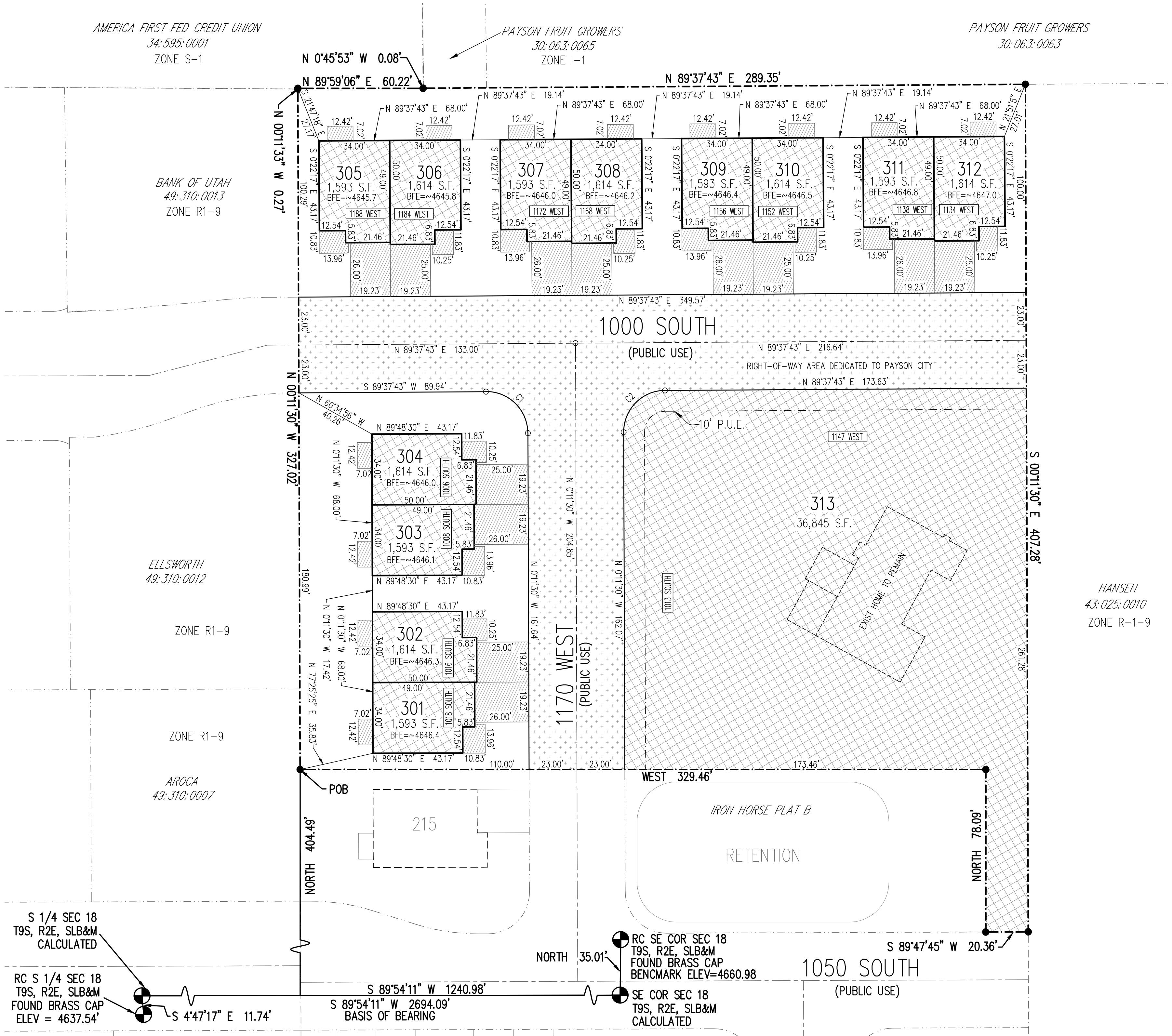


IRON HORSE - PLAT "C"

A PLANNED RESIDENTIAL COMMUNITY



VICINITY MAP

GENERAL NOTES:

- LOT OWNERS ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE HOME OWNERS ASSOCIATIONS. CC&R DOCUMENTS ACCOMPANY THIS PLAT.
- ALL BUILDING WALLS ARE PARALLEL WITH, OR AT A PERPENDICULAR ANGLE TO THE REFERENCE BEARING.
- ALL COMMON AREA IS A PUBLIC UTILITY EASEMENT.
- THE SUBDIVISION PLAT NEEDS TO BE STAKED IN THE FIELD USING A 5/8"x24" REBAR WITH A SURVEY CAP ON ALL LOT AND SUBDIVISION BOUNDARY CORNERS. CAP NEEDS TO INCLUDE THE BUSINESS NAME OR P.L.S. NAME FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE.

PLAT C TABULATIONS

TOTAL AREA:	116,286 S.F.	2.670 ACRES	100%
ROADWAY AREA:	24,617 S.F.	0.565 ACRES	21.2%
BUILDABLE LOT AREA:	56,087 S.F.	1.288 ACRES	48.2%
DRIVES/PORCHES	8,467 S.F.	0.194 ACRES	7.3%
OPEN SPACE	27,115 S.F.	0.622 ACRES	23.3%
TOTAL UNITS	13	---	---
AVERAGE LOT AREA USING TOTAL AREA:	8,945 S.F.	0.205 ACRES	---
AVERAGE LOT AREA USING BUILDABLE AREA:	4,314 S.F.	0.099 ACRES	---

PROPOSED ZONE: R-1-9, RESIDENTIAL WITH RMO-1 TWO-FAMILY RESIDENTIAL OVERLAY

FEMA FLOOD PLAIN

THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE WHICH IS THE 1% ANNUAL 100-YR FLOOD PLAIN WITH A BASE FLOOD ELEVATION DETERMINED IN THE NAVD88 VERTICAL DATUM. THE VERTICAL DATUM OF THIS SITE PLAN IS NAVD29 WHICH PUTS THE BASE FLOOD ELEVATIONS 3.5' LOWER IN COMPARISON. BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN HAVE BEEN ADJUSTED TO THE NAVD29 DATUM.
MAP NUMBER: 49049C0744F, REVISED PRELIMINARY JANUARY 30, 2018.

BUILDINGS SHALL BE AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION (BFE). THE LOWEST ELEVATION OF A PROPOSED BUILDING IN THIS PHASE IS 4646.7. NO BASEMENTS ARE ALLOWED.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	31.48	90°10'47"	28.33	S 45°16'53" E
C2	20.00	31.35	89°49'13"	28.24	N 44°43'6" E

DOMINION ENERGY COMPANY

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 1-800-366-6532

Approved this _____ day of _____, 20____

Dominion Energy Company By: _____ Title: _____

FIRE CHIEF APPROVAL

Approved this _____ day of _____, 20____

By: _____ Title: Payson City Fire Chief

Surveyor's Seal

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE #6418780 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 IN LOTS, 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.

DATE

SURVEYOR (See Seal Below)

BOUNDARY DESCRIPTION

Beginning at a point located South 89°54'11" West along section line 1240.98 feet and North 404.49 feet from the Southeast Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian;

thence North 00°11'30" West along the easterly boundary of Payson Meadows Plat "A" a distance of 327.02 feet; thence along the southerly boundary of AFFCU Payson Subdivision the following two courses and distances: 1) North 00°11'33" West 0.27 feet, and 2) North 89°59'06" East 60.22 feet; thence North 00°45'53" West 0.08 feet; thence North 89°37'43" East along a fence line 289.35 feet; thence South 00°11'30" East 407.28 feet; thence along the northerly boundary of Iron Horse Plat "B" the following three courses and distances: 1) South 89°47'45" W 20.36 feet, and 2) North 78.09 feet, and 3) West 329.46 feet to the point of beginning.

Area = 2.670 Acres

OWNER'S CERTIFICATE AND 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 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 _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

S.S.

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 PUBLIC COMMISSIONED IN UTAH

MY COMMISSION NO. _____

PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF PAYSON CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 _____, 20____

MAYOR

APPROVAL AS TO FORM

CITY ATTORNEY

APPROVED

ENGINEER (SEE SEAL BELOW)

ATTEST

CITY RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

DIRECTOR - SECRETARY

CHAIRPERSON, PLANNING COMMISSION.

PLAT "C"

IRON HORSE

A PLANNED RESIDENTIAL COMMUNITY

CONTAINING 13 UNITS AND 2.670 ACRES
LOCATED IN THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 9 SOUTH,
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CITY OF PAYSON, _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

City Recorder Seal

City Engineer Seal

Utah County Recorder Seal

IRON HORSE PHASE 3 FINAL PLANS

PLANNED RESIDENTIAL COMMUNITY

ADDRESS: 1130 SOUTH 1150 WEST

LOCATED IN SOUTHEAST CORNER OF SECTION 18
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M
PAYSON, UTAH

CONSTRUCTION NOTES:

1. THE CONSTRUCTION DETAILS WILL NEED TO BE CONSISTENT WITH THE RECOMMENDATIONS IDENTIFIED IN THE GEOTECHNICAL REPORT PREPARED FOR THE PROJECT. THE GEOTECHNICAL REPORT INCLUDES A SOILS REPORT AND PAVEMENT DESIGN THAT WILL NEED TO BE INCORPORATED ALONG WITH THE DESIGN GUIDELINES AND STANDARD SPECIFICATIONS OF PAYSON CITY.
3. LIMITS OF DISTURBANCE INCLUDES THE ENTIRE PROPERTY.
4. ALL IMPROVEMENTS MUST BE COMPLETED IN ACCORDANCE WITH THE ADOPTED REGULATIONS, AND POLICIES OF PAYSON CITY. ANY PROPOSED CHANGES TO THE PROJECT DRAWINGS DURING THE CONSTRUCTION PHASE MUST BE APPROVED BY PAYSON CITY BEFORE THE WORK IS COMPLETED.
5. PRIOR TO THE IMPROVEMENT OF THE SITE AND CONSTRUCTION OF ANY STRUCTURES, ALL DEBRIS AND WASTE, INCLUDING UNUSED CONSTRUCTION MATERIALS AND ASPHALT WILL NEED TO BE REMOVED FROM THE SITE AND MAY NOT BE USED AS FILL MATERIAL.
6. ALL CONSTRUCTION TO CONFORM TO PAYSON CITY OR APWA STANDARD DETAILS & SPECIFICATIONS.
7. THIS IS AN PLANNED RESIDENTIAL COMMUNITY. THEREFORE, THERE WILL BE AN HOA AND CC&Rs.

FEMA FLOOD PLAIN

THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE WHICH IS THE 1% ANNUAL 100-YR FLOOD PLAIN WITH A BASE FLOOD ELEVATION DETERMINED IN THE NAVD88 VERTICAL DATUM. THE VERTICAL DATUM OF THIS SITE PLAN IS NVGD29 WHICH PUTS THE BASE FLOOD ELEVATIONS 3.5' LOWER IN COMPARISON. BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN HAVE BEEN ADJUSTED TO THE NVGD29 DATUM.
MAP NUMBER: 49049C0744F, REVISED PRELIMINARY JANUARY 30, 2018.

BUILDINGS SHALL BE AT LEAST 1' ABOVE THE BASE FLOOD ELEVATION. THE LOWEST ELEVATION OF A PROPOSED BUILDING ON THIS SITE IS 4646.7. NO BASEMENTS ARE ALLOWED. A BASE FLOOD ELEVATION CERTIFICATE WILL NEED TO BE SUBMITTED PRIOR TO BUILDING EACH UNIT.

GENERAL SUBDIVISION NOTES

1. PROPOSED ZONE: R-1-9, RESIDENTIAL WITH RMO-1 TWO-FAMILY RESIDENTIAL OVERLAY
2. ALL CONSTRUCTION TO CONFORM TO PAYSON CITY STANDARDS AND SPECIFICATIONS.
3. ANY EXISTING WELLS ON THIS PROPERTY ARE TO BE ABANDONED & CAPPED BY A LICENSED WELL DRILLER.

WATER, SEWER, & STORM DRAIN DETAILS:

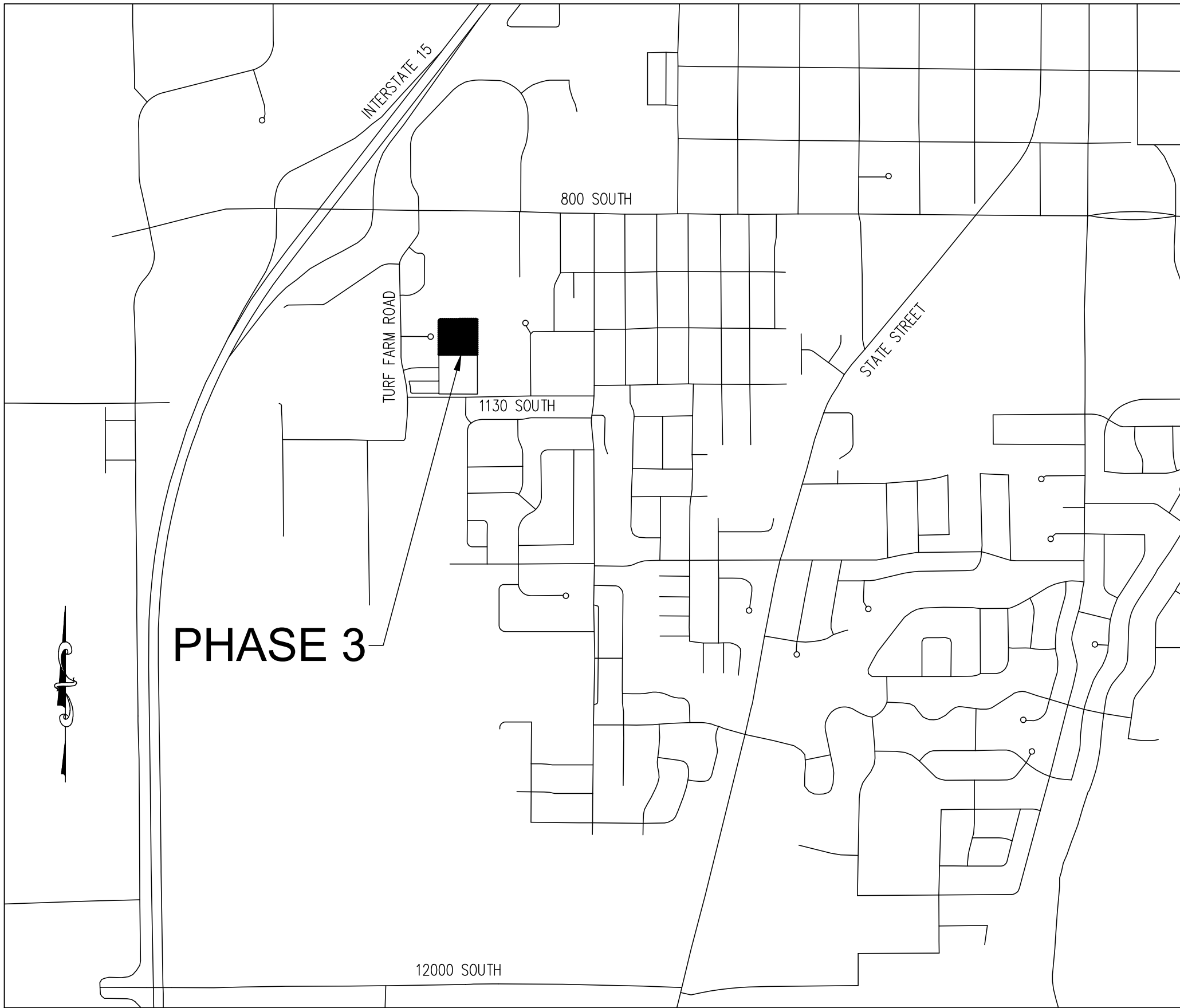
SEE PAYSON STANDARD DRAWINGS FOR DETAILS ON CULINARY & SECONDARY WATER, SEWER, AND STORM DRAIN.

PHASE 3 TABULATIONS

TOTAL AREA:	116,286 S.F.	2.670 ACRES	100%
ROADWAY AREA:	24,617 S.F.	0.565 ACRES	21.2%
BUILDABLE LOT AREA:	56,087 S.F.	1.288 ACRES	48.2%
DRIVES/PORCHES	8,467 S.F.	0.194 ACRES	7.3%
OPEN SPACE	27,115 S.F.	0.622 ACRES	23.3%
TOTAL UNITS	13	---	
AVERAGE LOT AREA USING TOTAL AREA:	8,945 S.F.	0.205 ACRES	
AVERAGE LOT AREA USING BUILDABLE AREA:	4,314 S.F.	0.099 ACRES	

PROPOSED ZONE: R-1-9, RESIDENTIAL WITH RMO-1 TWO-FAMILY RESIDENTIAL OVERLAY

VICINITY MAP



PROJECT PHASING:

THE ENTIRE SITE IS TO BE CONSTRUCTED IN THREE PHASES. THIS IS THE FINAL PHASE OF THE PROJECT.

WE ANTICIPATE CONSTRUCTION FOR PHASE 3 TO BEGIN IN LATE 2021 AND CONTINUE INTO 2022.

CIVIL SHEET INDEX

C1	TITLE SHEET
C2	OVERALL SITE/HORIZONTAL CONTROL PLAN
U1	WATER, SEWER, POWER, LIGHT & UTILITY PLAN
U2	PUBLIC SAFETY/FIRE & RESCUE PLAN
G1	GRADING & DRAINAGE PLAN
PP1	1000 SOUTH PLAN & PROFILE
PP2	1170 WEST PLAN & PROFILE
SWP1	EROSION CONTROL PLAN
D1	DETAIL SHEET
D2	DETAIL SHEET

ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
LP	LOW POINT
HP	HIGH POINT
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS 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 ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

OVERALL LEGAL DESCRIPTION

Beginning at a point located South 89°54'11" West along section line 890.23 feet and North 49.55 feet from the Southeast Corner of Section 18, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°49'00" West 349.57 feet; thence North 0°11'30" West 7.96 feet; thence South 89°47'49" West 243.26 feet; thence along the arc of a 15.00 foot radius curve to the right 23.00 feet through a central angle of 87°51'20" (chord bears North 46°16'31" West 20.81 feet); thence along the arc of a 441.00 foot radius curve to the left 67.05 feet through a central angle of 8°42'41" (chord bears North 6°42'12" West 66.99 feet); thence North 11°03'32" West 29.47 feet; thence North 89°45'35" East along the southerly boundary of Lot 4, Payson Meadows Plat "A" a distance of 91.41 feet; thence North 89°47'48" East along the southerly boundary of Lots 5 and 6 of said Payson Meadows Plat "A" a distance of 180.00 feet; thence North 0°11'30" West along the easterly boundary of said Payson Meadows Plat "A" a distance of 562.28 feet; thence along the southerly boundary of AFFCU Payson Subdivision the following two courses and distances: 1) North 0°11'33" West 0.27 feet, and 2) North 89°59'06" East 60.22 feet; thence North 0°45'53" West 0.08 feet; thence North 89°37'43" East along a fence line 289.35 feet; thence South 0°11'30" East 683.60 feet to the point of beginning.

Area = 6.135 Acres

GEOTECHNICAL ENGINEER:

EarthTec Engineering
1497 West 40 South
Lindon, Utah 840042
Phone: 801-225-5711

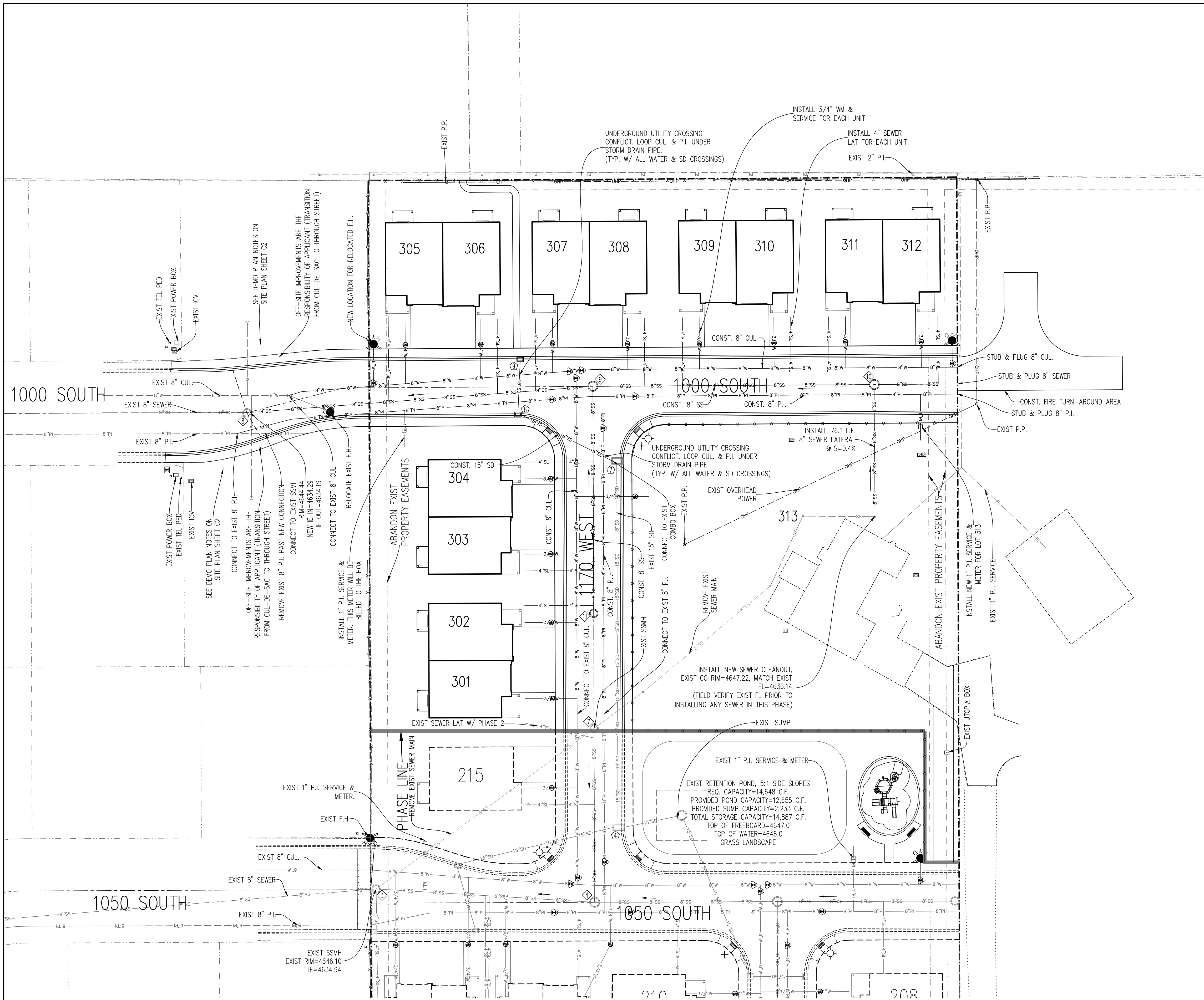
LAND SURVEYOR:



732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM



BENCH MARK		REVISIONS		Developer: SWIFT CREEK PROPERTIES		IRON HORSE - PHASE 3				
SOUTHEAST REFERENCE CORNER, SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4660.98 DATUM=NVGD29	Rev.	Date	Description		Rob McNeil Phone: 801-860-5500 Email: swiftcreekproperties@gmail.com EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	PAYSON		PLANNED RESIDENTIAL COMMUNITY		UTAH
	1	07/15/21	REVISED PER CITY COMMENTS			Drawn by:	G.J.Y.	TITLE SHEET	Scale:	NTS
						Designed by:	G.J.Y.		Date:	04/29/21
						Checked by:	D.W.P.		C1	



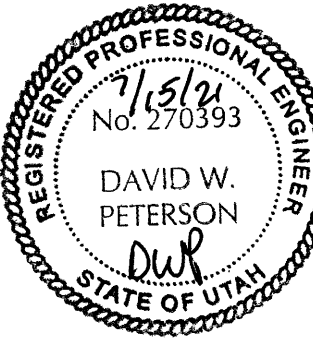
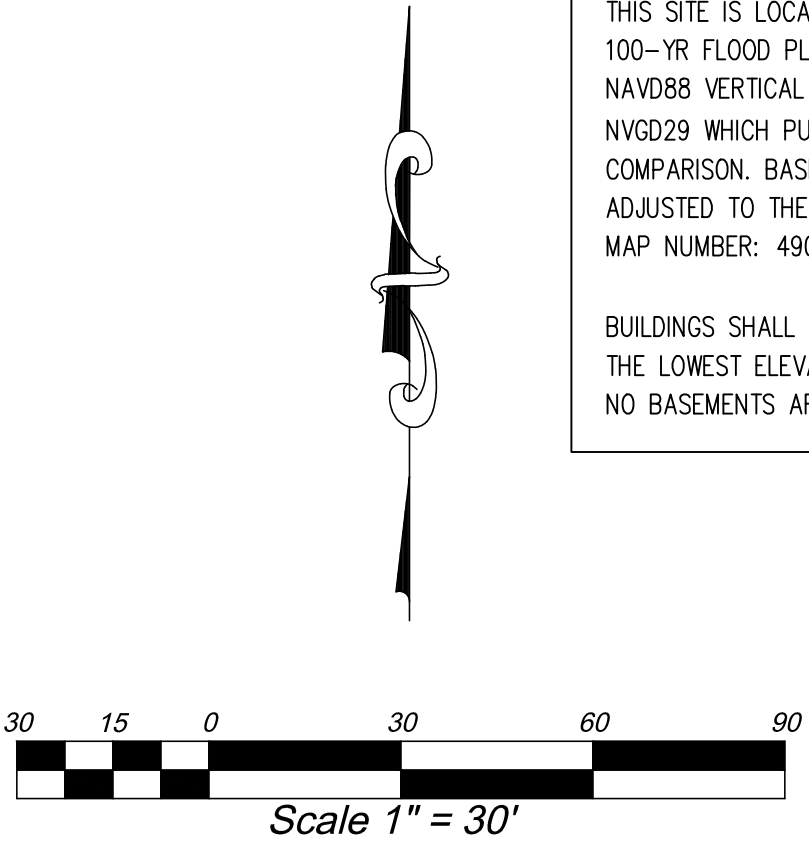
UTILITY LEGEND	
	STREET LIGHT
	FIRE HYDRANT
	CULINARY/P.I. WATER VALVE
	CULINARY WATER PVC C-900
	P.I. WATER PVC C-900
	SEWER PIPE PVC SDR-35
	STORM DRAIN PIPE ADS
	EDGE OF ASPHALT
	EXIST FENCE
	NEW FENCE
	OVERHEAD POWER LINE
	BURIED POWER LINE
	TELEVISION LINE
	TELEPHONE LINE
	GAS LINE
	SEWER LABEL (SEE PROFILE SHEETS)
	STORM DRAIN LABEL (SEE PROFILE SHEETS)

CONSTRUCTION NOTE
ALL CONSTRUCTION TO CONFORM TO PAYSON CITY OR APWA STANDARDS AND SPECIFICATIONS.

EASEMENT NOTE
ALL OPEN SPACE IS A PUBLIC UTILITY EASEMENT.

FEMA FLOOD PLAIN
THIS SITE IS LOCATED IN FEMA FLOOD ZONE AE WHICH IS THE 1% ANNUAL 100-YR FLOOD PLAIN WITH A BASE FLOOD ELEVATION DETERMINED IN THE NAVD88 VERTICAL DATUM. THE VERTICAL DATUM OF THIS SITE PLAN IS NVGD29 WHICH PUTS THE BASE FLOOD ELEVATIONS 3.5' LOWER IN COMPARISON. BASE FLOOD ELEVATIONS SHOWN ON THIS PLAN HAVE BEEN ADJUSTED TO THE NVGD29 DATUM.
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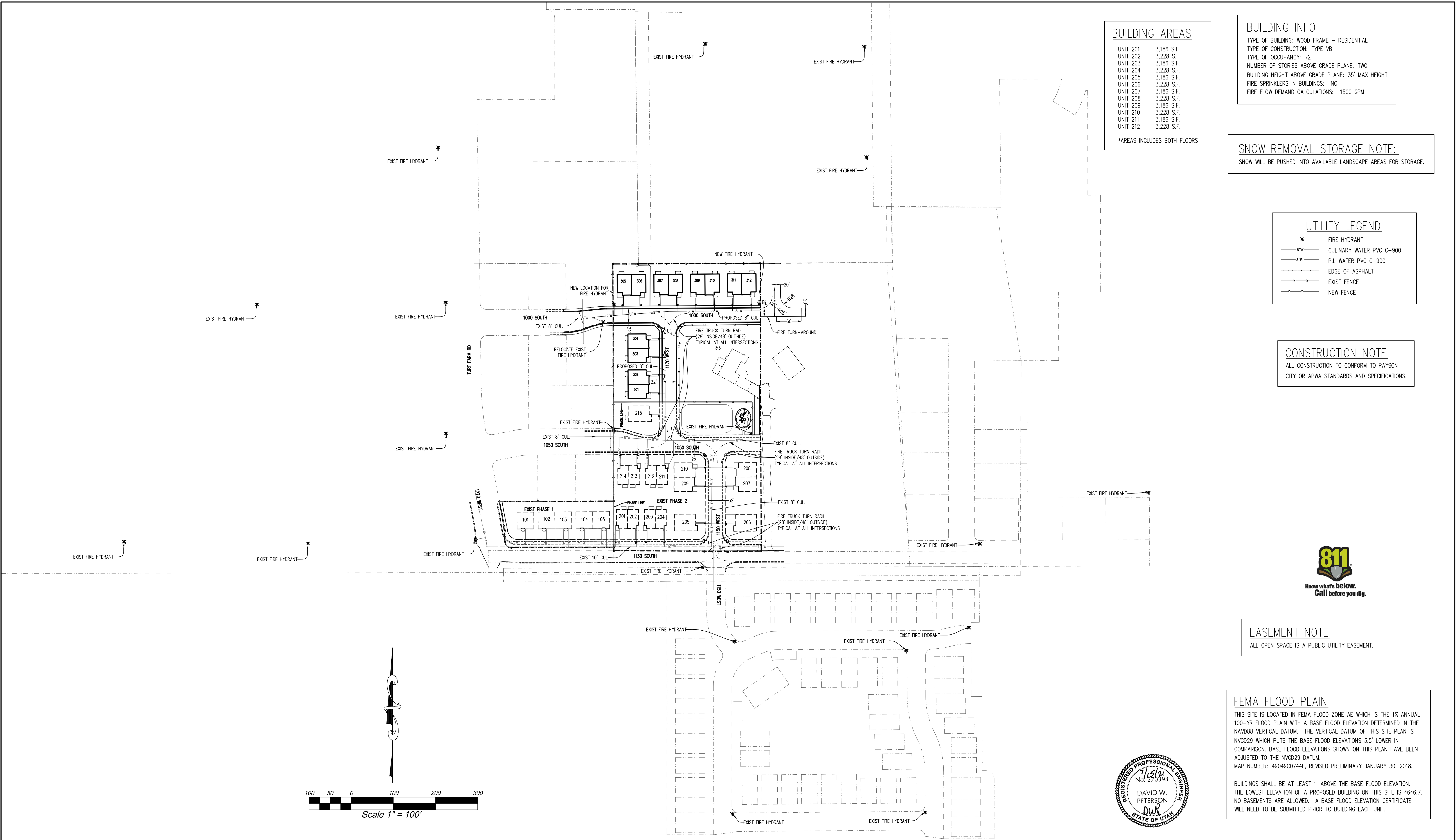


BENCH MARK		REVISIONS	
SOUTHEAST REFERENCE CORNER, SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4660.98 DATUM=NVGD29		Rev.	Date
		1	07/15/21
		REVISED PER CITY COMMENTS	

Developer: SWIFT CREEK PROPERTIES
Rob McNeil
Phone: 801-860-5500
Email: swiftcreekproperties@gmail.com

EXCE ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excecivil.com

IRON HORSE - PHASE 3		
PAYSON	PLANNED RESIDENTIAL COMMUNITY	UTAH
Drawn by: G.J.Y.	WATER, SEWER, POWER, LIGHT & UTILITY PLAN	Scale: 1"=30'
Designed by: G.J.Y.		Date: 04/29/21
Checked by: D.W.P.		U1



BUILDING AREAS	
UNIT 201	3,186 S.F.
UNIT 202	3,228 S.F.
UNIT 203	3,186 S.F.
UNIT 204	3,228 S.F.
UNIT 205	3,186 S.F.
UNIT 206	3,228 S.F.
UNIT 207	3,186 S.F.
UNIT 208	3,228 S.F.
UNIT 209	3,186 S.F.
UNIT 210	3,228 S.F.
UNIT 211	3,186 S.F.
UNIT 212	3,228 S.F.
*AREAS INCLUDES BOTH FLOORS	

BUILDING INFO	
TYPE OF BUILDING:	WOOD FRAME – RESIDENTIAL
TYPE OF CONSTRUCTION:	TYPE VB
TYPE OF OCCUPANCY:	R2
NUMBER OF STORIES ABOVE GRADE PLANE:	TWO
BUILDING HEIGHT ABOVE GRADE PLANE:	35' MAX HEIGHT
FIRE SPRINKLERS IN BUILDINGS:	NO
FIRE FLOW DEMAND CALCULATIONS:	1500 GPM

SNOW REMOVAL STORAGE NOTE:
SNOW WILL BE PUSHED INTO AVAILABLE LANDSCAPE AREAS FOR STORAGE.

UTILITY LEGEND	
✱	FIRE HYDRANT
— 8" W —	CULINARY WATER PVC C-900
— 8" P —	P.I. WATER PVC C-900
— — —	EDGE OF ASPHALT
— x —	EXIST FENCE
— o —	NEW FENCE

CONSTRUCTION NOTE
ALL CONSTRUCTION TO CONFORM TO PAYSON CITY OR APWA STANDARDS AND SPECIFICATIONS.



EASEMENT NOTE
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BENCH MARK		REVISIONS	
SOUTHEAST REFERENCE CORNER, SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4660.98 DATUM=NVGD29		Rev.	Date
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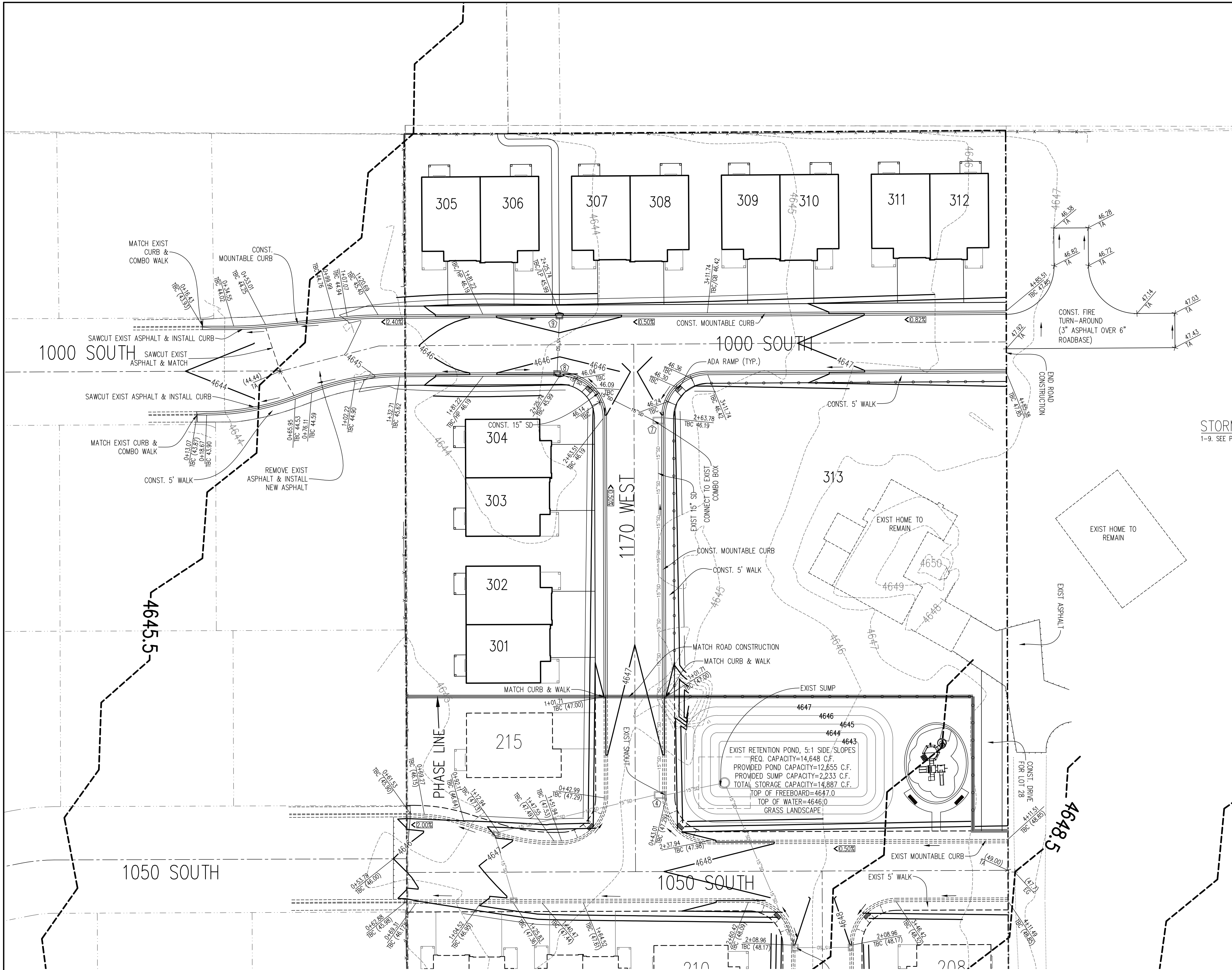
Developer: SWIFT CREEK PROPERTIES

Rob McNeil
Phone: 801-960-5500
Email: swiftcreekproperties@gmail.com

EXCEC ENGINEERING

David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excecivil.com

IRON HORSE - PHASE 3		
PAYSON	PLANNED RESIDENTIAL COMMUNITY	UTAH
Drawn by: G.J.Y.	PUBLIC SAFETY/ FIRE & RESCUE PLAN	Scale: 1"=100'
Designed by: G.J.Y.		Date: 04/29/21
Checked by: D.W.P.		U2



GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
	DIRECTION OF DRAINAGE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOOD PLAIN BASE ELEVATION
	STORM DRAIN LABEL (SEE PROFILE SHEETS)

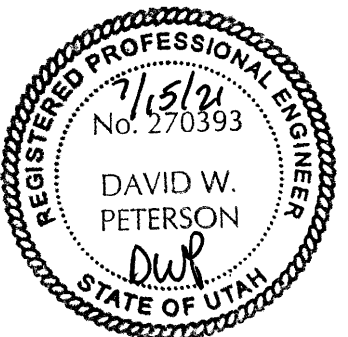
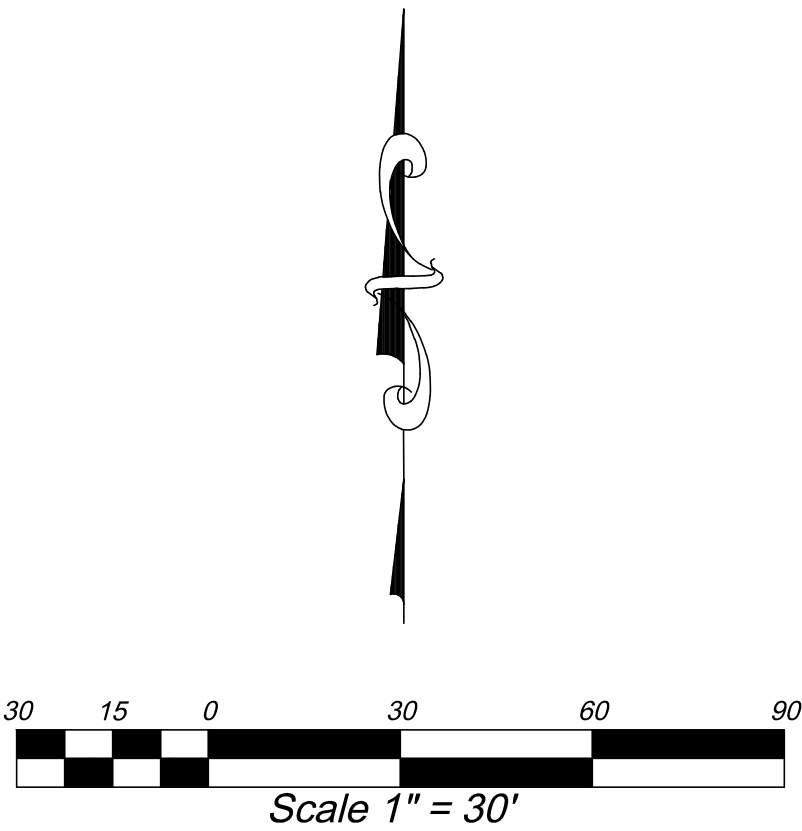
CONSTRUCTION NOTE
ALL CONSTRUCTION TO CONFORM TO PAYSON CITY OR APWA STANDARDS AND SPECIFICATIONS.

STORM DRAIN KEYED NOTES
1-9. SEE PROFILE SHEETS

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FEMA NOTE: PROPOSED BUILDINGS SHALL HAVE FINISHED FLOOR ELEVATION 12" ABOVE THE BFE.

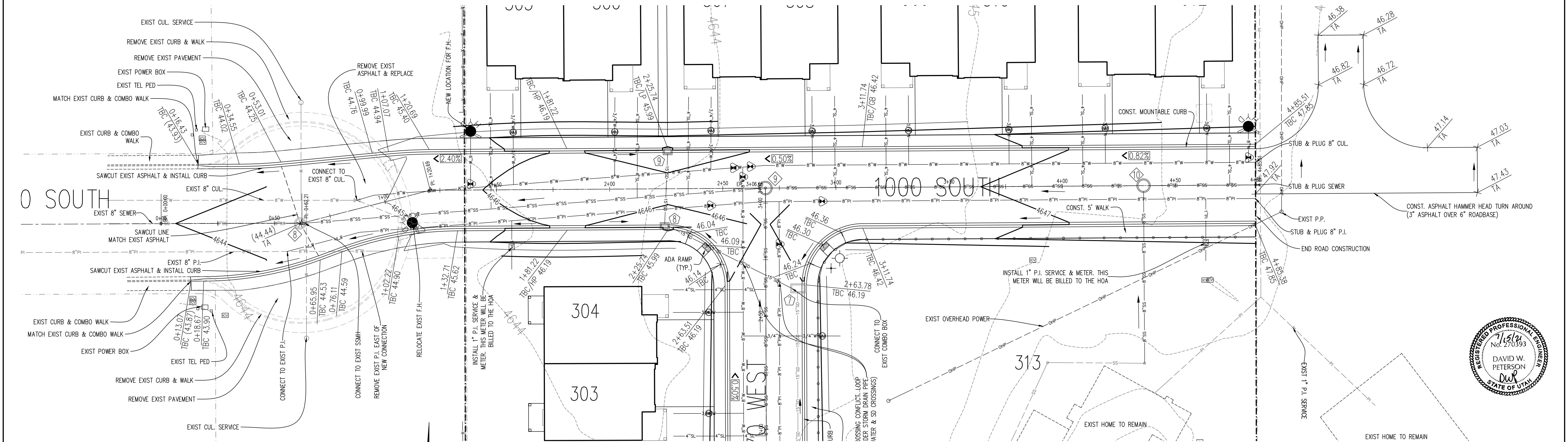
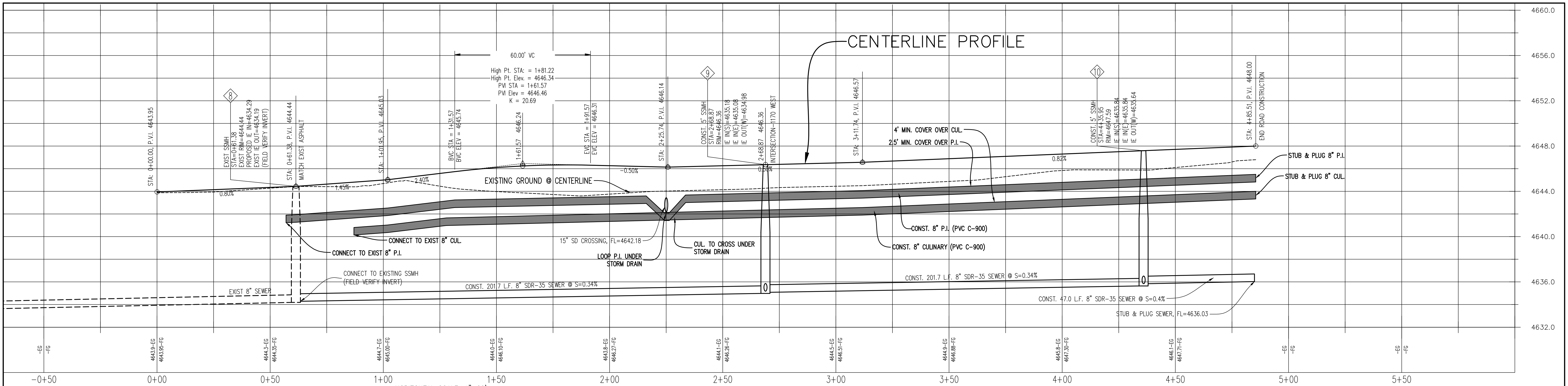


BENCH MARK		REVISIONS		
SOUTHEAST REFERENCE CORNER, SECTION 18, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4660.98 DATUM=NVGD29	Rev.	Date	Description	
	1	07/15/21	REVISED PER CITY COMMENTS	

Developer: SWIFT CREEK PROPERTIES
Rob McNeil
Phone: 801-960-5500
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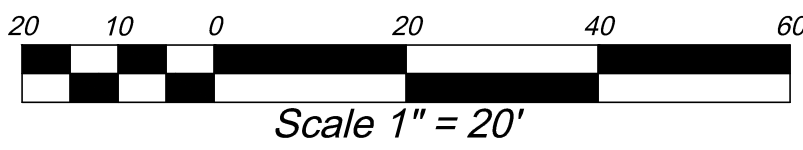
EXCEC ENGINEERING
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IRON HORSE - PHASE 3	
PAYSON PLANNED RESIDENTIAL COMMUNITY UTAH	
Drawn by: G.J.Y.	GRADING & DRAINAGE PLAN
Designed by: G.J.Y.	
Checked by: D.W.P.	
Scale: 1"=30'	Date: 04/29/21
G1	



1170 WEST
SEE SHEET PP2

1000 SOUTH PLAN & PROFILE



REVISIONS		
Rev.	Date	Description
1	07/15/21	REVISED PER CITY COMMENTS

Developer: SWIFT CREEK PROPERTIES
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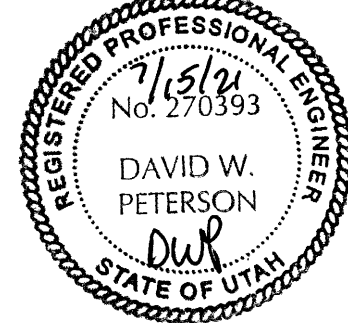
IRON HORSE - PHASE 3

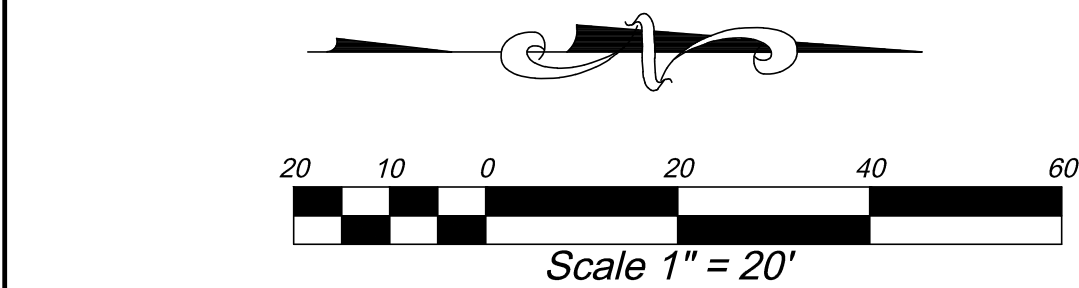
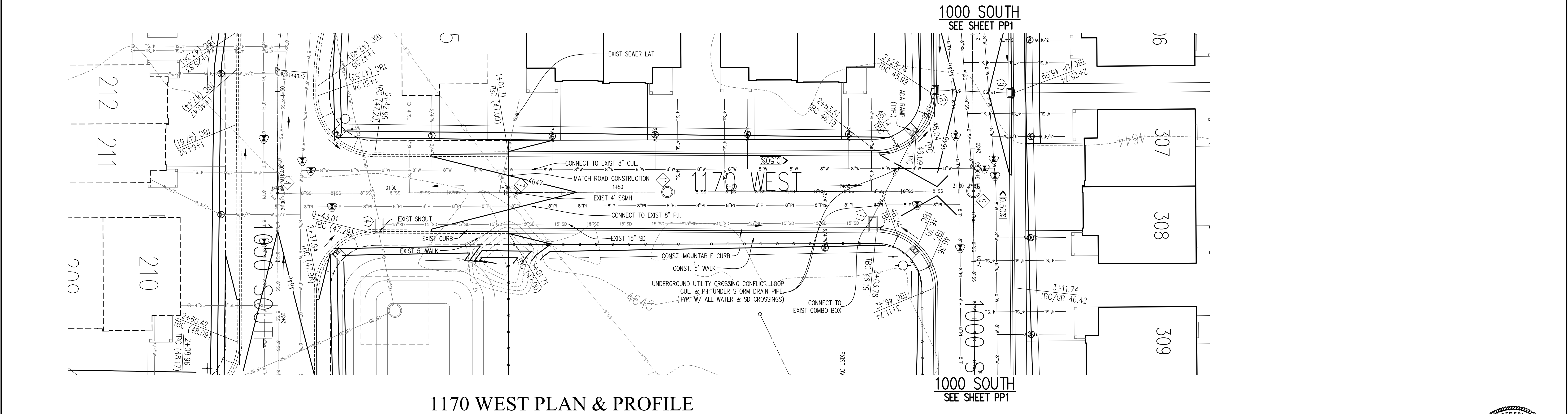
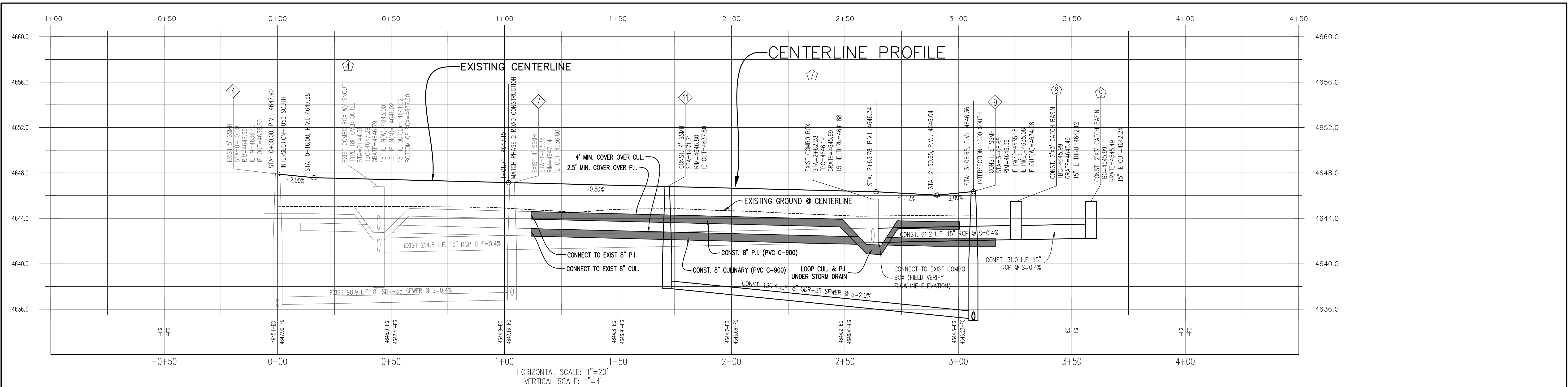
PAYSON PLANNED RESIDENTIAL COMMUNITY UTAH

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.

1000 SOUTH PLAN & PROFILE

Scale: 1" = 20'
Date: 04/29/21
PP1





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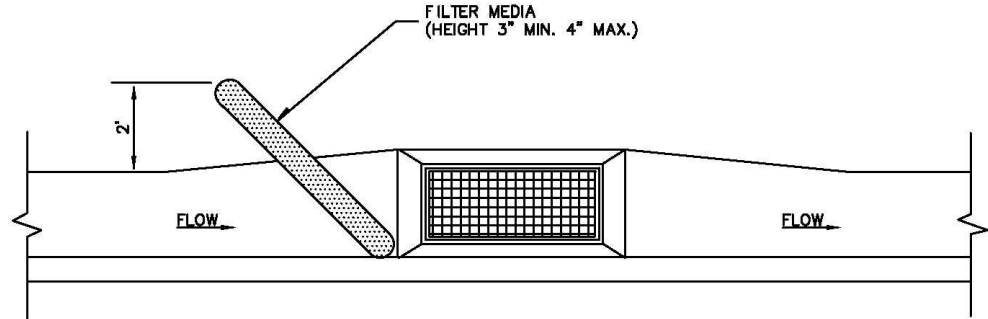
IRON HORSE - PHASE 3

PAYSON PLANNED RESIDENTIAL COMMUNITY UTAH

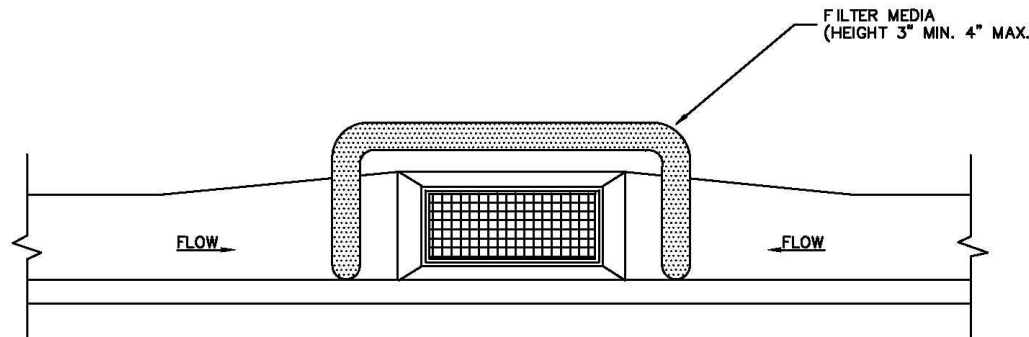
Drawn by: G.J.Y.	1170 WEST PLAN & PROFILE	Scale: 1"=20'
Designed by: G.J.Y.		Date: 04/29/21
Checked by: D.W.P.		PP2



NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection - gravel sock

Plan No.
124
Drawing 1 of 3

September 2006

11

BMP: Concrete Waste Management

CWM



OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout offsite, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

- High Impact
- Medium Impact
- Low or Unknown Impact

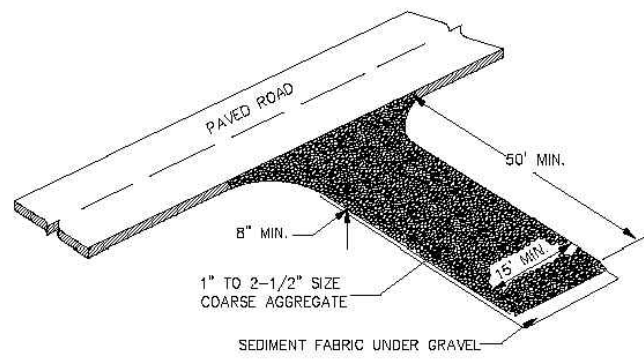
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

BMP: Stabilized Construction Entrance and Wash Area

SCEWA



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide seeding as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that waste water does not run off site.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion of driveways.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Flammable Materials
- Other Waste

- High Impact
- Medium Impact
- Low or Unknown Impact

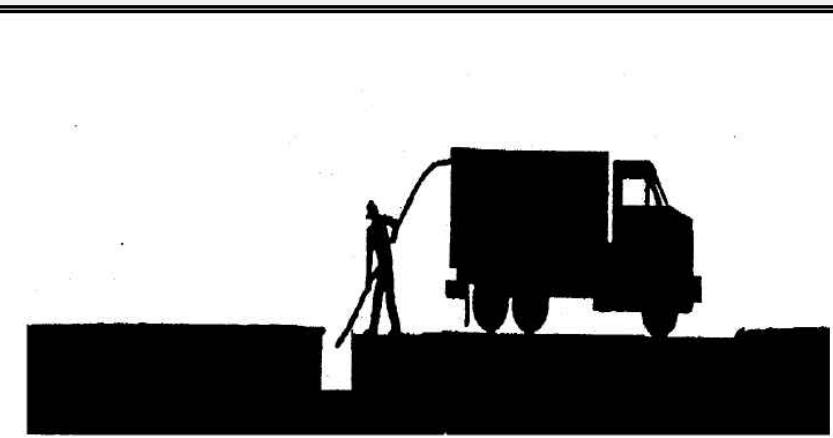
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

- High
- Medium
- Low

BMP: Catch Basin Cleaning

CBC



DESCRIPTION:

Maintain catch basin and stormwater inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basin's sediment trapping capacity. A catch basin is distinguished from a stormwater inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This information sheet focuses on the cleaning of accumulated sediments from catch basins.

APPROACH:

- Regular maintenance of catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the key to effective catch basins are:
 - At least annual inspections.
 - Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
 - Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
 - Keep accurate logs of the number of catch basins cleaned.
 - Record the amount of waste collected.

LIMITATIONS:

There are no major limitations to this best management practice.

MAINTENANCE:

- Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:
 - Annual/monthly inspection of public and private facilities to ensure structural integrity, a clean sump, and a stenciling of catch basins and inlets.
 - Keep logs of the number of catch basins cleaned.
 - Record the amount of waste collected.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

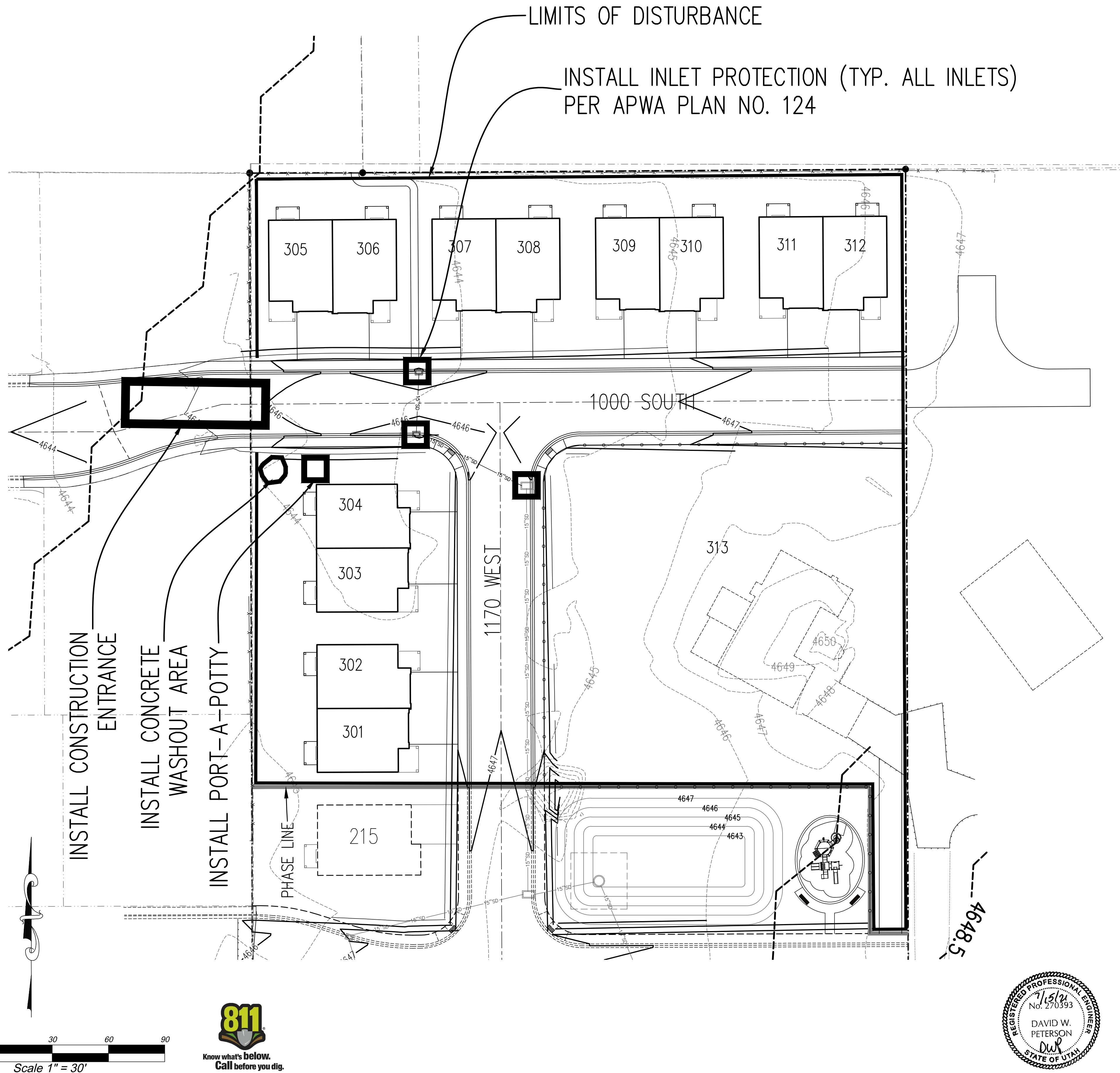
- Sediment
- Nutrients
- Heavy Metals
- Toxic Materials
- Oxygen Demanding Substances
- Oil & Grease
- Flammable Materials
- Bacteria & Viruses

- High Impact
- Medium Impact
- Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Regulatory
- Training
- Staffing
- Administrative

- High
- Medium
- Low



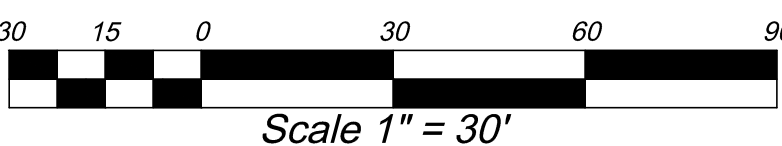
EROSION CONTROL PLAN NOTES:

- CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
- INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA.
- CONSTRUCT STORM DRAIN FACILITIES AND INSTALL INLET PROTECTION ON ALL INLETS AFTER INSTALLATION. SEE APWA PLAN NO. 124.
- THE SITE IS TO BE WATERED AT LEAST TWICE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
- CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE. SEE BMP CBC.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.

SWMP CERTIFICATION STATEMENT

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

PE STAMP, SIGN AND DATE



BENCH MARK

SOUTHEAST REFERENCE CORNER,
SECTION 18, TOWNSHIP 9 SOUTH, RANGE
2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4660.98
DATUM=NVGD29

REVISIONS

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IRON HORSE - PHASE 3

PAYSON PLANNED RESIDENTIAL COMMUNITY UTAH

Drawn by:

G.J.Y.

Designed by:

G.J.Y.

Checked by:

D.W.P.

**EROSION
CONTROL PLAN**

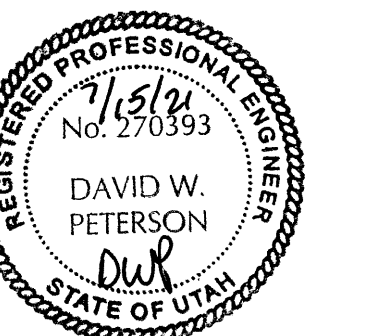
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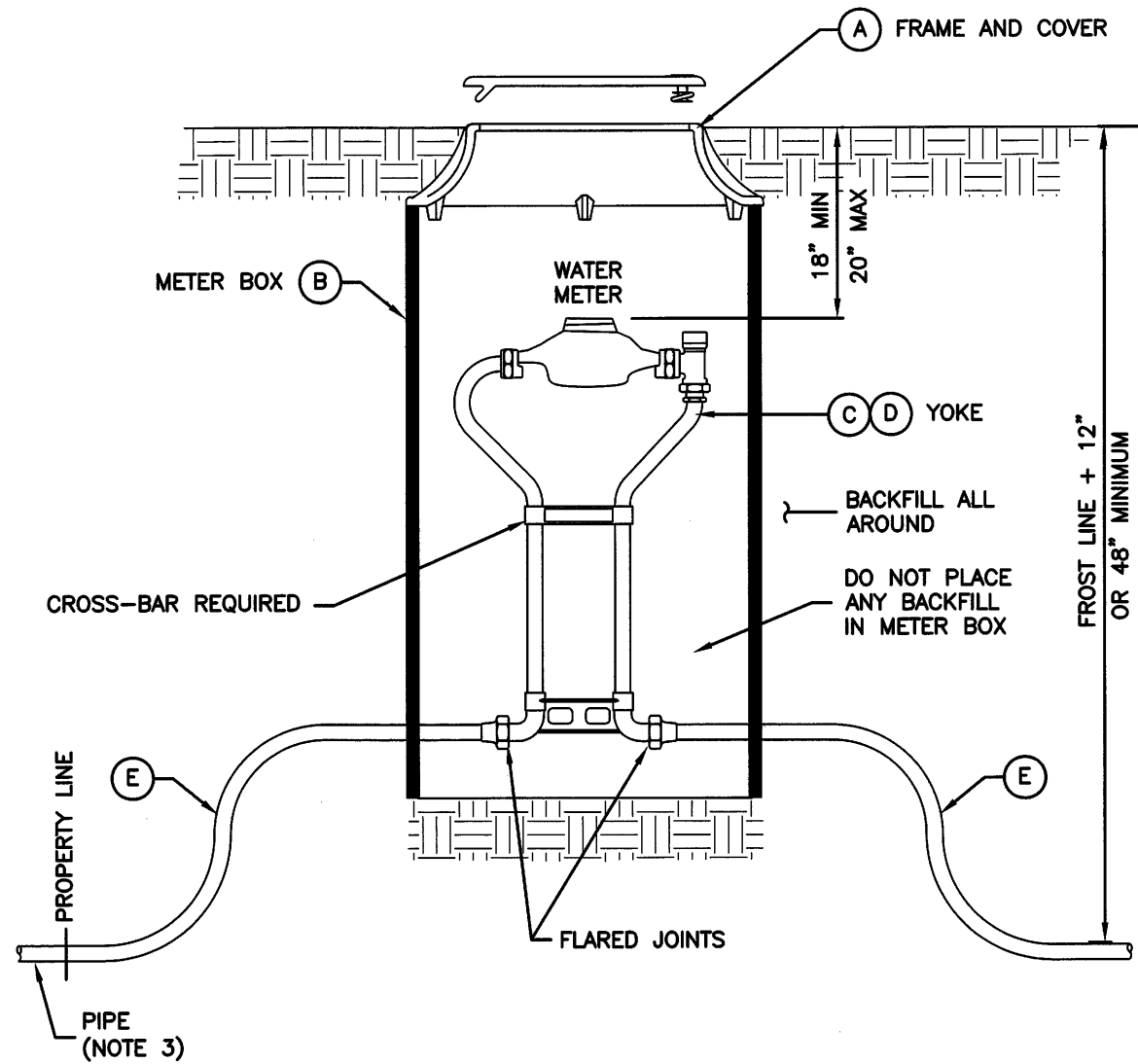
04/29/21

SWP1



3/4" and 1" meter

1. **GENERAL**
- A. In street surfaces or other vehicular traffic areas (like driveway approaches), Install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
- B. Before backfilling, secure inspection of installation by ENGINEER.
2. **PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
3. **EXECUTION**
- A. Meter Placement:
- 1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
- 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
- B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
- C. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
- D. Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
- E. Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.



SECTION

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
(B)		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)		COPPER PIPE	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

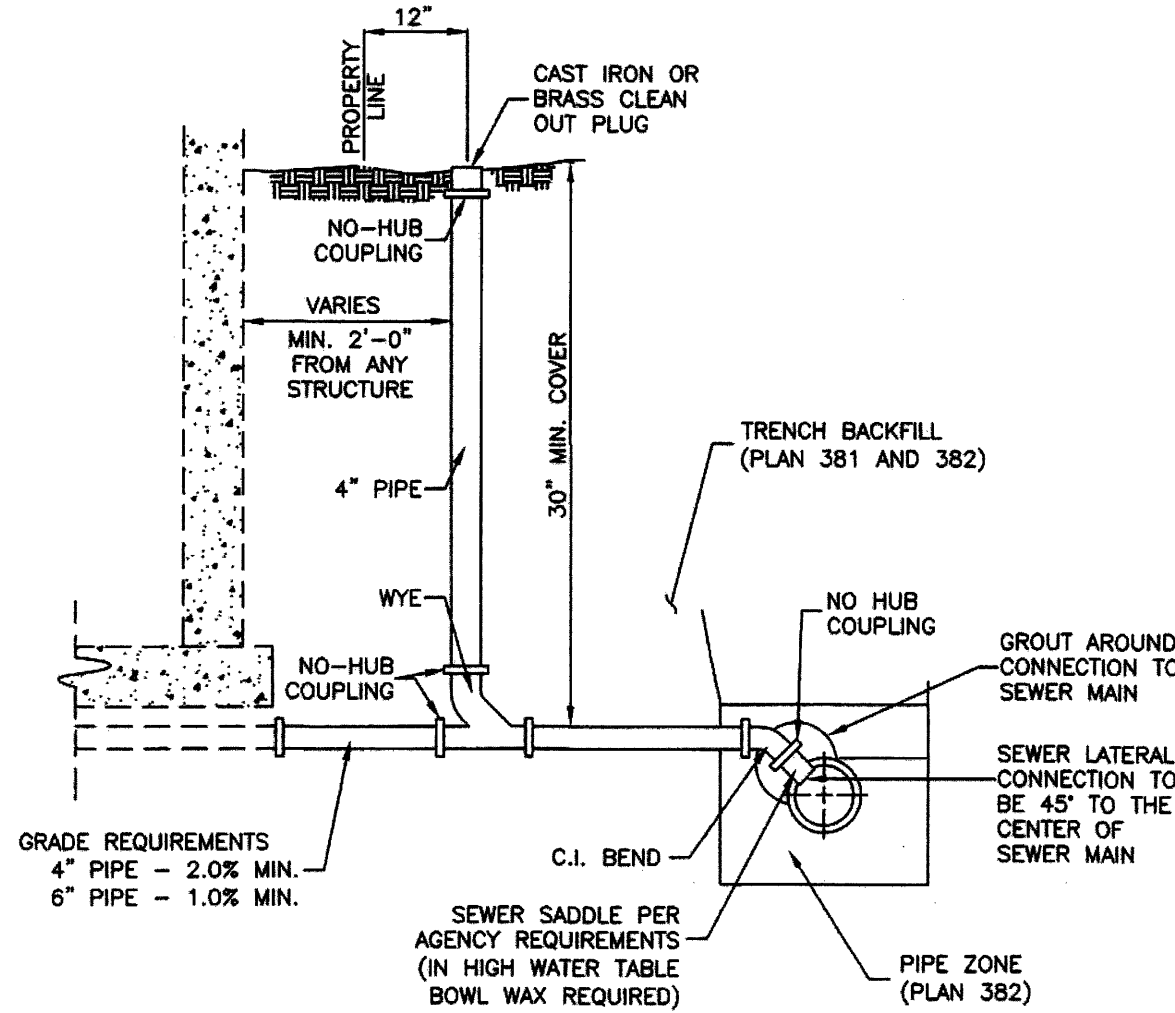
3/4" and 1" meter

Plan

521

Sewer lateral connection

1. **GENERAL**
- A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
- B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
- C. Verify if CONTRACTOR or agency is to install the wye.
2. **PRODUCTS**
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
- C. Provide agency approved wye or tee with appropriate donut.
- D. Stainless steel straps required.
3. **EXECUTION**
- A. Tape wrap pipe as required by soil conditions.
- B. Remove core plug from sewer main. Do not break into sewer main to make connection.
- C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



431

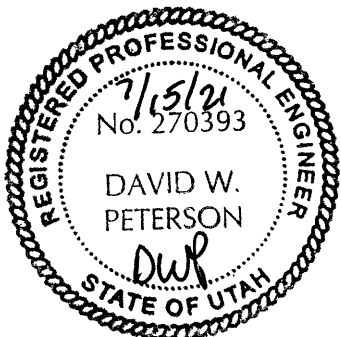


Sewer lateral connection

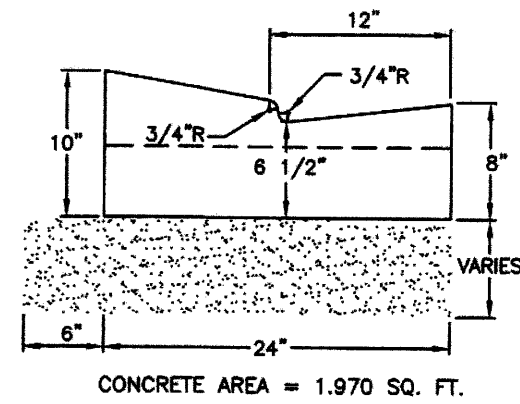
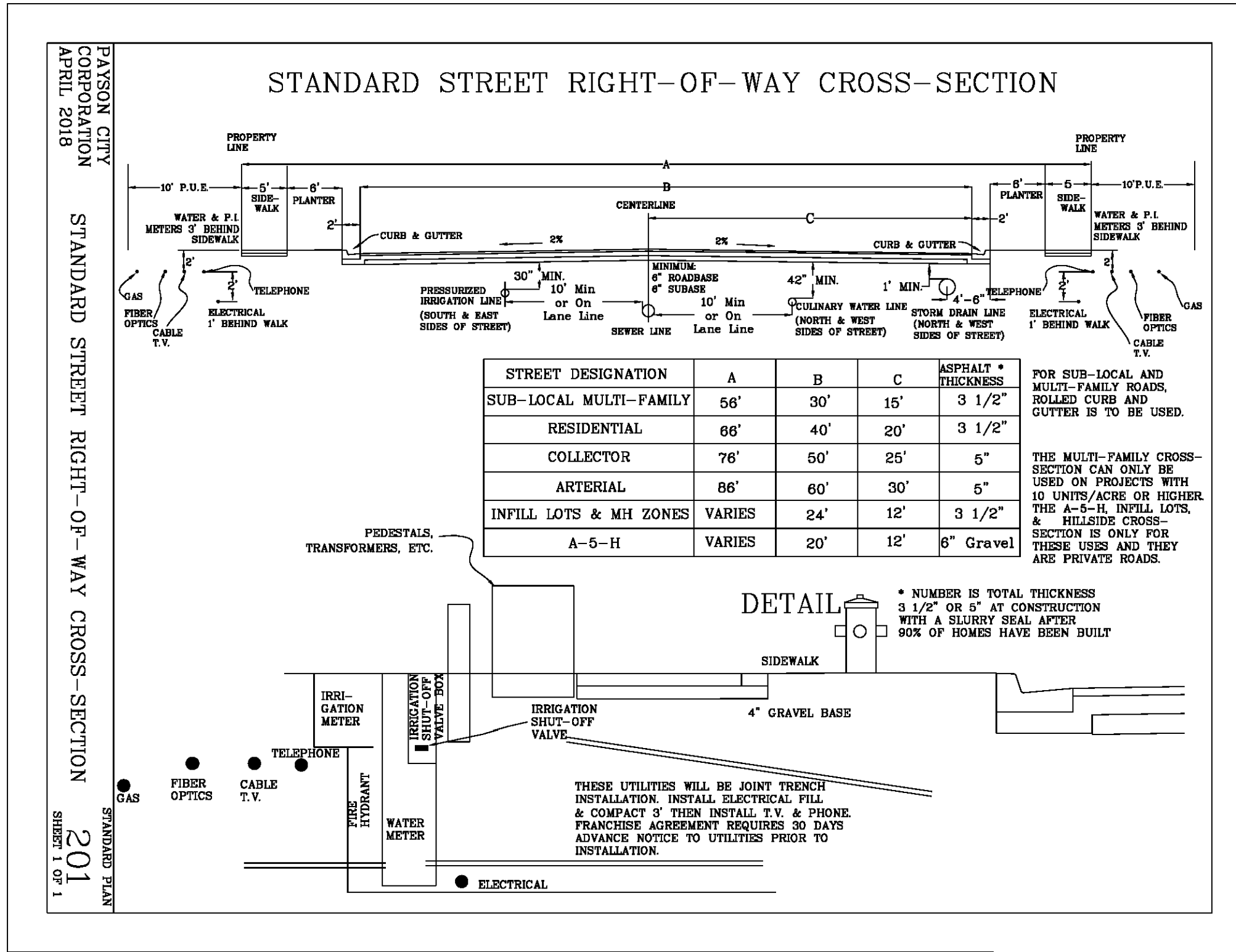
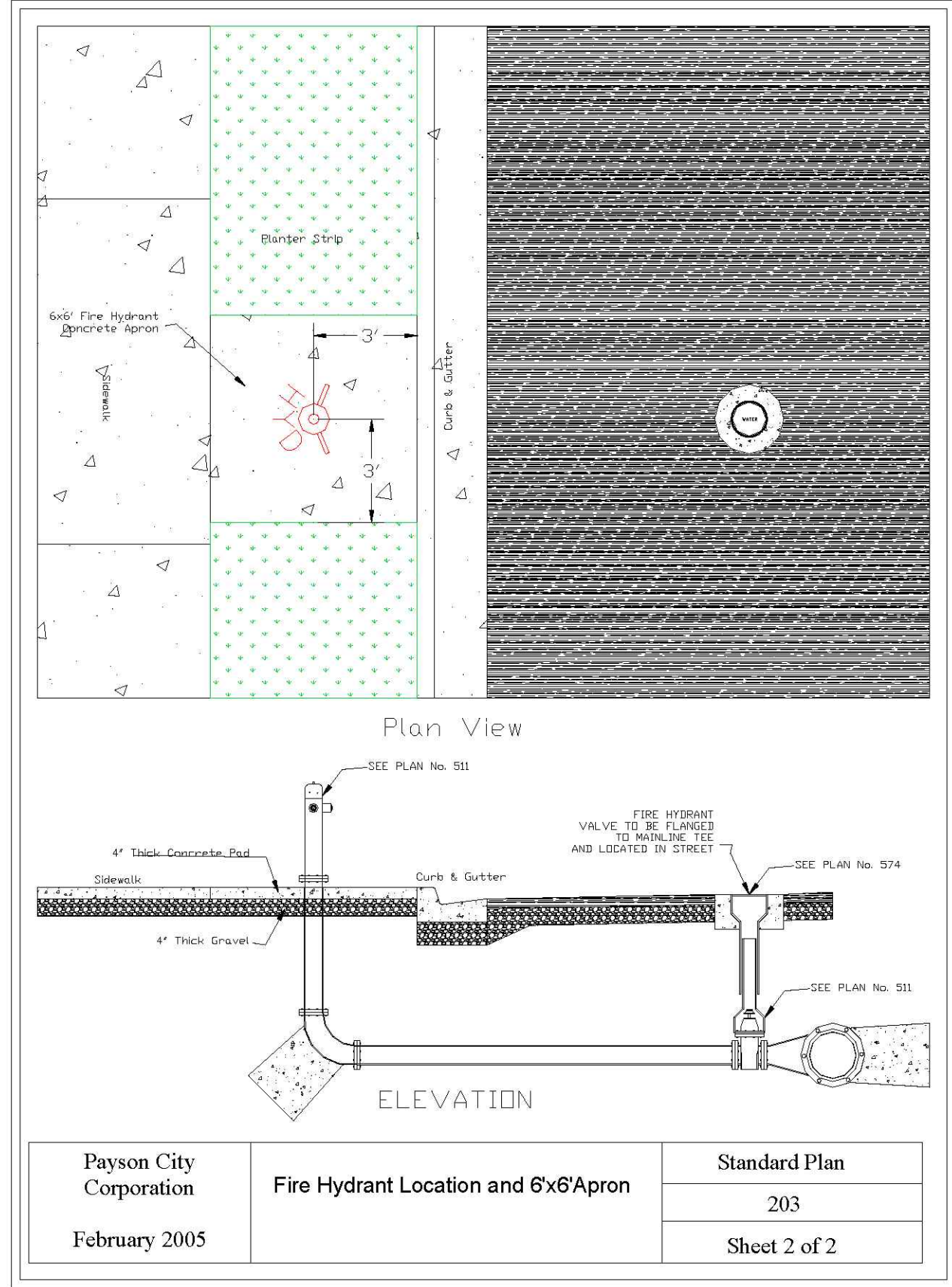
Plan

431

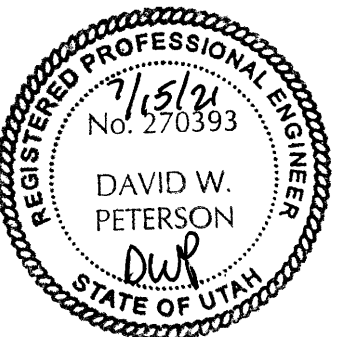
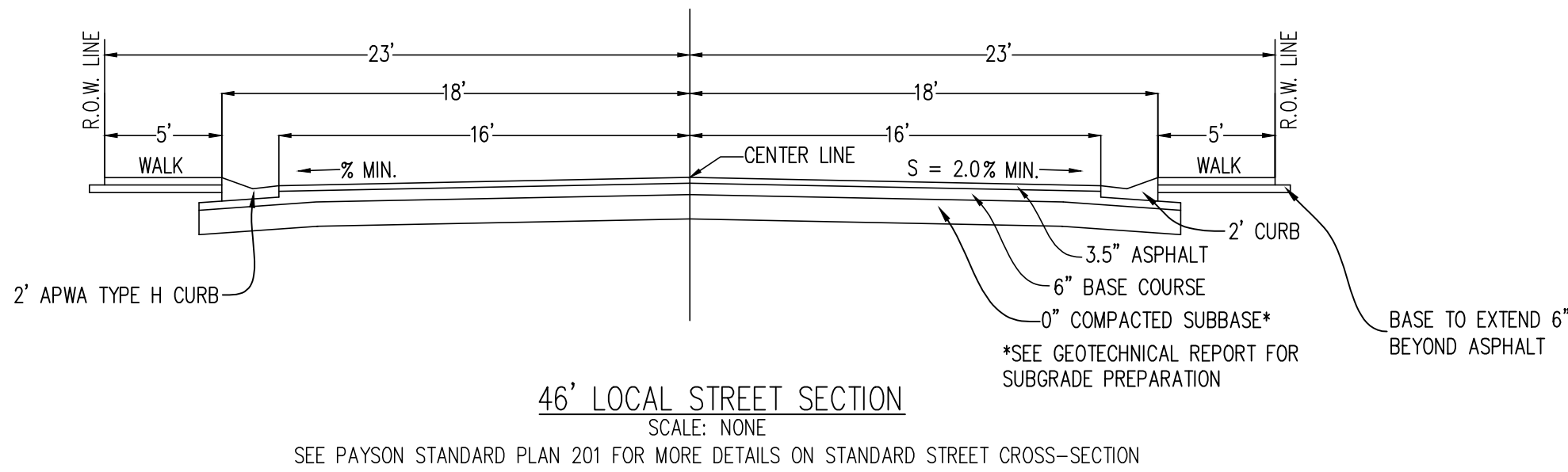
January 2011



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1	07/15/21	REVISED PER CITY COMMENTS			Drawn by: D.W.P.	DETAIL SHEET	Scale: NTS
					Designed by: D.W.P.		Date: 04/29/21
					Checked by: D.W.P.		D1



Type H



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			Checked by: D.W.P.	D2
			DETAIL SHEET	