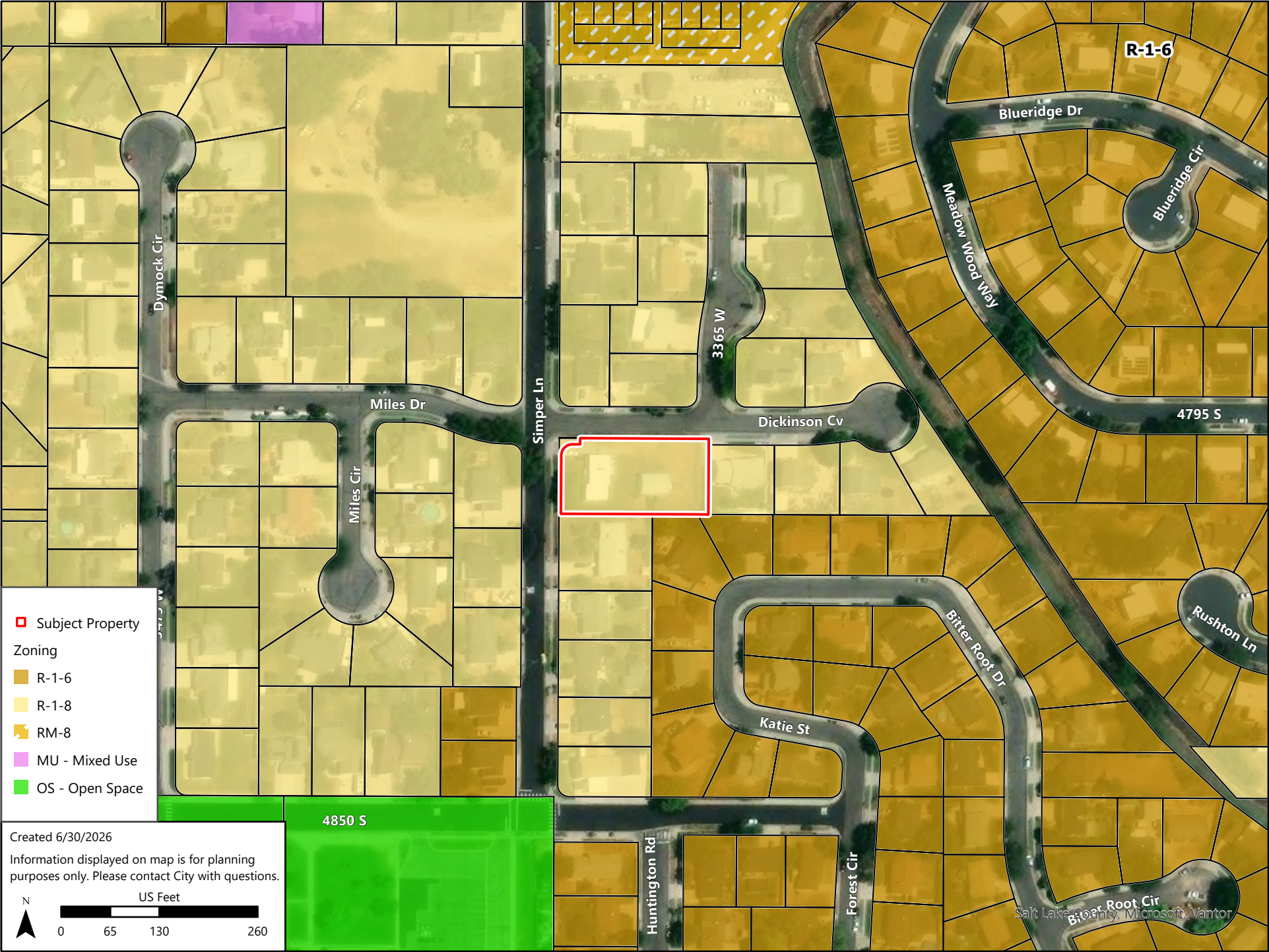


Zoning Map: 4795 S SIMPER LN



General Plan Map: 4795 S SIMPER LN



Site Map: 4795 S SIMPER LN



Vicinity Map: 4795 S SIMPER LN



Property Owner's Affidavit

I (we) Armando Ruiz being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

Owner's Signature

Owner's Signature (co-owner if applicable)

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Residing in _____

My commission expires: _____

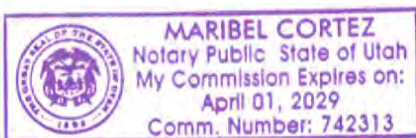
Agent Authorization

I (we), Armando Ruiz, the owner(s) of the real property located at 4771 S. Dymock Cir., Taylorsville, Utah, do hereby appoint Ana Ruiz as my (our) agent to represent me (us) with regard to this application affecting the above described real property located in the City of Taylorsville, and authorize Ana Ruiz to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if applicable)

On the 25th day of August, 2025, personally appeared before me Armando Ruiz the signer(s) of the above Agent Authorization who duly acknowledged to me that they executed the same.



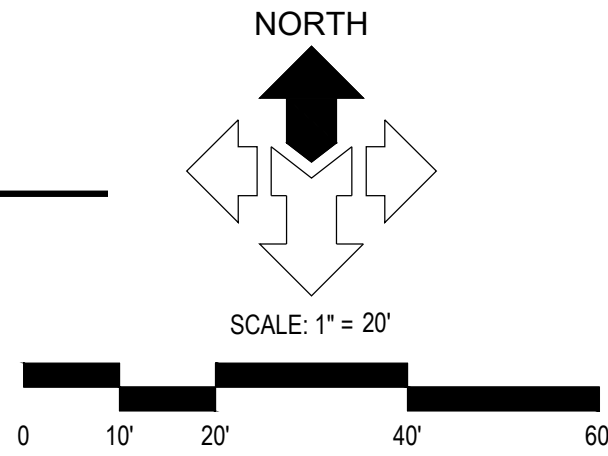
Notary Public

Residing in Salt Lake

My commission expires: 4/1/2029

DICKINSON COVE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF TAYLORSVILLE, COUNTY SALT LAKE, UTAH



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, 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 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS:

DICKINSON COVE PHASE 2 SUBDIVISION

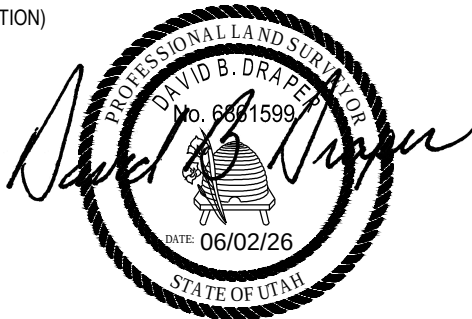
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED RECORDED AUGUST 9, 2021, AS ENTRY NO. 13745342 IN BOOK 11222 AT PAGE 2630 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THAT CERTAIN 1.0 FOOT PROTECTION STRIP, DICKINSON COVE SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 96-7P AT PAGE 162, SAID POINT BEING WEST 1320.00 FEET, MORE OR LESS, AND SOUTH SOUTH 846.00 FEET, MORE OR LESS, FROM THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE EAST 197.45 FEET ALONG THE NORTH LINE OF SAID PROTECTION STRIP TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 101.36 FEET ALONG THE EAST LINE OF SAID PROTECTION STRIP AND THE WEST LINE OF LOT 12 OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTH LINE OF TAYLORSVILLE COVE SUBDIVISION, AS RECORDED IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 86-8 AT PAGE 136; THENCE WEST 194.90 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT OF WAY LINE OF SIMPER LANE, THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING THREE COURSES: 1) NORTH 77.36 FEET TO A POINT OF CURVATURE, 2) NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 23.56 FEET, CHORD BEARS NORTH 45°00'00" EAST 21.21 FEET, 3) EAST 10.00 FEET, 4) NORTH 8.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PROTECTION STRIP; THENCE WEST 27.55 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1.00 FOOT ALONG THE WEST LINE OF SAID PROTECTION STRIP TO THE POINT OF BEGINNING.

CONTAINS: 19,510 SQUARE FEET OR 0.448 ACRES (2 LOTS AND STREET DEDICATION)



DAVID B. DRAPER,
L.S. LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS:

DICKINSON COVE PHASE 2 SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

ARMANDO RUIZ SR

AN INDIVIDUAL

ARMANDO RUIZ JR

AN INDIVIDUAL

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.
ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

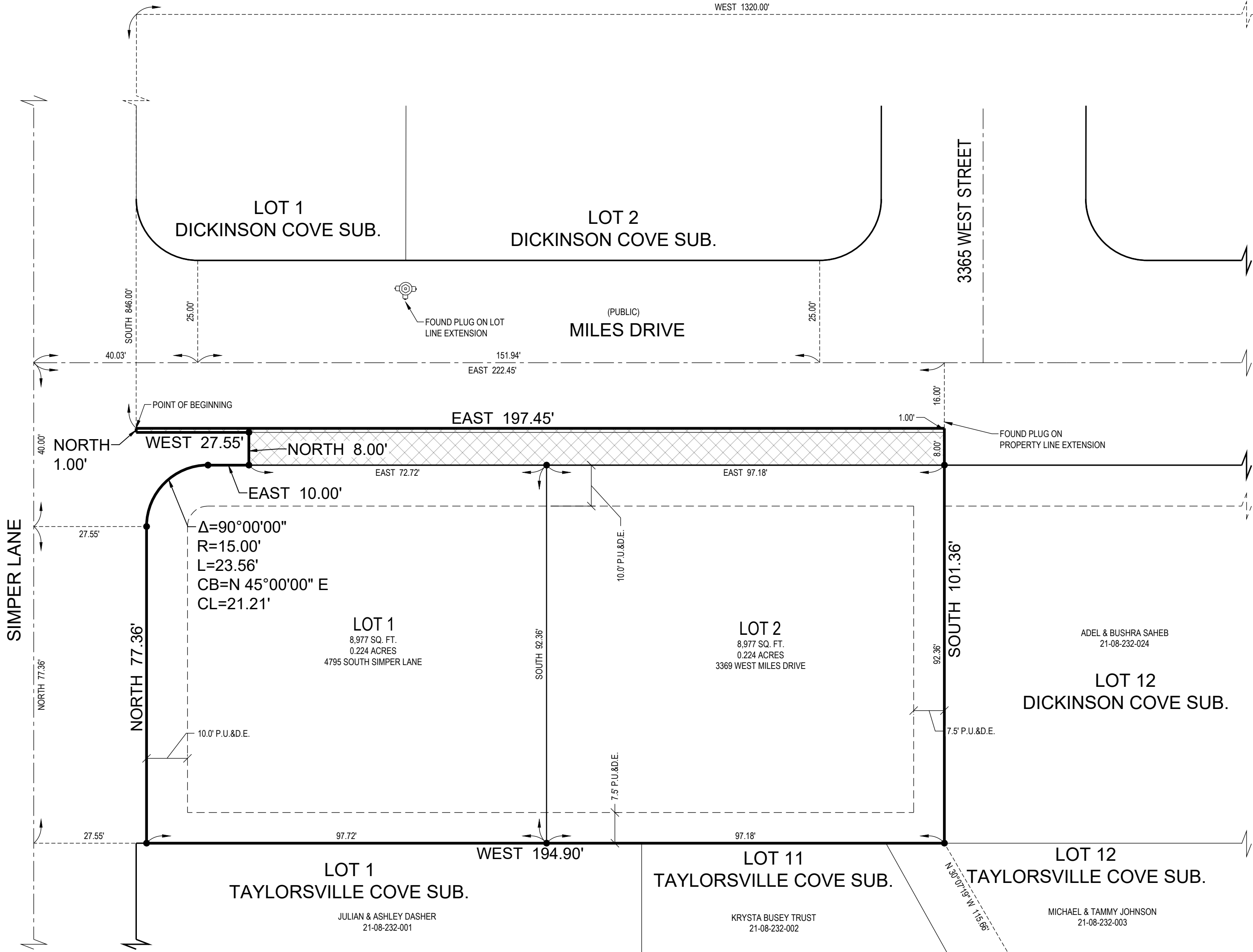
NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

DICKINSON COVE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF TAYLORSVILLE, COUNTY SALT LAKE, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____



LEGEND

- SUBDIVISION BOUNDARY
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING LOT LINE
- EASEMENT LINE (P.U. & D.E.)
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- DEDICATED TO TAYLORSVILLE CITY FOR STREET PURPOSES (1,557 SQ. FT.)

NOTES

1. STORM RETENTION CALCULATIONS AND DESIGN WILL NEED TO BE SUBMITTED AS PART OF A HOUSE BUILDING PERMIT FOR LOT 2.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a-603A(1)(c) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THE PLAT AND APPROVES THIS PLAT SOLELY FOR THIS PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENT IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, A.D. 20____

BY: _____
TITLE: _____

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

ENBRIDGE GAS

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

APPROVED THIS _____ DAY OF _____, A.D. 20____

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH COMPANY
BY: _____
TITLE: _____

APPROVED THIS _____ DAY OF _____, 20____

TAYLORSVILLE/BENNION IMPROVEMENT DIST.

COUNTY HEALTH DEPARTMENT

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

SALT LAKE COUNTY BOARD OF HEALTH

ECONOMIC AND COMMUNITY DEVELOPMENT

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

ECONOMIC AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF TAYLORSVILLE

APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE CITY OF TAYLORSVILLE.

MAYOR _____ ATTEST CITY RECORDER _____

TAYLORSVILLE/BENNION IMPROVEMENT DIST.

APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE TAYLORSVILLE/BENNION PLANNING IMPROVEMENT DISTRICT.

TAYLORSVILLE/BENNION IMPROVEMENT DISTRICT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE CITY OF TAYLORSVILLE PLANNING COMMISSION.

CITY OF TAYLORSVILLE PLANNING COMMISSION

UNIFIED FIRE AUTHORITY

APPROVED THIS _____ DAY OF _____, A.D. 20____,
BY THE UNIFIED FIRE AUTHORITY.

UNIFIED FIRE AUTHORITY

CITY ENGINEER

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

CITY OF TAYLORSVILLE ENGINEER _____ DATE _____

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

CITY OF TAYLORSVILLE ATTORNEY

DEVELOPER & OWNER

Ana Ruiz
4795 South 3400 West
Taylorsville, Utah
801-300-0778

SHEET

1

OF

1

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

4795 SOUTH SIMPER LANE
TAYLORSVILLE, UT 84129



VICINITY MAP

SCALE: N.T.S.

DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C0.10	DEMOLITION PLAN
C1.01	CIVIL SITE PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.10	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	EROSION DETAILS

ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO TAYLORSVILLE
BENNION IMPROVEMENT DISTRICT
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER
MUST CONFORM TO TAYLORSVILLE
BENNION IMPROVEMENT DISTRICT
STANDARDS AND SPECIFICATIONS

ALL WORK AND MATERIALS MUST
CONFORM TO APWA STANDARDS AND
SPECIFICATIONS

DEVELOPER & OWNER

ANA RUIZ
4795 SOUTH 3400 WEST
TAYLORSVILLE, UT 84129
801-300-0778
anaruizugs@yahoo.com



Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SIMPER LANE

MILES DRIVE

(PUBLIC)

NORTH 1.00'-

$\Delta = 90^\circ 00' 00''$
 $R = 15.00'$
 $L = 23.56'$
 $CB = N\ 45^\circ 00' 00''\ E$
 $CL = 21.21'$

GRAVEL DRIVEWAY

CONCRETE WALL

SURVEYED PARCEL CONTAINS:
19,510 SQUARE FEET
0.448 ACRES

PROPOSED LOT CONTAINS
8,977 SQ. FT.
0.224 ACRES

LOT
DICKINSON

LOT 1
TAYLORSVILLE COVE SUB.

JULIAN & ASHLEY DASHER
21-08-232-001

LOT 11
TAYLORSVILLE COVE SUB.

KRYSTA BUSEY TRUST
21-08-232-002

TAYLORS\

S:\2025Files\25578\Civil\Prod Dwg\25578 PLN.dwg Daniel May 21, 2026 - 4:36pm

1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

[illegible]

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SIGNING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF EXISTING AND ADJACENT PUBLIC.
3. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITY IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
4. 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 TRAFFIC CONTROL. VIOLATIONS WILL BE PENALIZED.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNMENT AGENCY AND/OR INDIVIDUAL PROPERTY OWNERS) FOR ALL CONSTRUCTION OUTSIDE THE APPROVED PROJECT LIMITS.
6. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO MANUAL ON UNIFORM CONTROL OF TRAFFIC (MUTCD) LATEST EDITION.
7. CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCE STANDARDS.
8. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY REGULATIONS.
9. CONTRACTOR SHALL TAKE ALL NECESSARY AND PREPARATION PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SURFACE EROSION, SLOPE FAILURE, AND OTHER DAMAGE TO ADJACENT WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETE WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE GENERAL PUBLIC.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
11. ALL FINAL VEGETATION AND/OR LANDSCAPE SHALL BE REINSTALLED PRIOR TO FINAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
12. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RESTORED TO THE SATISFACTION OF THE ENGINEER/OWNER AT THE EXPENSE OF THE CONTRACTOR.

1. SITE CONCRETE SHALL BE A MINIMUM 5 BAG NO. 4000 P/1 (8" @ 24" DAYS) MAXIMUM SLUMP OF 10". AIR ENTRAINED SHALL BE 6% MINIMUM. SEE SPECIFICATION 101.01 FOR FURTHER DETAILS.
2. SLABS ON-GRADE WILL BE TYPICALLY SCORING (14" @ 24" INTERVALS) NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR THICKNESS, WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AT EACH END OF OBJECT AND AT 12' MAXIMUM INTERVALS. CHANGES IN DIRECTION AND AT EQUAL INTERVALS NOT TO EXCEED 50 FEET.
3. CONCRETE WATERWAYS, CURBWAYS, MOWSTRIPS, CURB AND GUTTER, ETC. WILL TYPICALLY BE SCORING (14" @ 24" INTERVALS) NOT TO EXCEED 10 FEET AND HAVE FULL DEPTH EXPANSION JOINTS PLACED AT EACH END OF OBJECT TO EXCEED 50 FEET.
4. UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 6" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
5. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A WELL COMPACTED GRAVEL BED OVER A MINIMUM 4" (8% SUBGRADE).
6. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
7. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
8. ASPHALTIC CONCRETE PAYMENT SHALL BE A MINIMUM 5" OVC OF COMPACTED (65% ROAD) BASE OVER PROPERLY PREPARED AND COMPACTED SUBGRADE. UNLESS NOTED OTHERWISE, SEE SPECIFICATIONS, AND DETAIL D1 SHEET 3010.
9. ASPHALTIC IMPACTION SHALL BE 1 1/2" MINIMUM (65% ROAD) SUBGRADE.
10. SURFACE COURSE SHALL BE 1 1/2" MINIMUM, MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
11. C/P PAYMENT TO BE 1/2" ABOVE U/L OF ALL GUTTER AFTER COMPACTION.
12. THICKNESS OVER 3" WILL BE LAD IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MINIMUM DESIGN.

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL AGENCIES. ANY WHICH REQUIREMENTS ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL MATERIALS FOR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 3% BELOW OPT.
4. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING UTILITIES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

UTILITIES

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO OBTAIN ALL NECESSARY UTILITY COMPANY LETTERS OF OWNED CONVEYANCE, BLUE STAKE TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
3. CONTRACTOR MUST START AT END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO PROVIDE THE FIELD RECORD FOR ALL MECHANICAL UTILITY LINES. THE OWNED CONVEYANCE AT THE EXISTING MAIN, NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES ARE LOCATED AT THE CORRECT DEPTHS. UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300' FEET AHEAD. PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKES ARE TO BE ASSUMED AS APPROPRIATE, REQUIRING NO VERIFICATION.
5. CULINARY WATER AND FIRE SERVICE LINES TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
6. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
7. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
8. ALL TOWNSHIP AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
9. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH GROUT THAT SLOPE DOWN THE OUTSIDE AND GROUDED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. THE SLOPE SHALL BE 1/4" PER FOOT.
10. NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
11. ALL STORM DRAIN CONDUITS AND BOXES SHALL BE CLEAN AND FREE OF ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AND/OR THE MAIN LINES. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM CROSS SLOPE.
"ROUTES SHALL HAVE A 5.00% (1/20) MAXIMUM RUNNING SLOPE.
"RAMPS SHALL HAVE A 8.33% (1/12) MAXIMUM RUNNING SLOPE.
"ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

RUIZ PARCEL

[illegible]

AWN BY: TJO

TE: 5/21/2026

GENERAL NOTE LEGEND AND ABBREVIATION

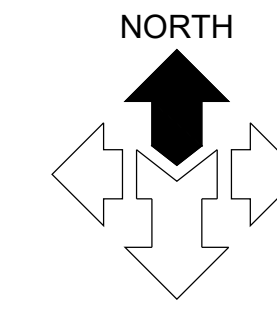
C0.01

NEW	EXISTING	NEW	EXISTING
			SECTION CORNER (FOUND)
			SECTION CORNER (NOT FOUND)
			STREET MONUMENT
			BRASS CAP MONUMENT
			POWER POLE
			UTILITY POLE
			GUY ANCHOR
			POWER TRANSFORMER
			TRAFFIC SIGNAL CABINET
			LIGHT POLE
			TELEPHONE RISER
			TELEPHONE MANHOLE
			TRAFFIC SIGNAL BOX
			WATER MANHOLE
			WATER VALVE
			WATER METER
			FIRE HYDRANT
			SANITARY SEWER MANHOLE
			SANITARY SEWER CLEANOUT
			STORM DRAIN MANHOLE
			STORM DRAIN CURB INLET
			STORM DRAIN CATCH BASIN
			STORM DRAIN CLEANOUT
			STORM DRAIN COMBO BOX
			MAILBOX
			SIGN
			FLOW DIRECTION
			SPOT ELEVATION
			CONIFEROUS TREE
			DECIDUOUS TREE

ADA	ACRE	DIP	DUCTILE IRON PIPE	GM	GA	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTRREE	DECIDUOUS TREE	GMH	GA	GAS MANHOLE	PI	POINT OF INTERSECTION	TG	TOP BACK OF CURB
ABC	ADVANCED TRAFFIC MGMT. SYSTEM	DYLF	DYED YELLOW LINE	GV	GA	GAS VALVE	PM	PARKING METER	TE	TELEPHONE
ABC	BAR & CAP	E	EAST	GV	GA	GAS VALVE	PP	POWER POLE	TEF	TOP FACE OF CURB
BC	BUILDING CORNER	EB	ELECTRIC BOX	HDPE	HD	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFC	TOP FINISH GRADE
BLU	BOTTOM RAMP	EG	ELECTRIC METER	HG	HC	HARDING STROKE	PM	POINT OF BEGINNING	TFM	THREE LINE
BLU	BLUE STAKED ELECTRIC	ELEV	ELEVATION	HGL	HA	HYDRAULIC GRADE LINE	PCC	POINT OF CONNECTION	TMA	TELEPHONE MANHOLE
BLUFO	BLUE STAKED FIRE OPTIC	EM	ELECTRIC METER	HP	HP	HIGH POINT	PT	POINT OF TANGENCY	TOH	TOP OF ASPHALT
BLU	BLUE STAKED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HW	HEADWALL & HIGH WATER	PWR	POWER	TOC	TOP OF CONCRETE
BLUR	BLUE STAKED IRRIGATION	EOA	EDGE OF ASPHALT	IC	IC	IRIGATION CLEAVANOUT	CR	CURB	TOF	TOP OF FORM
BLUS	BLUE STAKED STORM DRAIN	EOC	EDGE OF CONCRETE	IO	IO	IRRIGATION CLEAVANOUT	C	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAKED SANITARY SEWER	EOG	EDGE OF GRAVEL	IOV	IOV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLU	BLUE STAKED TELEPHONE	EX	EXIST	IRR	IRR	IRRIGATION	RCP	REINFORCED CONCRETE PIPE	TOF	TOP OF SLOPE OR TOP OF PIPE
BLU	BLUE STAKED WATER	EX OR EXIST	EXISTING	IRV	IRV	IRRIGATION	REV	REVISION	TOE	TOP OF WALL
BM	BENCHMARK	F	FIRE	LF	LF	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BO	BOTTOM OF FOOTING	FC	FOUNDATION CORNER	LP	LP	LINEAR FEET	R	RAILROAD	TV	TELEVISION
BO	BOTTOM OF BOX	FO	FOUND. OR FOUNDATION DRAIN	LP	LP	LOW POINT OR LIGHT POLE	S	SOUTH	FW	FINISH GRADE AT TOP OF WALL
BO	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDM	FOUND. MINIMUM	MON	MON	MINIMUM	SD	STORM DRAIN	TSB	TRAFFIC SIGNAL POLE
BOV	BLOW OFF VALVE	FDS	FOUND. SECTION CORNER	MON	MON	MONUMENT	SD	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BO	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	MP	METAL PIPE	SDCO	STORM DRAIN CLEAVANOUT BOX	UD	UNDERDRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MP	MP	MONITORING WELL	SDH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
C	CENTERLINE	FH	FIRE HYDRANT	MS	MS	METAL SCHED	SG	STORM DRAIN	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NG	NATURAL GROUND	SPECS	SPECIFICATIONS	UGT	UNDERGROUND TELEPHONE
CNB	CABLE TELEVISION BARRIER	FNC	FENCE LINE	NGRT	NG	NOT AT RETAINING WALL	SLBM	SALT LAKE BASE & MERIDIAN	UGTV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCL	FENCE LINE	N	N	NAIL & SHOWN	SQ	SQUARE	UL	UNDERGROUND LIGHT
CC	COLUMN	FNCLR	IRON FENCE	NW	NW	NAIL & WASH	SOFT	SQUARE FEET	UOP	UTILITY POLE
CC	COMMUNICATIONS	FNCLV	VINYL FENCE	NTS	NTS	NOT TO SCALE	SOYD	SQUARE YARD	VCP	VITRIFIED CLAY PIPE
CC	CONCRETE	FNCLW	WOOD FENCE	OH	OH	ORIGINAL GROUND	SOYD	SQUARE YARD	VP	VERTICAL CURVE
CC	CONSTRUCTION	FNCLR	WIRE FENCE	OH	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUT	W	WEST
CNC	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OH	OH	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CNC	CONCRETE	FOW	FRONT OF WALK	OH	OH	OVERHEAD POWER	ST	STEAM	WMH	WATER MANHOLE
CP	CONFIDENTIAL	FT	FEET	OH	OH	OVERHEAD TELEPHONE	STN	STATION	WNS	WATER SURFACE
CITE	CITY	G	NATURAL GAS	OHTV	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUB	CUBIC FOOT	GA	GARAGE	P	P	PROPERTY LINE	STM	STORM	WW	WATER VOLUME
CUB	CUBIC YARD	GB	GRADE BREAK	PC	PC	POWER BOX	SVL	SOLID WHITE LINE	WW	WATERWAY
DEL	DELTA	GL	GROUND LIGHT	PC	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

LOT 2
DICKINSON COVE SUB.

3365 WEST STI

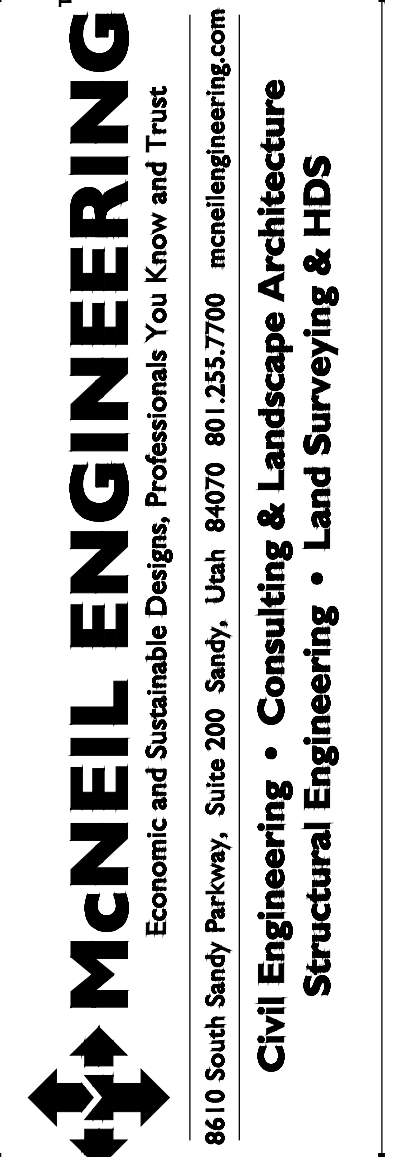
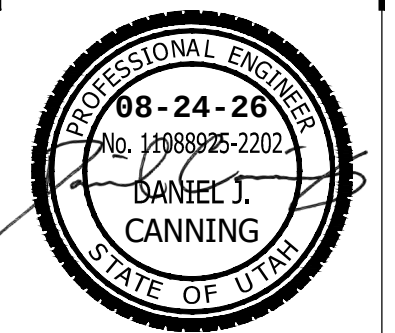


SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT FOR EXISTING OR EXCAVATED AREAS THAT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

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

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
② DRAINAGE SWALE.



RUIZ PARCEL

4795 S SIMPER LANE
TAYLORSVILLE, UT 84129

REVISIONS	DESCRIPTION
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[illegible]

PROJECT NO: 25578

DRAWN BY: TJO

CHECKED BY: DJC

DATE: 5/21/2026

GRADING AND DRAINAGE PLAN

C2.01

LOT 1
TAYLORSVILLE COVE SUB.

JULIAN & ASHLEY DASHER
21-08-232-001

LOT 11
TAYLORSVILLE COVE SUB.

KRYSTA BUSEY TRUST
21-08-232-002

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- BFE BASEMENT FLOOR ELEVATION
- BV FINISH GRADE AT BOTTOM OF WALL
- EX OR EXIST EXISTING
- EOA EDGE OF ASPHALT
- EOC EDGE OF CONCRETE
- FFE FINISH FLOOR ELEVATION
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- NG NATURAL GROUND
- SDCB STORM DRAIN CATCH BASIN
- SDCO STORM DRAIN CLEANOUT BOX
- SDD STORM DRAIN DRAIN BASIN
- SDMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- TOA TOP OF ASPHALT
- TOC TOP OF CONCRETE
- TOG TOP OF GRATE
- TOW TOP OF WALL
- FFE FINISH GRADE AT TOP OF WALL
- WW WATERWAY



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

SIMPER LANE

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SIMPER LANE

LOT 1
DICKINSON COVE SUB.

LOT 2
DICKINSON COVE SUB.

3365 WEST STI

MILES DRIVE
(PUBLIC)

GRAVEL DRIVEWAY

MB

AC

DICKINSON

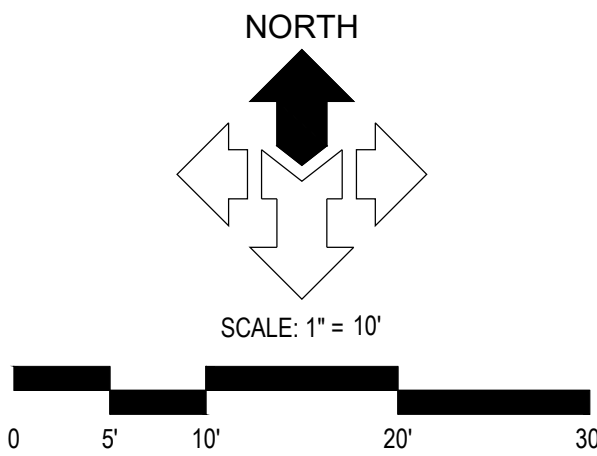
LOT 1
TAYLORSVILLE COVE SUB.

JULIAN & ASHLEY DASHER
21-08-232-001

LOT 11
TAYLORSVILLE COVE SUB.

KRYSTA BUSEY TRUST
21-08-232-002

TAYLORSVILLE COVE SUB.



GENERAL NOTES:
THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS REFERRED TO ON THIS SHEET SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LOCAL AGENCY'S EROSION CONTROL STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE AGENCY HAVING JURISDICTION. ALSO INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATIONS OF ALL EXISTING UTILITIES. IF CONFLICTS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL.

WHEN GRADING OPERATIONS HAVE BEEN COMPLETED AND THE DISTURBED GROUND SHALL BE LEFT "OPEN" FOR 30 DAYS OR MORE THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS OF THE AREA.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

MAINTENANCE:
THE OWNER'S REPRESENTATIVE SHALL MAKE ROUTINE CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIRS OR SEDIMENT REMOVAL IS NECESSARY. DUE TO CONDITIONS THAT MAY ARISE IN THE FIELD, ADDITIONAL CONTROL MAY BE DETERMINED TO BE NECESSARY.

SILT FENCE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT THE LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCES, END RUNS, AND UNDERCUTTING BENEATH SILT FENCING.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF SILT FENCING SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

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

① SILT FENCE AS SHOWN ON PLAN. SEE DETAIL 'C3', SHEET C5.03.

② CONCRETE WASHOUT AREA. CREATE A MIN. 10'X10' AREA WITH A 1" HIGH BERM. LINE AREA WITH PLASTIC. DISCARD WASTE IN DUMPSTER WHEN FULL AND LEGALLY DISPOSE OF. SEE DETAIL 'A3', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

③ CONSTRUCTION DUMPSTER. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

④ PORTABLE CONSTRUCTION TOILET. TOILET TO BE PROPERLY SECURED TO PREVENT TIPPING. BUILD 6" BERM AROUND TOILET TO CONTAIN ANY SPILLS OR LEAKAGE. CHECK LEVEL DAILY. LEGALLY DISPOSE OF WASTE AS NEEDED. SEE DETAIL 'C5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.

⑤ MATERIAL STORAGE AND STOCK PILE AREA. SEE DETAIL 'A5', SHEET C5.03. LOCATION SHOWN IS SUGGESTIVE. CONTRACTOR TO RELOCATE AS NEEDED.



NOTICE!
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE-GROUND UTILITIES. SHOWN OR NOT SHOWN ON THE PLANS.

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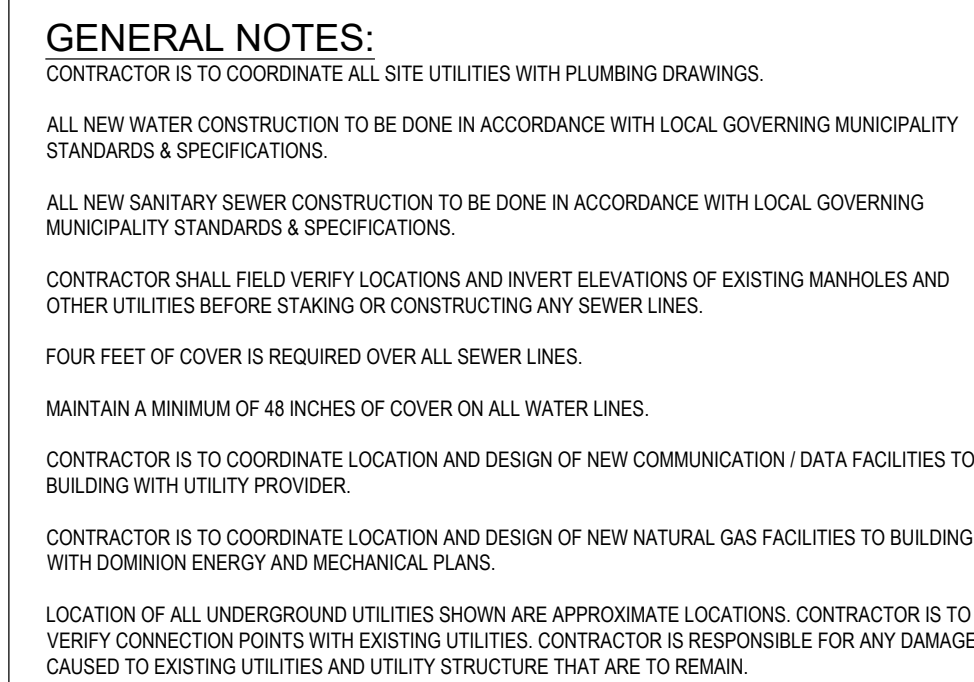


RUIZ PARCEL
4795 S SIMPER LANE
TAYLORSVILLE, UT 84129

REVISIONS		DESCRIPTION
REV	DATE	
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PROJECT NO: 25578		
DRAWN BY: TJO		
CHECKED BY: DJC		
DATE: 5/21/2026		

EROSION CONTROL PLAN

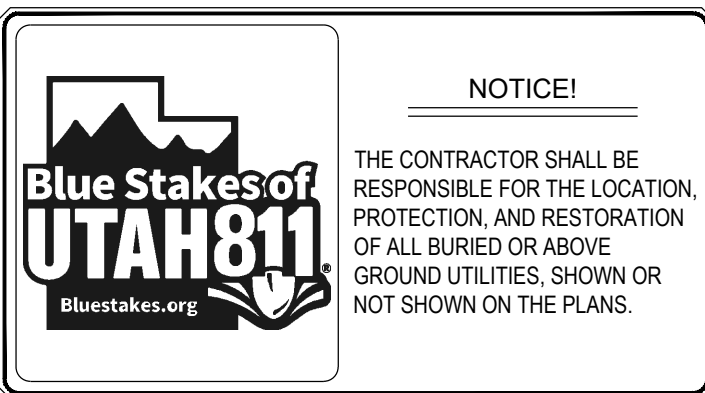
C2.10



UTILITY PROVIDERS:
WATER: TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
SEWER: TAYLORSVILLE BENNION IMPROVEMENT DISTRICT
NATURAL GAS: ENBRIDGE GAS
ELECTRIC POWER: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK

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

- ① CONNECT NEW 3/4" TYPE Y COPPER WATER SERVICE LINE TO EXISTING WATER MAIN, PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT DETAIL "B-203". WATER TRENCH PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT DETAIL "TB-201".
- ② 3/4" WATER SERVICE METER SET, PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
- ③ CONNECT NEW SANITARY SEWER LINE TO EXISTING SANITARY SEWER MANHOLE, PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT DETAIL "B-103".
- ④ 11" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS, CLEANOUTS AT 50-FOOT MAXIMUM SPACING, SEE TAYLORSVILLE BENNION IMPROVEMENT DISTRICT DETAIL "TB-101" FOR TRENCHING. SEE TAYLORSVILLE BENNION IMPROVEMENT DISTRICT DETAIL "TB-102" FOR CLEANOUTS.
- ⑤ SANITARY SEWER CLEANOUT, PER TAYLORSVILLE BENNION IMPROVEMENT DISTRICT DETAIL "TB-102".



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TYPICAL SEWER TRENCH

NOTES

TB-101
PAGE 1 OF 2

TYPICAL SEWER TRENCH NOTES:

- BLUE STAKES SHALL BE CONTACTED 48 HOURS BEFORE ANY EXCAVATION IS COMMENCED.
- BACKFILL, ROAD BASE, AND PAVEMENT CONSTRUCTION SHALL CONFORM TO REQUIREMENTS, STANDARDS, AND REGULATIONS OF THE ROADWAY JURISDICTION.
- TBID RECOMMENDS THE CONTRACTOR MEET ALL TRENCH SAFETY REQUIREMENTS ESTABLISHED BY OSHA & UOSHA.
- THE DISTRICT INSPECTOR MAY REQUIRE UNSUITABLE MATERIALS BENEATH THE PIPE ZONE TO BE OVER-EXCAVATED, BACKFILLED, AND COMPACTED TO 95% MAX DENSITY.
- EXCAVATE AT PIPE BELLS TO ENSURE PIPE IS SUPPORTED PROPERLY ALONG ITS ENTIRE LENGTH.
- PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
- SEWER LINES SHALL BE PVC SDR35 PIPE. MINIMUM SEWER MAIN SIZE SHALL BE 8".
- PIPE LAYING OPERATIONS SHALL PROCEED IN AN UPHILL DIRECTION WITH ALL BELLS FACING UPHILL.
- PIPE PLUGS SHALL BE INSTALLED DURING CONSTRUCTION AT THE END OF EACH LENGTH OF PIPE TO PREVENT DEBRIS FROM ENTERING PIPE.



TYPICAL SEWER TRENCH

NOTES

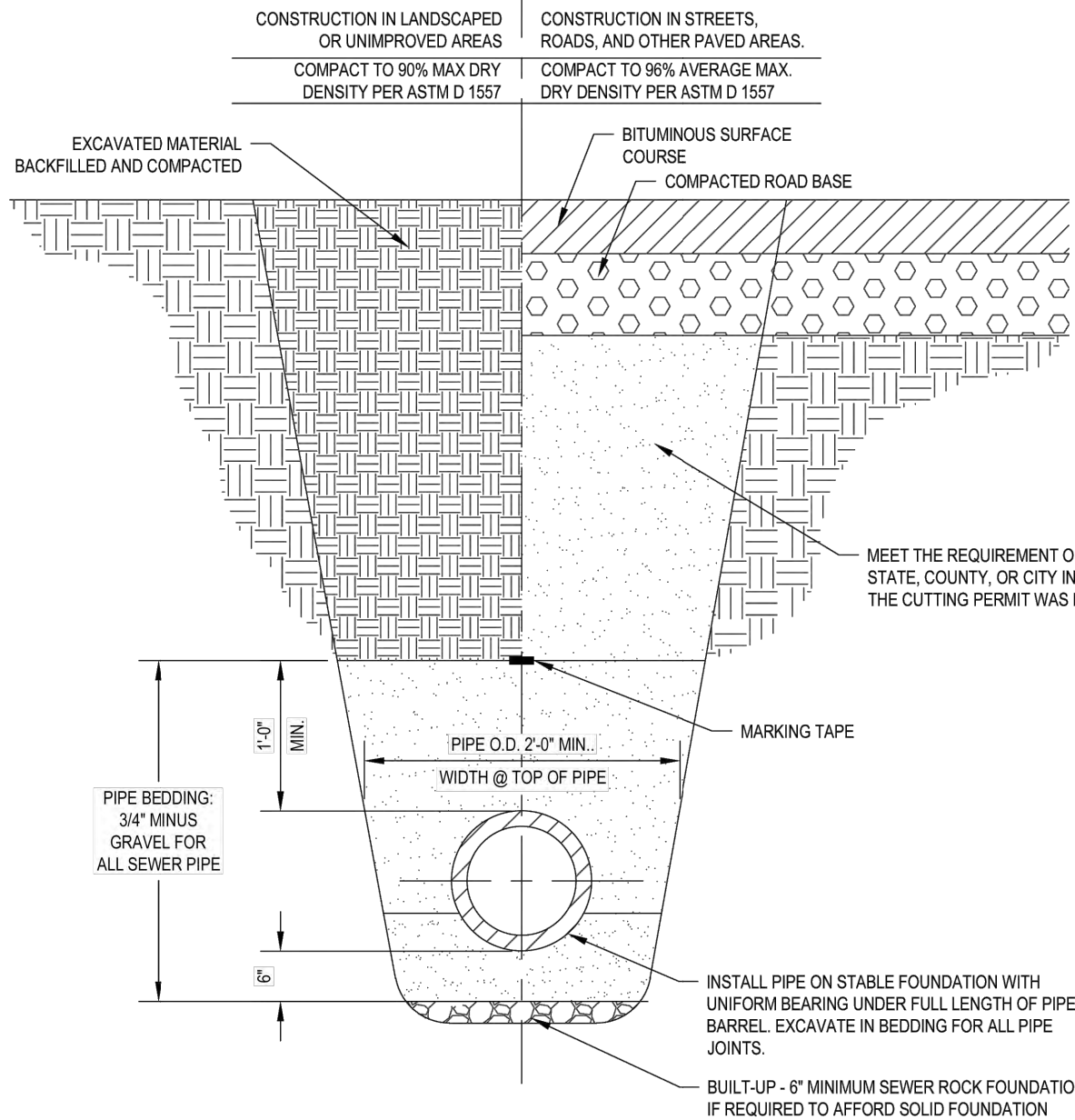
TB-101
PAGE 1 OF 2



TYPICAL SEWER TRENCH

NOT TO SCALE

TB-101
PAGE 2 OF 2



TYPICAL SEWER TRENCH

NOT TO SCALE

TB-101
PAGE 2 OF 2

TYPICAL SEWER LATERAL NOTES:

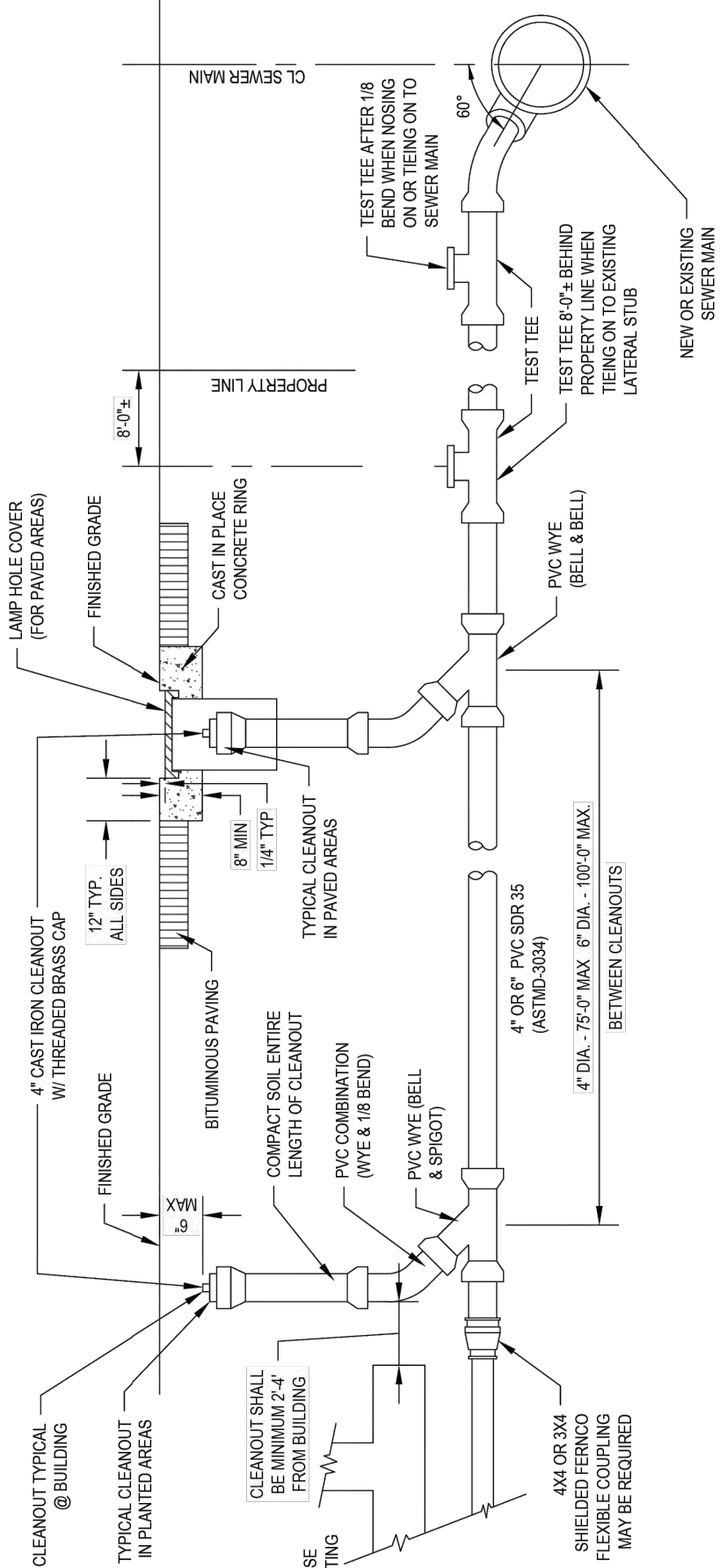
- INSTALL PER TYPICAL SEWER TRENCH TB-101.
- ALL FITTINGS AND PIPE SHALL BE PVC SDR 35.
- MINIMUM 2' REQUIRED BETWEEN ALL BENDS ON SEWER LATERAL. 90 DEGREE BENDS ARE NOT PERMITTED.
- PIPE LAYING OPERATIONS SHALL PROCEED IN AN UPHILL DIRECTION WITH ALL BELLS FACING UPHILL.
- PROVIDE APPROVED "SHIELDED FERNCO" FITTINGS FOR CONNECTIONS TO EXISTING SERVICES WHERE REQUIRED.
- COMPACT TO 95% MAX DENSITY UNDER PAVEMENTS AND IMPROVED AREAS. COMPACT TO 90% MAX DENSITY IN UNIMPROVED AREAS.
- MINIMUM GRADE FOR 4" SEWER LATERAL IS 2%.
- MINIMUM GRADE FOR 6" SEWER LATERAL IS 1%.
- DISTRICT TO INSPECT ALL LATERALS.
- ALL SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.
- SEE TB-103 FOR NOSE-ON DETAIL TO EXISTING SEWER.



TYPICAL SEWER LATERAL

NOTES

TB-102
PAGE 1 OF 2



TYPICAL SEWER LATERAL

NOTES

TB-102
PAGE 1 OF 2

TYPICAL SEWER LATERAL

NOT TO SCALE

TB-102
PAGE 2 OF 2



REVISIONS	
REV	DESCRIPTION

PROJECT NO: 25578
DRAWN BY: TJO
CHECKED BY: DJC
DATE: 5/21/2026

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DETAILS

C5.01

RUIZ PARCEL

4795 S SIMPER LANE
TAYLORSVILLE, UT 84129



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1. USE INSERTA TEE OR APPROVED EQUAL PRODUCT. SPECIFY MAINLINE MATERIAL WHEN ORDERING.
2. IF EXISTING SEWER MAIN IS CIPP LINED, EXTRA DEPTH INSERTA TEE WILL BE REQUIRED.
3. PVC SDR 35 REQUIRED ON ALL FITTINGS.
4. SEWER NOSE-ON SHALL BE ABOVE THE SEWER MAIN SPRING LINE.
5. EXISTING SEWER MAIN SHALL BE DRILLED BY AN EXPERIENCED TAPPER AS APPROVED BY THE DISTRICT.



TB-103
PAGE 1 OF 2



TB-103
PAGE 2 OF 2

- 
- UPDATED NOV 2024
- WATER DISTRICT
- TAYLORVILLE BENNEY
- IMPROVEMENT DISTRICT

TB-201
PAGE 1 OF 2



TB-201
PAGE 2 OF 2

UPDATED NOV 2022

WATER DISTRIBUTION
TAYLORVILLE-BENNETT
IMPROVEMENT DISTRICT
WEST TAYLORVILLE
TAYLORVILLE

TB-203
PAGE 1 OF 2



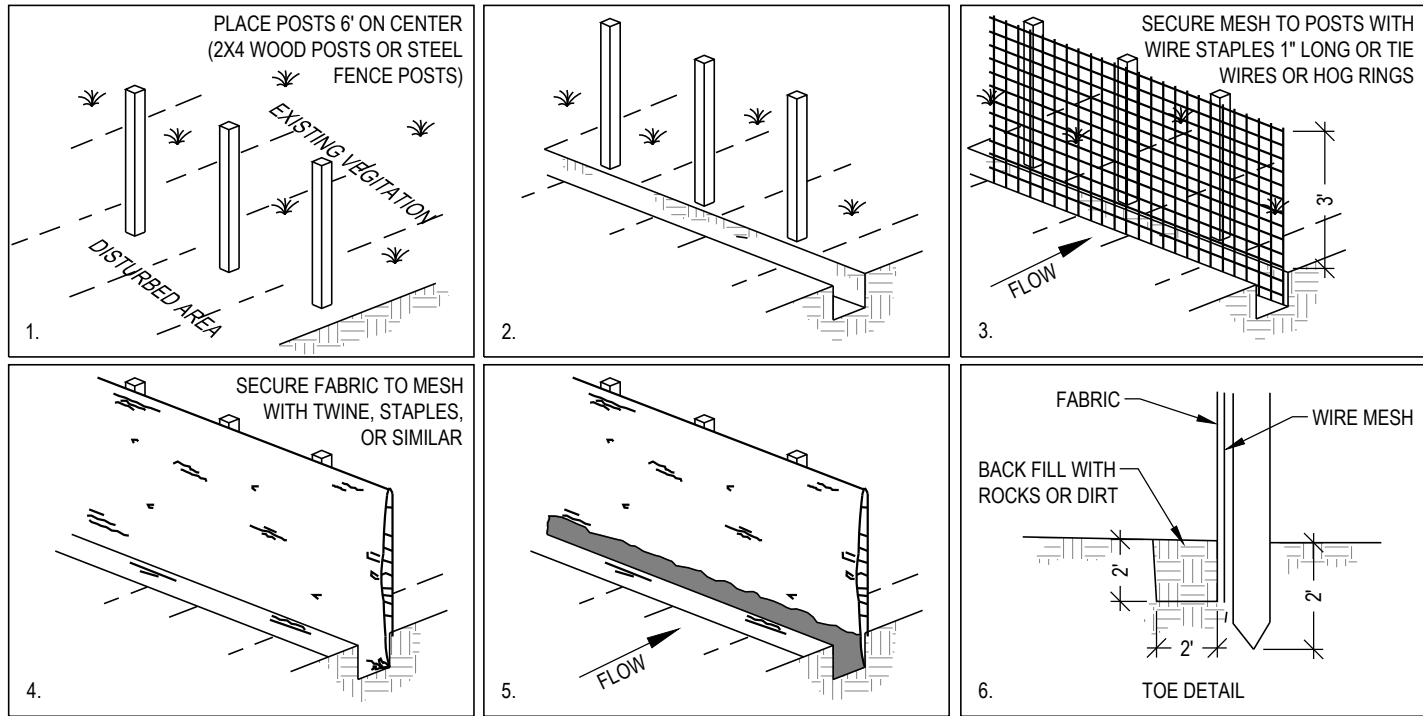
TB-203
PAGE 2 OF 2

PROJECT NO:	25578
DRAWN BY:	TJO
CHECKED BY:	DJC
DATE:	5/21/2026

C5.02



4795 S SIMPER LANE
TAYLORSVILLE, UT 84129



DESCRIPTION:
A TEMPORARY SEDIMENT BARRIER CONSISTING OF ENTRENCHED FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS.

APPLICATIONS:

- PERIMETER CONTROL: PLACE BARRIER AT DOWNGRADE LIMITS OF DISTURBANCE.
- SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
- PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK
- INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS

INSTALLATION/APPLICATION CRITERIA:

- PLACE POSTS 6 FEET APART ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS
- SECURE WIRE MESH (14 GAGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY 1 INCH LONG WIRE STAPLES, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL OVER FILTER FABRIC TO ANCHOR.

LIMITATIONS:

- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE.
- RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 100 FEET.
- RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%).
- RECOMMENDED MAXIMUM FLOW RATE OF 0.5 CFS.
- PONDING SHOULD NOT BE ALLOWED BEHIND FENCE.

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

- OBJECTIVES**
- ☐ HOUSEKEEPING PRACTICES
 - ☐ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☒ CONTROL SITE PERIMETER
 - ☒ CONTROL INTERNAL EROSION

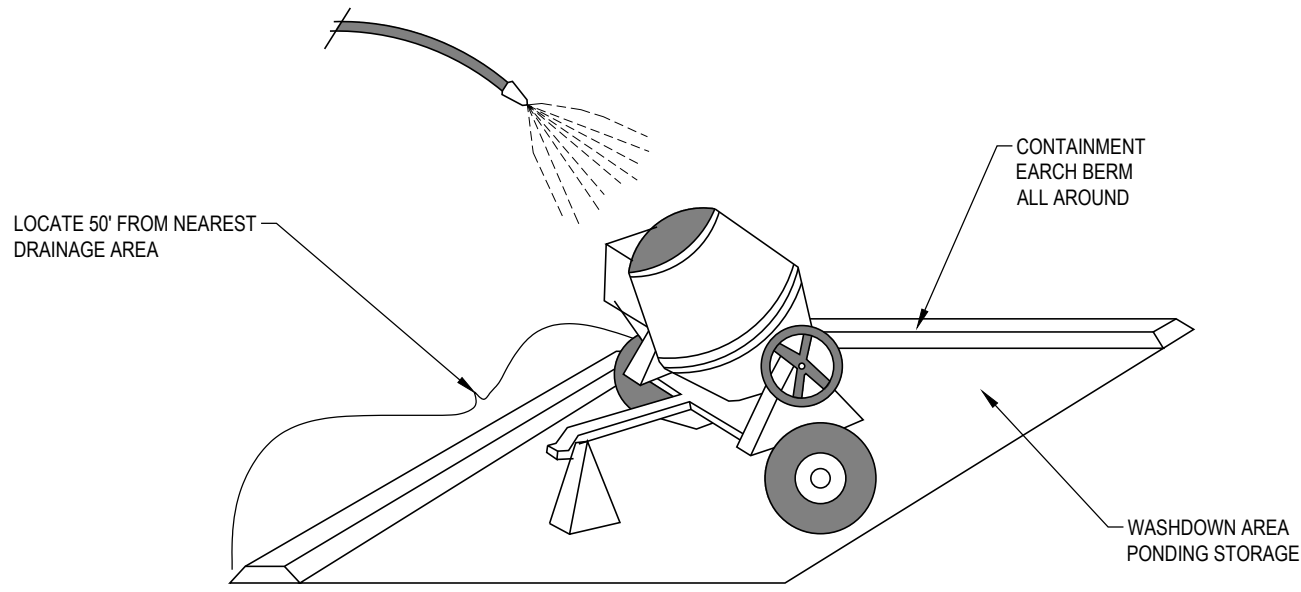
- TARGETED POLLUTANTS**
- ☒ SEDIMENT
 - ☒ NUTRIENTS
 - ☐ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☐ OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- ☒ HIGH IMPACT
 - ☒ MEDIUM IMPACT
 - ☐ LOW OR UNKNOWN IMPACT

- IMPLEMENTATION REQUIREMENTS**
- ☒ CAPITAL COSTS
 - ☒ O & M COSTS
 - ☒ MAINTENANCE
 - ☐ TRAINING

- ☒ HIGH ☒ MEDIUM ☐ LOW

SILT FENCE **C3**
SCALE: N.T.S.



DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

APPLICATIONS:

- THIS TECHNIQUE IS APPLICABLE TO ALL TYPES OF SITES.

INSTALLATION/APPLICATION CRITERIA:

- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.
- WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITHIN A BERMED OR LEVEL AREA (SEE EARTH BERM BARRIER INFORMATION SHEET.)
- TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER CONCRETE WASTE MANAGEMENT.

LIMITATIONS:

- OFF-SITE WASHOUT OF CONCRETE WASTES MAY NOT ALWAYS BE POSSIBLE.

MAINTENANCE:

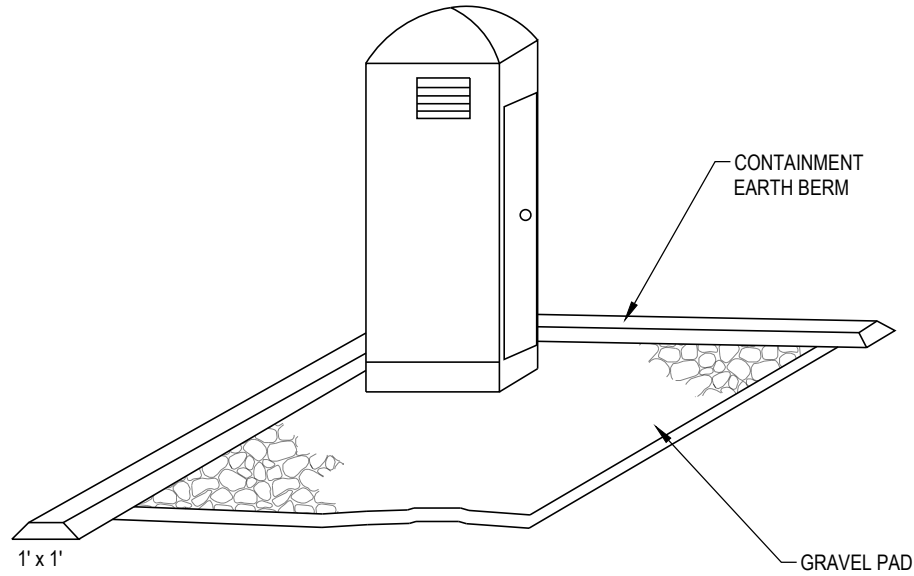
- INSPECT SUBCONTRACTORS T ENSURE THAT CONCRETE WASTES ARE BEING PROPERLY MANAGED.
- IF USING A TEMPORARY PIT, DISPOSE HARDENED CONCRETE ON A REGULAR BASIS.

- OBJECTIVES**
- ☐ HOUSEKEEPING PRACTICES
 - ☒ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☐ CONTROL SITE PERIMETER
 - ☐ CONTROL INTERNAL EROSION

- TARGETED POLLUTANTS**
- ☐ SEDIMENT
 - ☐ NUTRIENTS
 - ☐ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☒ OTHER WASTE
- IMPLEMENTATION REQUIREMENTS**
- ☒ HIGH IMPACT
 - ☒ MEDIUM IMPACT
 - ☐ LOW OR UNKNOWN IMPACT

- IMPLEMENTATION REQUIREMENTS**
- ☐ CAPITAL COSTS
 - ☐ O & M COSTS
 - ☒ MAINTENANCE
 - ☒ TRAINING
- ☒ HIGH ☒ MEDIUM ☐ LOW

CONCRETE WASTE MANAGEMENT **A3**
SCALE: N.T.S.



DESCRIPTION:
TEMPORARY ON-SITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

APPLICATIONS:

- ALL SITES WITH NO PERMANENT SANITARY FACILITIES OR WHERE PERMANENT FACILITY IS TO FAR FROM ACTIVITIES.

INSTALLATION/APPLICATION CRITERIA:

- LOCATE PORTABLE TOILETS IN CONVENIENT LOCATIONS THROUGHOUT THE SITE.
- PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
- CONSTRUCT EARTH BERM PERIMETER (SEE EARTH BERM BARRIER INFORMATION SHEET), CONTROL FOR SPILL/PROTECTION LEAK.

LIMITATIONS:

- NO LIMITATIONS

MAINTENANCE:

- PORTABLE TOILETS SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY LICENSED SERVICE WITH DAILY OBSERVATION FOR LEAK DETECTION.
- REGULAR WASTE COLLECTION SHOULD BE ARRANGED WITH LICENSED SERVICE.
- ALL WASTE SHOULD BE DEPOSITED IN SANITARY SEWER SYSTEM FOR TREATMENT WITH APPROPRIATE AGENCY APPROVAL.

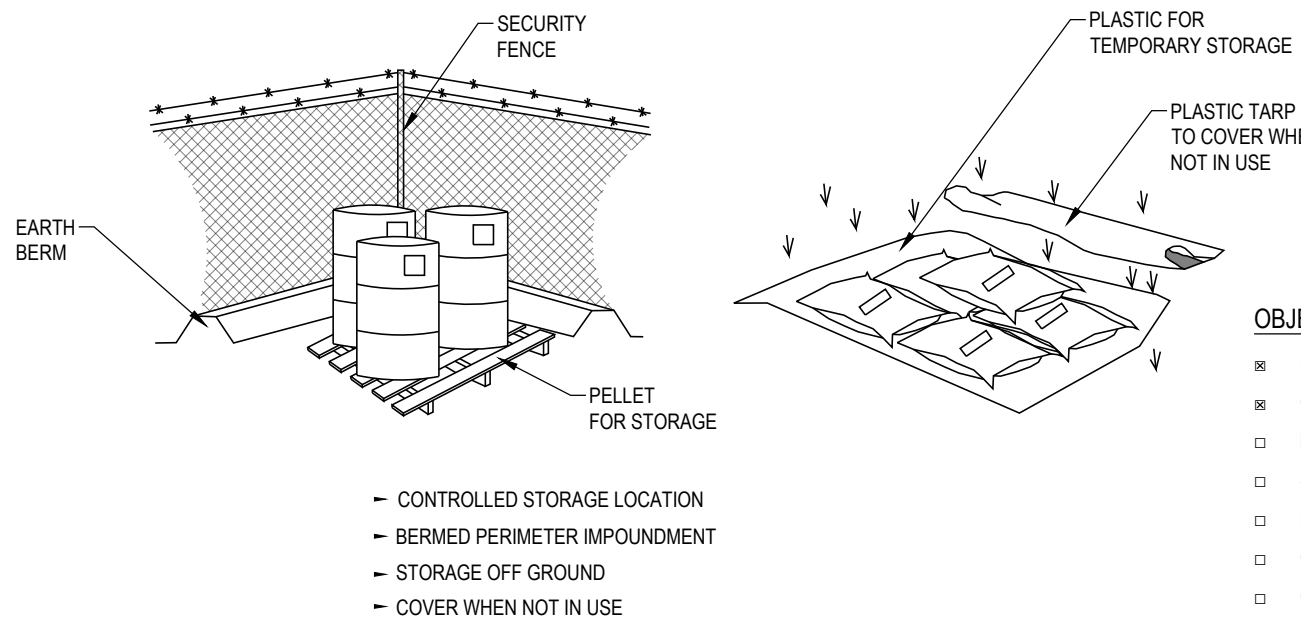
- OBJECTIVES**
- ☒ HOUSEKEEPING PRACTICES
 - ☒ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☐ CONTROL SITE PERIMETER
 - ☐ CONTROL INTERNAL EROSION

- TARGETED POLLUTANTS**
- ☐ SEDIMENT
 - ☐ NUTRIENTS
 - ☐ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☒ OTHER WASTE

- IMPLEMENTATION REQUIREMENTS**
- ☒ HIGH IMPACT
 - ☒ MEDIUM IMPACT
 - ☐ LOW OR UNKNOWN IMPACT

- IMPLEMENTATION REQUIREMENTS**
- ☒ CAPITAL COSTS
 - ☒ O & M COSTS
 - ☒ MAINTENANCE
 - ☐ TRAINING
- ☒ HIGH ☒ MEDIUM ☐ LOW

PORTABLE TOILETS **C5**
SCALE: N.T.S.



DESCRIPTION:
CONTROLLED STORAGE OF ON-SITE MATERIALS.

APPLICATIONS:

- STORAGE OF HAZARDOUS, TOXIC, AND ALL CHEMICAL SUBSTANCES.
- ANY CONSTRUCTION SITE WITH OUTSIDE STORAGE OF MATERIALS.

INSTALLATION/APPLICATION CRITERIA:

- DESIGNATE A SECURED AREA WITH LIMITED ACCESS AS THE STORAGE LOCATION. ENSURE NO WATERWAYS OR DRAINAGE PATHS ARE NEARBY.
- CONSTRUCT COMPACTED EARTHEN BERM (SEE EARTH BERM BARRIER INFORMATION SHEET), OR SIMILAR PERIMETER CONTAINMENT AROUND STORAGE LOCATION FOR IMPOUNDMENT IN THE CASE OF SPILLS.
- ENSURE ALL ON-SITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIAL THAT WILL NOT BE UTILIZED ON SITE.
- FOR ACTIVE USE OF MATERIAL AWAY FROM THE STORAGE AREA ENSURE MATERIALS ARE NOT SET DIRECTLY ON THE GROUND AND ARE COVERED WHEN NOT IN USE. PROTECT STORM DRAINAGE DURING USE.

LIMITATIONS:

- DOES NOT PREVENT CONTAMINATION DUE TO MISHANDLING OF PRODUCTS.
- SPILL PREVENTION AND RESPONSE PLAN STILL REQUIRED.
- ONLY EFFECTIVE IF MATERIALS ARE ACTIVELY STORED IN CONTROLLED LOCATION.

MAINTENANCE:

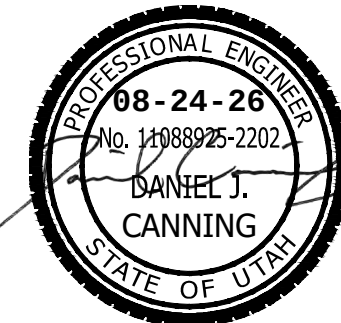
- INSPECT DAILY AND REPAIR ANY DAMAGE TO PERIMETER IMPOUNDMENT OR SECURITY FENCING.
- CHECK MATERIALS ARE BEING CORRECTLY STORED (I.E. STANDING UPRIGHT, IN LABELED CONTAINERS, TIGHTLY CAPPED) AND THAT NO MATERIALS ARE BEING STORED AWAY FROM THE DESIGNATED LOCATION.

- OBJECTIVES**
- ☒ HOUSEKEEPING PRACTICES
 - ☒ CONTAIN WASTE
 - ☐ MINIMIZE DISTURBED AREA
 - ☐ STABILIZE DISTURBED AREA
 - ☐ PROTECT SLOPES/CHANNELS
 - ☐ CONTROL SITE PERIMETER
 - ☐ CONTROL INTERNAL EROSION

- TARGETED POLLUTANTS**
- ☐ SEDIMENT
 - ☐ NUTRIENTS
 - ☒ TOXIC MATERIALS
 - ☐ OIL & GREASE
 - ☐ FLOATABLE MATERIALS
 - ☒ OTHER WASTE
- IMPLEMENTATION REQUIREMENTS**
- ☒ HIGH IMPACT
 - ☒ MEDIUM IMPACT
 - ☐ LOW OR UNKNOWN IMPACT

- IMPLEMENTATION REQUIREMENTS**
- ☐ CAPITAL COSTS
 - ☒ O & M COSTS
 - ☒ MAINTENANCE
 - ☒ TRAINING
- ☒ HIGH ☒ MEDIUM ☐ LOW

MATERIALS STORAGE **A5**
SCALE: N.T.S.



REVISIONS		DESCRIPTION
REV	DATE	

PROJECT NO: 25578
DRAWN BY: TJO
CHECKED BY: DJC
DATE: 5/21/2026

**EROSION
DETAILS**



PUBLIC HEARING NOTICE

June 30, 2026

Dear Property Owner:

You are invited to attend a public hearing scheduled for **Tuesday, July 14, 2026 at 6:30 p.m. before the Taylorsville Planning Commission**. City staff will present information to the Planning Commission regarding the following request:

Request:

File# 1S26 - SUB-000576-2025 - Public Hearing and Consideration of Preliminary Plat Subdivision Amendment to Create 2 Residential Lots of Property located generally at 4795 S Simper Lane, in Taylorsville, Utah.

Applicant:

Ana Ruiz

Subject Properties:

4795 S Simper Lane, & 3369 W Miles Drive.

The attached site plan is for reference only, to learn more about these applications and to provide your comments to the Planning Commission:

1. Phone, mail, email or visit the City Offices:

Grant Allen AICP, Senior Planner
2600 W. Taylorsville Blvd., Taylorsville, UT 84129
(801) 963-5400 or direct line (801) 955-2015
gallen@taylorsvilleut.gov
Open: 8:00am – 5:00pm, Monday – Friday
Comment Deadline: Tuesday, July 14, 2026 at 5:00 PM

2. Attend and/or speak at the Planning Commission Hearing:

Meeting Time: **Tuesday, July 14, 2026 at 6:30 PM**
In-Person: Council Chambers, 2600 West Taylorsville Blvd.
Electronically: Join Zoom (see meeting agenda on city's website 24 hours before the meeting).

Please contact Grant Allen at gallen@taylorsvilleut.gov or (801) 955-2015 with any questions related to this mailed notice.

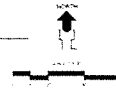
Sincerely,

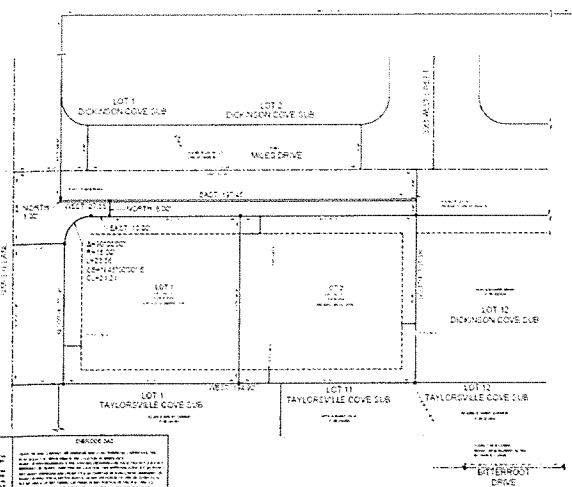
Grant Allen AICP, Senior Planner
Taylorsville Community Development Department

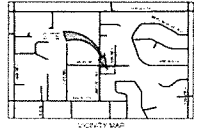
Subdivision Plan:

DICKINSON COVE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 10 NORTH, RANGE 10 WEST
SALT LAKE COUNTY, UTAH







LOCALITY MAP

SECTION 16
TOWNSHIP 10 NORTH
RANGE 10 WEST

DEVELOPER'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original subdivision map as filed in the office of the County Clerk of Salt Lake County, Utah, and that the same has been approved by the City of Taylorville, Utah, and the Salt Lake County Engineer.

Date: _____

BOUNDARY DESCRIPTION

The boundary of the Dickinson Cove Phase 2 Subdivision is described as follows: Beginning at the southeast corner of Lot 1, Dickinson Cove Subdivision, and running north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 1, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 2, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 3, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 4, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 5, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 6, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 7, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 8, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 9, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 10, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 11, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 12, Dickinson Cove Subdivision; then north 89° 15' 00" west 100.00 feet to the northwest corner of Lot 1, Dickinson Cove Subdivision.

OWNERS' DECLARATION

I, the undersigned, do hereby declare that the foregoing is a true and correct copy of the original subdivision map as filed in the office of the County Clerk of Salt Lake County, Utah, and that the same has been approved by the City of Taylorville, Utah, and the Salt Lake County Engineer.

Date: _____

NOTES

1. The subdivision map is subject to the approval of the City of Taylorville, Utah, and the Salt Lake County Engineer.

2. The subdivision map is subject to the approval of the City of Taylorville, Utah, and the Salt Lake County Engineer.

INDIVIDUAL ACKNOWLEDGMENT

I, the undersigned, do hereby acknowledge that the foregoing is a true and correct copy of the original subdivision map as filed in the office of the County Clerk of Salt Lake County, Utah, and that the same has been approved by the City of Taylorville, Utah, and the Salt Lake County Engineer.

Date: _____

DICKINSON COVE PHASE 2 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 10 NORTH, RANGE 10 WEST
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

Date: _____

McNEIL ENGINEERING

Engineers and Surveyors, Registered Professional Engineers
1000 South 1000 West, Suite 100, Salt Lake City, Utah 84143
Phone: (801) 552-1234
Fax: (801) 552-1235
Email: info@mcneil-engineering.com
Website: www.mcneil-engineering.com

CITY OF TAYLORVILLE

Date: _____

PLANNING COMMISSION

Date: _____

CITY ENGINEER

Date: _____

CITY ATTORNEY

Date: _____

UNIFIED FIRE AUTHORITY

Date: _____

COUNTY HEALTH DEPARTMENT

Date: _____

ECONOMIC AND COMMUNITY DEVELOPMENT

Date: _____

TAYLORVILLE ENVIRONMENTAL DEPT

Date: _____

To Taylorsville City Planning Commission
+ Grant Allen AICP Senior Planner,

July 6, 2024

We would love to come to this meeting on July 14th at 6:30 But I am having surgery that day.

I wish we had more details - the back of the paper plans are too small to even see.

There is already one home on that lot and if it is to divide into 2 lots and build 1 more single family home for sale. I would be okay with that. 2 single family homes for 1 family to live in each. But if it is to tear down the existing home + build condos, townhomes or apartments on each lot I vote NO!

We already have a mess like that on the corner of Simper lane + 4700 S. We were told those condos were to be sold not rentals + there would be plenty of onsite parking. Both turned out to be false. We have so many cars, trucks, dump trucks + business trucks parked out on Simper lane. That we are choked down. We have to wait our turn to get single file down or up the road. I feel extra multi housing would only contribute to this problem. I dislike the idea of more renters who don't care about our neighborhood + city. I thought this was supposed to be single family homes not multiple family homes packed inside. I left a review this ^{Past} Summer on Taylorsville + how its

Changed as a City. I can honestly say I used to love living here, I was proud to say I lived in Taylorsville. I don't feel that way anymore. Neighbors were respectful, kept the neighborhood clean & the Mayors cared about our image. My neighborhood has become rundown, junky, garbage & broken bottles are thrown out on the sidewalks. It doesn't seem like people have pride or concern for others. We have semis parked on 4700 S + Canal, cars parked on 4700 S left side of Simper blocking our view to pull out from Simper lane. We have multiple businesses being ran out of these homes on Simper lane who are allowed to park on the streets in our neighborhood causing us more congestion. I am a retired hairdresser & had to have a business license & home inspected to operate from my home... I wonder if they do too... I feel renters contribute to these issues

I am saddened to say that after 32 yrs of living here in Taylorsville I dislike it so much now. If I could afford to move & start over I would, but since that is not an option I will speak up & stand up for what if any control I may have left.

My vote & desire for this File 1526-SUB 000574
- 2005 is NO!!! My husband [REDACTED]
says NO also.

Thank you [REDACTED]

July 4th 2026

IE: REQUEST, File # 1526 000576 2025
App: ANA RUIZ
PROPERTY: 4795 S. SUMPER LANE, 3369
MILES DRIVE

How is the city going to address on street parking? AS it stands now, PARKING RESTRICTS THE LANE OF TRAVEL on SUMPER LANE.

You HAVE A PAINT CONTRACTOR WITH TRUCKS AND TRAILERS PARKING ON 3400 W.

You HAVE A LANDSCAPE BUSINESS THAT BLOCKS LANE OF TRAVEL WITH SALT/SEND DELIVERIES IN EARLY WINTER. DUMP ON THE STREET.

Both these BUSINESSES RUN OUT OF RESIDENTIAL HOMES.

You HAVE THE RENTAL UNITS @ 4700 S., 3400 W WITH INADEQUATE PARKING THAT BLOCKS LANE OF TRAVEL AND MAIL BOX ACCESS. POLICE HAVE TICKETED CARS BLOCKING MAIL DELIVERY IN THE PAST. TOO MANY CARS WITH LITTLE TO NO OFF STREET PARKING.

THIS PROPOSAL WILL ADD TO THE PARKING PROBLEM.

I oppose this proposal



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Please contact Grant Allen at gallen@taylorsvilleut.gov or (801) 955-2015 with any questions related to this mailed notice.

Sincerely,

Grant Allen AICP, Senior Planner
Taylorsville Community Development Department

*I SEE PARKING ALONG 3400 WEST
A WORSE PROBLEM THAN IT IS
ALREADY. 3400 W IS NOT WIDE ENOUGH
FOR ANY MORE STREET PARKING.*

