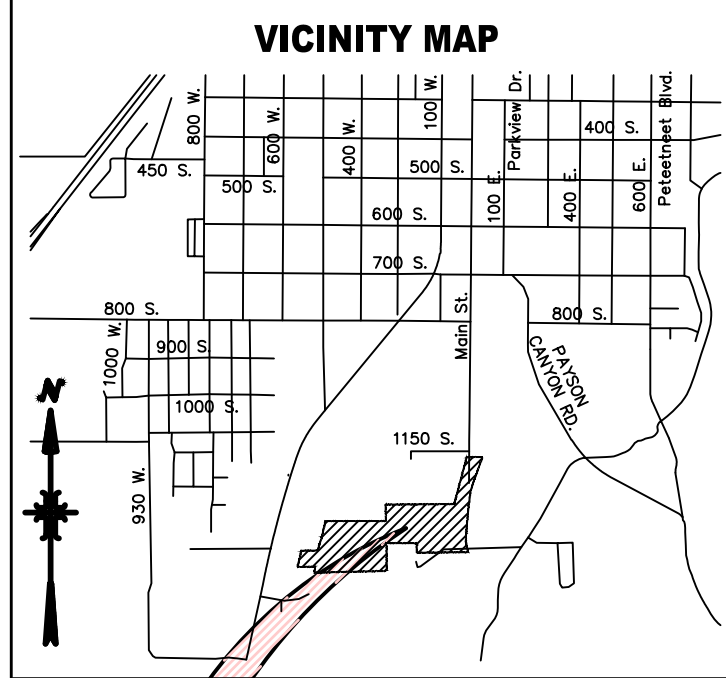


SPRINGSIDE MEADOWS  
RESIDENTIAL SUBDIVISION  
PLAT 'D'

Located in a Portion of Section 21 and 29,  
Township 9 South, Range 2 East, Salt Lake Base and Meridian  
City of Payson, Utah County, Utah



PROJECT  
SITE

CONTACT LIST

CITY PLANNER

CONTACT: JILL SPENCER  
MAIN PHONE: (801) 465-5233

PUBLIC WORKS MAIN

CONTACT: TRAVIS JOCKUMSEN  
MAIN PHONE: (801) 465-5235

RECORDER

CONTACT: KIM HOLINDRAKE  
MAIN PHONE: (801) 465-5204

BUILDING OFFICIAL

CONTACT: JON SNELGROVE  
MAIN PHONE: (800) 465-5204

PHASE STATISTICS  
PHASE AREA = 6.57 ACRES  
TOTAL LOTS = 31 LOTS  
ROW AREA = 1.26 ACRES  
LOT AREA = 5.31 ACRES  
AVG. LOT AREA = 7,461 sq. ft.

PROJECT DEVELOPER  
SALISBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801)491-9091

PROJECT ENGINEER  
& SURVEYOR  
REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01 THRU CS-02	COVER SHEET
EX-01	EXISTING SITE PLAN
PH-01	PHASE PLAN
PLAT SHEETS	PLAT
FP-01	FIRE PROTECTION PLAN
UP-01	UTILITY PLAN
GR-01	GRADING PLAN
PP-01	PLAN & PROFILE SHEETS
DT-01 THRU DT-03	TYPICAL DETAILS

DATE:8.2.2017

PROJECT #

REVISIONS:

1

2

3

SHEET NAME:

COVER SHEET & NOTES

SHEET:

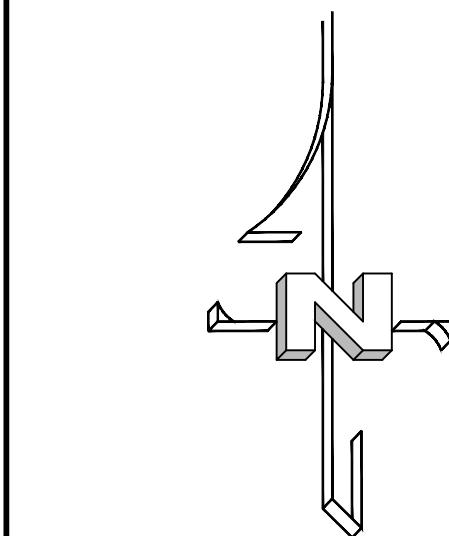
CS-01

SPRINGSIDE MEADOWS  
PLAT 'D'

LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

region  
Engineering  
& Surveying

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Orem, UT 84057  
P: 801.376.2245  
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0 100 200 400 600

(24"x36")  
SCALE 1" = 200'  
(11"x17")  
SCALE 1" = 400'

500 WEST

1750 SOUTH

SPRING LAKE  
ELEMENTARY

1800 SOUTH

360 WEST

280 WEST 1690 SOUTH

1770 SOUTH

HIGHLINE

MAIN STREET

MAIN STREET




GENERAL CONSTRUCTION NOTES:

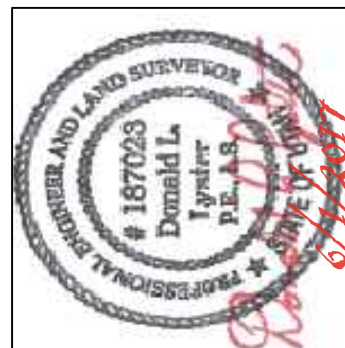
1. ALL CULINARY WATER LINE PIPING SHALL BE PLACED WITH A MINIMUM OF 4’-0” COVER OVER THE TOP OF THE PIPE. GAS LINES SHALL BE PLACED WITH A MINIMUM OF 2’-0” COVER.
2. ALL SECONDARY WATER LINE PIPING SHALL BE PLACED WITH A MINIMUM OF 3’-0” COVER OVER THE TOP OF THE PIPE.
3. ALL NEW CULINARY WATER LINE PIPE SHALL BE PVC C-900 DR-18 BLUE PIPE UNLESS OTHERWISE APPROVED BY THE CITY. ALL NEW PRESSURIZED IRRIGATION LINE SHALL BE PVC C900 DR18 CLASS 150 PIPE AND SHALL BE PURPLE IN COLOR.
4. ALL NEW CULINARY WATER MAIN LINE PIPE SHALL BE 8 INCHES IN DIAMETER, UNLESS OTHERWISE SHOWN.
3. ALL NEW PRESSURIZED IRRIGATION MAIN LINE PIPE SHALL BE 8 INCHES IN DIAMETER UNLESS OTHERWISE SHOWN.
4. A MINIMUM OF 50 PSI STATIC PRESSURE SHALL BE REQUIRED AT ALL POINTS IN THE CULINARY WATER SYSTEM WITHIN THE BOUNDARIES OF ALL NEW SUBDIVISIONS. THE MINIMUM REQUIRED FIRE FLOW AT THE HYDRANTS SHALL BE 1750 GPM.
5. CULINARY WATER SERVICE METER BOXES SHALL BE LOCATED BEHIND THE SIDEWALK. METERS SHALL BE LOCATED ONLY IN LANDSCAPED AREAS.
6. WHEN REQUIRED, PRESSURE REDUCING VALVE VAULTS (PRV) SHALL BE LOCATED AS DIRECTED BY THE CITY OR CITY ENGINEER. THE CITY OR CITY ENGINEER SHALL PROVIDE THE CONTRACTOR WITH THE APPROPRIATE DOWNSTREAM PRESSURE SETTING.
7. FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTIONS. THE MAXIMUM SPACING BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 225 FEET MEASURED ALONG A FRONT SETBACK CENTER POINT.
8. ONLY CITY PERSONNEL SHALL OPEN AND CLOSE WATER VALVES, UNLESS APPROVED OTHERWISE IN WRITING BY THE CITY.
9. ALL WATER SAMPLES FOR CULINARY WATER TESTING SHALL BE COLLECTED AND DELIVERED BY CITY PERSONNEL. THE CONTRACTOR SHALL PAY FOR THE TESTING EXPENSE.
10. TAPPING INTO WATER LINES SHALL NOT BE ALLOWED IN GROUNDWATER OR MUD.
11. ALL CULINARY WATER AND PRESSURIZED IRRIGATION MAINLINE VALVES SHALL BE ON ALL SIDES OF TEES AND CROSSES.
12. PAYSON CITY SHALL RESERVE THE RIGHT TO REQUIRE THE DEVELOPER TO SUBMIT A SOILS INVESTIGATION REPORT THAT HAS BEEN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. IF IN THE OPINION OF THE CITY STAFF OR THE CITY ENGINEER, THE DEVELOPMENT SITE CONTAINS QUESTIONABLE SOILS OR HIGH WATER TABLE.
13. ALL MAINLINE SEWER PIPING SIZES 8” TO 15” SHALL BE PVC AND SHALL BE SUPPLIED IN LENGTHS NO LONGER THAN 13 FEET. MAIN LINE PIPE SIZES 18” AND LARGER SHALL BE REINFORCED CONCRETE PIPE.
14. ALL SEWER SERVICE LATERALS TAPS ON EXISTING LINES SHALL BE "INSERTA-TEE-TYPE" CONNECTIONS.
15. THE MAXIMUM DEPTH OF ANY CUL-DE-SAC SHALL BE 400 FEET MEASURED FROM THE START OF THE ROAD TO THE BEGINNING OF THE CUL-DE-SAC. THE RADIUS OF ALL CUL-DE-SACS SHALL BE 50 FEET MEASURED FROM THE CENTER OF THE CUL-DE-SAC TO THE TOP BACK OF CURB.
16. THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL ROAD CONSTRUCTION, BARRICADES, CHANNELING DEVICES, AND CONSTRUCTION SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR ROAD CONSTRUCTION ACTIVITIES.
17. TRAFFIC ACCESS SHALL BE MAINTAINED FOR LOCAL RESIDENTS TO PROPERTIES ALONG CONSTRUCTION BOUNDARIES.
18. ALL DEBRIS RESULTING FROM WORK ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR DISPOSAL SITES AT WHICH DEBRIS MAY BE LAWFULLY DISPOSED.
19. NO OPEN BURNING OF CONSTRUCTION DEBRIS SHALL BE ALLOWED.
20. THE CONTRACTOR SHALL PROVIDE MAILBOXES AND POSTS ACCORDING TO U.S. POSTAL SERVICE STANDARDS AND SHALL PLACE THEM IN THE PLANTER STRIPS AT LOCATIONS DESIGNATED BY THE CITY.

Engineering  
& Surveying

region



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SPRINGSIDE MEADOWS  
PLAT 'D'

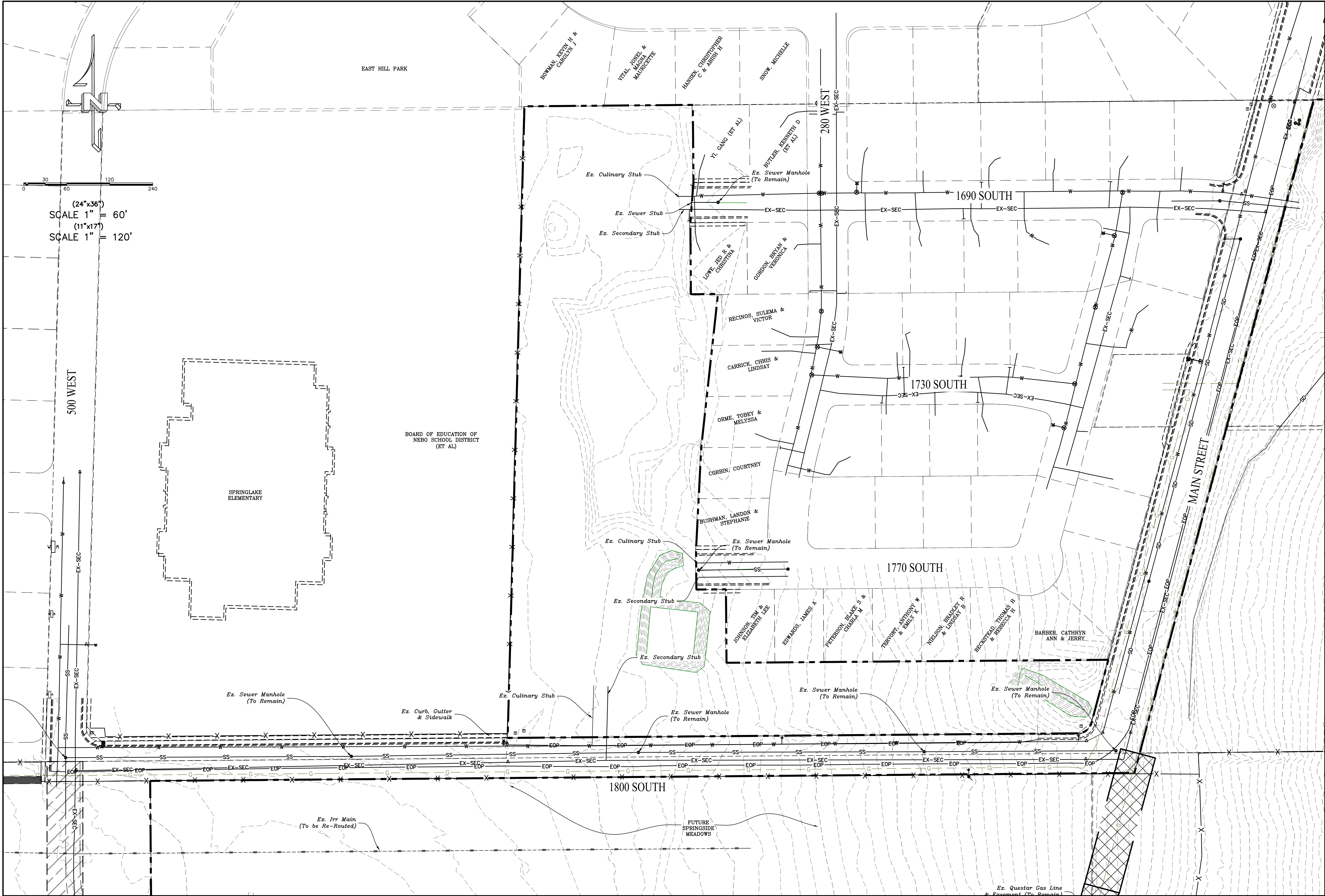
LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

DATE:8.2.2017	
PROJECT #	
REVISIONS:	
<div>1</div>	
<div>2</div>	
<div>3</div>	

SHEET NAME:  
COVER SHEET & NOTES

SHEET:  
CS-02





C:\USERS\SHERRING\PROJECTS\REGION ENGINEERING PROJECTS\PROJECTS\2016\2016\_007\_SPRINGSIDE MEADOWS - SALISBURY\2\_SHEET FILES\PHASE 1\EX-01

Engineering & Surveying

region

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SPRINGSIDE MEADOWS  
PLAT 'D'

LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

DATE:8.2.2017	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
EXISTING CONDITIONS

SHEET:  
EX-01



EAST HILL PARK

BOWMAN, KEVIN H &  
CAROLYN J

VITAL, JONEL &  
MAGNA MAURICETTE

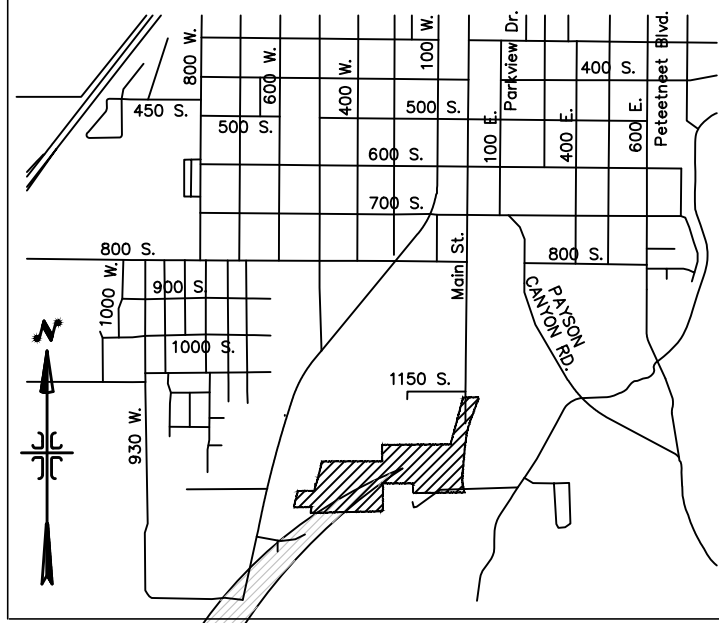
HANSEN, CHRISTOPHER  
C & ABISH H

SNOW, MICHELLE

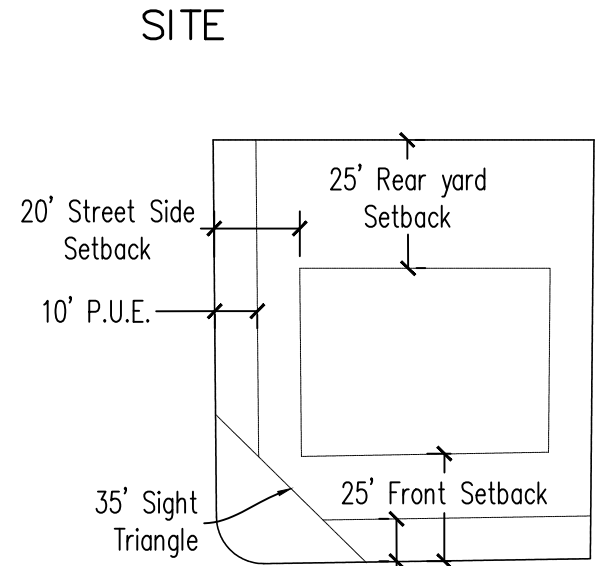
# SPRINGSIDE MEADOWS RESIDENTIAL SUBDIVISION PLAT 'D'

Located in Portions of the North Half of Section 29  
and South Half of Section 21, Township 9 South,  
Range 2 East, Salt Lake Base and Meridian  
Payson, Utah County, Utah

## VICINITY MAP



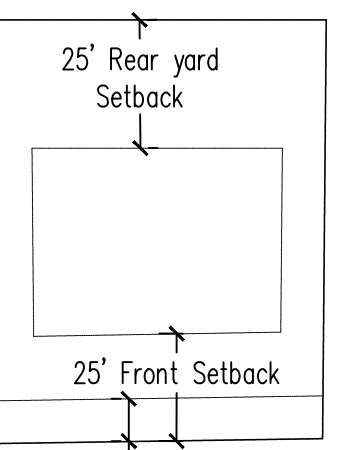
## PROJECT SITE



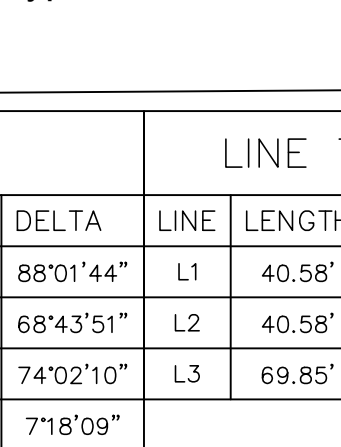
## LOT NOTES:

1. SIDE SETBACKS TO BE 8' MINIMUM. HOME OWNER TO MAXIMIZE GARAGE SIDE YARD AS NEEDED
2. 5' SIDE AND REAR PUB
3. 10' SIDEWALK/PUB ALONG STREET SIDE

## Typical Corner Lot



## Typical Interior Lot



## CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA	LINE	LENGTH	DIRECTION
C1	64.53'	42.00'	58.37'	S45°32'06"W	88°01'44"	L1	40.58'	N1°31'15"E
C2	59.97'	49.99'	56.44'	N81°35'40"E	68°43'51"	L2	40.58'	N89°32'58"E
C3	64.60'	49.99'	60.20'	N101°2'39"E	74°02'10"	L3	69.85'	S89°32'58"W
C4	6.37'	49.99'	6.37'	N30°27'30"W	71°8'09"			
C5	8.70'	14.00'	8.56'	N16°16'40"W	35°35'50"			
C6	23.07'	15.02'	20.87'	N45°27'04"E	88°01'01"			
C7	24.08'	15.00'	21.58'	S44°28'07"E	91°58'44"			
C8	23.05'	15.00'	20.85'	S45°32'06"W	88°01'43"			
C9	22.47'	14.00'	20.14'	S44°27'54"E	91°58'02"			
C10	21.51'	14.00'	19.45'	S45°31'58"W	88°01'43"			
C11	8.71'	14.00'	8.57'	S72°37'16"E	35°39'33"			
C12	8.10'	49.99'	8.09'	S59°23'58"E	9°16'54"			
C13	26.05'	20.00'	24.25'	S52°13'47"W	74°37'14"			

## LEGEND

	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
	FOUND CLASS I STREET MONUMENT
	SET STREET MONUMENT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	PUBLIC UTILITY EASEMENT
	SECTION LINE
	CALCULATED POINT (NOT SET)

## Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

## Boundary Description

BEGINNING AT A POINT BEING N.89°12'41"E. 1330.83' ALONG THE SECTION LINE AND NORTH 921.72' FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

Thence, S 14° 55' 10" W for a distance of 90.80 feet to the beginning of a curve,  
Said curve turning to the right through an angle of 74° 37' 14", having a radius of 20.00 feet, and whose long chord bears S 52° 13' 47" W for a distance of 24.25 feet.  
Thence, S 89° 32' 24" W for a distance of 795.55 feet to a point on a line.  
Thence, N 01° 31' 18" E for a distance of 881.40 feet to a point on a line.  
Thence, N 89° 30' 17" E for a distance of 234.91 feet to a point on a line.  
Thence, S 00° 29' 31" E for a distance of 108.16 feet to a point on a line.  
Thence, S 04° 25' 51" W for a distance of 56.20 feet to a point on a line.  
Thence, S 00° 27' 03" E for a distance of 100.00 feet to a point on a line.  
Thence, N 89° 32' 57" W for a distance of 37.74 feet to a point on a line.  
Thence, S 06° 13' 22" W for a distance of 215.07 feet to a point on a line.  
Thence, S 02° 55' 13" W for a distance of 142.66 feet to a point on a line.  
Thence, S 00° 27' 03" E for a distance of 56.00 feet to a point on a line.  
Thence, N 89° 32' 57" E for a distance of 41.27 feet to a point on a line.  
Thence, S 00° 27' 03" E for a distance of 102.50 feet to a point on a line.  
thence N 89° 32' 57" E a distance of 532.73 feet to the POINT OF BEGINNING

CONTAINS 6.57 ACRES AND 31 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS  
DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

## ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

## ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ APPROVED

MAYOR

ATTEST

CLERK-RECORDER  
(See Seal Below)

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

## SPRINGSIDE MEADOWS RESIDENTIAL SUBDIVISION PLAT 'D'

PAYSON

UTAH COUNTY, UTAH

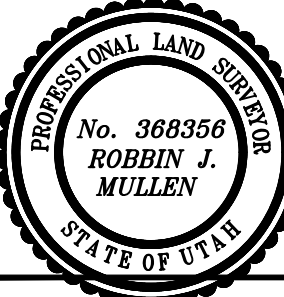
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL



This form approved by Utah County and the municipalities therein.

## PHASE STATISTICS

PHASE AREA = 6.57 ACRES  
TOTAL LOTS = 31 LOTS  
ROW AREA = 1.26 ACRES  
LOT AREA = 5.31 ACRES  
AVG. LOT AREA = 7,461 sq. ft.

## PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

## PROJECT DEVELOPER

SALISBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801)491-9091

## PAYSON CITY ENGINEER

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

PAYSON CITY ENGINEER

DATE

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

PAYSON CITY ATTORNEY

## PAYSON CITY FIRE DEPT.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FIRE CHIEF

## QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY

BY-

TITLE- \_\_\_\_\_

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID \_\_\_\_\_ ACKNOWLEDGEMENT TO ME THAT SAID CORPORATON EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

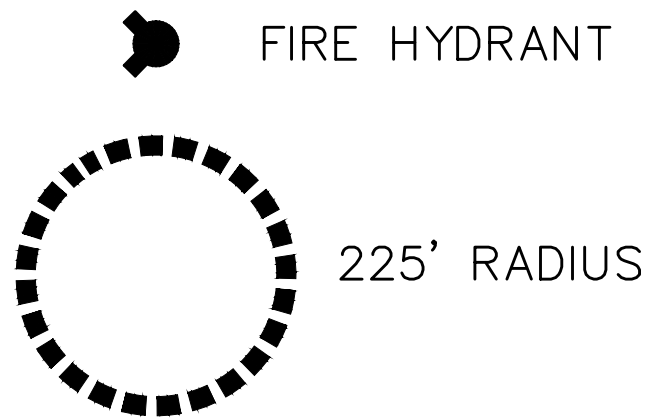


NOTES TO CONTRACTOR:

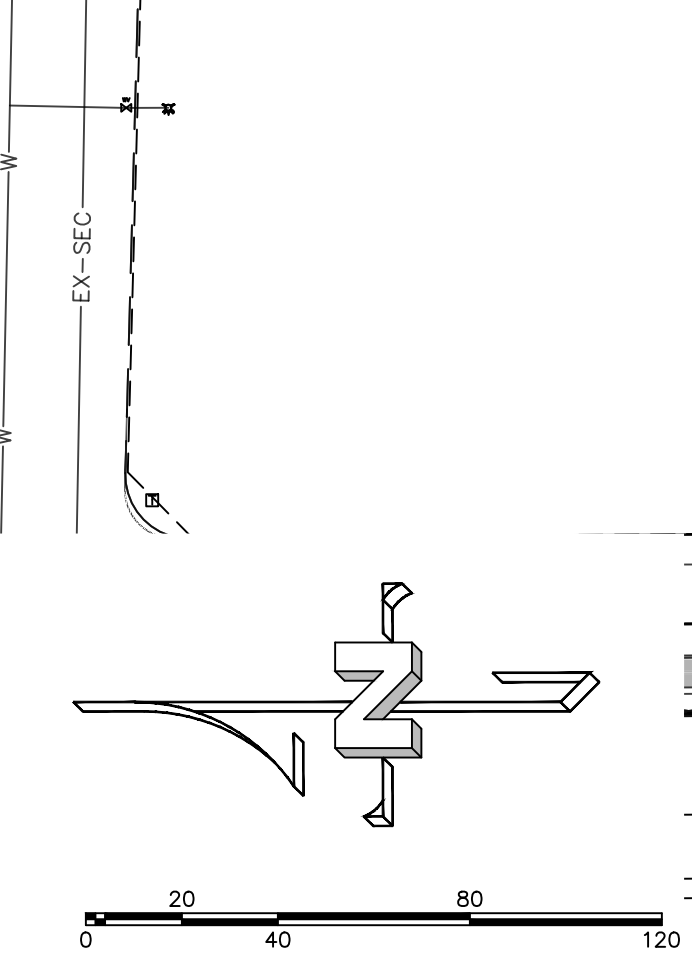
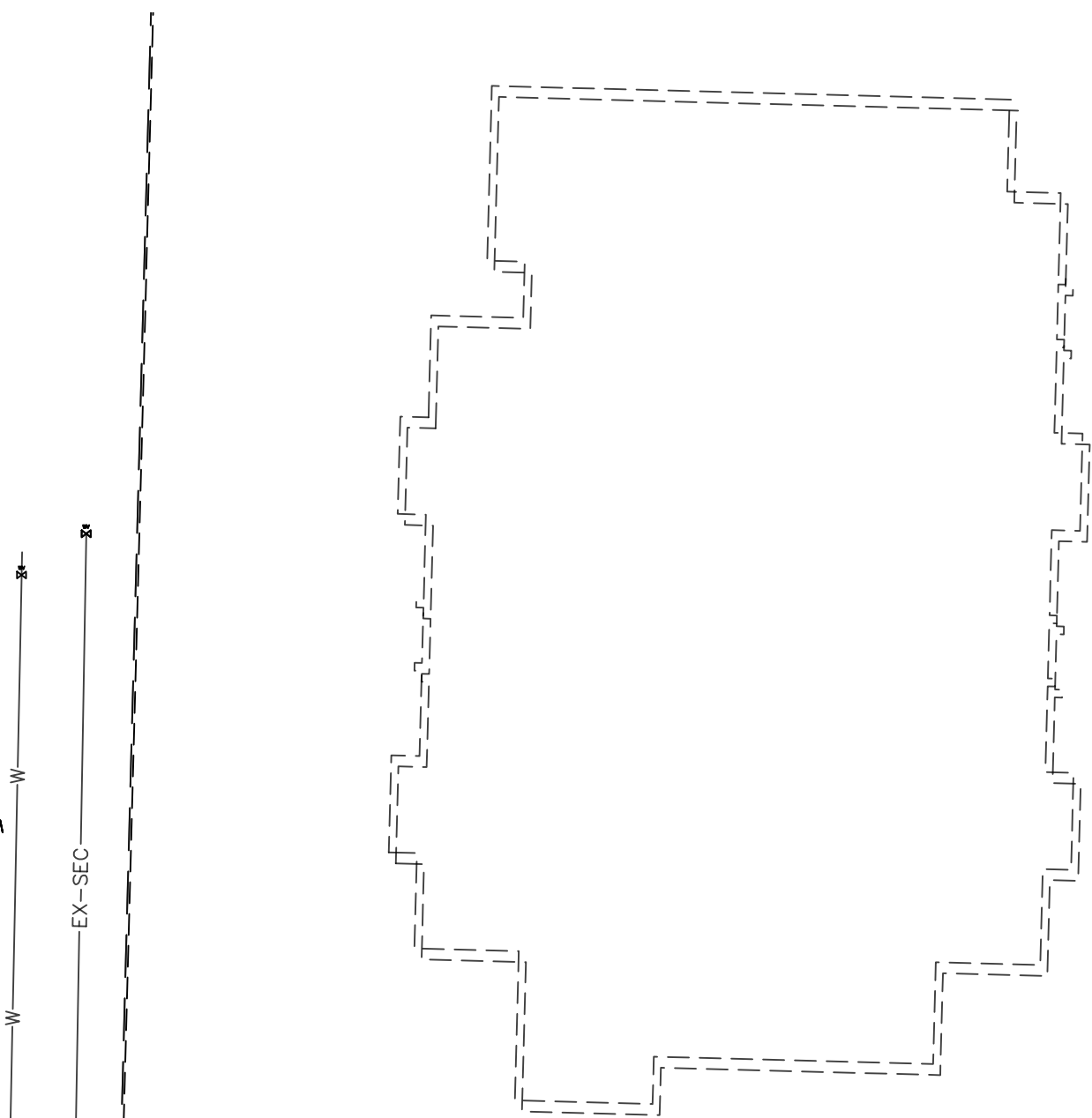
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & CUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

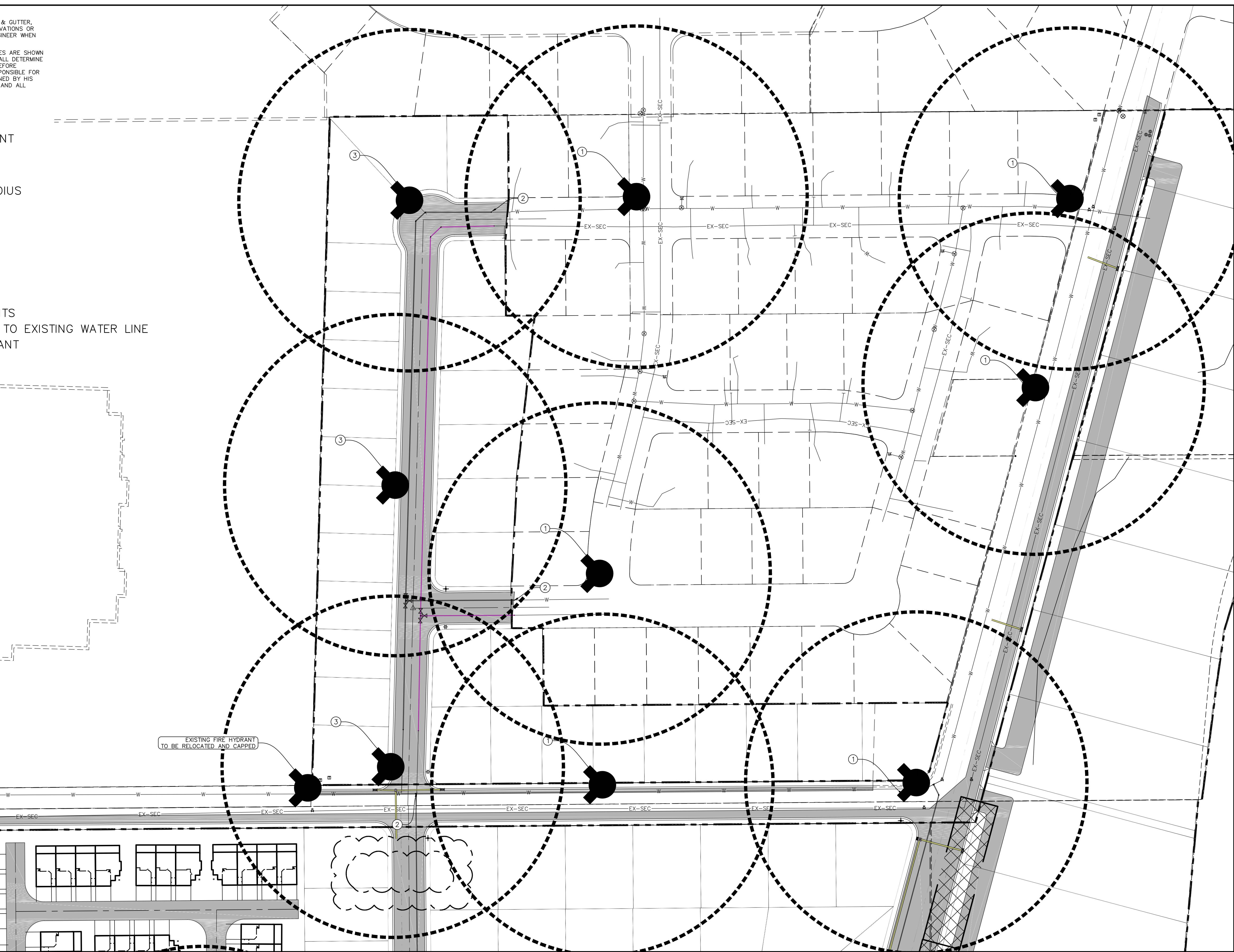
LEGEND



- ① EXISTING FIRE HYDRANTS
- ② CONNECT WATER LINE TO EXISTING WATER LINE
- ③ PROPOSED FIRE HYDRANT



(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'



Engineering & Surveying  
**region**  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**SPRINGSIDE MEADOWS**  
**PLAT 'D'**  
LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

DATE:8.2.2017	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
FIRE PROTECTION PLAN

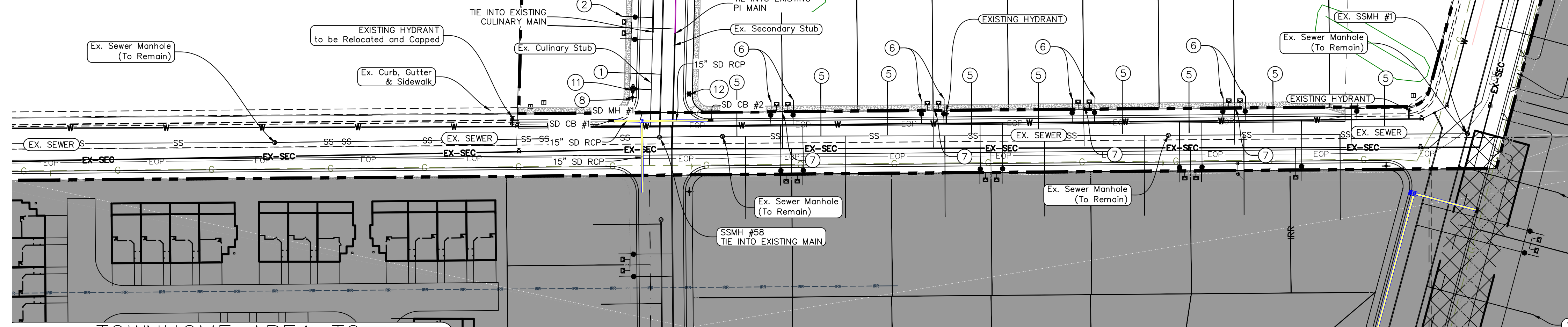
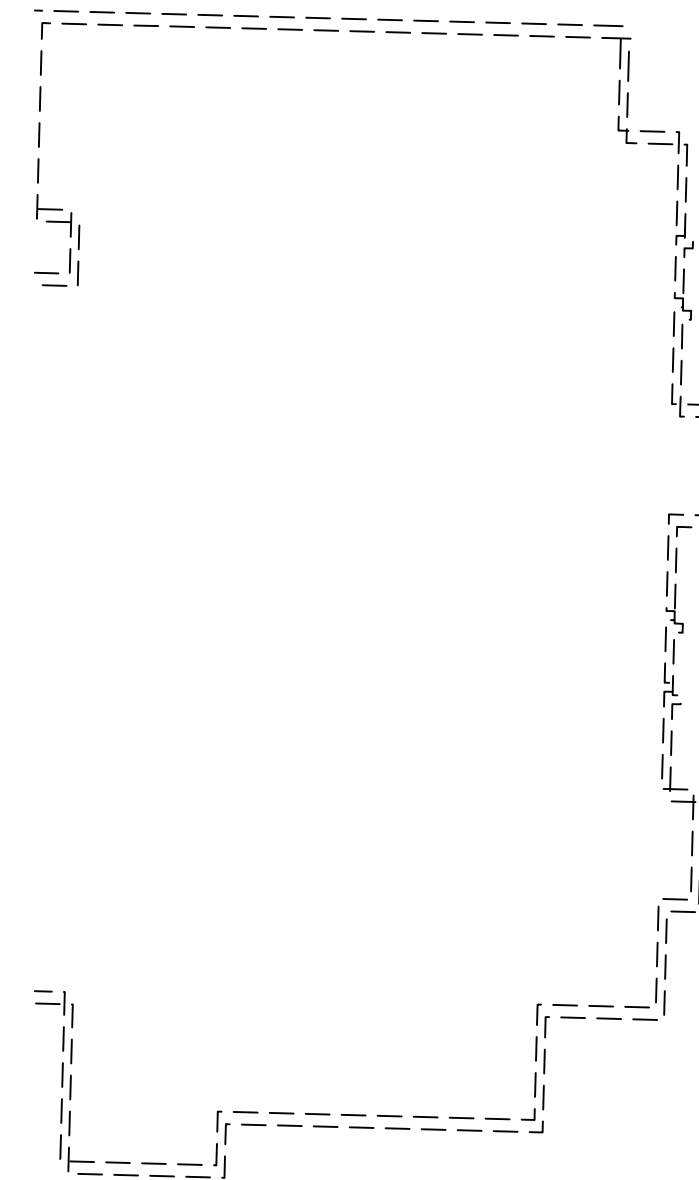
SHEET:  
FP-01



# NOTES

1. ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
2. RETAINING WALLS TO BE USED AS NECESSARY TO OFFSET THE DIFFERENCE IN FINISHED FLOOR ELEVATIONS BETWEEN BUILDINGS AS SHOWN ON THE PLANS OR AS DETERMINED BY THE DEVELOPER.
3. ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
4. ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE.
5. CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.

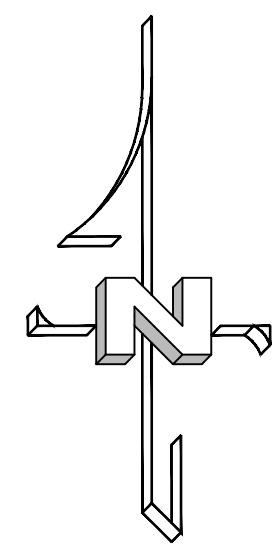
ALL WORK, DESIGN AND CONSTRUCTION, SHALL COMPLY WITH PAYSON CITY STANDARDS



1. SANITARY SEWER SERVICE LATERAL (PER CITY STANDARDS)
2. CULINARY WATER SERVICE LATERAL (PER CITY STANDARDS)
3. DOUBLE IRRIGATION SERVICE LATERAL (PER CITY STANDARDS)
4. SINGLE IRRIGATION SERVICE LATERAL (PER CITY STANDARDS)
5. SANITARY SEWER SERVICE LATERAL (TIE INTO EXISTING MAIN)
6. CULINARY WATER SERVICE LATERAL (TIE INTO EXISTING MAIN)
7. DOUBLE IRRIGATION SERVICE LATERAL (TIE INTO EXISTING MAIN)
8. SINGLE IRRIGATION SERVICE LATERAL (TIE INTO EXISTING MAIN)
9. COMBO STOP/STREET SIGN (PER CITY STANDARDS)
10. EXISTING SEWER LATERAL (APPROX. LOCATION)
11. NEW FIRE HYDRANT
12. STREET LIGHT
13. EXISTING POWER POLE (TO REMAIN IN PLACE)
14. EXISTING POWER POLE (TO BE RELOCATED)
15. CONSTRUCT STANDARD DRIVE APPROACH PER CITY STANDARDS

## LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP/STREET SIGN
- PROPOSED WATER METER
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- PROPOSED STORM DRAIN W/MH
- PROPOSED SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED SECONDARY WATERLINE
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED SECONDARY LATERAL
- PROPOSED ASPHALT
- PROPOSED SIDEWALK



0 30 60 120 180

(24"x36")  
SCALE 1" = 60'  
(11"x17")  
SCALE 1" = 120'

## NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region  
Engineering  
& Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



SPRINGSIDE MEADOWS  
PLAT 'D'  
LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

DATE:8.2.2017

PROJECT #

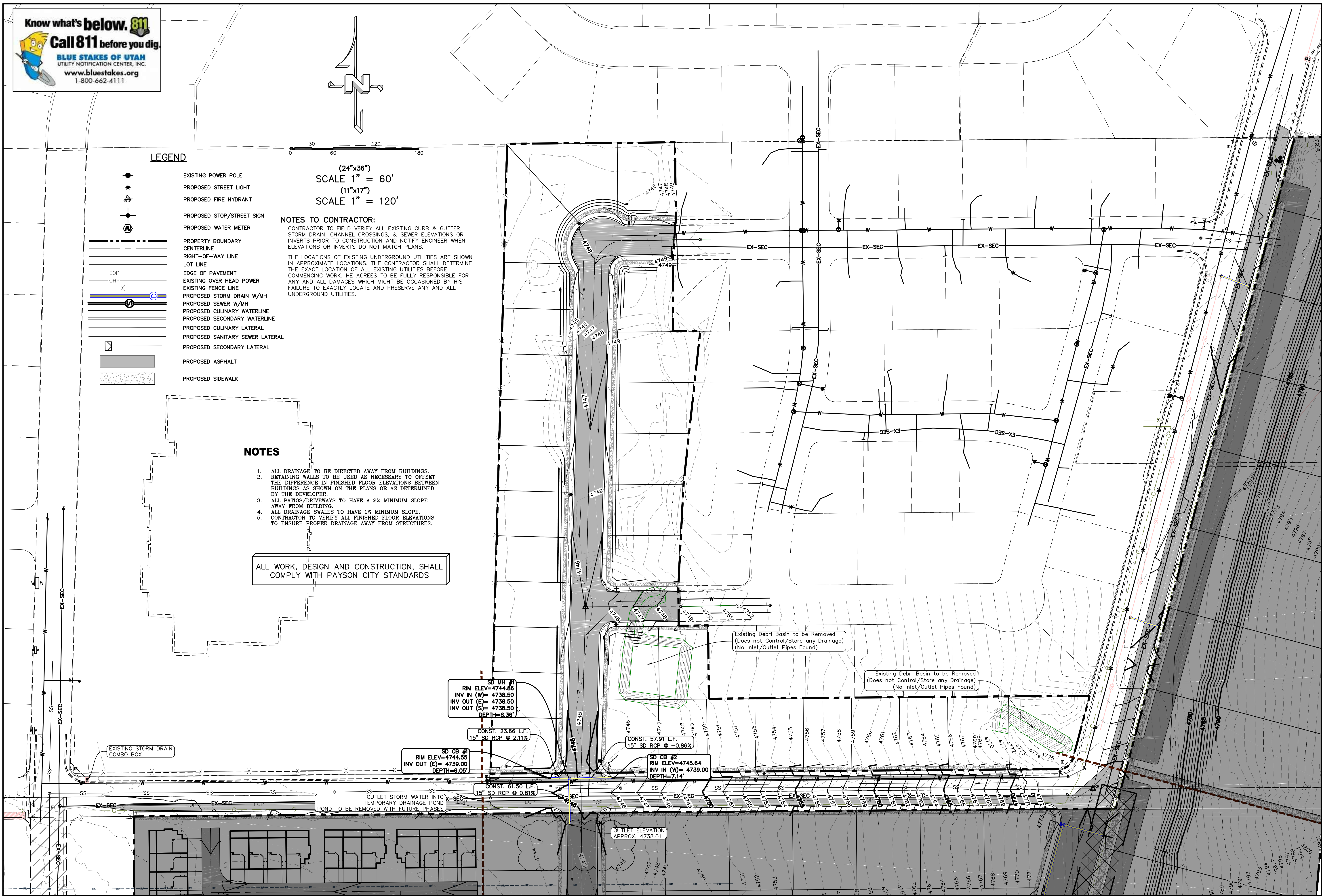
REVISIONS:

1  
2  
3

SHEET NAME:  
UTILITY PLAN

SHEET:  
UP-01





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

1. ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
2. RETAINING WALLS TO BE USED AS NECESSARY TO OFFSET THE DIFFERENCE IN FINISHED FLOOR ELEVATIONS BETWEEN BUILDINGS AS SHOWN ON THE PLANS OR AS DETERMINED BY THE DEVELOPER.
3. ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
4. ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE.
5. CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.

ALL WORK, DESIGN AND CONSTRUCTION, SHALL  
COMPLY WITH PAYSON CITY STANDARDS

Existing Debris Basin to be Removed  
(Does not Control/Store any Drainage)  
(No Inlet/Outlet Pipes Found)

Existing Debris Basin to be Removed  
(Does not Control/Store any Drainage)  
(No Inlet/Outlet Pipes Found)

SD MH #1  
RIM ELEV=4744.86  
INV IN (W)= 4738.50  
INV OUT (E)= 4738.50  
INV OUT (S)= 4738.50  
DEPTH=8.36'

CONST. 23.66 L.F.  
15" SD RCP @ 2.11%

CONST. 57.91 L.F.  
15" SD RCP @ -0.86%

SD CB #1  
RIM ELEV=4744.55  
INV OUT (E)= 4739.00  
DEPTH=6.05'

SD CB #2  
RIM ELEV=4745.64  
INV IN (W)= 4739.  
DEPTH=7.14'

CONST. 61.50 L.F.  
15" SD RCP @ 0.81%

OUTLET ELEVATION  
APPROX 4738.0+

**SPRINGSIDE MEADOWS**  
**PIAT 'D'**

LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

DATE:8.2.2017  
PROJECT #

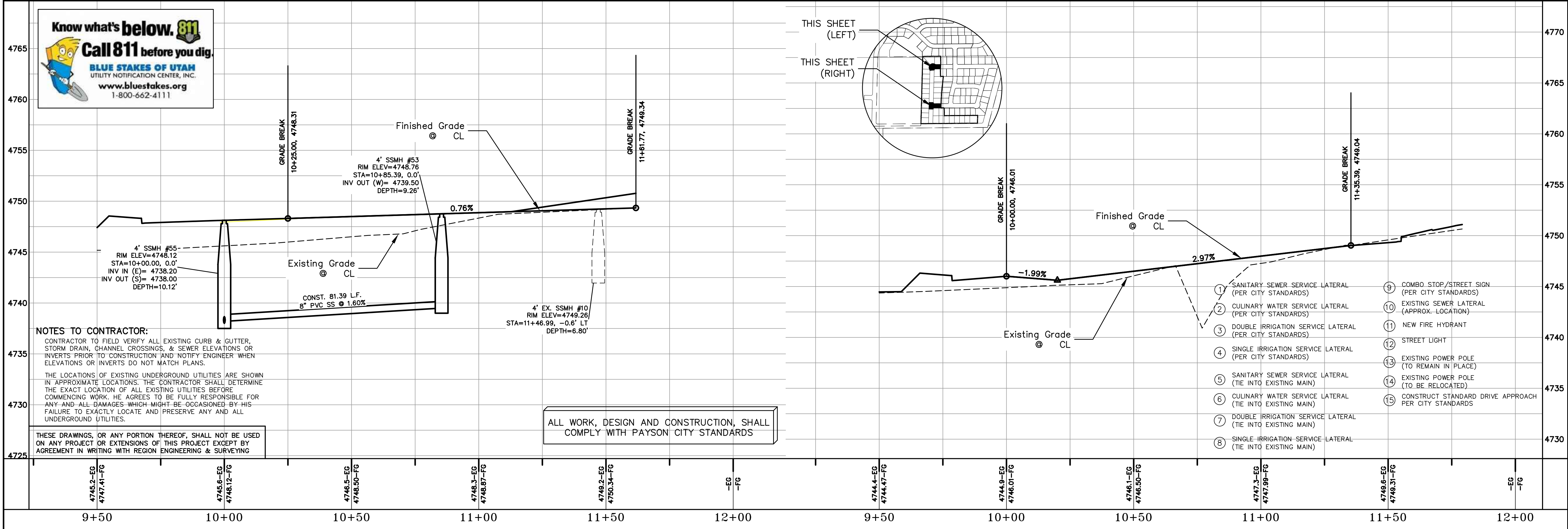
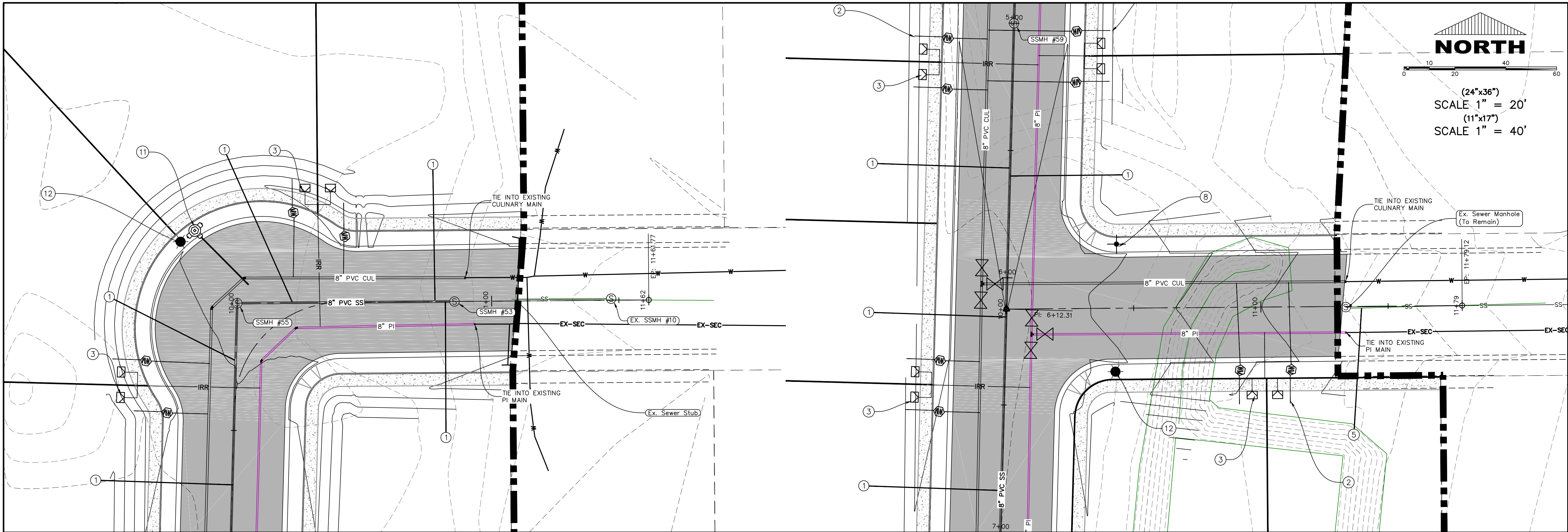
REVISIONS:

1
2
3

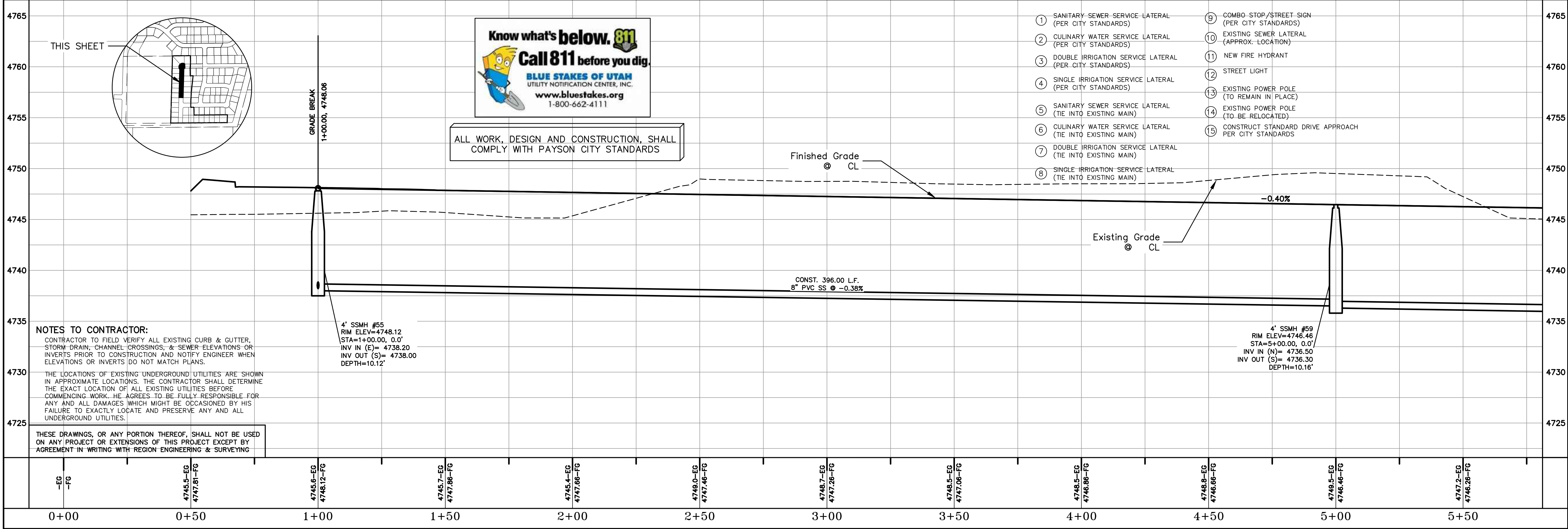
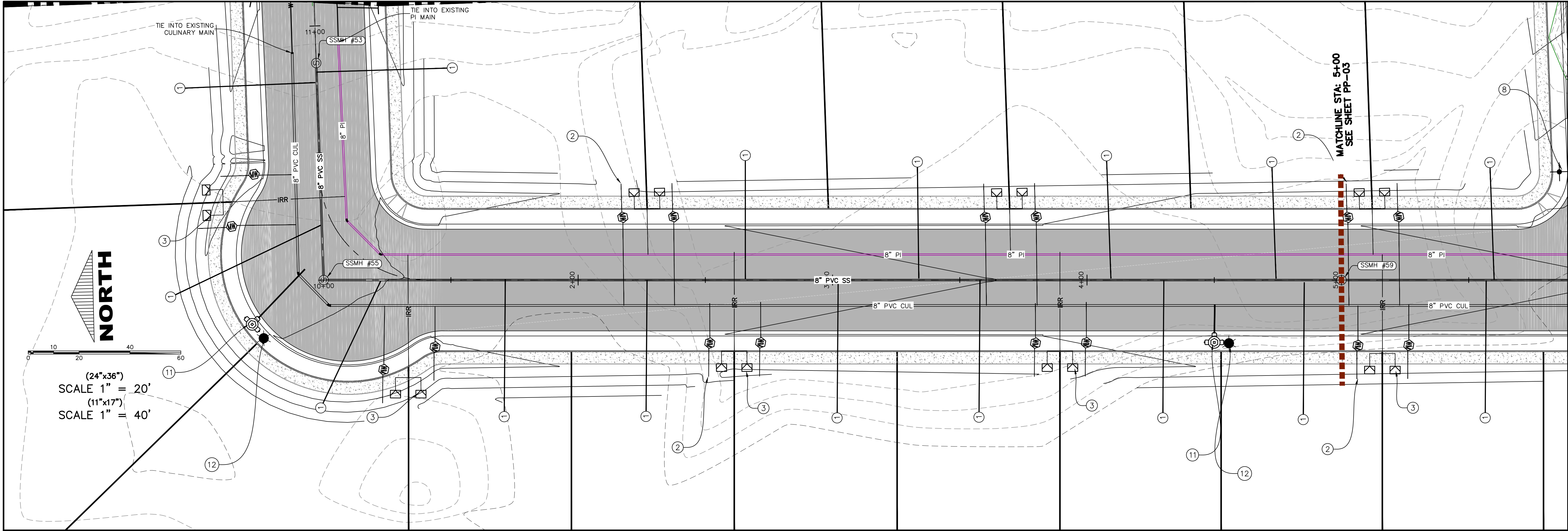
SHEET NAME:  
GRADING & DRAINAGE  
PLAN

SHEET: GR-01









**SPRINGSIDE MEADOWS  
PLAT 'D'**

LOCATED IN A PORTION SECTION 21 AND 29,  
TOWNSHIP 9 SOUTH RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN

DATE:8.2.2017	
PROJECT #	
REVISIONS:	
1	
2	
3	











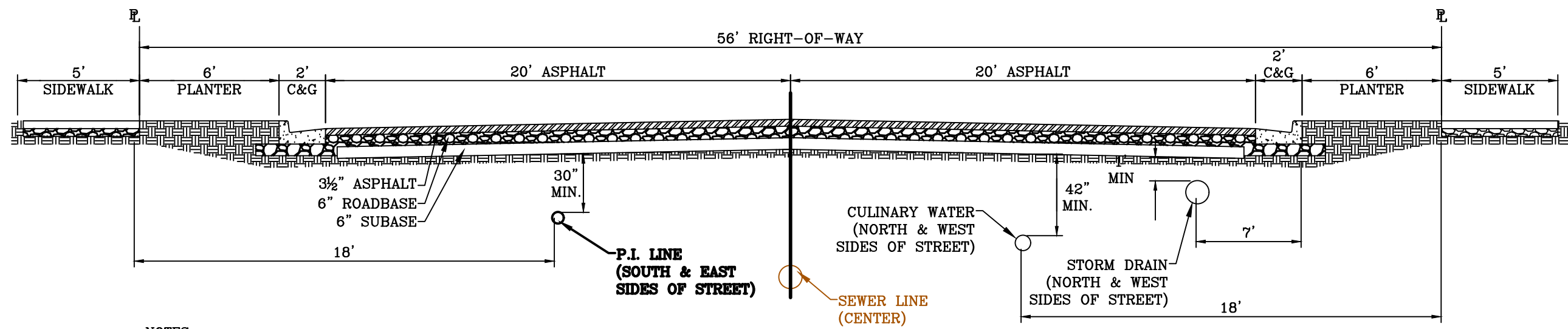


DATE: 8.2.2017	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PLAN & PROFILE

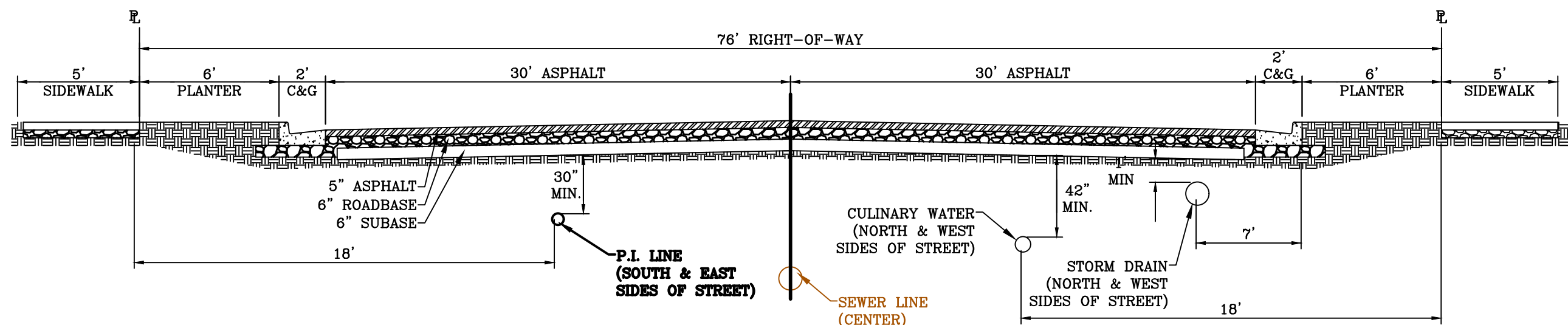
SHEET:  
PP-05





- NOTES:
1. AN ADDITIONAL 2" PVC ORANGE COLORED CONDUIT REQUIRED TO BE INSTALLED IN THE SAME TRENCH AS THE ELECTRICAL FACILITIES. (FUTURE TELECOMMUNICATION FACILITIES)
  2. 2-1/2" OF ASPHALT IS REQUIRED AT THE TIME OF CONSTRUCTION WITH AN 1" OVERLAY OF ASPHALT ONCE 90% OF HOMES IN THIS PHASE ARE CONSTRUCTED OR WITHIN 2 YEARS, WHICH EVER OCCURS FIRST.

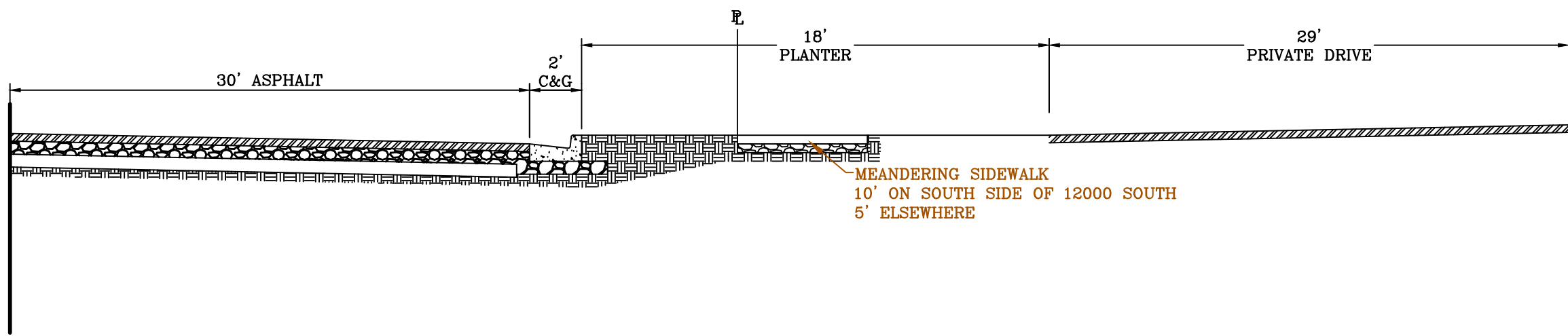
### INTERIOR 56' RIGHT-OF-WAY



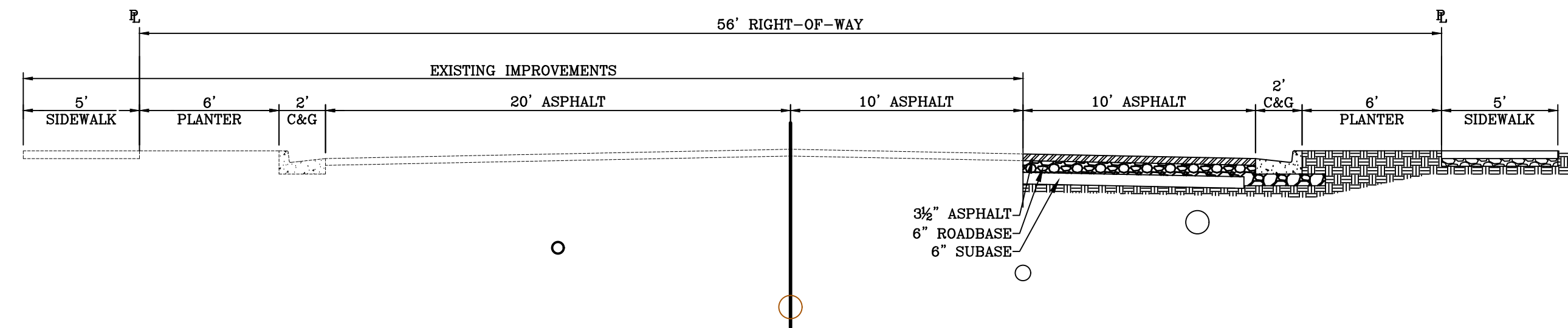
- NOTES:
1. AN ADDITIONAL 2" PVC ORANGE COLORED CONDUIT REQUIRED TO BE INSTALLED IN THE SAME TRENCH AS THE ELECTRICAL FACILITIES. (FUTURE TELECOMMUNICATION FACILITIES)
  2. 4" OF ASPHALT IS REQUIRED AT THE TIME OF CONSTRUCTION WITH AN 1" OVERLAY OF ASPHALT ONCE 90% OF HOMES IN THIS PHASE ARE CONSTRUCTED OR WITHIN 2 YEARS, WHICH EVER OCCURS FIRST.

### 76' RIGHT-OF-WAY

ALL DETAILS PER PAYSON CITY STANDARDS

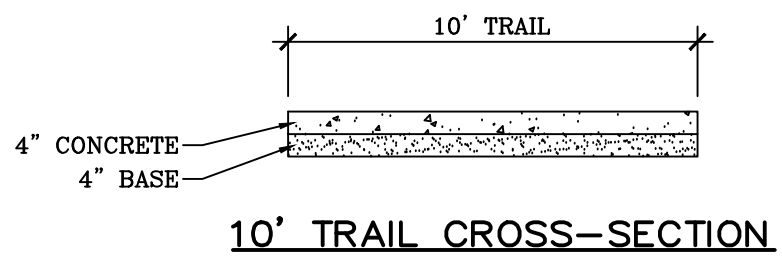


### 76' RIGHT-OF-WAY ALTERNATIVE w/ PRIVATE DRIVE

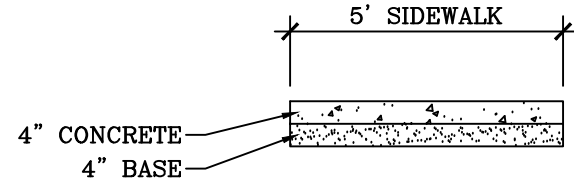


- NOTES:
1. AN ADDITIONAL 2" PVC ORANGE COLORED CONDUIT REQUIRED TO BE INSTALLED IN THE SAME TRENCH AS THE ELECTRICAL FACILITIES. (FUTURE TELECOMMUNICATION FACILITIES)
  2. 2-1/2" OF ASPHALT IS REQUIRED AT THE TIME OF CONSTRUCTION WITH AN 1" OVERLAY OF ASPHALT ONCE 90% OF HOMES IN THIS PHASE ARE CONSTRUCTED OR WITHIN 2 YEARS, WHICH EVER OCCURS FIRST.

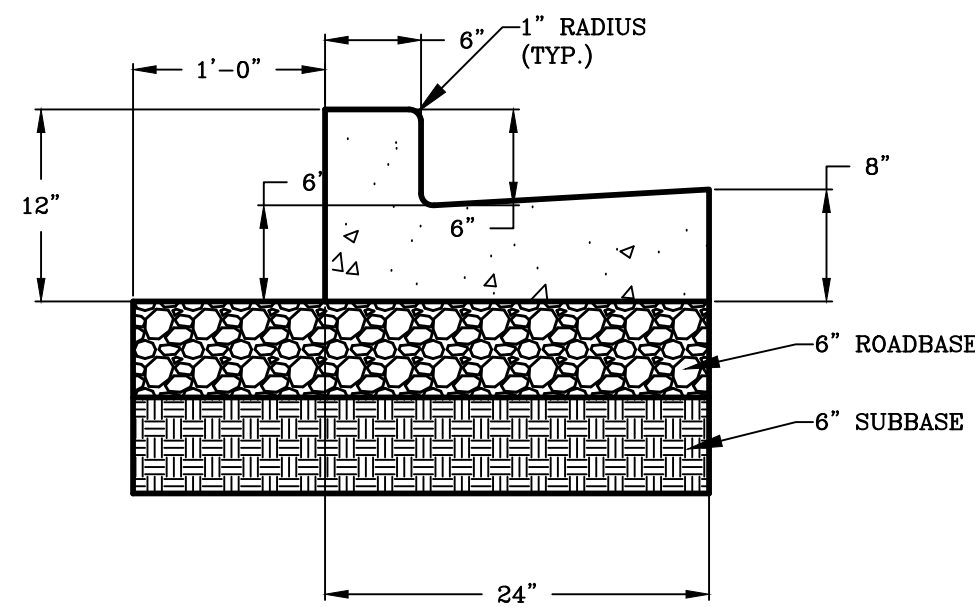
### 1800 SOUTH EXPANSION



### 10' TRAIL CROSS-SECTION



### 5' SIDEWALK CROSS-SECTION

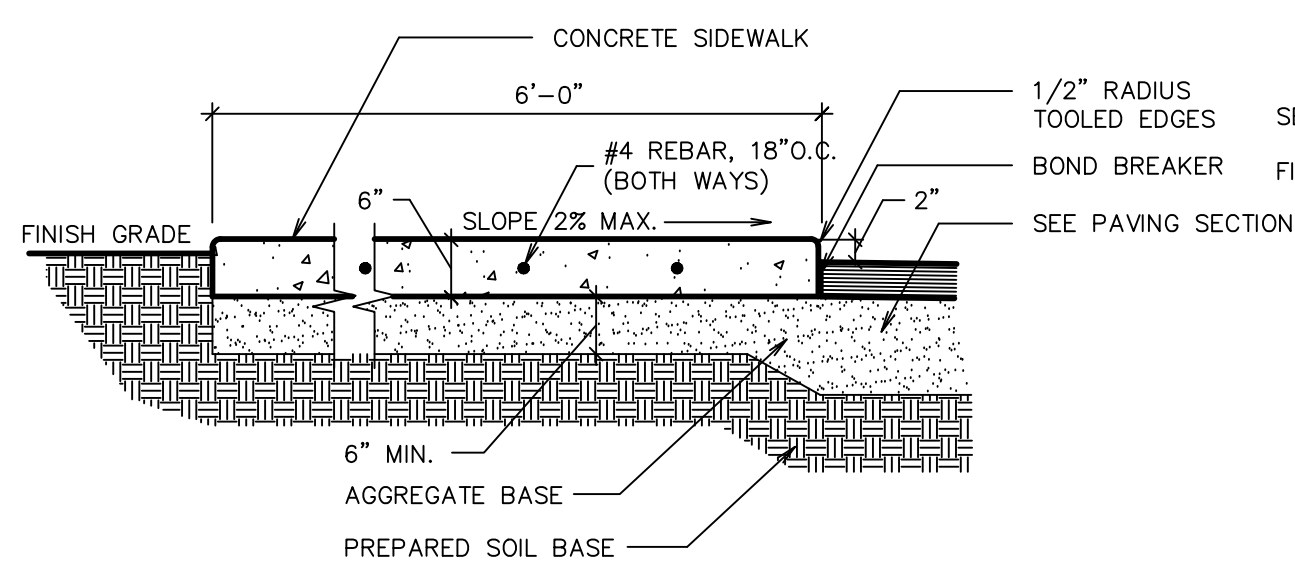


### TYPICAL 24" C&G

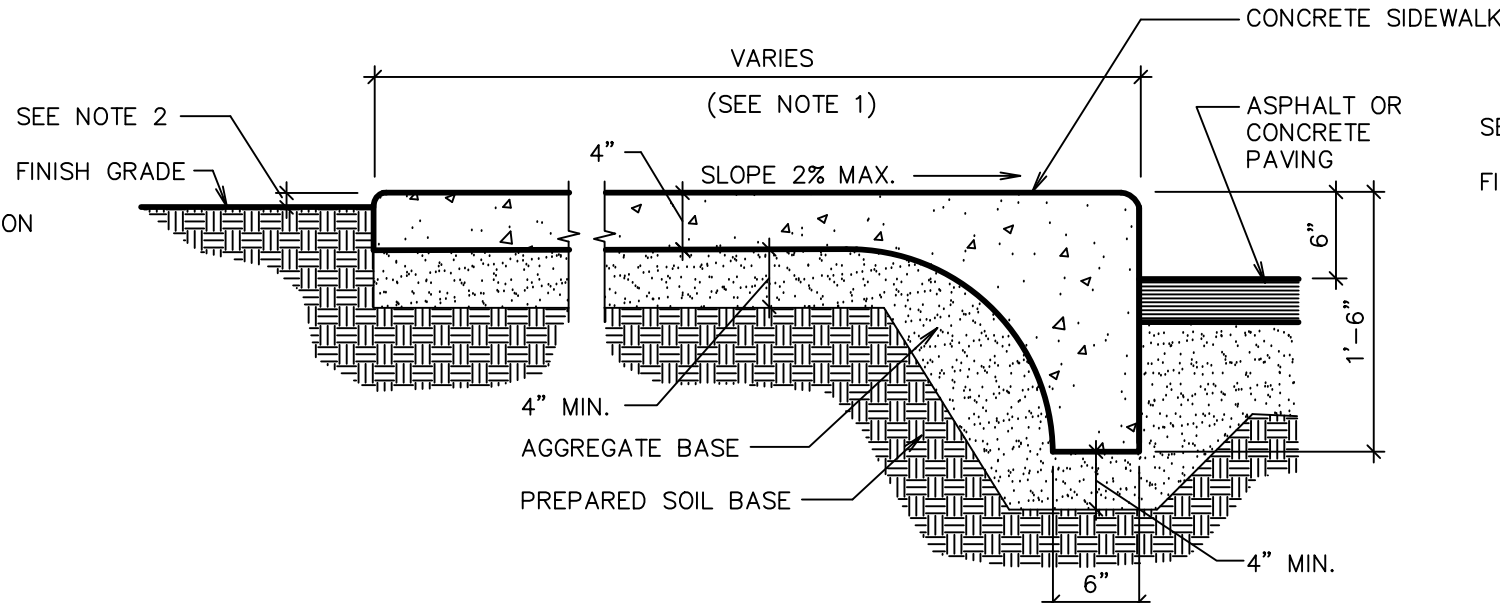




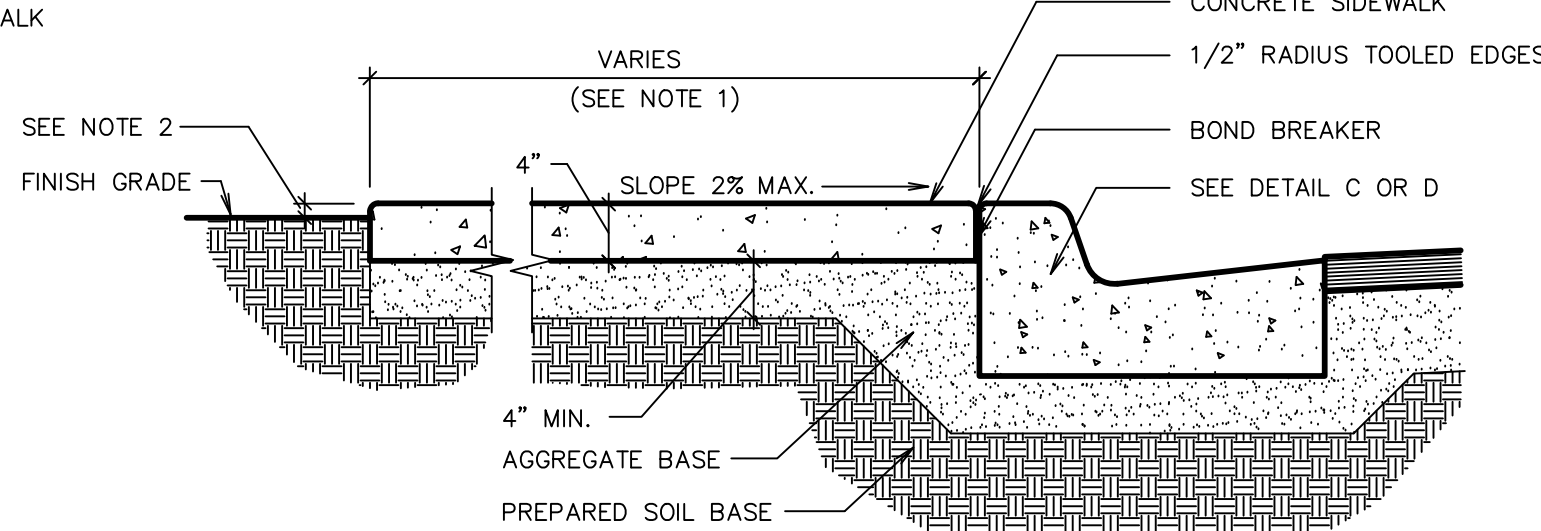




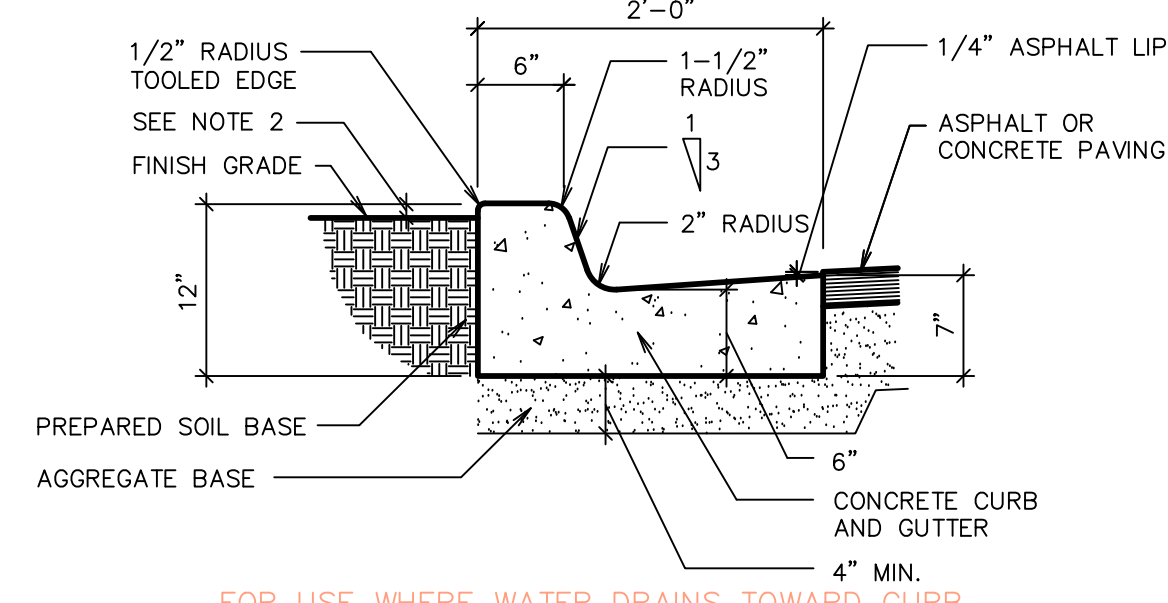
**T** APRON DETAIL  
1" = 1'-0"



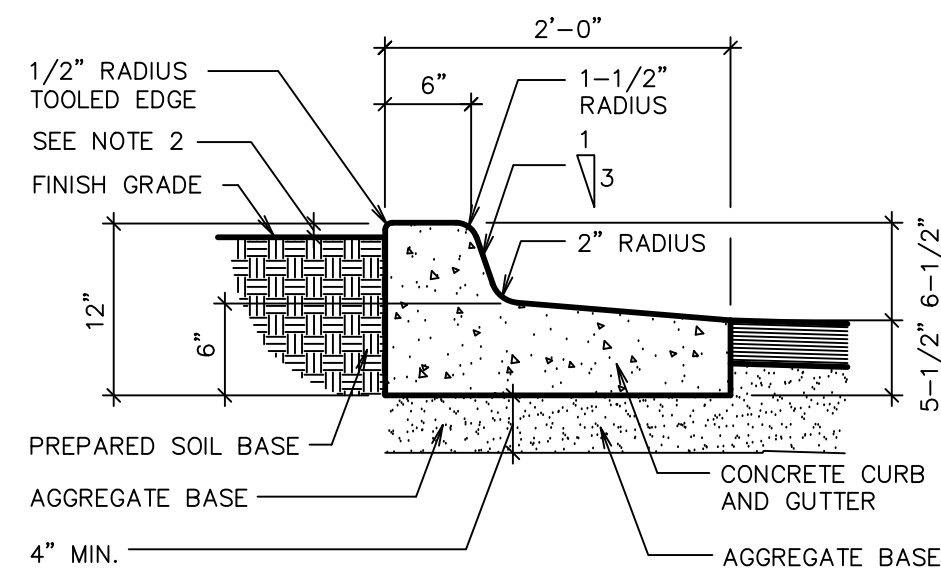
**A** INTEGRAL SIDEWALK & CURB  
1" = 1'-0"



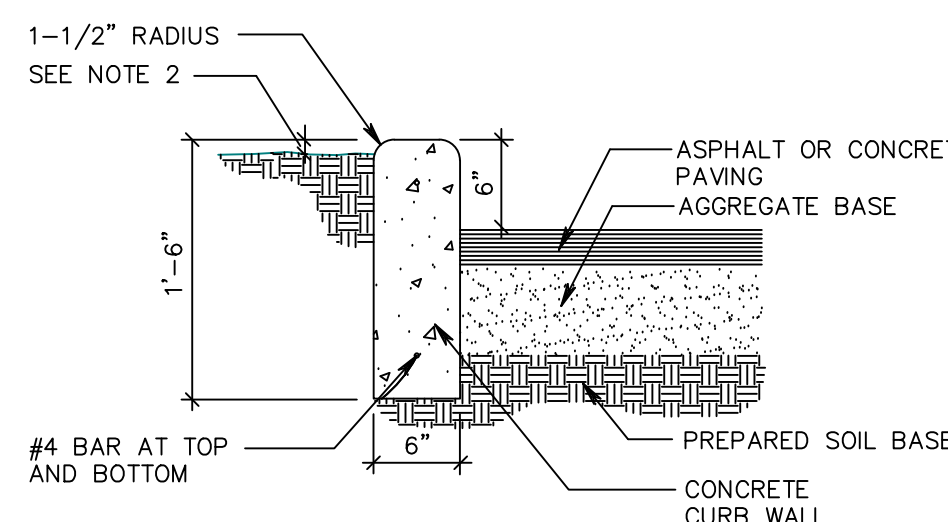
**B** SIDEWALK, CURB AND GUTTER  
1" = 1'-0"



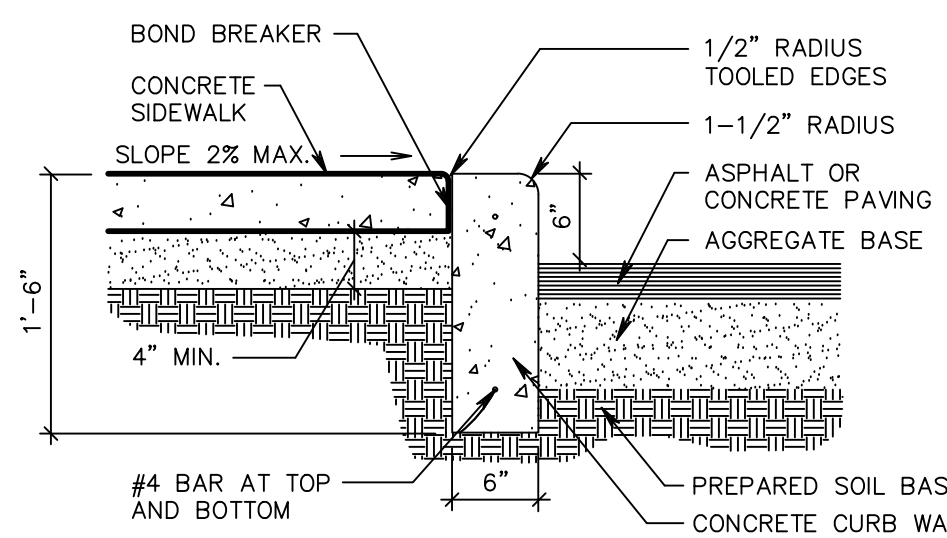
**C** CURB AND GUTTER  
1" = 1'-0"



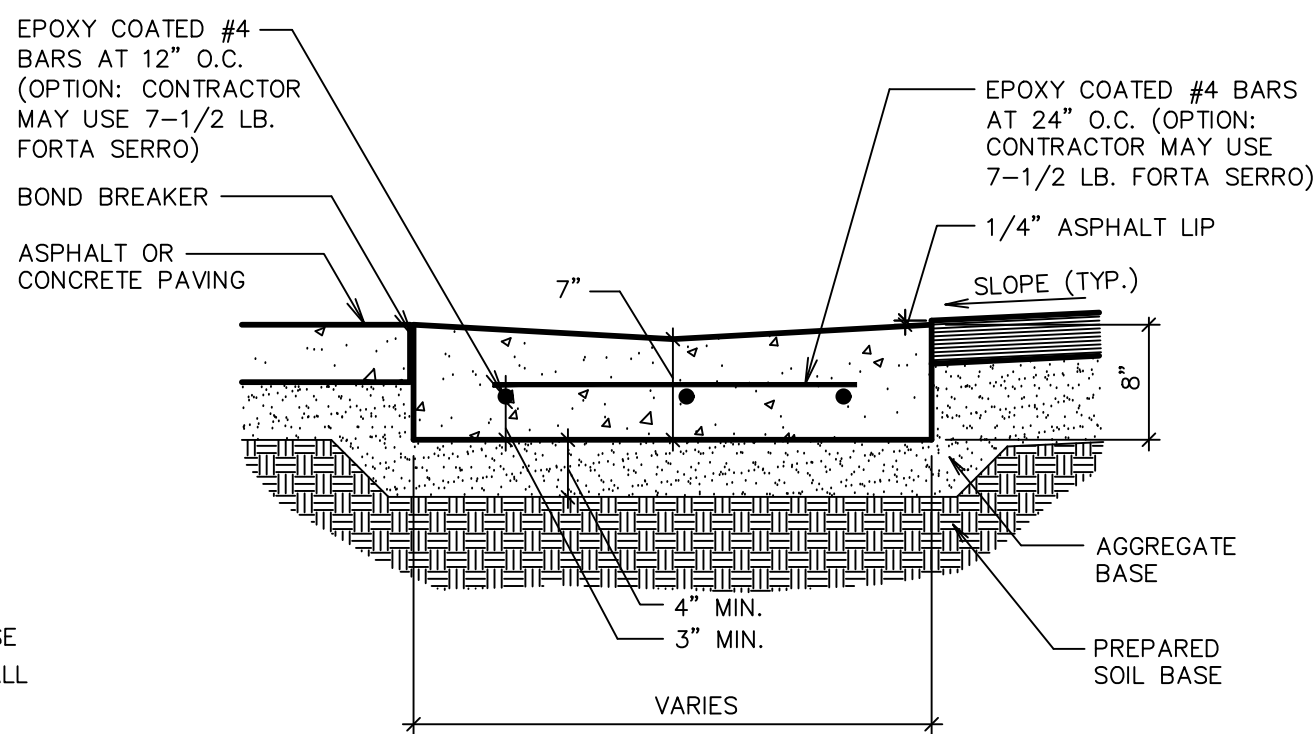
**D** OPEN FACE CURB AND GUTTER  
1" = 1'-0"



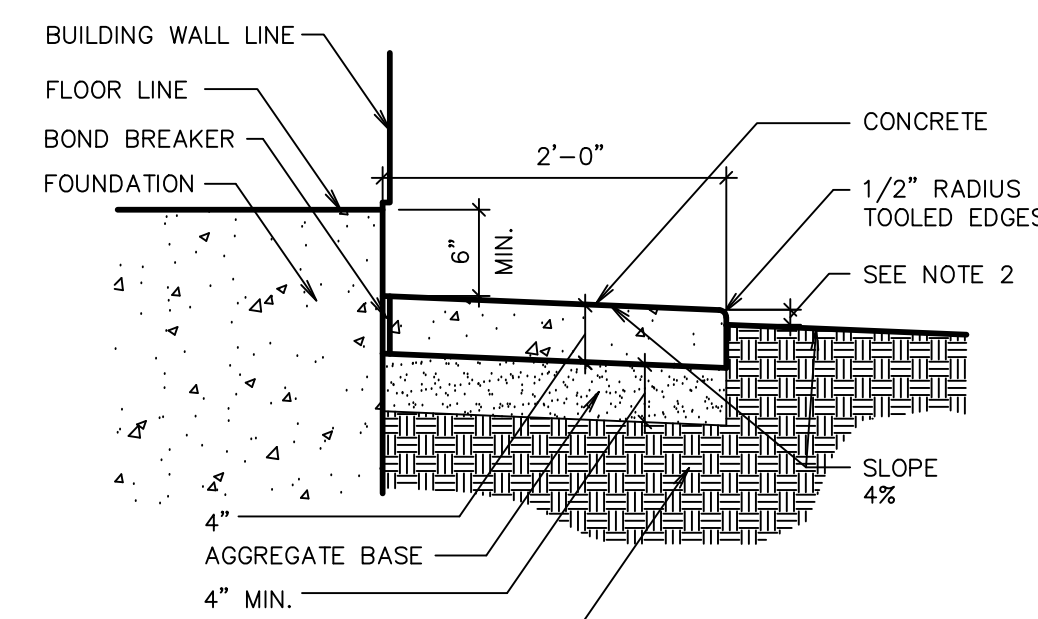
**E** CURB WALL  
1" = 1'-0"



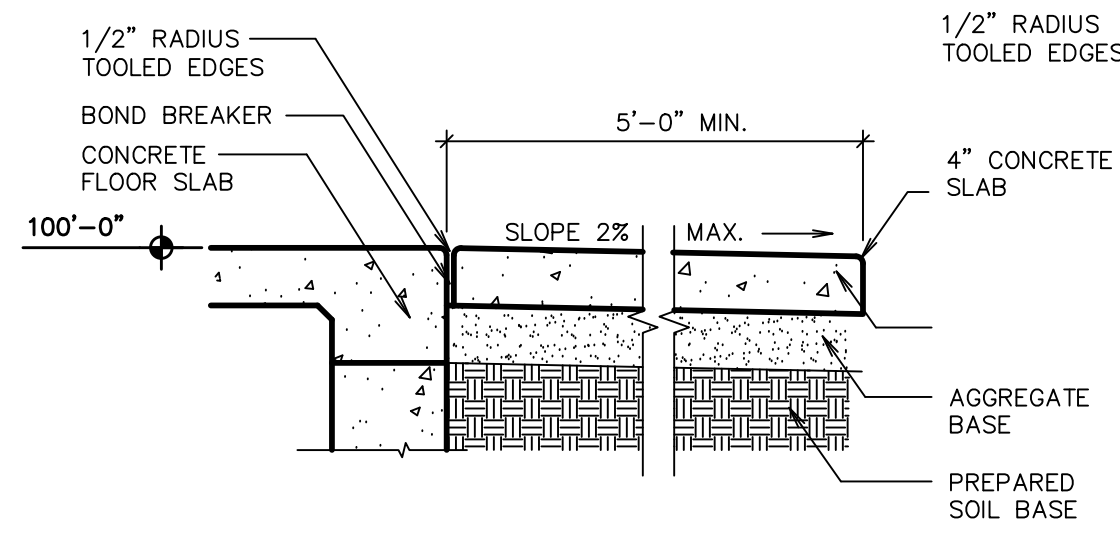
**F** CURB WALL WITH SIDEWALK  
1" = 1'-0"



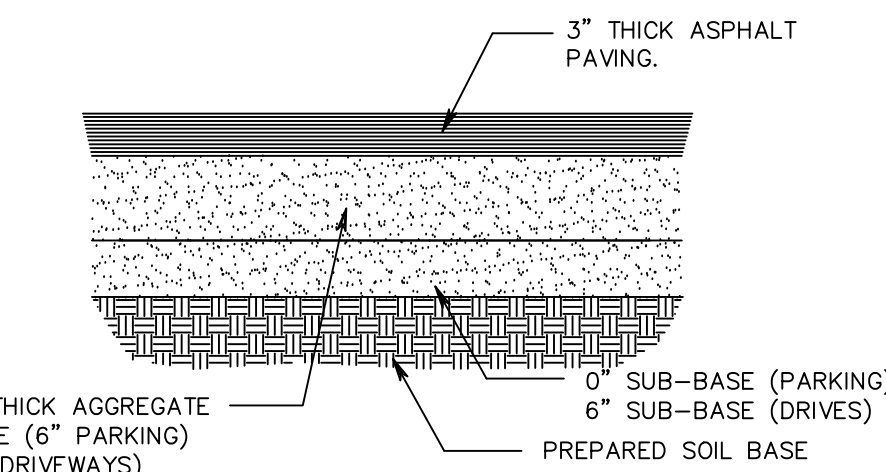
**G** CONCRETE WATERWAY  
1" = 1'-0"



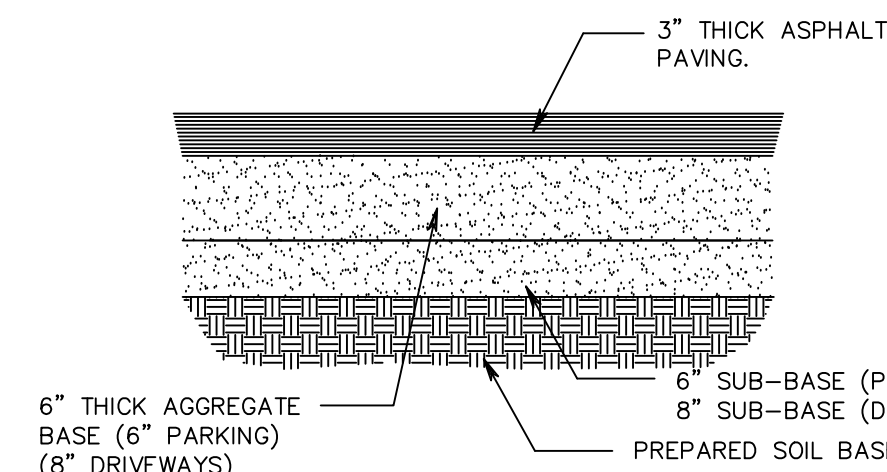
**H** APRON ADJACENT TO BUILDING  
1" = 1'-0"



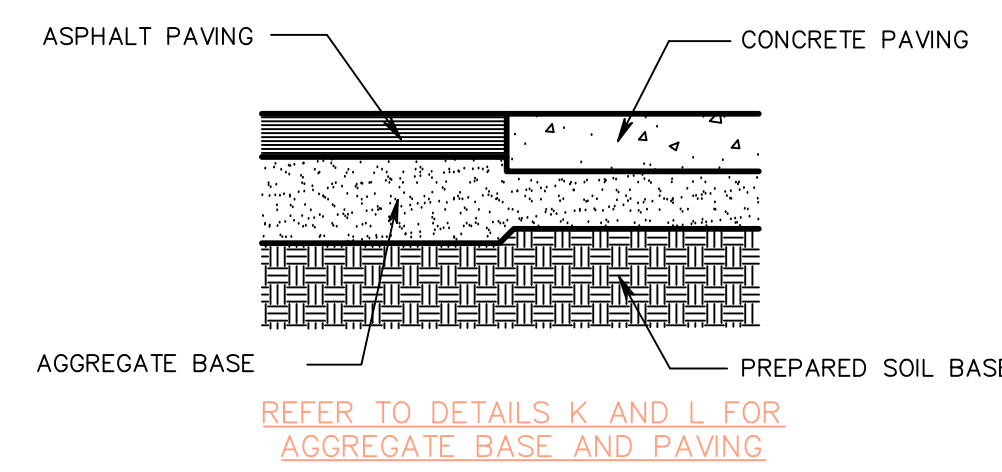
**J** ENTRY AT DOOR  
1" = 1'-0"



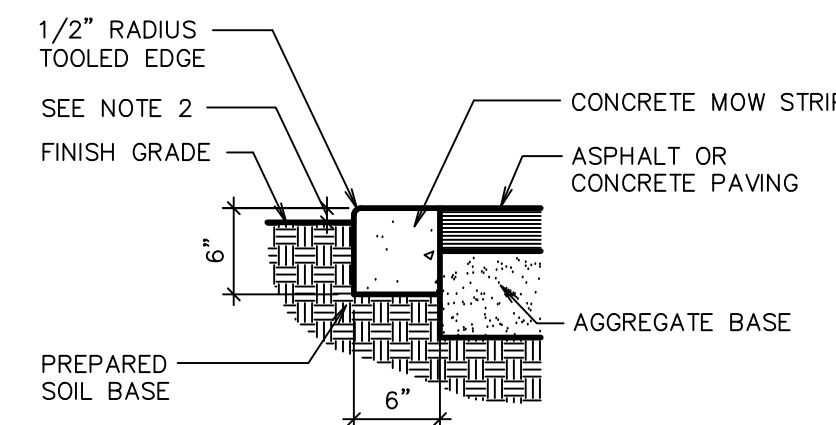
**K** ASPHALT PAVING  
not to scale  
Sand Soils



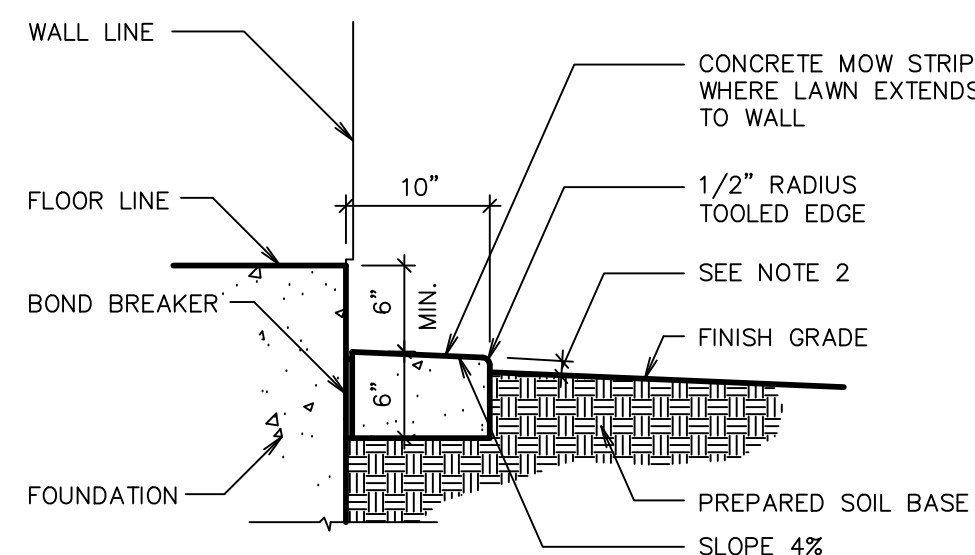
**L** ASPHALT PAVING  
not to scale  
Clay Soils



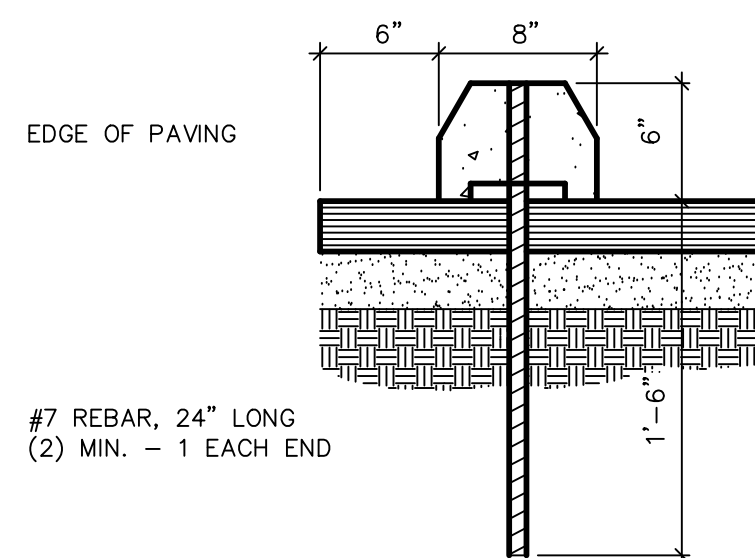
**M** JOINT BETWEEN ASPHALT AND CONCRETE PAVING  
1" = 1'-0"



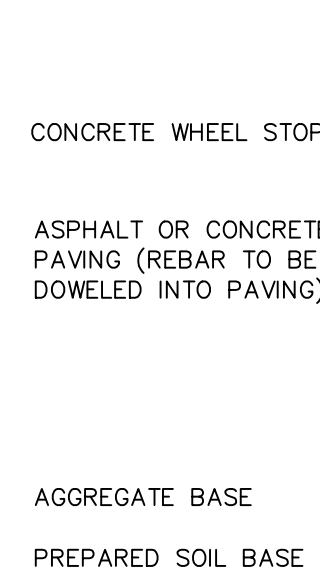
**N** MOW STRIP  
1" = 1'-0"



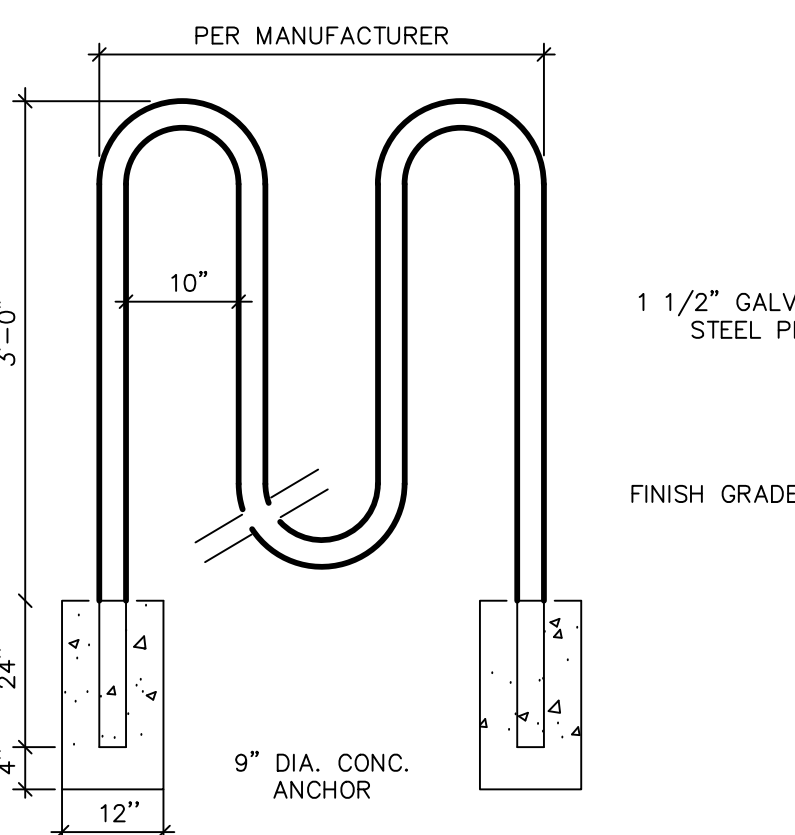
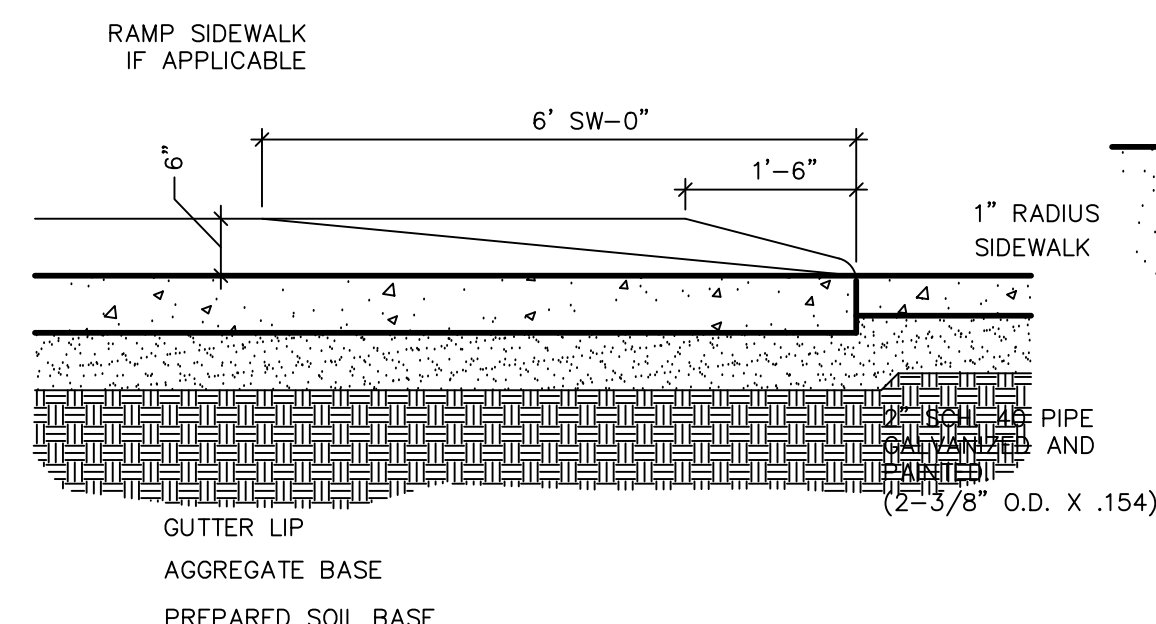
**P** MOW STRIP  
1" = 1'-0"



**Q** TYPICAL CONCRETE WHEEL STOP  
Not to Scale



**R** CURB TRANSITION  
Not to Scale



**S** BICYCLE RACK  
Not to Scale



EAST HILL PARK

BOWMAN, KEVIN H & CAROLYN J

VITAL, JONEL & MAURICETTE

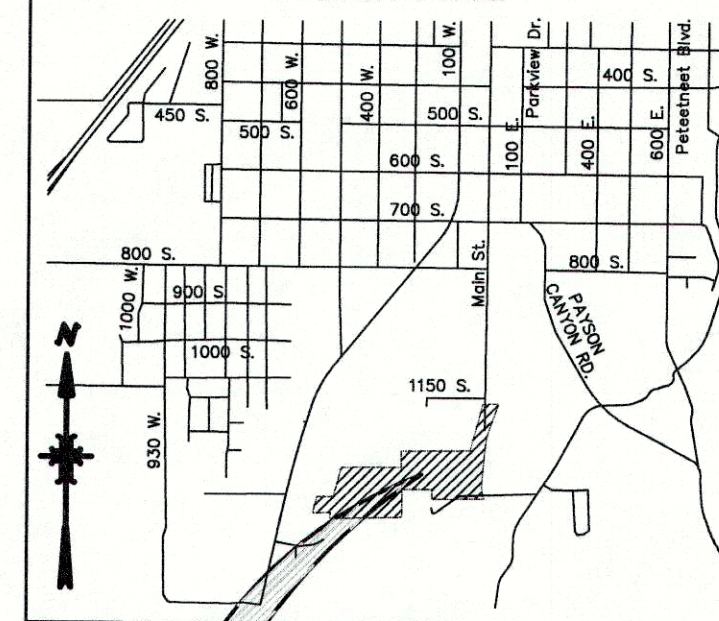
HANSEN, CHRISTOPHER C & ABISH H

SNOW, MICHELLE

# SPRINGSIDE MEADOWS RESIDENTIAL SUBDIVISION PLAT 'D'

Located in Portions of the North Half of Section 29  
and South Half of Section 21, Township 9 South,  
Range 2 East, Salt Lake Base and Meridian  
Payson, Utah County, Utah

VICINITY MAP



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°12'41"W. 1233.12' ALONG THE SECTION LINE AND NORTH 820.03' FROM THE NORTH 1/4 CORNER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, S 89° 32' 24" W FOR A DISTANCE OF 740.39 FEET TO A POINT ON A LINE.  
THENCE, N 01° 31' 18" E FOR A DISTANCE OF 881.40 FEET TO A POINT ON A LINE.  
THENCE, N 89° 30' 17" E FOR A DISTANCE OF 234.91 FEET TO A POINT ON A LINE.  
THENCE, S 00° 29' 31" E FOR A DISTANCE OF 108.16 FEET TO A POINT ON A LINE.  
THENCE, S 04° 25' 51" W FOR A DISTANCE OF 56.20 FEET TO A POINT ON A LINE.  
THENCE, S 00° 27' 03" E FOR A DISTANCE OF 100.00 FEET TO A POINT ON A LINE.  
THENCE, N 89° 32' 57" E FOR A DISTANCE OF 37.74 FEET TO A POINT ON A LINE.  
THENCE, S 06° 13' 22" W FOR A DISTANCE OF 215.07 FEET TO A POINT ON A LINE.  
THENCE, S 02° 55' 13" W FOR A DISTANCE OF 142.66 FEET TO A POINT ON A LINE.  
THENCE, S 00° 27' 03" E FOR A DISTANCE OF 56.00 FEET TO A POINT ON A LINE.  
THENCE, N 89° 32' 57" E FOR A DISTANCE OF 41.27 FEET TO A POINT ON A LINE.  
THENCE, S 00° 27' 03" E FOR A DISTANCE OF 102.50 FEET TO A POINT ON A LINE.  
THENCE, N 89° 32' 57" E FOR A DISTANCE OF 437.75 FEET TO A POINT ON A LINE.  
THENCE, S 01° 31' 18" W A DISTANCE OF 102.32 FEET TO THE POINT OF BEGINNING

CONTAINS 6.37 ACRES AND 30 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

DATE

SURVEYOR  
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS  
DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ APPROVED

MAYOR

ATTEST

CLERK-RECORDER  
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

SPRINGSIDE MEADOWS  
RESIDENTIAL SUBDIVISION  
PLAT 'D'

PAYSON

UTAH COUNTY, UTAH

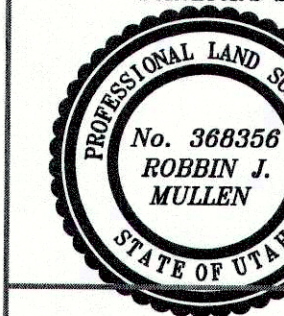
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL



This form approved by Utah County and the municipalities therein.

BOARD OF EDUCATION OF  
NEBO SCHOOL DISTRICT  
(ET AL)

PHASE STATISTICS  
PHASE AREA = 6.37 ACRES  
TOTAL LOTS = 30 LOTS  
ROW AREA = 1.26 ACRES  
LOT AREA = 5.11 ACRES  
AVG. LOT AREA = 7,412 sq. ft.

PROJECT ENGINEER  
& SURVEYOR

REGION ENGINEERING & SURVEYING  
1776 NORTH STATE STREET #110  
OREM, UTAH 84057  
PH - 801.376.2245

PROJECT DEVELOPER

SALISBURY DEVELOPMENT  
494 WEST 1300 NORTH  
SPRINGVILLE, UTAH 84663  
(801)491-9091

NOTES

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN CURB @ PROJECTION OF SIDE LOT LINES.
- PUBLIC UTILITY EASEMENTS:  
10' FRONT/CORNER SIDE  
5' REAR/SIDES
- LOT OWNERS WITH DRAINAGE EASEMENTS ARE RESPONSIBLE TO MAINTAIN THE GRADING TO PROVIDE DRAINAGE THROUGH THEIR LOT.

PAYSON CITY FIRE DEPT.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

FIRE CHIEF

QUESTAR APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-6632.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

QUESTAR GAS COMPANY

BY- \_\_\_\_\_

TITLE- \_\_\_\_\_

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASES OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

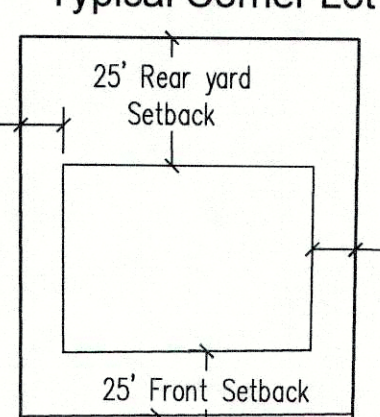
GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

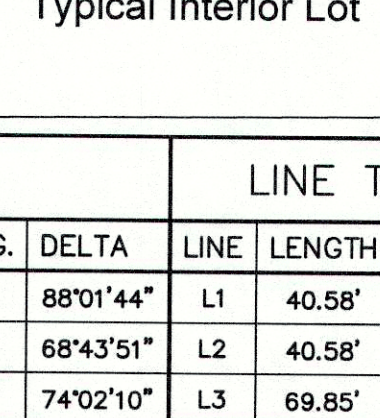
- Street Light
- Secondary Splice Bay
- Transformer
- Sectionalizer

- 4" Primary
- 2" Primary
- 3" Secondary
- 2" Secondary

Typical Corner Lot



Typical Interior Lot



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	64.53'	42.00'	58.37'	S45°32'06"W	88°01'44"
C2	59.97'	49.99'	56.44'	N81°35'40"E	68°43'51"
C3	64.60'	49.99'	60.20'	N10°12'39"E	74°02'10"
C4	6.37'	49.99'	6.37'	N30°27'30"W	7°18'09"
C5	8.70'	14.00'	8.56'	N16°16'40"W	35°35'50"
C6	23.07'	15.02'	20.87'	N45°27'04"E	88°01'01"
C7	24.08'	15.00'	21.58'	S44°28'11"E	91°58'51"
C8	23.05'	15.00'	20.85'	S45°32'06"W	88°01'43"
C9	22.47'	14.00'	20.14'	S44°27'54"E	91°58'02"
C10	21.51'	14.00'	19.45'	S45°31'58"W	88°01'43"
C11	8.71'	14.00'	8.57'	S72°37'16"E	35°39'33"
C12	8.10'	49.99'	8.09'	S59°23'58"E	91°16'54"

LINE TABLE

LINE	LENGTH	DIRECTION
L1	40.58'	N1°31'15"E
L2	40.58'	N89°32'58"E
L3	69.85'	S89°32'58"W

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)