



ELK RUN AT WILLARD BAY PHASE 1

WILLARD CITY, UTAH



ELK RUN AT WILLARD BAY - PHASE 1
FINAL SUBMITTAL - May 15, 2015

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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.

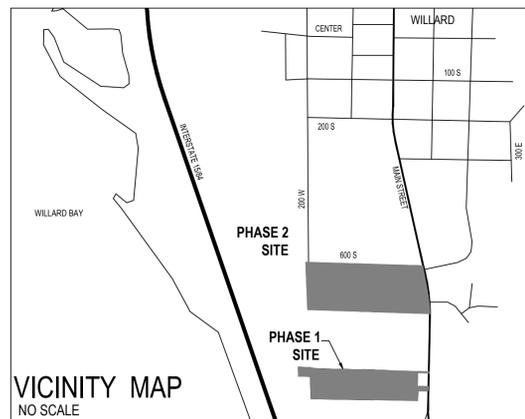
NOTICE TO CONTRACTOR

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.



GENERAL NOTES

- ALL WORK SHALL CONFORM WITH WILLARD CITY DEVELOPMENT STANDARDS DATED JANUARY 2008 AND THE LATEST VERSION OF THE APWA.
- CALL BLUE STAKES 72 HOURS PRIOR TO DIGGING.
- BENCHMARK ELEVATION = SOUTHWEST CORNER SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN ELEV. = 4221.61.
- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE WILLARD CITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
- LATERALS SHALL BE STUBBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.
- LATERALS SHALL TIE DIRECTLY INTO SEWER MAIN WITH A "WYE" CONNECTION.
- DUE TO THE SOFT SOILS ON-SITE, CONTRACTOR IS TO REFER TO SECTION 6.2.5 OF THE GEOTECHNICAL REPORT DATED SEPTEMBER 26, 2007 BY IGES FOR SOFT SOIL STABILIZATION.
- FOR POND AND STORM DRAIN PIPE SIZING, SEE CALCULATIONS PROVIDED BY ENSIGN ENGINEERING.

ENGINEER/SURVEYOR:



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

LAYTON
Phone: 801.547.1100
TOKOIA
Phone: 435.843.3990
CEDAR CITY
Phone: 435.860.5603
RICHFIELD
Phone: 435.896.2983

DEVELOPER

WILLARD BAY CROSSING, LLC
6150 S REDWOOD ROAD, SUITE 150
TAYLORSVILLE UTAH, 84123
(801) 205-5500

ELK RUN PHASE 1 FINAL PLAT

LOCATED IN THE SOUTHEAST HALF OF SECTION 26,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH

NOTES

- PARCEL A, B AND C TO BE RETAINED BY THE DEVELOPER.
- BASEMENTS WITHIN THIS SUBDIVISION MAY NOT BE PERMITTED BASED ON EVIDENCE OF SHALLOW GROUND WATER. THE GEOTECHNICAL REPORT SHALL REFERENCE LOT AREAS WHERE SHALLOW GROUND WATER EXISTS. ALL LOTS THAT REQUIRE EXCAVATION SHALL STAY 3 FEET ABOVE GROUND WATER OR A PERMANENT DEWATERING SYSTEM CAN BE DESIGNED BY A PROFESSIONAL ENGINEER/HYDROGEOLOGIST AND ALL LIABILITY IS ASSUMED BY THE LOT OWNER. WILLARD CITY IS NOT LIABLE FOR ANY DAMAGE TO PERSONAL PROPERTY DUE TO GROUND WATER.
- LOTS 101-104, & 129-134 MAY BE DEVELOPED PRIOR TO A SECONDARY ALL WEATHER SURFACE ACCESS BEING CONSTRUCTED.
- DEVELOPMENT OF BUILDINGS ON LOTS 105-128 ARE RESTRICTED UNTIL A SECONDARY ALL WEATHER SURFACE ACCESS IS CONSTRUCTED.
- WILLARD CITY REQUIRES ALL LOTS TO BE CHECKED FOR GROUND WATER ELEVATION PRIOR TO CONSTRUCTION.
- HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPING OF PARCELS AND FRONT OF LOTS.

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as ELK RUN PHASE 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point North 88°58'41" West 122.55 feet along the Section Line and North 4.72 feet from the South Quarter Corner of Section 26, Township 8 North, Range 2 West, Salt Lake Base and Meridian; and running
 thence North 88°57'57" West 2,036.64 feet;
 thence North 17°24'26" West 470.82 feet;
 thence South 87°56'35" East 2,341.30 feet to Westerly Right-of-Way Line of State Route 89 as defined by the Utah Department of Transportation Right of Way Plans for Project No. 126-C(1);
 thence South 03°50'01" West 20.02 feet along the Westerly Right-of-Way Line of said State Route 89;
 thence North 87°56'35" West 157.66 feet;
 thence South 02°05'55" West 184.71 feet;
 thence South 88°57'47" East 152.17 feet to Westerly Right-of-Way Line of said State Route 89;
 thence North 03°50'01" West 69.25 feet along the Westerly Right-of-Way Line of said State Route 89;
 thence North 88°57'47" West 135.30 feet;
 thence South 03°56'43" West 134.00 feet to the point of beginning.

Contains 912,853 Square Feet or 20,956 Acres and 34 Lots

OWNER'S DEDICATION

Known 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 to be known as

ELK RUN PHASE 1

do hereby dedicate for perpetual use of the public all rights-of-way and easements 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____

By: _____
 By: _____

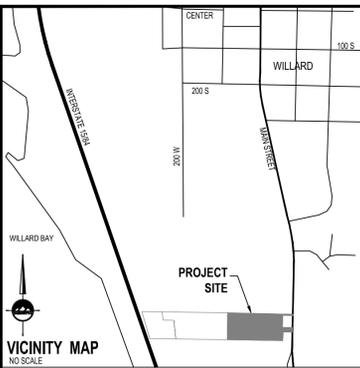
CORPORATE ACKNOWLEDGMENT

STATE OF _____ } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____, WHO BEING DULY SWORN, DID SAY TO ME THAT _____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
 MY COMMISSION EXPIRES: _____
 NAME: _____
 NO: _____
 A NOTARY PUBLIC COMMISSION IN UTAH
 NOTARY PUBLIC RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

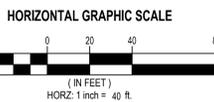
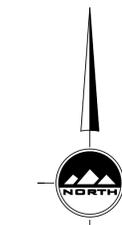
STATE OF UTAH } S.S.
 COUNTY OF _____ }
 ON THE _____ DAY OF _____ A.D. 20____, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY AND THAT _____ SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.
 MY COMMISSION EXPIRES: _____
 NAME: _____
 NO: _____
 A NOTARY PUBLIC COMMISSION IN UTAH
 NOTARY PUBLIC RESIDING IN _____ COUNTY

OWNER
 WILLARD BAY CROSSING, LLC
 6150 S REDWOOD ROAD, STE 150
 TAYLORSVILLE, UTAH



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT



ROCKY MOUNTAIN POWER NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SHEET 1 OF 2

PROJECT NUMBER: 4307
 MANAGER: R. Elder
 DRAWN BY: K. White
 CHECKED BY: P. Harris
 DATE: 5/15/15

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

LAYTON Phone: 801.541.1100
 TOORILE Phone: 435.843.3930
 CEDAR CITY Phone: 435.863.1433
 RICHFIELD Phone: 435.590.0181
 COLORADO SPRINGS Phone: 719.476.0119

CITY ATTORNEY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE WILLARD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUS TO THIS PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
 APPROVED THIS _____ DAY OF _____, 20____
 WILLARD CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
 BY THE WILLARD CITY COUNCIL.
 WILLARD CITY MAYOR
 WILLARD CITY RECORDER

SUBDIVISION LAND USE AUTHORITY (SLUA)

APPROVED THIS _____ DAY OF _____, 20____
 BY THE SUBDIVISION LAND USE AUTHORITY (SLUA)

ROCKY MOUNTAIN POWER

QWEST _____ DATE _____
 ROCKY MOUNTAIN POWER _____ DATE _____
 QUESTAR _____ DATE _____
 COMCAST CABLE _____ DATE _____

SURVEY RECORDING DATA

DATE: _____
 DRAWING No. _____

ELK RUN PHASE 1

LOCATED IN THE SOUTHEAST HALF OF SECTION 26,
 TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
 WILLARD CITY, BOX ELDER COUNTY, UTAH

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

ELK RUN PHASE 1

FINAL PLAT

LOCATED IN THE SOUTHEAST HALF OF SECTION 26,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH

Willford O. Watkins
02-052-0016

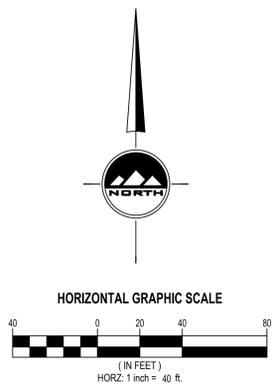
Willford O. Watkins
02-052-0016



NORMA J. NORTH, TR.
02-055-0001

NORMA J. NORTH, TR.
02-055-0001

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3000.00'	96.92'	1°51'04"	N89°53'19"W	96.92'
C2	3000.00'	96.92'	1°51'04"	S89°53'19"E	96.92'
C3	15.00'	24.23'	92°33'10"	S44°32'16"E	21.68'
C4	15.00'	22.89'	87°26'50"	N45°27'44"E	20.74'
C5	15.00'	24.23'	92°33'10"	N44°32'16"W	21.68'
C6	3000.00'	96.92'	1°51'04"	S89°53'19"E	96.92'
C7	15.00'	22.89'	87°26'50"	S45°27'45"W	20.74'
C8	2970.00'	47.93'	0°55'28"	N89°38'53"E	47.93'
C9	2970.00'	48.03'	0°59'35"	S89°25'35"E	48.03'
C10	3030.00'	15.63'	0°17'44"	N89°20'01"E	15.63'
C11	3030.00'	78.74'	1°29'20"	S89°46'27"E	78.73'
C12	3030.00'	3.52'	0°04'00"	S88°59'47"E	3.52'
C13	15.00'	22.81'	87°08'34"	S45°23'30"E	20.68'
C14	15.00'	24.31'	92°51'26"	S44°36'30"W	21.74'



LEGEND

- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PUE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT

SHEET 2 OF 2

PROJECT NUMBER : 4307
MANAGER : R. Elder
DRAWN BY : K. White
CHECKED BY : P. Harris
DATE : 5/15/15



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

LAYTON
Phone: 801.561.1100
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Phone: 435.843.3990
CEDAR CITY
Phone: 435.861.1453
RICHFIELD
Phone: 435.980.0165
COLORADO SPRINGS
Phone: 719.478.0119

ELK RUN PHASE 1

LOCATED IN THE SOUTHEAST HALF OF SECTION 26,
TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WILLARD CITY, BOX ELDER COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF BOX ELDER, RECORDED AND FILED AT THE

REQUEST OF :

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES BOX ELDER COUNTY RECORDER

**ELK RUN AT WILLARD BAY
PHASE 1
WILLARD CITY, UTAH**

NO.	DATE	REVISION	BY
1	10-13-2010	REDLINES	BMW
2	06.03.2011	UPDATE DETENTION	JWF

**STORM DRAIN
MASTER PLAN**

PROJECT NUMBER	PRINT DATE
4307	5/15/15
DRAWN BY	CHECKED BY
JWJ	KFW
PROJECT MANAGER	RCE

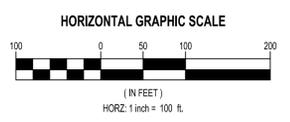
C-2.1

BENCHMARK
SOUTHWEST CORNER SECTION 26, TOWNSHIP
8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61

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

- NOTE**
1. ALL WORK SHALL COMPLY WITH WILLARD CITY DEVELOPMENT GUIDELINES AND STANDARD PLANS, AND CURRENT APWA PLANS AND SPECIFICATIONS.
 2. SEE STORM DRAIN CALCULATIONS PROVIDED BY ENSIGN ENGINEERING FOR POND AND STORM DRAIN PIPE SIZING.
 3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
 4. DUE TO THE SOFT SOILS ON-SITE, CONTRACTOR IS TO REFER TO SECTION 6.2.5 OF THE GEOTECHNICAL REPORT DATED SEPTEMBER 26, 2007 BY IGES FOR SOFT SOIL STABILIZATION.

- LEGEND**
- EXIST STORM DRAIN CLEAN OUT
 - PRO STORM DRAIN CLEAN OUT
 - EXIST STORM DRAIN CATCH BASIN
 - PRO STORM DRAIN CATCH BASIN
 - EXIST STORM DRAIN COMBO BOX
 - PRO STORM DRAIN COMBO BOX
 - EXIST STORM DRAIN CULVERT
 - PRO STORM DRAIN CULVERT
 - EXIST SPOT ELEVATION
 - PRO SPOT ELEVATION
 - EXIST MINOR CONTOURS 1' INCREMENT
 - EXIST MAJOR CONTOURS 5' INCREMENT
 - MINOR CONTOURS 1' INCREMENT
 - MAJOR CONTOURS 5' INCREMENT
 - EXIST BUILDING
 - PRO BUILDING
 -
 -
 - GRADE BRAKES
 - EXIST FENCE
 - PRO FENCE
 - EXIST EDGE OF ASPHALT
 - PRO EDGE OF ASPHALT
 - EXIST STORM DRAIN LINE
 - PRO STORM DRAIN LINE



STORM WATER
RETENTION BASIN
92,947 Cu. Ft.
BOTTOM POND = 4226.50
TOP POND = 4230.00
HIGH WATER LINE = 4229.00



**ELK RUN AT WILLARD BAY
PHASE 1**
WILLARD CITY, UTAH

NO.	DATE	REVISION	BY
1	10-15-10	REDLINES	BMW
2			
3			
4			
5			
6			
7			
8			

**OVERALL
UTILITY PLAN**

PROJECT NUMBER 4307	PRINT DATE 5/15/15
DRAWN BY JWJ	CHECKED BY KFW
PROJECT MANAGER RQE	

C-3.0



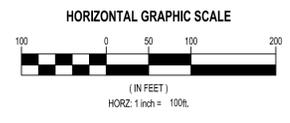
CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
SOUTHWEST CORNER SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BOX ELDER CAP
ELEVATION = 4221.61

LEGEND

	EXIST WATER METER
	PRO WATER METER
	EXIST WATER VALVE
	PRO WATER VALVE
	EXIST FIRE HYDRANT
	PRO FIRE HYDRANT
	EXISTING WELL (PERFECTED)
	EXISTING WELL (TERMINATED)
	EXIST IRRIGATION VALVE
	PRO IRRIGATION VALVE
	EXIST SANITARY SEWER MANHOLE
	PRO SANITARY SEWER MANHOLE
	EXIST BUILDING
	PRO BUILDING
	EXISTING 30" CURB AND GUTTER
	PROPOSED 30" CURB AND GUTTER
	EXIST SANITARY SEWER
	PRO SANITARY SEWER LINE
	PRO SAN. SWR. SERVICE LINE
	EXIST WATER LINE
	PRO WATER LINE
	PRO CULINARY WATER SERVICE LINE
	EXIST IRRIGATION LINE
	PRO IRRIGATION LINE

- NOTES:**
- TEMPORARY SEPTIC TANK & LEACH FIELD WILL BE REQUIRED FOR EACH LOT UNTIL REGIONAL SEWAGE TREATMENT PLANT IS OPERATIONAL. BEAR RIVER HEALTH DEPT. APPROVAL REQUIRED FOR ALL SEWER SEPTIC SYSTEM DESIGNS.
 - IRRIGATION SYSTEMS ARE INDEPENDENT OF IRRIGATION SYSTEMS SERVICING ADJACENT PROPERTIES.



APPROXIMATE DISTANCE FROM INTERSECTION OF HWY 89 AND 1050 SOUTH TO PROPOSED BORE LOCATION IS 1320 FT. (SEE SHEET C-3.1 FOR BORE AND CROSSING DETAILS AND SPECIFICATIONS)

APPROXIMATELY 1450 FEET FROM WILLARD BAY ESTATES SOUTH PROPERTY LINE TO PROPOSED LIFT STATION

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

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

BENCHMARK

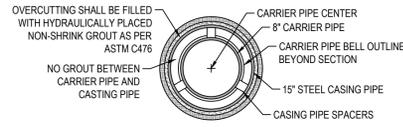
SOUTHWEST CORNER SECTION 26, TOWNSHIP
8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61

NOTES:

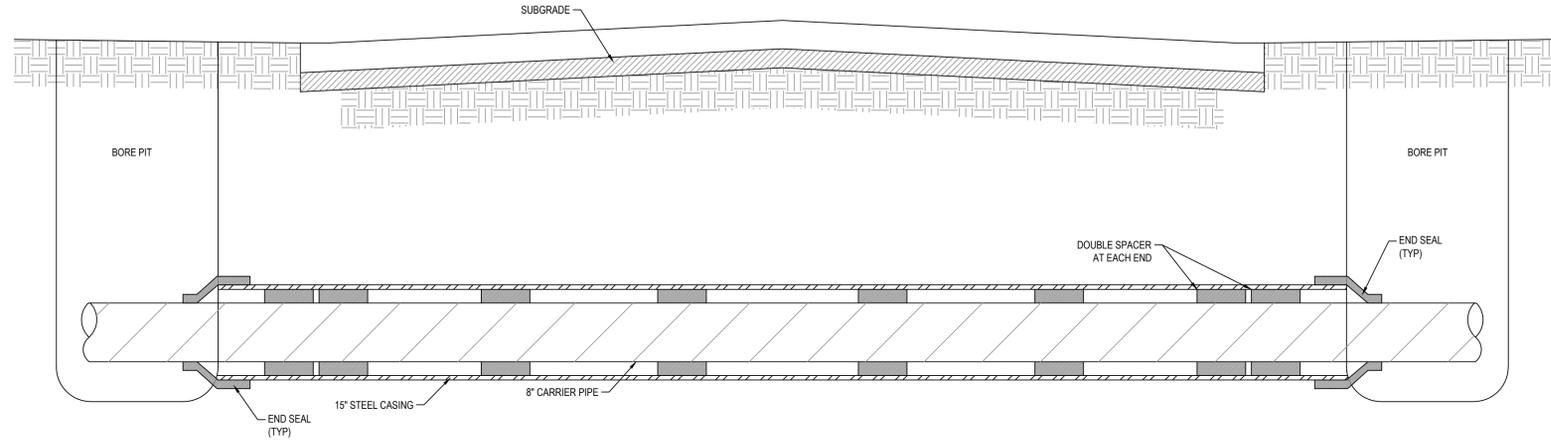
1. WORK ON UDOT RIGHT-OF-WAY IS RESTRICTED FROM OCTOBER 15 - APRIL 15.
2. ANY NEW PAVEMENT MARKINGS OR PAVEMENT MARKINGS THAT ARE REMOVED FROM THE HIGHWAY ARE TO BE REPLACED WITH IN KIND MATERIALS SUCH AS 3M TAPE, THERMOPLASTIC, ETC. ALL PAINT LINES ARE TO BE INSTALLED WITH PERMANENT PAINT APPLICATION BEFORE COMPLETION OF THE PERMIT AND MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
3. WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM).
4. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY WILL BE HIGH INTENSITY GRADE PER UDOT STANDARD DRAWINGS SN 7 AND SN 11. (USE P4 POSTS).
5. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE CONTRACTOR WHO IS AWARDED THE PROJECT MUST HAVE A PERFORMANCE BOND ON FILE WITH UDOT, AND OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION TWO OFFICE.

GENERAL UTILITY NOTES:

1. ALL WORK SHALL COMPLY WITH WILLARD CITY DEVELOPMENT GUIDELINES AND STANDARD PLANS.
2. ALL WATER LINES WITHIN THE PROPOSED ROADWAY SHALL BE CLASS 900 PVC PIPE.
3. ALL WATER VALVES SHALL BE CONSTRUCTED PER WILLARD CITY DEVELOPMENT GUIDELINES AND STANDARD PLANS.



A UTILITY BORE & CROSSING SECTION
SCALE: NONE



B UTILITY BORE & CROSSING PROFILE
SCALE: NONE

REQUIREMENTS FOR UTILITY BORE AND CROSSING

BORE/TUNNEL ALIGNMENT AND LOCATION:

1. UTILITY BORES OR TUNNELS SHALL, WHERE PRACTICABLE, BE LOCATED AT APPROXIMATELY RIGHT ANGLES TO RIGHT-OF-WAY, STREETS AND ALLEYS.
2. ALL BORES OR TUNNELS SHALL HAVE A VERTICAL PROFILE ON THE PLANS.
3. PLAN AND PROFILE VIEW OF THE BORE OR TUNNEL SHALL INCLUDE ALL EXISTING UTILITY LINES, TREES, SIGNS, GUIDE LINES/WIRES, LIGHT POLES AND OTHER OBSTACLES.

LENGTH OF CASING:

4. CASING PIPE LENGTH SHALL BE DETERMINED BY THE RESPECTIVE GOVERNING AUTHORITY.

BORE OR JACKING PITS:

5. SIZE OF THE BORE PIT AND RECEIVING PIT SHALL BE ADEQUATE TO ACCOMMODATE THE BORING/JACKING EQUIPMENT AND THE PIPE JOINT LENGTH BEING USED.

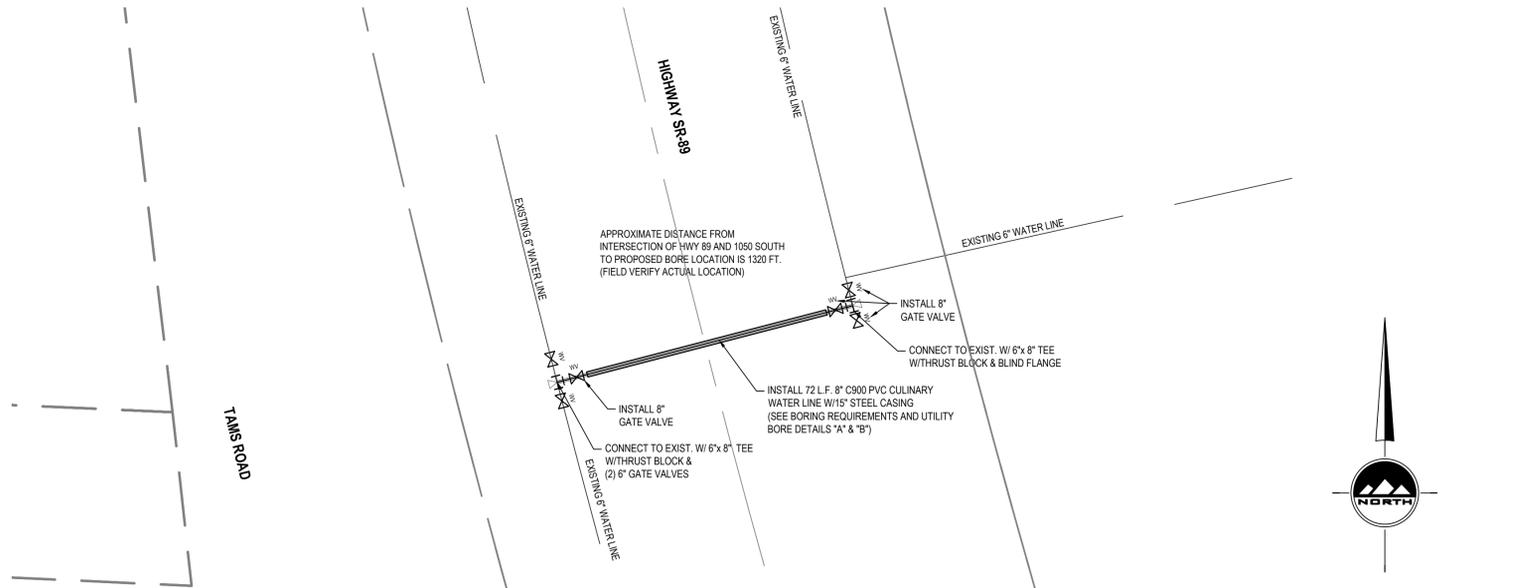
ISOLATION VALVES:

6. WATER VALVES SHALL BE LOCATED AT EACH SIDE OF A CASED BORE OR TUNNEL WITHIN EFFECTIVE DISTANCES AT EACH SIDE OF THE CROSSING TO ALLOW ISOLATION OF THE WATER MAIN WITHIN THE BORE.
7. CASING PIPE SHALL BE USED AT ALL CROSSINGS OF UDOT OR RAILROAD RIGHT-OF-WAY AND SHALL MEET THE PERMITTING AND INSURANCE REQUIREMENTS OF THE RESPECTIVE GOVERNING AUTHORITY.
8. CASING PIPE SHALL BE USED AS REQUIRED BY THE CITY ENGINEER BASED UPON SPECIFIC PROJECT LOCATIONS, MAINTENANCE CONCERNS OR RISKS TO OTHER FACILITIES.
9. WALL THICKNESS OF THE CASING PIPE MUST BE NO LESS THAN THAT SPECIFIED IN THE BELOW STEEL CASING PIPE WALL THICKNESS CHART. IF CASING PIPE IS REQUIRED A NOTE SPECIFYING MATERIAL AND THICKNESS OF THE CASING PIPE SHALL BE INCLUDED ON THE BORE PROFILE.
10. CASING PIPE SHALL BE WELDED SMOOTH STEEL MEETING ASTM A36 SPECIFICATIONS WITH MINIMUM YIELD STRENGTH OF 36,000 PSI. SECTIONAL TUNNEL LINING PLATE IS AN APPROVED ALTERNATE CASING MATERIAL FOR CASING SIZES GREATER THAN 48-INCH NOMINAL DIAMETER. IF SECTIONAL TUNNEL LINING PLATE IS USED THE BOTTOM OF THE TUNNEL SHALL BE PAVED WITH 3,000 PSI CONCRETE TO FACILITATE JACKING OF CARRIER PIPE THROUGH THE CASING PIPE.
11. CASING PIPE AND CASING JOINTS SHALL BE CAPABLE OF WITHSTANDING, AASHTO H-20 TRAFFIC LOADING PLUS APPROPRIATE DEAD LOAD FOR SOIL AND HYDROSTATIC PRESSURE.
12. CASING PIPE SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT LEAKAGE OF GROUND WATER AND SURROUNDING SOIL INTO THE CASING THROUGHOUT ITS LENGTH.
13. CASING PIPE SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT THE CASING FROM BECOMING A PATHWAY FOR GROUND WATER OR SURFACE WATER.
14. CASING PIPE SHALL BE INSTALLED WITH EVEN BEARING THROUGHOUT ITS LENGTH AND SHALL SLOPE TO ONE END. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE NO LESS THAN 2 INCHES GREATER THAN LARGEST OUTSIDE DIAMETER OF CARRIER PIPE, JOINTS OR COUPLINGS. CASING PIPES LARGER THAN 48\"/>

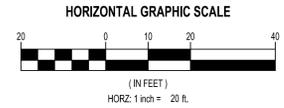
DIAMETER OF CASING PIPE (NOMINAL O.D.)	SMOOTH STEEL CASING (ASTM A36) (MINIMUM YIELD STRENGTH OF 36,000PSI)	
	MINIMUM CASING THICKNESS (DECIMAL INCHES)	MINIMUM CASING THICKNESS (FRACTION INCHES)
12\"/>		

MISCELLANEOUS REQUIREMENTS FOR BORES AND TUNNELS:

15. ALL BORES SHALL BE A DRY BORE TYPE. A "MISSILE" TYPE PNEUMATIC/HYDRAULIC BORE MAY BE USED FOR COPPER WATER SERVICES, CABLES AND CONDUITS 2-INCHES IN SIZE OR SMALLER.
16. FOR BORES REQUIRING CASING PIPE, THE VOID SPACE BETWEEN CASING AND THE EARTHEN BORE SHALL BE COMPLETELY FILLED WITH CEMENT GROUT PUMPED UNDER PRESSURE INTO THE VOID SPACE. CEMENT GROUT SHALL CONFORM TO ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 200-PSI. PRESSURE GROUTING SHALL START FROM THE LOWER END OF THE BORE. PRESSURE GROUTING SHALL TAKE PLACE WITHIN 24-HOURS OF FINAL PLACEMENT OF THE CASING PIPE. THE CASING PIPE SHALL BE PROVIDED WITH GROUT PORTS AT 20-FOOT INTERVALS ALONG THE CASING PIPE FOR CASING PIPES LARGER THAN 24-INCHES IN NOMINAL DIAMETER.
17. FOR BORES WITHOUT CASING PIPE, THE VOID SPACE BETWEEN CARRIER PIPE AND THE EARTHEN BORE SHALL BE COMPLETELY FILLED WITH CEMENT GROUT (200-PSI MIX) PUMPED UNDER PRESSURE INTO THE VOID SPACE. PRESSURE GROUTING SHALL START FROM THE LOWER END OF THE BORE. PRESSURE GROUTING SHALL TAKE PLACE WITHIN 24- HOURS OF THE FINAL PLACEMENT OF THE CARRIER PIPE.
18. CARRIER PIPE SHALL BE SUPPORTED WITHIN THE CASING PIPE WITH CITY APPROVED SPACERS INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS. SPACERS SHALL BE MADE OF HIGH DENSITY POLYETHYLENE (HDPE) OR STAINLESS STEEL. APPROVED CARRIER PIPE SPACERS ARE: "RACI" TYPE PROTECTION SPACERS, POWER SEAL MODEL 4810, OR APPROVED EQUAL. SPACERS SHALL BE OF APPROPRIATE LENGTH TO SECURE THE PIPE WITHIN THE CASING TO PREVENT FLOATING OF THE CARRIER PIPE SHOULD THE CASING PIPE BECOME FILLED WITH WATER. CASING SPACERS SHALL FASTEN TIGHTLY ONTO THE CARRIER PIPE TO PREVENT SPACER MOVEMENT DURING INSTALLATION. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM LOAD SAFETY FACTORS WITH THE CARRIER PIPE FULL OF FLUID. THE MANUFACTURER SHALL PROVIDE THE LOAD CARRYING CAPACITY OF THE SPACER ASSEMBLY AND MAXIMUM SPACING SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATION.
19. CASING PIPE SHALL BE SEALED AT EACH END WITH CITY APPROVED SEALS. APPROVED CASING AND SEALS ARE: ADVANCED PRODUCTS & SYSTEM, INC. MODEL AW (WRAP AROUND) END SEAL, CCI PIPELINE SYSTEM MODEL ESW WRAP AROUND NEOPRENE RUBBER END SEAL, OR APPROVED EQUAL.
20. BACKFILL OF BORE/JACKING PIT AND RECEIVING PITS SHALL BE WITH CRUSHED CONCRETE FLEXIBLE BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
21. LATERAL OR VERTICAL VARIATION IN THE FINAL POSITION OF THE PIPE FROM THE LINE AND GRADE ESTABLISHED ON THE PLANS SHALL BE PERMITTED ONLY TO THE EXTENT OF 1-INCH PER 10-FEET, PROVIDED THAT SUCH VARIATION SHALL BE REGULAR AND ONLY IN ONE DIRECTION AND THAT THE FINAL GRADE OF THE FLOW LINE SHALL BE IN THE DIRECTION INDICATED ON THE PLANS.
22. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO OSHA REQUIREMENTS FOR TRENCH SAFETY, CONFINED SPACE, PERSONAL PROTECTIVE EQUIPMENT, TUNNELING OPERATIONS AND ELECTRICAL SAFETY.



C UTILITY BORE & CROSSING SOUTH END
SCALE: 1" = 20'



ENSIGN
THE STANDARD IN ENGINEERING

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:
WILLARD BAY CROSSING, LLC
6150 SOUTH REDWOOD STE. 150
TAYLORSVILLE, UTAH 84123

CONTACT:
DOUG YOUNG
PHONE: 801-205-5500

**ELK RUN AT WILLARD BAY
PHASE 1
WILLARD CITY, UTAH**

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

UTILITY BORE AND CROSSING

PROJECT NUMBER: 4307
PRINT DATE: 5/15/15
DRAWN BY: JWJ
CHECKED BY: KFW
PROJECT MANAGER: ROE

C-3.1



SALT LAKE CITY
45 W. 10000 S., Suite 500
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FOR:
WILLARD BAY CROSSING, LLC
6150 SOUTH REDWOOD STE. 150
TAYLORSVILLE, UTAH 84123
CONTACT:
DOUG YOUNG
PHONE: 801-205-5500

**ELK RUN AT WILLARD BAY
PHASE 1**
WILLARD CITY, UTAH

REV.	DATE	REVISION	BY
1	10-13-2010	REVISIONS	BMW
2			
3			
4			
5			
6			
7			
8			

OVERALL EROSION CONTROL PLAN

PROJECT NUMBER: 4307
DRAWN BY: JWJ
PROJECT MANAGER: ROE
PRINT DATE: 5/13/15
CHECKED BY: KFW

C-4.0

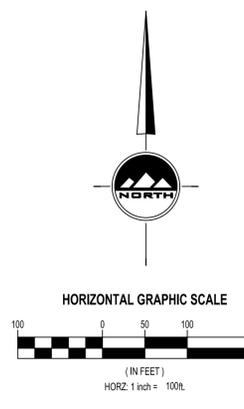


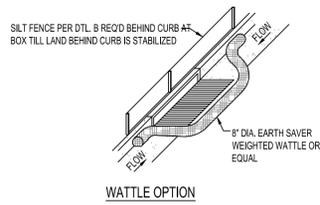
BENCHMARK
SOUTHWEST CORNER SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BOX ELDER CAP
ELEVATION = 4221.61

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

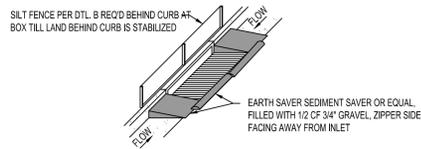
- GENERAL NOTES**
- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
 - DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
 - RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
 - DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
 - VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
 - NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
 - A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

- LEGEND**
- TEMPORARY SAG INLET PROTECTION PER DETAIL "A"
 - TEMPORARY IN-LINE INLET PROTECTION PER DETAIL "K"
 - EXISTING FLOW DIRECTION
 - STRAW WATTLE
 - TEMPORARY BERM
 - TEMPORARY SILT FENCE PER DETAIL "B"
 - PROPOSED CONCRETE
 - EXISTING CONCRETE
 - LIMITS OF DISTURBANCE
 - GRADE BREAK
 - EXIST MINOR CONTOURS 1' INCREMENT
 - EXIST MAJOR CONTOURS 5' INCREMENT
 - MINOR CONTOURS 5' INCREMENT
 - MAJOR CONTOURS 5' INCREMENT





WATTLE OPTION



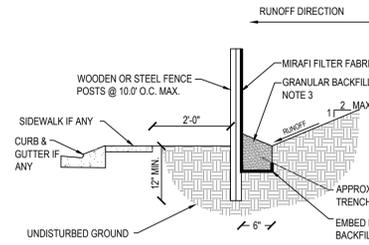
SANDBAG OPTION

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

(A) SAG INLET PROTECTION

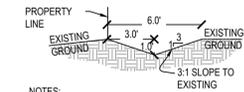
SCALE: NONE



(B) TEMPORARY SILT FENCE

SCALE: NONE

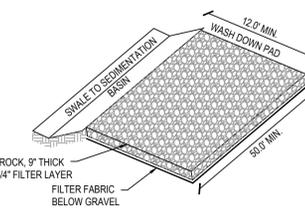
1. EXCAVATE 6" X 6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.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



(C) DRAINAGE SWALE

SCALE: NONE

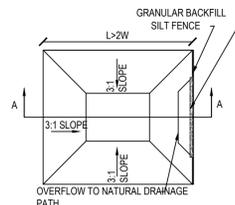
- NOTES:**
1. PROTECT CHANNEL FROM EROSION AS NECESSARY WITH RIP RAP, EROSION CONTROL MATS AND/OR ROCK CHECK DAMS
 2. SEDIMENT TRAPS REQUIRED AT 200' SPACING OR AS SHOWN ON PLANS, WHICHEVER IS MORE STRINGENT.
 3. FOR SWALES STEEPER THAN 5%, STABILIZE SWALES WITH RIP RAP LINING IN SWALE AND ROCK CHECK DAMS SPACED AT EVERY THREE FEET OF DROP IN FLOWLINE.



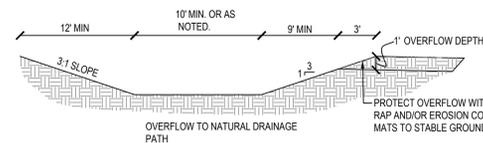
(D) TEMPORARY VEHICLE WASHDOWN & STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

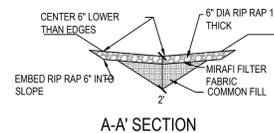
- NOTE:** PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"



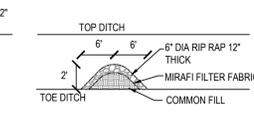
PLAN VIEW



A-A SECTION



A-A' SECTION



B-B' SECTION

PLAN VIEW

(F) ROCK CHECK DAM

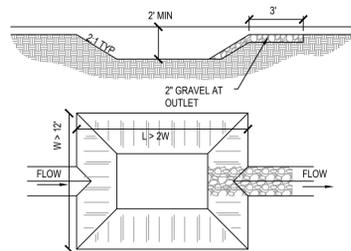
SCALE: NONE

- NOTES:**
1. PLACE CHECK DAMS PERPENDICULAR TO FLOW DIRECTION
 2. DO NOT PLACE DAMS ACROSS NATURAL STREAM BEDS
 3. CONSTRUCT CHECK DAMS SO THAT WATER DOES NOT FLOW AROUND THE ENDS OF THE DAM.
 4. REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES 1 FOOT.

- NOTES:**
1. CLEAN OUT BASIN WHEN CAPACITY IS REDUCED BY HALF.
 2. SIZE BASIN PER MINIMUM DIMENSIONS SHOWN, AND PER DIMENSIONS IN PLAN, WHICHEVER IS GREATER.
 3. SAFETY FENCING IS REQUIRED FOR DEPTH GREATER THAN THREE FEET.
 4. WHERE 2:1 RATIO OF LENGTH TO WIDTH IS NOT AVAILABLE, CONSTRUCT BERM(S) FOR BAFFLE(S) BETWEEN INLET AND OUTLET TO ACHIEVE 2:1 FLOW LENGTH RATIO.
 5. WHERE TEMPORARY SEDIMENTATION WILL BE CONVERTED TO A PERMANENT DETENTION POND, PROTECT OUTLET PER DTL, L. TEMPORARY BASIN OUTLET PROTECTION.

(E) TEMPORARY SEDIMENTATION BASIN

SCALE: NONE

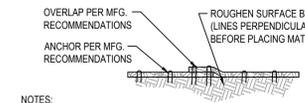


PLAN VIEW

- NOTES:**
1. PLACE SEDIMENT TRAPS AT LOCATIONS SHOWN ON PLANS, AND WHEREVER APPROPRIATE TO INTERCEPT SEDIMENT LADEN FLOW ON SITE.
 2. MAINTAIN PROPER FUNCTION OF SEDIMENT TRAP UNTIL DISTURBED AREAS CONTRIBUTING TO BASIN HAVE BEEN PAVED OR REVEGETATED.
 3. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS DECREASED BY HALF.

(H) SEDIMENT TRAP

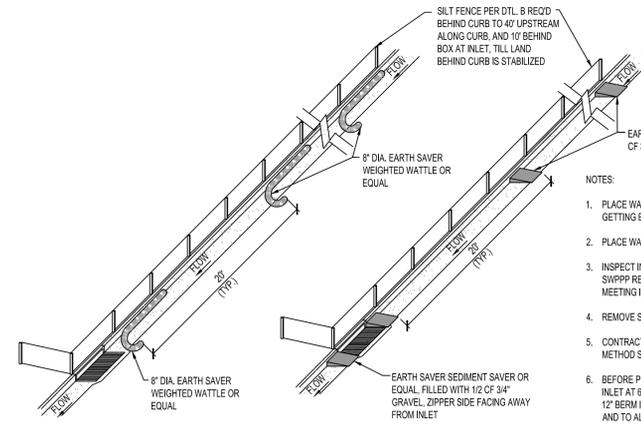
SCALE: NONE



- NOTES:**
1. EROSION CONTROL MATS REQUIRED ON ALL DISTURBED SLOPES 3:1 OR STEEPER NOT OTHERWISE PROTECTED OR TO BE REWORKED WITHIN 14 DAYS OF CESSATION OF WORK ON SLOPE.
 2. LAY OUT MATS WITH SEAMS RUNNING UP AND DOWN SLOPE AND NOT ALONG GRADE, EXCEPT IN CHANNELS OR SWALES LESS THAN 10' WIDE.

(J) EROSION CONTROL MAT

SCALE: NONE



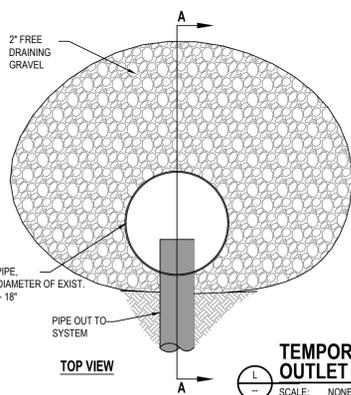
WATTLE OPTION

SANDBAG OPTION

(K) IN-LINE INLET PROTECTION

SCALE: NONE

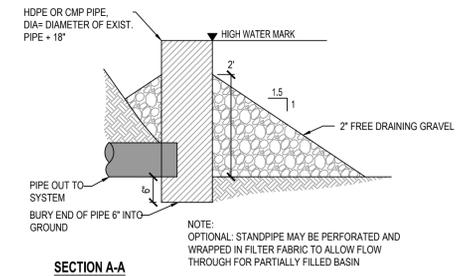
- NOTES:**
1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
 2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
 3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
 4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
 5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
 6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, PLACE SILT FENCE BEHIND CURB AS SHOWN, AND CONSTRUCT TEMPORARY 12" BERM IN FRONT OF INLET TO INTERCEPT SEDIMENT-LADEN WATER BEFORE IT FLOWS DOWNSTREAM AND TO ALLOW FOR SEDIMENTATION BEFORE FLOW ENTERS INLET BOX.



TOP VIEW

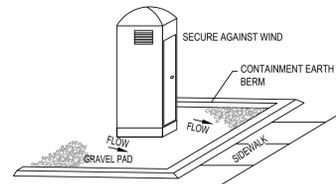
(L) TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



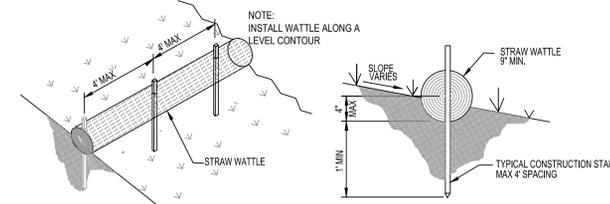
SECTION A-A

- NOTE:** OPTIONAL STANDPIPE MAY BE PERFORMED AND WRAPPED IN FILTER FABRIC TO ALLOW FLOW THROUGH FOR PARTIALLY FILLED BASIN



(M) PORTABLE TOILET

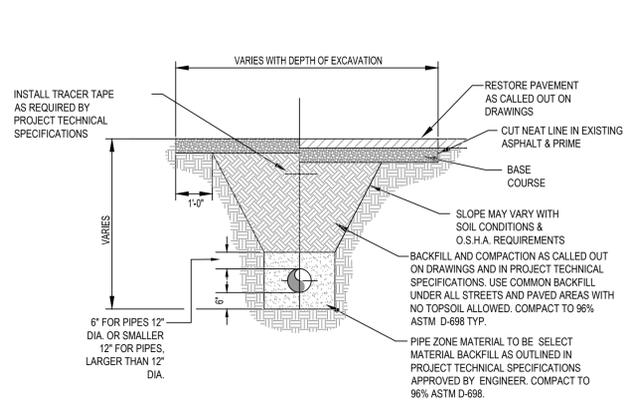
SCALE: NONE



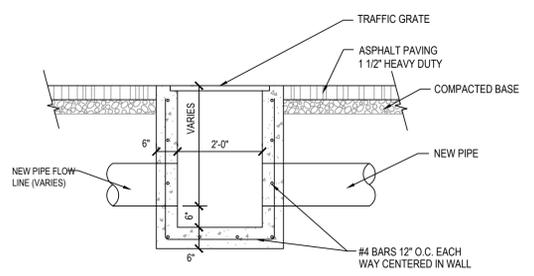
(N) STRAW WATTLES

SCALE: NONE

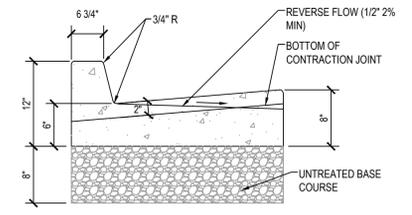
- FOR EROSION CONTROL ON A DISTURBED SLOPE, USE THE FOLLOWING SPACING:**
- 1:1 SLOPES = 10' APART
 - 2:1 SLOPES = 20' APART
 - 3:1 SLOPES = 30' APART ETC.



A TYPICAL TRENCH
SCALE: NONE

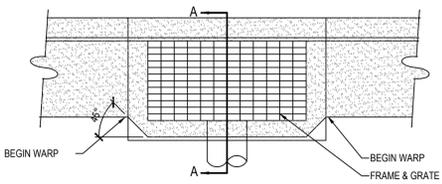
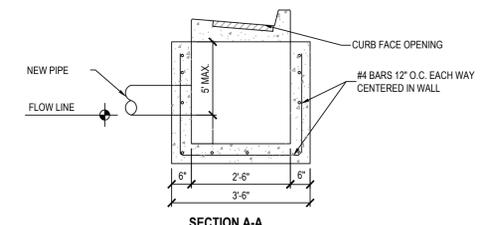


E TYP. CATCH BASIN
SCALE: NONE

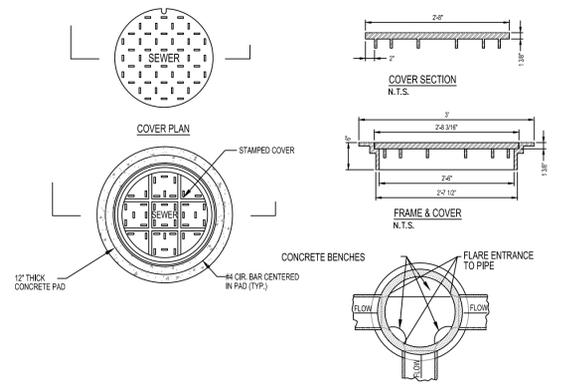


- NOTES:**
1. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.
 2. PROVIDE 2" SCORE AT 8' O.C.

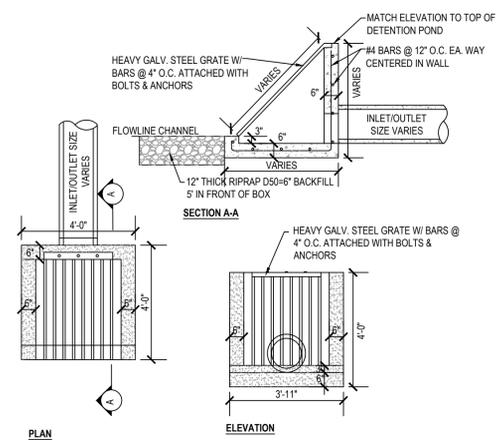
B TYP. 2'-6" CURB & GUTTER
SCALE: NONE



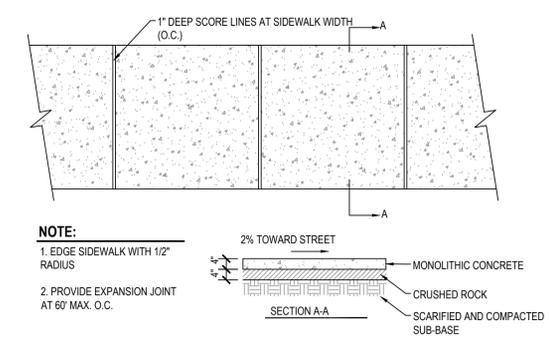
F CURB INLET DETAIL
SCALE: NONE



C TYPICAL MANHOLE CONNECTION
SCALE: NONE



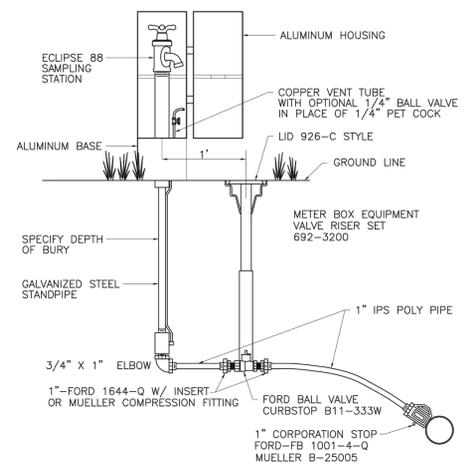
G RETENTION POND INLET DETAIL
SCALE: NONE



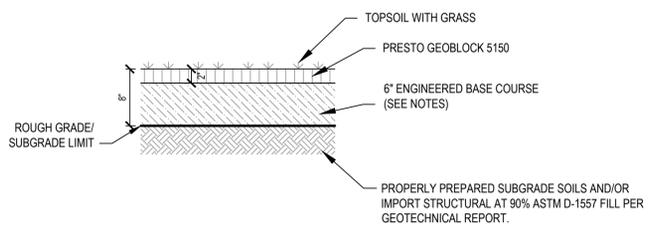
- NOTE:**
1. EDGE SIDEWALK WITH 12" RADIUS
 2. PROVIDE EXPANSION JOINT AT 60' MAX. O.C.

D TYP. SIDEWALK DETAIL
SCALE: NONE

SAMPLING STATION



- NOTES:**
1. SAMPLING STATIONS SHALL BE 4" BURY, WITH A 3/4" FIP INLET, AND A 3/4" UNTHREADED NOZZLE.
 2. ALL STATIONS SHALL BE ENCLOSED IN A LOCKABLE, NONREMOVABLE, ALUMINUM-CAST HOUSING.
 3. WHEN OPENED, THE STATION SHALL REQUIRE NO KEY FOR OPERATION, AND THE WATER WILL FLOW IN AN ALL BRASS WATERWAY.
 4. ALL WORKING PARTS WILL ALSO BE OF BRASS AND BE REMOVABLE FROM ABOVE GROUND WITH NO DIGGING. EXTERIOR PIPING SHALL BE BRASS PIPE.
 5. A COPPER VENT TUBE WILL ENABLE EACH STATION TO BE PUMPED FREE OF STANDING WATER TO PREVENT FREEZING AND TO MINIMIZE BACTERIA GROWTH.
 6. ECLIPSE NO. 88 SAMPLING STATION SHALL BE MANUFACTURED BY KUPFERLE FOUNDRY, ST. LOUIS, MO 63102.
 7. DRAWING NOT TO SCALE.
 8. ALL DEVELOPERS ARE REQUIRED TO INSTALL A SAMPLING STATION FOR EVERY 80 LOTS OR ONE PER DEVELOPMENT FOR DEVELOPMENTS SMALLER THAN 80 LOTS.



- NOTES:**
1. ENGINEERED BASE COURSE SHOULD BE A HOMOGENOUS MIXTURE OF CRUSHED ROCK MEETING ASHTO #6 DESIGNATION, PULVERIZED TOPSOIL AND VOID COMPONENT (CONTAINING AIR AND/OR WATER). THE HOMOGENOUS MIXTURE WILL PROMOTE VEGETATIVE GROWTH AND REQUIRED STRUCTURAL STRENGTH.

H TEMPORARY TURNAROUND STABILIZATION
Scale: NTS



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CEDAR CITY
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RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
WILLARD BAY CROSSING, LLC
6150 SOUTH REDWOOD STE. 150
TAYLORSVILLE, UTAH 84123

CONTACT:
DOUG YOUNG
PHONE: 801-205-5500

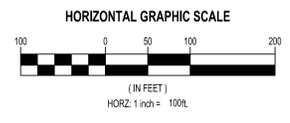
**ELK RUN AT WILLARD BAY
PHASE 1**
WILLARD CITY, UTAH

NO.	DATE	REVISION	BY

**PLAN AND PROFILE
KEY MAP**

PROJECT NUMBER 4307	PRINT DATE 5/15/15
DRAWN BY JWJ	CHECKED BY KFW
PROJECT MANAGER RQE	

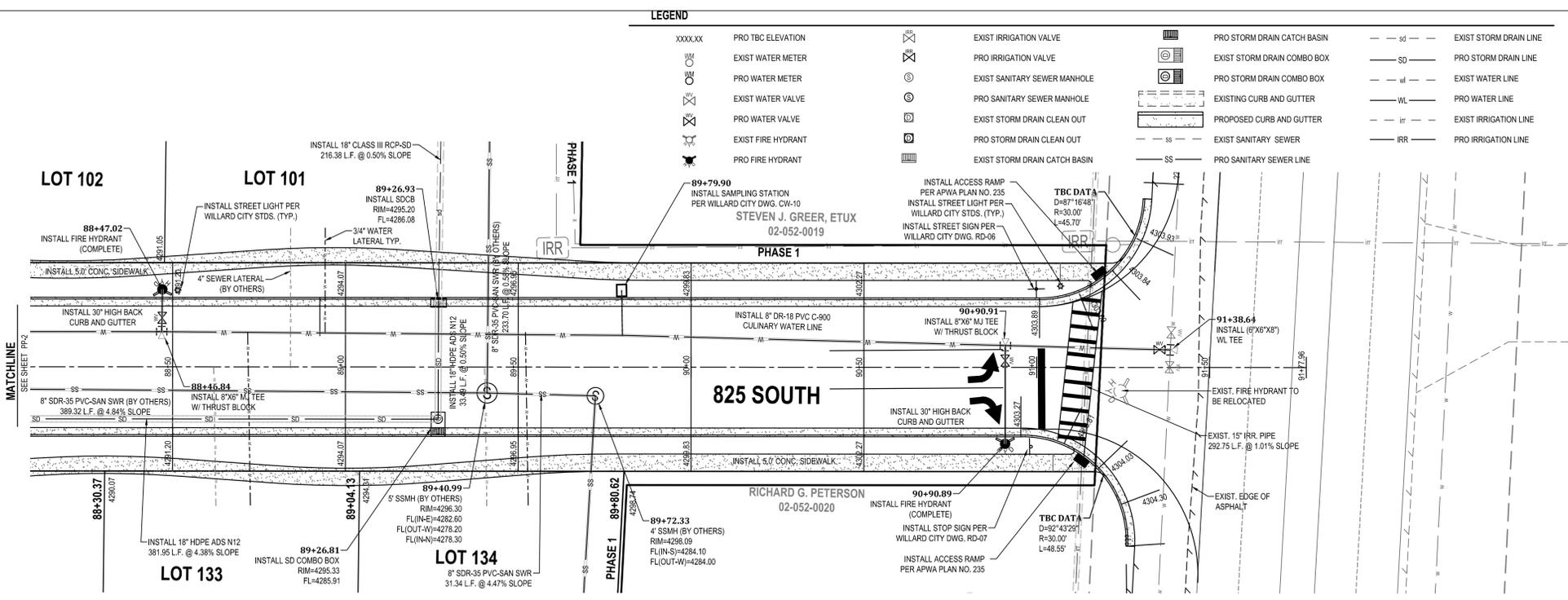
PP-0





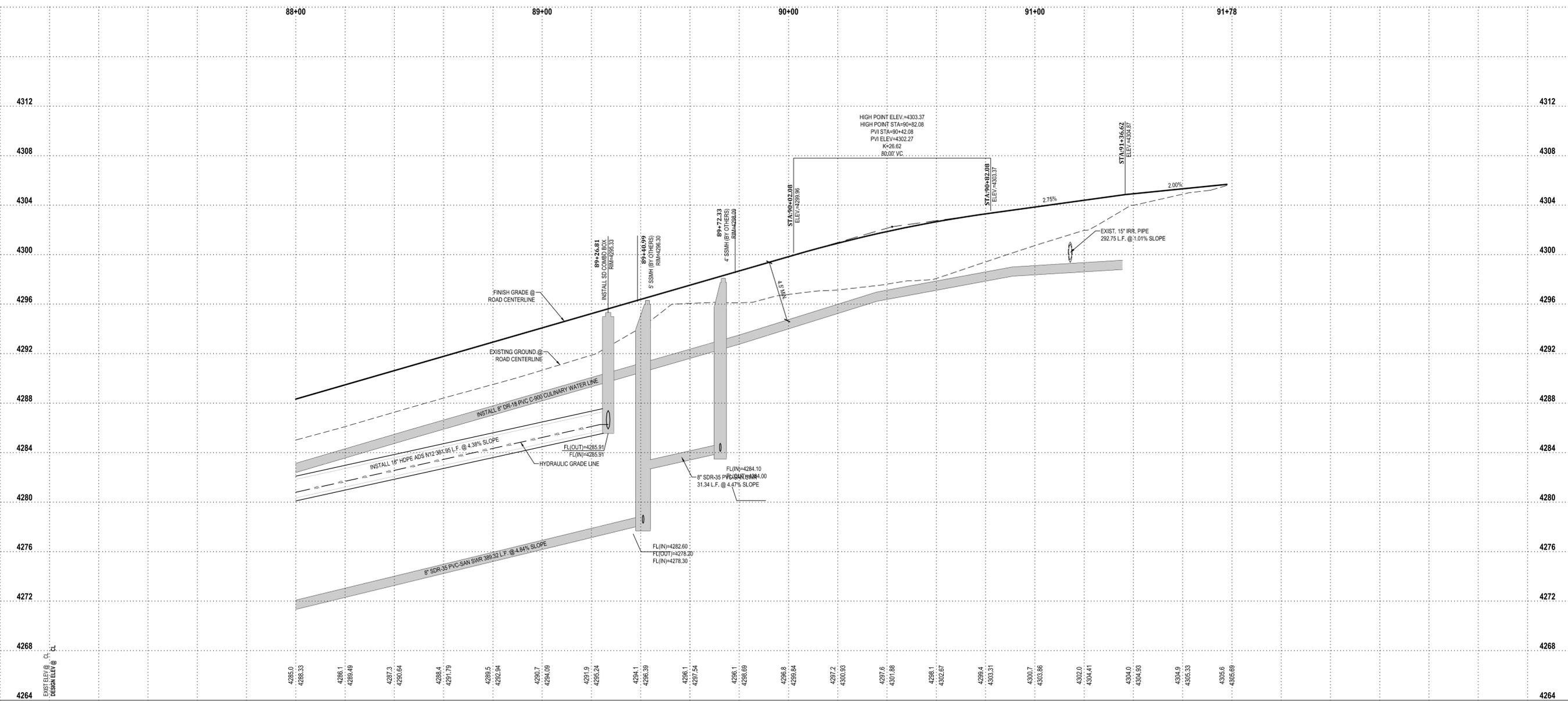
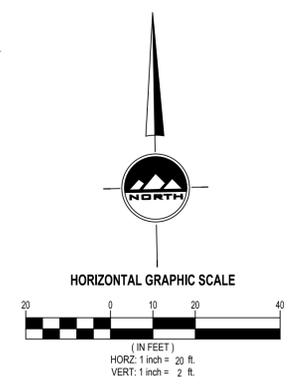
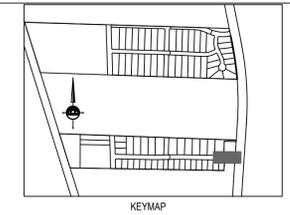
BENCHMARK
 SOUTHWEST CORNER SECTION 26, TOWNSHIP 8 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN FOUND BOX ELDER CAP
 ELEVATION = 4221.61

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LEGEND

XXXXXX	PRO TBC ELEVATION	⊗	EXIST IRRIGATION VALVE	⊞	PRO STORM DRAIN CATCH BASIN
○	EXIST WATER METER	⊗	PRO IRRIGATION VALVE	⊞	EXIST STORM DRAIN COMBO BOX
○	PRO WATER METER	⊗	EXIST SANITARY SEWER MANHOLE	⊞	PRO STORM DRAIN COMBO BOX
○	EXIST WATER VALVE	⊗	PRO SANITARY SEWER MANHOLE	⊞	EXISTING CURB AND GUTTER
○	PRO WATER VALVE	⊗	EXIST STORM DRAIN CLEAN OUT	⊞	PROPOSED CURB AND GUTTER
○	EXIST FIRE HYDRANT	⊗	PRO STORM DRAIN CLEAN OUT	⊞	EXIST SANITARY SEWER
○	PRO FIRE HYDRANT	⊗	EXIST STORM DRAIN CATCH BASIN	⊞	PRO SANITARY SEWER LINE



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FOR:
 WILLARD BAY CROSSING, LLC
 6150 SOUTH REDWOOD STE. 150
 TAYLORSVILLE, UTAH 84123

CONTACT:
 DOUG YOUNG
 PHONE: 801-205-5500

**ELK RUN AT WILLARD BAY
 PHASE 1
 WILLARD CITY, UTAH**

**825 SOUTH STREET
 PLAN AND PROFILE**

NO.	DATE	REVISION	BY
1	12-16-08	REDLINES RRR (LOT #)	CQE
2	10-15-10	REDLINES	BMW
3			
4			
5			
6			
7			
8			
9			

PROJECT NUMBER	PRINT DATE
4307	5/15/15

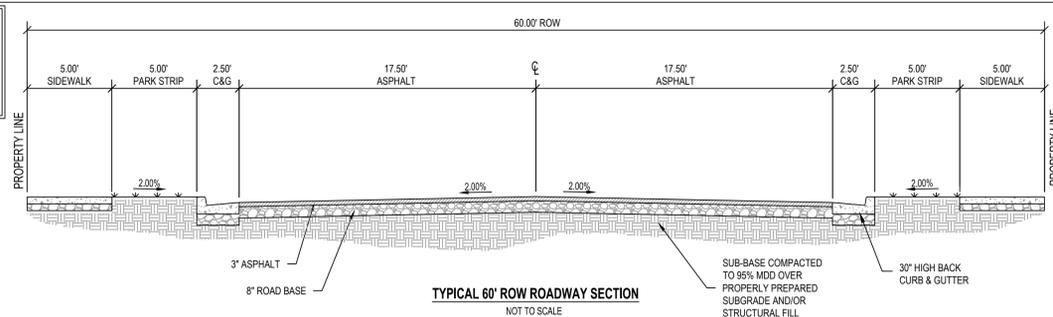
DRAWN BY	CHECKED BY
JWJ	KFW

PROJECT MANAGER
RQE

PP-1

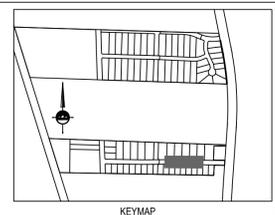
811
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@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK
SOUTHWEST CORNER SECTION 26, TOWNSHIP
8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61



LEGEND

XXXXXX	PRO TBC ELEVATION		EXIST IRRIGATION VALVE		PRO STORM DRAIN CATCH BASIN		EXIST STORM DRAIN LINE
	EXIST WATER METER		PRO IRRIGATION VALVE		EXIST STORM DRAIN COMBO BOX		PRO STORM DRAIN LINE
	PRO WATER METER		EXIST SANITARY SEWER MANHOLE		EXIST STORM DRAIN COMBO BOX		EXIST WATER LINE
	EXIST WATER VALVE		PRO SANITARY SEWER MANHOLE		EXISTING CURB AND GUTTER		PRO WATER LINE
	PRO WATER VALVE		EXIST STORM DRAIN CLEAN OUT		PROPOSED CURB AND GUTTER		EXIST IRRIGATION LINE
	EXIST FIRE HYDRANT		PRO STORM DRAIN CLEAN OUT		EXIST SANITARY SEWER		PRO IRRIGATION LINE
	PRO FIRE HYDRANT		EXIST STORM DRAIN CATCH BASIN		PRO SANITARY SEWER LINE		



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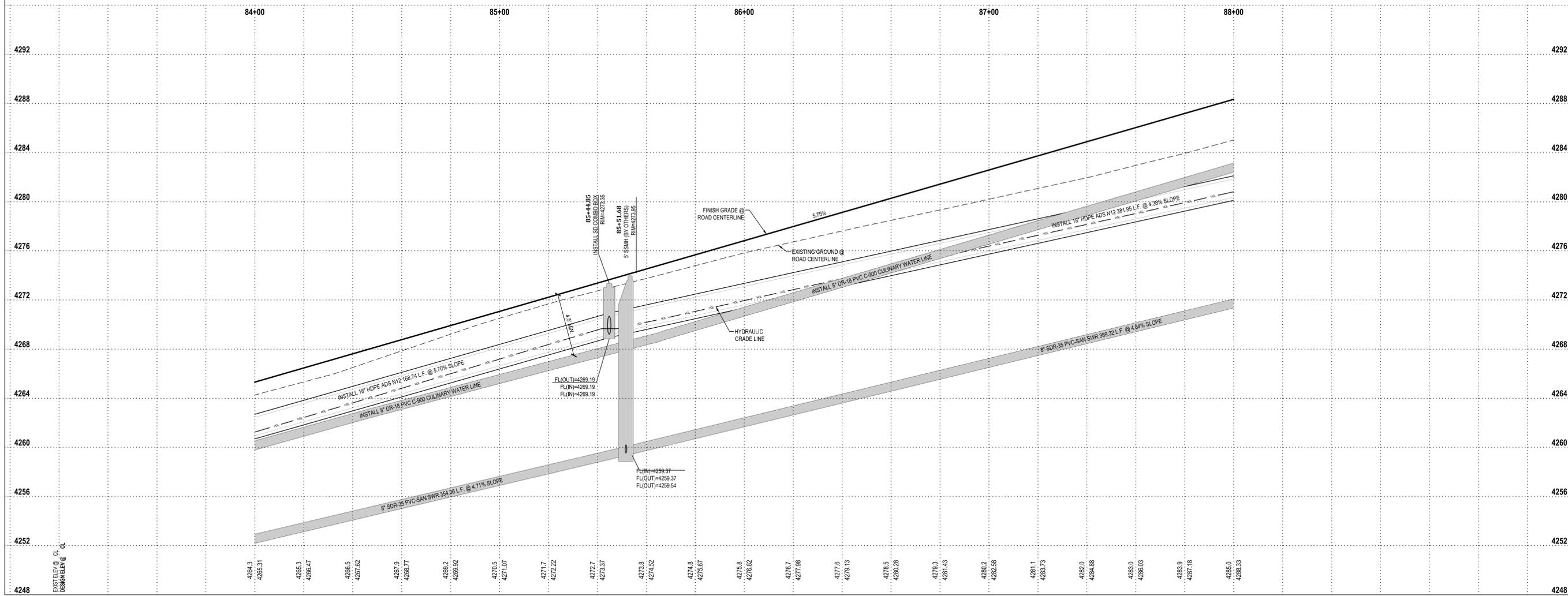
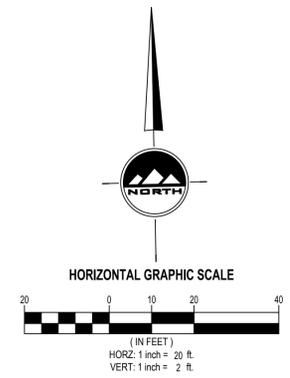
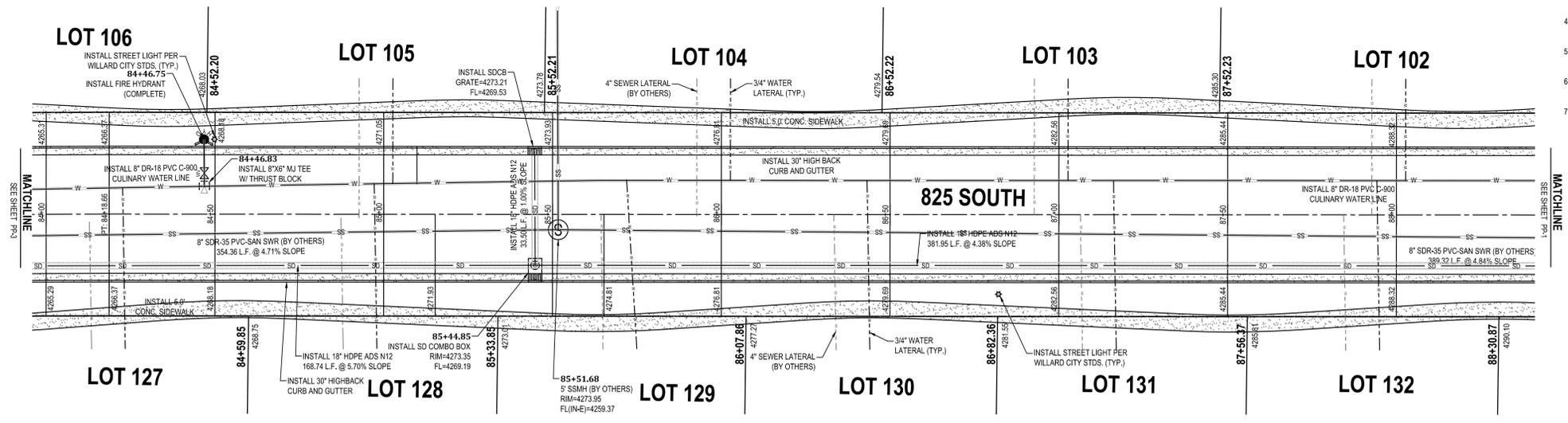
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TAYLORSVILLE, UTAH 84123

CONTACT:
DOUG YOUNG
PHONE: 801-205-5500

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**ELK RUN AT WILLARD BAY
PHASE 1
WILLARD CITY, UTAH**

**825 SOUTH STREET
PLAN AND PROFILE**

NO.	DATE	REVISION	BY
1	12-16-08	REDLINE PRR FLOT #	GEE
2	10-13-10	REDLINES	BMW
3			
4			
5			
6			
7			
8			

PROJECT NUMBER: 4307
PRINT DATE: 5/15/15
DRAWN BY: JWW
CHECKED BY: KFW
PROJECT MANAGER: ROE



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

BENCHMARK

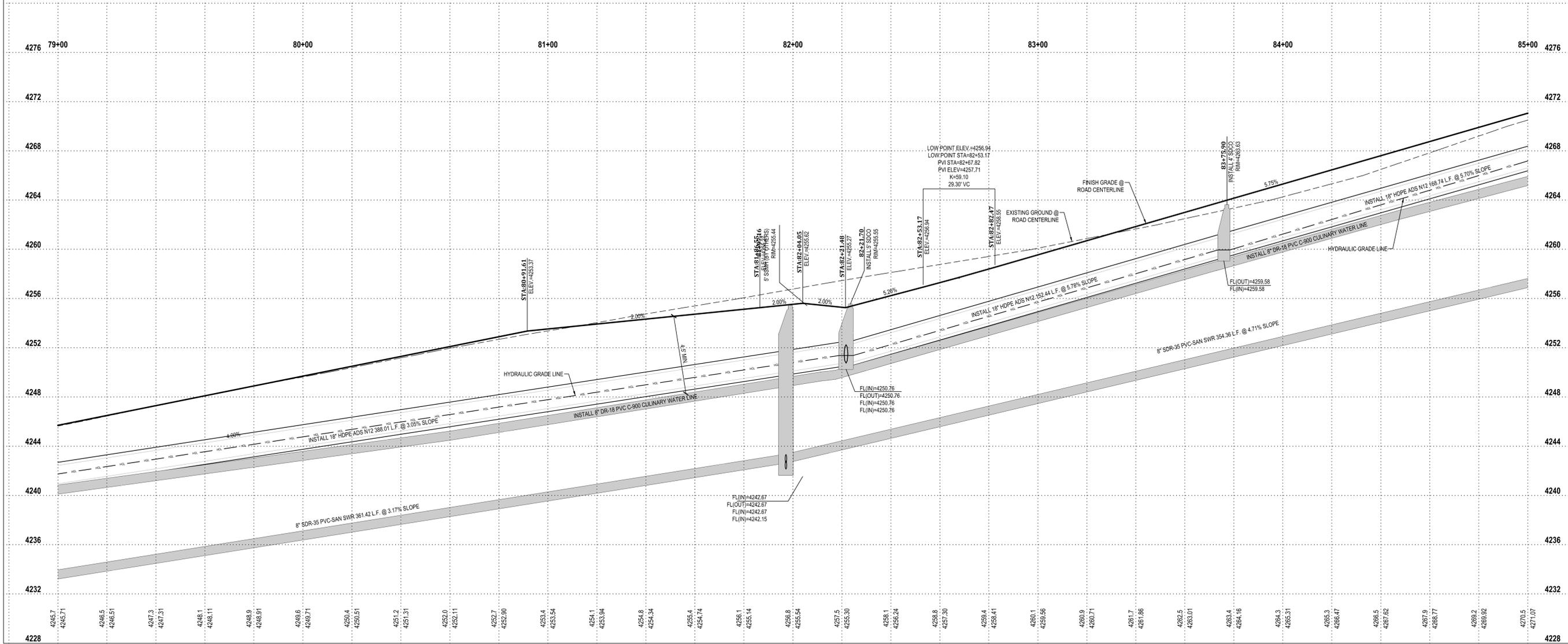
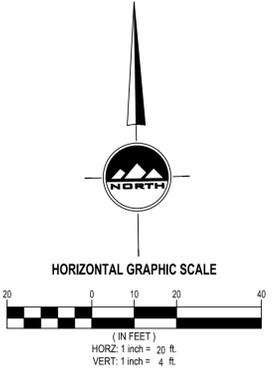
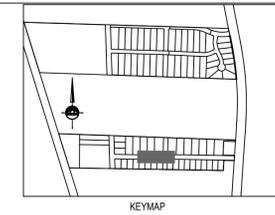
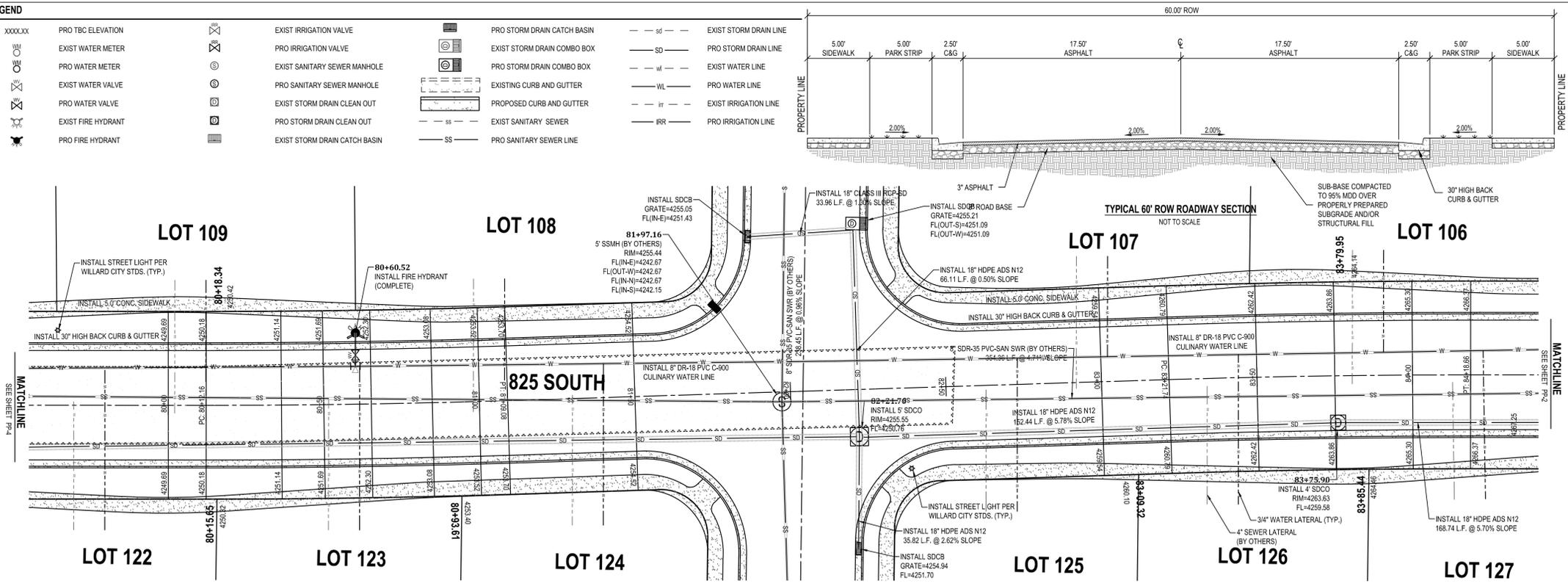
SOUTHWEST CORNER SECTION 26, TOWNSHIP
8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61

LEGEND

- | | | | | | | | | |
|--------|--------------------|--|---------------------------|--|------------------------------|--|------------------------|--|
| XXXXXX | PRO TBC ELEVATION | | EXIST IRRIGATION VALVE | | PRO STORM DRAIN CATCH BASIN | | EXIST STORM DRAIN LINE | |
| | EXIST WATER METER | | PRO STORM DRAIN COMBO BOX | | EXISTING CURB AND GUTTER | | PRO STORM DRAIN LINE | |
| | PRO WATER METER | | PRO STORM DRAIN COMBO BOX | | EXIST SANITARY SEWER MANHOLE | | PRO WATER LINE | |
| | EXIST WATER VALVE | | PROPOSED CURB AND GUTTER | | EXIST STORM DRAIN CLEAN OUT | | EXIST WATER VALVE | |
| | PRO WATER VALVE | | EXIST SANITARY SEWER | | PRO STORM DRAIN CLEAN OUT | | EXIST FIRE HYDRANT | |
| | EXIST FIRE HYDRANT | | PRO SANITARY SEWER LINE | | PRO STORM DRAIN CATCH BASIN | | PRO FIRE HYDRANT | |
| | PRO FIRE HYDRANT | | | | | | | |

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WILLARD BAY CROSSING, LLC
6150 SOUTH REDWOOD STE. 150
TAYLORSVILLE, UTAH 84123

CONTACT:
DOUG YOUNG
PHONE: 801-205-5500

**ELK RUN AT WILLARD BAY
PHASE 1
WILLARD CITY, UTAH**

**825 SOUTH STREET
PLAN AND PROFILE**

NO.	DATE	REVISION	BY
1	12.16.08	REDLINES RRR LOT #	QEE
2	10-13-10	REDLINES	BMW
3			
4			
5			
6			
7			
8			

PROJECT NUMBER: 4307 PRINT DATE: 5/15/15
DRAWN BY: JWJ CHECKED BY: KFW
PROJECT MANAGER: RQE

PP-3



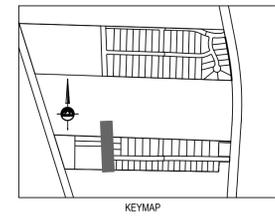
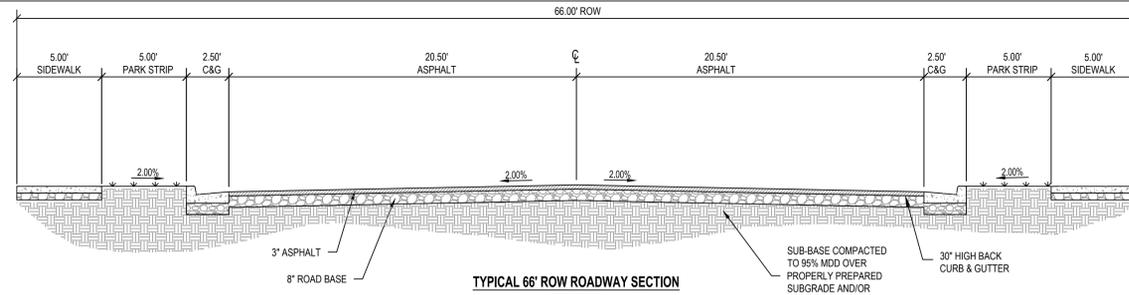
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
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BENCHMARK

SOUTHWEST CORNER SECTION 26, TOWNSHIP
8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61

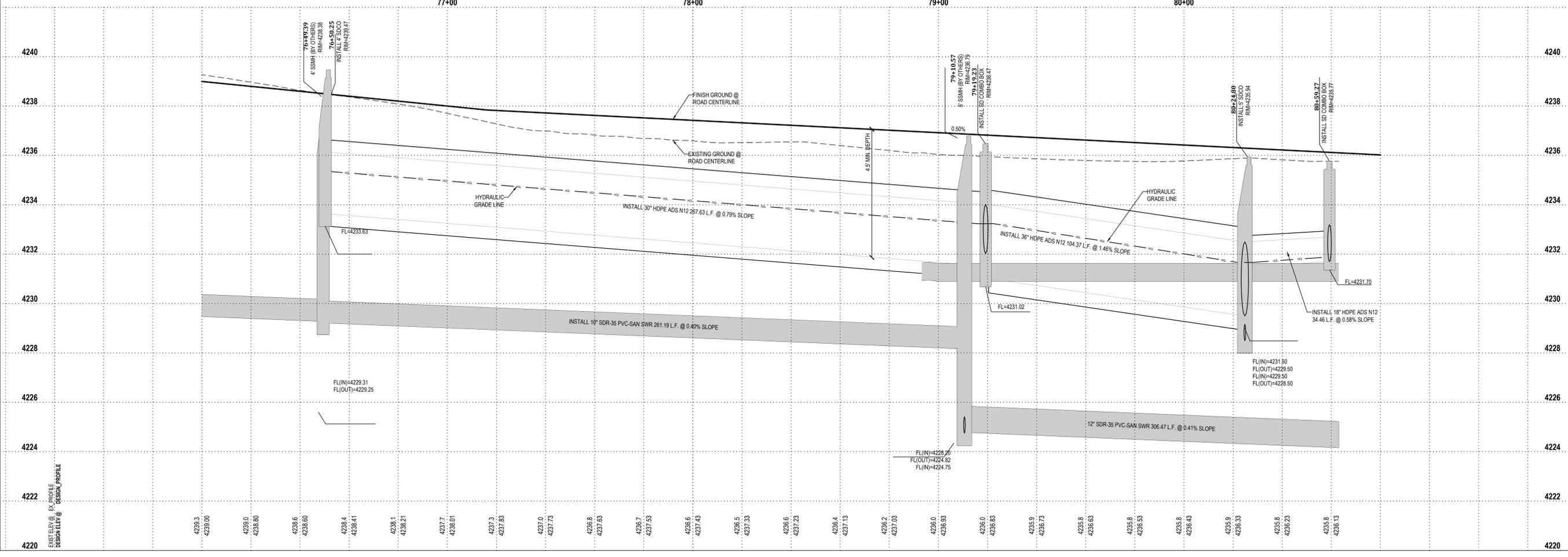
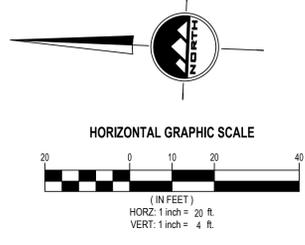
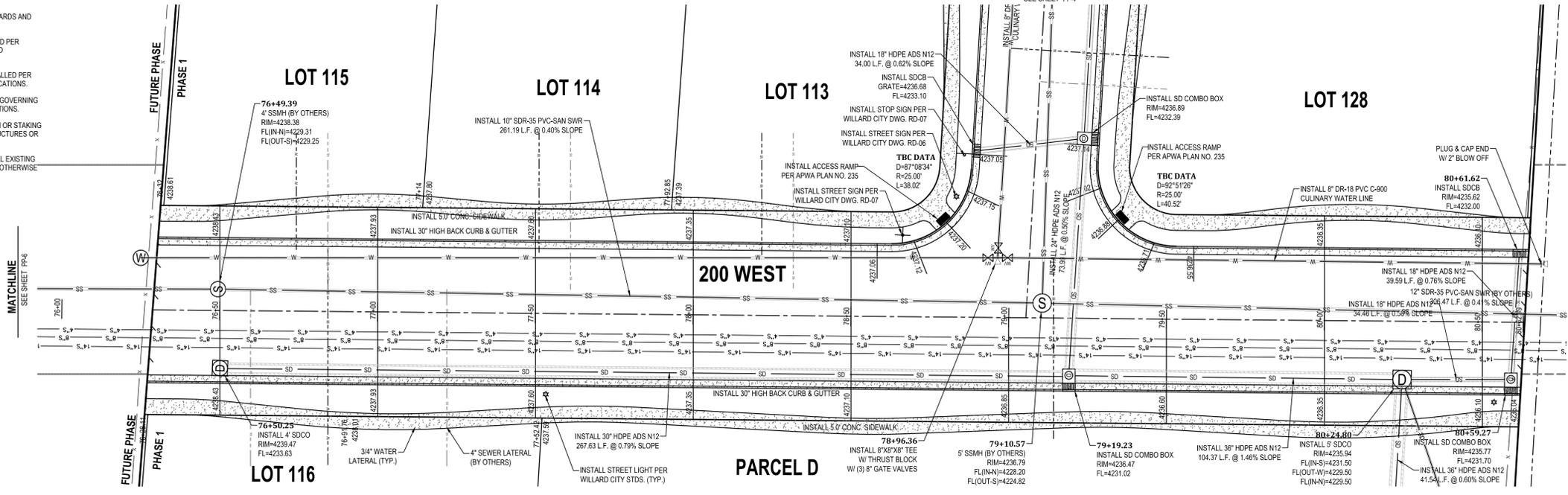
LEGEND

XXXX.XX	PRO TBC ELEVATION	⊙	EXIST SANITARY SEWER MANHOLE		PROPOSED 30" CURB AND GUTTER
	EXIST WATER METER	⊙	PRO SANITARY SEWER MANHOLE	---	EXIST SANITARY SEWER
	PRO WATER METER	⊙	EXIST STORM DRAIN CLEAN OUT	---	PRO SANITARY SEWER LINE
	EXIST WATER VALVE	⊙	PRO STORM DRAIN CLEAN OUT	---	EXIST STORM DRAIN LINE
	PRO WATER VALVE	⊙	EXIST STORM DRAIN CATCH BASIN	---	PRO STORM DRAIN LINE
	EXIST FIRE HYDRANT	⊙	PRO STORM DRAIN CATCH BASIN	---	EXIST WATER LINE
	PRO FIRE HYDRANT	⊙	EXIST STORM DRAIN COMBO BOX	---	PRO WATER LINE
	EXIST IRRIGATION VALVE	⊙	PRO STORM DRAIN COMBO BOX	---	EXIST IRRIGATION LINE
	PRO IRRIGATION VALVE	⊙	EXISTING 30" CURB AND GUTTER	---	PRO IRRIGATION LINE



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CONTACT:
DOUG YOUNG
PHONE: 801-205-5500

**ELK RUN AT WILLARD BAY
PHASE 1
WILLARD CITY, UTAH**

NO.	DATE	REVISION	BY
1	12.16.08	REDLINES RRR LOT #	CEE
2	10.15.10	REDLINES	BMW
3			
4			
5			
6			
7			
8			
9			

**200 WEST STREET
PLAN AND PROFILE**

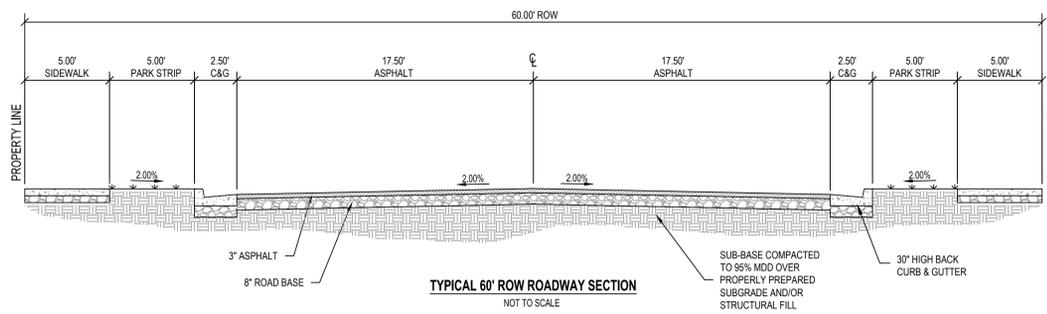
PROJECT NUMBER	PRINT DATE
4307	5/15/15
DRAWN BY	CHECKED BY
JWJ	KFW
PROJECT MANAGER	RQE

PP-5

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HOURS PRIOR TO THE
COMMENCEMENT OF ANY
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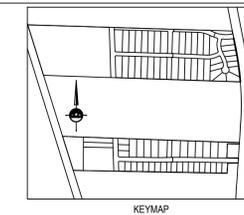
BENCHMARK

SOUTHWEST CORNER SECTION 26, TOWNSHIP
8 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61



LEGEND

- | | | | | | | |
|--------|------------------------|---|-------------------------------|-----|-------------------------|-----------------------|
| XXXXXX | PRO TBC ELEVATION | ⊙ | EXIST SANITARY SEWER MANHOLE | --- | PROPOSED 30\"/> | |
| ○ | EXIST WATER METER | ⊙ | PRO SANITARY SEWER MANHOLE | --- | EXIST SANITARY SEWER | |
| ○ | PRO WATER METER | ⊙ | EXIST STORM DRAIN CLEAN OUT | --- | PRO SANITARY SEWER LINE | |
| ○ | EXIST WATER VALVE | ⊙ | PRO STORM DRAIN CLEAN OUT | --- | EXIST STORM DRAIN LINE | |
| ○ | PRO WATER VALVE | ⊙ | EXIST STORM DRAIN CATCH BASIN | --- | PRO STORM DRAIN LINE | |
| ○ | EXIST FIRE HYDRANT | ⊙ | PRO STORM DRAIN CATCH BASIN | --- | EXIST WATER LINE | |
| ○ | PRO FIRE HYDRANT | ⊙ | EXIST STORM DRAIN COMBO BOX | --- | WL | EXIST WATER LINE |
| ○ | EXIST IRRIGATION VALVE | ⊙ | PRO STORM DRAIN COMBO BOX | --- | IR | EXIST IRRIGATION LINE |
| ○ | PRO IRRIGATION VALVE | ⊙ | EXISTING 30\"/> | | | |



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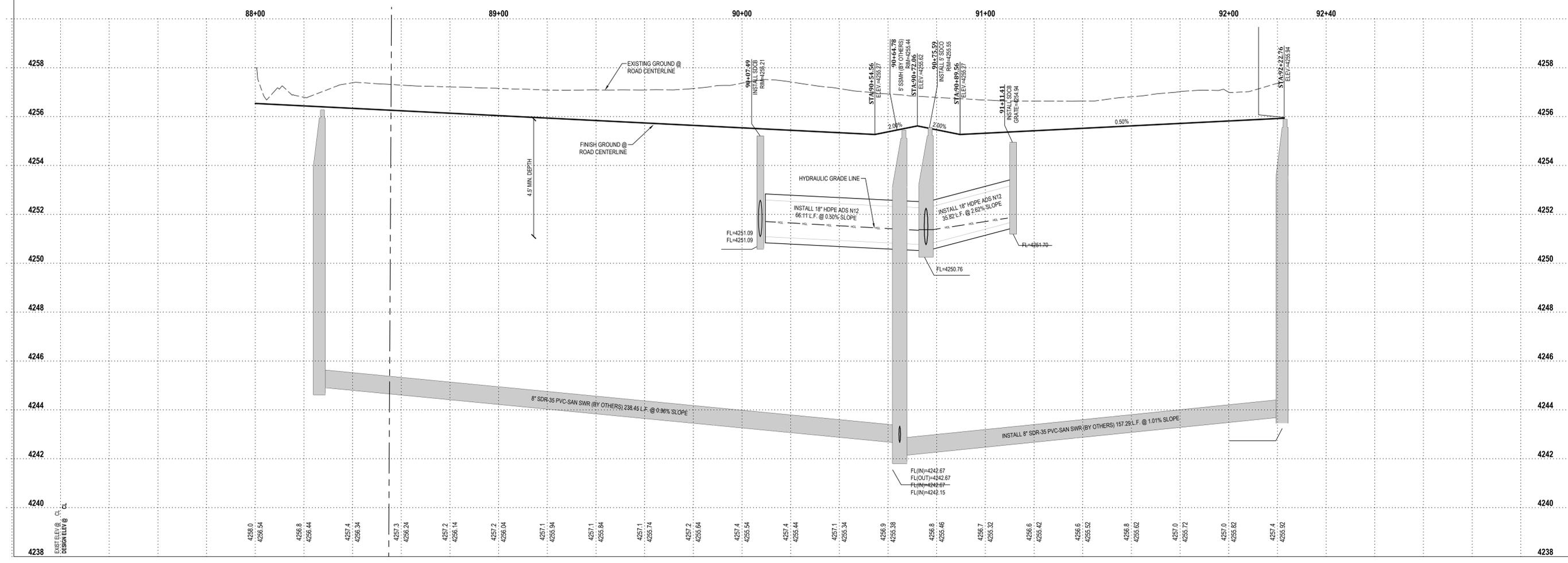
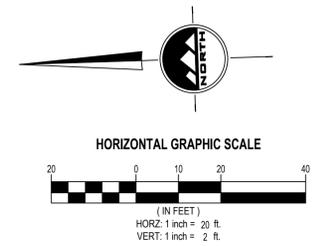
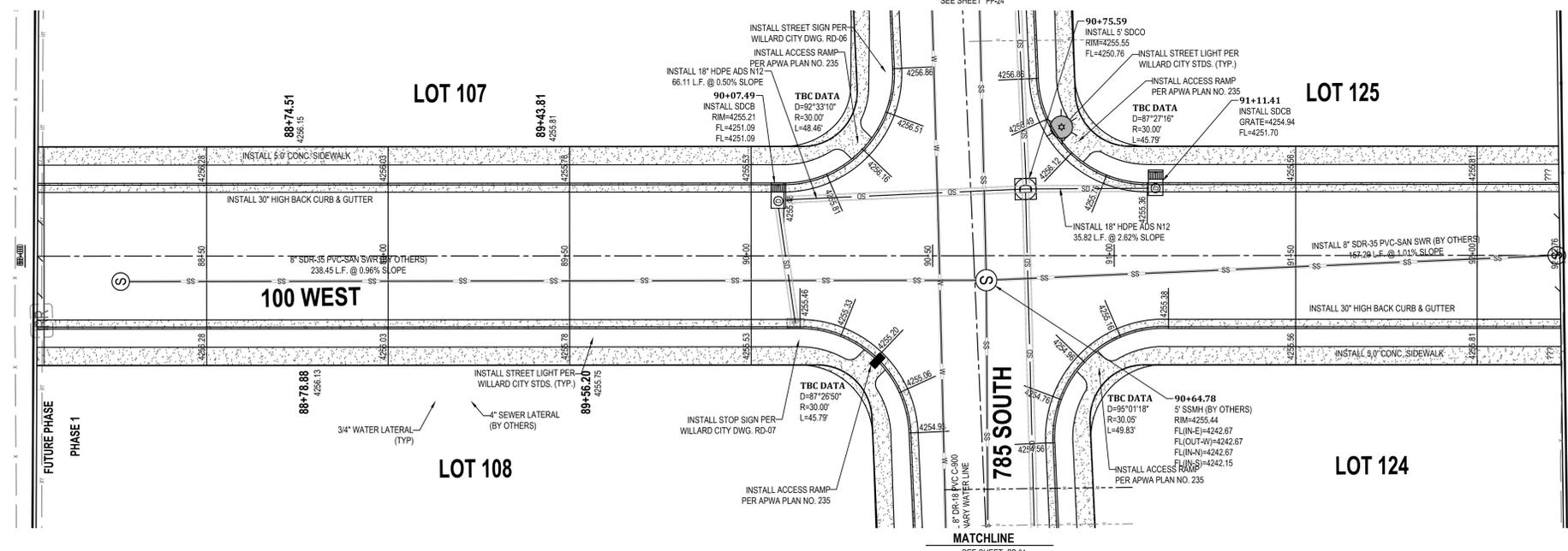
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WILLARD CITY, UTAH**

NO.	DATE	REVISION	BY
1	12-16-08	REDLINES PRR / LOT #	OEE
2	10-13-10	REDLINES	BMW
3	04-20-2011	SHOW TURNAROUND	JWF
4			
5			
6			
7			
8			

**100 WEST STREET
PLAN AND PROFILE**

PROJECT NUMBER: 4307
PROJECT DATE: 5/15/15

DRAWN BY: JWJ
CHECKED BY: KFW

PROJECT MANAGER: RQE

PP-6



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:
 WILLARD BAY CROSSING, LLC
 6150 SOUTH REDWOOD STE. 150
 TAYLORSVILLE, UTAH 84123
 CONTACT:
 DOUG YOUNG
 PHONE: 801-205-5500

ELK RUN AT WILLARD BAY
PHASE 1
 WILLARD CITY, UTAH

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

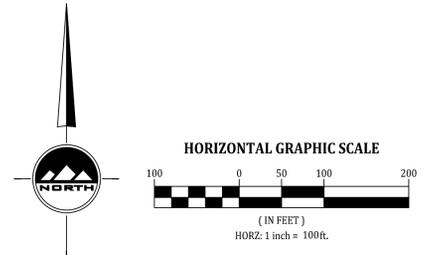
OVERALL STREET LIGHTING PLAN

PROJECT NUMBER: 4307 PRINT DATE: 5/15/15
 DRAWN BY: JWJ CHECKED BY: KFW
 PROJECT MANAGER: ROE

L-1.0

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

BENCHMARK
 SOUTHWEST CORNER SECTION 26,
 TOWNSHIP 8 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND BOX ELDER CAP
 ELEVATION = 4221.61



Hansen & ASS
Record of SA
File No. 9557

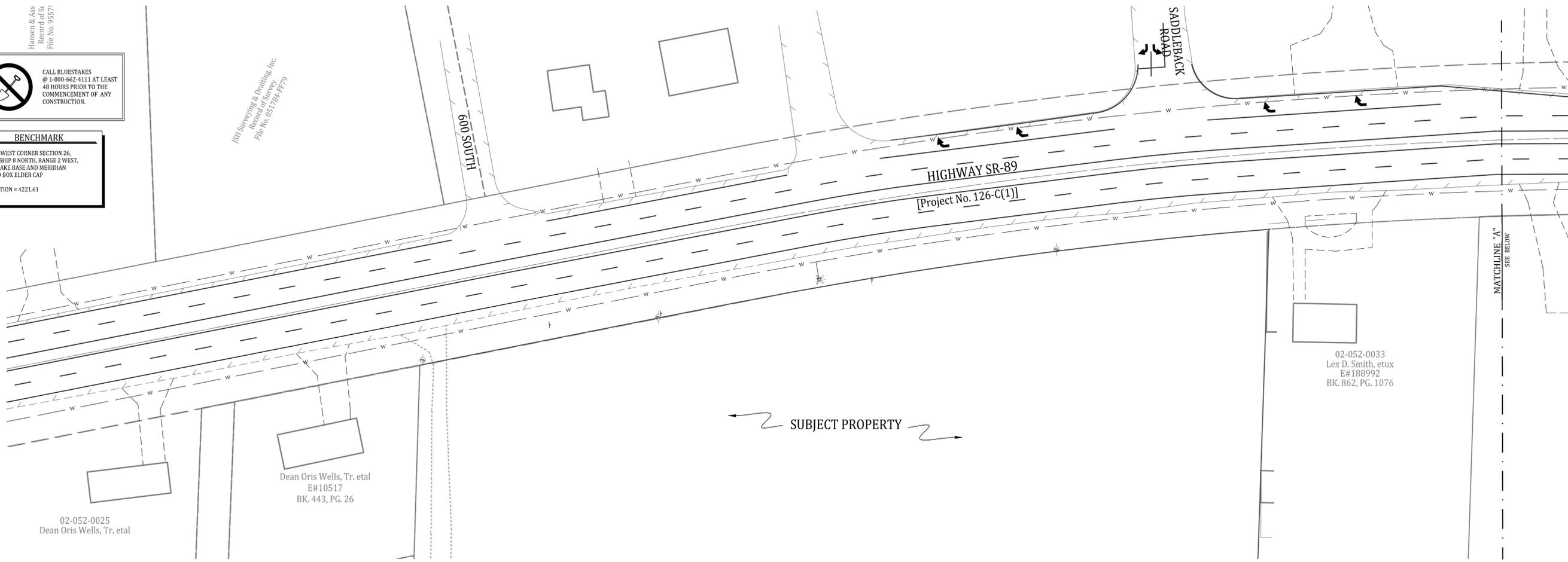


CALL BLUESTAKES
@ 1-800-662-4111 AT LEAST
48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

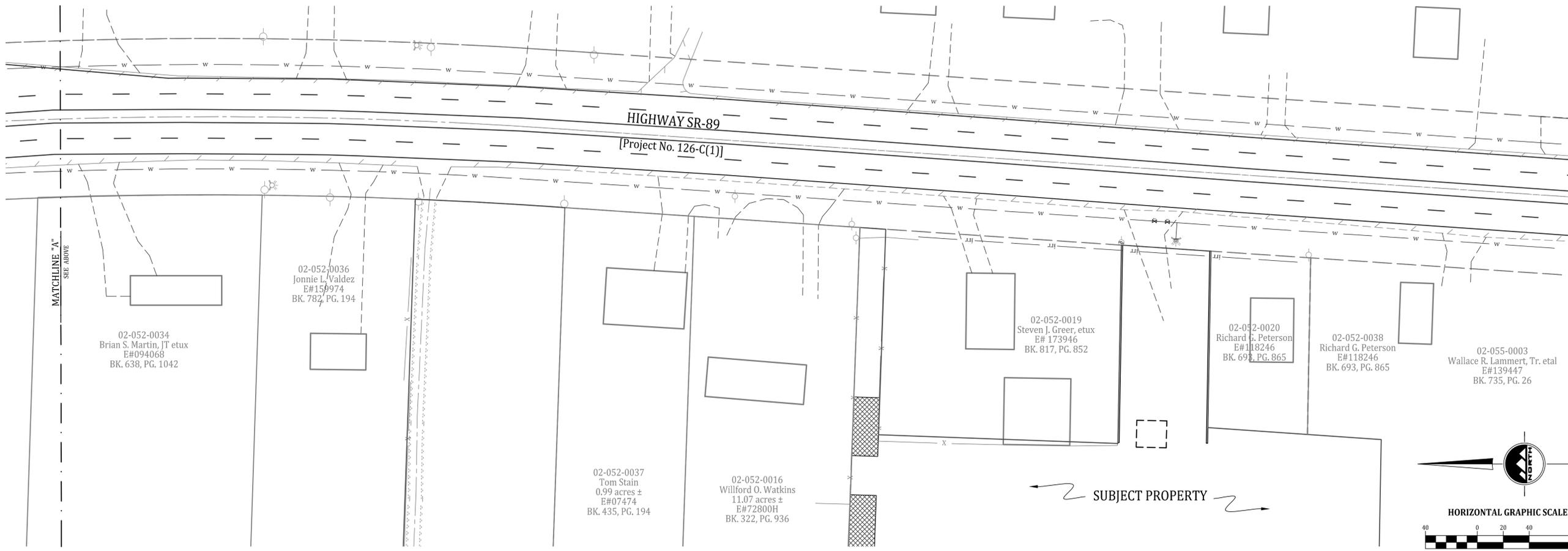
BENCHMARK

SOUTHWEST CORNER SECTION 26,
TOWNSHIP 9 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
FOUND BOX ELDER CAP
ELEVATION = 4221.61

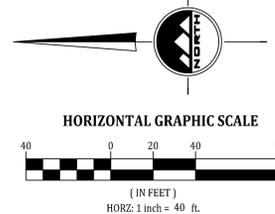
BSJ Surveying & Drafting, Inc.
Record of Survey
File No. 051784-FF79



← SUBJECT PROPERTY →



← SUBJECT PROPERTY →



SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.796.8145

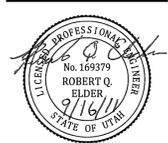
TOOELE
Phone: 435.843.3590

WWW.ENSGNUTAH.COM

FOR:
BUCKSKIN LAND & LIVESTOCK
7450 SOUTH GREER LANE
SANDY CITY, UTAH 84093

CONTACT:
DOUG YOUNG
PHONE: 801-205-5500
FAX:

**WILLARD BAY ESTATES
HIGHWAY 89 ACCESS SUBMITTAL
WILLARD CITY, UTAH**



**EXISTING SITE
CONDITIONS**

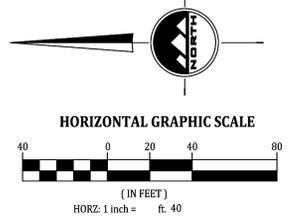
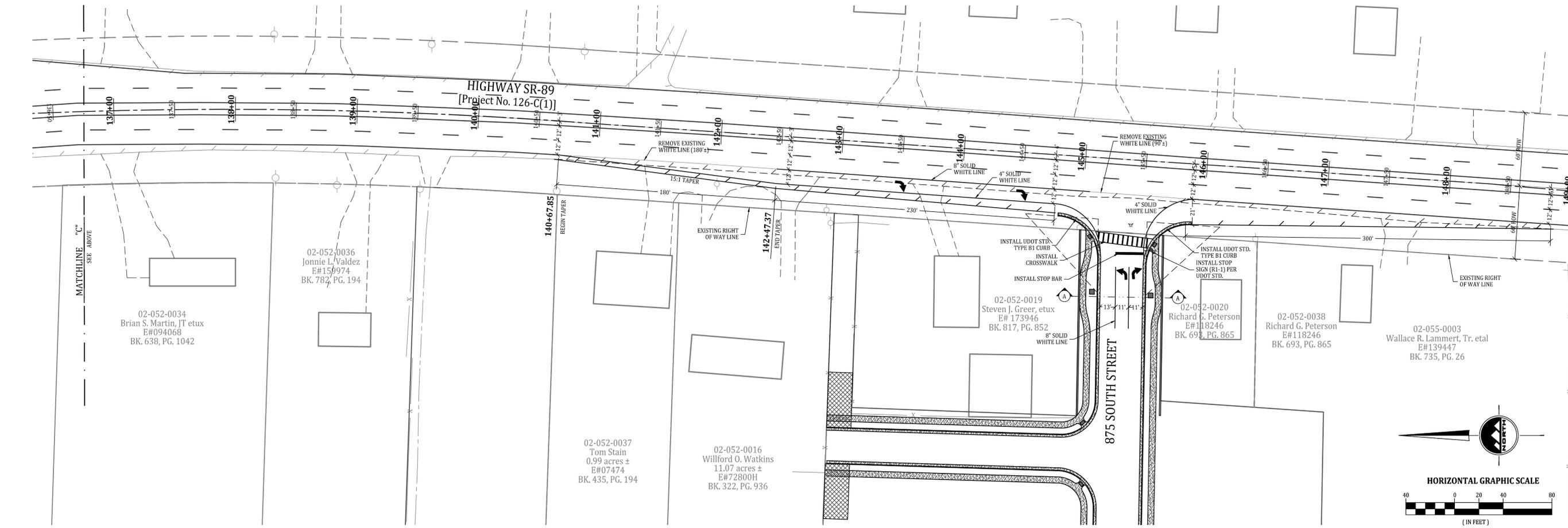
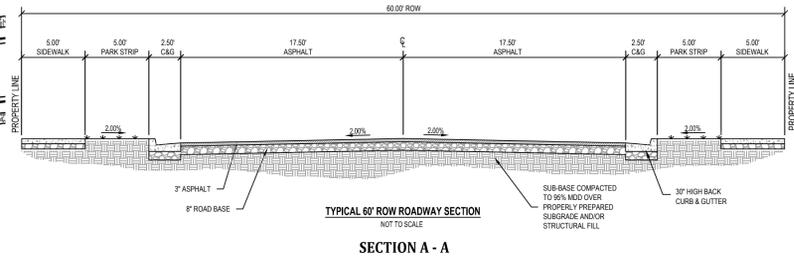
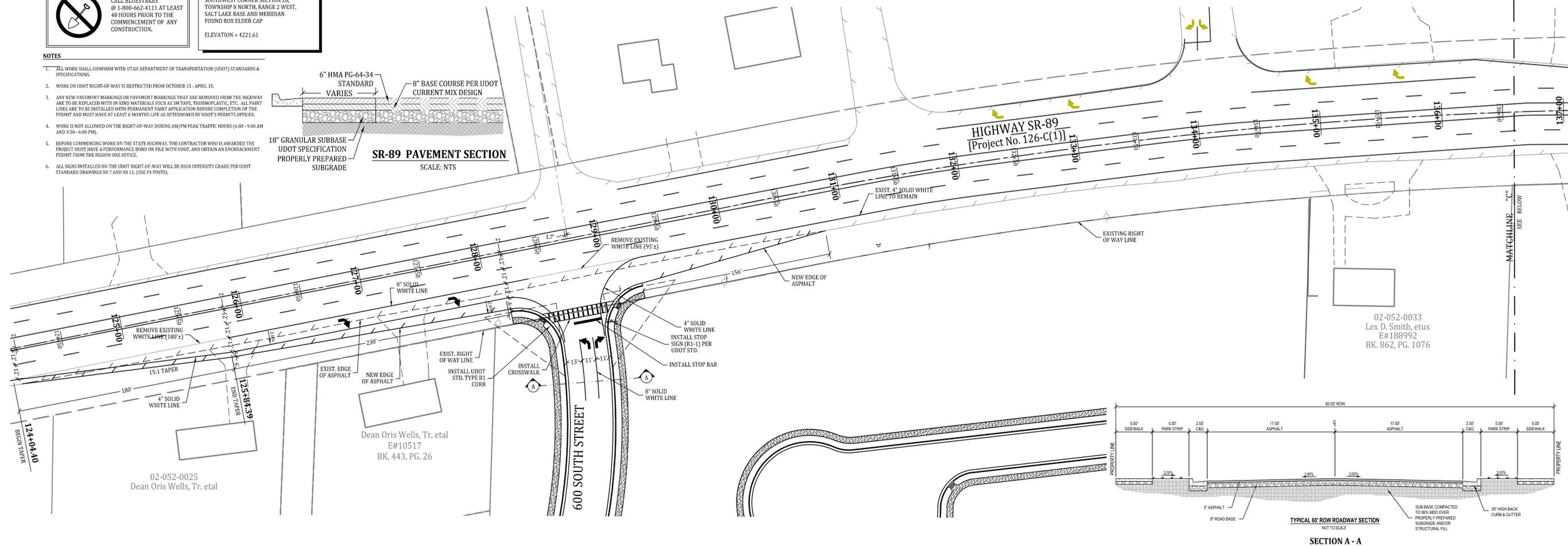
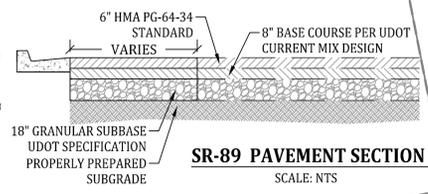
PROJECT NUMBER: 4307
DATE: 9/16/11
DRAWN BY: K. White
CHECKED BY: R. Elder
PROJECT MANAGER: R. Elder

U-01



BENCHMARK
 SOUTHWEST CORNER SECTION 26,
 TOWNSHIP 8 NORTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN
 FOUND BOX ELDER CAP
 ELEVATION = 4221.61

- NOTES**
1. ALL WORK SHALL CONFORM WITH UTAH DEPARTMENT OF TRANSPORTATION (UDOT) STANDARDS & SPECIFICATIONS.
 2. WORK ON UDOT RIGHT-OF-WAY IS RESTRICTED FROM OCTOBER 15 - APRIL 15.
 3. ANY NEW PAVEMENT MARKINGS OR PAVEMENT MARKINGS THAT ARE REMOVED FROM THE HIGHWAY ARE TO BE REPLACED WITH IN KIND MATERIALS SUCH AS 3M TAPE, THERMOPLASTIC, ETC. ALL PAINT LINES ARE TO BE INSTALLED WITH PERMANENT PAINT APPLICATION BEFORE COMPLETION OF THE PERMIT AND MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
 4. WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING AM/PM PEAK TRAFFIC HOURS (6:00 - 9:00 AM AND 3:30 - 6:00 PM).
 5. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE CONTRACTOR WHO IS AWARDED THE PROJECT MUST HAVE A PERFORMANCE BOND ON FILE WITH UDOT, AND OBTAIN AN ENCROACHMENT PERMIT FROM THE REGION ONE OFFICE.
 6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY WILL BE HIGH INTENSITY GRADE PER UDOT STANDARD DRAWINGS SN 7 AND SN 11. (USE P4 POSTS).



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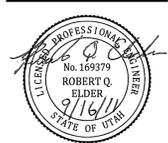
TOOELE
 Phone: 435.843.3590

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FOR:
 BUCKSKIN LAND & LIVESTOCK
 7450 SOUTH GREER LANE
 SANDY CITY, UTAH 84093

CONTACT:
 DOUG YOUNG
 PHONE: 801-205-5500
 FAX:

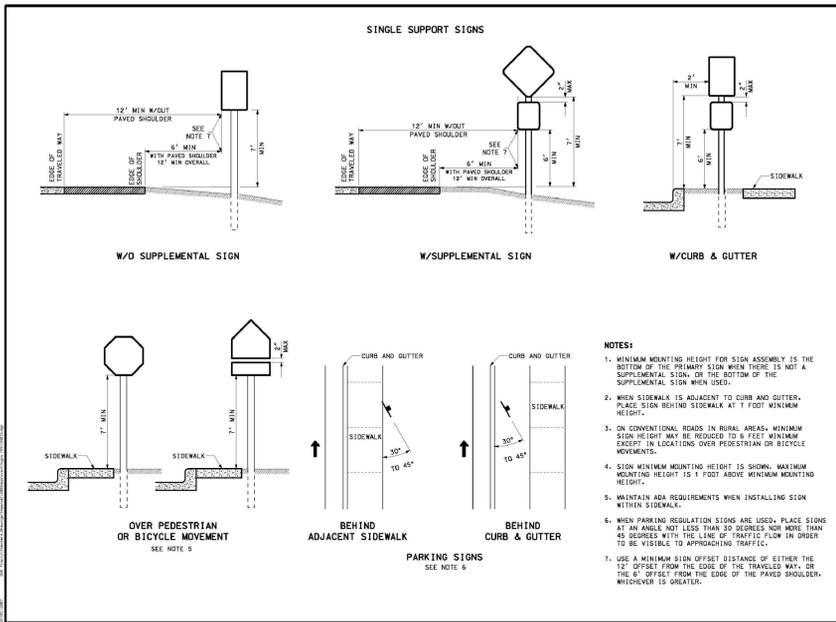
**WILLARD BAY ESTATES
 HIGHWAY 89 ACCESS SUBMITTAL
 WILLARD CITY, UTAH**



**PROPOSED SITE
 SIGNAGE &
 STRIPING**

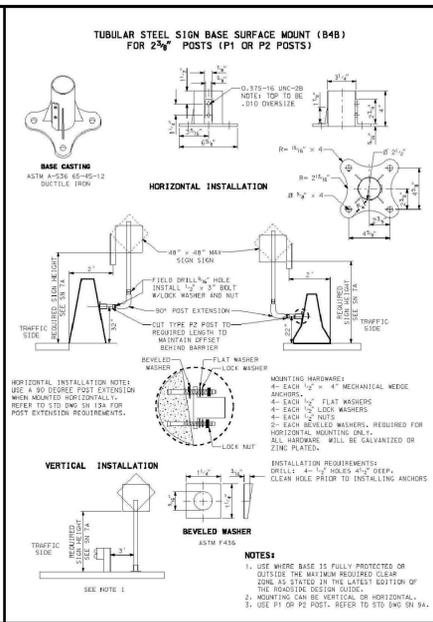
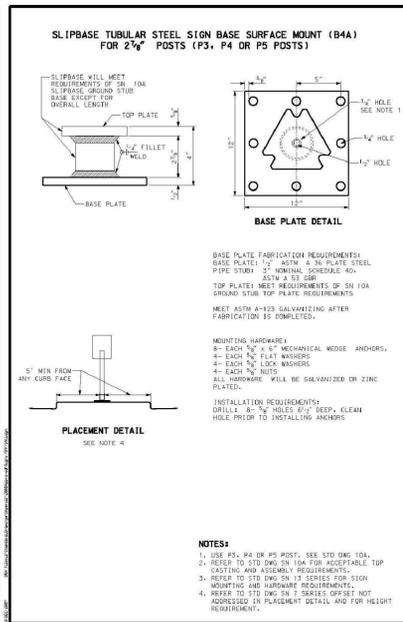
PROJECT NUMBER: 4307
 DATE: 9/16/11
 DRAWN BY: K. White
 CHECKED BY: R. Elder
 PROJECT MANAGER: R. Elder

U-03



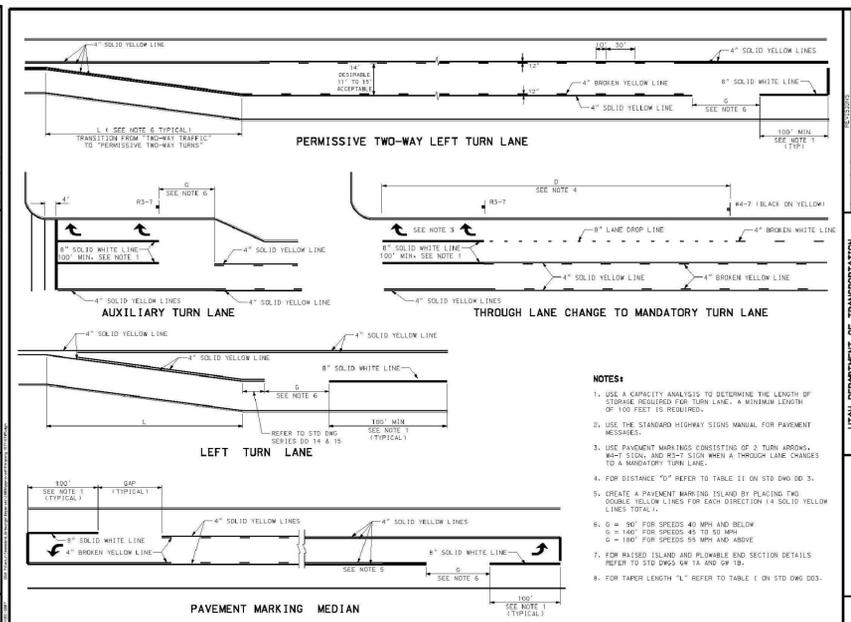
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
GROUND MOUNT SIGNS

810 DWG
SN 7A



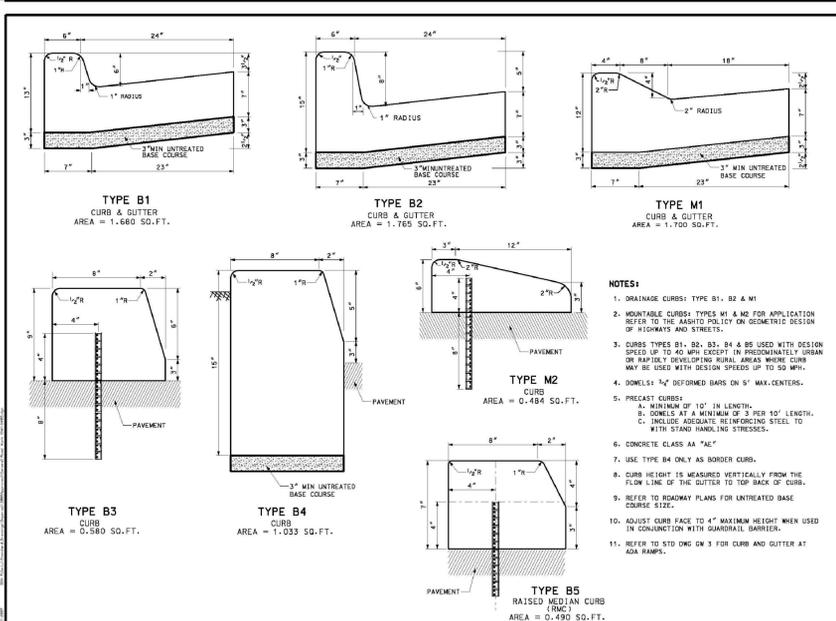
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
SURFACE MOUNTED TUBULAR STEEL (B4A AND B4B)

810 DWG
SN 11



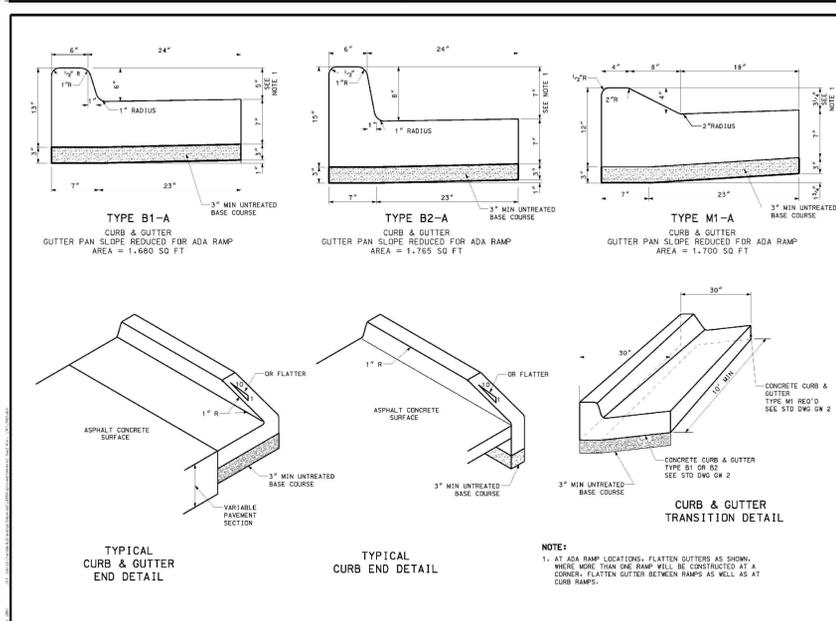
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
PAVEMENT MARKING MEDIAN

810 DWG
ST 5



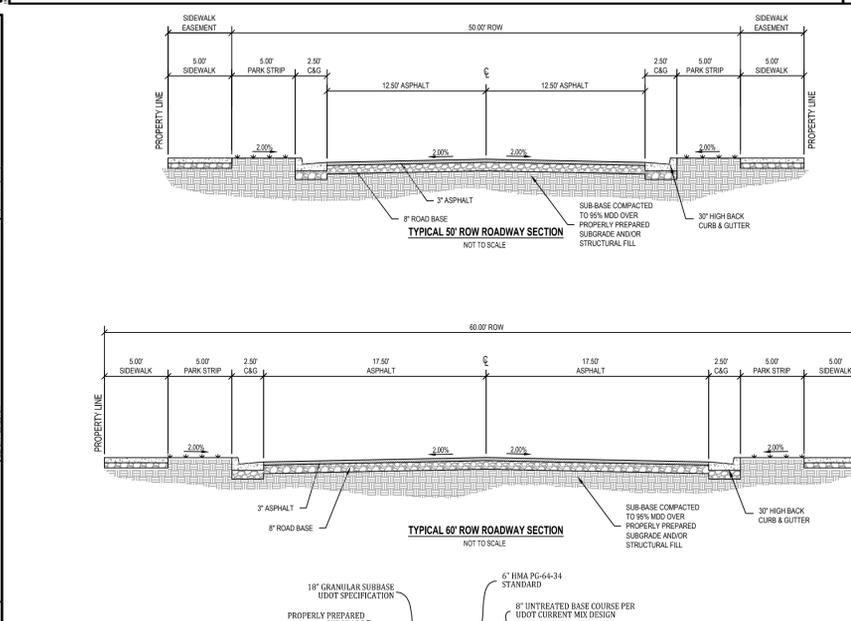
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
CONCRETE CURB AND GUTTER

810 DWG
GW 2



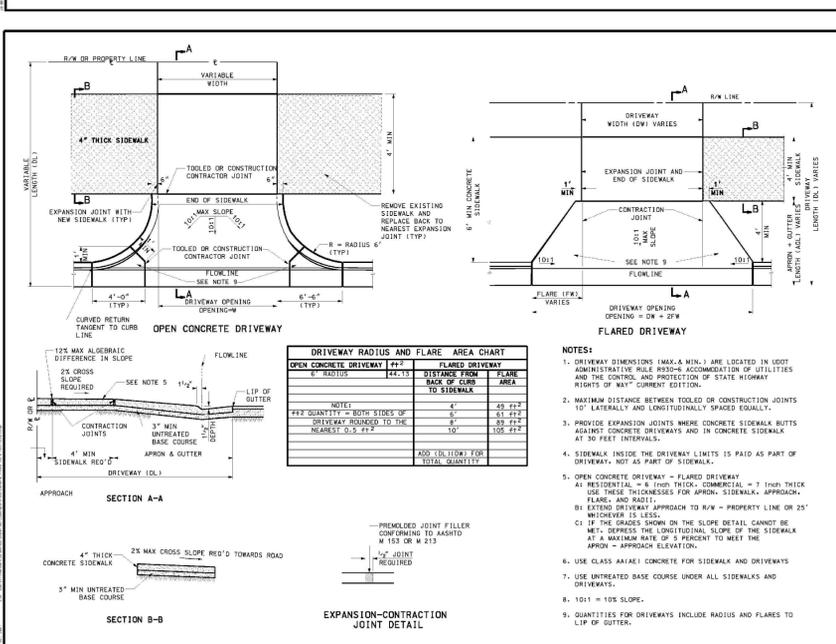
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
CONCRETE CURB AND GUTTER

810 DWG
GW 3



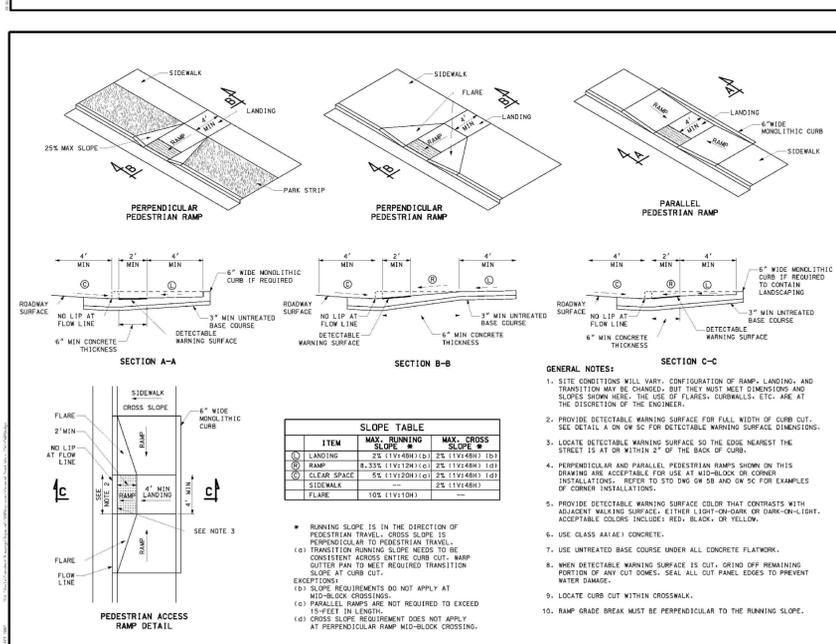
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
CONCRETE CURB AND GUTTER

810 DWG
GW 4



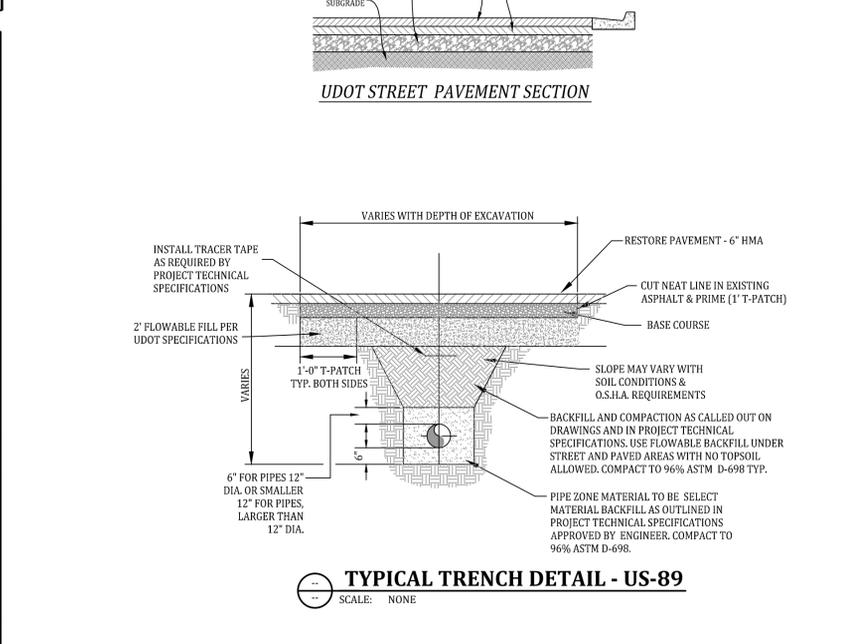
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
CONCRETE DRIVEWAYS AND SIDEWALKS

810 DWG
GW 4



UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
PEDESTRIAN ACCESS

810 DWG
GW 5A



UTAH DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
SECTION 201.01
SIGNAGE
PART 1
PEDESTRIAN ACCESS

810 DWG
GW 5A

ENSGN

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FAX:

**WILLARD BAY ESTATES
HIGHWAY 89 ACCESS SUBMITTAL
WILLARD CITY, UTAH**

DETAIL SHEET

PROJECT NUMBER: 4307
DATE: 9/16/11
DRAWN BY: K White
CHECKED BY: R. Elder
PROJECT MANAGER: R. Elder

U-05