

FOX CANYON

HYDE PARK,

UTAH

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER MANHOLE	●	○
SANITARY CLEANOUT	●	○
SANITARY SEWER	—	---
STORM MANHOLE	⊙	⊙
STORM SEWER	—	---
COMBINATION CURB INLET	■	□
CURB INLET	■	□
FIELD INLET-AREA DRAIN	■	□
WATERMAIN & VALVE	—	---
WATER METER & SERVICE	—	---
WATERLINE BLOWOFF	—	---
FIRE HYDRANT	—	---
CONCRETE CURB	—	---
POWER POLE	●	○
BENCH MARK	⊙	⊕

SHEET INDEX

1. COVER SHEET
2. RECORD SURVEY
3. OVERALL UTILITIES
4. 900 EAST STREET PLAN AND PROFILE
5. DETENTION PLAN
6. DETAIL SHEET - 1
7. DETAIL SHEET - 2
8. DETAIL SHEET - 3

OWNER / DEVELOPER

RYAN MAWSON

769 EAST 400 NORTH

HYDE PARK UTAH 84318

435-994-4988



GENERAL NOTES

All transportation and site work shall be done in accordance with the Standard Specifications and the Construction Details of the City of Hyde Park and the 2012 APWA Standard Specifications and Details with APWA Amendments, except as noted below. If the Standards of the City, APWA, or details contained in these plans conflict, the more stringent standard will apply.

No work is to be commenced before all appropriate permits are obtained for the specific type of work to be performed. Please consult with this office or the local jurisdiction before work begins.

All construction within the City right-of-way shall be accompanied by a traffic control plan prior to any on-site activity. This plan is to include barricade type and location, as well as likely hours of operation.

All water and sanitary facilities and the installation thereof, shall follow the the more stringent of the Standard Specifications of the City of Hyde Park or APWA Standards with City inspection during construction. Please refer to City Standards for additional notes.

The Contractor shall install ADA pedestrian ramps and sidewalk where shown on the plans and in accordance with ADA requirements.

The Contractor shall maintain a minimum 10' horizontal and 18" vertical separation between all existing and proposed water and sewer lines.

All pipe bedding and backfill material shall meet the applicable specifications in the City of Hyde Park standards.

All sanitary sewer lines shall be P.V.C. pipe (A.S.T.M. D-3034), SDR-35 with flexible pipe bedding.

All sanitary sewer laterals shall be P.V.C.,SDR-35, 4" diameter, and installed at a 2% minimum slope to 22' behind the property line as indicated on the plan by the Contractor at the time the main lines are installed. The Contractor shall mark the end of each lateral with wire and a 2"x4" board marked with the lateral depth.

The Contractor is required to mark individual lot water service (w) locations and sewer lateral (s) locations on the curb during curb construction.

All water lines shall be C-900 PVC Class DR-18 with a working pressure of 235 psi and a minimum of 5' cover to finished grade.

All catch basins, inlets and other places where wastes could be dumped into the storm sewer system shall be stenciled as follows:

"Please protect - drains to stream"

The Contractor shall provide 6" minimum vertical and 3' minimum horizontal clearance (outside surfaces) between storm drain pipes and other utility pipes and conduits. For crossing of sanitary sewer lines, the Utah Department of Water Quality criteria apply.

Storm lines 15" and less in diameter shall be constructed of non-reinforced concrete pipe or corrugated polyethylene pipe (N-12), AASHTO M294. Storm mains 18" and larger in diameter shall be constructed of reinforced concrete pipe or corrugated polyethylene pipe (N-12), AASHTO M294. Perforated storm mains shall be constructed with a minimum of one square inch of perforations per one inch diameter per lined foot of pipe.

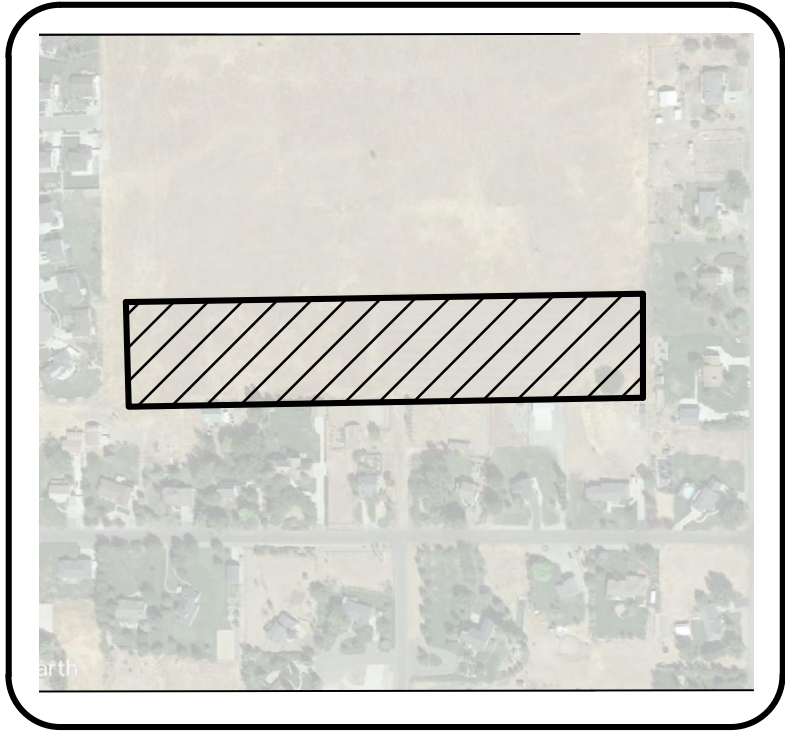
The underground utilities shown on this plan were all that had been constructed at the time these plans were completed. Additional underground construction may have ocured before construction of this project was started. The Contractor, prior to commencing any excavation, shall provide notice of the scheduled excavation to all owners of underground facilities by calling "Blue Stakes" or similar one-call locating service. The notice shall be given to the owners of the facilities not less than two business days or more than ten business days before excavation.

In the event that there is a discrepancy in these plans and the actual field locations of existing utilities, the Contractor shall notify this office prior to performing the proposed connection or crossing.

The Contractor is responsible for all on-site erosion control. Every precaution should be taken to minimize the possibility of tracking mud and debris into the City roadway. This may require, but not be limited to, gravel construction entrances at City streets, wheel-wash areas, and properly placed silt fences, hay bales, sediment traps, and storm drain inlet protection.

It is the responsibility of the Contractor to perform all clean-up of the site and general area at the time the improvements are deemed complete.

VICINITY MAP



ENGINEER'S CERTIFICATE

I certify that I have examined and reviewed these plans and find that they are in accordance with the information on file at the Hyde Park City office.

Date

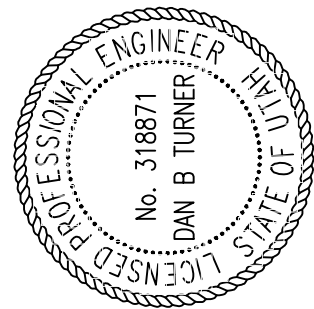
Engineer

Revisions

COVER SHEET

FOX CANYON

HYDE PARK, UTAH



Turner Design Engineering, Inc.
CIVIL ENGINEERING ▲ LAND PLANNING
1015 SOUTH 600 EAST PROVIDENCE, UT 84332
(435) 695-8245

Job Number

16-005-2

Sheet

1 of 8

Aug. 9, 2019

Date

No. Scale

Scale

Designed by

D.T.

Drawn by

D.T.

CITY ATTORNEY APPROVAL

Approved this the ____ day of _____, 2019
by the _____ City Attorney.

Attorney

PLANNING COMMISSION APPROVAL

Approved this the ____ day of _____, 2019
by the _____ Planning Commission.

Chairman

LAND USE AUTHORITY APPROVAL

Approved this the ____ day of _____, 2019
by the _____ Land Use Authority.

Chairman

ENGINEER'S CERTIFICATE

I certify that I have had this plot examined and find that
it is correct and in accordance with the information on
file at the Hyde Park City office.

Date _____
Engineer _____

RECORD SURVEY NARRATIVE

This record survey was done using survey-grade GPS to locate
existing monumentation for the site to be developed. Rebar
that has been placed at property corners was found on plats
recorded as Greystone Unit 1, Greystone Unit 2, and various
phases of the Mountain Gate subdivision. These named
developments were drawn on CAD to "re-create" all of the
adjacent property lines for the site to be developed as Fox
Canyon. In addition, the brass cap marking the East quarter
corner of Section 2, Township 12 North, Range 1 East, SLB&M
was located. With all of this information, I was able to fit the
various subdivision plats together, leaving the Fox Canyon piece
of ground as a virtual "remainder" parcel.

Lots 1-3 will be developed as single-family homes, while Lot 4
will be left vacant at this time.

MOUNTAIN GATE PHASE 1

Found rebar and cap
Found rebar and cap
Found rebar and cap
Found rebar and cap
Found rebar and cap

Future 900 East Street
improvements

Found Cache County
Brass cap monument

Found rebar and cap

Fence corner and
"T" post

Found rebar and cap

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 43

Lot 42

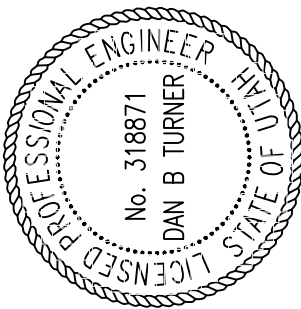
Lot 41

GREYSTONE UNIT 1

GREYSTONE UNIT 2

Turner Design Engineering, Inc.

CIVIL ENGINEERING & LAND PLANNING
1015 SOUTH 600 EAST PROVIDENCE, UTAH 84332
(435) 695-8245



RECORD SURVEY

FOX CANYON

HYDE PARK,

UTAH

Revisions

Job Number

19-008

Sheet

2 of 8

Aug. 9, 2019

Date

1" = 50'

Scale

Designed by

Drawn by

CITY ATTORNEY APPROVAL

Approved this the ____ day of _____, 2019
by the _____ City Attorney.

Attorney _____

PLANNING COMMISSION APPROVAL

Approved this the ____ day of _____, 2019
by the _____ Planning Commission.

Chairman _____

LAND USE AUTHORITY APPROVAL

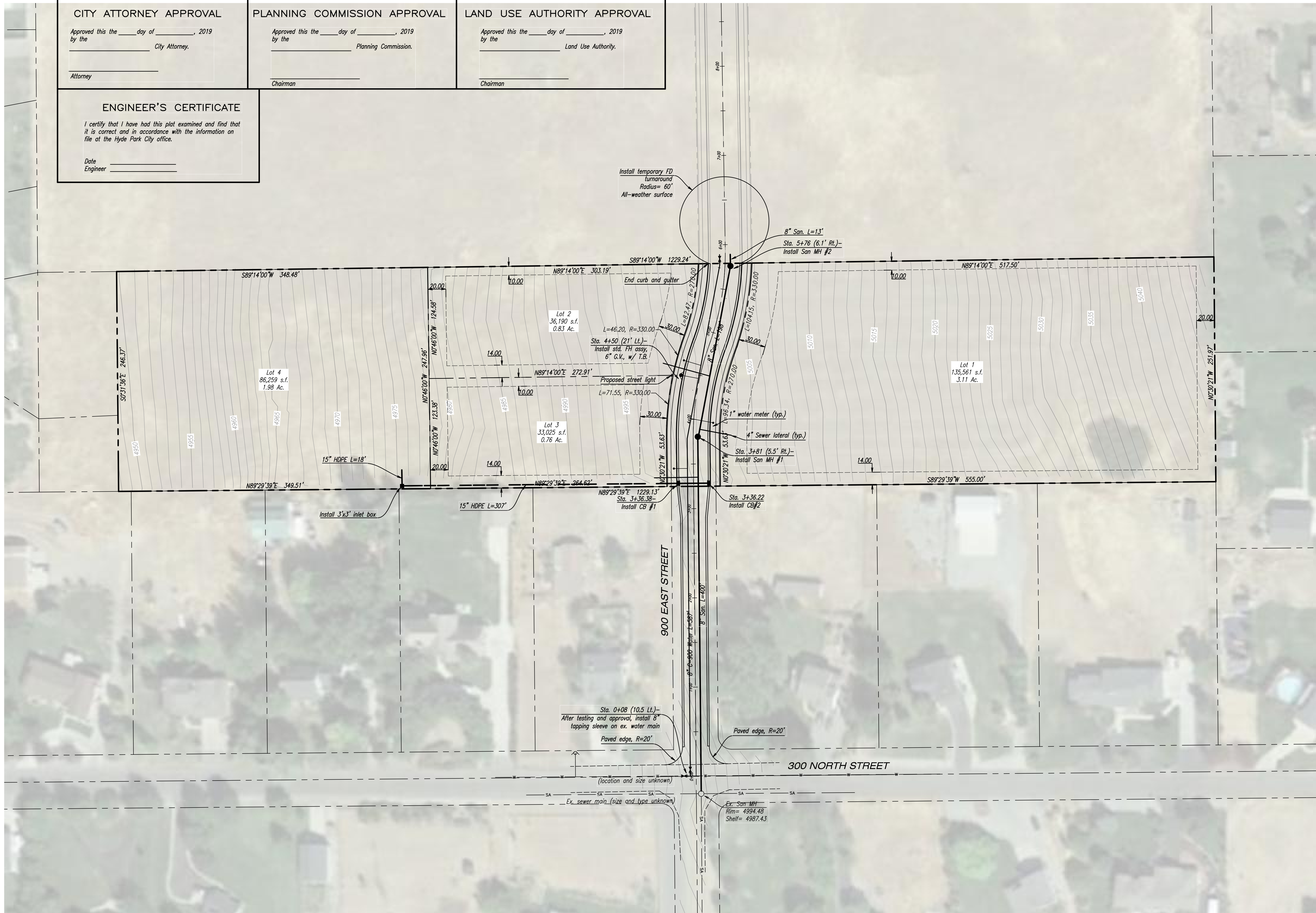
Approved this the ____ day of _____, 2019
by the _____ Land Use Authority.

Chairman _____

ENGINEER'S CERTIFICATE

I certify that I have had this plat examined and find that
it is correct and in accordance with the information on
file at the Hyde Park City office.

Date _____
Engineer _____

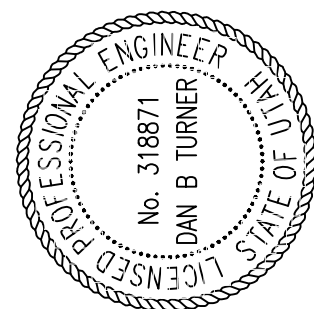


OVERALL UTILITIES

FOX CANYON

HYDE PARK,

UTAH



Turner Design Engineering, Inc.

CIVIL ENGINEERING & LAND PLANNING
1015 SOUTH 600 EAST PROVIDENCE, UTAH 84332
(435) 695-8245

Revisions

Aug. 9, 2019

Date

1" = 50'

Scale

D.T.

Designed by

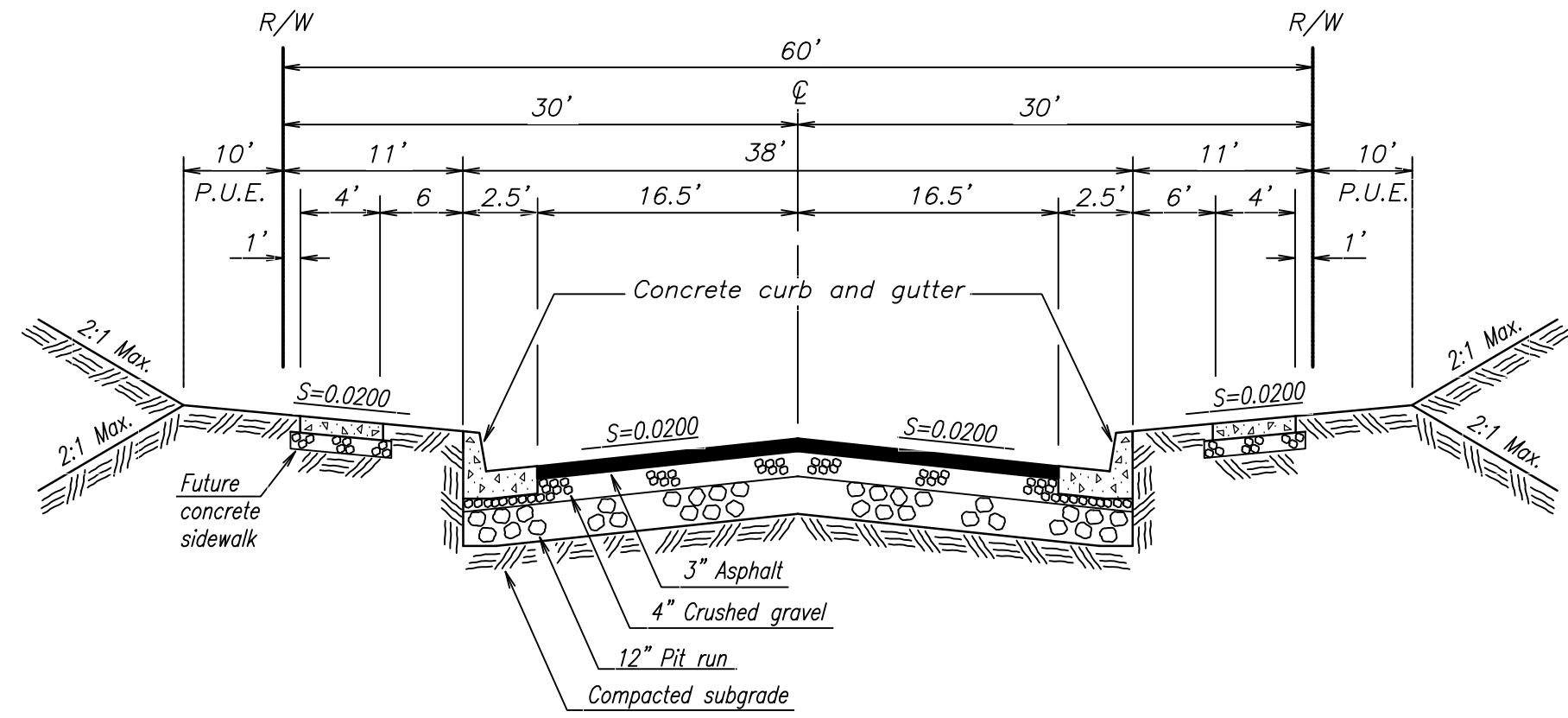
Drawn by

Job Number

19-008

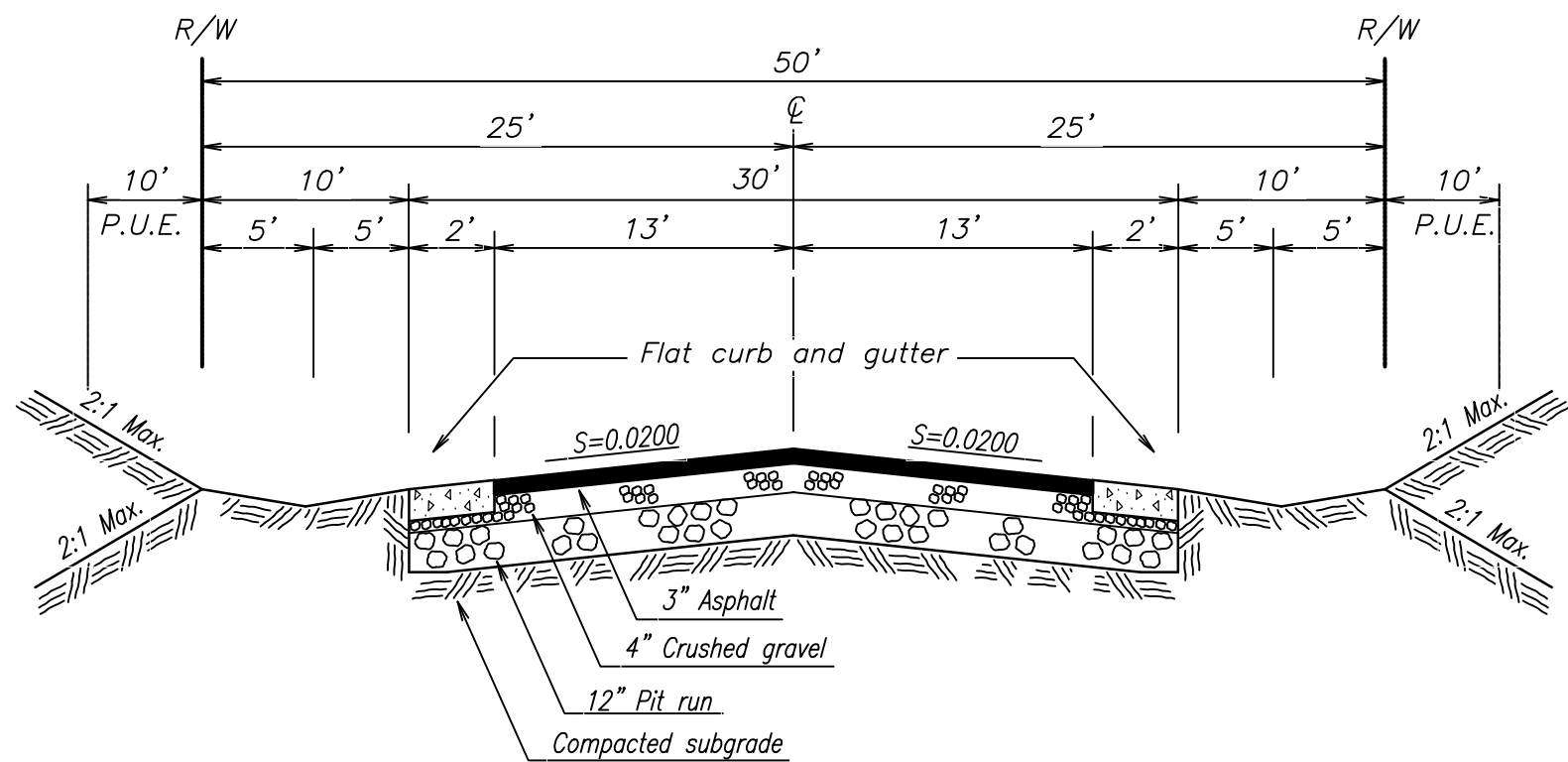
Sheet

3 of 8



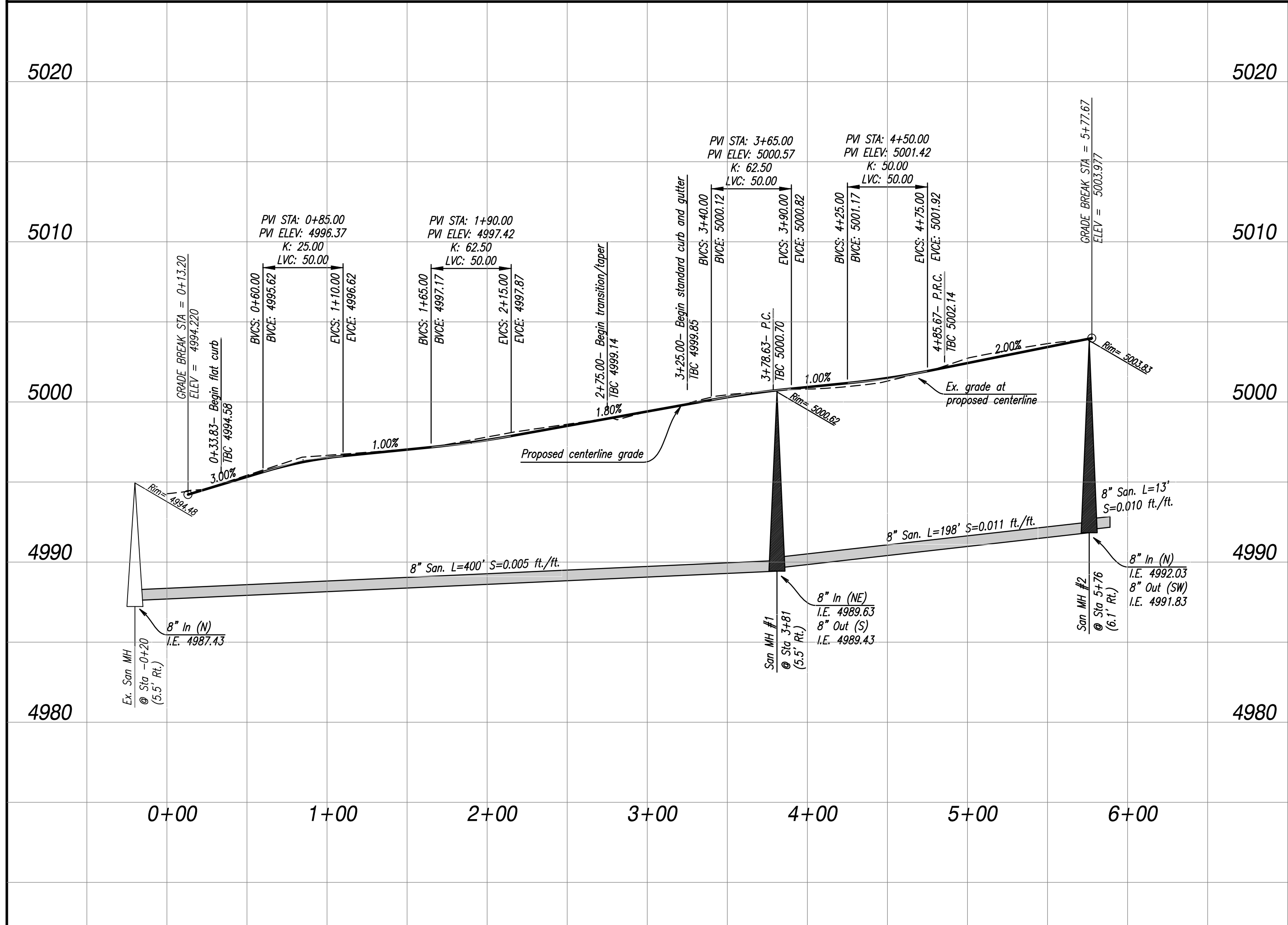
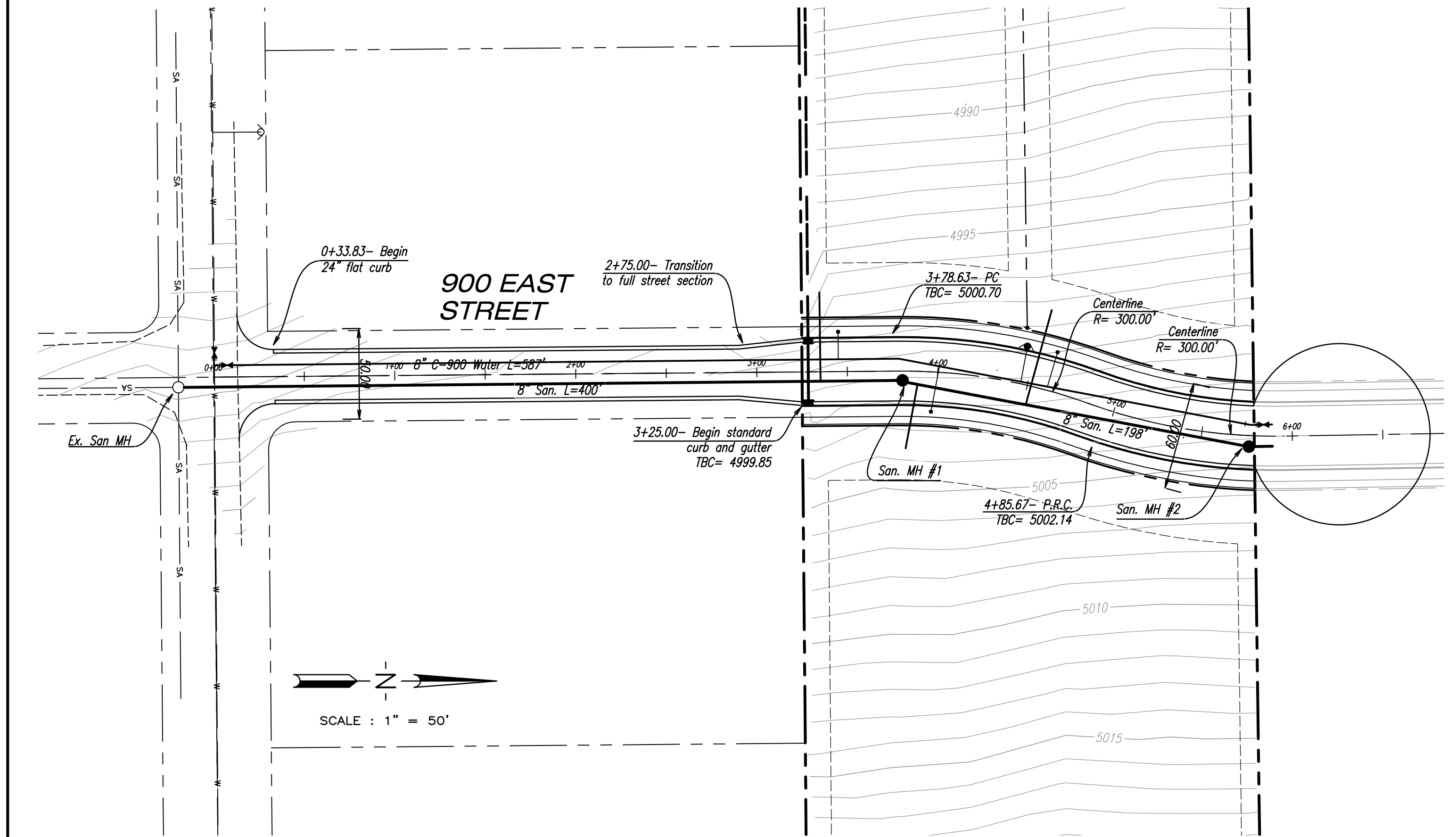
900 EAST (60' SECTION)

NO SCALE



900 EAST (50' SECTION)

NO SCALE



CITY ATTORNEY APPROVAL Approved this the ____ day of _____, 2019 by the _____ City Attorney. _____ Attorney	PLANNING COMMISSION APPROVAL Approved this the ____ day of _____, 2019 by the _____ Planning Commission. _____ Chairman
ENGINEER'S CERTIFICATE I certify that I have had this plat examined and find that it is correct and in accordance with the information on file at the Hyde Park City office. Date _____ Engineer _____	LAND USE AUTHORITY APPROVAL Approved this the ____ day of _____, 2019 by the _____ Land Use Authority. _____ Chairman

Job Number 19-008	Sheet 4 of 8
Aug. 9, 2019 Date 1" = 50' Scale	Designed by D.T. Drawn by
Revisions	
UTAH	
900 EAST PLAN AND PROFILE	
FOX CANYON	
HYDE PARK,	
Turner Design Engineering, Inc. CIVIL ENGINEERING & LAND PLANNING 1015 SOUTH 600 EAST PROVIDENCE, UTAH 84332 (435) 695-8245	

