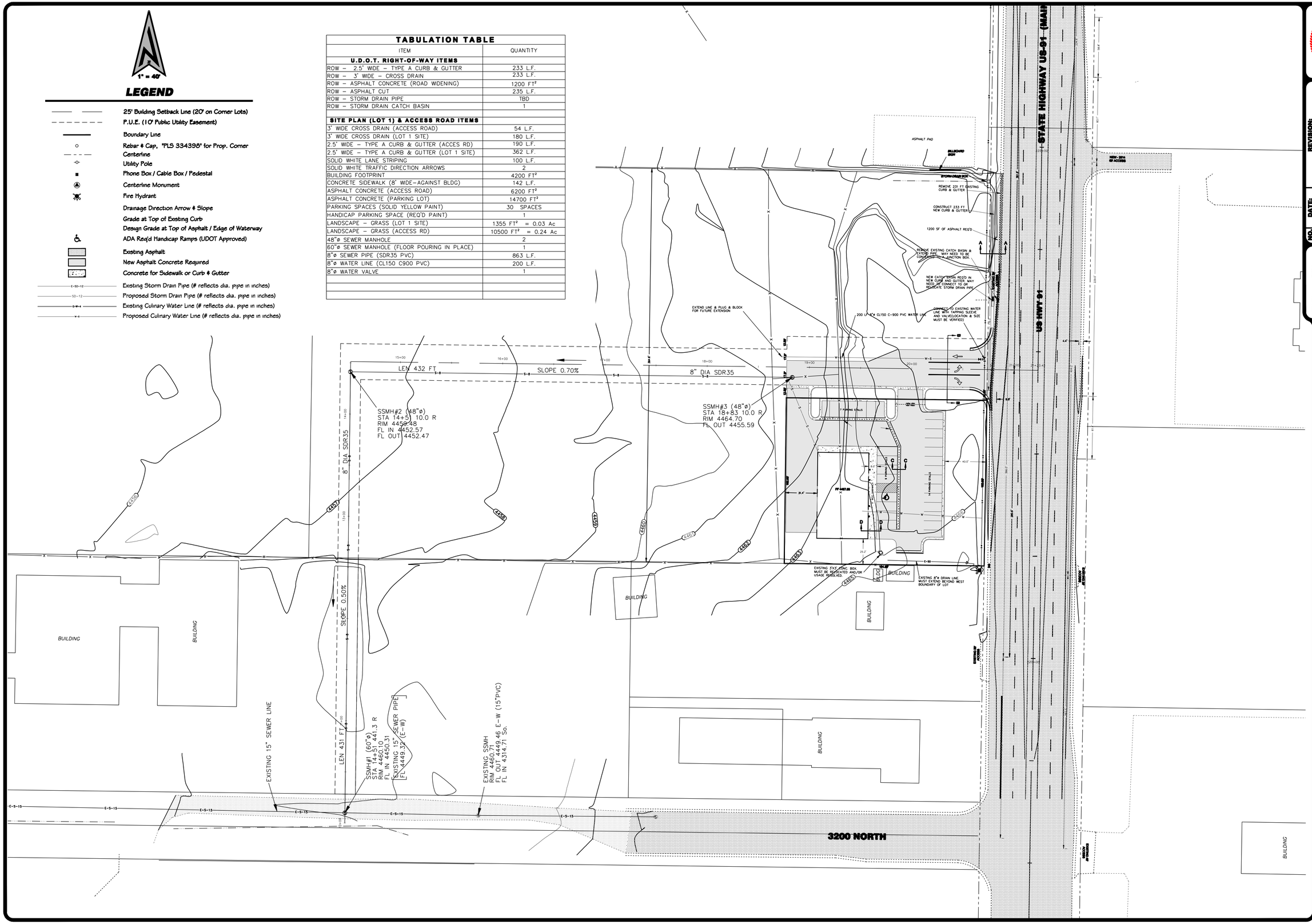
1" = 40'

LEGEND

- 25' Building Setback Line (20' on Corner Lots)
- P.U.E. (10' Public Utility Easement)
- Boundary Line
- Rebar & Cap, "PLS 334398" for Prop. Corner
- Centerline
- Utility Pole
- Phone Box / Cable Box / Pedestal
- Centerline Monument
- Fire Hydrant
- Drainage Direction Arrow & Slope
- Grade at Top of Existing Curb
- Design Grade at Top of Asphalt / Edge of Waterway
- ADA Req'd Handicap Ramps (UDOT Approved)
- Existing Asphalt
- New Asphalt Concrete Required
- Concrete for Sidewalk or Curb & Gutter
- E-SD-12 — Existing Storm Drain Pipe (# reflects dia. pipe in inches)
- SD-12 — Proposed Storm Drain Pipe (# reflects dia. pipe in inches)
- E-W-4 — Existing Culinary Water Line (# reflects dia. pipe in inches)
- W-8 — Proposed Culinary Water Line (# reflects dia. pipe in inches)

TABULATION TABLE

ITEM	QUANTITY
U.D.O.T. RIGHT-OF-WAY ITEMS	
ROW – 2.5' WIDE – TYPE A CURB & GUTTER	233 L.F.
ROW – 3' WIDE – CROSS DRAIN	233 L.F.
ROW – ASPHALT CONCRETE (ROAD WIDENING)	1200 FT²
ROW – ASPHALT CUT	235 L.F.
ROW – STORM DRAIN PIPE	TBD
ROW – STORM DRAIN CATCH BASIN	1
SITE PLAN (LOT 1) & ACCESS ROAD ITEMS	
3' WIDE CROSS DRAIN (ACCESS ROAD)	54 L.F.
3' WIDE CROSS DRAIN (LOT 1 SITE)	180 L.F.
2.5' WIDE – TYPE A CURB & GUTTER (ACCES RD)	190 L.F.
2.5' WIDE – TYPE A CURB & GUTTER (LOT 1 SITE)	362 L.F.
SOLID WHITE LANE STRIPING	100 L.F.
SOLID WHITE TRAFFIC DIRECTION ARROWS	2
BUILDING FOOTPRINT	4200 FT²
CONCRETE SIDEWALK (8' WIDE–AGAINST BLDG)	142 L.F.
ASPHALT CONCRETE (ACCESS ROAD)	6200 FT²
ASPHALT CONCRETE (PARKING LOT)	14700 FT²
PARKING SPACES (SOLID YELLOW PAINT)	30 SPACES
HANDICAP PARKING SPACE (REQ'D PAINT)	1
LANDSCAPE – GRASS (LOT 1 SITE)	1355 FT² = 0.03 Ac
LANDSCAPE – GRASS (ACCESS RD)	10500 FT² = 0.24 Ac
48"ø SEWER MANHOLE	2
60"ø SEWER MANHOLE (FLOOR POURING IN PLACE)	1
8"ø SEWER PIPE (SDR35 PVC)	863 L.F.
8"ø WATER LINE (CL150 C900 PVC)	200 L.F.
8"ø WATER VALVE	1



PROFESSIONAL ENGINEER — LICENSED — STATE OF UTAH — No. 334398 — BENJAMIN W. JOHNSTON — DATE

NO.	DATE:	REVISION:

DESIGN: B.W.J.
DRAWN: B.W.J.
HORIZ SCALE: 1"=40'
VERT SCALE: n/a
DATE: 07-03-15

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NIEDERHAUSER SUBDIVISION PHASE 1

PLAN VIEW OF PROJECT
3200 NORTH TO FUTURE ROAD - EAST TO LOT 1
SEWER & WATER AND SITE PLAN

JOHNSTON ENGINEERING P.C.
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SHEET 3 OF 6 SHEETS

JOB NUMBER 15CA216