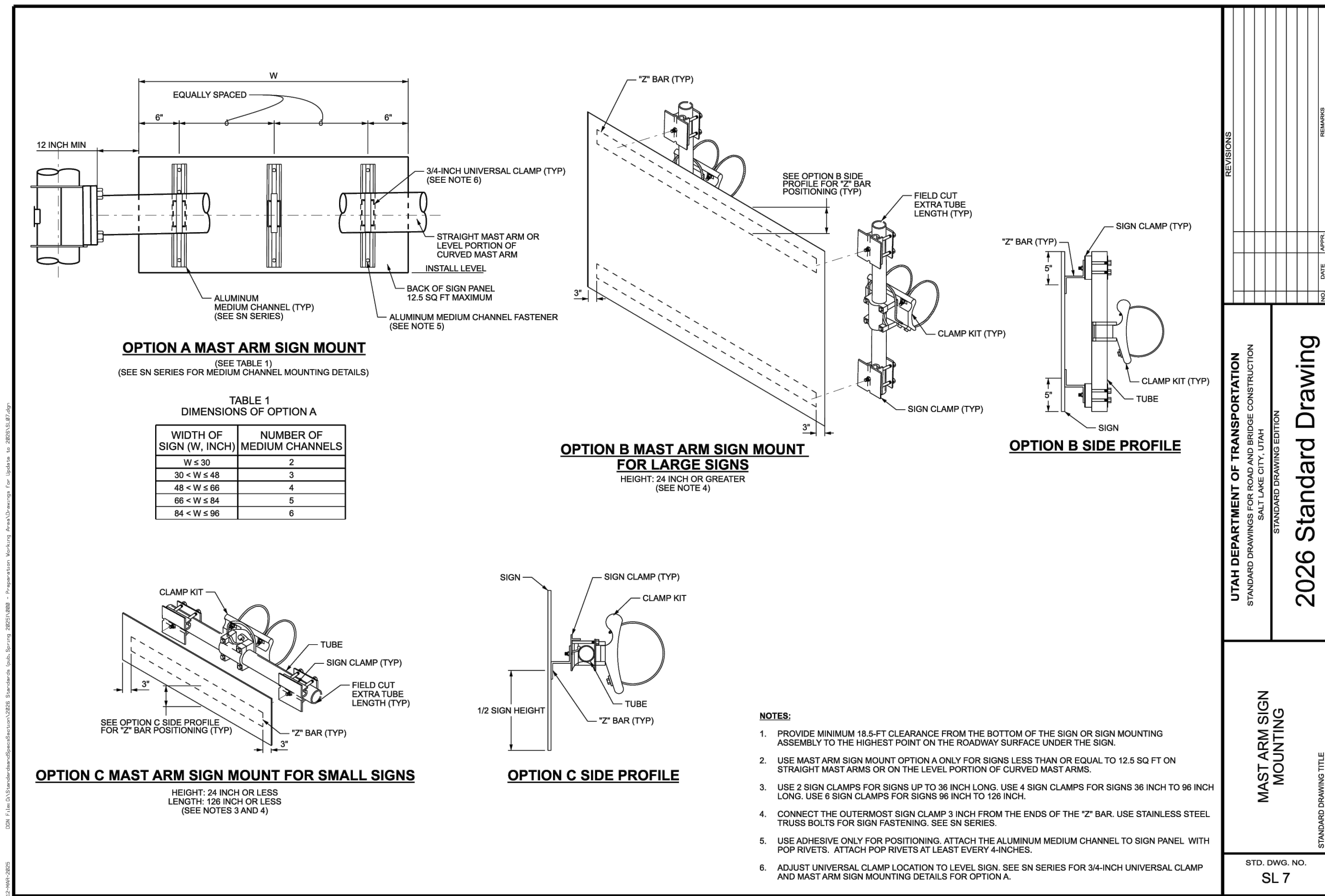


UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

2026 Standard Drawing

TRAFFIC SIGNAL HEAD WIRING

STD. DWG. NO. SL 6

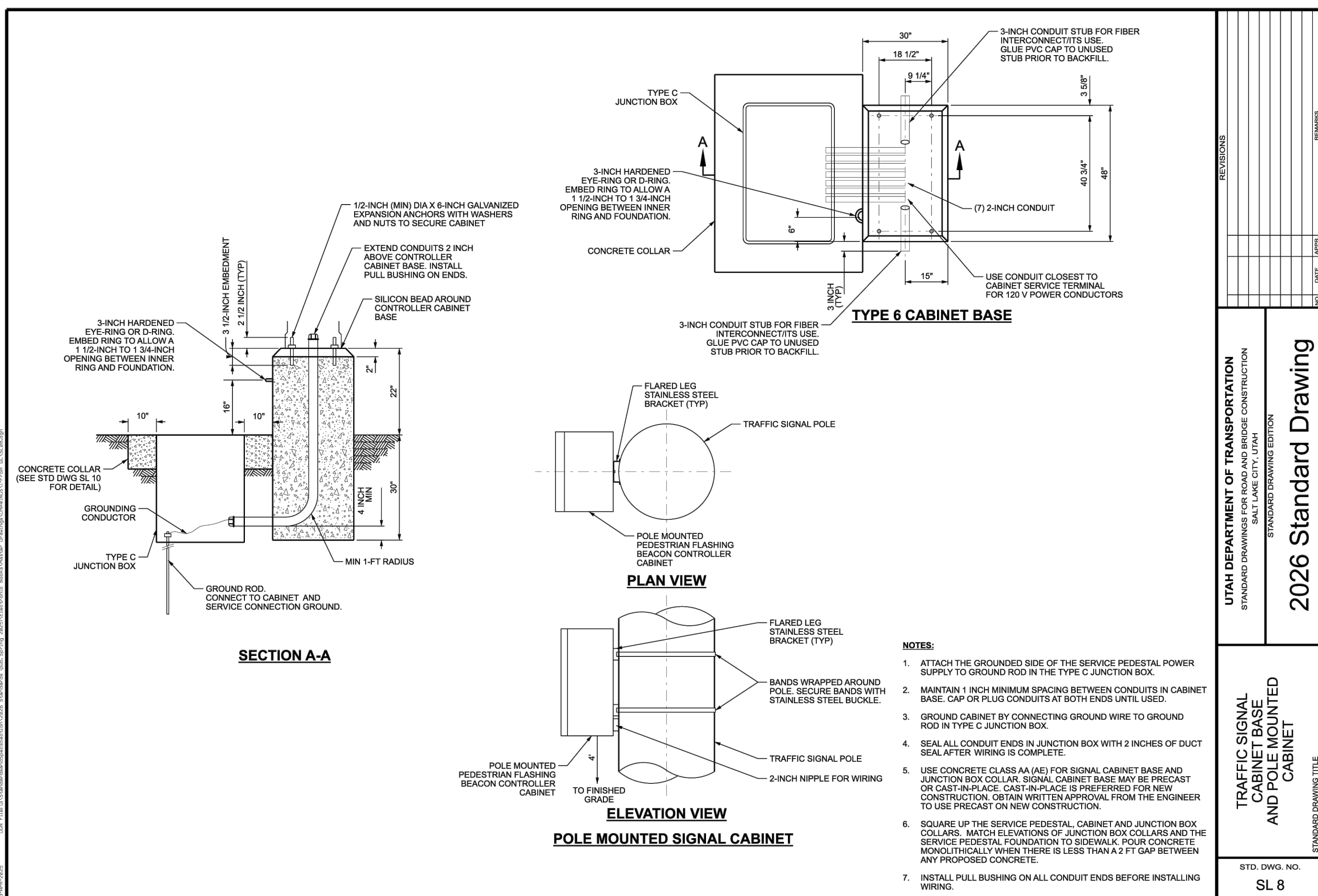


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STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
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MAST ARM SIGN MOUNTING

STD. DWG. NO. SL 7

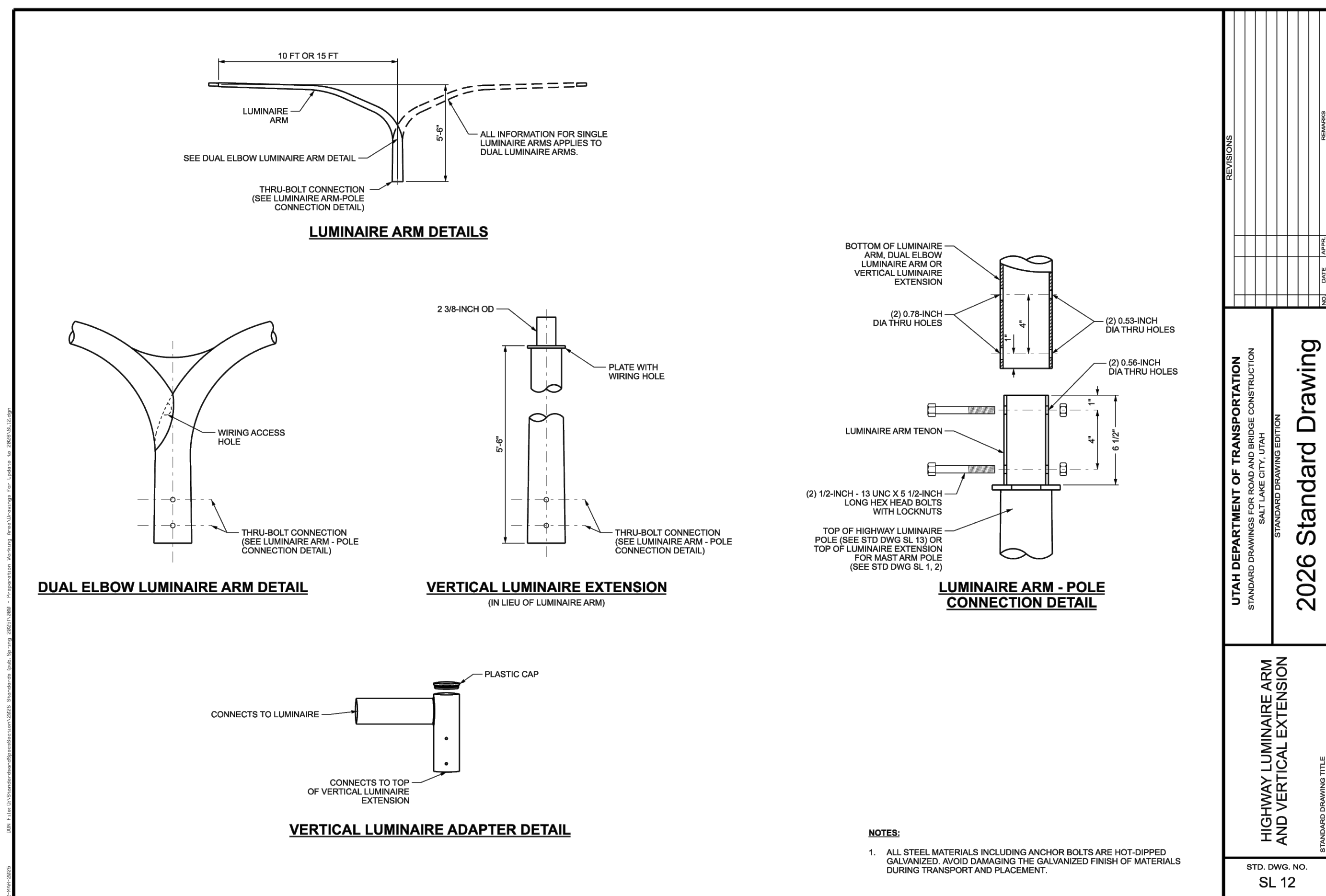


UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
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TRAFFIC SIGNAL CABINET BASE AND POLE MOUNTED CABINET

STD. DWG. NO. SL 8



UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
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HIGHWAY LUMINAIRE ARM AND VERTICAL EXTENSION

STD. DWG. NO. SL 12



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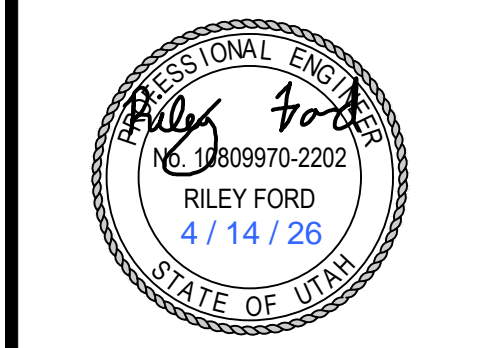
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GATEWAY TO LITTLE VALLEY

3500 S 8400 W
MAGNA, UTAH



DETAIL SHEET

PROJECT NUMBER 8106 PRINT DATE 4/14/26

DRAWN BY JBG CHECKED BY RWF

PROJECT MANAGER RWF

C-505

FOUNDATION EXTENSION DETAIL

REINFORCEMENT DETAIL

SPACING GUIDE FOR REINFORCING STEEL HOOP TIE

RISE IN FOUNDATION EXTENSION	NO. OF RINGS
6 INCH TO 12 INCH	2
12 INCH TO 30 INCH	3

NOTES:

- USE COUPLING NUTS AND EXTENSION STUDS ON EXISTING LUMINAIRE POLE FOUNDATION FOR ANY EXTENSION HEIGHT REQUIRED.
- PROVIDE COUPLING NUTS ACCORDING TO ASTM A307 WITH A MINIMUM LENGTH OF 2 3/4-INCH COUPLING NUTS GALVANIZED ACCORDING TO ASTM A153 OR ZINC PLATED ACCORDING TO ASTM A153.
- USE 1-INCH DIA EXTENSION STUDS ACCORDING TO ASTM A307. GALVANIZE EXTENSION STUDS ACCORDING TO ASTM A153 OR ZINC PLATE ACCORDING TO ASTM A153.
- ATTACH COUPLING NUTS TO EXISTING ANCHOR BOLTS. INSTALL EXTENSION STUDS TO PROVIDE 3 3/4-INCH PROJECTION ABOVE TOP OF NEW FOOTING. EXTEND AND PLACE CONDUIT AS SHOWN. PLACE REINFORCING STEEL AS SHOWN AND ACCORDING TO ASTM A615 GRADE 60 REQUIREMENTS.
- REINSTALL BREAKAWAY SLIP BASE PLATE BOTTOM AND SPACER PLATE ON EXTENDED ANCHOR BOLT LEVELING NUTS.
- ERECT AND PLUMB POLE. SEE STD DWG SL 14 FOR SLIP BASE INSTALLATION DETAILS.
- GROUT AFTER LUMINAIRE POLE IS SECURED IN FINAL POSITION.
- RECONSTRUCT FOUNDATION EXTENSION TO A MAXIMUM OF 30 INCH. USE EXISTING CONDUIT AND JUNCTION BOX. EXTEND CONDUIT AS SHOWN. ADD JUNCTION BOX RISERS TO MATCH GRADE FOR A MAXIMUM JUNCTION BOX DEPTH OF 36 INCH. INSTALL NEW JUNCTION BOX AND CONDUIT SYSTEM AS SHOWN IF GREATER THAN 36 INCH IN DEPTH.
- ADJUST JUNCTION BOXES (NOT LOCATED AT LUMINAIRE POLE) TO MATCH GRADE BY ADDING RISERS FOR A MAXIMUM JUNCTION BOX DEPTH OF 36 INCH. INSTALL NEW JUNCTION BOX AND CONDUIT SYSTEM AS SHOWN IF GREATER THAN 36 INCH IN DEPTH.
- PROVIDE NEW CONDUIT LENGTH AND CONFIGURATION NECESSARY TO COUPLE THE EXISTING CONDUIT THROUGH FOUNDATION EXTENSION.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

2026 Standard Drawing

HIGHWAY LUMINAIRE POLE FOUNDATION EXTENSION

STD. DWG. NO. SL 15

14' MOUNTING HEIGHT

4' EMBED

NOTES:

- FIXTURE BY MOUNTAIN STATES LIGHTING # CUSTOM LUMINAIRE, 64 LED
- TENON: 3" x 3" TALL
- FINISH: BLACK
- REINFORCED HAND-HOLE WITH COVER GROUND LUG LOCATED INSIDE POLE OPPOSITE COVER
- POLE BY MOUNTAIN STATES LIGHTING PART# 1601H-KAG-EFA-SL-250; T12X3-LR-WE-BK PAINTED BLACK WITH THE FIRST 4' COATED WITH COLD TAR EPOXY EFA MIN 30 IN 60 MPH WPK ZONE (1.3 GUST FACTOR)
- LOCK RING
- BASE BY MOUNTAIN STATES PART# WASH-17W x 19H-HDB-NM-BLACK HIGH DENSITY ELASTOMER DECORATIVE BASE DENSITY OF 7 LBS PER CUBIC FOOT PAINTED BLACK WITH "WEST VALLEY CITY" CAST INTO TOP OF BASE BASE TO BE AN AVERAGE OF 5/8" THICK
- 2" ABOVE FINISHED GRADE
- FINISHED GRADE
- CONCRETE MOW STRIP BY CONTRACTOR
- WIREWAY ENTRY 2" UP FROM BUTT OF POLE MINIMUM 2" OPENING
- COLD TAR EPOXY DIRECT BURIAL PORTION OF POLE
- BASE DETAIL

STANDARD DRAWING
LP-02
ARTERIAL 80' OR GREATER
WVC STREET LIGHTING

WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
TRANSPORTATION DIVISION
3800 CONYER BLVD. S.W.
WEST VALLEY CITY, UTAH 84119-3720

ERIK BRONDUM, P.E.

8/6/15

16' MOUNTING HEIGHT

4' EMBED

NOTES:

- FIXTURE BY MOUNTAIN STATES LIGHTING # CUSTOM LUMINAIRE, 64 LED
- TENON: 3" x 3" TALL
- FINISH: BLACK
- REINFORCED HAND-HOLE WITH COVER GROUND LUG LOCATED INSIDE POLE OPPOSITE COVER
- POLE BY MOUNTAIN STATES LIGHTING PART# 200H18AG-EFA-SL-250; T12X3-LR-WE-BK PAINTED BLACK WITH THE FIRST 4' COATED WITH COLD TAR EPOXY EFA MIN 30 IN 60 MPH WPK ZONE (1.3 GUST FACTOR)
- LOCK RING
- BASE BY MOUNTAIN STATES PART# WASH-17W x 19H-HDB-NM-BLACK HIGH DENSITY ELASTOMER DECORATIVE BASE DENSITY OF 7 LBS PER CUBIC FOOT PAINTED BLACK WITH "WEST VALLEY CITY" CAST INTO TOP OF BASE BASE TO BE AN AVERAGE OF 5/8" THICK
- 2" ABOVE FINISHED GRADE
- FINISHED GRADE
- CONCRETE MOW STRIP BY CONTRACTOR
- WIREWAY ENTRY 2" UP FROM BUTT OF POLE MINIMUM 2" OPENING
- COLD TAR EPOXY DIRECT BURIAL PORTION OF POLE
- BASE DETAIL

STANDARD DRAWING
LP-03
ARTERIAL 80' OR GREATER
WVC STREET LIGHTING

WEST VALLEY CITY PUBLIC WORKS DEPARTMENT
TRANSPORTATION DIVISION
3800 CONYER BLVD. S.W.
WEST VALLEY CITY, UTAH 84119-3720

ERIK BRONDUM, P.E.

8/6/15

DETECTABLE WARNING SURFACE DETAIL A (PROWAG R305)

DETECTABLE WARNING SURFACE DETAIL B (PREFERRED)

DETECTABLE WARNING SURFACE DETAIL D1

DETECTABLE WARNING SURFACE DETAIL D2

DETECTABLE WARNING SURFACE PLACEMENT FOR DIRECTIONAL CURB RAMPS DETAIL D

DETECTABLE WARNING SURFACE PANEL WITH GAP - DETAIL C

DETECTABLE WARNING SURFACE PEDESTRIAN ACCESS

NOTES:

- REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
- DETECTABLE WARNING SURFACES ARE NOT REQUIRED AT PEDESTRIAN REFUGE ISLANDS THAT ARE CUT-THROUGH AT STREET LEVEL AND ARE LESS THAN 6.0 FT IN LENGTH. THE SIGNAL SHOULD BE TIMED FOR A COMPLETE CROSSING OF THE STREET WHERE SIGNALIZED AND THE CUT-THROUGH ISLAND DOES NOT HAVE DETECTABLE WARNING SURFACES. (PROWAG R305.2)
- PROVIDE DETECTABLE WARNING SURFACE THAT CONTRASTS WITH ADJACENT ACCESS ROUTE, GUTTER, STREET, AND FLARES, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (PROWAG R305.1.3)
- PLACE DETECTABLE WARNING SURFACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS 2 FT MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL FOR THE FULL WIDTH OF THE RAMP (EXCLUDING FLARES, BLENDED TRANSITION, OR TURNING SPACE. (PROWAG R305.1.4). USE OF PRODUCTS DESIGNED TO MATCH THE EXACT CURB RADIUS ARE ACCEPTABLE. USE A 4 FT MINIMUM CURB CUT WIDTH FOR SINGLE-DIRECTION CROSSWALKS AND A 6 FT MINIMUM FOR BI-DIRECTIONAL CURB CUT WIDTHS LESS THAN 9 FT (4 FT MIN) MAY BE USED FOR BI-DIRECTIONAL CROSSWALKS UPON APPROVAL OF THE DESIGNING ENGINEER. DETECTABLE WARNING SURFACE WIDTHS IN 4 FT INCREMENTS ARE PREFERRED.
- PLACE DETECTABLE WARNING SURFACE ON PERPENDICULAR CURB RAMPS AS FOLLOWS (PROWAG R305.1.5):
A. PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE IN FRONT OF THE BACK OF CURB.
B. PLACE DETECTABLE WARNING SURFACES ON THE RAMP RUN WITHIN 18 INCHES OF THE BOTTOM GRADE BREAK WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5 FT OR LESS. (SEE DETAIL D2).
C. PLACE DETECTABLE WARNING SURFACES ON THE LOWER LANDING AT THE BACK OF CURB WHERE THE ENDS OF THE BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS MORE THAN 5.0 FT. (DETAIL D1).
- PLACE DETECTABLE WARNING SURFACES AT THE BACK OF CURB ON PARALLEL CURB RAMPS. (PROWAG R305.2.2)
- PLACE DETECTABLE WARNING SURFACES ON EACH SIDE OF THE RAIL CROSSING AT PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY. PLACE THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE RAIL CROSSING BETWEEN 6.0 FT MINIMUM AND 15.0 FT MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. PLACE DETECTABLE WARNING SURFACES ON THE SIDE OF THE GATES OPPOSITE THE RAIL WHERE PEDESTRIAN GATES ARE PROVIDED. (PROWAG R305.2.5) EXTEND THE DETECTABLE WARNING SURFACE THE ENTIRE SIDEWALK APPROACH WIDTH. (PROWAG R305.1.4)
- PLACE DETECTABLE WARNING SURFACES AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK WHEN THERE IS AN AT-GRADE ACCESS AND THERE IS NO GRADE CHANGE BETWEEN THE SIDEWALK AND THE STREET. (PROWAG R305.2.3)
- THE TURNING SPACE IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. (PROWAG R304.2.1, R304.3.1)
- GRAND OFF REMAINING PORTION OF ANY CUT DOME WHEN DETECTABLE WARNING SURFACE IS CUT. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

2026 Standard Drawing

DETECTABLE WARNING SURFACE PEDESTRIAN ACCESS

STD. DWG. NO. PA 2

DUAL PARALLEL RAMP AT CORNER OPTION

DUAL PARALLEL RAMP AT CORNER OPTION

SECTION A-A

SECTION B-B

SINGLE DIAGONAL CORNER (APEX) RAMP OPTION

NOTES:

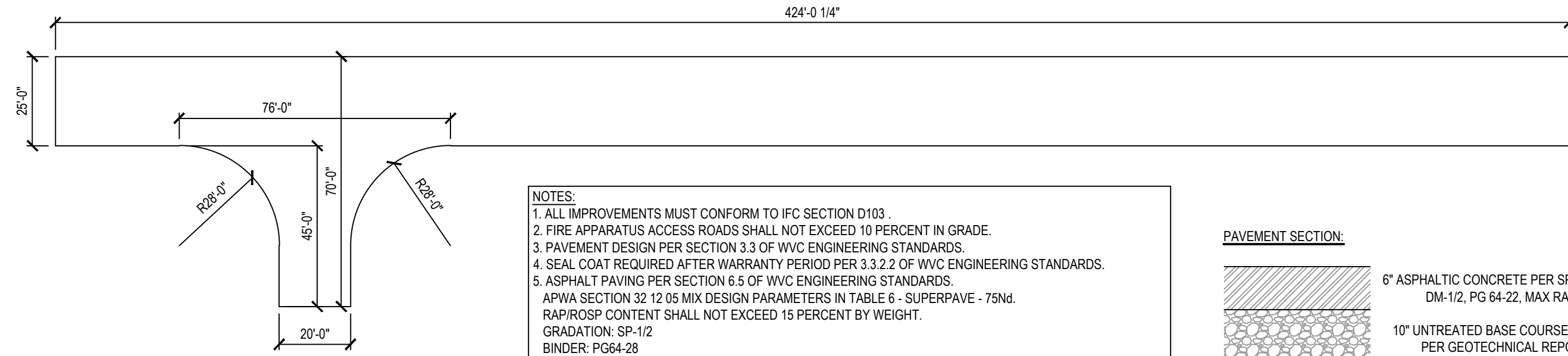
- REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
- REFER TO STD DWG PA 2 FOR DETECTABLE WARNING SURFACE DETAILS.
- REFER TO STD DWG PA 3, DETAIL A FOR CLEAR SPACE DETAIL.
- RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID-BLOCK OR CORNER INSTALLATIONS.
- PROVIDE A MINIMUM 2 FT WIDE SPACE BETWEEN ADJACENT RAMPS. THE CURB HEIGHT OF THIS SPACE IS A MINIMUM 4 INCHES TALL FROM CURB FLOW LINE TO TOP OF CURB. 2 FT WIDE SPACE CAN BE OMITTED WHERE THE ALGEBRAIC GRADE DIFFERENCE BETWEEN THE RAMPS DOES NOT EXCEED 13.3%. PROVIDE A 4 INCH MINIMUM CURB HEIGHT IN ALL CASES.
- PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION

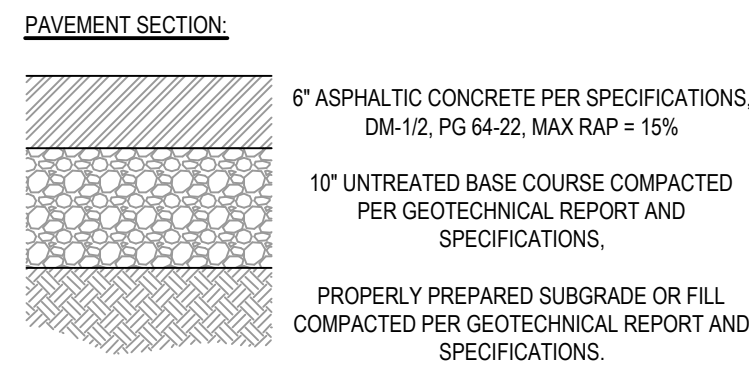
2026 Standard Drawing

PARALLEL PEDESTRIAN ACCESS

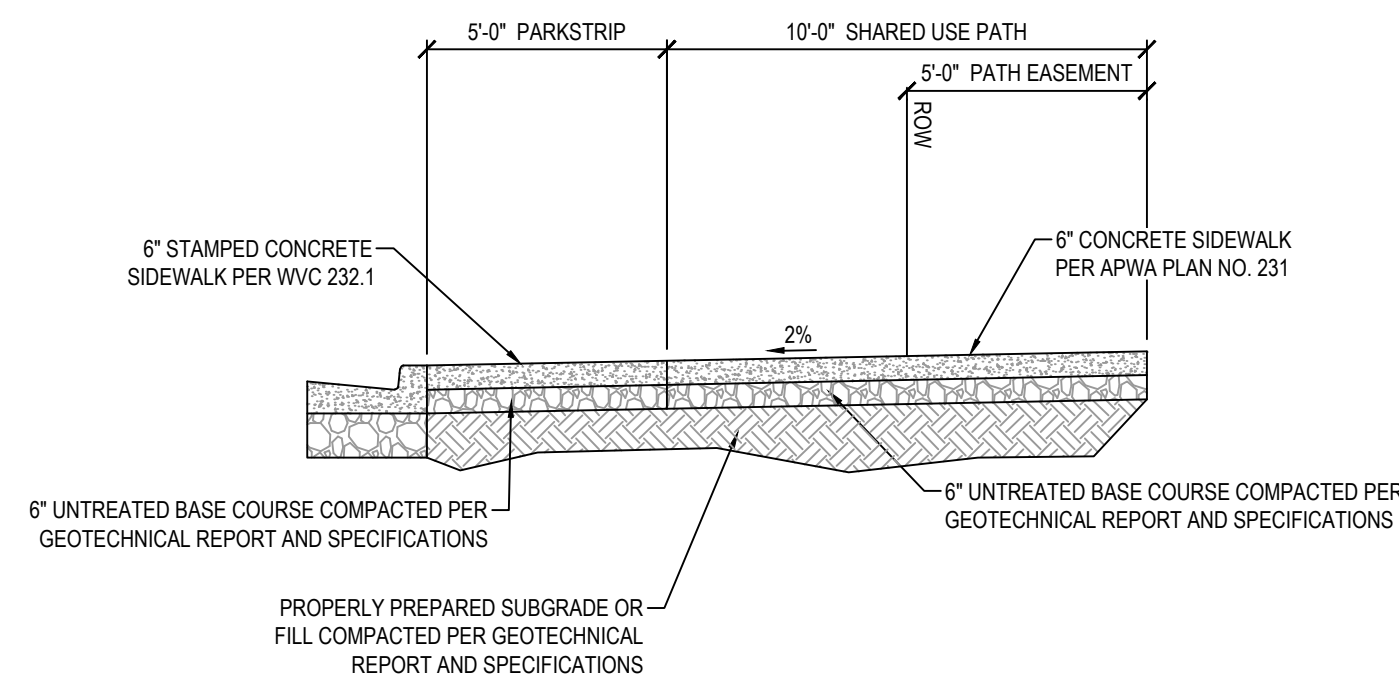
STD. DWG. NO. PA 5



- NOTES:**
1. ALL IMPROVEMENTS MUST CONFORM TO IFC SECTION D103.
 2. FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.
 3. PAVEMENT DESIGN PER SECTION 3.3 OF WVC ENGINEERING STANDARDS.
 4. SEAL COAT REQUIRED AFTER WARRANTY PERIOD PER 3.3.2.2 OF WVC ENGINEERING STANDARDS.
 5. ASPHALT PAVING PER SECTION 6.5 OF WVC ENGINEERING STANDARDS.
 6. ASPHALT PAVING PER SECTION 6.5 OF WVC ENGINEERING STANDARDS.
 7. APWA SECTION 32 12 05 MIX DESIGN PARAMETERS IN TABLE 6 - SUPERPAVE - 75M. RAP/PROSP CONTENT SHALL NOT EXCEED 15 PERCENT BY WEIGHT. GRADATION: SP-1/2 BINDER: PG64-28
 8. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
 9. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
 10. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

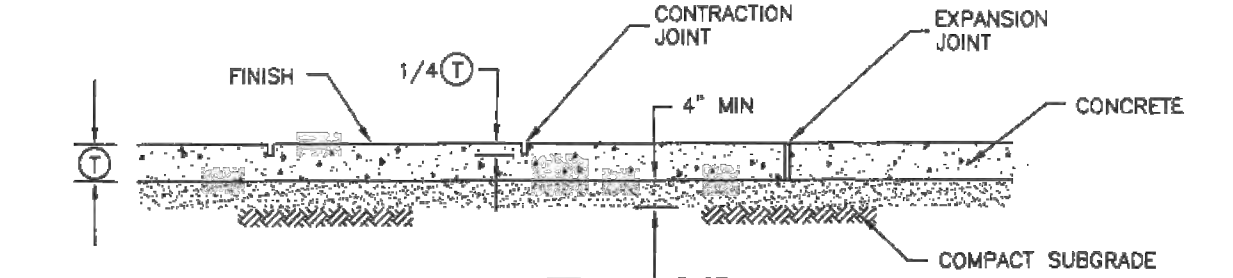
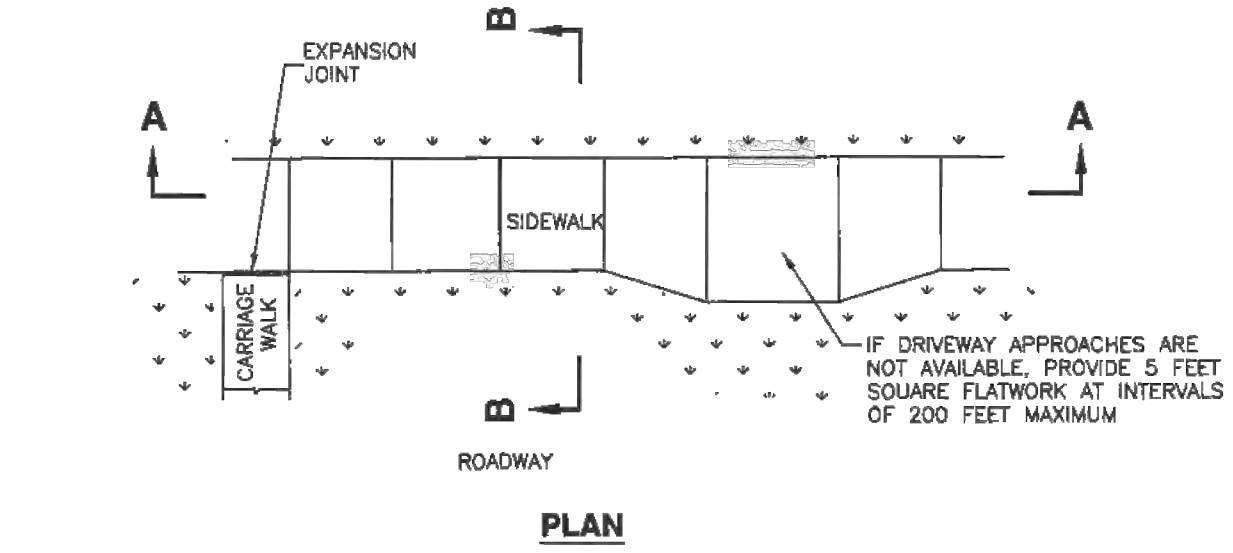


1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND - ALT 120' HAMMERHEAD
SCALE: NONE



2 4100 SOUTH SHARED USE PATH
SCALE: NONE

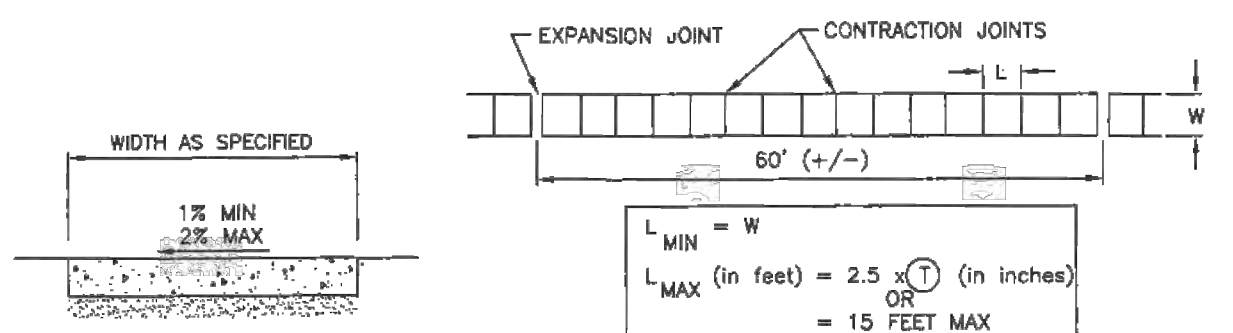
- Sidewalk**
1. **GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
 2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
 3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (* MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS

SECTION A-A



SECTION B-B

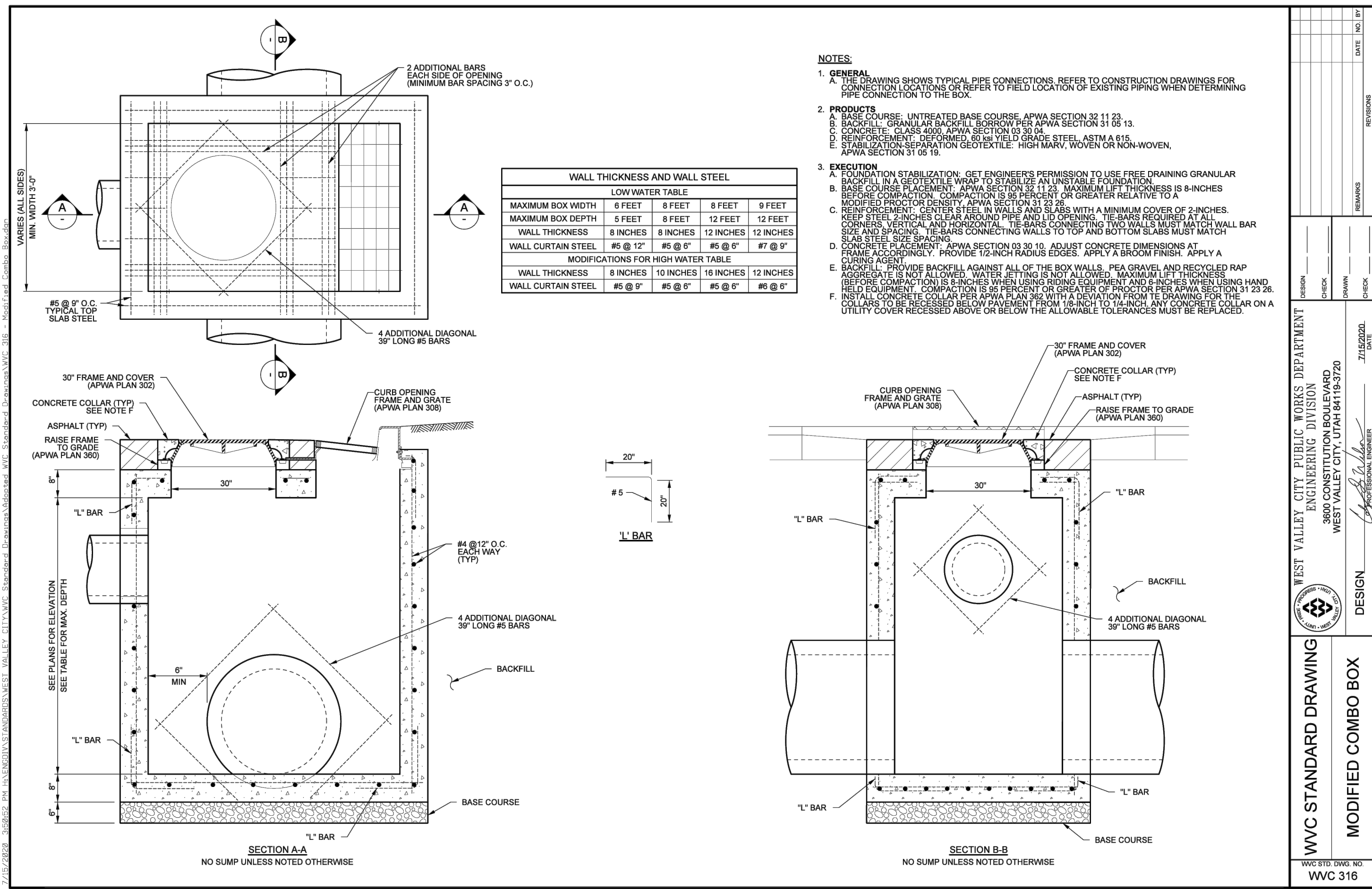
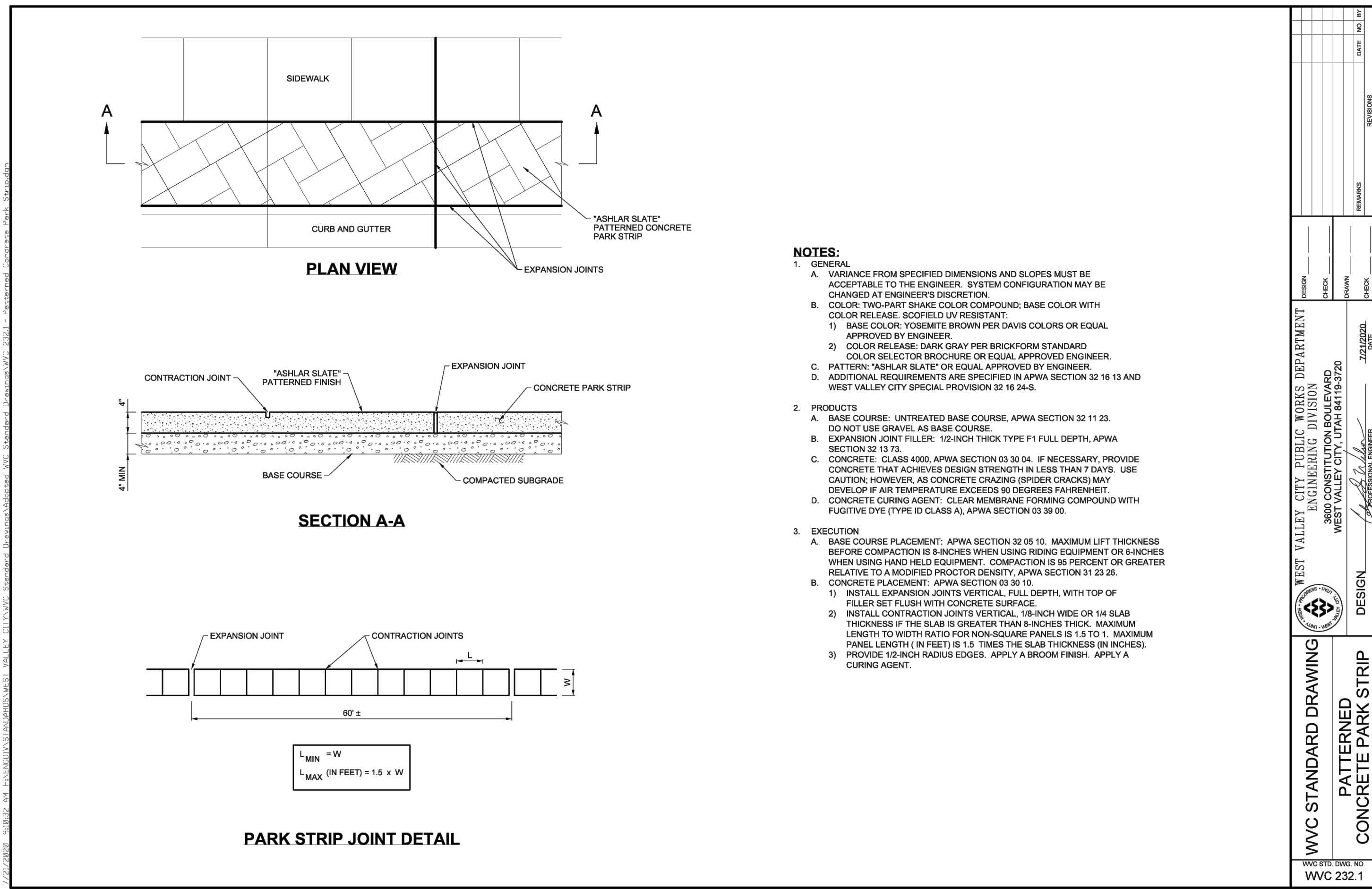
SIDEWALK JOINT DETAIL



Sidewalk

Plan 231
March 2009

231



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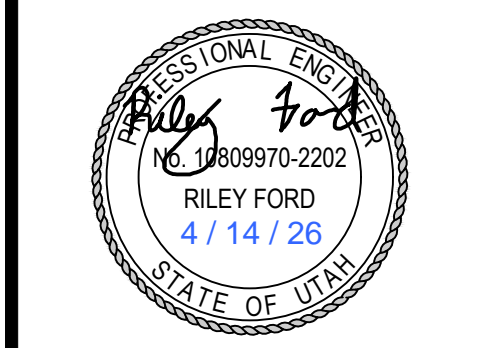
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GATEWAY TO LITTLE VALLEY

3500 S 8400 W
MAGNA, UTAH



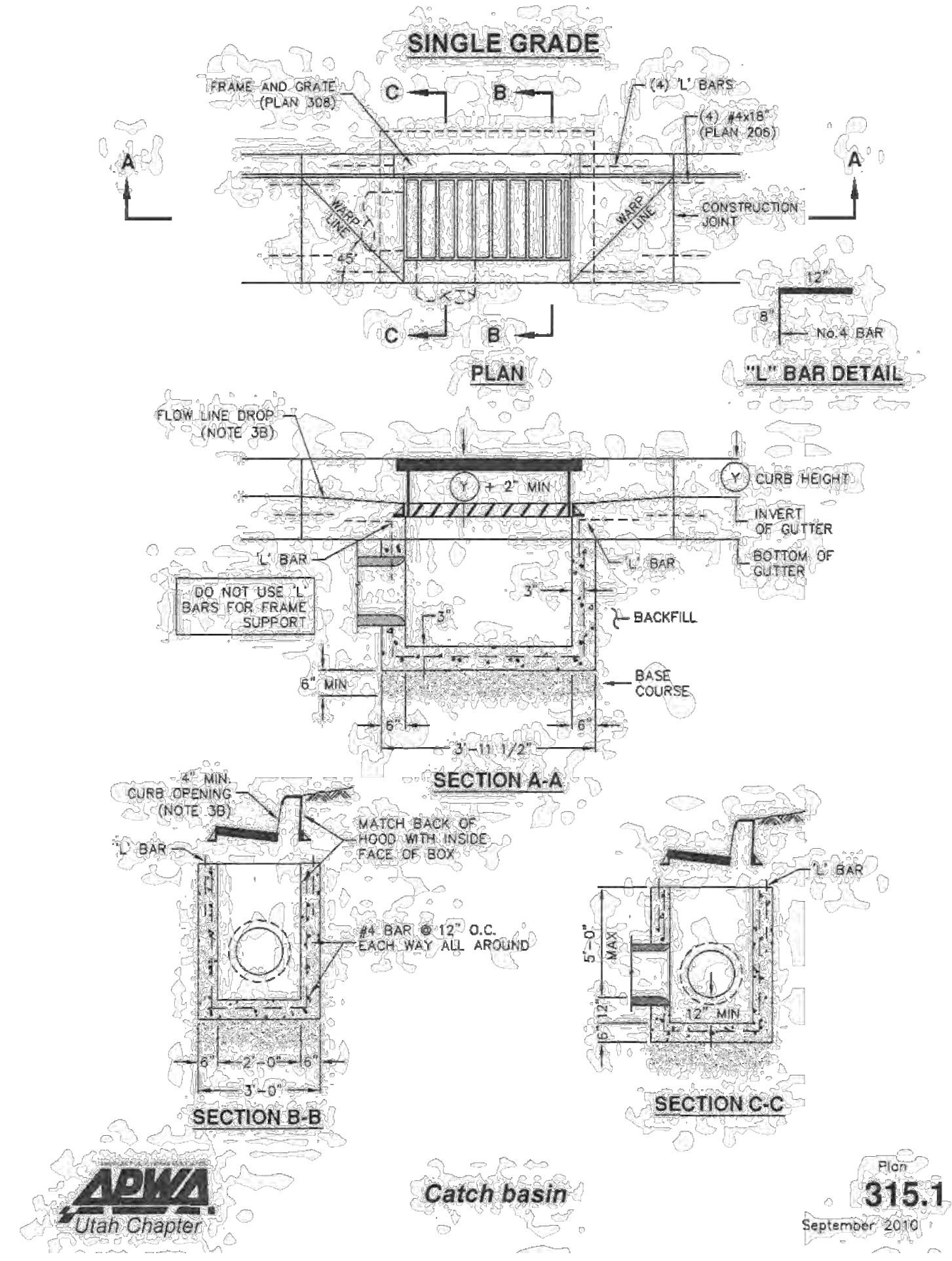
DETAIL SHEET

PROJECT NUMBER 8106
PRINT DATE 4/14/26
DRAWN BY JBG
CHECKED BY RWF
PROJECT MANAGER RWF

C-508

Catch basin

1. **GENERAL**
 - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Concrete: Class 4000, APWA Section 03 30 04.
 - D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
 - C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - D. Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



315.1



Catch basin

315.1
September 2010



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

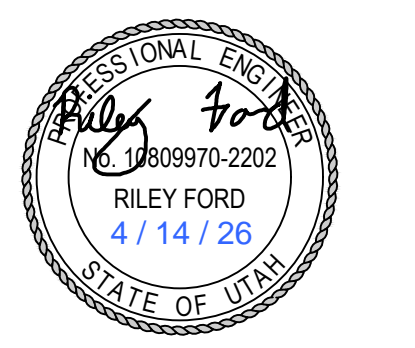
WWW.ENSIGNENG.COM

FOR:
DR. HORTON
12351 SO. GATEWAY PARK PLACE
DRAPER, UTAH 84020

CONTACT:
ADAM LOSER
PHONE: (801) 404-6368

GATEWAY TO LITTLE VALLEY

3500 S 8400 W
MAGNA, UTAH



DETAIL SHEET

PROJECT NUMBER: 8106
PRINT DATE: 4/14/26

DRAWN BY: JBC
CHECKED BY: RWF

PROJECT MANAGER: RWF

C-509

Exhibit B

Quit Claim Deed

Return to:
Magna City

Salt Lake County Parcel(s):

QUIT CLAIM DEED

D.R. Horton, Inc., a Delaware corporation (“**Grantor**”) for good and valuable consideration, hereby quitclaims to MAGNA CITY, a Utah municipality (“**Grantee**”), portions of Salt Lake County Parcel Nos. _____ described as:

A depiction of the tract is attached hereto as **Exhibit 1**.

Subject to existing rights, easements, and other encumbrances of record.

Dated this _____ day of _____ 20____.

D.R. HORTON, INC.

By: _____

STATE OF UTAH)
 §
COUNTY OF _____)

On this _____ day of _____ 2026, before me, _____ a notary public, personally appeared _____, who duly acknowledged to me that he/she is the _____ of D.R. Horton, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same on behalf of said entity.

WITNESS my hand and official seal.

Notary Public

[seal]

Acceptance by Grantee:

MAGNA CITY

Name:
Title:

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this _____ day of _____ 2026, before me, _____
a notary public, personally appeared _____, who duly acknowledged to
me that he is the _____ of Magna City, proved on the basis of satisfactory
evidence to be the person whose name is subscribed to this instrument, and acknowledged he
executed the same on behalf of said entity.

WITNESS my hand and official seal.

Notary Public

[seal]

**EXHIBIT 1
TO
QUIT CLAIM DEED**