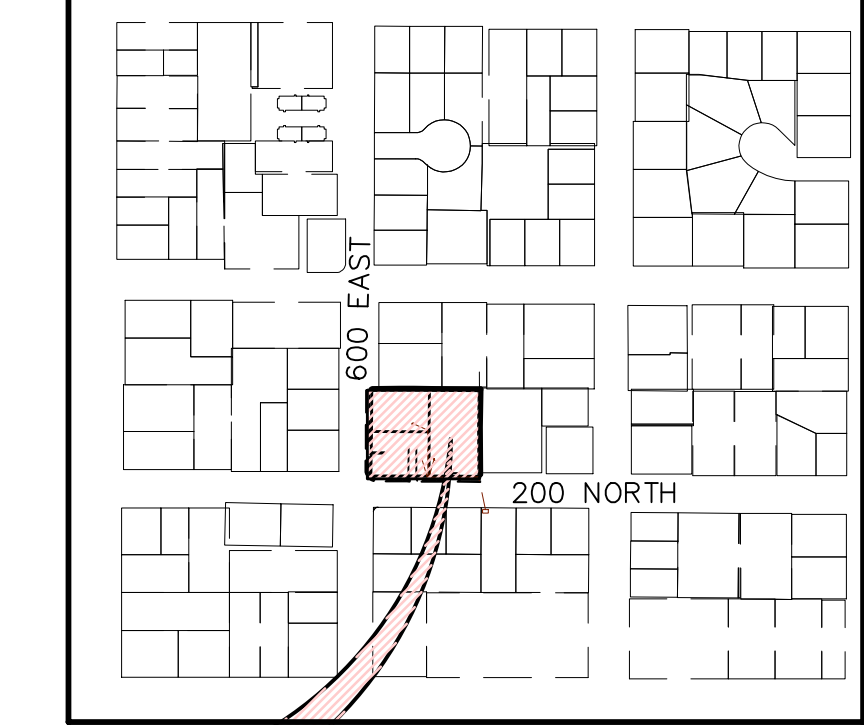
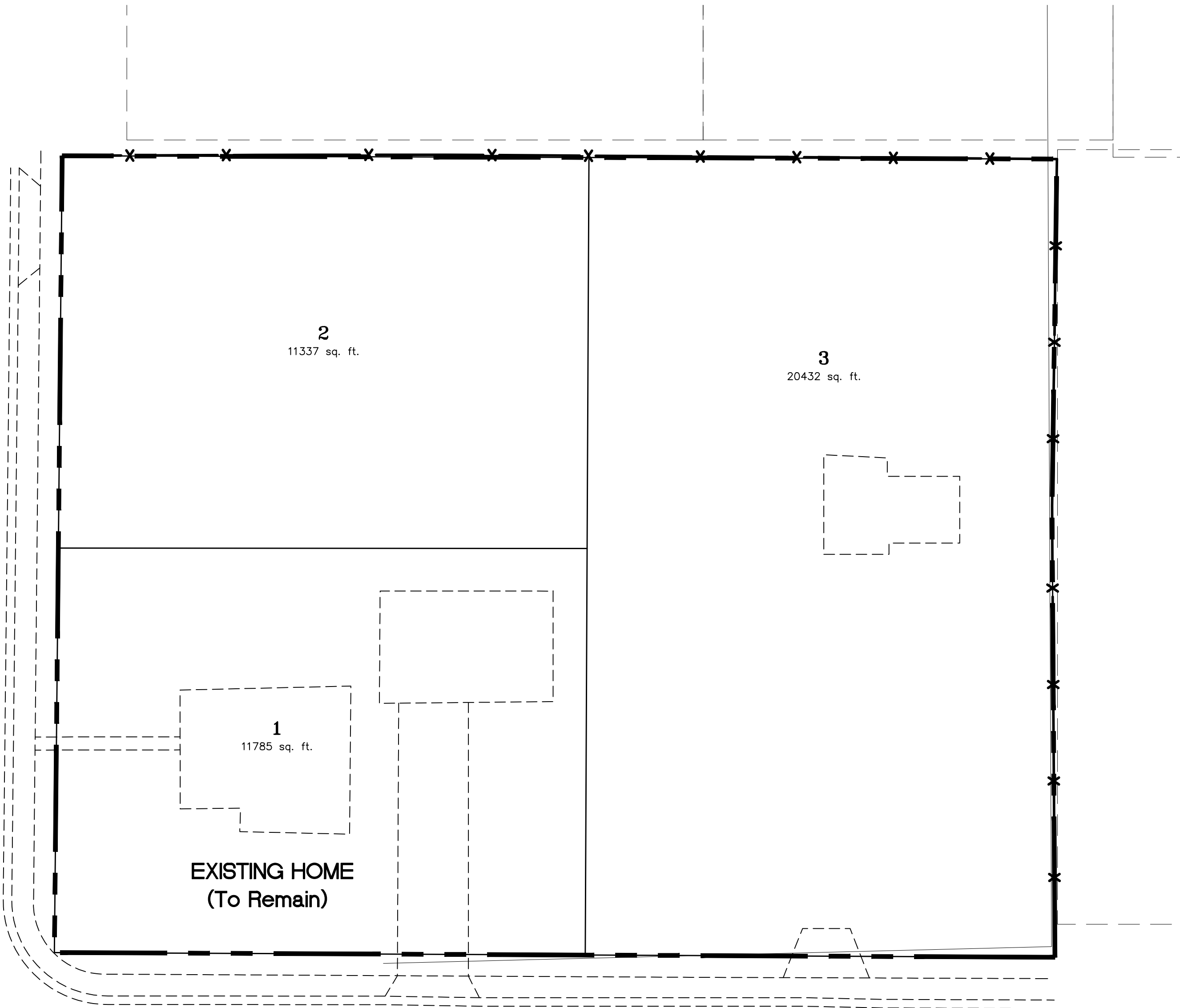


GENERAL CONSTRUCTION NOTES:

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. WATER SAMPLES THAT ARE COLLECTED BY CITY STAFF TO BE ON TUESDAYS OR THURSDAYS BEFORE 10 am ONLY. SAMPLES MAY BE COLLECTED OTHER DAYS, BUT CITY STAFF WILL NOT BE RESPONSIBLE FOR DELIVERY TO LAB
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 SEWER SERVICE LATERALS TAPS ON EXISTING LINES SHALL BE "INSERTA-TEE-TYPE" CONNECTIONS.
14. 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.
15. TRAFFIC ACCESS SHALL BE MAINTAINED FOR LOCAL RESIDENTS TO PROPERTIES ALONG CONSTRUCTION BOUNDARIES.
16. 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.
17. NO OPEN BURNING OF CONSTRUCTION DEBRIS SHALL BE ALLOWED.
18. 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.

PROVSTGAARD PROPERTIES LC
RESIDENTIAL SUBDIVISION
PLAT 'A'

Located in 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: (801) 465-5204

PHASE STATISTICS
PHASE AREA = 1.00 ACRES
TOTAL LOTS = 3 LOTS
ROW AREA = 0.0 ACRES
LOT AREA = 1.00 ACRES
AVG LOT AREA = 14,519 sq. ft.

PROJECT DEVELOPER

KARL SHULER
karlshuler@gmail.com
801-372-7952

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	COVER SHEET
PLAT SHEET	PLAT
UP-01	SITE/UTILITY PLAN

DATE:11.14.2019

PROJECT #

REVISIONS:

1

2

3

SHEET NAME:

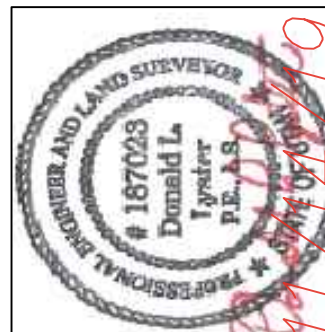
COVER SHEET & NOTES

SHEET:

CS-01

Engineering
& Surveying

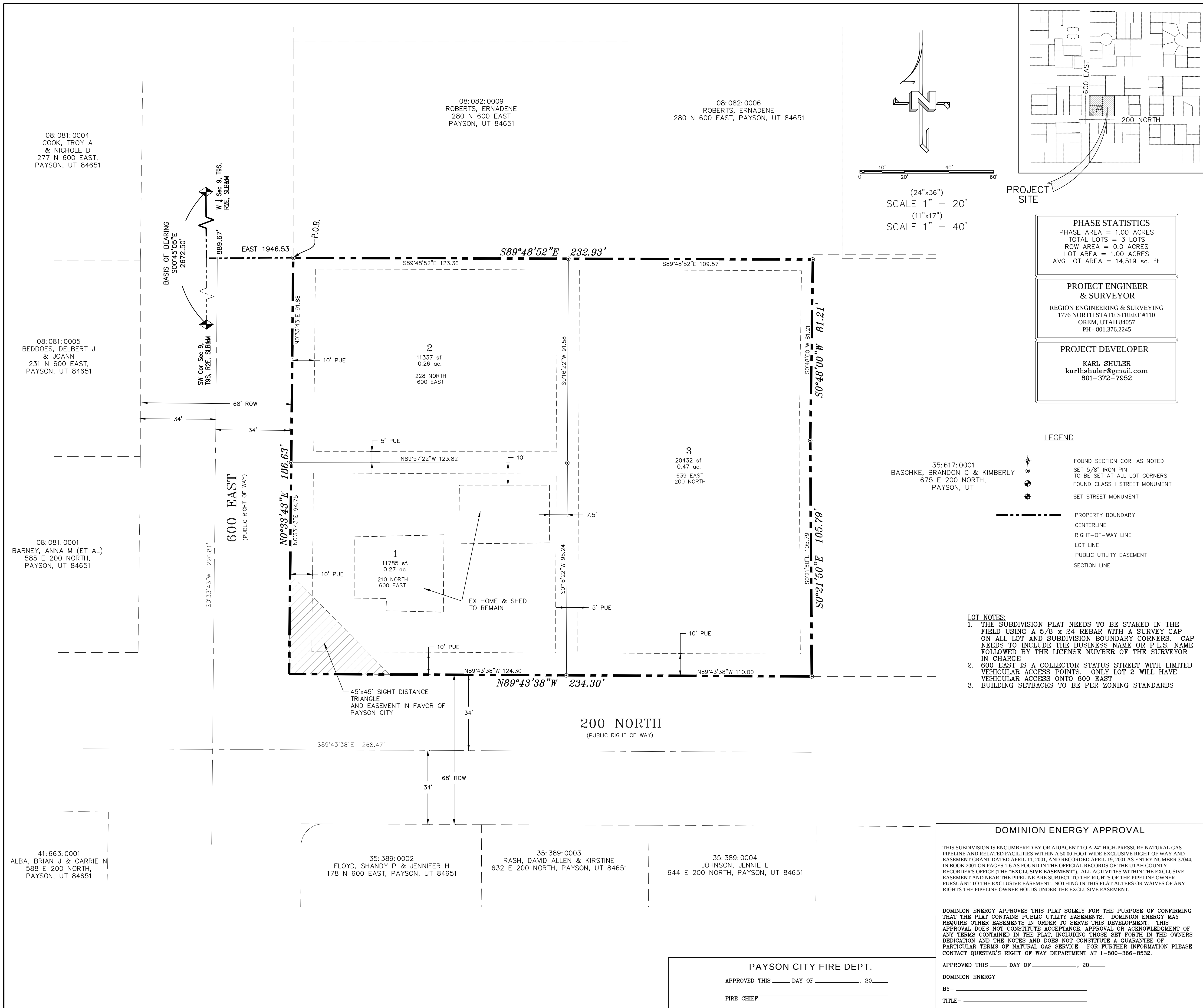
region



PROVSTGAARD PROPERTIES LC
PLAT 'A'

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

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



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

ALL OF LOT 2, BLOCK 13, PLAT K, PAYSON CITY SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWING:
BEGINNING AT A POINT IN AN EXISTING FENCE LINE THAT IS S.04°45'05"E. ALONG THE SECTION LINE 889.67'
AND EAST 1946.53' FROM THE WEST 1/4 OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 2 EAST;
THENCE S.89°48'72"E. ALONG SAID FENCE LINE 232.93' TO A FENCE CORNER; THENCE S.04°00'00"W. ALONG A
FENCE LINE 81.21; THENCE S.0°21'50"E. ALONG SAID FENCE LINE 105.79'; THENCE N.89°43'38"W. 234.30';
THENCE N.0°33'43"E. 186.63' TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRES AND 3 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

COUNTY RECORDER

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, EASEMENTS, PUBLIC UTILITY EASEMENTS 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 _____

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, PUBLIC UTILITY EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC
PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20 _____

APPROVED

ATTEST

MAYOR

CLERK-RECORDS

(See Seal Below)

CITY ENGINEER
(See Seal Below)

CITY ATTORNEY
(As to Form)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE

PLANNING COMMISSION

DEVELOPMENT SERVICES DIRECTOR

PLANNING COMMISSION CHAIR

PROVSTGAARD PROPERTIES LC
RESIDENTIAL SUBDIVISION

 $PLAT' A$

PAYSON UTAH COUNTY, UTAH

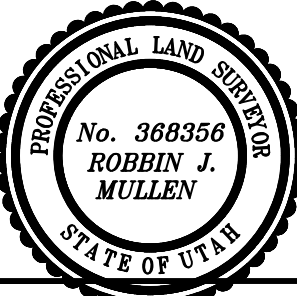
SCALE: 1" = 20 FEET

SURVEYOR'S SEAL

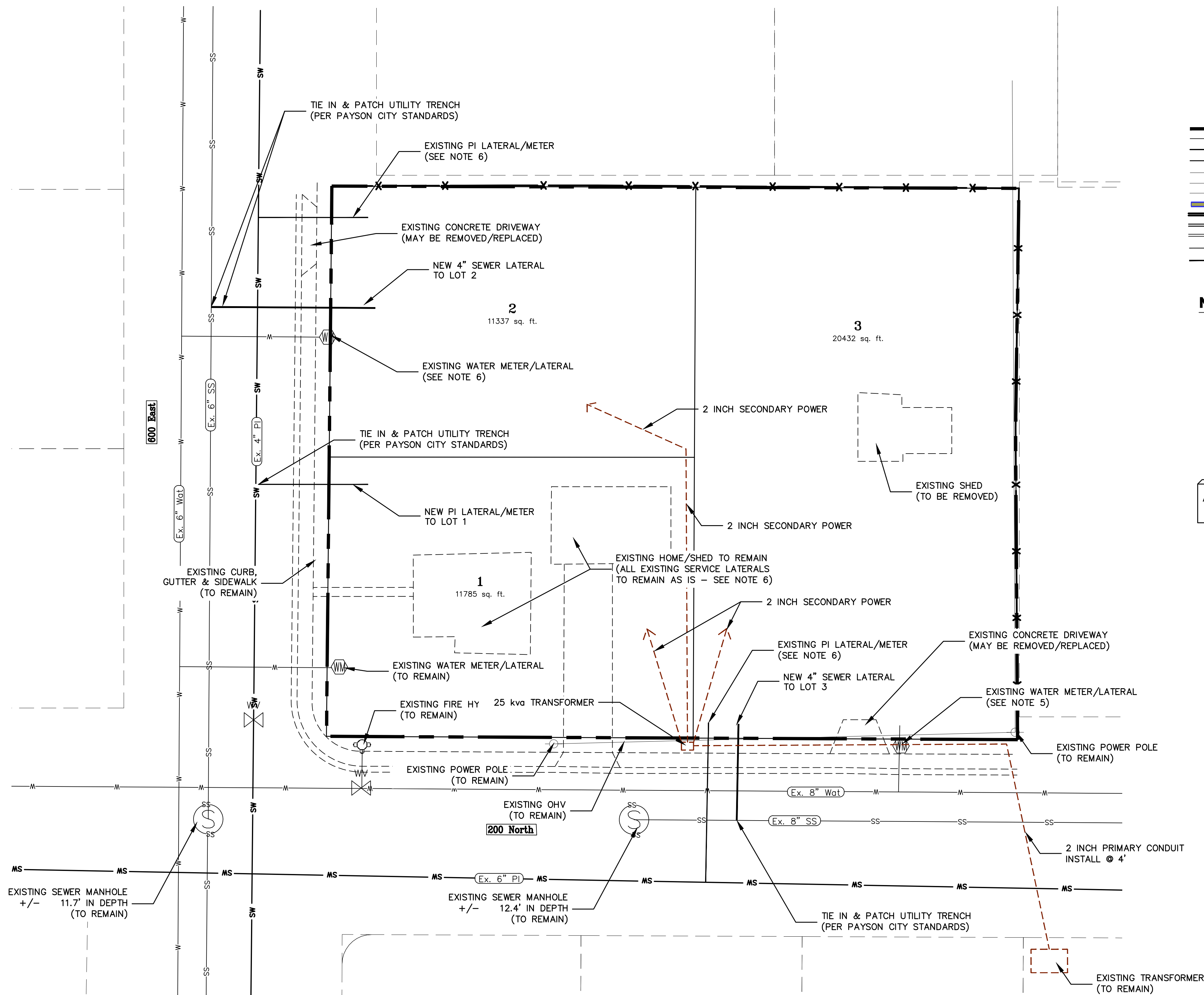
NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CITY CLERK-RECORDER SEAL



This form approved by Utah County and the municipalities therein.



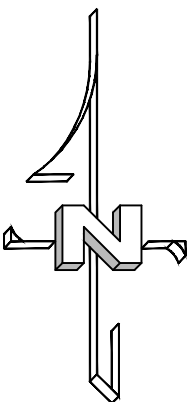
LEGEND

- 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

NOTES

- ALL DRAINAGE TO BE DIRECTED AWAY FROM BUILDINGS.
- 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.
- ALL PATIOS/DRIVEWAYS TO HAVE A 2% MINIMUM SLOPE AWAY FROM BUILDING.
- ALL DRAINAGE SWALES TO HAVE 1% MINIMUM SLOPE.
- CONTRACTOR TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES.
- LATERALS AND UTILITY CONNECTIONS FOR EXISTING DWELLING ON LOT 1, AND EXISTING LATERALS ON LOTS 2 & 3, MUST BE INSPECTED AND UPGRADED AS REQUIRED BY THE CITY ORDINANCE.
- USPS NOTE - EXISTING LOT 1 HAS MAILBOX INSTALLED. PROPOSED LOTS 2 & 3 ARE APPROVED FOR INDIVIDUAL MAILBOXES AT TIME OF BUILDING PERMIT.

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



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

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
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Orem, UT 84057
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regiondesignllc.com



PROVSTGAARD PROPERTIES LC
PLAT 'A'
LOCATED IN A PORTION SECTION 21 AND 29,
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DATE:11.14.2019

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3	

SHEET NAME:

UTILITY PLAN

SHEET:

UP-01