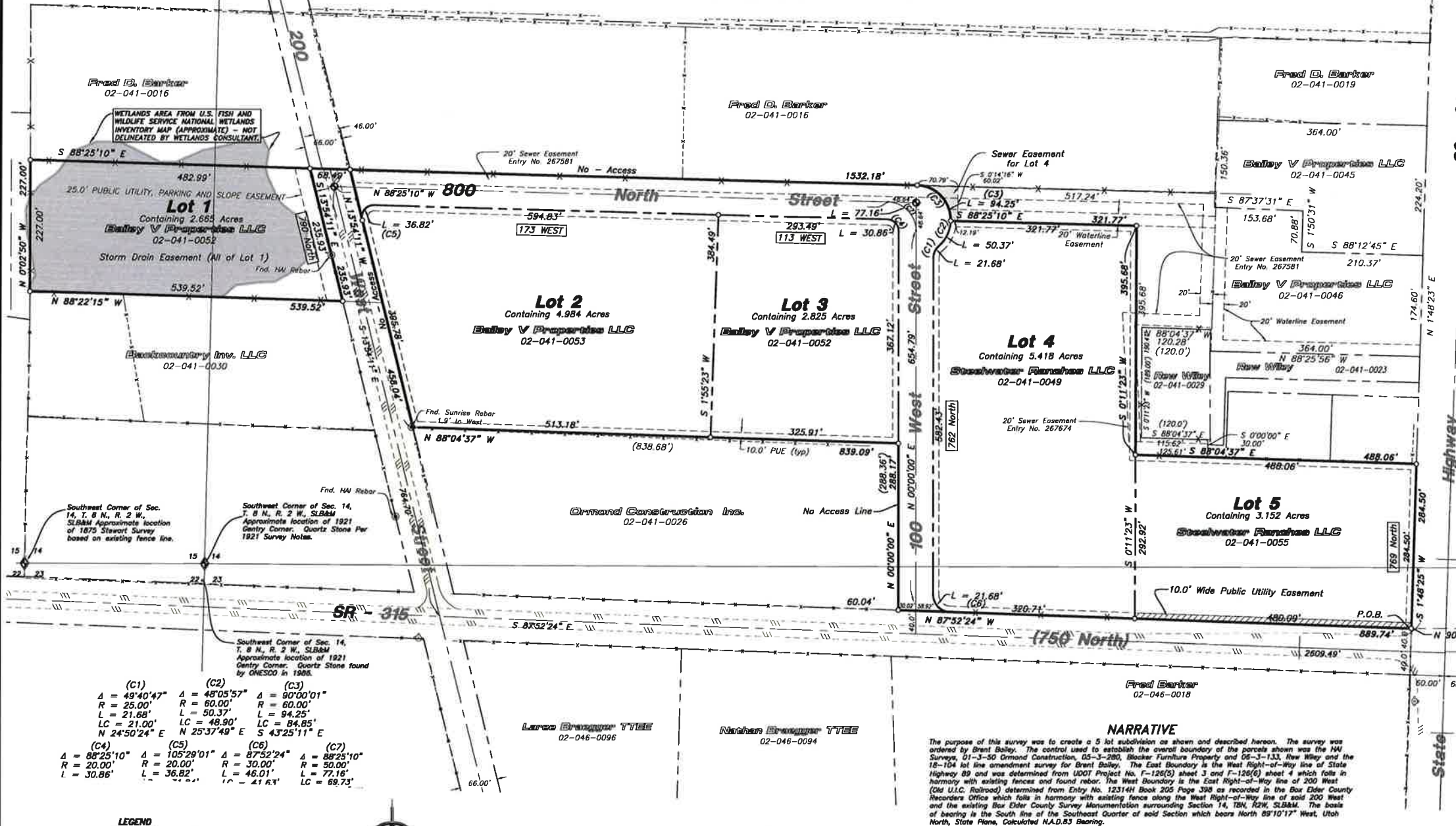


Bailey V Properties Subdivision

Willard City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 14 and
A Part of the Northwest Quarter of Section 23,
Township 8 North, Range 2 West, S.L.B.&M.



(C1)	(C2)	(C3)	
$\Delta = 49^{\circ}40'47''$ $R = 25.00'$ $L = 21.68'$ $LC = 21.00'$ $N 24^{\circ}50'24'' E$	$\Delta = 48^{\circ}05'57''$ $R = 60.00'$ $L = 50.37'$ $LC = 48.90'$ $N 25^{\circ}37'49'' E$	$\Delta = 90^{\circ}00'01''$ $R = 60.00'$ $L = 94.25'$ $LC = 84.85'$ $S 43^{\circ}25'11'' E$	
(C4)	(C5)	(C6)	
$\Delta = 88^{\circ}25'10''$ $R = 20.00'$ $L = 30.86'$	$\Delta = 105^{\circ}29'01''$ $R = 20.00'$ $L = 36.82'$	$\Delta = 87^{\circ}52'24''$ $R = 30.00'$ $L = 46.01'$ $LC = 41.63'$	
(C7)	$\Delta = 88^{\circ}25'10''$ $R = 20.00'$ $L = 30.86'$	$\Delta = 88^{\circ}25'10''$ $R = 20.00'$ $L = 30.86'$	$\Delta = 88^{\circ}25'10''$ $R = 20.00'$ $L = 30.86'$

LEGEND

- Subject Property Line
- Subdivision Boundary
- Adjoining Property Line
- Previous Property Line
- Centerline
- Fence Line (Wire)
- Field Separation Line
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Scale: 1" = 100'
0 100 200
Scale in Feet
(Data in Parentheses is Record)

APPROVAL AND ACCEPTANCE

PRESENTED TO THE _____ THIS _____ DAY OF _____ A.D., 2020
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____ CLERK _____ MAYOR _____

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 IN THE WILLARD CITY OFFICE.

ENGINEER _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2020

ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D., 2020 BY THE WILLARD CITY PLANNING COMMISSION.

CHAIRMAN _____

NARRATIVE

The purpose of this survey was to create a 5 lot subdivision as shown and described hereon. The survey was ordered by Brent Bailey. The control used to establish the overall boundary of the parcels shown was the HAI Survey, 01-3-30 Ormond Construction, 05-3-280, Blocker Furniture Property and 06-3-133, New Wiley and the 18-104 lot line amendment survey for Brent Bailey. The East Boundary is the West Right-of-Way line of State Highway 89 and was determined from UDOT Project No. F-126(5) sheet 3 and F-126(6) sheet 4 which falls in harmony with existing fences and found rebar. The West Boundary is the East Right-of-Way line of 200 West (Old U.I.C. Railroad) determined from Entry No. 12314H Book 205 Page 398 as recorded in the Box Elder County Recorder's Office which falls in harmony with existing fence along the West Right-of-Way line of said 200 West and the existing Box Elder County Survey Monumentation surrounding Section 14, T8N, R2W, SLB&M. The basis of bearing is the South line of the Southeast Quarter of said Section which bears North 89°10'17" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

NOTES:

- All Public Utility Easements (P.U.E.) are 10.00 feet wide unless noted otherwise.
- Rebar and Cap will be set on all back property corners and curb pins will be set in the top back c&g on property line projections for each Lot.
- Site Specific Geo-technical Report Required Upon Lot Development.
- The "No Access Line" on the north side of 800 North Street and the west side of 100 West Street along the Ormond Construction Property Tax ID, 02-041-0026 are temporary and can be removed at such time the adjoining property owner pays 50% of the improvement cost of the adjoining street which fronts their property.
- Prior to any building on Lot 1, it will be required that a wetland delineation, mitigation of both wetland and storm water and an extensive geo-technical study is performed.
- Each Lot is responsible for its own Storm Water Detention Storage.
- If the wetlands are removed or mitigated for any purpose, a detention basin with the capacity to handle the roadway drainage and discharge from all developed lots is required.

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Box Elder

On the _____ day of _____, 2020, Brent Bailey personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of Bailey V Properties, LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public _____

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Box Elder

On the _____ day of _____, 2020, Marv Neff, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of Steelwater Ranches LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public _____

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in Accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property Described on this Plat in Accordance with Section 17-25-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Hereby Subdivided said Tract into 5 Lots, know Hereafter as Bailey V Properties Subdivision in Willard City, Box Elder County, Utah, and has been Correctly Drawn to the Designated Scale and is True and Correct Representation of the Herein Described Lands Included in said Subdivision, Based Upon Data Compiled from Records in the Box Elder County Recorder's Office and from said Survey made by me on the Ground.

Signed this _____ day of _____, 2020.

K. Greg Hansen P.L.S.
Utah Land Surveyor Licence No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 315 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 89-91 LOCATED 104.07 FEET SOUTH 00°00'00" EAST AND 288.84 FEET NORTH 90°00'00" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 14, (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14 WHICH BEARS NORTH 89°10'17" WEST);

RUNNING THENCE NORTH 87°52'24" WEST 889.74 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE ORMOND CONSTRUCTION INC. PROPERTY, TAX ID. NO. 02-041-0026; THENCE ALONG THE BOUNDARY LINE OF SAID ORMOND CONSTRUCTION INC. PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°00'00" EAST 288.17 FEET (288.36 FEET BY RECORD); AND (2) NORTH 88°04'37" WEST 839.09 FEET (838.68 FEET BY RECORD) TO THE EASTERLY RIGHT-OF-WAY LINE OF 200 WEST STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 13°54'11" WEST 458.04 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF FRED D. BARKER PROPERTY, TAX ID. NO. 02-041-0016; THENCE ALONG SAID SOUTH BOUNDARY LINE NORTH 88°25'10" WEST 68.48 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID 200 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 13°54'11" EAST 235.93 FEET TO THE NORTHEAST CORNER OF THE BACKCOUNTRY INVESTMENTS LLC PROPERTY, TAX ID. NO. 02-041-0030; THENCE NORTH 80°22'15" WEST 538.52 FEET TO THE NORTHEAST CORNER OF SAID BACKCOUNTRY PROPERTY BEING A POINT IN AN EXISTING FENCE LINE ACCEPTED AS BEING THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°02'30" WEST 227.00 FEET ALONG SAID WEST LINE AND SAID FENCE TO AN EXISTING FENCE CORNER BEING THE SOUTHWEST CORNER OF SAID FRED D. BARKER PROPERTY; THENCE ALONG SAID FENCE LINE AND THE SOUTH BOUNDARY LINE OF SAID BARKER PROPERTY SOUTH 88°25'10" EAST 1532.18 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 80.00 FOOT RADIUS CURVE, A DISTANCE OF 94.25 FEET, CHORD BEARS SOUTH 43°25'11" EAST 84.85 FEET, HAVING A CENTRAL ANGLE OF 90°00'01"; THENCE SOUTH 88°25'10" EAST 321.77 FEET; THENCE SOUTH 00°11'23" WEST 595.68 FEET TO AN EXISTING FENCE; THENCE SOUTH 88°04'37" EAST 488.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 89-91; THENCE SOUTH 01°48'25" WEST 284.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 21.409 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT BAILEY V SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY TO WILLARD CITY, BOX ELDER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO WILLARD CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, IRRIGATION AND DRAINAGE AND GRANTED ALLOWANCES AS MAY BE AUTHORIZED BY WILLARD CITY. WE ALSO DEDICATE ALL OF LOT 1 AS A STORM DRAIN EASEMENT FOR STORM DRAIN PURPOSES. BEING THE PERTINENT OWNERS OF PARCEL #02-041-0046 (NORTH OF LOT 4), WE HEREBY ALSO DEDICATE A SEWER EASEMENT FOR LOT 4 FOR SEWER PURPOSES, AND HEREBY ALSO DEDICATE A WATERLINE EASEMENT FOR PARCEL #02-041-0045 (NORTH OF PARCEL #02-041-0046) AND WILLARD CITY FOR AN INTERCONNECTION FOR WILLARD CITY WATER SYSTEM FOR CULINARY WATER PURPOSES. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 2020.

BAILEY V PROPERTIES, LLC BY BRENT BAILEY

STEELWATER RANCHES LLC BY MARV NEFF

COUNTY RECORDER'S NO. _____

State of Utah, County of Box Elder, Recorded and

Filed at the Request of _____

Date _____ Time _____ Fee _____

Abstracted _____

Index _____

Filed In: _____ File of Plats _____

County Recorder _____



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3481 (801) 399-4905 (435) 752-8272

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO BE TO WILLARD CITY STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK.

PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING, VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES.

SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.). SUBGRADE COMPACTION TO BE TO 95%!

GRADING NOTES:

ALL WORK TO BE DONE TO SPECIFICATIONS OF GEOTECHNICAL REPORTS UPON SITE SPECIFIC DEVELOPMENT. NOTE: SITE HAS RELATIVELY SHALLOW GROUNDWATER DEPTH.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT WILLARD CITY FOR DETAILS/USAGE.

IF APPLICABLE, EXCESS SOILS TO BE SPOILED ON-SITE AND/OR AT DIRECTION OF OWNER.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE: CONTACT CITY TO DETERMINE TRENCH BACKFILL PROGRAM. IMPORTED STRUCTURAL FULL-DEPTH BACKFILL IS NOT ANTICIPATED PER STRICT APPLICATION OF PROPER BEDDING AND COMPACTION TECHNIQUES - THE BACKFILL PROGRAM WILL BE FIELD-DETERMINED IN CONJUNCTION WITH CITY INSPECTOR AND PUBLIC WORKS DIRECTOR.

WATER / FIRE PROTECTION:

SITE IS SERVED BY AN EXISTING 6-INCH C-900 DR 14 (CLASS 200) WATER MAIN IN 750 NORTH AND A 10-INCH C-900 DR 14 (CLASS 200) WATER MAIN IN 200 WEST. ON-SITE WATER MAIN WILL BE 8 INCHES C-900 DR 14 (CLASS 200).

THERE IS AN EXISTING FIRE HYDRANT AT THE SOUTHWEST CORNER OF 750 NORTH AND 200 WEST STREET. PROJECT WILL HAVE FIVE INTERNAL FIRE HYDRANTS. PLACE 6-INCH ISOLATION GATE VALVES FOR FIRE HYDRANTS AT LEAST 10 FEET FROM HYDRANTS.

WATER SERVICES WILL NEED TO BE INDIVIDUALLY TAPPED AT THE WATER MAIN - SERVICES TO BE APPROXIMATELY AT MIDLOT, SEPARATED FROM SEWER LATERALS BY AT LEAST 10 FEET. PLACE WATER METERS IN LANDSCAPE STRIP AND EXTEND/STUB A 1-INCH LINE BEYOND THE SIDEWALK.

FIRE HYDRANT LOCATIONS WILL BE PER WILLARD CITY FIRE CHIEF (VAN MUND - 435-734-9881) AND THE BOX ELDER COUNTY FIRE MARSHAL (COREY BARTON 435-734-3445).

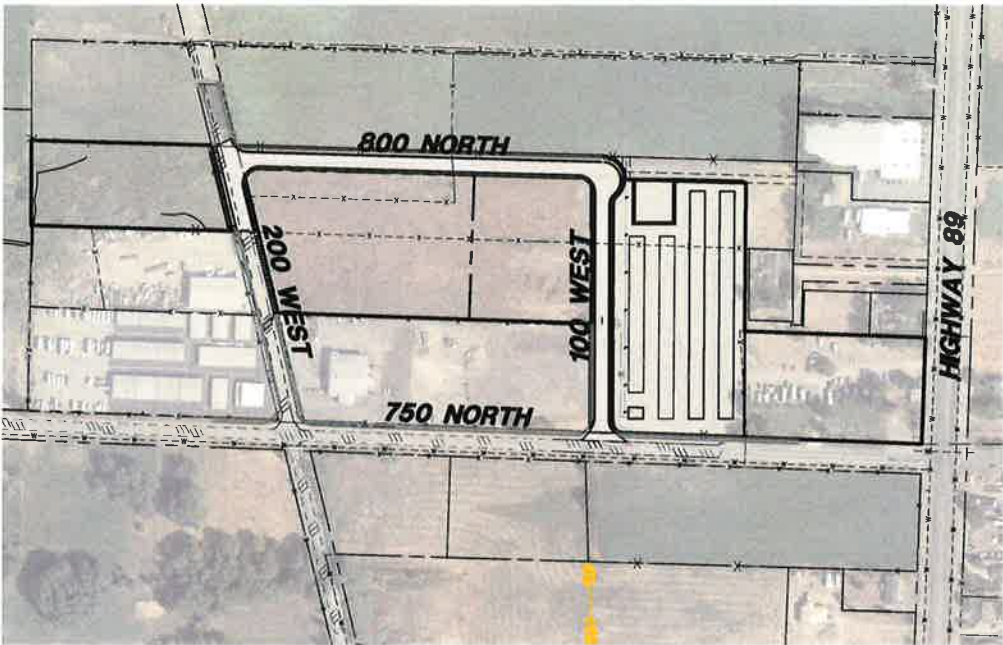
SEWER:

SEWER SYSTEM WILL DISCHARGE INTO EXISTING CITY GRAVITY SEWER SYSTEM IN 200 WEST STREET, AND INVOLVES 8-INCH SDR-35 PVC PIPING.

STUB ALL SEWER LATERALS 15 FEET BEYOND PROPERTY LINE AND MARK WITH GREEN-PAINTED POST. SEWER LATERALS TO BE CONNECTED TO MAIN WITH A 4 INCH Y AND 4-INCH SDR-35 PVC PIPING.

BAILEY V PROPERTIES

PROJECT NOTES



STORM DRAINAGE:

THERE IS NO MUNICIPAL STORM DRAINAGE SYSTEM IN THE AREA. THE LOCAL DRAINAGE ENTITY IS THE WILLARD FLOOD CONTROL DISTRICT (MIKE BRAEGGER AT 435-723-8768). PROJECT FLOWS FROM THE INTERNAL SUBDIVISION STREET ARE COLLECTED AND CONDUCTED TO PROJECT DETENTION POND. THE OUTLET IS AN EXISTING STORM DRAIN DITCH FLOWS WESTERLY. THE POND AREA AND 20-FOOT ACCESSWAY WILL BE OWNED IN FEE SIMPLE BY THE FLOOD CONTROL DISTRICT WHO WILL MAINTAIN THE POND.

IRRIGATION / SECONDARY WATER:

SITE IS OUTSIDE OF THE CURRENT PINEVIEW WATER DISTRICT BOUNDARIES AND DRY LINES HAVE BEEN ILL-ADVISED AND DISCOURAGED BY THE DISTRICT. AFTER DISCUSSION WITH CITY OFFICIALS, THERE WILL NOT BE A SEPARATE IRRIGATION OR SECONDARY WATER SYSTEM - BUSINESSES WILL BE SERVED BY THE CULINARY WATER SYSTEM LIKE MOST OF WILLARD CITY. BUSINESSES TO PROVIDE APPROPRIATE BACKFLOW PROTECTION FOR SPRINKLER SYSTEMS.

ELECTRICAL:

UNDERGROUND POWER TO BE PER ROCKY MOUNTAIN POWER'S PLAN - PRESUMABLY AT APPROXIMATELY 2 FEET BEHIND THE BACK OF SIDEWALK. CONTACT PERSON IS ROBERT THORSTEAD AT 801-629-4426 OR STEVE CLINGENPEEL AT 801-629-4431.

TELEPHONE / CABLE:

PROJECT IS ASSUMED TO BE SERVED BY CENTURYLINK, PRESUMABLY WILL BE INSTALLED IN CONJUNCTION WITH ELECTRICAL INSTALLATION AT APPROXIMATELY 2 FEET BEHIND BACK OF SIDEWALK. CONTACT PERSON IS MIKE BARROW AT 801-920-7675.

GAS:

GAS MAIN (PRESUMABLY) WILL RUN IN BOTH NORTH AND SOUTH SIDE PLANTER STRIPS OF 370 SOUTH STREET. CONTACT PERSON IS JORY McCORMICK AT 801-710-9028.

UTILITY CONTACTS:

SEWER: WILLARD CITY: DOUG THOMPSON: 435-734-9881
WATER: WILLARD CITY: DOUG THOMPSON: 435-734-9881
FIRE PROTECTION: WILARD CITY FIRE DEPT.-VAN MUND - 435-734-9881;
COREY BARTON - FIRE MARSHAL - 435-734-3445.
STORM DRAINAGE: WILLARD FLOOD CONTROL DISTRICT - MIKE BRAEGGER - 435-723-8768
(NOTE: CONTACT DITCH MASTER TRAVIS MOTE AT 435-720-3918).

PIPE TYPES:

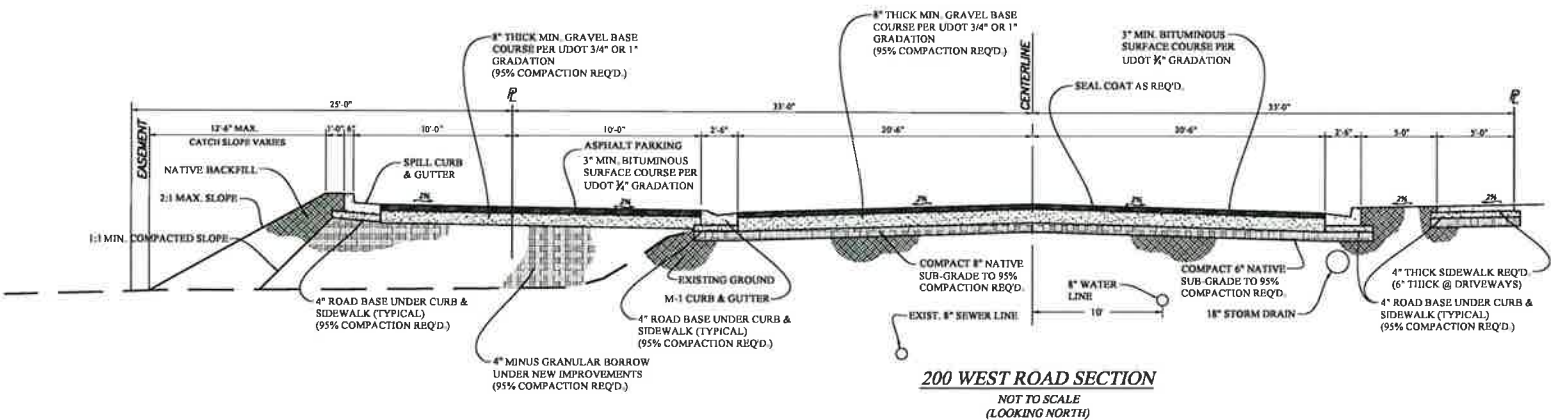
SEWER MAINS: SDR-35 PVC
WATER MAINS: C900 PVC DR-14
STORM DRAINAGE: RCP CLASS III IN STREET AREAS; HDPE OUTSIDE PUBLIC RIGHTS-OF-WAY.

STRUCTURAL SECTION:

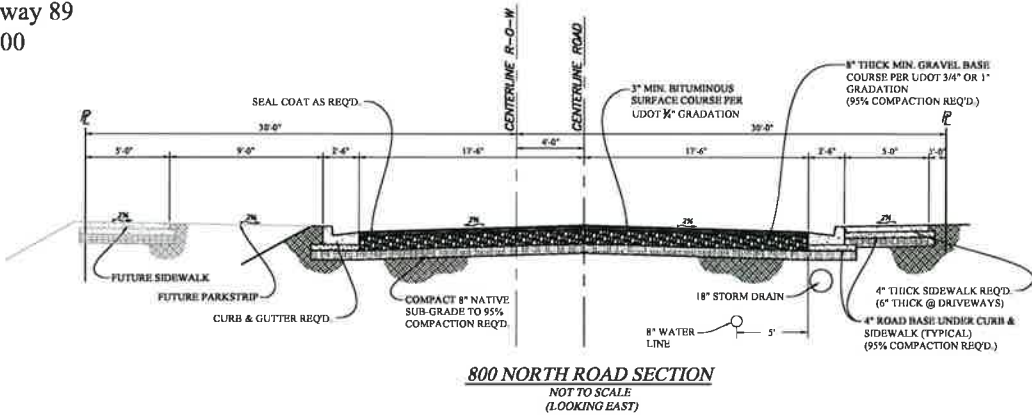
THE CITY MINIMUM STRUCTURAL SECTION IS SHOWN COMPRISED OF 3 INCHES ASPHALT, ON 8 INCHES ROADBASE, ON 8 INCHES OF COMPACTED NATIVE SUBGRADE. OWNER IS RESPONSIBLE TO CONFIRM ACTUAL NEEDED STRUCTURAL SECTION.

SHEET INDEX:

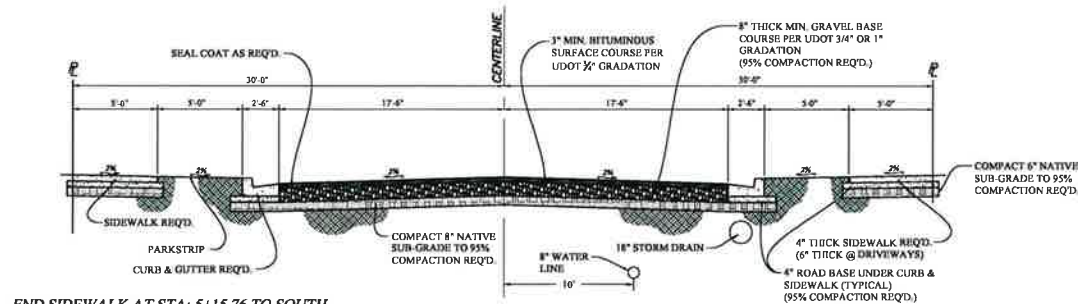
- 1....PROJECT DATA COVER SHEET
- 2....UTILITIES OVERVIEW
- 3....200 WEST P&P STA: 0+00 to STA: 7+50
- 4....200 WEST P&P STA: 7+50 to STA: 13+50
- 5....800 NORTH P&P STA: 0+00 to STA: 8+75
- 6a..800 NORTH P&P STA: 8+75 to STA: 16+50
- 6b..800 NORTH P&P STA: 16+75 to Highway 89
- 7...100 WEST P&P STA: 0+00 to STA: 9+00
- 8....UDOT
- 9....SWPPP PLAN



200 WEST ROAD SECTION
NOT TO SCALE
(LOOKING NORTH)



800 NORTH ROAD SECTION
NOT TO SCALE
(LOOKING EAST)



100 WEST ROAD SECTION
NOT TO SCALE
(LOOKING NORTH)

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractors research, and others not of record or not shown on these plans.

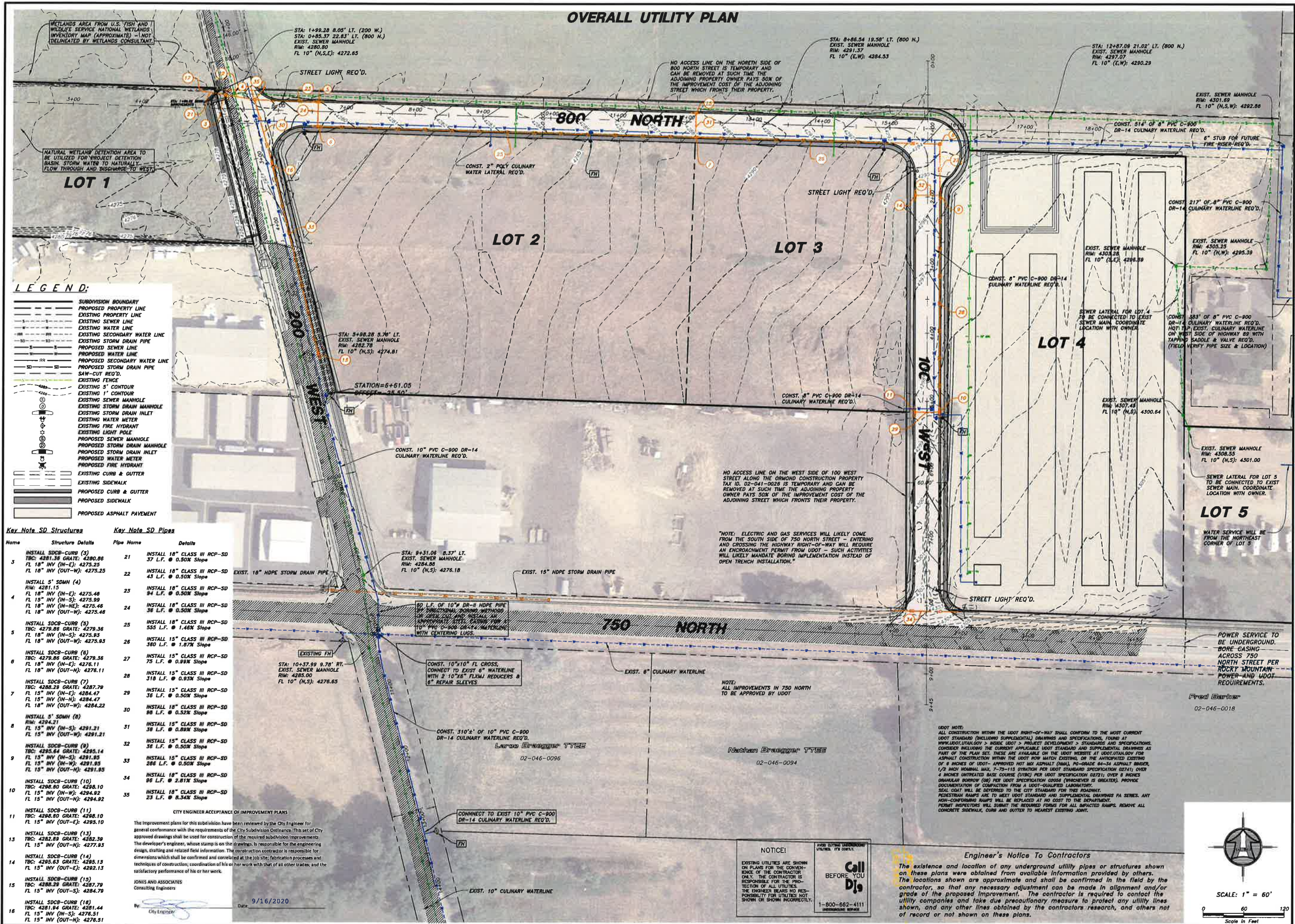


CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS
The improvement plans for this subdivision have been reviewed by the City Engineer for general conformance with the requirements of the City Subdivision Ordinance. This set of City approved drawings shall be used for construction of the required subdivision improvements. The developer's engineer, whose stamp is on the drawings, is responsible for the engineering design, drafting and related field information. The construction contractor is responsible for dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of his or her work with that of all other trades; and the satisfactory performance of his or her work.

JONES AND ASSOCIATES
Consulting Engineers
By: [Signature] Date: 9/16/2020

Hansen & Associates, Inc. Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.hansen.net Brigham City, Ogden (435) 723-3491 (801) 399-4905 (435) 752-4272 Celebrating over 60 Years of Business		Revision	
By	Date	Ne	Re
PROJECT DATA COVER SHEET FOR BAILEY V PROPERTIES Willard City, Box Elder County, Utah A Part of the Southwest Quarter of Section 14 and A Part of the Northwest Quarter of Section 25, Township 8 North, Range 2 West, S.L.B.&M.			
Drawn By: M&J	Date: 09/02/20	Designed By:	
Checked By:		Approved By:	
Scale: 1" = 20'		Drawing File: 18-104 V15.DWG	
JOB NUMBER: 18-104			
Sheet	1		
of	9		
Sheets			

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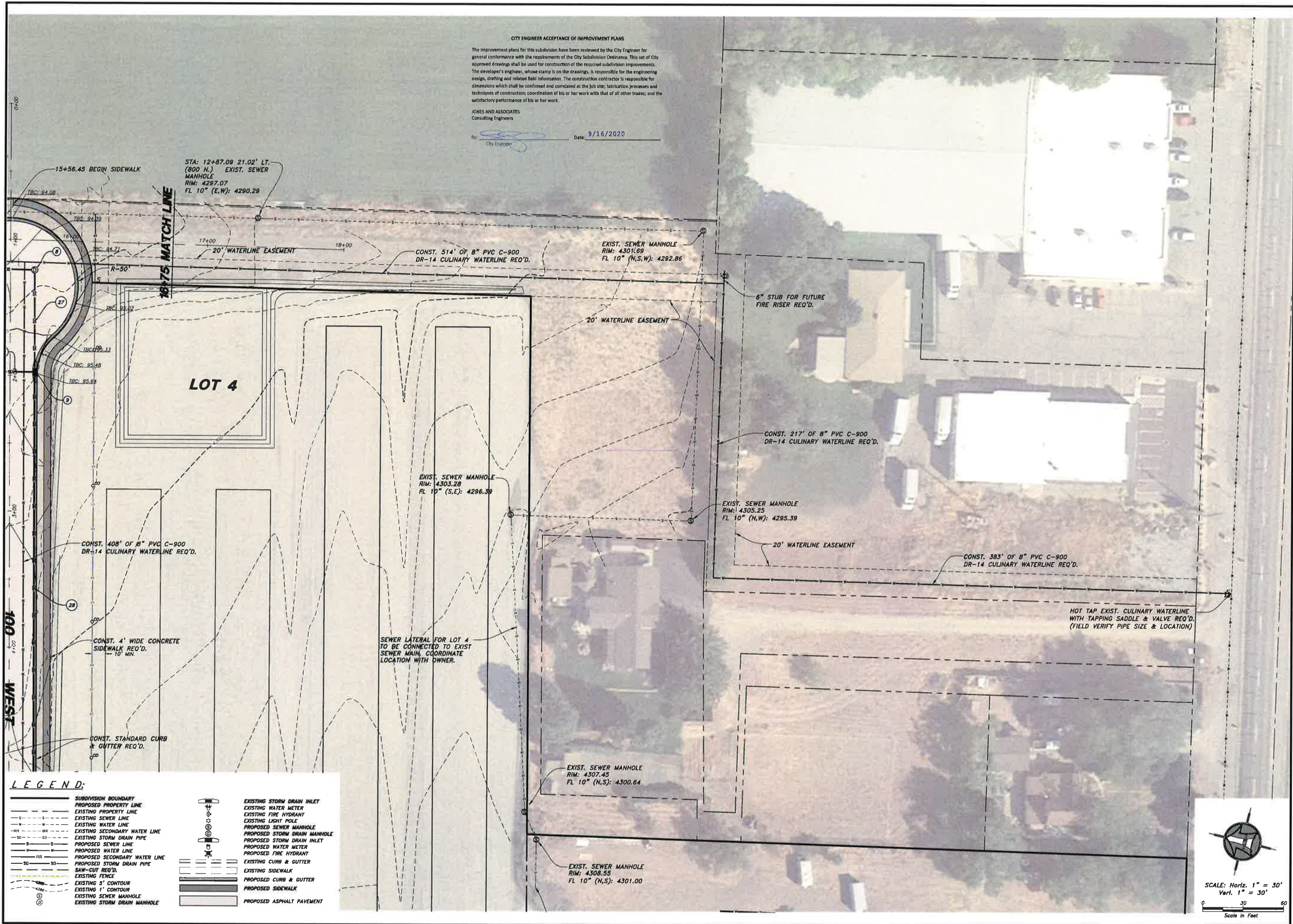
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Logan
Brigham City
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Celebrating over 60 Years of Business

BAILEY V PROPERTIES
Willard City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 14 and
A Part of the Northwest Quarter of Section 23,
Township 4 North, Range 2 West, S.L.B.&W.

Drawn By: MBJ Date: 09/02/20
Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 18-104 V15.DWG
JOB NUMBER: 18-104

Sheet
2
of
9
Sheets

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PLAN AND PROFILE FOR
BAILEY V PROPERTIES

Willard City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 14 and
A Part of the Northwest Quarter of Section 23,
Township 8 North, Range 2 West, S.L.B.&M.

Sheet

6b

of

9

Sheets

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Drawn By: MBJ Date: 09/02/20
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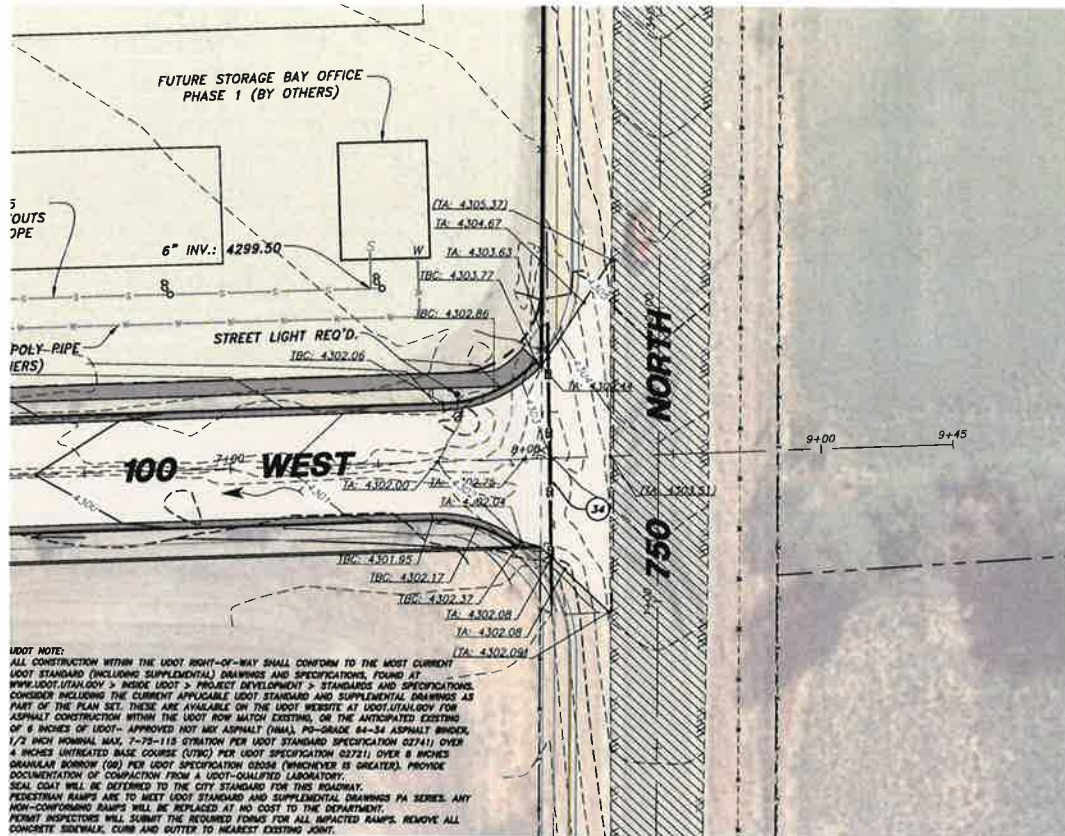
Revision

By

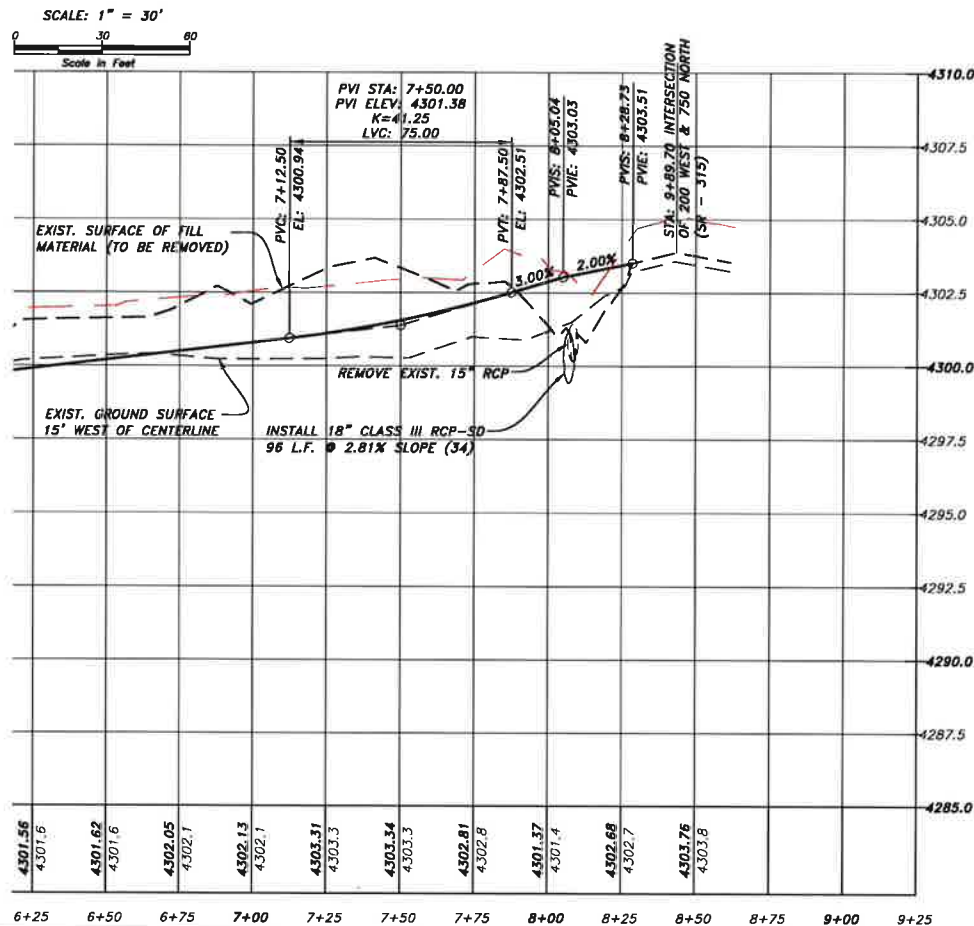
Date

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ALIGNMENT AT ENTRY



BAILEY V PROPERTIES

UDOT ENTRY PLAN

GENERAL NOTES:

1. ALL WORK WITHIN THE UDOT RIGHT OF WAY SHALL COMPLY WITH UDOT STANDARDS AND CONSTRUCTED BY A UDOT BONDABLE CONTRACTOR. AN ONLINE ENCROACHMENT PERMIT WILL NEED TO BE OBTAINED BY THE CONTRACTOR BEFORE WORKING IN THE UDOT RIGHT OF WAY.

NOTES FOR CONSTRUCTION WITHIN STATE HIGHWAY RIGHT-OF-WAY:

1. CONSTRUCTION WITHIN UDOT'S RIGHT-OF-WAY SHALL MEET UDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH SAID SPECIFICATIONS.

2. CONTRACTOR SHALL BE REQUIRED TO OBTAIN A UDOT ONLINE ENCROACHMENT PERMIT AS FOLLOWS:

- Go to www.udot.utah.gov
- Click "UDOT Permits" under the "Doing Business" Tab.
- Click "Apply Online".
- Register As a New Customer or Enter User Name and Password.
- Apply For Encroachment Permit.

3. CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO UDOT REGION ONE HEADQUARTERS FOR APPROVAL.

4. CONSTRUCTION SHALL NOT INHIBIT REGULAR TRAFFIC OPERATIONS.

6" PG GRADE BITUMINOUS ASPHALT
4" UNTREATED BASE COURSE
COMPACTED TO 95%
8" SUB-GRADE
COMPACTED TO 95%

ALL CONSTRUCTION WITHIN UDOT RIGHT OF
WAY SHALL CONFORM TO UDOT STANDARDS

TYPICAL PAVEMENT SECTION (WITHIN UDOT R.O.W.)

SCALE: NONE

GRADING LEGEND

EO = EDGE OF OIL
TA = TOP OF ASPHALT
TBC = TOP BACK OF CURB
EO = EXISTING ELEVATION
TC = TOP OF CONCRETE

NOTICE!

EXISTING UTILITIES ARE SHOWN
ON PLANS FOR THE CONVENI-
ENCE OF THE CONTRACTOR
ONLY. THE CONTRACTOR IS
RESPONSIBLE FOR THE PRO-
TECTION OF ALL UTILITIES.
THE ENGINEER BEARS NO RES-
PONSIBILITY FOR UTILITIES NOT
SHOWN OR SHOWN INCORRECTLY.

**Call
DJs**
1-800-552-4111
UDOT/UTAH SERVICE

Engineer's Notice To Contractors

The existence and location of any underground utility pipes or structures shown on these plans were obtained from available information provided by others. The locations shown are approximate and shall be confirmed in the field by the contractor, so that any necessary adjustment can be made in alignment and/or grade of the proposed improvement. The contractor is required to contact the utility companies and take due precautionary measure to protect any utility lines shown, and any other lines obtained by the contractor's research, and others not of record or not shown on these plans.

LEGEND:

---	SUBDIVISION BOUNDARY	---	EXISTING STORM DRAIN INLET
---	PROPOSED PROPERTY LINE	---	EXISTING WATER METER
---	EXISTING PROPERTY LINE	---	EXISTING FIRE HYDRANT
---	EXISTING SEWER LINE	---	EXISTING LIGHT POLE
---	EXISTING WATER LINE	---	PROPOSED SEWER MANHOLE
---	EXISTING SECONDARY WATER LINE	---	PROPOSED STORM DRAIN MANHOLE
---	EXISTING STORM DRAIN PIPE	---	PROPOSED WATER METER
---	PROPOSED SEWER LINE	---	PROPOSED FIRE HYDRANT
---	PROPOSED WATER LINE	---	EXISTING CURB & GUTTER
---	PROPOSED SECONDARY WATER LINE	---	EXISTING SIDEWALK
---	PROPOSED STORM DRAIN PIPE	---	PROPOSED CURB & GUTTER
---	SAW-CUT REQ'D.	---	PROPOSED SIDEWALK
---	EXISTING FENCE	---	PROPOSED ASPHALT PAVEMENT
---	EXISTING 5' CONTOUR		
---	EXISTING 1' CONTOUR		
---	EXISTING SEWER MANHOLE		
---	EXISTING STORM DRAIN MANHOLE		

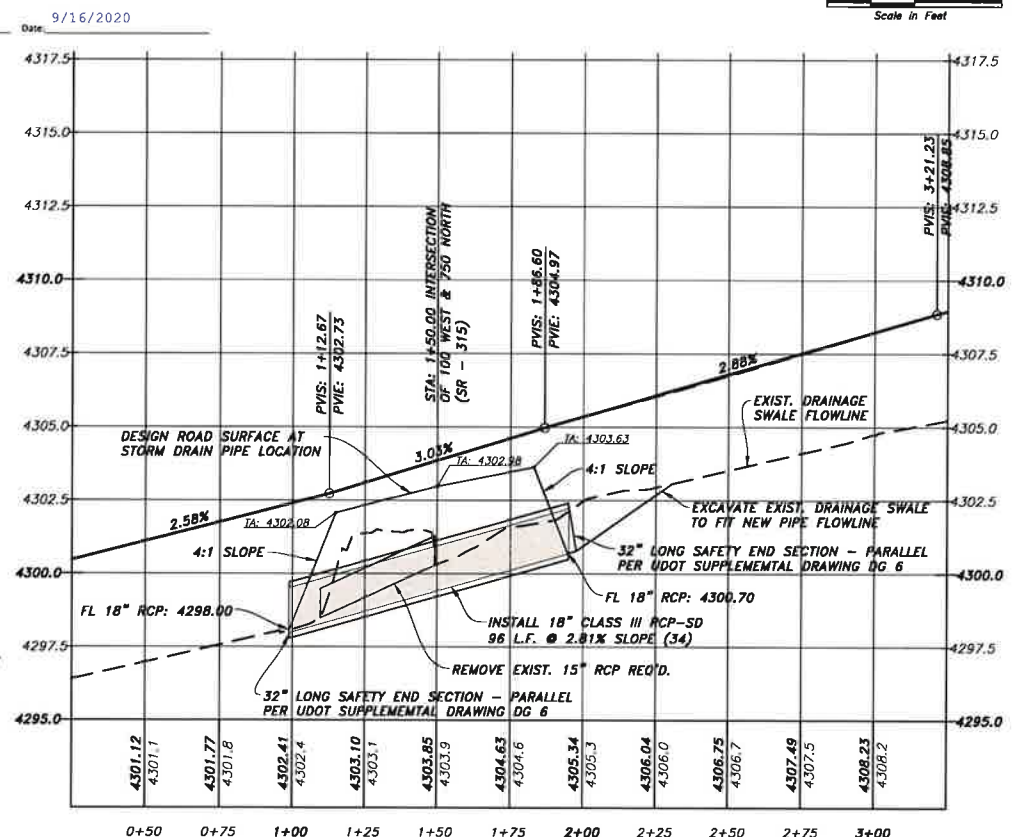
CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

The improvement plans for this subdivision have been reviewed by the City Engineer for general conformance with the requirements of the City Subdivision Ordinance. This set of City approved drawings shall be used for construction of the required subdivision improvements. The developer's engineer, whose stamp is on the drawings, is responsible for the engineering design, drafting and related field information. The construction contractor is responsible for dimensions which shall be confirmed and correlated at the job site; fabrication processes and techniques of construction; coordination of his or her work with that of all other trades; and the satisfactory performance of his or her work.

JONES AND ASSOCIATES
Consulting Engineers

By:  Date: 9/16/2020

ALIGNMENT AT DRAINAGE SWALE



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hansen.net
Brigham City, Utah 84302
(435) 733-3481 (fax) 733-3481
Celebrating over 60 Years of Business

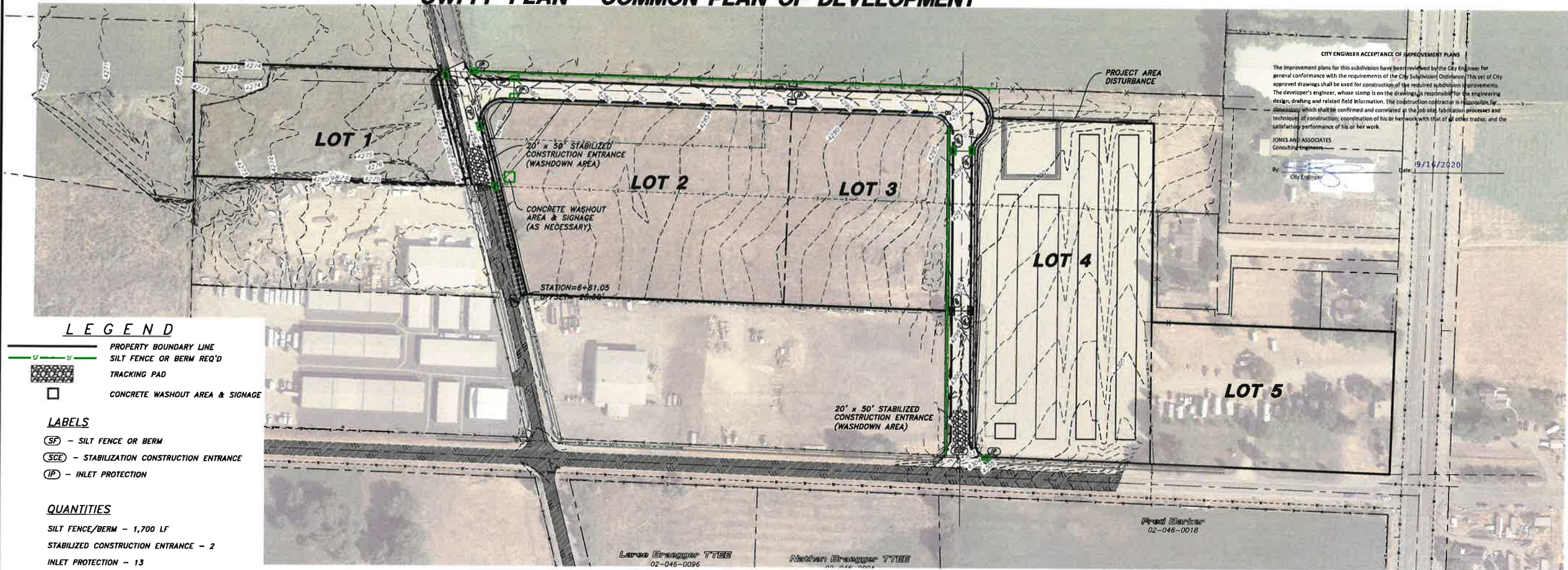
HANSEN

Drawn By: MBJ Date: 09/02/20
Designed By: 
Checked By: 
Approved By: 
Scale: 1" = 20'
Drawing File: 18-104 V15.DWG
JOB NUMBER: 18-104

BAILEY V PROPERTIES
Willard City, Box Elder County, Utah
A Part of the Southeast Quarter of Section 14 and
A Part of the Northwest Quarter of Section 23,
Township 8 North, Range 2 West, S.L.B.M.

Sheet
8
of
9
Sheets

SWPPP PLAN - COMMON PLAN OF DEVELOPMENT



OVERVIEW:

THE PROJECT CONSISTS OF STREET AND UTILITY INSTALLATION FOR A (5) FIVE LOT COMMERCIAL DEVELOPMENT. GRADING WORK IS ALSO REQUIRED IN THE CONSTRUCTION OF THE ROAD AND CURB & GUTTER. DRAINAGE FROM ON-SITE ACTIVITY IS TO BE INTERCEPTED BY THE SILT FENCE/BERM ALONG THE NORTH AND WEST BOUNDARIES OF THE PROJECT. CONCRETE WASHOUT AREA IS LOCATED NEAR THE ENTRANCE/EXIT.

MAINTENANCE/RECORD-KEEPING:

STRICT RECORD KEEPING IS IMPERATIVE. THE PROJECT WILL BE STATE-PERMITTED BUT PARTICULARLY UNDER THE AUSPICES OF WILLARD CITY. KEEP INSPECTION REPORTS FORMS/FORMAT AS MANDATED BY WILLARD CITY. A THOROUGH INSPECTION OF THE SWPPP MUST BE CONDUCTED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT THAT CAUSES SURFACE EROSION. MAINTENANCE AND/OR MODIFICATIONS TO EROSION MEASURES MUST BE COMPLETED IN A TIMELY MANNER, BUT IN NO CASE MORE THAN 7 CALENDAR DAYS AFTER THE INSPECTION. THE ENFORCEMENT AGENCY IS WILLARD CITY, WHO ADMINISTERS AND ENFORCES STORMWATER POLLUTION PREVENTION PLANS LOCALLY. STORMWATER MANAGEMENT ASPECTS AND PROCEDURES MAY BE MODIFIED BY PERMITTEE (AND/OR OFFICIAL REPRESENTATIVE) UPON OBTAINING WILLARD CITY APPROVAL.

CONCRETE WASHOUT AREA NOTES:

INSTALLATION: PROPER SIGNAGE SUCH AS "CONCRETE WASHOUT" SHALL BE PLACED NEAR CONCRETE WASHOUT FACILITIES. A CONTINUOUS ONE-FOOT TALL COMPACTED EARTH BERM SHALL BE PLACED ON THREE SIDES OF THE EXCAVATED PIT. THE BOTTOM OF THE EXCAVATED PIT MUST BE PROVEN TO BE AT LEAST 5 VERTICAL FEET ABOVE GROUNDWATER OR THE PIT MUST BE LINED WITH A CLAY OR SYNTHETIC LINER DESIGNED TO CONTROL SEEPAGE.

MAINTENANCE: THE FACILITIES SHALL BE MAINTAINED IN GOOD CONDITION TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY OPERATIONS AT THE PROJECT SITE. HARDENED CONCRETE SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE THE PIT IS 75 PERCENT FULL AND AS NEEDED. WASTE SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ANY APPLICABLE REGULATIONS.

NOTE: ADDING SOLVENTS, FLOCCULENTS, OR ACID TO THE WASHWATER IS PROHIBITED.

LOCATION:

LOCATION: WILLARD CITY, BOX ELDER COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 14
AND A PART OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 8 NORTH, RANGE 2 WEST, S.L.B.&M.

LATITUDE: 41°25'27" N LONGITUDE: 112°02'24" W
APPROXIMATE ELEVATION: 4285'

PROJECT DATA:

TAX ID #: 02-041-0049, 02-041-0052,
02-041-0053, 02-041-0055,
PARCEL ACREAGE: 22.722 ACRES

BRENT BAILEY
760 NORTH HIGHWAY 89
WILLARD CITY, UTAH

DISTURBED AREAS:

PROJECT AREA DISTURBANCE: 866,826 SQ. FT.
19.90 ACRES

IMPERVIOUS AREA: 118,980 SQ. FT.
2.73 ACRES

PERMEABLE AREA: 747,846 SQ. FT.
17.17 ACRES

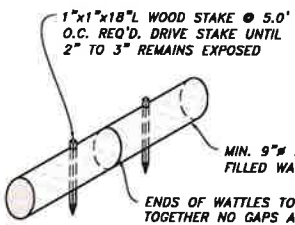
WEIGHTED COEFFICIENT: C = 0.26

SWPPP PHASING - ORDER OF WORK:

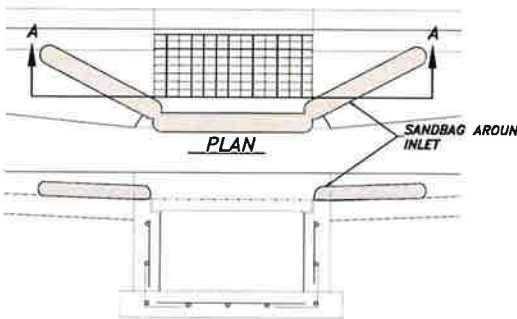
PHASE 1: CONSTRUCTION OF STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA AND SIGNAGE, SILT FENCES & BERMS.

PHASE 2: MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, CONCRETE WASHOUT AREA, SILT FENCES & BERMS, AND WATTLES DURING CONSTRUCTION AND SITE IMPROVEMENTS. INSTALL INLET PROTECTION UPON CONSTRUCTION OF CURB INLET BOXES.

PHASE 3: UPON ASPHALTING, REMOVE CONSTRUCTION ENTRANCE, WATTLES, INLET PROTECTION, AND TEMPORARY SILT FENCES & BERMS.



TYPICAL WATTLE/FILTER SOCK
NOT TO SCALE



SECTION A
CURB INLET PROTECTION DETAIL
NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE NOTES:

INSTALLATION/APPLICATION CRITERIA:

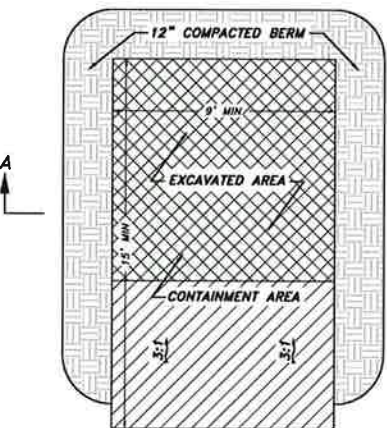
1. CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%.
2. COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN FOR MORE THAN 3 MONTHS)
3. PLACE COARSE AGGREGATE, 3" TO 6" IN SIZE, TO A MINIMUM DEPTH OF 8".

LIMITATIONS:

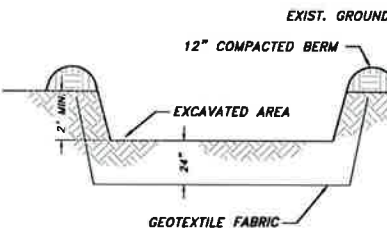
1. REQUIRES PERIODIC TOP DRESSING WITH ADDITIONAL STONES.
2. SHOULD BE USED IN CONJUNCTION WITH STREET SWEEPING ON ADJACENT PUBLIC RIGHT-OF-WAY.

MAINTENANCE:

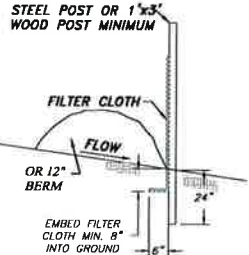
1. INSPECT DAILY FOR LOSS OF GRAVEL OR SEDIMENT BUILDUP.
2. INSPECT ADJACENT ROADWAY FOR SEDIMENT DEPOSIT AND CLEAN BY SWEEPING OR SHOVELING.
3. REPAIR ENTRANCE AND REPLACE GRAVEL AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
4. EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE TRAFFIC AND PREVENT EROSION AT DRIVEWAYS.



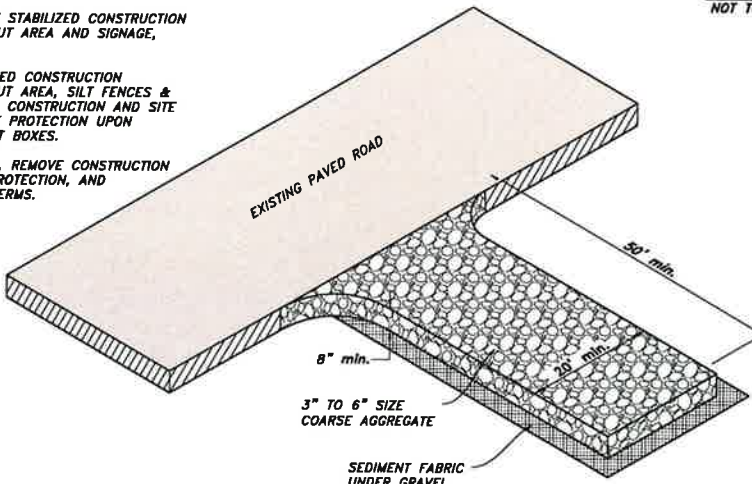
PLAN VIEW



CROSS SECTION A-A
CONCRETE WASHOUT AREA
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION CONTROL PLAN FOR

BAILEY V PROPERTIES

Willard City, Box Elder County, Utah
A Part of the Southwest Quarter of Section 14 and
A Part of the Northwest Quarter of Section 23,
Township 8 North, Range 2 West, S.L.B.&M.

Drawn By: MEJ Date: 09/02/20

Designed By: [Signature]

Checked By: [Signature]

Approved By: [Signature]

Scale: 1" = 20'

Drawing File: 18-104 V15.DWG

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Revision

No. Date By

Sheet 9 of 9 Sheets