

**SEWER**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST PAYSON CITY SEWER DISTRICT DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE PAYSON CITY SEWER DISTRICT.
- MANHOLES SHALL BE CONSTRUCTED AS PER PAYSON SEWER DISTRICT.
- SEWER PIPE WITH COVER OF GREATER THAN 4 FEET , SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC), SDR 35, ASTM D-3034.
- SEWER INSPECTIONS WILL BE BY THE PAYSON CITY SEWER DISTRICT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. THE CONTRACTOR WILL NOTIFY THE PAYSON CITY SEWER DISTRICT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE PAYSON CITY SEWER DISTRICT AT RATES ESTABLISHED BY THE PAYSON CITY SEWER DISTRICT FOR INSPECTION IN EXCESS OF THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS, AND OVERTIME INSPECTION RATES.
- STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACK CHARGED TO THE SEWER CONTRACTOR.
- PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH PAYSON CITY SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES MANHOLES SHALL HAVE 12 INCH MAXIMUM GRADE RINGS.
- THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND THE PAYSON CITY SEWER DISTRICT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF THE SANITARY SEWER. PAYSON CITY SEWER DISTRICT SHALL HAVE THE RIGHT TO INSPECT AND REJECT ALL CONSTRUCTION ACCOCIATED WITH SAID SANITARY SEWER CONSTRUCTION.
- SERVICE STUBOUTS SHALL BE 4" IN DIA. AND WILL BE TO THE POINTS SHOWN ON THE DRAWINGS (5' FROM BLDG) OR AS MARKED BY THE ENGINEER IN THE FIELD. SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH PAYSON CITY SEWER DISTRICT STANDARDS. THOSE SEWER SERVICE STUBOUTS BEGINNING AT A MANHOLE IF ANY WILL HAVE THE TOP OF THE FOUR (4) INCH PIPE MATCH THE TOP OF THE EIGHT INCH PIPE. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION.
- THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
- GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. BEDDING MATERIAL SHALL CONFORM TO THE PAYSON CITY SEWER DISTRICT REQUIREMENTS.
- THE TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY THE PAYSON CITY SEWER DISTRICT. COMPACTION TESTS FOR SAID BACKFILL SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE PAYSON CITY SEWER DISTRICT FOR FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION COSTS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPACTION TESTING IN ACCORDANCE WITH THE UTAH PUBLIC WORKS STANDARDS CONSTRUCTION, PAYSON CITY AND PAYSON CITY SEWER DISTRICT.
- ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE PAYSON CITY SEWER DISTRICT SPECIFICATIONS. THE SEWER PIPE BEDDING SHALL BE IN ACCORDANCE WITH PAYSON CITY SEWER DISTRICT SPECIFICATIONS.
- THE CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN FOR FIELD VERIFICATION OF THE INVERT BY THE INSPECTOR. THE CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL HE HAS OBTAINED APPROVAL FROM THE INSPECTOR.
- THE CONTRACTOR SHALL PROVIDE PAYSON CITY SEWER DISTRICT INSPECTOR WITH "CUT SHEETS" FOR THE STAKING PROVIDED FOR CONSTRUCTION OF THE SANITARY SEWER. "CUT SHEETS" SHALL BE PROVIDED TO THE PAYSON CITY SEWER DISTRICT PRIOR TO CONSTRUCTION. ADDITIONALLY, TEMPORARY BENCH MARKS MUST BE PROVIDED TO THE PAYSON CITY SEWER DISTRICT, INSPECTION DEPARTMENT, BY THE OWNER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER IN ACCORDANCE WITH THE STAMPED PLANS APPROVED BY THE PAYSON CITY SEWER DISTRICT. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES & OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

COUNTY BENCHMARK & ELEVATION  
 NORTHEAST CORNER SECTION 8  
 TOWNSHIP 9 SOUTH, RANGE 2 EAST  
 S.L.B.#M.  
 N. 627545.54  
 E. 1935728.37  
 ELEV. 4580.6'  
 NAD 27

# STERLING GROVE

PLAT "E"  
 PAYSON CITY, UTAH

## -INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	OVERALL PHASING PLAN
3	FINAL PLAN
4	UTILITY & INDEX SHEET
5	LIGHTING & SIGNING PLAN
6	GRADING & DRAINAGE PLAN
PW-01	POWER LAYOUT
PP-01	STREET PLAN & PROFILE - 100 WEST STREET 10+00 - 14+00
PP-02	STREET PLAN & PROFILE - 100 WEST STREET 14+00 - 16+52.87
DT-01	DETAILS SHEET
ECP-01	EROSION CONTROL PLAN
ECP-02	EROSION CONTROL PLAN DETAILS

**GENERAL**

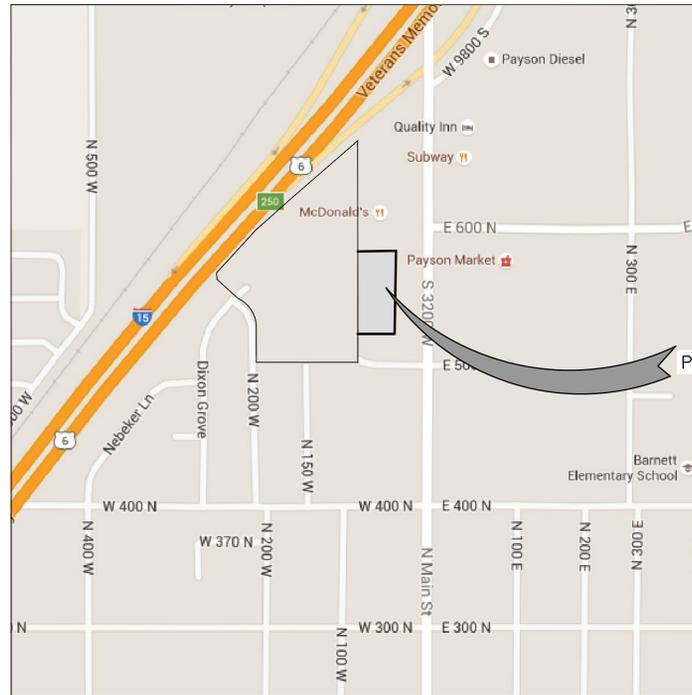
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF PAYSON CITY 6TH EDITION SPECIFICATIONS APPROVED IN 2011 & CURRENT A.P.W.A. STANDARDS.
- A PRECONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET OR DRIVEWAY CENTERLINE OR AS SHOWN ON PLANS AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING AS PER PAYSON CITY SPECIFICATIONS.
- ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
- THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION & ELEVATION 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 OR OVERHEAD UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTIONS.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM PAYSON CITY AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
- ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTOR'S ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- THE FOUNDATION INVESTIGATION AND ALL ADDENDUM FOR STERLING GROVE AT PAYSON CITY, UTAH AND THEREIN ARE TO BE CONSIDERED A PART OF THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING THE RECOMMENDATION IN SAID REPORT AND ADDENDUM INTO HIS/HER BID.
- THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE, AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSIST OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
- ALL ROADWAYS, CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE A.P.W.A.
- LOCATE ALL ABOVE GROUND APPURTENANCES (I.E. ELECTRICAL, TRANSFORMERS AND TELEPHONE PEDESTALS) BEHIND PROPERTY LINE IN THE PUBLIC UTILITY EASEMENT.
- CONCRETE: CLASS 4000 PER APWA SECTION 03 30 04. PLACE PER APWA SECTION 32 16 13. CURE PER APWA SECTION 0339 00.  
 A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS. USE CAUTION HOWEVER, AS SPIDER CRACKS DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.  
 B. UNLESS SHOWN OTHERWISE, PROVIDE 1/2" INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
- EXPANSION JOINTS: FULL DEPTH 1/2" INCH THICK TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32 16 13 MUST BE PLACED BETWEEN THE SIDEWALK AND THE APRON.
- FINISH: FINE HAIR BROOM.

**WATER**

- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS", AND THE CURRENT PAYSON CITY SPECIFICATIONS AND STANDARD DRAWING.
- WATER DISTRIBUTION MAINS 12" AND SMALLER SHALL BE CONSTRUCTED WITH PVC-C-900C (BLUE), PIPE GREATER THAN 12" TO BE PVC-C-905 (BLUE), CONFORMING TO CURRENT A.P.W.A. STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR PAYSON CITY.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4.0 FEET. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED, FLUSHED AND SANITIZED BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH PAYSON CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
- ALL GATE VALVES SHALL BE FLANGED AND/OR M.J. AND SHALL CONFORM TO CURRENT A.P.W.A. SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE WITH PAYSON CITY SPECIFICATIONS.
- ALL TEES, PLUGS, CAPS AND BENDS, AND AT OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE PAYSON CITY SPECIFICATIONS.
- THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER, THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST PAYSON CITY DEPARTMENT OF PUBLIC WORKS INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF AS-BUILT PLANS TO THE ENGINEER.
- RESIDENTIAL WATER SERVICE CONNECTIONS SHALL BE 1" IPS POLYETHYLENE WATER PIPE W/ 3/4" METER SETTER & BOX. METER WILL BE FURNISHED AND INSTALLED BY THE CITY OR BUILDING CONTRACTOR.
- ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.
- ALL WATER METERS AND FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE OF THE ROADWAYS AREA AND THERE MUST BE AT LEAST A ONE (1) FOOT SEPARATION BETWEEN ANY BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
- PRESSURE IRRIGATION DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH PVC-C-900 (PURPLE), CONFORMING TO CURRENT APWA STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR PAYSON CITY.
- LOCATE CULINARY WATER METER BOX A MINIMUM OF 1' BEHIND BACK OF WALK.
- LOCATE PRESSURE IRRIGATION BOX A MINIMUM OF 1' BEHIND BACK OF WALK.
- INSTALL FIRE HYDRANTS ON THE WATER MAIN SIDE OF THE STREET A MINIMUM OF 2' BEHIND BACK OF CURB.
- LOCATE FIRE HYDRANT IN MIDDLE OF 6' x 6' CONCRETE APRON (SEE STANDARD PLAN 203).
- HYDRANT: INSTALL HYDRANT AS PER APWA PLAN NO. 511.
- HYDRANT VALVE: INSTALL VALVE ON THE MAIN WITH A FLANGE CONNECTION TO TEE.

**ROADWAY/PARKING/STORM DRAIN**

- ALL ROADWAYS CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE PAYSON CITY SPECIFICATIONS.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY NORTHERN ENGINEERING. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
- INSPECTION OF WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BY PAYSON CITY.
- ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADE. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS. CONCRETE COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL NOTIFY PAYSON CITY AND THE ENGINEER 24 HOURS PRIOR TO POURING CONCRETE COLLARS (STANDARD PLAN 343).
- ALL COSTS OF TESTING & RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE CONTRACTOR RESPONSIBILITY.
- ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTOR'S ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY PAYSON CITY.
- ALL WORK SHALL BE INSPECTED BY THE CITY OF PAYSON.
- ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARD & SPECIFICATION.
- OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY PAYSON CITY.
- CURB, GUTTER, AND SIDEWALK SHALL BE POURED MONOLITHICALLY. SLOPE THE SIDEWALK TOWARD THE CURB AT 1/4" PER FOOT.
- UNTREATED BASE COURSES: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 32 11 23. DO NOT USE GRAVEL OR SEWER ROCK. PLACE PER APWA SECTION 32 05 10. COMPACT PER APWA SECTION 31 23 06 TO A MODIFIED PROCTOR DENSITY OF 95-PERCENT OR GREATER. MAXIMUM LOOSE LIFT THICKNESS IS 8-INCHES.



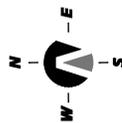
VICINITY MAP  
 -NTS-



**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

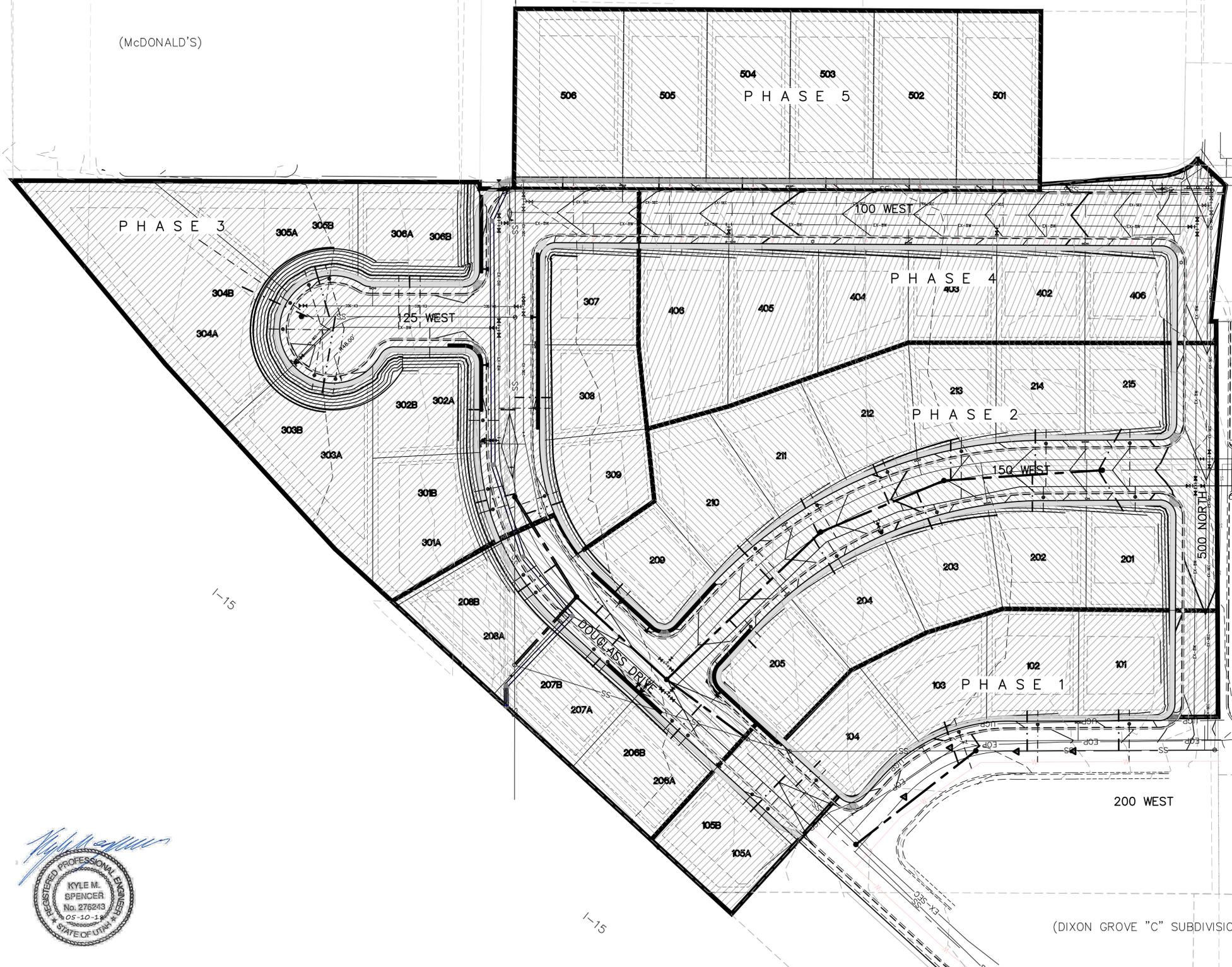
STERLING GROVE PLAT E



(24"x36")  
 SCALE 1" = 50'  
 (11"x17")  
 SCALE 1" = 100'

1-15

(McDONALD'S)



1-15

1-15

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:



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1040 E. 800 N.  
 OREM, UTAH 84097  
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**STERLING GROVE**

OVERALL PHASING PLAN

PAYSON, UTAH

JOB NO.  
3-13-035

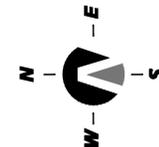
SHEET NO.  
**2**

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# STERLING GROVE PLAT "E"

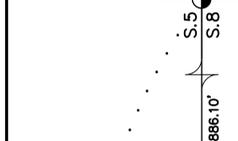
FINAL PLAT

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

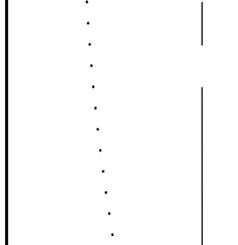


(24"x36")  
SCALE 1" = 30'  
(11"x17")  
SCALE 1" = 60'

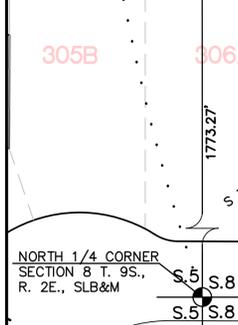
NORTHEAST CORNER  
SECTION 8 T. 9S., R. 2E., SLB&M



S89°58'02"W  
2659.37'  
(BASIS OF BEARING)



NORTH 1/4 CORNER  
SECTION 8 T. 9S., R. 2E., SLB&M

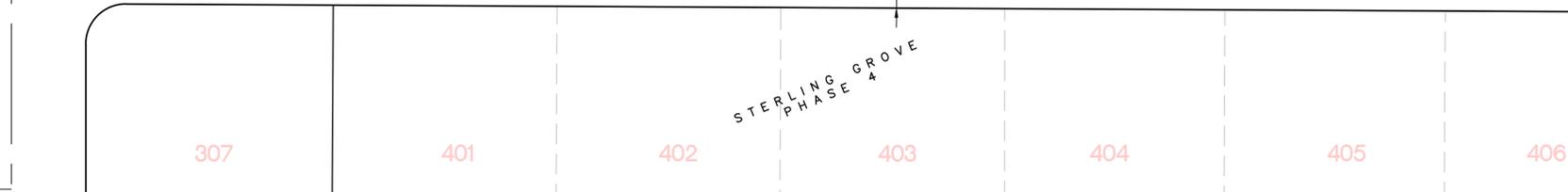
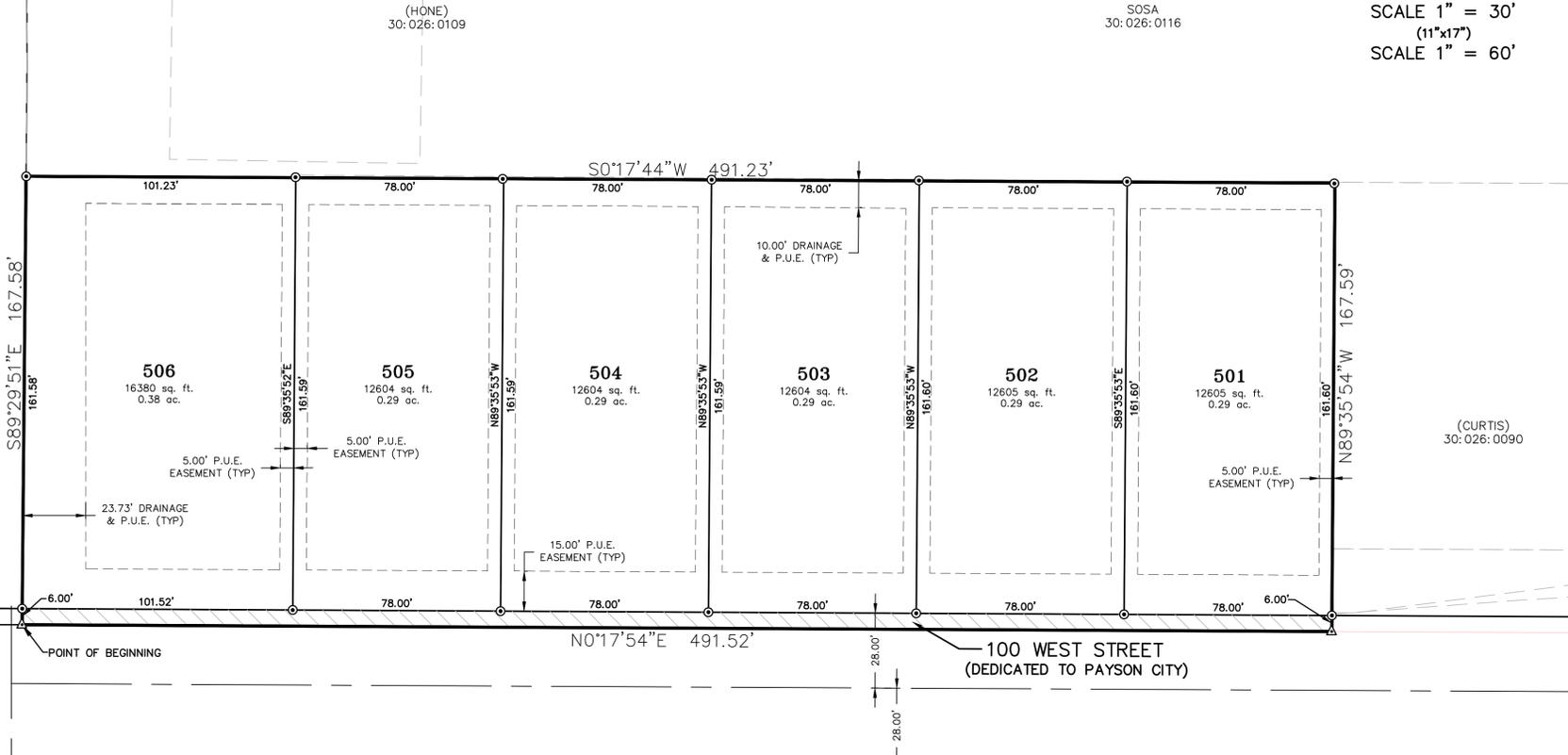


NORTH 1/4 CORNER  
SECTION 8 T. 9S., R. 2E., SLB&M



VICINITY MAP  
-NTS-

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**LEGEND**

- SET SUBDIVISION MONUMENT
- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- ROADWAY AREA DEDICATED TO PAYSON CITY FOR PUBLIC ROADS

DEVELOPER:  
JUSTIN HILL  
445 N. 250 W.  
PAYSON UTAH 84651  
801-420-3304



**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**DOMINION ENERGY**

Dominion Energy hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_  
By- \_\_\_\_\_  
Title - \_\_\_\_\_

**TABULATIONS:**

1. TOTAL PLAT ACREAGE	1.89 ACRES.
2. TOTAL LOT ACREAGE	1.82 ACRES.
3. TOTAL ACREAGE IN STREETS	0.00 ACRES.
4. TOTAL ACREAGE IN OPEN SPACE	0.07 ACRES.
5. AVERAGE LOT SIZE	13,725 S.F.
6. NUMBER OF LOTS	6

**SURVEYOR'S CERTIFICATE**

I, KENNETH BARNEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE \_\_\_\_\_ KENNETH BARNEY, P.L.S.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 8, THENCE S.89°58'02"W. A DISTANCE OF 886.10 FEET; THENCE S.00°00'00"E. A DISTANCE OF 1354.21 FEET TO THE REAL POINT OF BEGINNING.  
THENCE S.89°29'51"E. A DISTANCE OF 167.58 FEET; THENCE ALONG AN EXISTING FENCE AND IT'S EXTENSION S.00°17'44"W. A DISTANCE OF 491.23 FEET; THENCE N.89°35'54"W. A DISTANCE OF 167.59 FEET ALONG EXISTING FENCE AND IT'S EXTENSION; THENCE N.00°17'54"E. A DISTANCE OF 491.52 FEET; TO SAID POINT OF BEGINNING.  
CONTAINING 82347 sq.ft. OR 1.89 ACRES OF LAND MORE OR LESS.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, 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 HERETO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_.

BY: \_\_\_\_\_  
BY: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF SALT LAKE } s.s.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, THE SIGNERS OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT (S)HE IS A [MEMBER WITH MANAGEMENT AUTHORITY] [MANAGER] OF \_\_\_\_\_ A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC \_\_\_\_\_  
NOTARY FULL NAME \_\_\_\_\_ A NOTARY COMMISSIONED IN UTAH  
COMMISSION NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THE MAYOR OF THE CITY OF PAYSON 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 \_\_\_\_.

MAYOR \_\_\_\_\_ ATTEST \_\_\_\_\_  
APPROVED \_\_\_\_\_ ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)

**PLANNING COMMISSION APPROVAL**

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

DIRECTOR \_\_\_\_\_ CHAIR, PLANNING COMMISSION  
**PAYSON CITY ATTORNEY**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_,  
PAYSON CITY ATTORNEY  
**PAYSON CITY FIRE CHIEF**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_,  
PAYSON CITY FIRE CHIEF

**STERLING GROVE PLAT "E"**  
FINAL PLAT

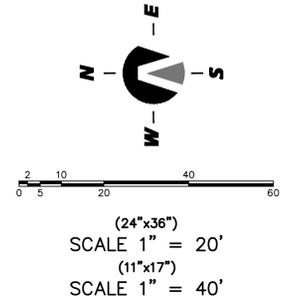
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

PAYSON \_\_\_\_\_ UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL

STERLING GROVE PLAT "E"

(McDONALD'S)



506

505

504

503

502

501

EX.SSMH #1  
EX.SSMH #1A

EXISTING IRRIGATION  
WATER BOX (TYP)

EXISTING  
WATER METER (TYP)

PROPOSED 4" SEWER LATERAL  
2% MINIMUM SLOPE (TYP)

PROPOSED 4" SEWER LATERAL  
2% MINIMUM SLOPE (TYP)

100 WEST

SEE SHEET PP-01

SEE SHEET PP-02

307

401

402

403

404

405

406

\*STREET LIGHTS ARE SHOWN AS  
APPROXIMATE. EXACT LOCATION OF NOTED  
STREET LIGHTS ARE TO BE DETERMINED  
AT TIME OF CONSTRUCTION AS APPROVED  
BY PAYSON CITY.

308

213

214



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED  
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY  
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:



**Northern  
ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

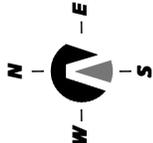
**STERLING GROVE  
PLAT "E"**

UTILITY INDEX SHEET

PAYSON, UTAH

JOB NO.  
3-13-035

SHEET NO.  
**4**

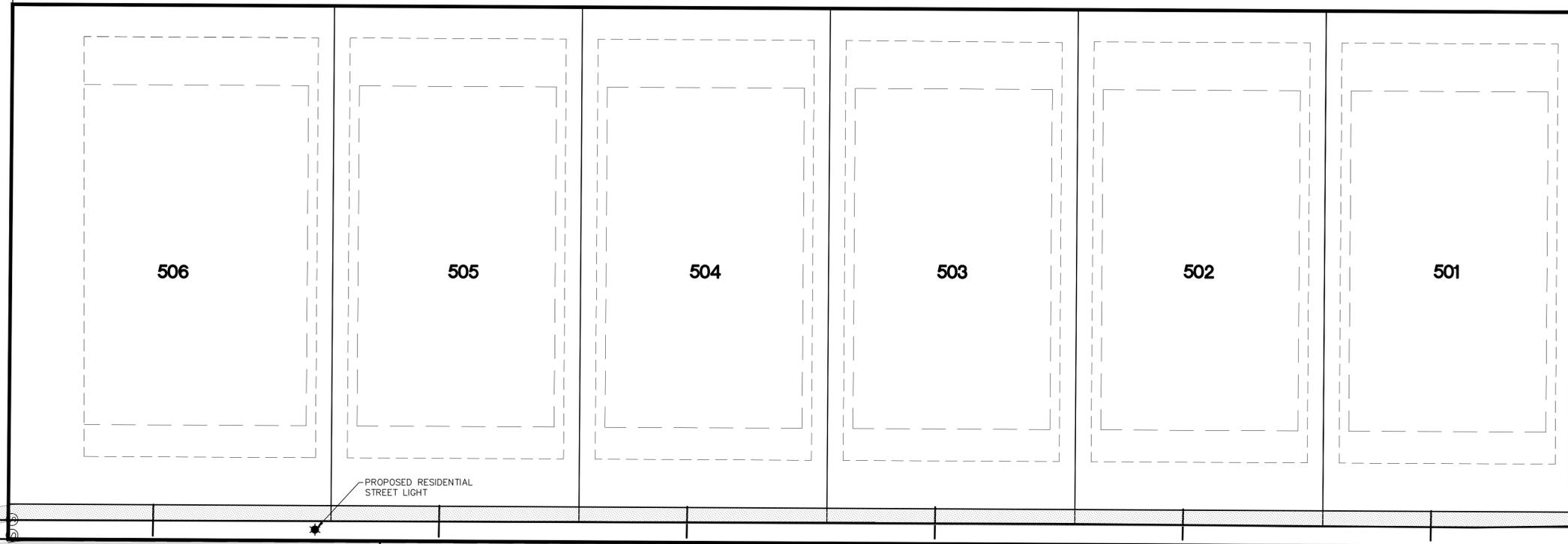


(24"x36")  
 SCALE 1" = 20'  
 (11"x17")  
 SCALE 1" = 40'

(HONEY)

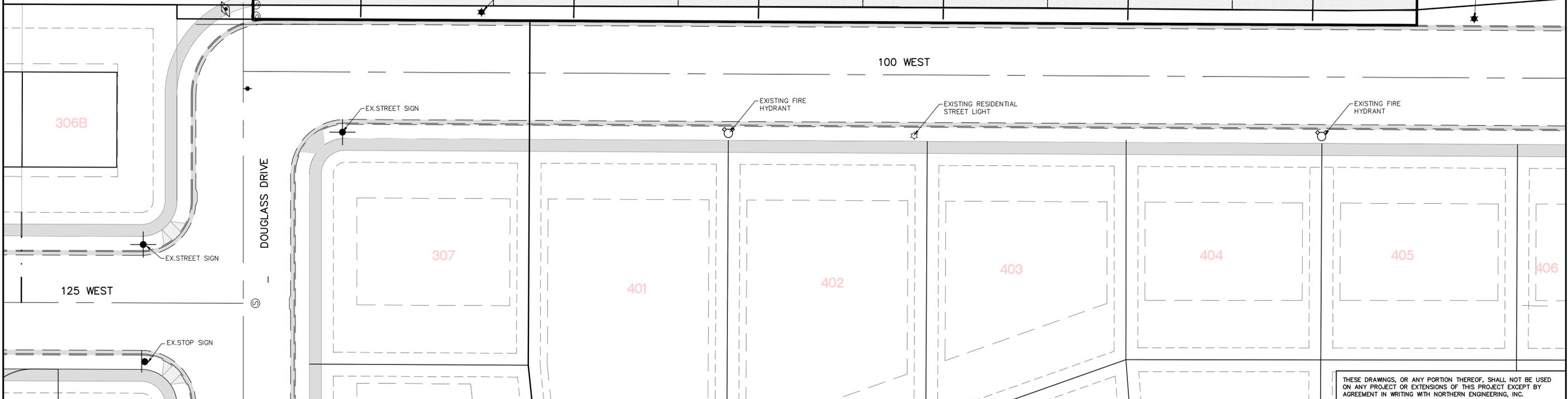
(McDONALD'S)

\*STREET LIGHTS ARE SHOWN AS APPROXIMATE. EXACT LOCATION OF NOTED STREET LIGHTS ARE TO BE DETERMINED AT TIME OF CONSTRUCTION AS APPROVED BY PAYSON CITY.



PROPOSED RESIDENTIAL STREET LIGHT

PROPOSED RESIDENTIAL STREET LIGHT



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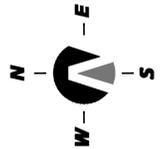
**STERLING GROVE  
 PLAT "E"**

LIGHTING & SIGNING SHEET

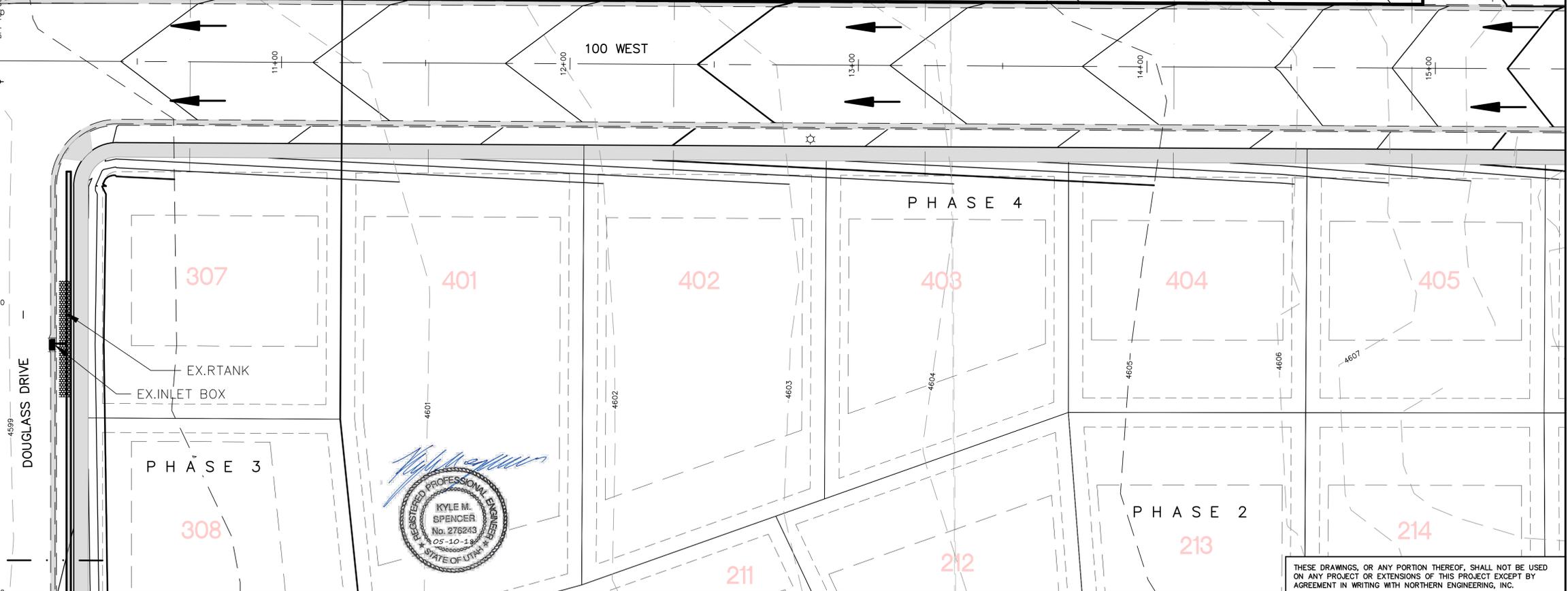
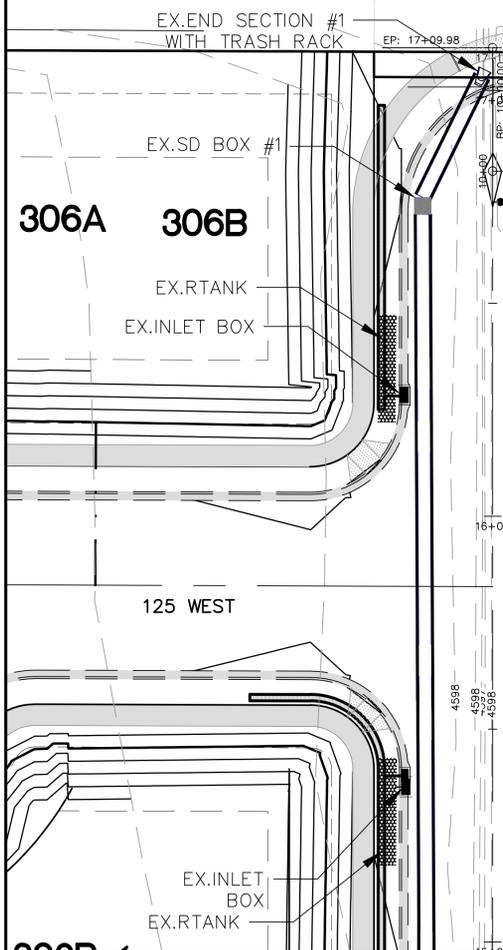
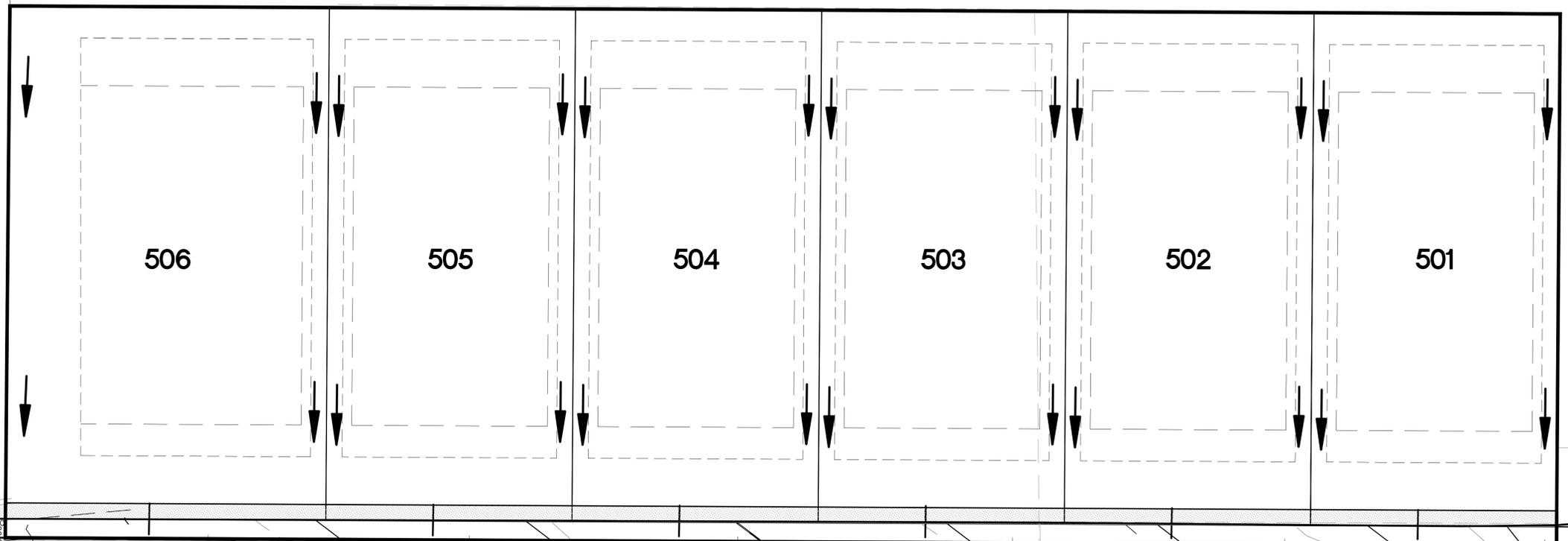
PAYSON, UTAH

JOB NO.  
 3-13-035

SHEET NO.  
**5**



(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



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NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
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1					

**Northern ENGINEERING INC**  
ENGINEERING—LAND PLANNING  
CONSTRUCTION MANAGEMENT

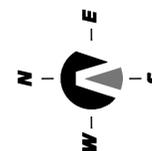
1040 E. 800 N.  
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**STERLING GROVE  
PLAT "E"**

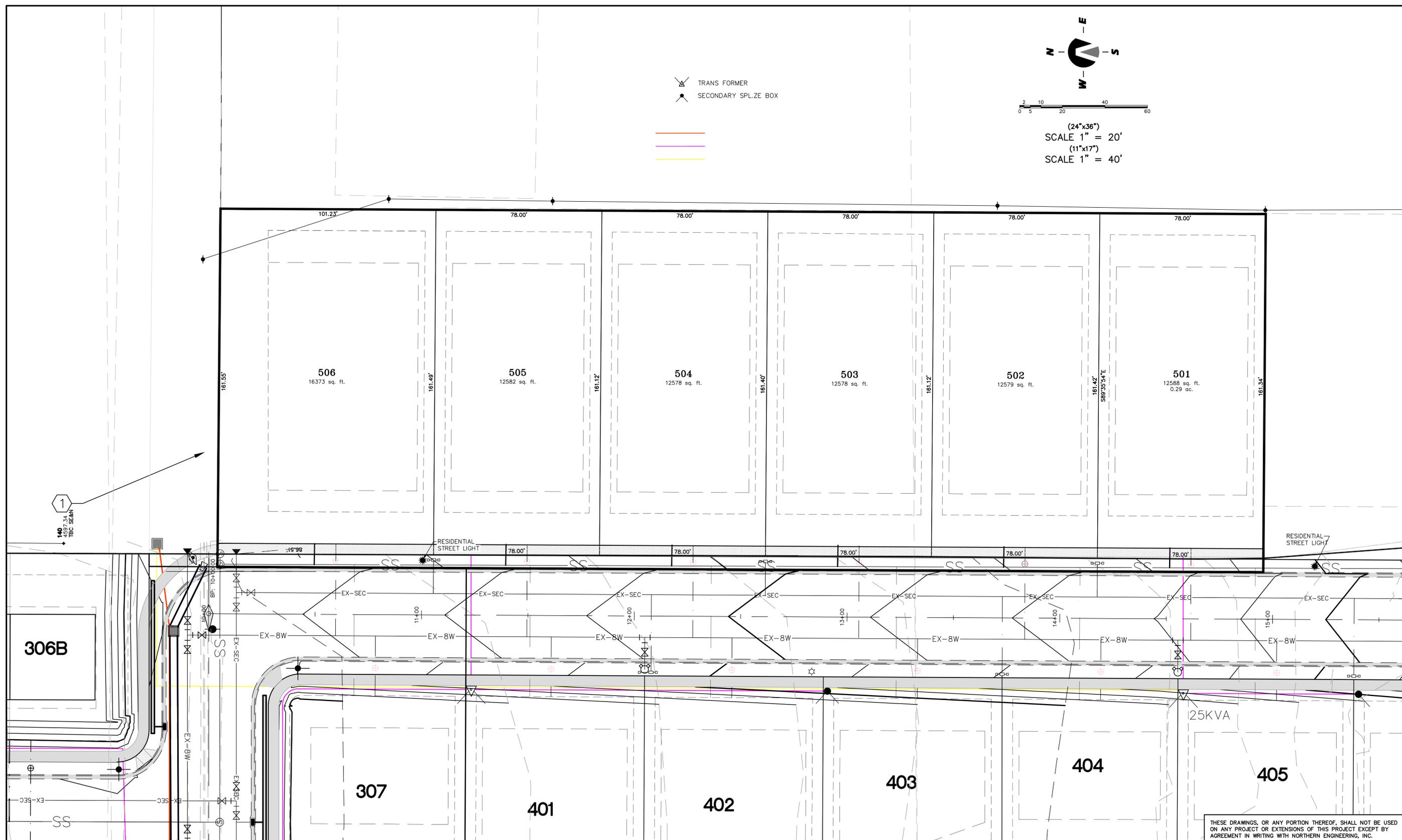
GRADING & DRAINAGE	JOB NO. 3-13-035
PAYSON, UTAH	SHEET NO. <b>6</b>

K:\3-13-035-00 Hill\CAD\Preliminary\PLAT E\GRADING & DRAINAGE.dwg 5/10/2018 4:32 PM

TRANS FORMER  
SECONDARY SPL. ZE BOX



(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



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DESIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
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 COGO FILE: \_\_\_\_\_ DATE: \_\_\_\_\_



**Northern ENGINEERING INC**  
 ENGINEERING-LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
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 (801) 802-8992

**STERLING GROVE**

POWER LAYOUT  
 PAYSON, UTAH

JOB NO.  
 3-13-035

SHEET NO.  
**PW-1**

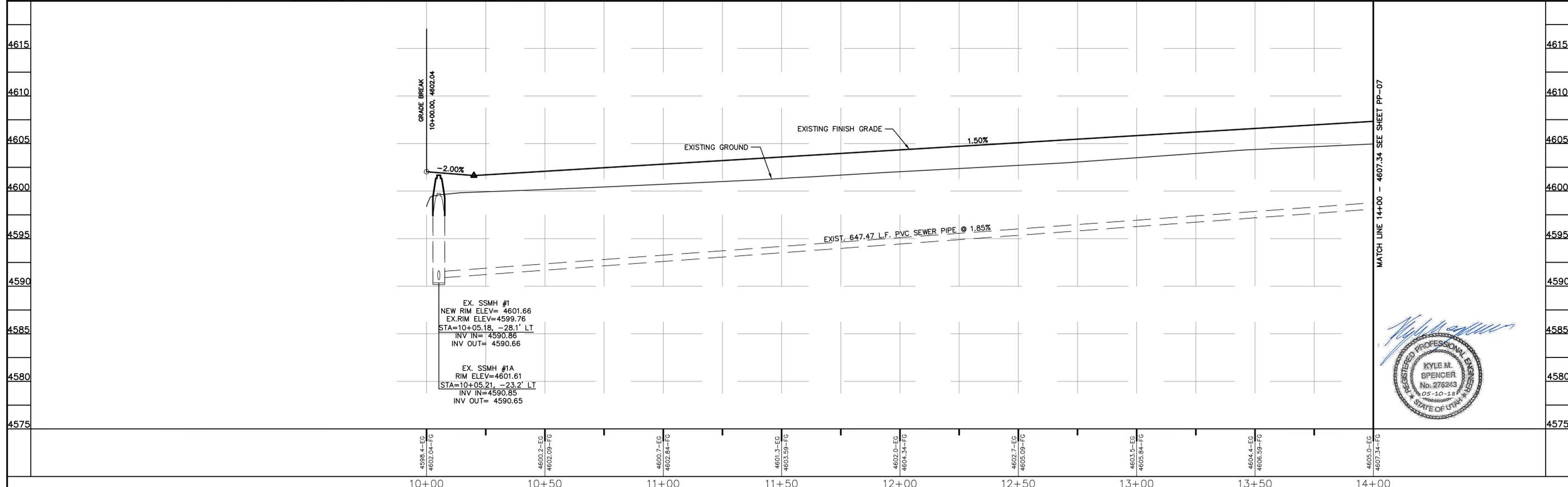
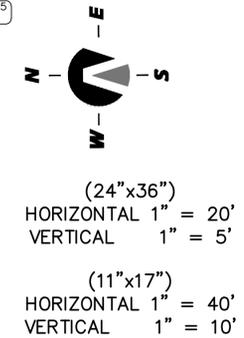
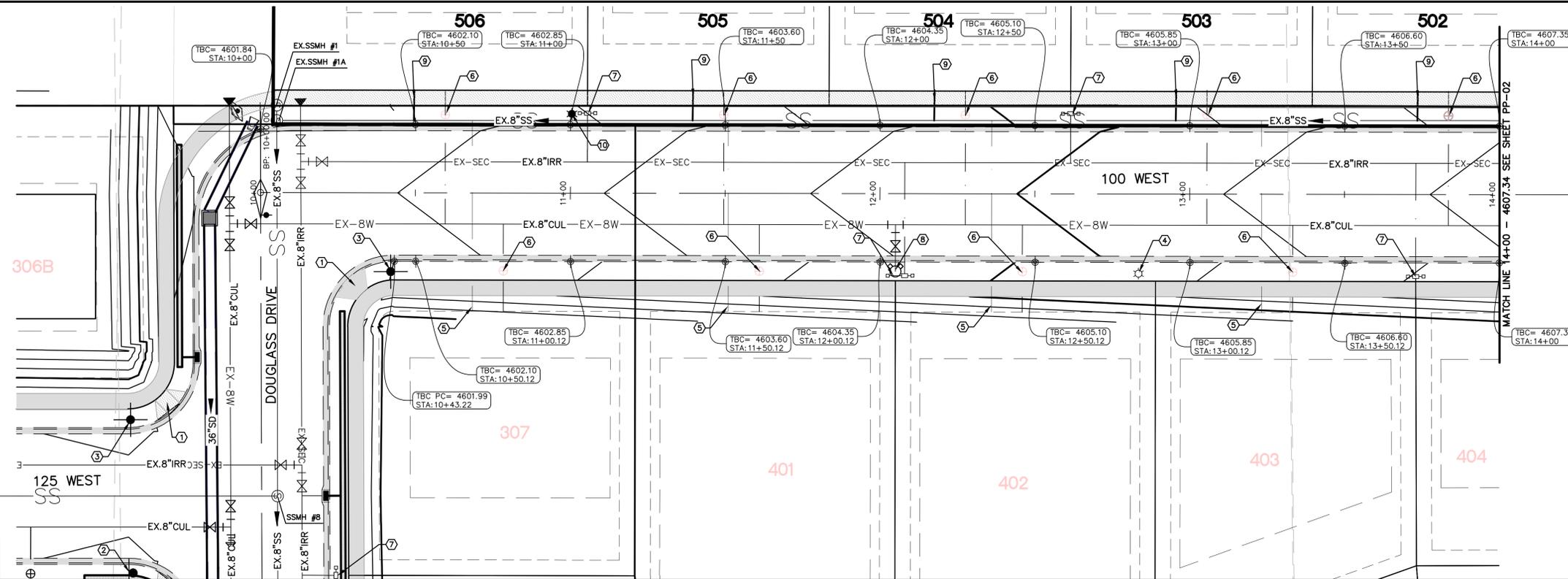
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- ① EXIST. HANDICAP RAMP
- ② EXIST. STOP SIGN
- ③ EXIST. STREET SIGN
- ④ EXIST. STREET LIGHT
- ⑤ EXIST. 4" SEWER LATERAL
- ⑥ EXIST. WATER METER
- ⑦ EXIST. IRRIGATION BOX
- ⑧ EXIST. FIRE HYDRANT
- ⑨ CONST. 4" SEWER LATERAL 2% MINIMUM SLOPE (TYP)
- ⑩ CONST. STREET LIGHT AS PER CITY STANDARDS

**NOTES TO CONTRACTOR:**

- 1) 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.
- 2) 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.

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**Northern ENGINEERING INC**  
 ENGINEERING—LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**STERLING GROVE**  
**PLAT "E"**

100 WEST STREET STA: 10+00 - 14+00	JOB NO. 3-13-035
PAYSON CITY, UTAH	SHEET NO. PP-01

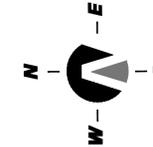
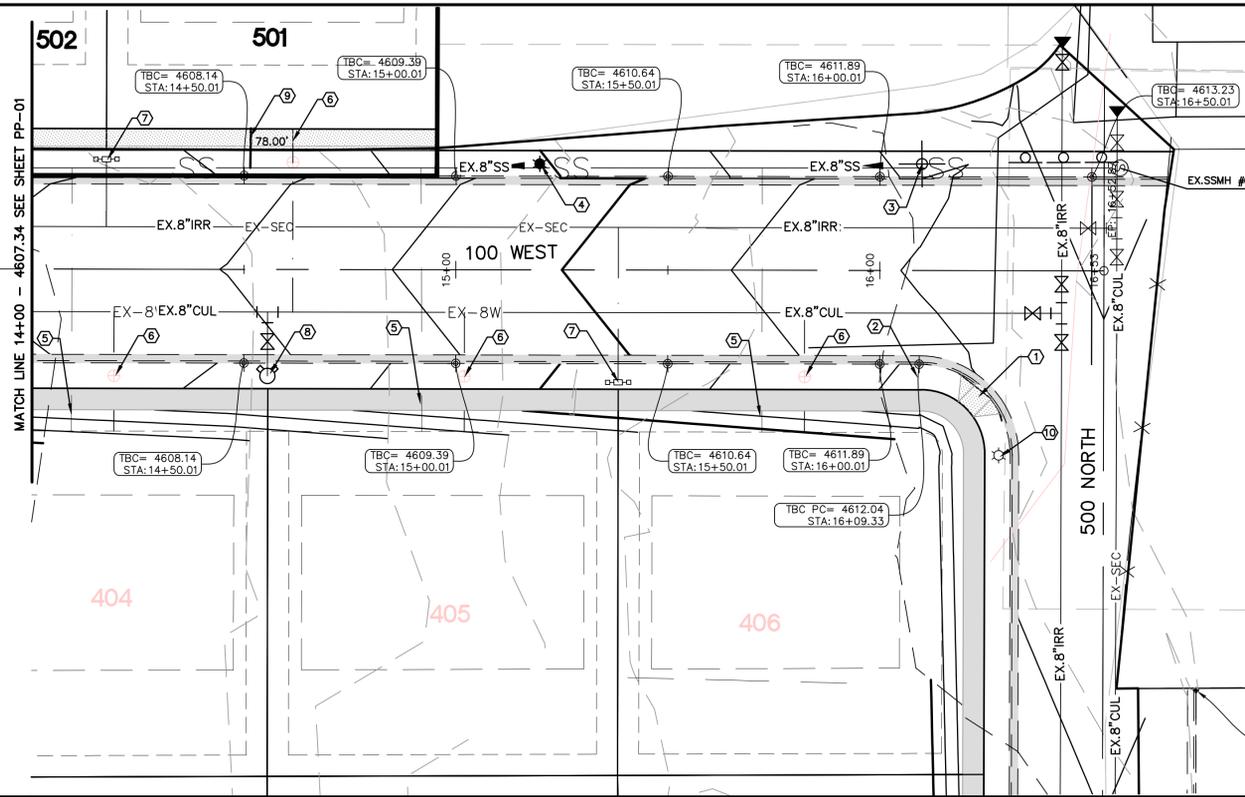
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- ① EXIST. HANDICAP RAMP
- ② EXIST. STOP SIGN
- ③ EXIST. STREET SIGN
- ④ CONST. STREET LIGHT
- ⑤ EXIST. 4" SEWER LATERAL
- ⑥ EXIST. WATER METER
- ⑦ EXIST. IRRIGATION BOX
- ⑧ EXIST. FIRE HYDRANT
- ⑨ CONST. 4" SEWER LATERAL 2% MINIMUM SLOPE (TYP)
- ⑩ EXIST. STREET LIGHT

**NOTES TO CONTRACTOR:**

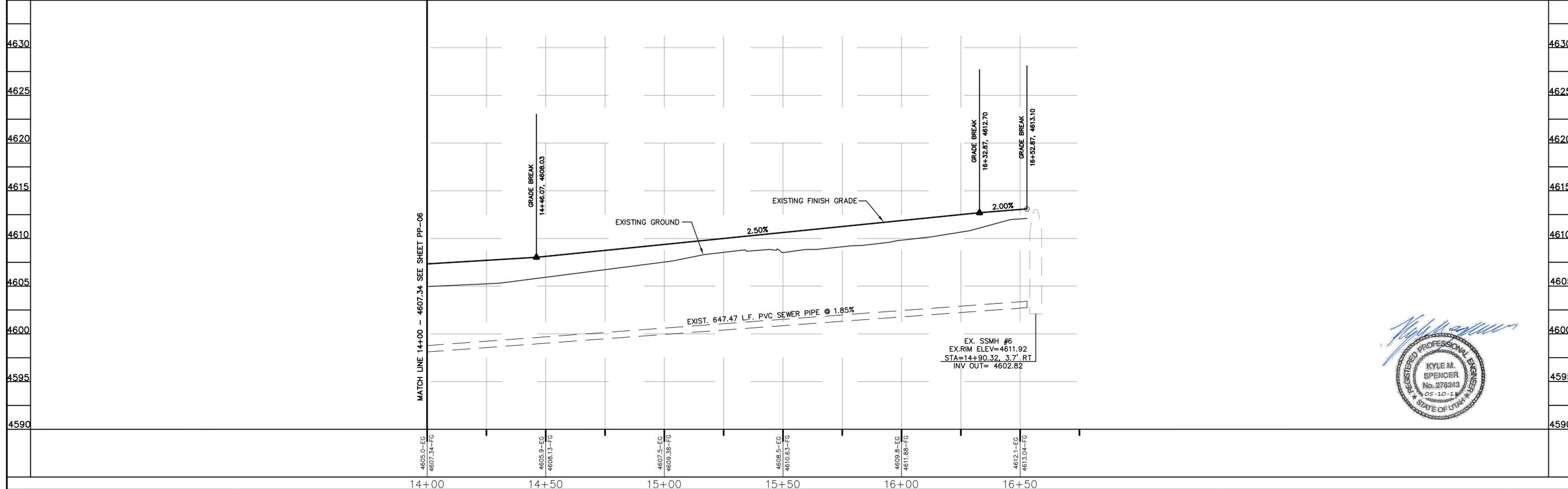
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(24"x36")  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

(11"x17")  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'



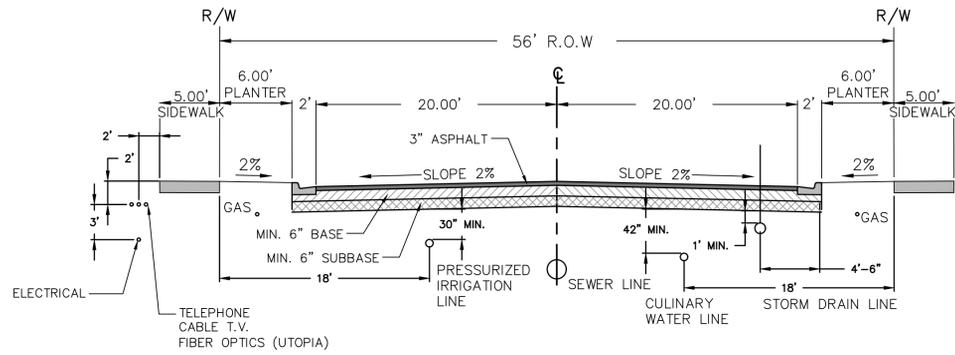
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1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:


**Northern ENGINEERING INC**  
 ENGINEERING—LAND PLANNING  
 CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

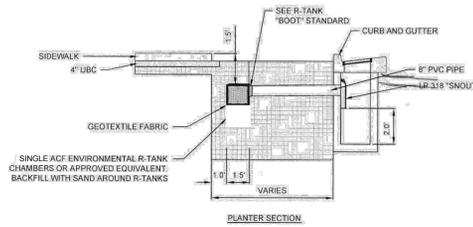
**STERLING GROVE**  
**PLAT "E"**

100 WEST STREET STA: 14+00 - 16+52.87	JOB NO. 3-13-035
PAYSON CITY, UTAH	SHEET NO. PP-02

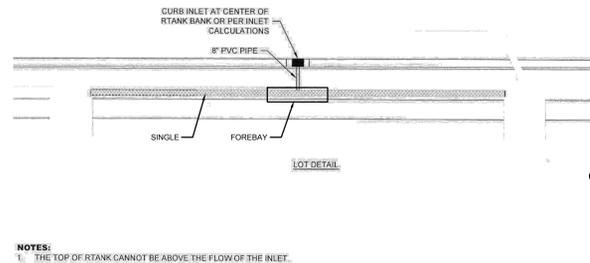


TYPICAL 56' RIGHT OF WAY

-NTS-

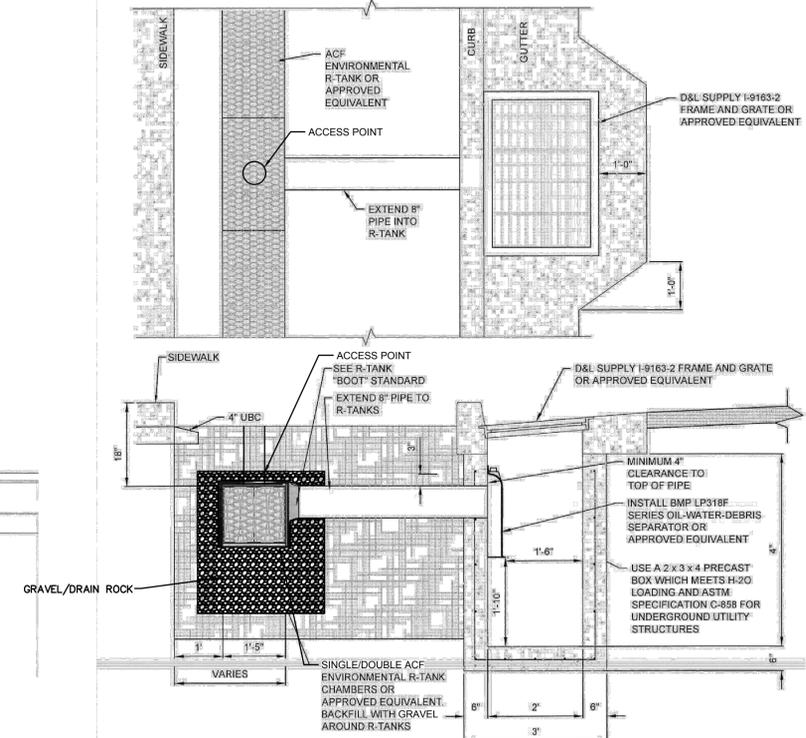


PLANTER SECTION



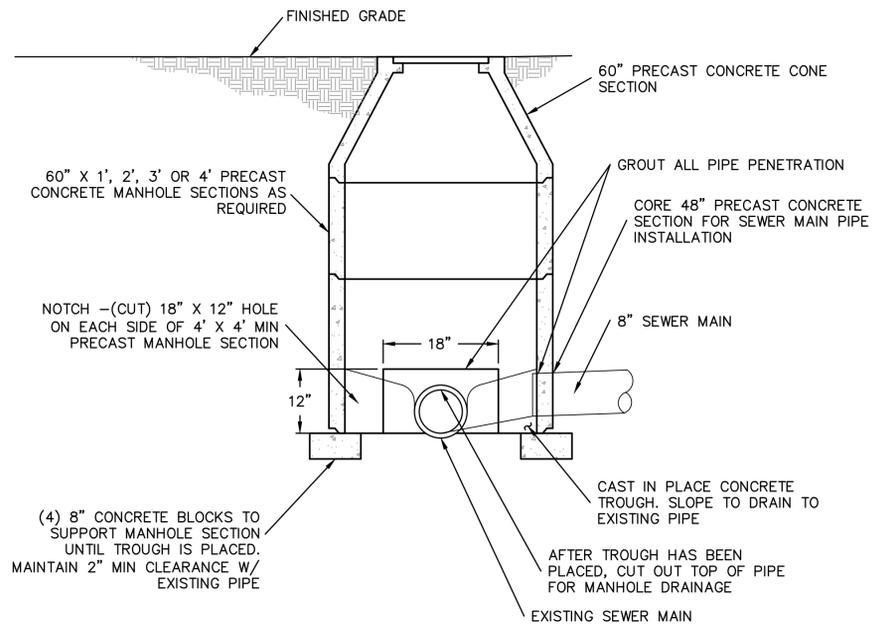
CURB INLET BOX AND RTANK

-NTS-



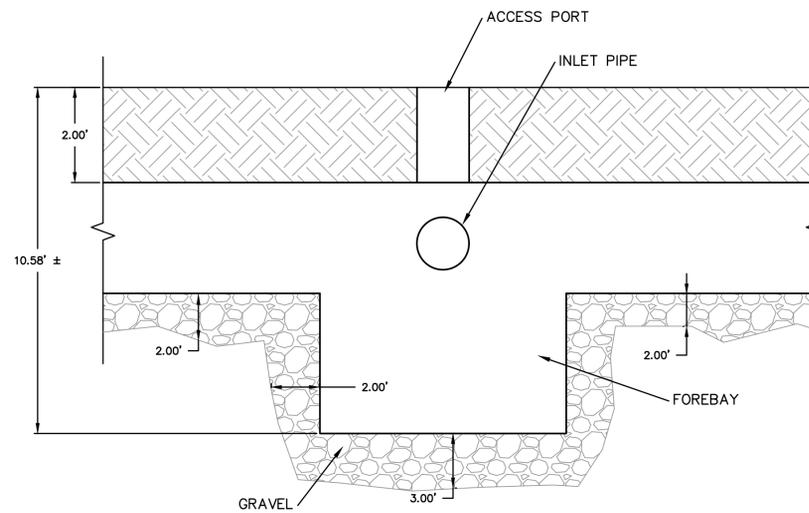
CURB INLET BOX W/ SNOOT

-NTS-



POUR IN PLACE SEWER MANHOLE (FOR CONNECTION TO EXISTING PIPING)

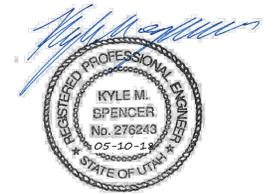
-NTS-



RTANK AND FOREBAY DETAIL/SECTION

-NTS-

- NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
  2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #29.
  3. #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE.
  4. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
  5. "SNOOT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.



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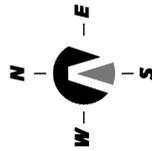
**Northern ENGINEERING INC**  
ENGINEERING-LAND PLANNING  
CONSTRUCTION MANAGEMENT

1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

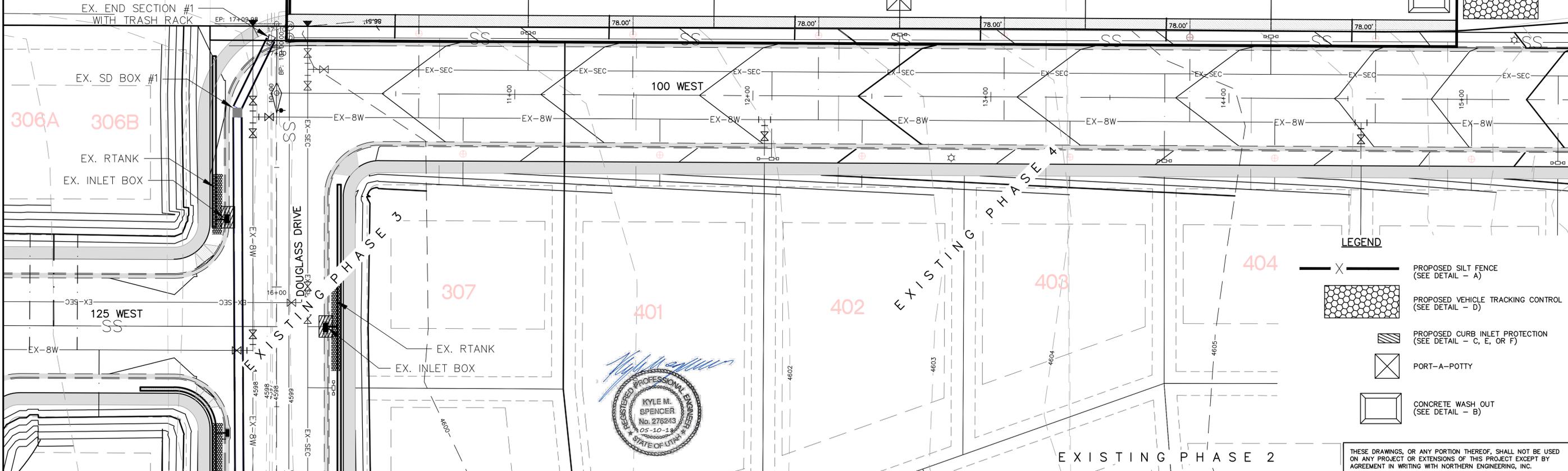
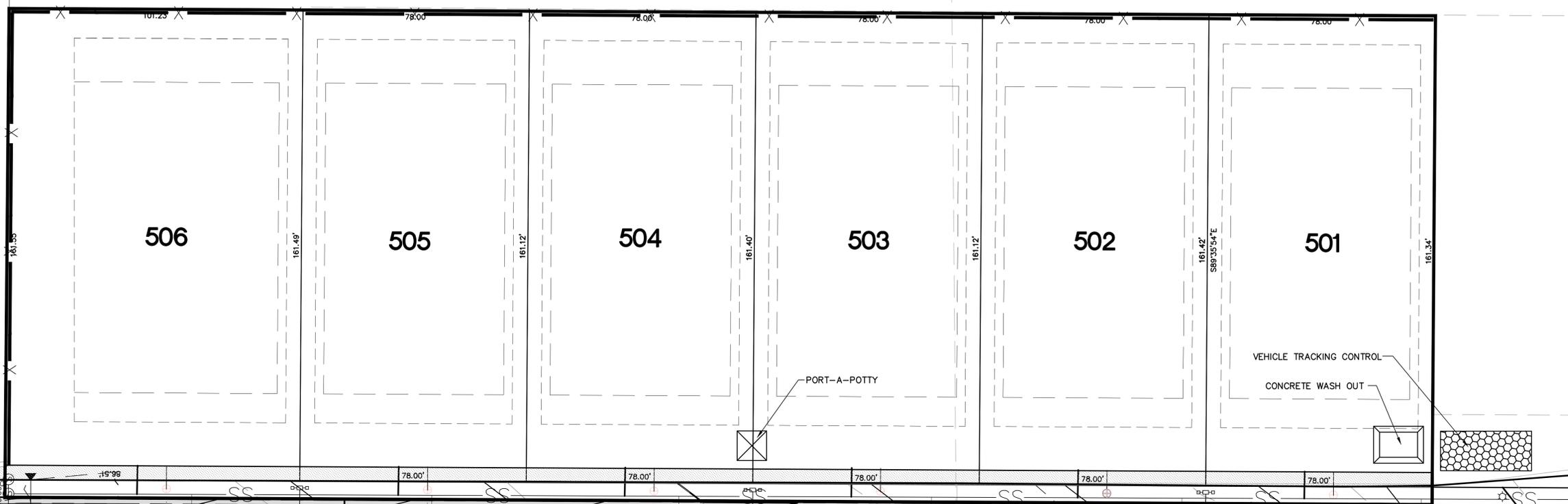
**STERLING GROVE  
PLAT "E"**

DETAILS  
PAYSON, UTAH

JOB NO.  
3-13-035  
SHEET NO.  
DT-1



0 5 10 20 40 60  
 (24"x36")  
 SCALE 1" = 20'  
 (11"x17")  
 SCALE 1" = 40'



**LEGEND**

	PROPOSED SILT FENCE (SEE DETAIL - A)
	PROPOSED VEHICLE TRACKING CONTROL (SEE DETAIL - D)
	PROPOSED CURB INLET PROTECTION (SEE DETAIL - C, E, OR F)
	PORT-A-POTTY
	CONCRETE WASH OUT (SEE DETAIL - B)



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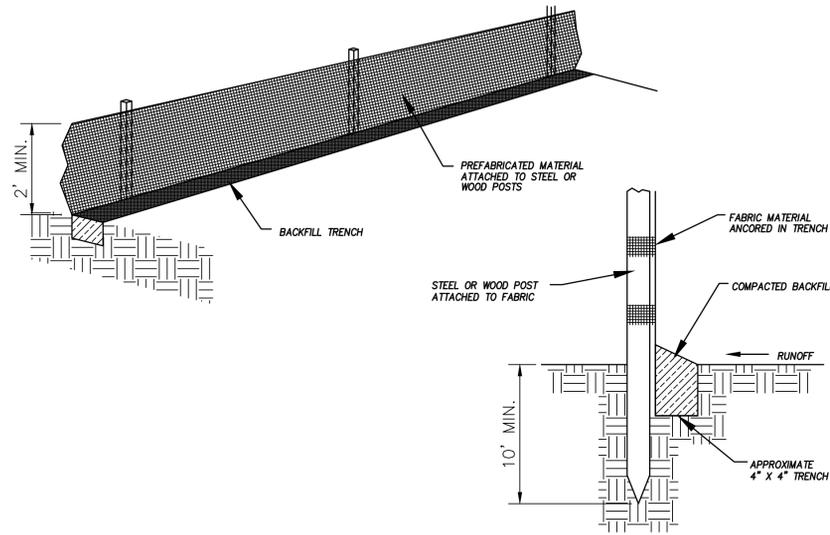
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
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2					
1					

**Northern ENGINEERING INC**  
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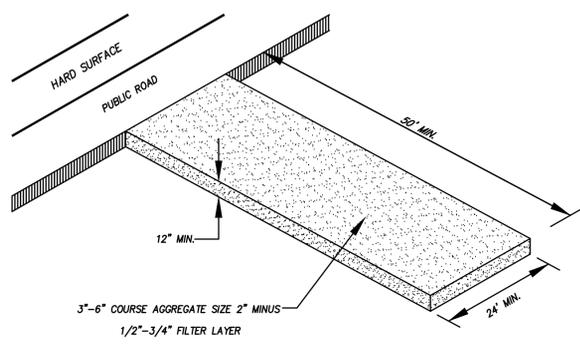
**STERLING GROVE**  
**PLAT "E"**

EROSION CONTROL PLAN	JOB NO. 3-13-035
PAYSON, UTAH	SHEET NO. <b>ECP-01</b>

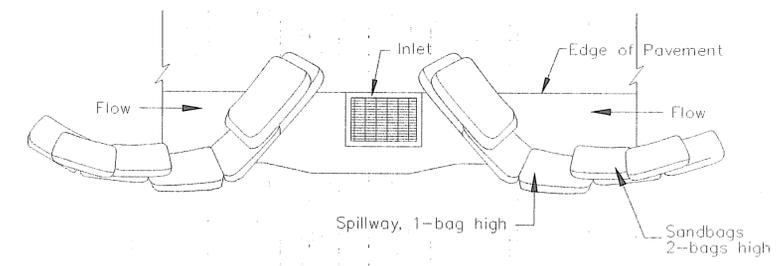
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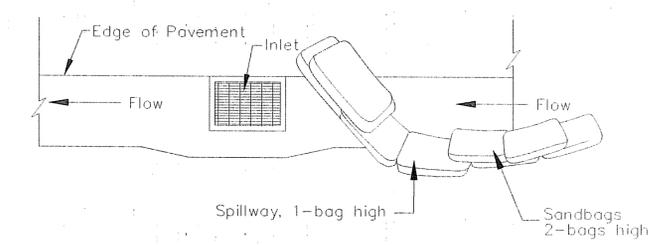
DETAIL-A  
SILT FENCE DETAIL  
-NTS-



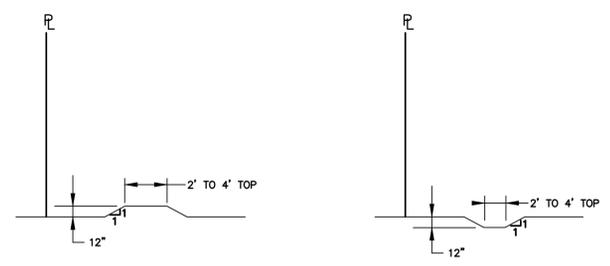
DETAIL-B  
VEHICLE TRACKING DETAIL  
-NTS-



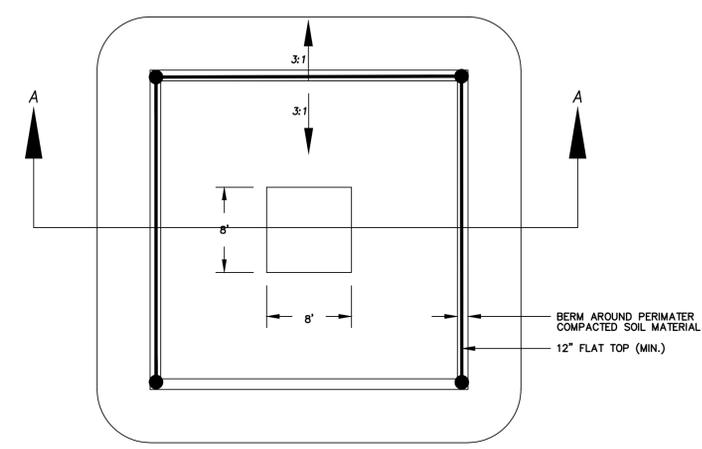
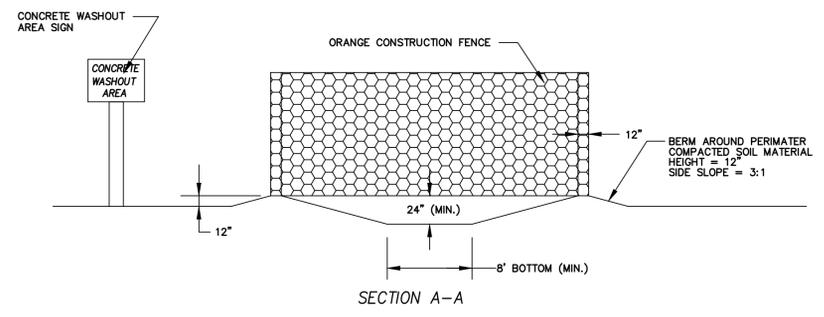
TYPICAL PROTECTION FOR INLET ON SUMP



TYPICAL PROTECTION FOR INLET ON GRADE  
DETAIL-C



12" BERM / SWALE  
-NTS-



CONCRETE WASHOUT PIT  
-NTS-

- NOTES:
1. Intended for short-term use.
  2. Use to inhibit non-storm water flow.
  3. Allow for proper maintenance and cleanup.
  4. Bags must be removed after adjacent operation is completed.
  5. Not applicable in areas with high silts and clays without filter fabric.

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.

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CONSTRUCTION MANAGEMENT  
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

**STERLING GROVE PLAT "E"**

EROSION CONTROL PLAN DETAILS

PAYSON, UTAH

JOB NO.  
3-13-035

SHEET NO.  
ECP-02

NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE: