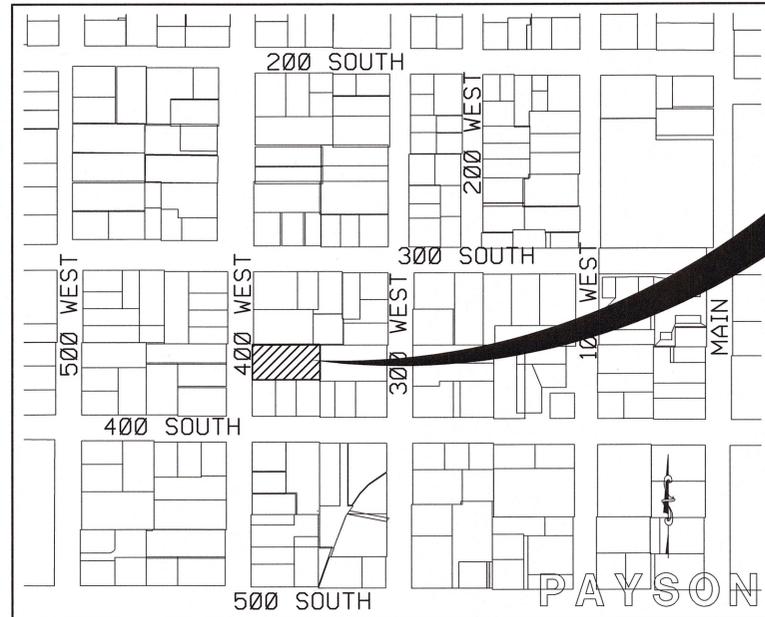


NIELSON ACRES SUBDIVISION

377 SOUTH 400 WEST
PAYSON, UTAH

CONSTRUCTION DRAWINGS

AUGUST 6, 2019

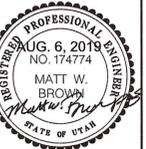


VICINITY MAP

GENERAL NOTES

- EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.
 - COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
 - ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
 - COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY.
 - RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.
 - KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.
- IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.
- TWO WORKING DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE PAYSON CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF PAYSON CITY WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.
- ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.
- MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.
- UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE PAYSON CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.
- SUBGRADE DENSITY SHALL BE TESTED BY EPIC ENGINEERING PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.
- THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.
- THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.
- BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.
- ALL UTILITIES AND LATERALS MUST BE INSPECTED AND SURVEYED BEFORE BACKFILLING CAN OCCUR.
- IF A CONFLICT OCCURS WITH AN EXISTING UTILITY AND THE NEW UTILITY, THE CONTRACTOR MUST NOTIFY THE CITY AND DETERMINE THE LOCATION OF THE NEW UTILITY TO BE PLACED. IF THE CONTRACTOR FAILS TO CALL THE CITY AND THE PRIVATE UTILITY COMPANY TO COORDINATE THE CONFLICT THE CONTRACTOR WILL HAVE TO REMOVE AND RELOCATE THE NEW UTILITY AT THEIR COST.

INDEX OF SHEETS	
SHEET	DESCRIPTION
0.00	COVER SHEET
	PLAT
1.00	SITE PLAN
2.00	400 WEST PLAN & PROFILE



No.	Date	By	Notes

Designed	D.B.
Drawn	
Checked	M.W.B.
Date	

NIELSON ACRES SUBDIVISION	PAYSON, UTAH	TITLE AND INDEX OF SHEETS
		SHEET NO. 1.00

PROJECT
LOCATION

NOTE:
THE DEVELOPER AND THE CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND PAYSON CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND PAYSON CITY CODES, ORDINANCES AND STANDARDS.

ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT / STUDY SHALL BE FOLLOWED IMPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

OWNER/DEVELOPER:
JULIE NIELSON
801-830-5033

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097
801-377-1790

1-800-662-4111

Know what's below.
Call before you dig.

NORTHWEST CORNER SECTION 17
TOWNSHIP 9 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

S89°40'48"W 2669.44' N89°29'48"E 554.64'

NORTH QUARTER CORNER SECTION 17
TOWNSHIP 9 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(FOUND COUNTY MONUMENT)

**NIELSON ACRES, PLAT "A"
PAYSON, UTAH**

PROPERTY LOCATED WITHIN THE NORTHEAST QUARTER
OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN

NORTHWEST CORNER SECTION 17
TOWNSHIP 9 SOUTH RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
(MONUMENT NOT FOUND)

N89°29'48"E 2670.86'

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

The North one half of Lot 2, Block 12, Plat "J", PAYSON CITY SURVEY OF BUILDING LOTS more particularly described as follows:

Beginning at a point which is 114.40 feet North (N00°09'09"E) from the Southwest Corner of Block 12, Plat "J", Payson City Survey of Building Lots; thence North (N00°09'09"E) along the west line of said Block 12 116.60 feet; thence East (S89°43'32"W) along a fence line 214.50 feet to a fence corner post; thence South (S00°09'09"W) along a fence line 115.50 feet to a fence corner post; thence South 89°44'37" West (N89°58'55" W) along a fence line 214.50 feet to the point of beginning.

Area = 24,892 Sq. Ft.

(Bearings in parenthesis are state plane based)

Aug 6, 2019
DATE

Barry Andreason
BARRY ANDREASON
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.
ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
(SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR 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 CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR _____ CHAIR, PLANNING COMMISSION
PAYSON CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, A.D. 20____,
PAYSON CITY ATTORNEY

PLAT "A"

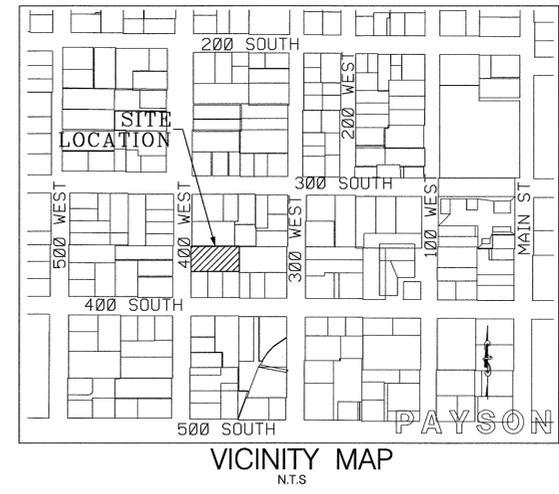
NIELSON ACRES

SUBDIVISION

PAYSON CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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PLAT "J"
LOT 3 LOT 4
LOT 1

EMERGENCY TURNAROUND EASEMENT

Beginning at a point which is South 00°09'09" West 2.00 feet from the Northwest corner of the Plat boundary; thence South 89°43'32" East 183.38 feet; thence South 00°09'09" West 20.00 feet; thence North 89°43'32" West 22.00 feet; thence along the arc of a 28.00 foot radius curve to the left 43.92 feet through a central angle of 89°52'41", the chord bears South 45°12'49" West 39.56 feet; thence South 00°09'09" West 22.00 feet; thence North 89°43'32" West 20.00 feet; thence North 00°09'09" East 22.00 feet; thence along the arc of a 28.00 foot radius curve to the left 44.04 feet through a central angle of 90°07'14", the chord bears North 44°47'11" West 39.64 feet; thence North 89°43'32" West 85.44 feet to the west line of the Plat boundary; thence North 00°09'09" East along said west line 20.00 feet to the point of beginning.

ROBERT & KAREN SPANGLER
SERIAL NO. 08:063:0004

NOTES:

- (1) THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
- (2) ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- (3) BEARINGS IN PARENTHESIS ARE BASED ON STATE PLANE COORDINATE SYSTEM.
- (4) THE SUBDIVISION PLAT CORNERS NEED TO BE STAKED IN THE FIELD USING A 5/8" BY 24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAPS NEED TO INCLUDE THE BUSINESS NAME OR P.L.S. LICENSE NUMBER OF THE SURVEYOR IN CHARGE.

FIRE DEPARTMENT APPROVAL

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____
APPROVED THIS _____ DAY OF _____, A.D. 20____,
PAYSON FIRE CHIEF

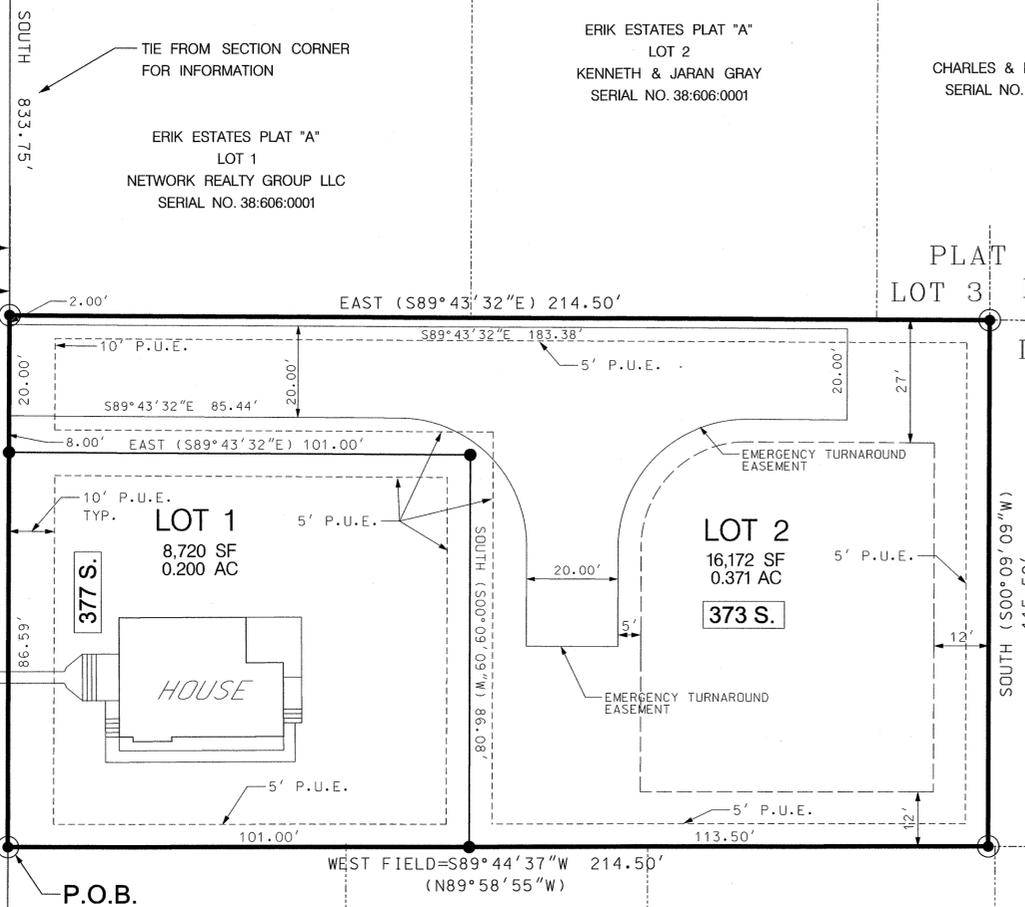
DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____.
DOMINION ENERGY
BY- _____
TITLE- _____

400 WEST (PUBLIC)
NORTH (N00°09'09"E)

82.50' ROW
41.25' 41.25'



ERIK ESTATES PLAT "A"
LOT 1
NETWORK REALTY GROUP LLC
SERIAL NO. 38:606:0001

ERIK ESTATES PLAT "A"
LOT 2
KENNETH & JARAN GRAY
SERIAL NO. 38:606:0001

CHARLES & HELEN PACE
SERIAL NO. 08:063:0013

RUSSELL & SHEROLYN
LOSSER
SERIAL NO. 08:063:0007

BRAD SMITH
SERIAL NO. 08:063:0006

CTW HOLDINGS LLC
SERIAL NO. 08:063:0019

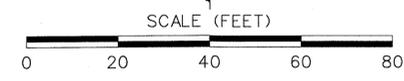
LANCE & KRISTI DAILEY
SERIAL NO. 08:063:0005

NORTH (N00°09'09"E) FIELD=114.94'

WEST FIELD=S89°44'37"W 214.50'
(N89°58'55"W)

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINES
- LOT LINES
- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- SET 5/8" REBAR AND CAP (BOUNDARY)
- SET 5/8" REBAR AND CAP (LOT CORNERS)



LOT 2 SETBACKS

FRONT	25'
NORTH SIDE	12'
SOUTH SIDE	8'
REAR	25'

DEVELOPER/ LAND OWNER:
NETWORK REALTY GROUP LLC

ENGINEER / SURVEYOR:
M.W. BROWN ENGINEERING
578 E. 770 N.
OREM, UT 84097
PHONE: 801-377-1790

