



BENCHMARK
EAST CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4349.73'

HERITAGE EAST SUBDIVISION

PHASE 1 AND 2

1045 SOUTH AND 1000 WEST
CLEARFIELD, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
September 10, 2021

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NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

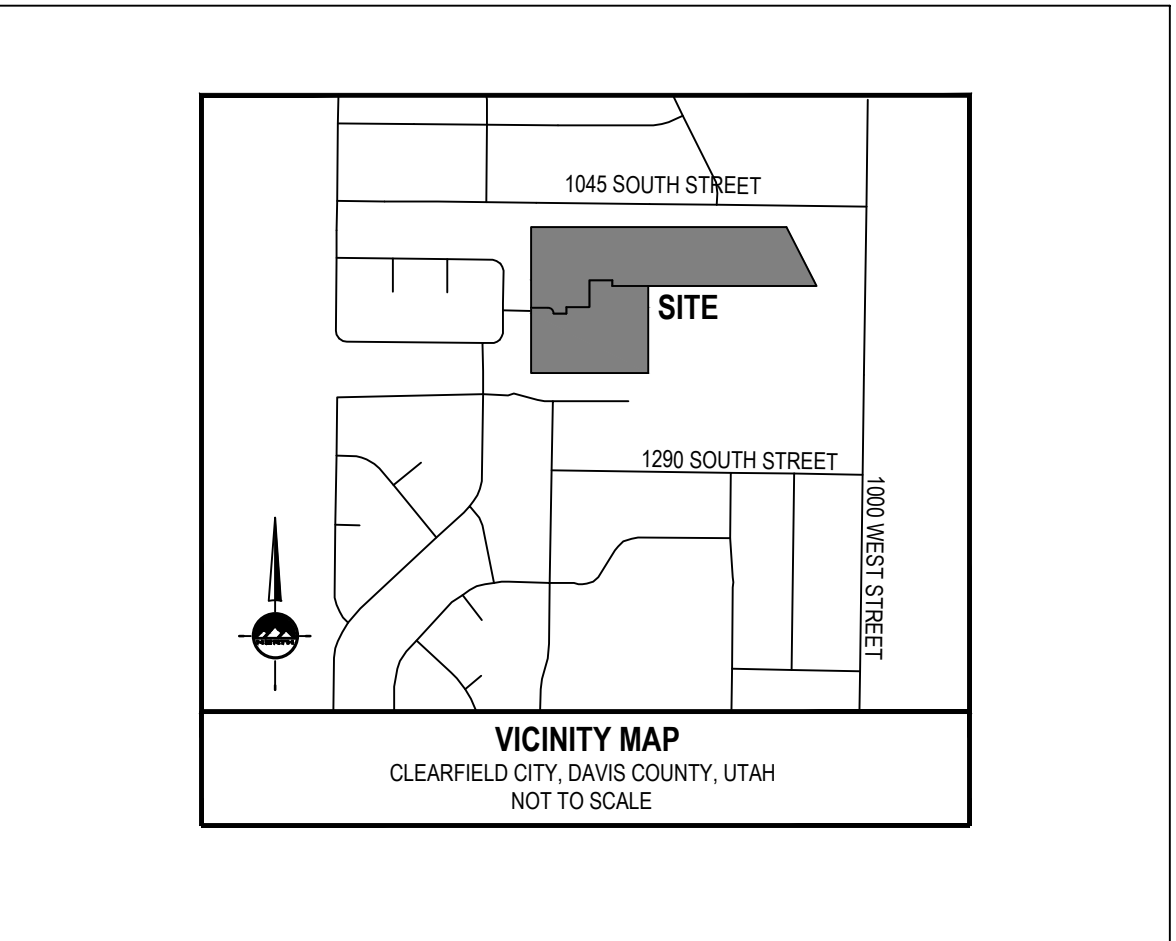
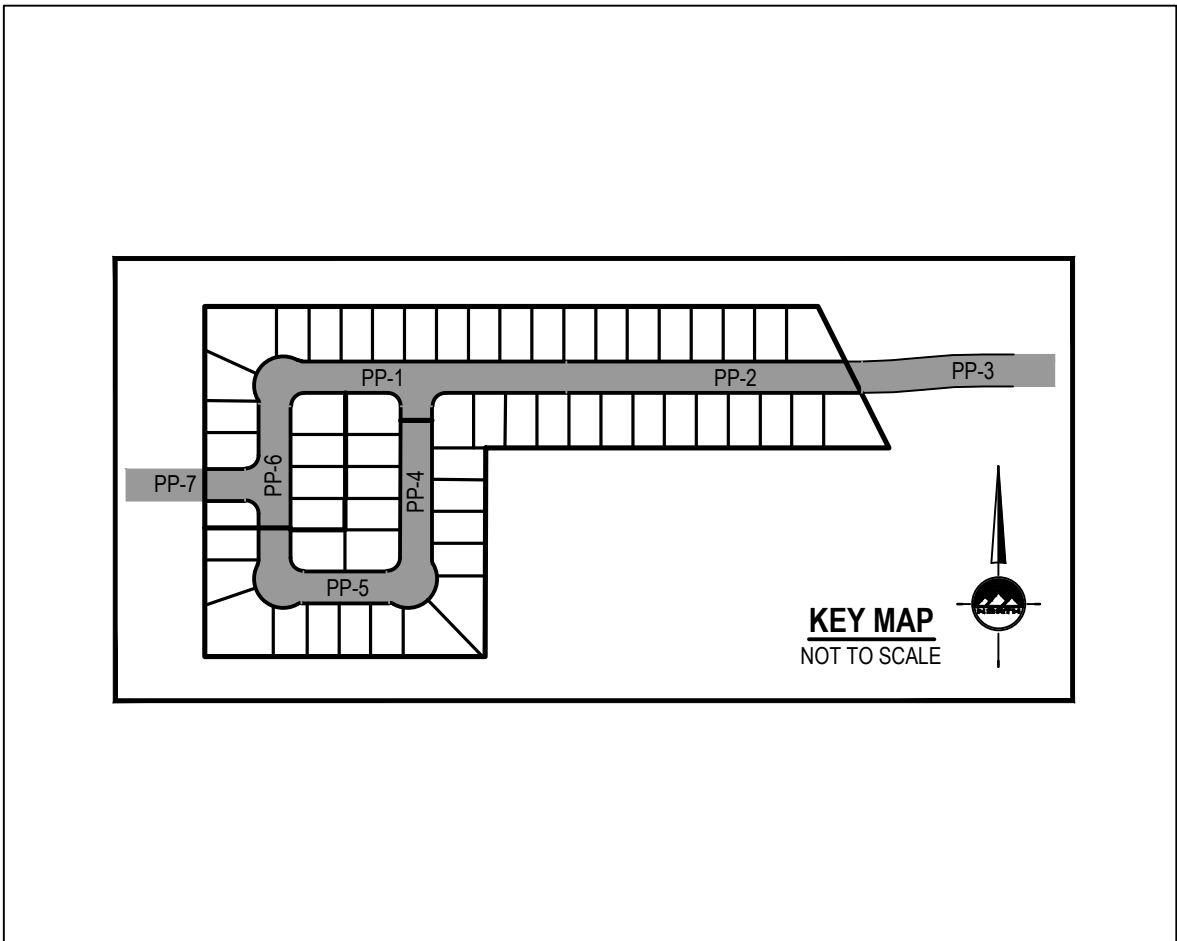
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



GENERAL NOTES

- ALL WORK SHALL CONFORM TO CLEARFIELD CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAYTON
919 N. 400 W.
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE
12866 PONY EXPRESS RD #400
DRAPER, UT 84020

CONTACT:
RANDY SMITH
PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION
PHASE 1 AND 2
1045 SOUTH AND 1000 WEST
CLEARFIELD, UT 84015



NO.	DATE	REVISION	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

COVER

PROJECT NUMBER
9491

PRINT DATE
9/10/21

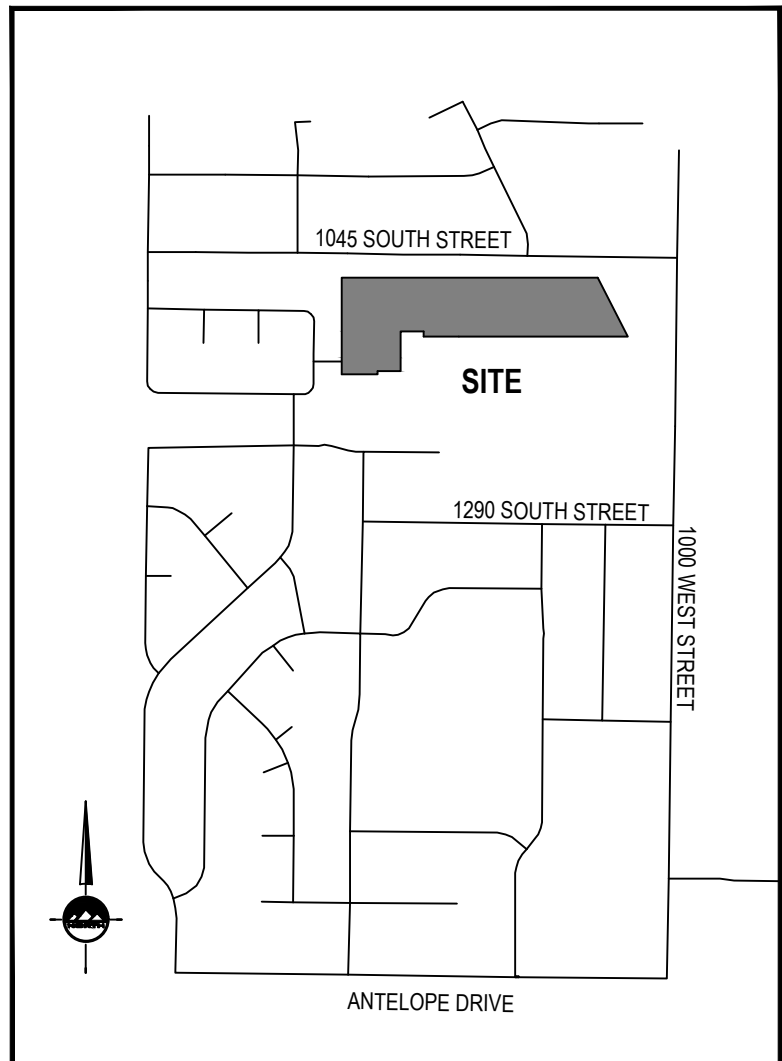
DRAWN BY
C. WRIGHT

CHECKED BY
T. WILLIAMS

PROJECT MANAGER
T. WILLIAMS

HERITAGE EAST PHASE 1

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
OCTOBER 2021



VICINITY MAP
CLEARFIELD CITY, DAVIS COUNTY, UTAH
NOT TO SCALE

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the west line of Utah Power and Light which point is also the Northeast corner of Syracuse City Cemetery, point being North 00°08'31" East 392.39 feet along the section line and North 89°51'29" West 311.78 feet from the East Quarter Corner of said Section 10 (NAD83 Bearing North 0°28'57" West between the East Quarter Corner and the Northeast Corner of Section 10 per the Davis County Township Reference Plat) and running thence;

North 89°59'37" West 760.00 feet along the North line of Syracuse City Cemetery;
thence North 89°51'29" West 161.00 feet;
thence North 00°09'31" East 24.73 feet;
thence South 89°59'16" West 103.55 feet;
thence South 00°04'45" West 180.00 feet;
thence South 89°59'16" West 103.35 feet;
thence South 00°07'58" West 53.09 feet;
thence Southeasterly 39.29 feet along the arc of a 25.00-foot radius non-tangent curve to the left (center bears North 89°59'02" West and the long chord bears South 45°00'39" East 35.37 feet with a central angle of 90°03'14");
thence South 00°02'16" East 60.00 feet;
thence South 89°57'44" West 4.90 feet;
thence northwesterly 7.63 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 89°59'02" West and the long chord bears South 75°22'53" West 7.55 feet with a central angle of 29°09'42");
thence southwesterly 45.48 feet along the arc of a 55.00-foot radius non-tangent curve to the left (center bears North 89°59'02" West and the long chord bears South 85°00'46" West 45.11 feet with a central angle of 48°25'26");
thence South 00°02'16" East 94.23 feet to a point on the North line of Villa Vista Subdivision Unit 1;
thence North 89°59'37" East 129.12 feet along said North line of Villa Vista Subdivision Unit 1 to a point on the East line of Tanner Heritage Estates Subdivision;
thence North 00°00'58" East 659.47 feet along said the East line of Tanner Heritage Estates Subdivision;
thence South 89°56'49" East 1154.32 feet along the South line of said Meadow Park Subdivision No. 5 and the South Line of Meadow Park Subdivision No. 3;
thence South 26°50'22" East 298.22 feet to the Point of Beginning.

Contains: 571,008 square feet or 13.109 acres, 41 Lots and 1 Open Space.

DATE _____ TRENT R. WILLIAMS
NO. 8034679

DEVELOPER
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
RANDY SMITH
801-568-2350

SURVEY RECORDING DATA

DATE:

-

DRAWING No.

-

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

HERITAGE EAST PHASE 1

Convey to **Clearfield City**, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space. Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to **Clearfield City** that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

do hereby

In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D., 20 _____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis J.S.S.

On the _____ day of _____ A.D., 20 _____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

HERITAGE EAST PHASE 1

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20 _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.555.0231
TOOELE
Phone: 435.943.3390
CEDAR CITY
Phone: 435.953.1453
RICHFIELD
Phone: 435.096.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY ATTORNEY.

CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY PLANNING COMMISSION APPROVAL.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY ENGINEER.

CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

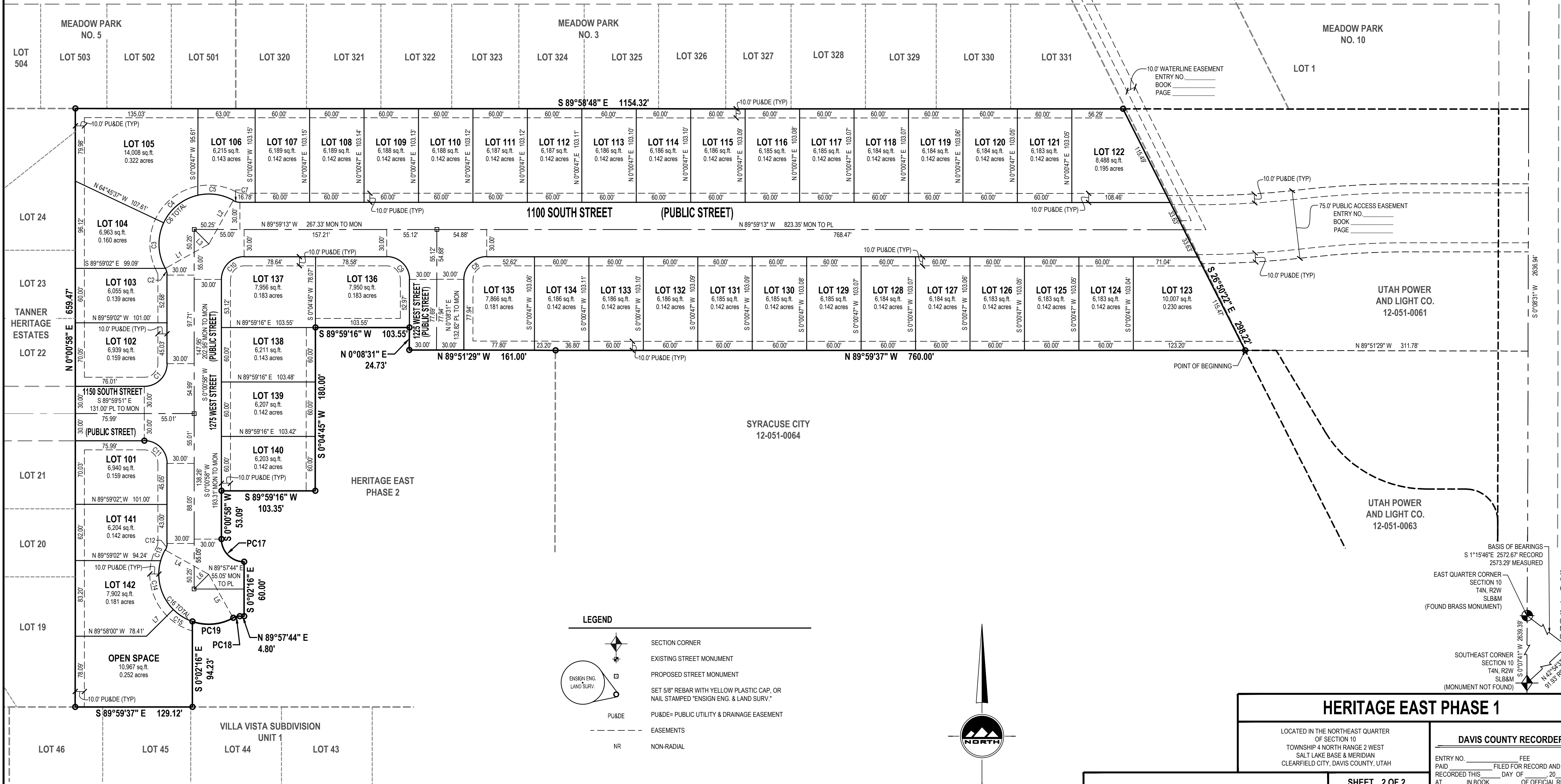
APPROVED THIS _____ DAY OF _____, 20 _____,
BY THE CLEARFIELD CITY COUNCIL.

CITY RECORDER CITY MAYOR

HERITAGE EAST PHASE 1

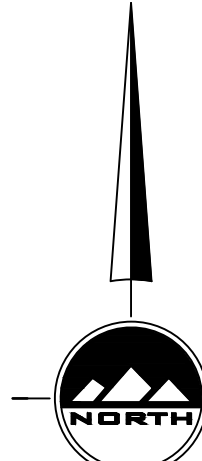
LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
OCTOBER 2021

NORTHEAST CORNER
SECTION 10
T4N, R2W
SLB&M
(FOUND BRASS
MONUMENT)

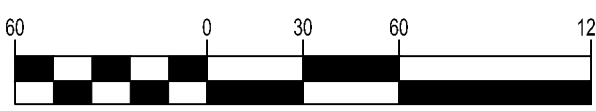


LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE
- PUE&E= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- NR
- NON-RADIAL



HORIZONTAL GRAPHIC SCALE



(IN FEET)

HORZ: 1 inch = 60 ft.



LAYTON
919 North 400 West
Layton UT 84041
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SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3990
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.098.2983

HERITAGE EAST PHASE 1

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER : 9491
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 10/13/21

GENERAL NOTES:

- PROPERTY IS ZONED R-1-6.
A. FRONT YARD SETBACK IS 20'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 6'
D. CORNER LOT SIDE YARD SETBACK IS 20' ARTERIAL STREET.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, AND 10' REAR UNLESS OTHERWISE NOTED HEREON
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:

Beginning at the Southwest corner of Syracuse City Cemetery which point is North 89°59'35" West 1071.78 feet from the East Quarter Corner of said Section 10 (NAD83 Bearing North 89°59'13" West between the East Quarter Corner and the Center of Section 10 per the Davis County Township Reference Plat) and running thence;

thence North 89°59'37" West 399.06 feet along the North line of Villa Vista Subdivision to the Southeast corner of the open space of Heritage East Phase 1;

thence North 00°02'16" West 94.23 feet along the East line of said Heritage East Phase 1;

thence northeasterly 46.48 feet along the arc of a 55.00-foot radius non-tangent curve to the left (center bears North 04°59'14" West and the long chord bears North 85°00'46" East 45.11 feet with a central angle of 48°25'26");

thence southeasterly 7.63 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears North 14°57'07" West and the long chord bears North 79°22'53" East 7.55 feet with a central angle of 29°09'42");

thence North 89°57'44" East 4.80 feet;

thence North 00°02'16" West 60.00 feet;

thence Southeast 39.29 feet along the arc of a 25.00-foot radius non-tangent curve to the left (center bears South 44°59'21" West and the long chord bears North 45°00'39" West 35.37 feet with a central angle of 90°03'14");

thence North 00°00'58" East 53.09 feet;

thence North 89°59'16" East 103.35 feet;

thence North 00°04'45" East 180.00 feet;

thence North 89°59'16" East 103.56 feet;

thence South 00°08'31" West 24.73 feet;

thence South 89°51'29" East 161.00 feet;

thence South 00°08'31" West 383.12 feet to the Point of Beginning.

Contains: 182,911 square feet or 4.199 acres, 15 Lots.

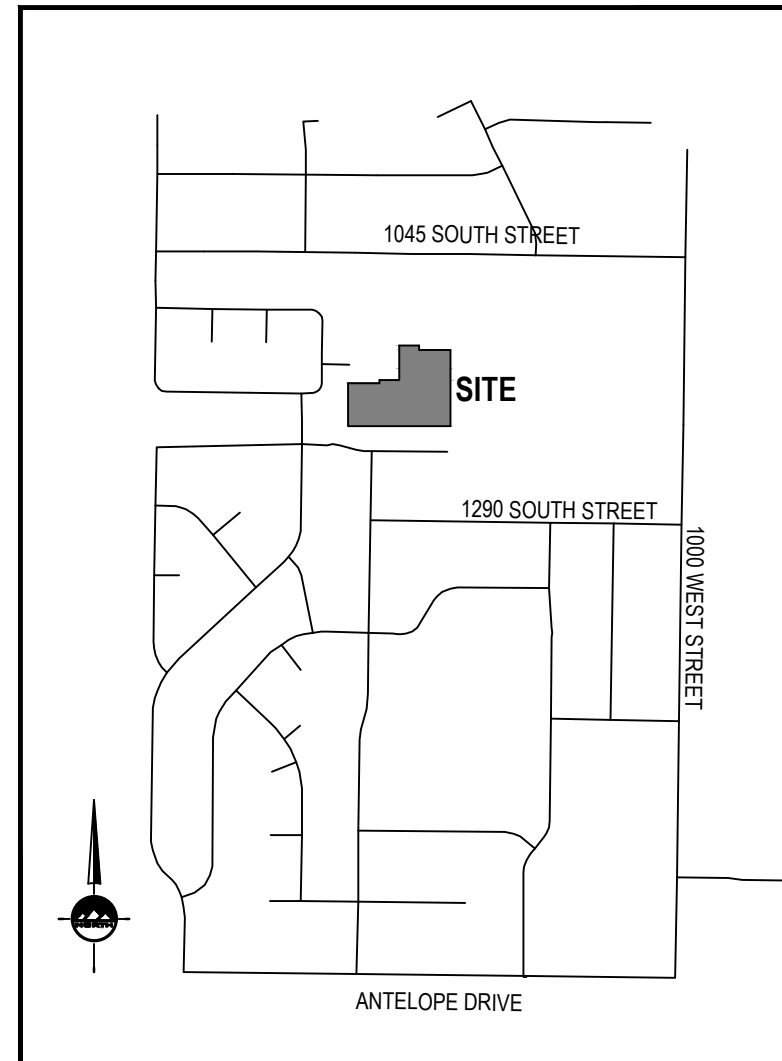
NORTHEAST CORNER
SECTION 10
T4N, R2W
SLB&M
(FOUND BRASS
MONUMENT)

DATE _____ TRENT R. WILLIAMS
NO. 8034679

SYRACUSE CITY
12-051-0064

HERITAGE EAST PHASE 2

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
OCTOBER 2021



VICINITY MAP
CLEARFIELD CITY, DAVIS COUNTY,
UTAH
NOT TO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PU&DE
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°15'24"E	55.00'
L2	N60°50'51"E	55.00'
L3	S44°56'52"E	22.66'
PL4	N89°57'44"E	4.80'
PL5	N0°02'16"W	60.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	25.00'	39.19'	89°49'13"	N45°03'08"E	35.30'
C6	15.00'	7.67'	29°17'40"	N75°23'26"W	7.59'
C7	55.00'	20.45'	21°18'01"	S71°23'37"E	20.33'
C8	55.00'	50.00'	52°05'17"	N71°54'44"E	48.30'
C9	55.00'	50.00'	52°05'30"	N19°49'21"E	48.30'
C10	55.00'	22.01'	22°55'45"	N17°41'16"W	21.86'
C11	55.00'	142.46'	148°24'33"	N45°03'08"E	105.85'
C12	15.00'	7.67'	29°17'40"	S14°30'19"E	7.59'
PC1	55.00'	46.48'	48°25'26"	N85°00'46"E	45.11'
PC2	15.00'	7.63'	29°09'42"	S75°22'53"W	7.55'
PC3	25.00'	39.29'	90°03'14"	S45°00'39"E	35.37'

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____

DEVELOPER
FIELDSTONE HOMES
12896 SOUTH PONY EXPRESS ROAD, SUITE 400
DRAPER, UTAH 84020
RANDY SMITH
801-568-2350

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY ATTORNEY.

CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY ENGINEER

CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE CLEARFIELD CITY COUNCIL

CITY RECORDER CITY MAYOR

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

OWNER'S DEDICATION

We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

HERITAGE EAST PHASE 1

Convey to Clearfield City, or its designee, all those parts or portions of said tract of land designated as parks to be used as public open space. Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Clearfield City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated heron as public utility and drainage easements with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

do hereby
In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D., 20____.

By: _____ By: _____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

HERITAGE EAST PHASE 2

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 10
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 1

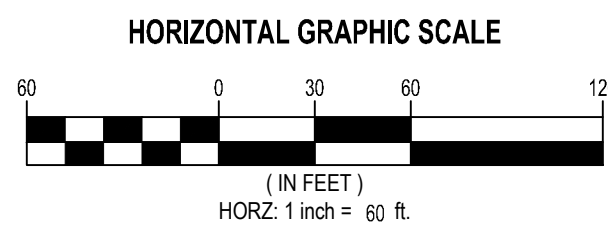
PROJECT NUMBER: 9491

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GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
 - CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
 - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITH THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
 - IN ADDITION TO 16.1 AND 16.2 ABOVE, THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLES" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
 - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF COMMENCING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTORS' EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILL EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES. CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET. EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AISHWA	AMERICAN WATER WORKS ASSOCIATION
BVC	BOTTOM OF STEP
CB	BEGIN VERTICAL CURVE
CL	CURVE
CO	CATCH BASIN
COMM	CURB FACE OR CUBIC FEET
CONC	CENTER LINE
CONT	CLEAN OUT
DIA	COMMUNICATION
DIP	CONCRETE
ELEC	CONTINUOUS
ELEV	DIAMETER
EOA	DUCTILE IRON PIPE
EVC	ELECTRICAL
EW	ELEVATION
EXIST	EDGE OF ASPHALT
FF	END OF VERTICAL CURVE
FG	EACH WAY
FH	EXISTING
FL	FINISH FLOOR
GB	FINISH GRADE
GF	FIRE HYDRANT
GV	FLOW LINE OR FLANGE
HC	GRADE BREAK
HP	GARAGE FLOOR
IRR	GATE VALVE
K	HANDICAP
LD	HIGH POINT
LF	IRRIGATION
LP	RATE OF VERTICAL CURVATURE
MEX	LAND DRAIN
MJ	LINEAR FEET
NG	LOW POINT
NIC	MATCH EXISTING
NO	MANHOLE
OC	MECHANICAL JOINT
OCEW	NATURAL GROUND
OHP	NOT IN CONTRACT
PC	NUMBER
PCC	ON CENTER
PI	ON CENTER EACH WAY
PIV	OVERHEAD POWER
PRC	POINT OF CURVATURE OR PRESSURE CLASS
PRO	POINT OF COMPOUND CURVATURE
PVC	POINT OF INTERSECTION
PVI	POST INDICATOR VALVE
PVT	PROPERTY LINE
R	POINT OF REVERSE CURVATURE
RD	PROPOSED
S	POINT OF TANGENCY
SAN SWR	POINT OF VERTICAL CURVATURE
SD	POINT OF VERTICAL INTERSECTION
SEC	POINT OF VERTICAL TANGENCY
SS	RADIUS
STA	ROOF DRAIN
SW	RIGHT OF WAY
TBC	SLOPE
TOG	SANITARY SEWER
TOA	STORM DRAIN
TOC	SECONDARY
TOF	SANITARY SEWER
TOW	STATION
TOS	SECONDARY WATER LINE
TYP	TOP BACK OF CURB
VC	TOP OF GRATE
WV	TOP OF ASPHALT
W	TOP OF CONCRETE
	TOP OF FOUNDATION
	TOP OF WALL
	TOP OF STEP
	TYPICAL
	VERTICAL CURVE
	WATER INDICATOR VALVE
	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING SECONDARY WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	EXISTING STORM DRAIN CULVERT		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	PROPOSED LIGHT		EXISTING CONTOURS
	EXISTING GAS METER		PROPOSED CONTOURS
	EXISTING GAS MANHOLE		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS VALVE		PUBLIC DRAINAGE EASEMENT
	EXISTING TELEPHONE MANHOLE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE BOX		PROPOSED ASPHALT
	RATING TRAFFIC SIGNAL BOX		EXISTING CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED CURB AND GUTTER
	EXISTING BOLLARD		PROPOSED REVERSE PAN CURB AND GUTTER
	PROPOSED BOLLARD		TRANSITION TO REVERSE PAN CURB
	EXISTING SIGN		CONCRETE TO BE REMOVED
	PROPOSED SIGN		EXISTING CONCRETE
	EXISTING SPOT ELEVATION		PROPOSED CONCRETE
	PROPOSED SPOT ELEVATION		BUILDING TO BE REMOVED
	EXISTING FLOW DIRECTION		EXISTING BUILDING
	EXISTING TREE		PROPOSED BUILDING

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



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FOR:
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DRAPER, UT 84020

CONTACT:
RANDY SMITH
PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION
PHASE 1 AND 2
1045 SOUTH AND 1000 WEST
CLEARFIELD, UT 84015



NO.	DATE	REASON	BY
1		FOR REVIEW	
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GENERAL NOTES

PROJECT NUMBER
9491

PRINT DATE
9/10/21

DRAWN BY
C. WRIGHT

CHECKED BY
T. WILLIAMS

PROJECT MANAGER
T. WILLIAMS

C-001

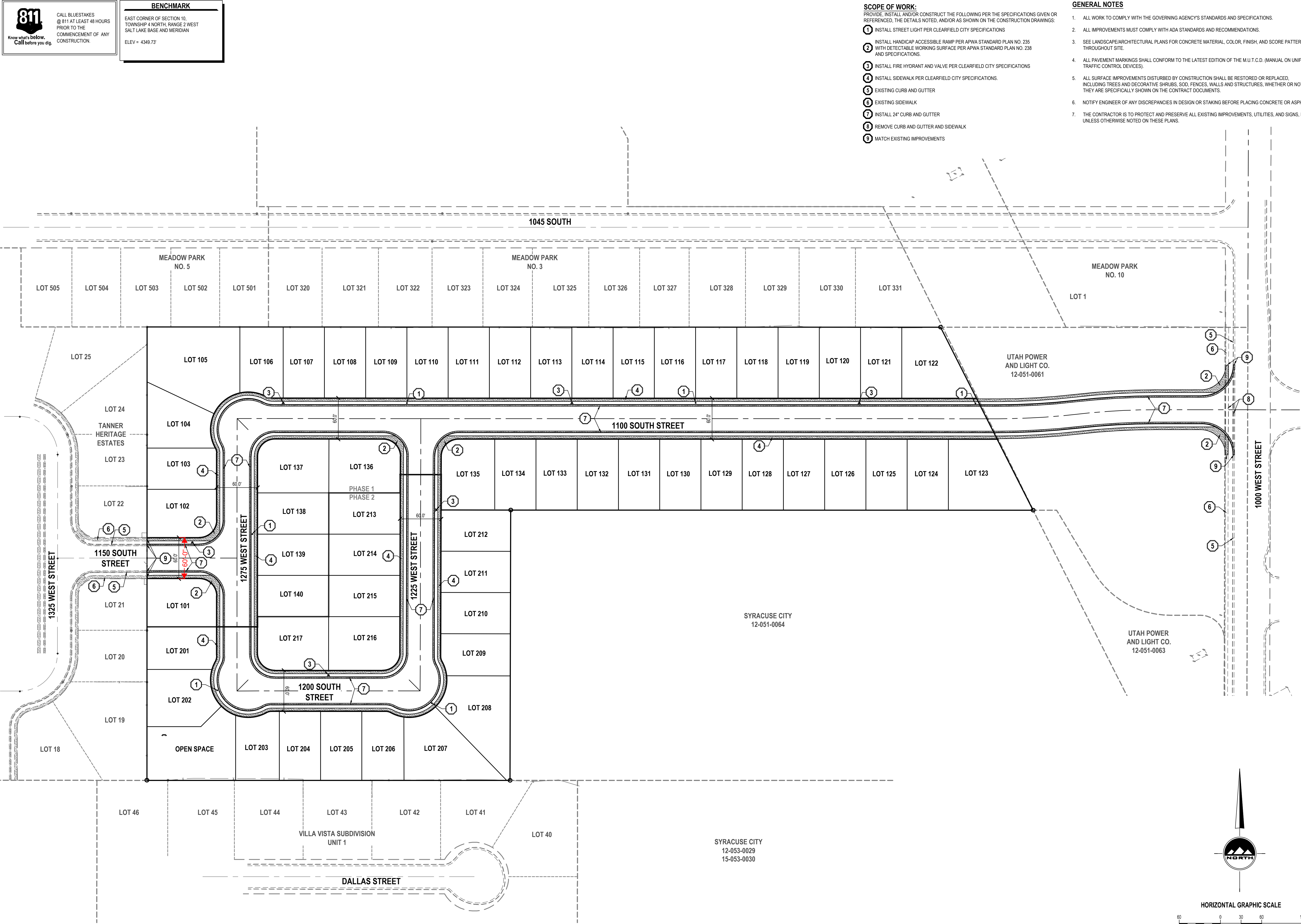
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BENCHMARK

EAST CORNER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4349.73'



- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL STREET LIGHT PER CLEARFIELD CITY SPECIFICATIONS
 2. INSTALL HANDICAP ACCESSIBLE RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WORKING SURFACE PER APWA STANDARD PLAN NO. 238 AND SPECIFICATIONS.
 3. INSTALL FIRE HYDRANT AND VALVE PER CLEARFIELD CITY SPECIFICATIONS
 4. INSTALL SIDEWALK PER CLEARFIELD CITY SPECIFICATIONS.
 5. EXISTING CURB AND GUTTER
 6. EXISTING SIDEWALK
 7. INSTALL 24" CURB AND GUTTER
 8. REMOVE CURB AND GUTTER AND SIDEWALK
 9. MATCH EXISTING IMPROVEMENTS

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
 5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN

THE STANDARD IN ENGINEERING

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HERITAGE EAST SUBDIVISION
PHASE 1 AND 2
1045 SOUTH AND 1000 WEST
CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER

STATE OF UTAH

10-2021

No. 8529241-2202

NO. DATE

1 9/10/21

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FOR REVIEW

BY

SITE PLAN

PROJECT NUMBER

9491

PRINT DATE

9/10/21

DRAWN BY

C. WRIGHT

CHECKED BY

T. WILLIAMS

PROJECT MANAGER

T. WILLIAMS

C-100

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BENCHMARK	
EAST CORNER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4349.73'	

Heritage East, Clearfield - Study Summary Statistics			
Full Site:			
1/8th Acre Lots	Area	C Value	
ROW	556,183	0.35	
Landsaped Area	-	0.9	
Total Area	556,183	0.15	
Weighted Average C		0.350	
Total Area	556,183 SF		
Total Area	12.77 Acres		
Composite C	0.350		

Pipe Design (10-year storm)											
Mannings N (ADS)		0.011									
Mannings N (RCP)		0.013									
Pipe	Tributary	Surface	Upstream	Pipe Flow	Total Flow	Pipe	Diameter	Pipe Type	Full Flow	% of Full	
PD-01		0.254	9.2654023		9.519	0.20%	24	RCP	10.144	93.8%	
PD-02			9.2654023		9.265	0.20%	18	RCP	4.710	196.7%	
SD-01				0.000	0.20%	18	RCP		4.710	0.0%	
SD-02			18.531		18.531	0.20%	30	RCP	18.393	100.8%	
SD-03	0.708		16.591		17.299	0.20%	30	RCP	18.393	94.1%	
SD-04			9.562		9.562	0.20%	24	RCP	10.144	94.3%	
SD-05	1.279		8.283		9.562	0.85%	18	RCP	9.711	98.5%	
SD-06	2.250		5.656		7.905	1.00%	18	RCP	10.533	75.1%	
SD-07	0.540		2.874		3.414	1.00%	15	RCP	6.477	52.7%	
SD-08	1.079		1.795		2.874	2.50%	15	RCP	10.241	28.1%	
SD-09	0.261			0.261	0.20%	15	RCP		2.897	9.0%	
SD-10	1.232			1.232	2.75%	15	RCP		10.741	11.5%	
SD-11	0.378			0.378	4.00%	15	RCP		12.954	2.9%	
SD-12	2.242			2.242	1.00%	15	RCP		6.477	34.6%	
SD-13	1.795			1.795	0.40%	15	RCP		4.097	43.8%	
SD-14 NOT USED											
SD-15		0.829	6.200		7.029	0.15%	24	RCP	8.785	80.0%	
SD-16			5.358		5.358	0.30%	18	RCP	5.769	92.9%	
SD-17		0.540	4.817		5.358	0.27%	18	RCP	5.473	97.9%	
SD-18			3.249		3.249	0.50%	15	RCP	4.580	70.9%	
SD-19		1.401	1.849		3.249	0.28%	15	RCP	3.303	98.4%	
SD-20			0.842		0.842	0.10%	15	RCP	2.048	41.1%	
SD-21		1.568		1.568	0.10%	15	RCP		2.048	76.5%	
SD-22		1.849		1.849	0.25%	15	RCP		3.239	57.1%	

*detained flow, 0.20 cfs/acre

GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 48XX.XX ON THESE PLANS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



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CONTACT:
RANDY SMITH
PHONE: 801.568.2350

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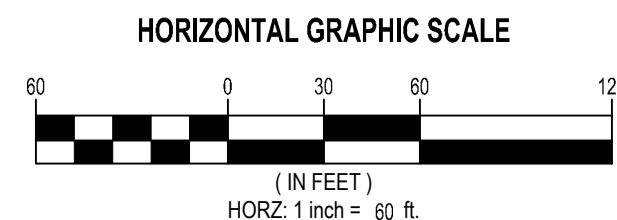
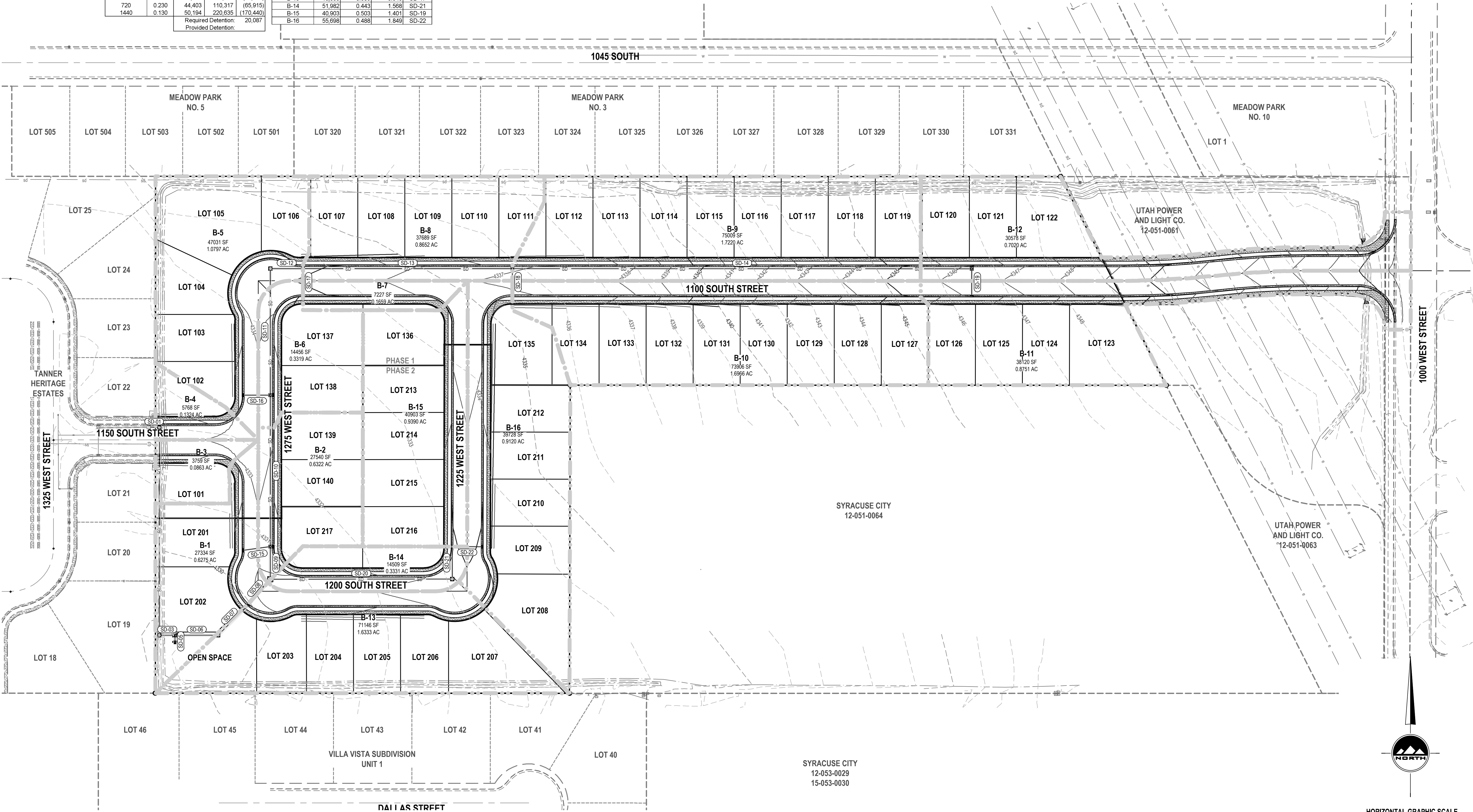


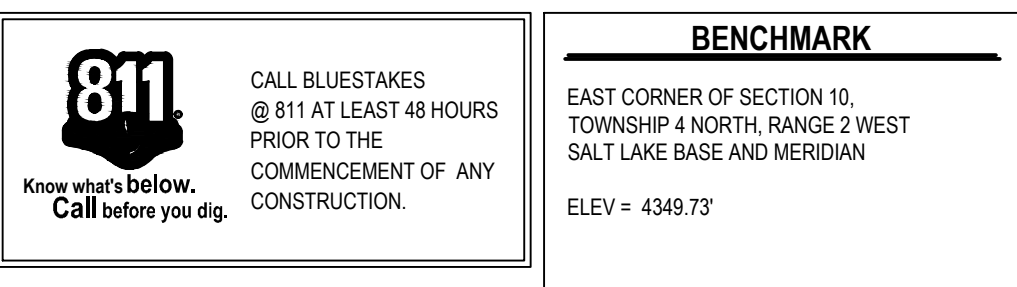
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OVERALL GRADING/
DRAINAGE PLAN

PROJECT NUMBER
9491
PRINT DATE
9/10/21
DRAWN BY
C. WRIGHT
CHECKED BY
T. WILLIAMS
PROJECT MANAGER
T. WILLIAMS

C-200





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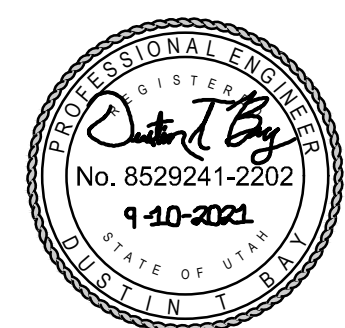
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FOR:
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DRAPER, UT 84020
CONTACT:
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PHASE 1 AND 2
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CLEARFIELD, UT 84015**

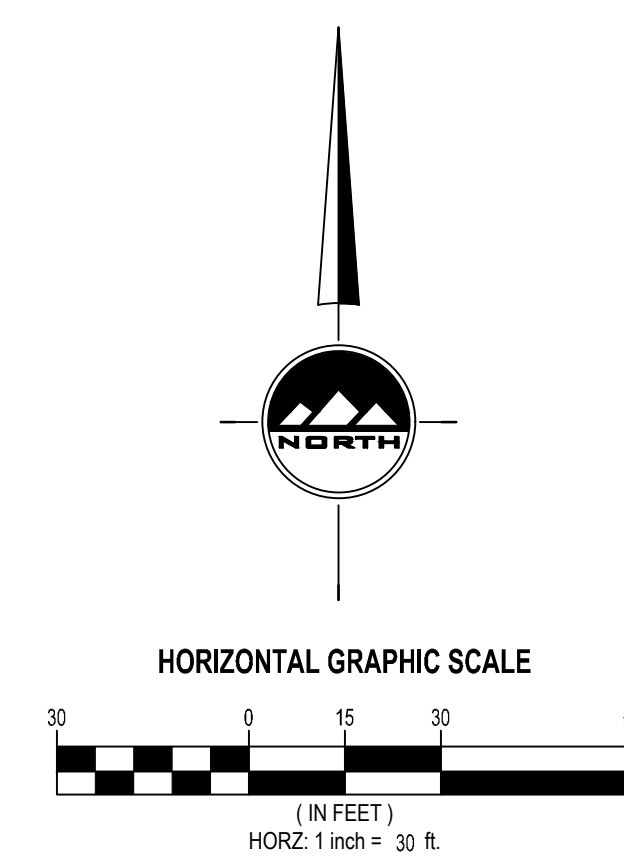
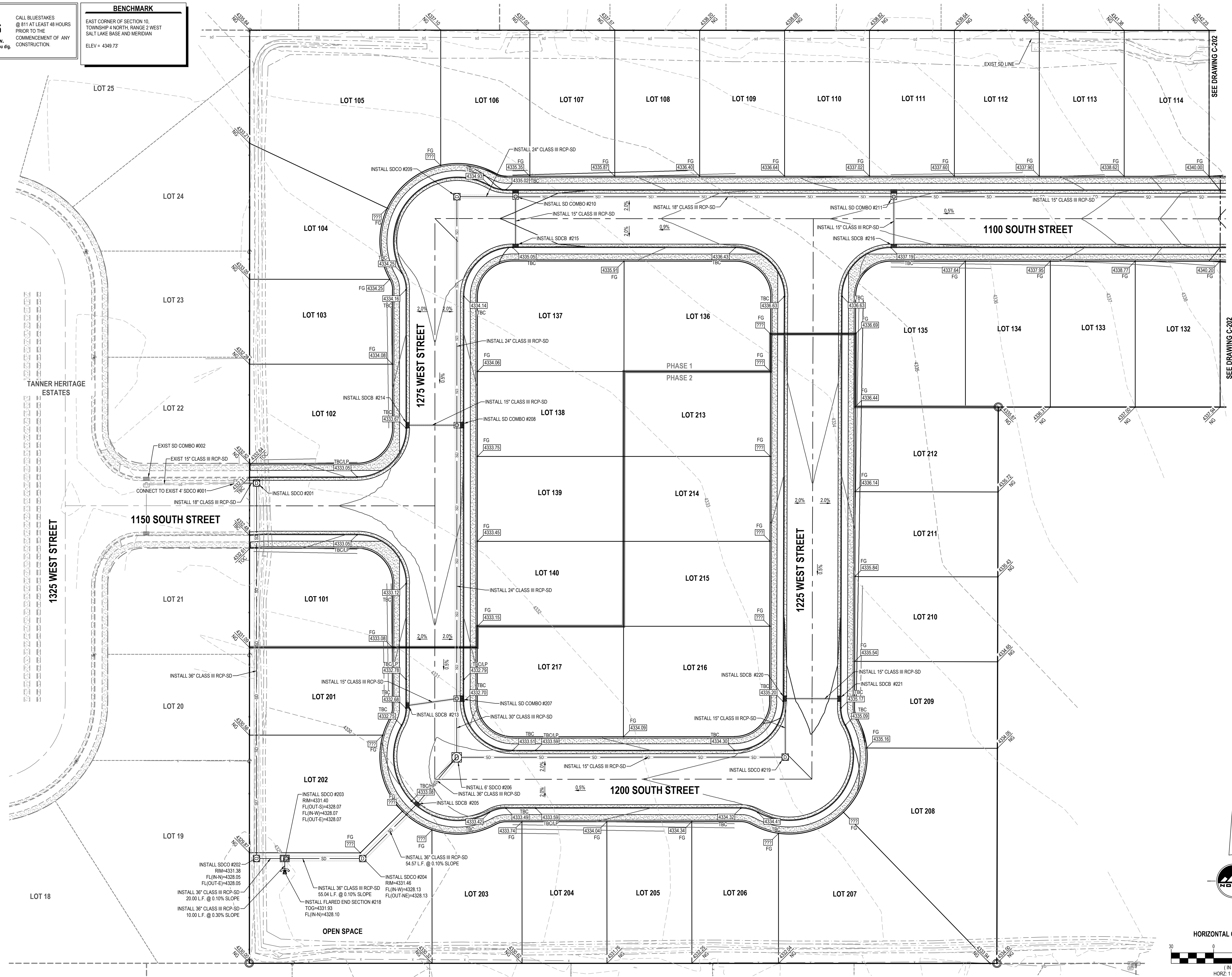


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**GRADING/DRAINAGE
PLAN**

PROJECT NUMBER	PRINT DATE
9491	9/10/21
DRAWN BY	CHECKED BY
C. WRIGHT	T. WILLIAMS
PROJECT MANAGER	
T. WILLIAMS	

C-201

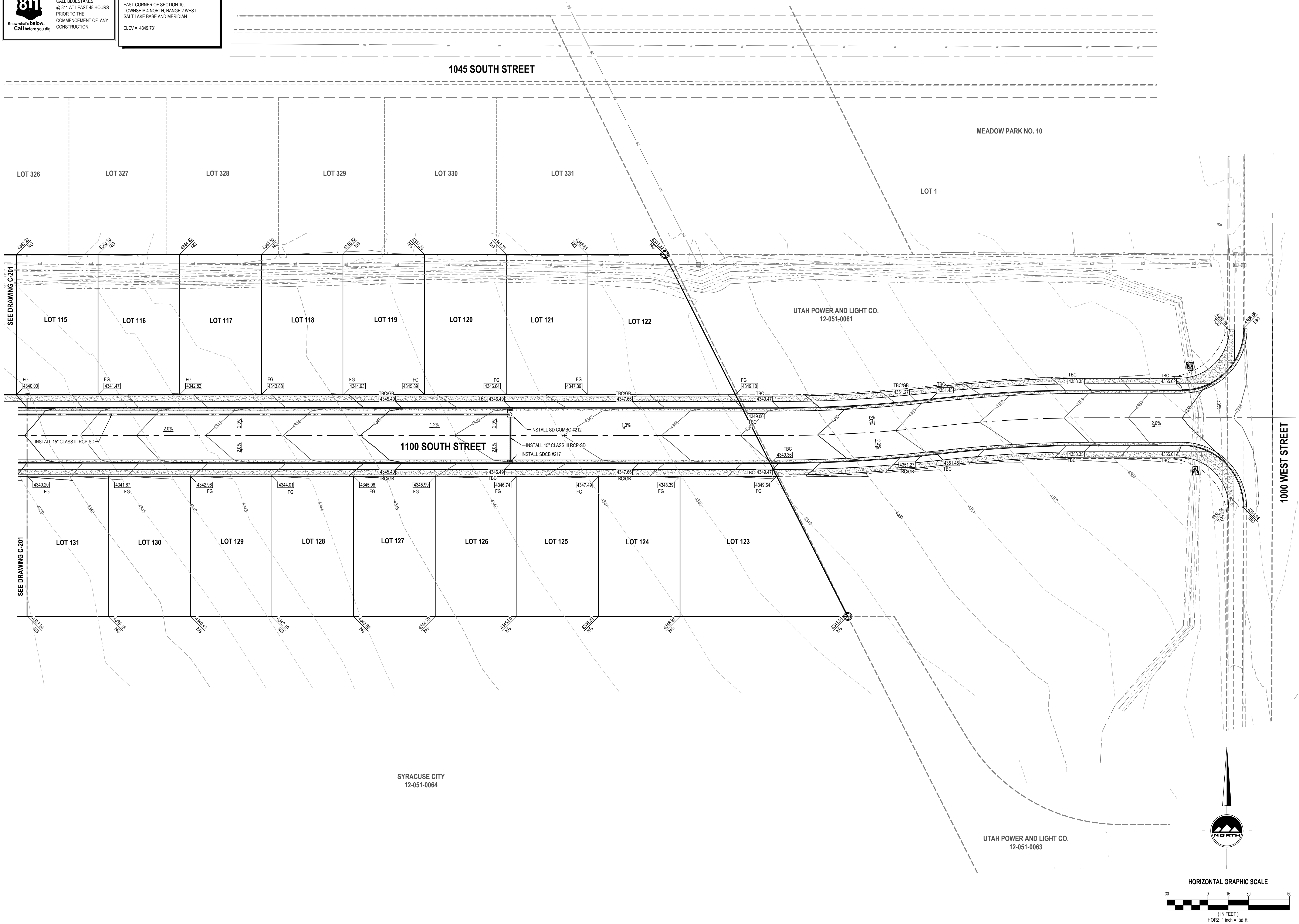


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BENCHMARK

EAST CORNER OF SECTION 10,
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SALT LAKE BASE AND MERIDIAN
ELEV = 4349.73'



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PHONE: 801.568.2350

**HERITAGE EAST SUBDIVISION
PHASE 1 AND 2
1045 SOUTH AND 1000 WEST
CLEARFIELD, UT 84015**

PROFESSIONAL SEAL
No. 8529241-2202
1-10-2021

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**GRADING/DRAINAGE
PLAN**

PROJECT NUMBER: 9491
PRINT DATE: 9/10/21
DRAWN BY: C. WRIGHT
CHECKED BY: T. WILLIAMS
PROJECT MANAGER: T. WILLIAMS

C-202

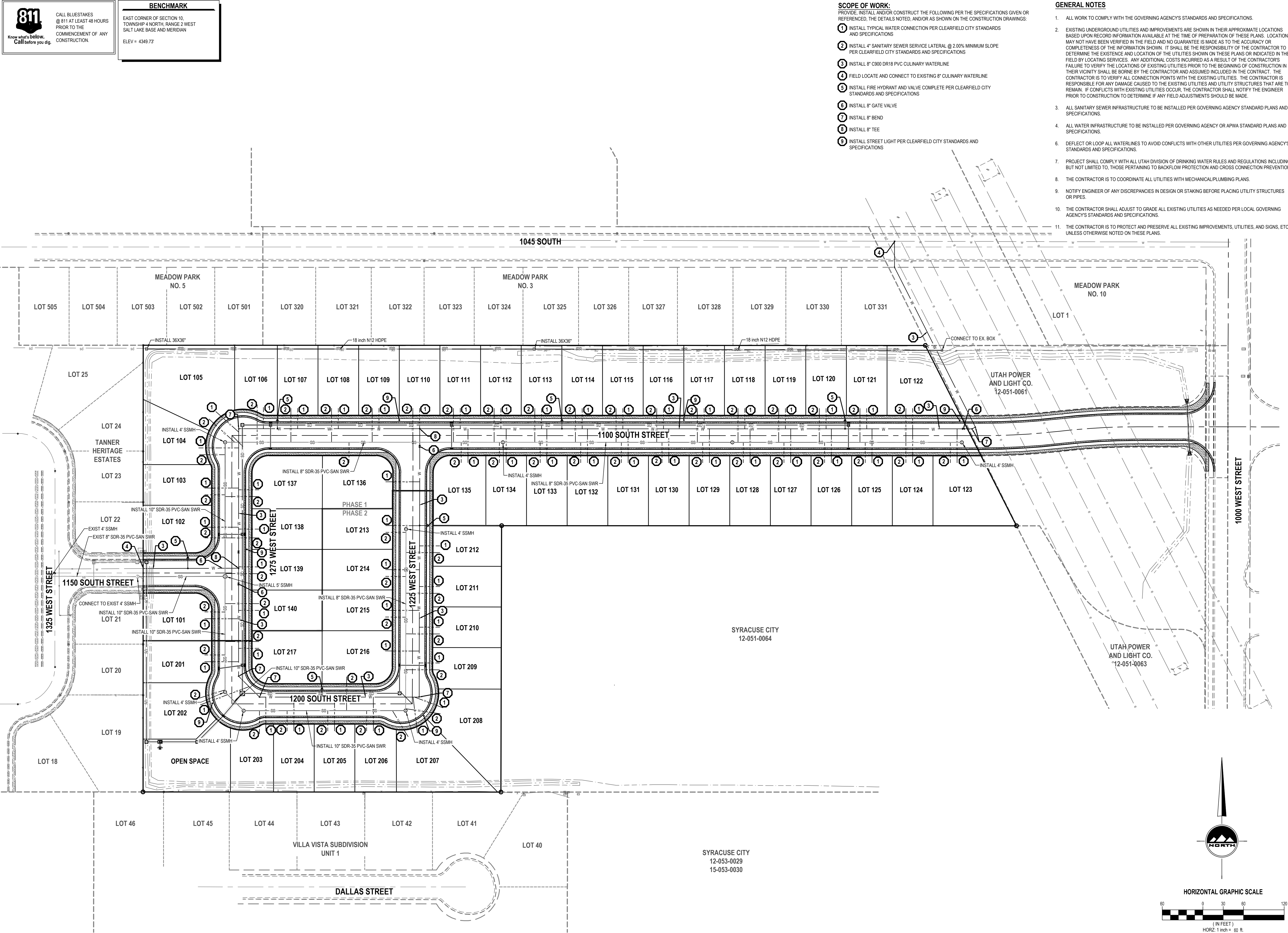
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- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1. INSTALL TYPICAL WATER CONNECTION PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
 2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
 3. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE
 4. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE
 5. INSTALL FIRE HYDRANT AND VALVE COMPLETE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
 6. INSTALL 8" GATE VALVE
 7. INSTALL 8" BEND
 8. INSTALL 8" TEE
 9. INSTALL STREET LIGHT PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS

- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
 4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
 6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
 8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
 9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
 10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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CONTACT:

RANDY SMITH

PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION

PHASE 1 AND 2

1045 SOUTH AND 1000 WEST

CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER

Randy Smith

No. 8529241-2202

1-10-2021

STATE OF UTAH

EXPIRATION DATE

NO. DATE

1 2 3 4 5 6 7 8

FOR REVIEW

BY

UTILITY PLAN

PROJECT NUMBER

9491

PRINT DATE

9/10/21

DRAWN BY

C. WRIGHT

CHECKED BY

T. WILLIAMS

PROJECT MANAGER

T. WILLIAMS

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BENCHMARK

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ELEV = 4349.73'

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
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- GENERAL NOTES
1.

THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2.

DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3.

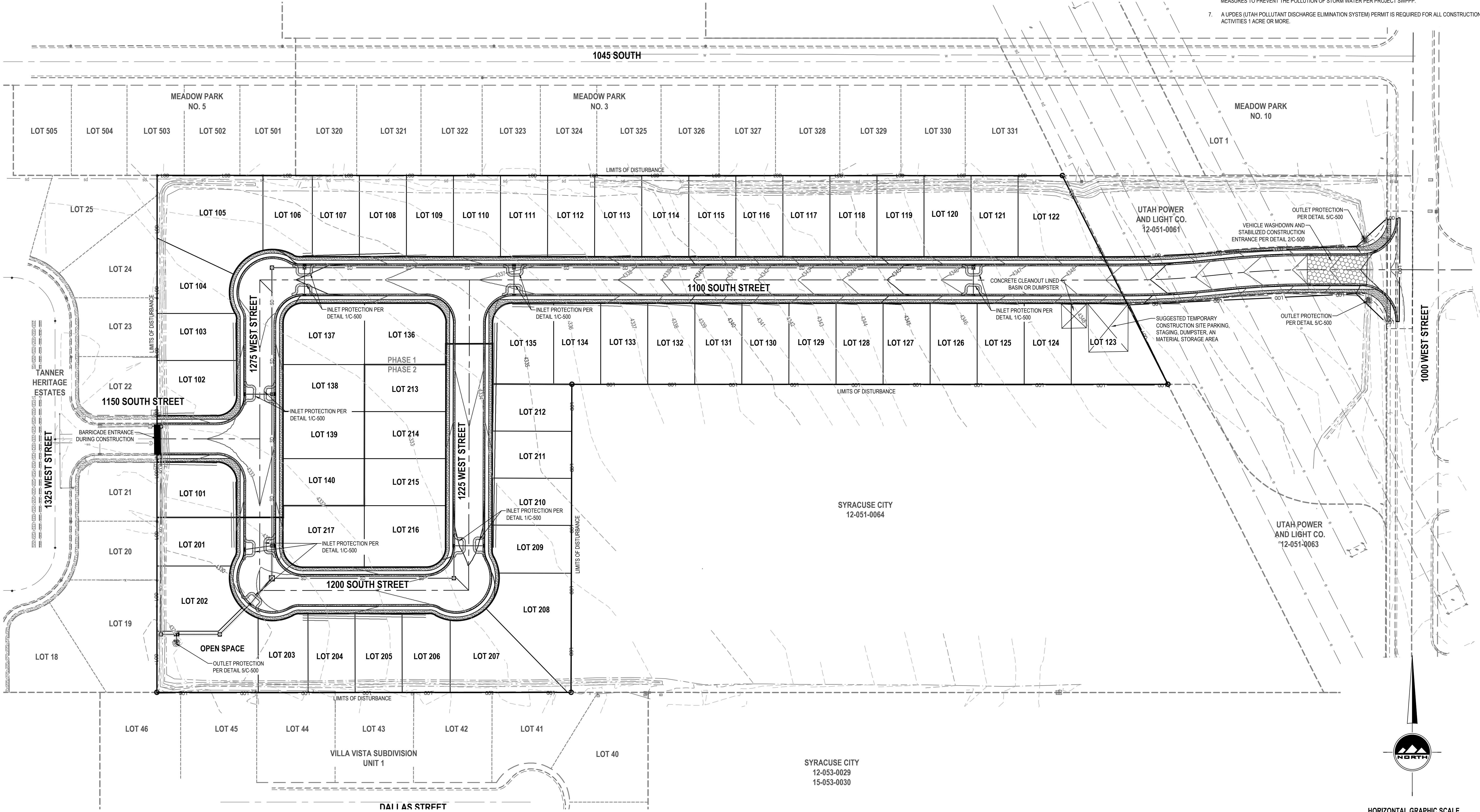
RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4.

DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5.

VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6.

NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7.

A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.



EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 N. 400 W.

Layton, UT 84041

Phone: 801.547.1100

SALT LAKE CITY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.866.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE
12896 PONY EXPRESS RD #400
DRAPER, UT 84020
CONTACT:
RANDY SMITH
PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION

PHASE 1 AND 2

1045 SOUTH AND 1000 WEST

CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER

[Signature]

No. 8529241-2202

1-10-2021

STATE OF UTAH

EXPIRATION DATE

NO. DATE REVISION BY

1 2 3 4 5 6 7 8

FOR REVIEW

EROSION CONTROL PLAN

PROJECT NUMBER 9491 PRINT DATE 9/10/21

DRAWN BY C. WRIGHT CHECKED BY T. WILLIAMS

PROJECT MANAGER T. WILLIAMS

C-400

BENCHMARK

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
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CONSTRUCTION.

BENCHMARK
EAST CORNER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 W
SALT LAKE BASE AND MERIDIAN
ELEV = 4349.73'

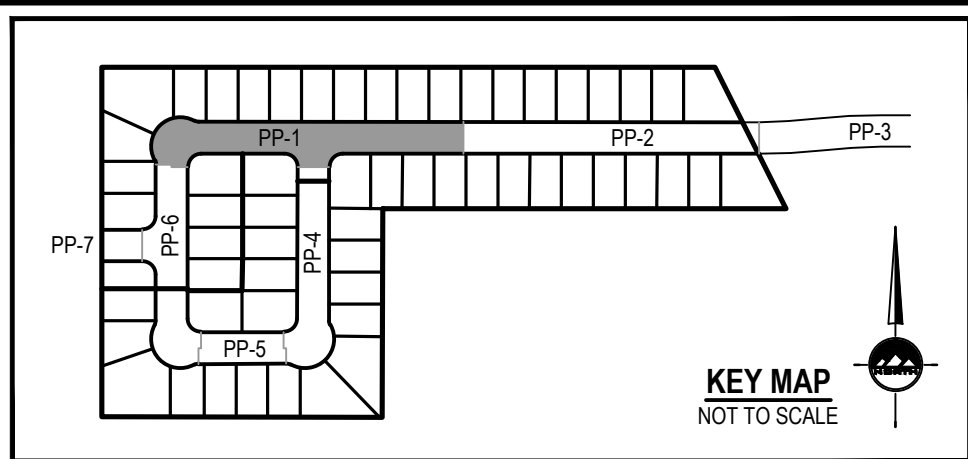
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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- | | | | |
|---|--|----|---|
| 1 | INSTALL TYPICAL WATER CONNECTION PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS | 7 | INSTALL 8" BEND |
| 2 | INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS | 8 | INSTALL 8" TEE |
| 3 | INSTALL 8" C900 DR18 PVC CULINARY WATERLINE | 9 | INSTALL STREET LIGHT PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS |
| 4 | FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE | 10 | MATCH EXISTING IMPROVEMENTS |
| 5 | INSTALL FIRE HYDRANT AND VALVE COMPLETE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS | 11 | LOOP CULINARY WATERLINE UNDER STORM DRAIN & PROVIDE MINIMUM CLEARANCE |
| 6 | INSTALL 8" GATE VALVE | | |



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DR:
ELDSTONE
2896 PONY EXPRESS RD #400
RAPER, UT 84020

CONTACT:
ANDY SMITH
PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION

PHASE 1 AND 2

1045 SOUTH AND 1000 WEST

CLEARFIELD, UT 84015

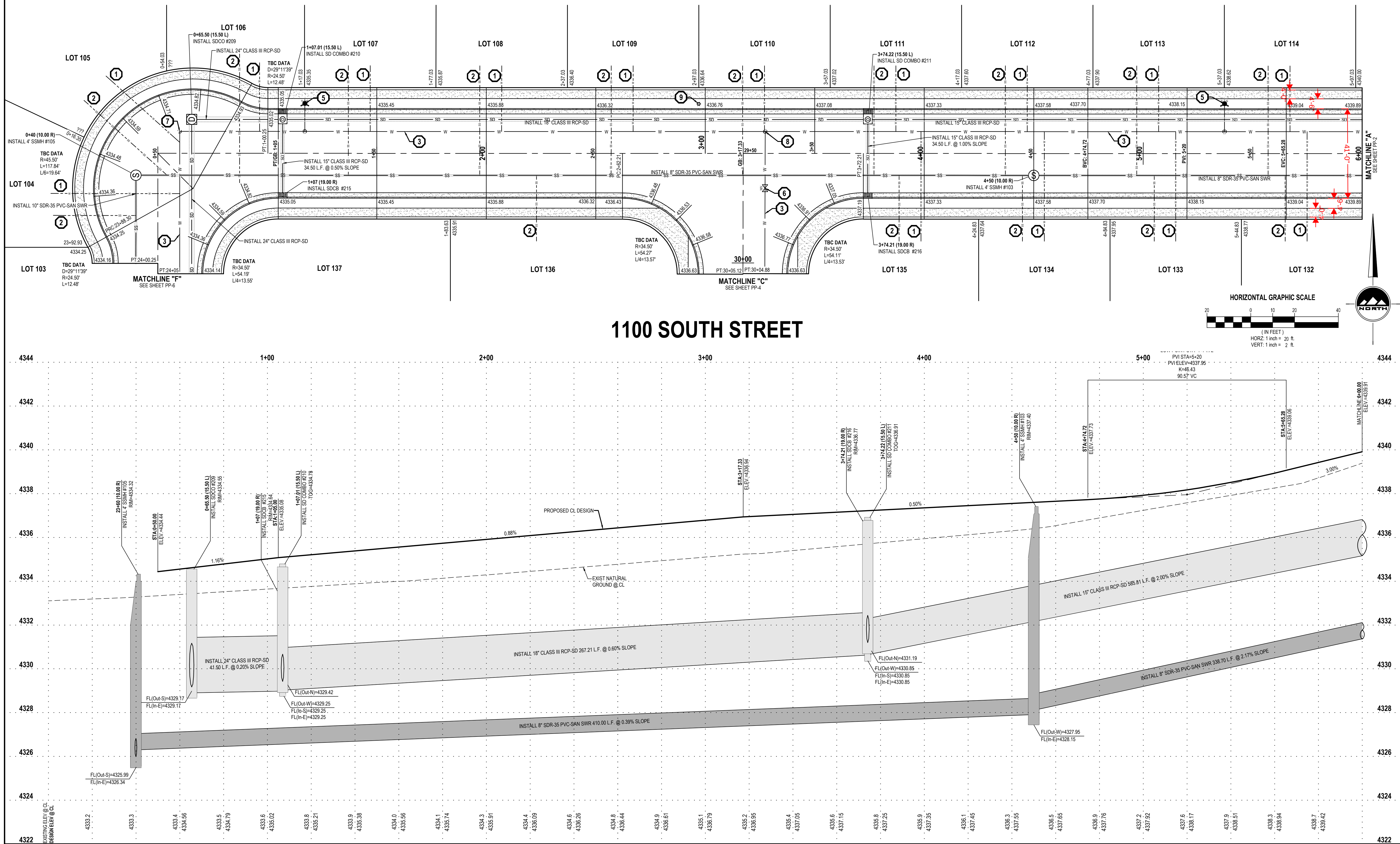


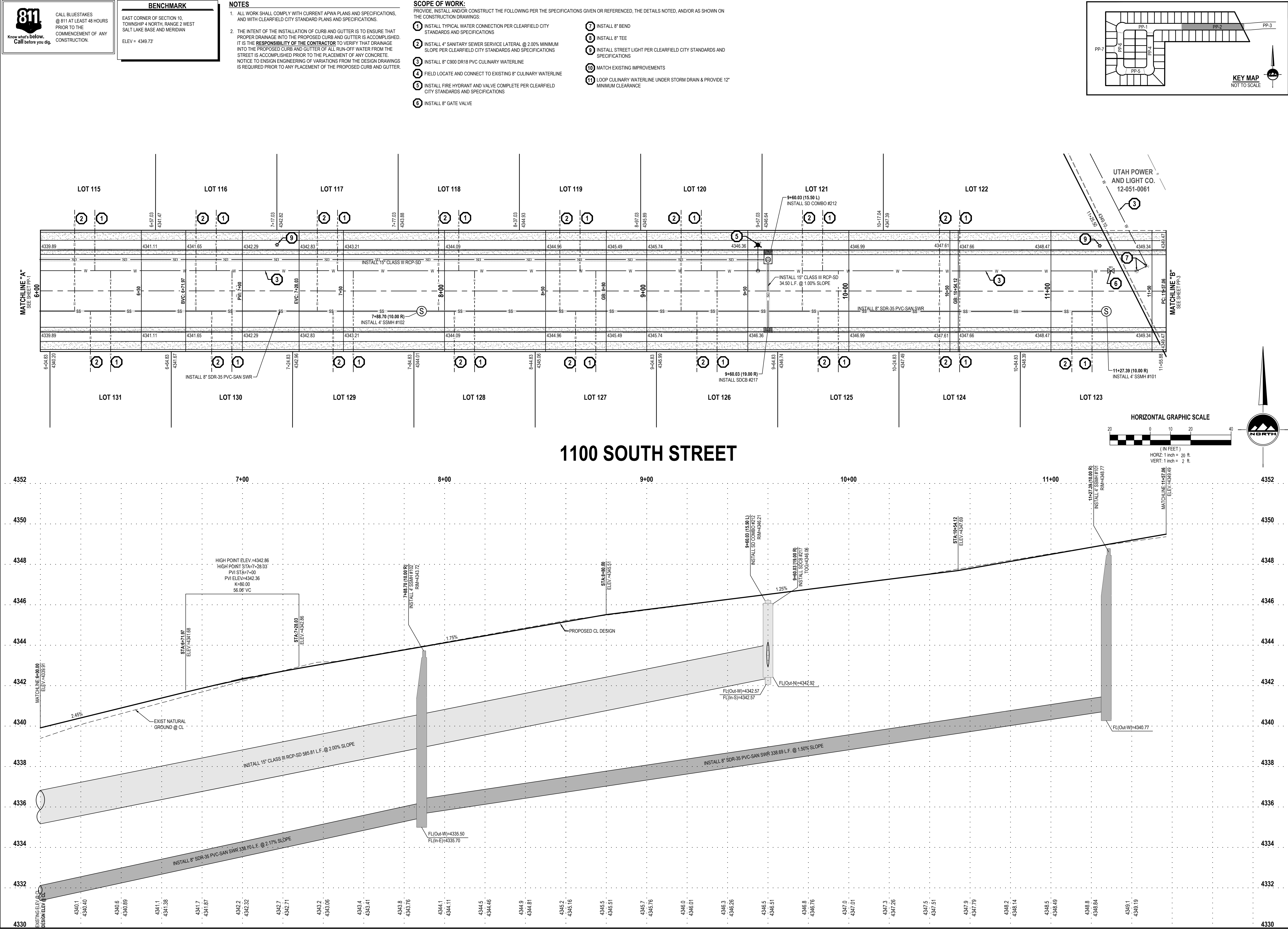
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100 SOUTH STREET PLAN AND PROFILE

PROJECT NUMBER 1491	PRINT DATE 9/10/21
DRAWN BY C. WRIGHT	CHECKED BY T. WILLIAMS
PROJECT MANAGER T. WILLIAMS	

PP-1





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12896 PONY EXPRESS RD #400
DRAPER, UT 84020
CONTACT:
RANDY SMITH
PHONE: 801.568.2350

PROFESSIONAL ENGINEER
No. 8529241-2202
1-10-2021
STATE OF UTAH
CIVIL ENGINEER

NO. DATE REASON BY
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2
3
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FOR REVIEW

**1100 SOUTH STREET
PLAN AND PROFILE**

PROJECT NUMBER
9491
PRINT DATE
9/10/21
DRAWN BY
C. WRIGHT
CHECKED BY
T. WILLIAMS
PROJECT MANAGER
T. WILLIAMS

PP-2

811

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BENCHMARK

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- 1

INSTALL TYPICAL WATER CONNECTION PER CLEARFIELD CITY
STANDARDS AND SPECIFICATIONS
- 2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM
SLOPE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
- 3

INSTALL 8" C900 DR18 PVC CULINARY WATERLINE
- 4

FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE
- 5

INSTALL FIRE HYDRANT AND VALVE COMPLETE PER CLEARFIELD
CITY STANDARDS AND SPECIFICATIONS
- 6

INSTALL 8" GATE VALVE
- 7

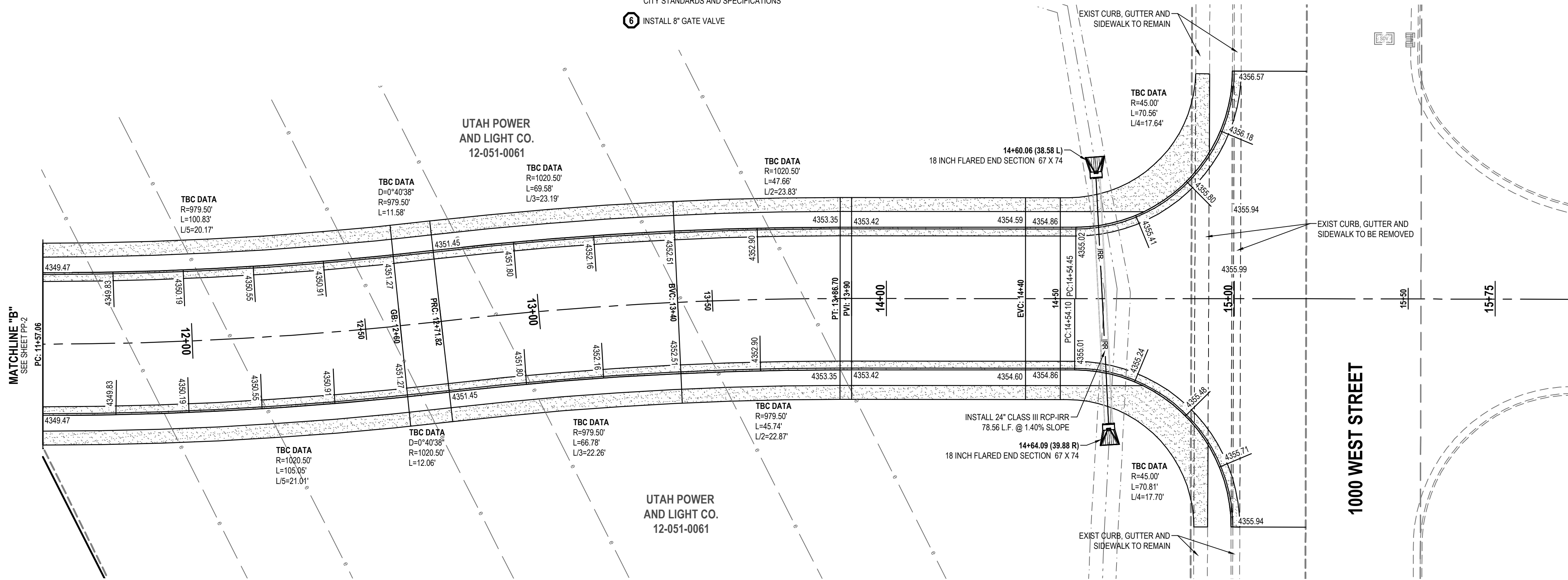
INSTALL 8" BEND
- 8

INSTALL 8" TEE
- 9

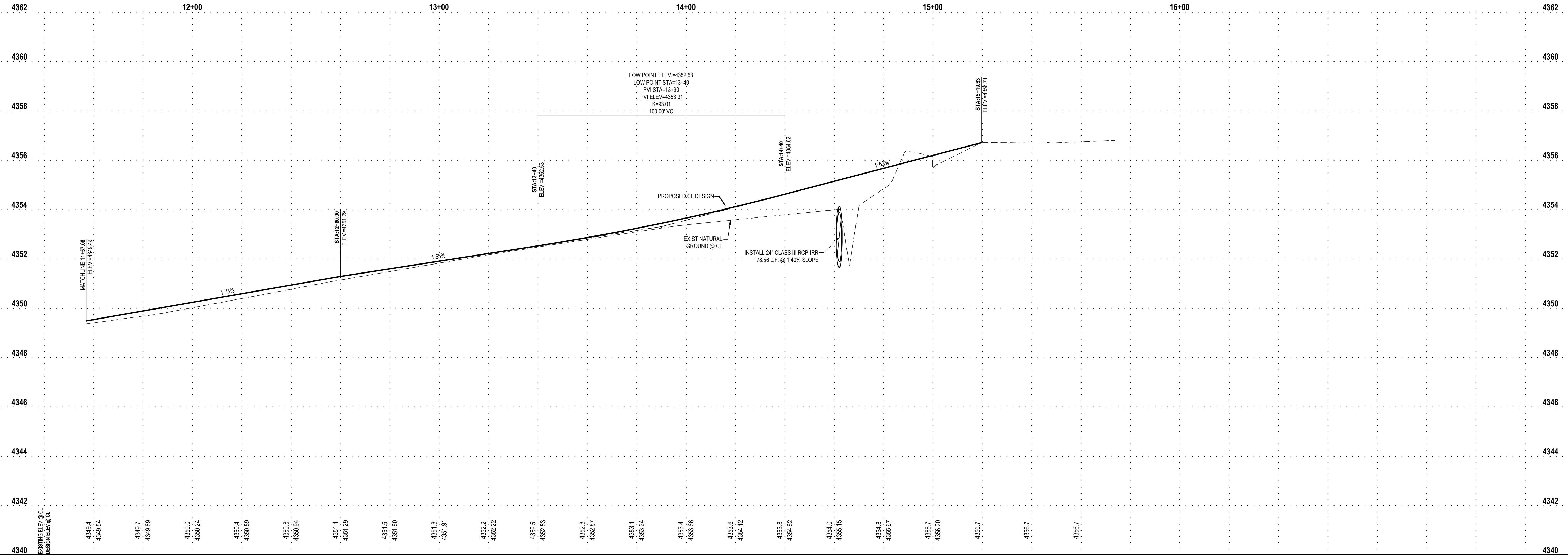
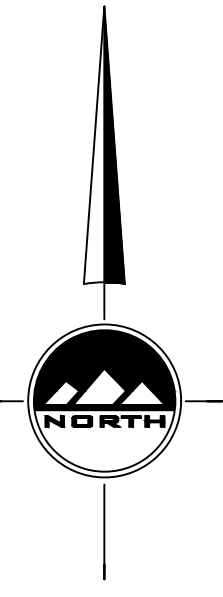
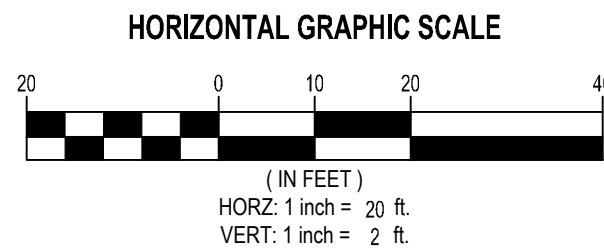
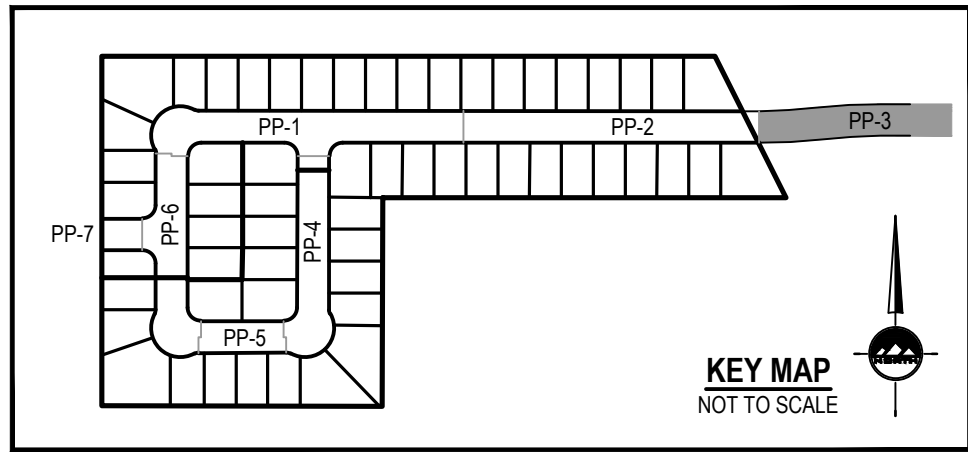
INSTALL STREET LIGHT PER CLEARFIELD CITY STANDARDS AND
SPECIFICATIONS
- 10

MATCH EXISTING IMPROVEMENTS
- 11

LOOP CULINARY WATERLINE UNDER STORM DRAIN & PROVIDE 12"
MINIMUM CLEARANCE



1100 SOUTH STREET



EN SIGN

THE STANDARD IN ENGINEERING

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DRAPER, UT 84020
CONTACT:
RANDY SMITH
PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION PHASE 1 AND 2 1045 SOUTH AND 1000 WEST CLEARFIELD, UT 84015



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**1100 SOUTH STREET
PLAN AND PROFILE**

PROJECT NUMBER
9491
PRINT DATE
9/10/21
DRAWN BY
C. WRIGHT
CHECKED BY
T. WILLIAMS
PROJECT MANAGER
T. WILLIAMS

PP-3

811

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BENCHMARK

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6. INSTALL 8" GATE VALVE

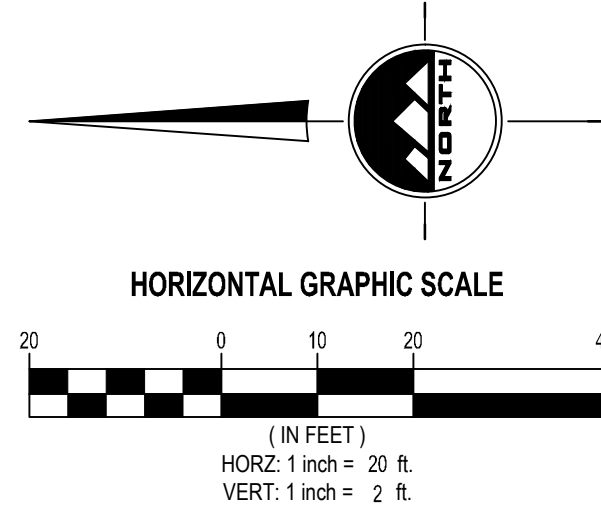
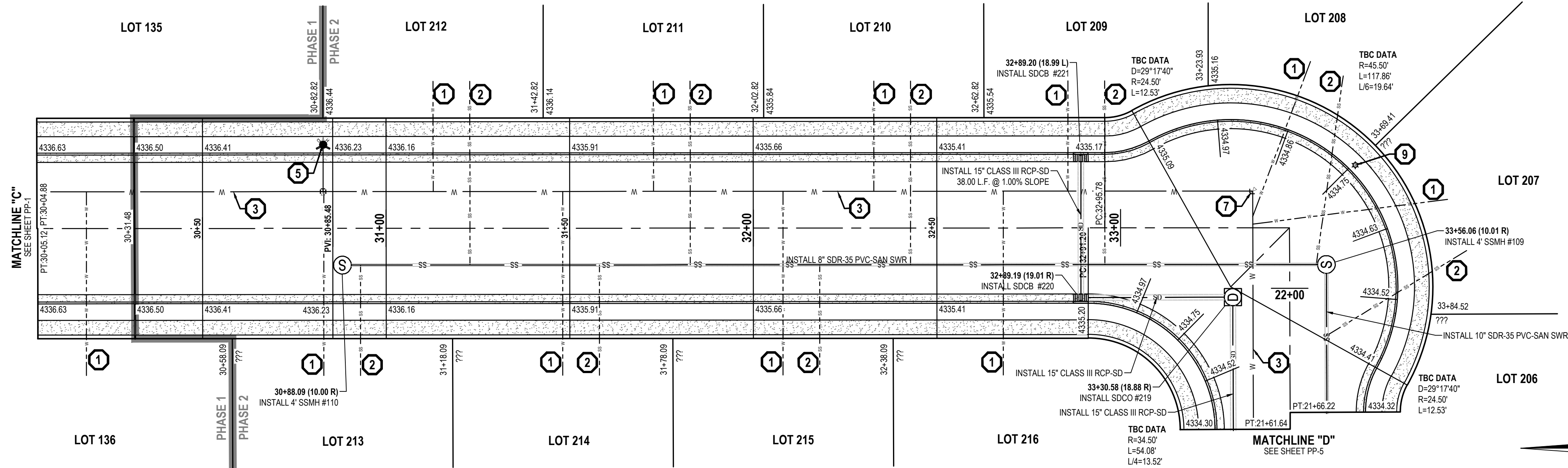
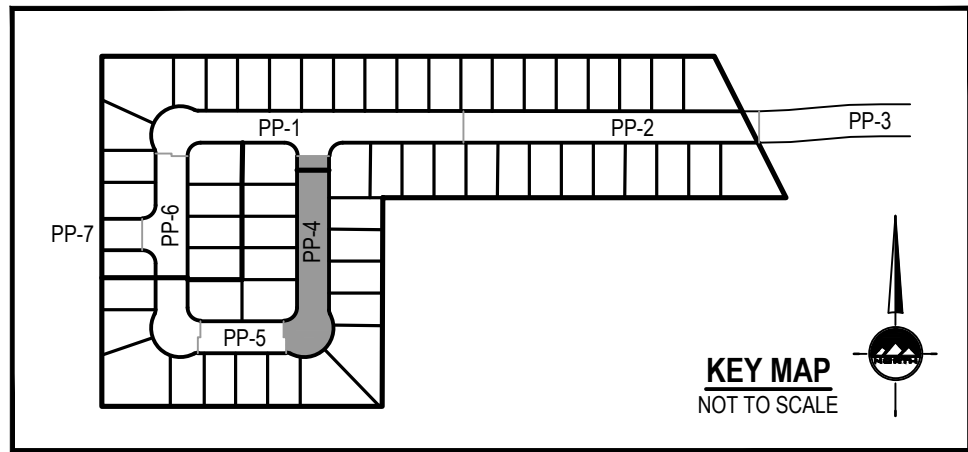
7. INSTALL 8" BEND

8. INSTALL 8" TEE

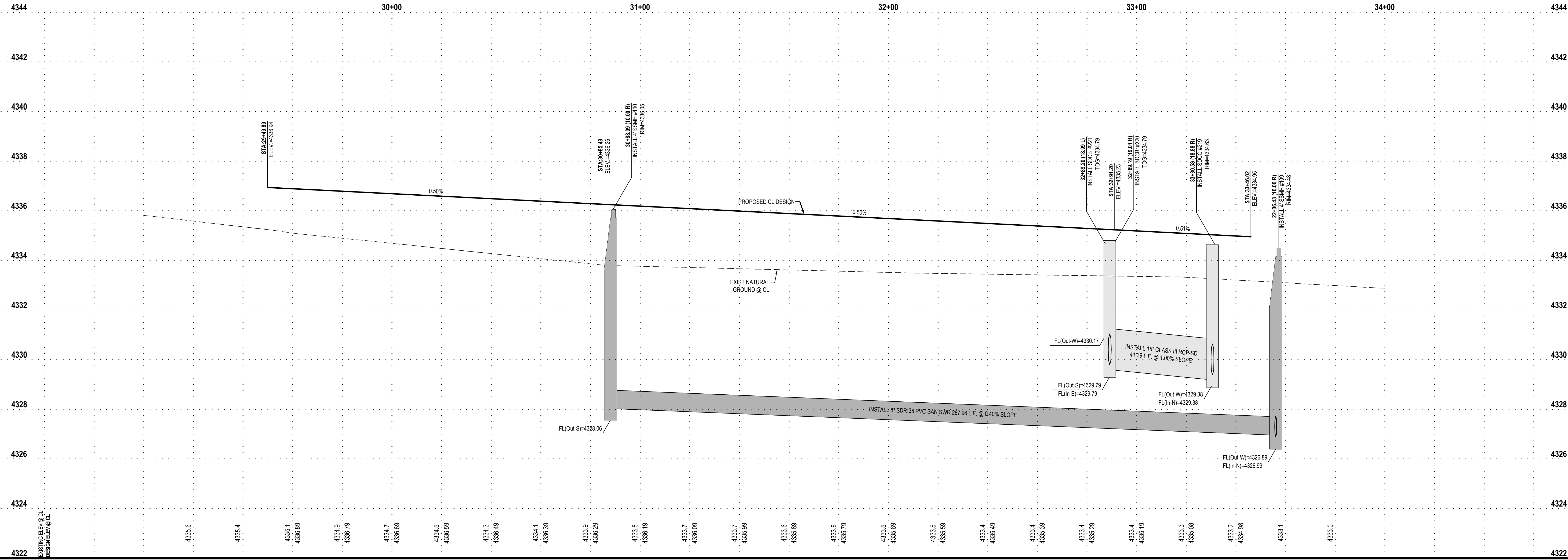
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SPECIFICATIONS

10. MATCH EXISTING IMPROVEMENTS

11. LOOP CULINARY WATERLINE UNDER STORM DRAIN & PROVIDE 12"
MINIMUM CLEARANCE



1225 WEST STREET



EN SIGN

THE STANDARD IN ENGINEERING

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SALT LAKE CITY

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TOOELE

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FOR:
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12896 PONY EXPRESS RD #400
DRAPER, UT 84020
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HERITAGE EAST SUBDIVISION PHASE 1 AND 2 1045 SOUTH AND 1000 WEST CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER

Randy Smith

No. 8529241-2202

1-10-2021

STATE OF UTAH

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1225 WEST STREET
PLAN AND PROFILE

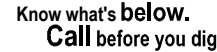
PROJECT NUMBER
9491

PRINT DATE
9/10/21

DRAWN BY
C. WRIGHT

CHECKED BY
T. WILLIAMS

PROJECT MANAGER
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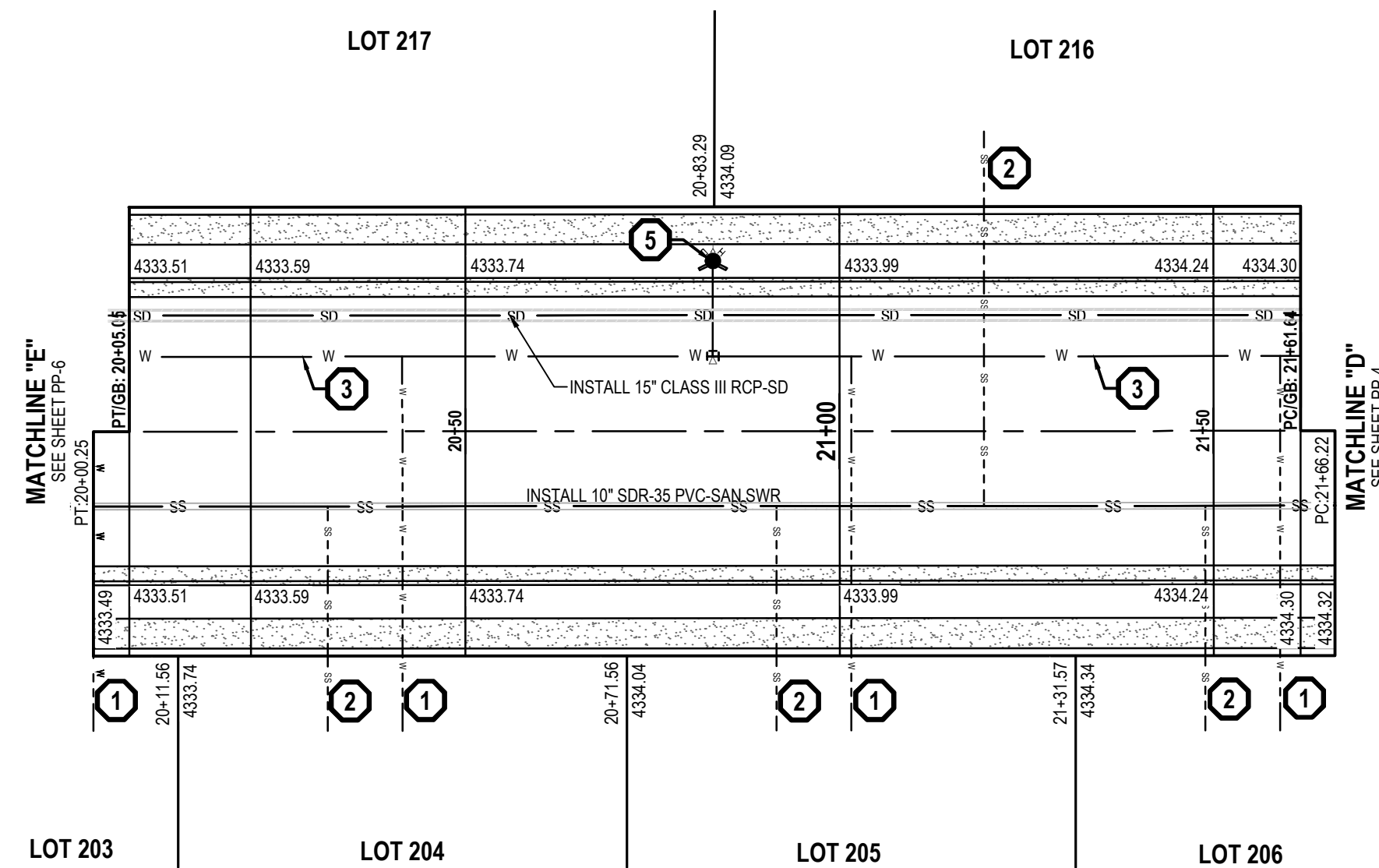
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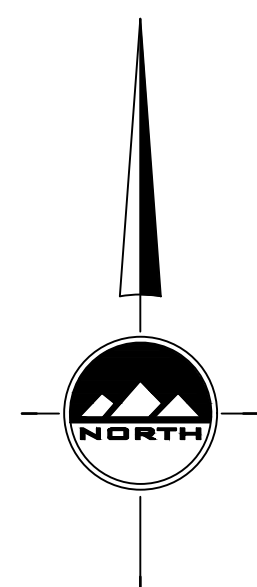
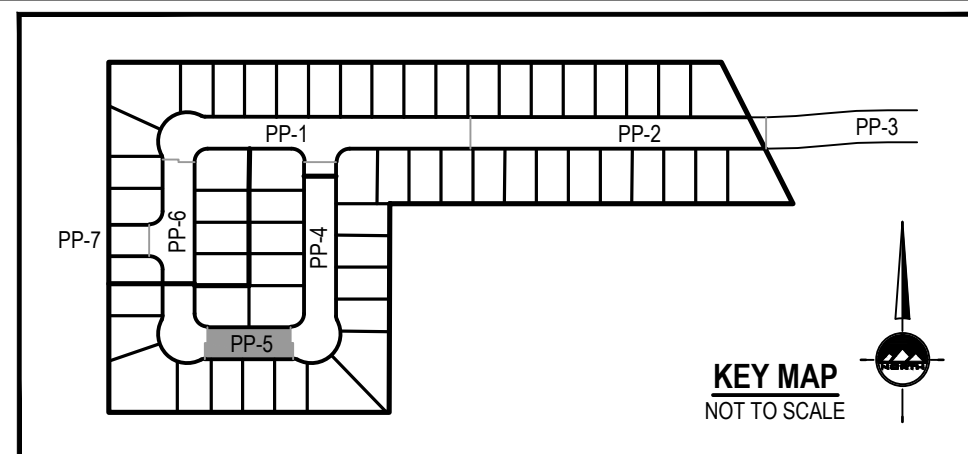
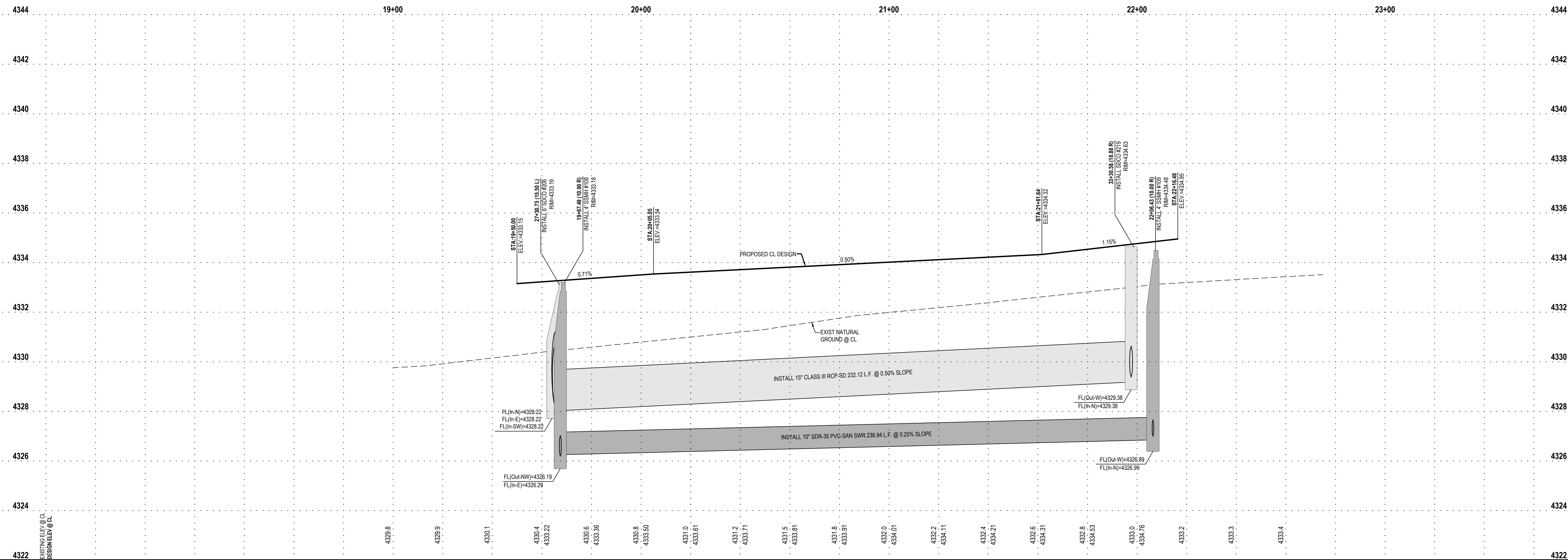
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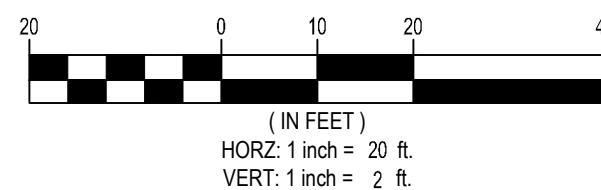
- | | | | |
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1200 SOUTH STREET



HORIZONTAL GRAPHIC SCALE



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**HERITAGE EAST SUBDIVISION
PHASE 1 AND 2
1045 SOUTH AND 1000 WEST
CLEARFIELD, UT 84015**



NO.	DATE	REVISION	E
1		FOR REVIEW	
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1200 SOUTH STREET
PLAN AND PROFILE

PROJECT NUMBER 9491	PRINT DATE 9/10/21
DRAWN BY C. WRIGHT	CHECKED BY T. WILLIAMS
PROJECT MANAGER T. WILLIAMS	

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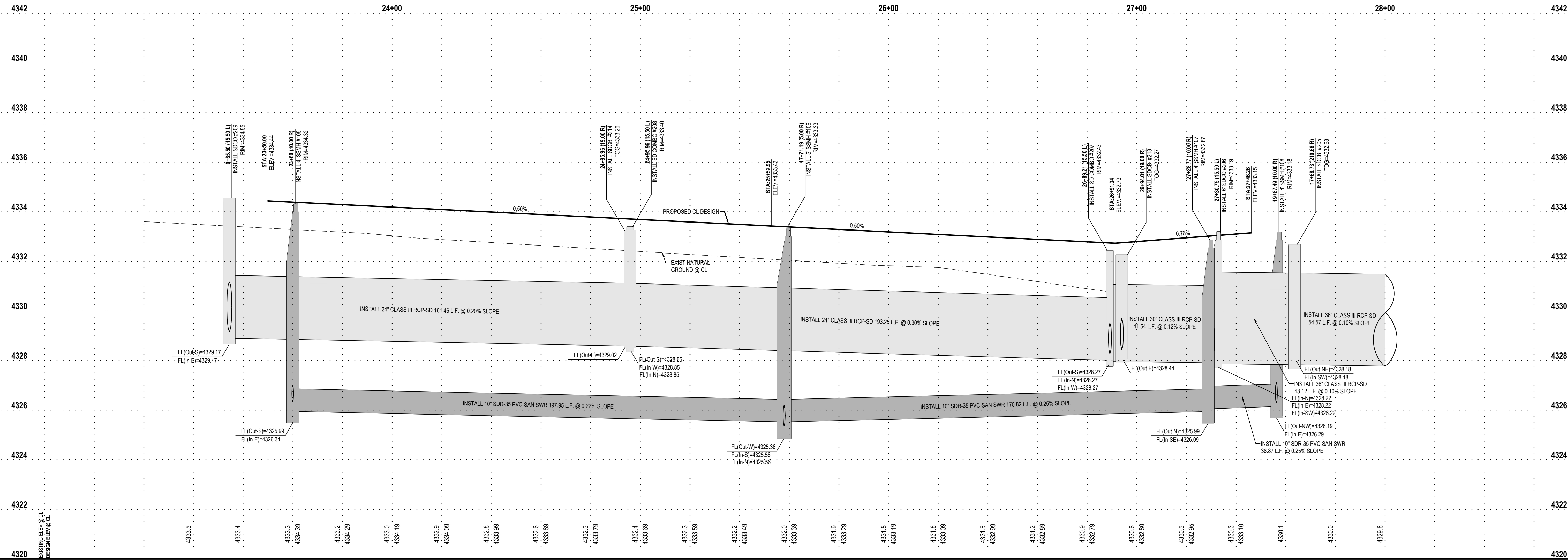
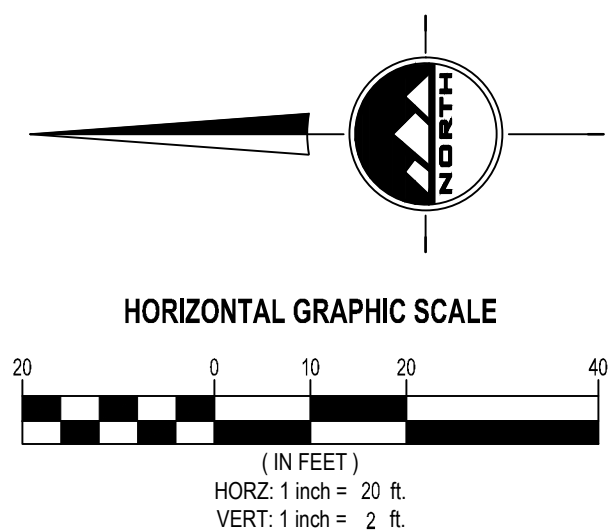
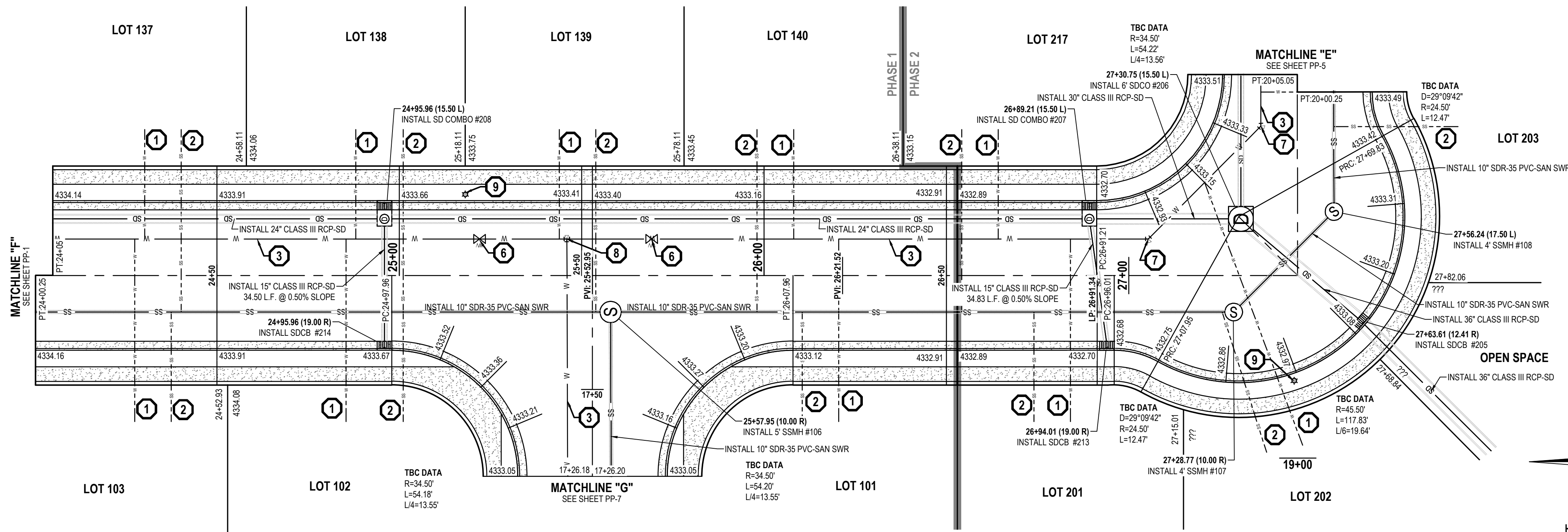
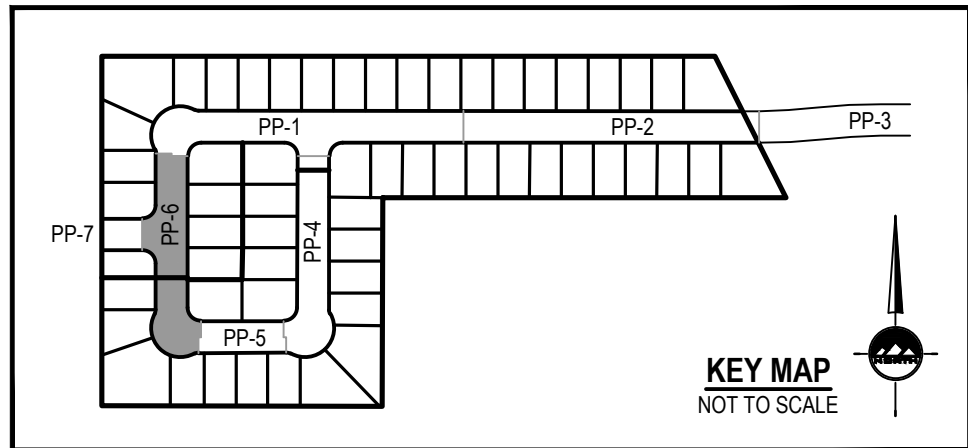
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CLEARFIELD, UT 84015

PROFESSIONAL ENGINEER

1045 SOUTH AND 1000 WEST

1-10-2021

STATE OF UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

1275 WEST STREET
PLAN AND PROFILE

PROJECT NUMBER
9491

PRINT DATE
9/10/21

DRAWN BY
C. WRIGHT

CHECKED BY
T. WILLIAMS

PROJECT MANAGER
T. WILLIAMS



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

EAST CORNER OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
ELEV = 4349.73'

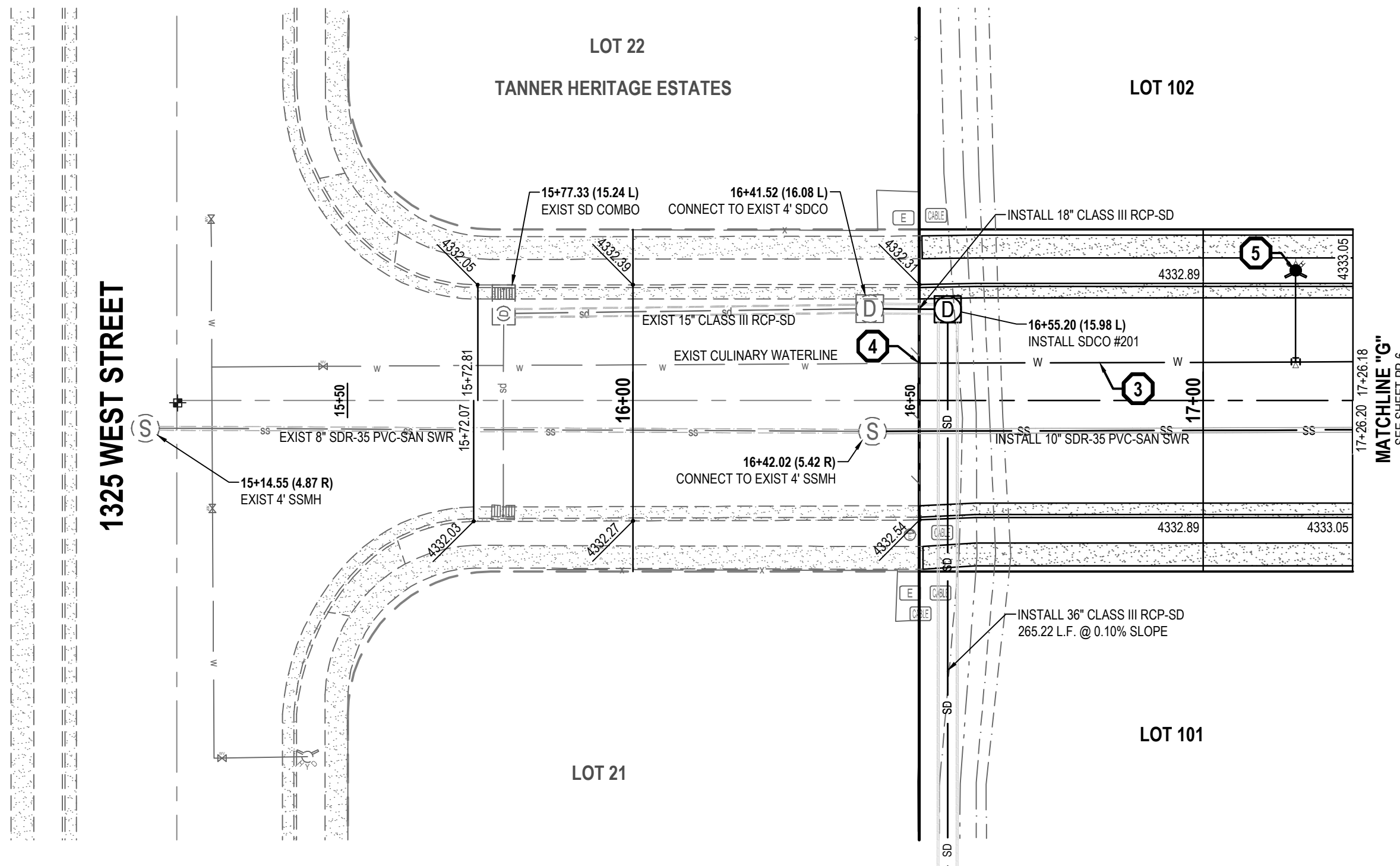
NOTES

1. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH CLEARFIELD CITY STANDARD PLANS AND SPECIFICATIONS.
2. THE INTENT OF THE INSTALLATION OF CURB AND GUTTER IS TO ENSURE THAT PROPER DRAINAGE INTO THE PROPOSED CURB AND GUTTER IS ACCOMPLISHED. IT IS THE **RESPONSIBILITY OF THE CONTRACTOR** TO VERIFY THAT DRAINAGE INTO THE PROPOSED CURB AND GUTTER OF ALL RUN-OFF WATER FROM THE STREET IS ACCOMPLISHED PRIOR TO THE PLACEMENT OF ANY CONCRETE. NOTICE TO ENSIGN ENGINEERING OF VARIATIONS FROM THE DESIGN DRAWINGS IS REQUIRED PRIOR TO ANY PLACEMENT OF THE PROPOSED CURB AND GUTTER.

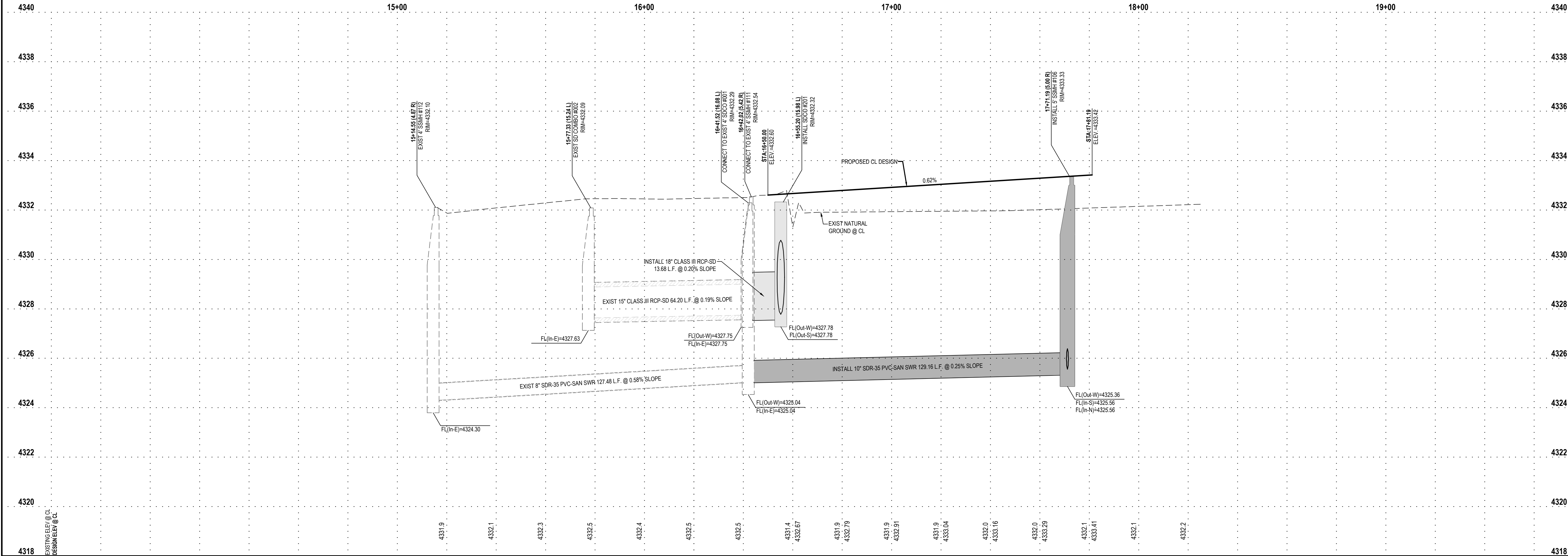
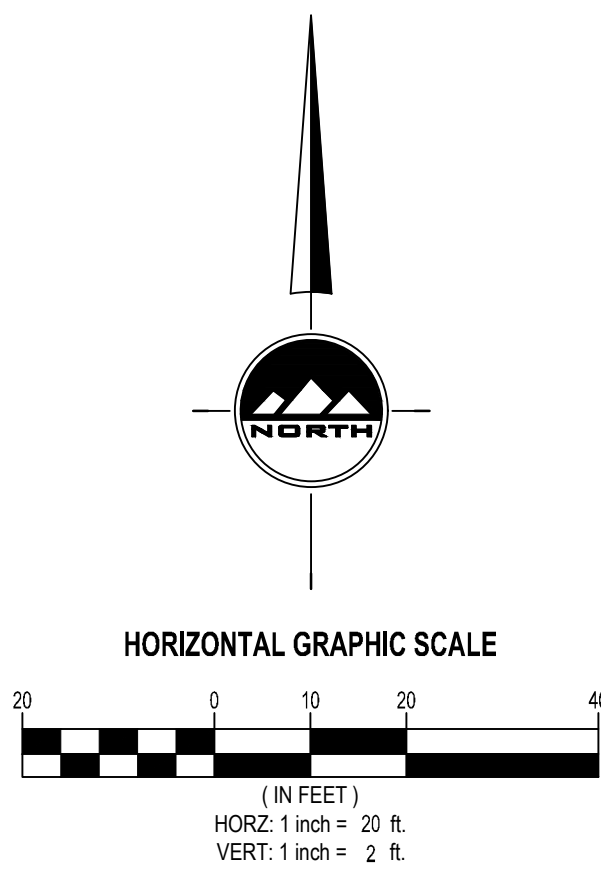
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INSTALL TYPICAL WATER CONNECTION PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
2. INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.00% MINIMUM SLOPE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
3. INSTALL 8" C900 DR18 PVC CULINARY WATERLINE
4. FIELD LOCATE AND CONNECT TO EXISTING 8" CULINARY WATERLINE
5. INSTALL FIRE HYDRANT AND VALVE COMPLETE PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
6. INSTALL 8" GATE VALVE
7. INSTALL 8" BEND
8. INSTALL 8" TEE
9. INSTALL STREET LIGHT PER CLEARFIELD CITY STANDARDS AND SPECIFICATIONS
10. MATCH EXISTING IMPROVEMENTS
11. LOOP CULINARY WATERLINE UNDER STORM DRAIN & PROVIDE 12" MINIMUM CLEARANCE



1150 SOUTH STREET



LAYTON
919 N. 400 W.
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
FIELDSTONE
12896 PONY EXPRESS RD #400
DRAPER, UT 84020
CONTACT:
RANDY SMITH
PHONE: 801.568.2350

HERITAGE EAST SUBDIVISION

PHASE 1 AND 2

1045 SOUTH AND 1000 WEST
CLEARFIELD, UT 84015

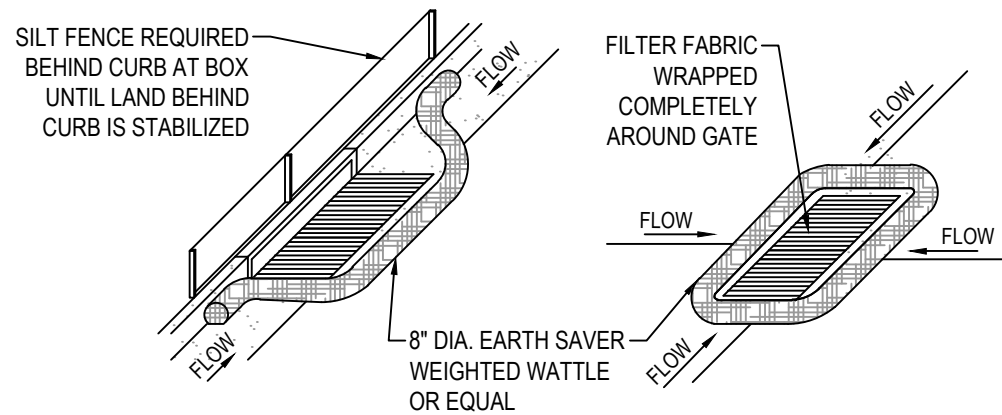


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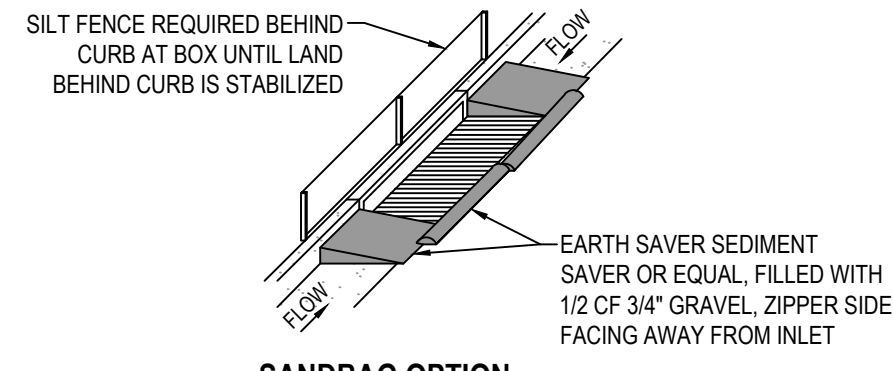
1150 SOUTH STREET PLAN AND PROFILE

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C. WRIGHT
CHECKED BY
T. WILLIAMS
PROJECT MANAGER
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PP-7



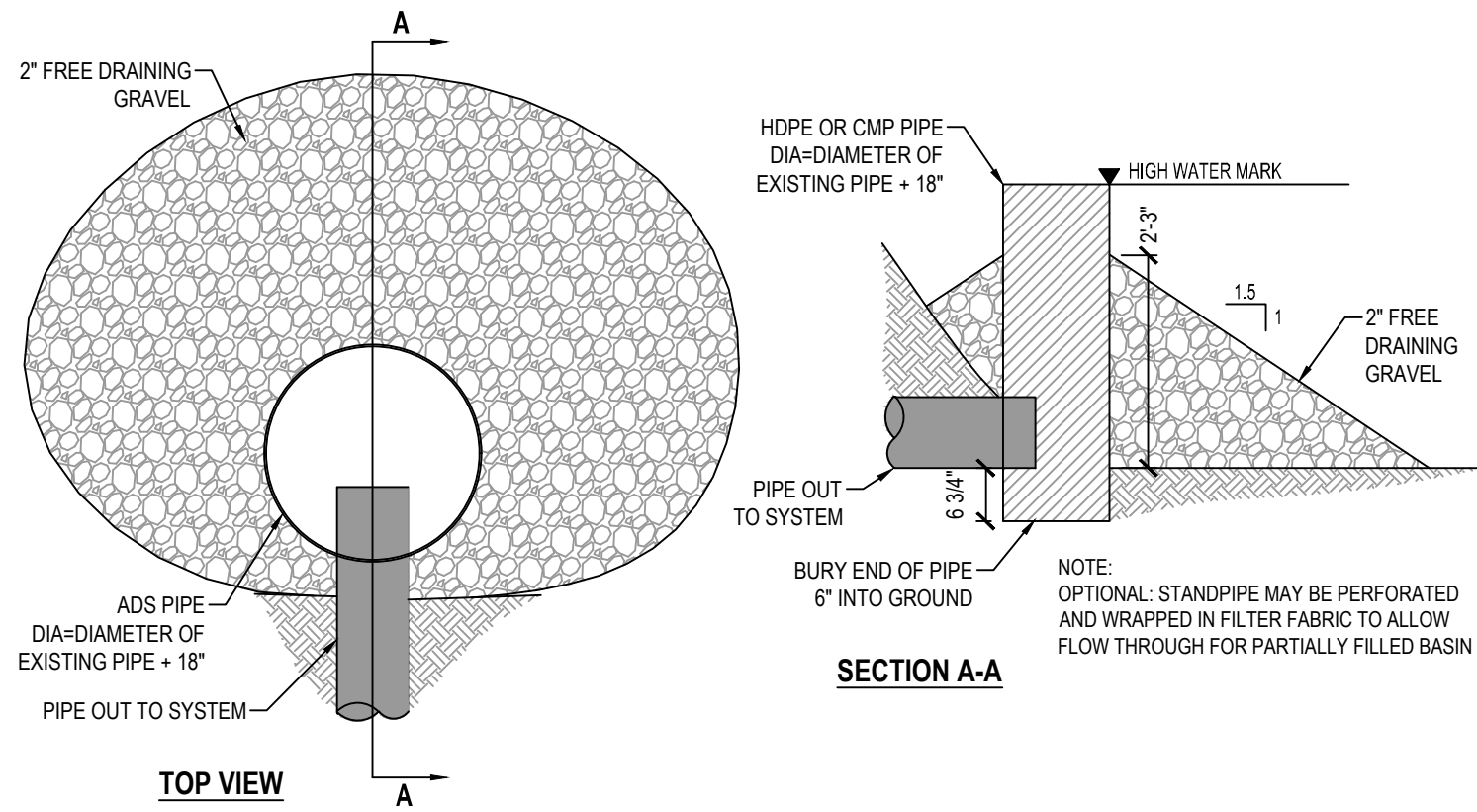
WATTLE OPTION



SANDBAG OPTION

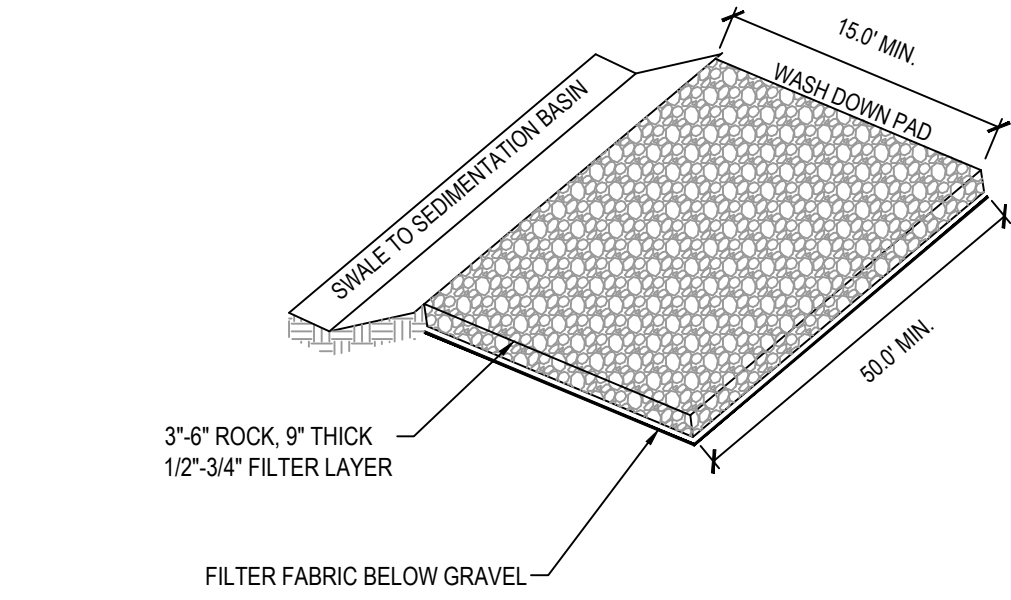
1 SAG INLET PROTECTION

SCALE: NONE



5 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE

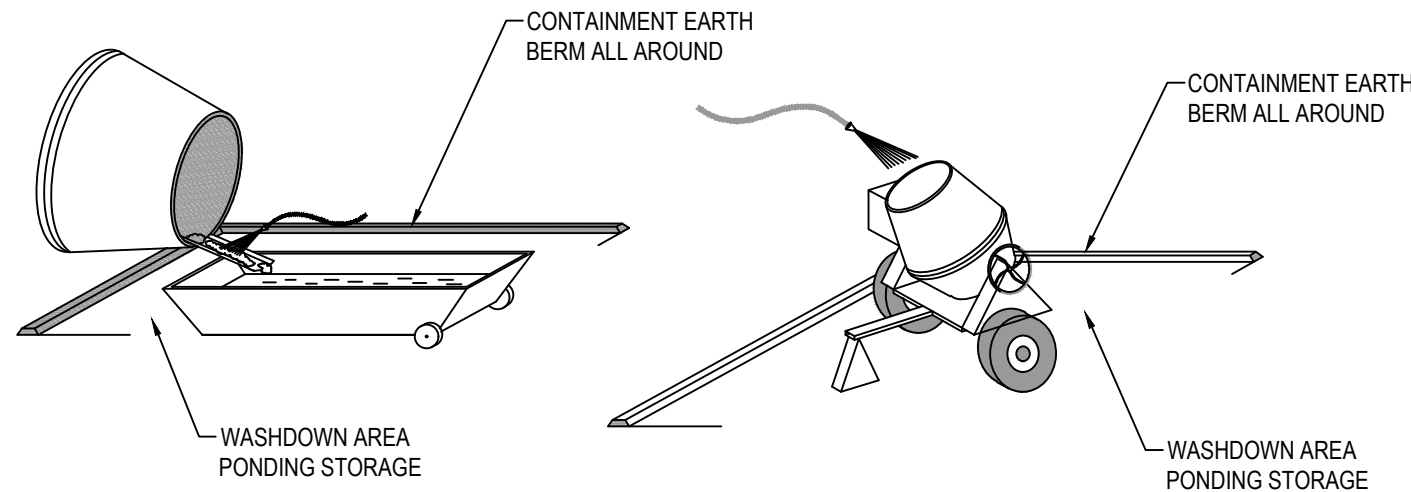


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE - CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION

2 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE

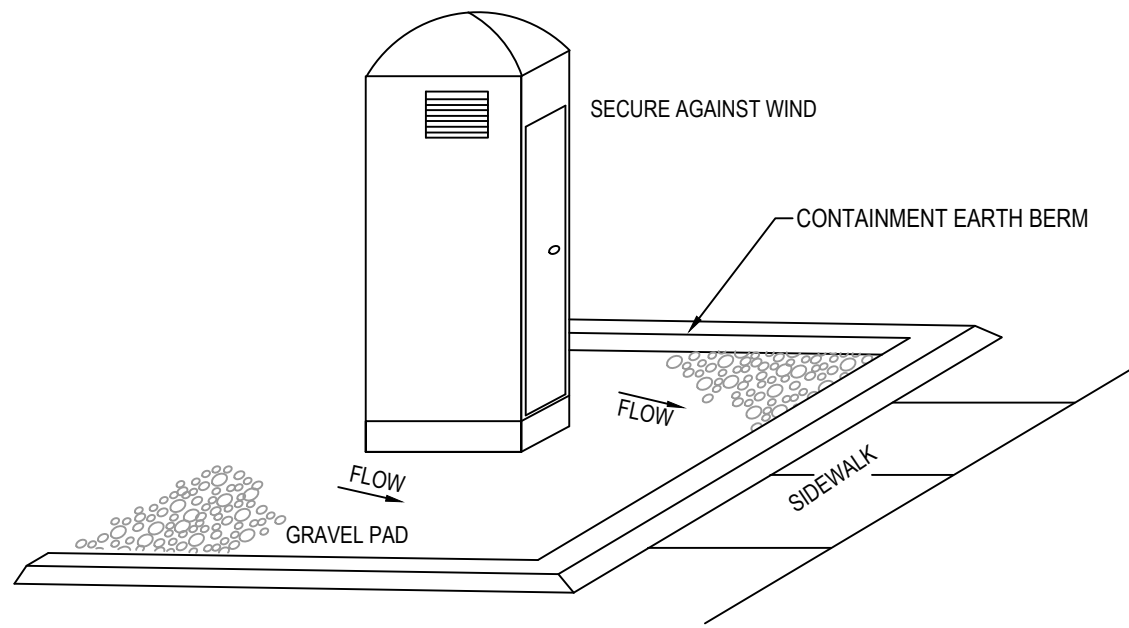


OPTION A

OPTION B

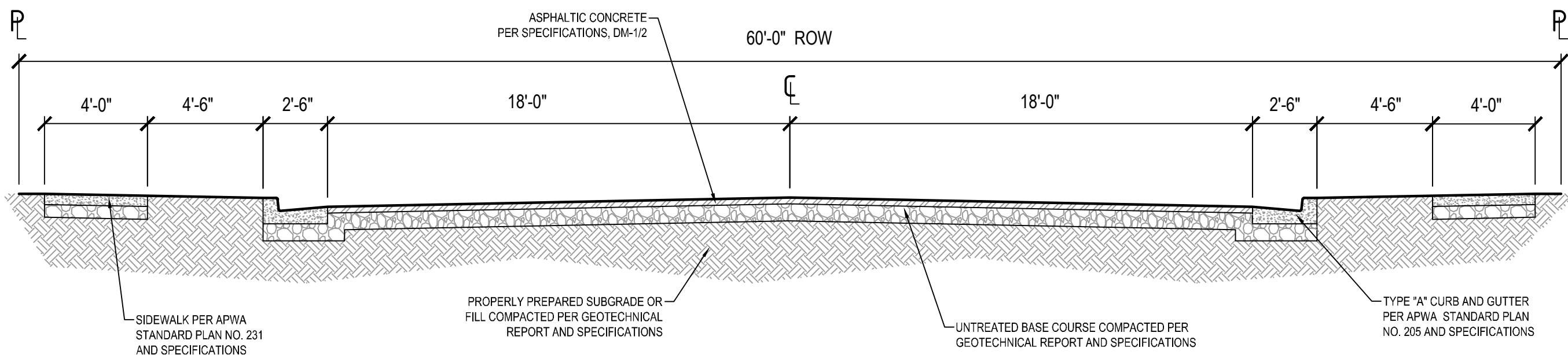
3 CONCRETE WASTE MANAGEMENT

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE



6 60' ROW - CLEARFIELD STD. ROADWAY SECTION

SCALE: NONE



Public Works Department
497 South Main Clearfield City, UT 84015
Phone: 801-525-4419

September 29th, 2021

Attn: Tyson Stoddard, Planner
Proj: Heritage East Subdivision
Subj: Plan review #2 – Resubmittal

Tyson,

I have reviewed the submitted plans shared on Bluebeam for Heritage East Subdivision. The plans have some comments that will need to be addressed prior to our recommendation of approval.

PLAT

1. The boundary description is lacking on the Plat
2. A 10' PU + DE needs to be shown on the front and rear of all the lots
3. An easement for 1100 S. going underneath Rocky Mountain Power utility lines needs to be shown.
4. Lot 203 on the Phase 2 Plat should be dedicated as open space, including a note for who will be responsible for maintaining the property (combine with neighboring lot, HOA responsibility, etc.)
 - a. As a result of Lot 203 being dedicated as open space, lot #'s do not match starting on sheet C-100.

CONSTRUCTION PLANS

1. The finish grade question mark boxes need to be filled with appropriate information.
2. The South, West, and East sides of the open space pond should be built up as to have a higher elevation than the Northeast end for any overflow from a storm event to spill into the street rather than the bordering residential lots.
3. We suggest 3 water valves be placed on the intersection of 1225 W and 1100 S for maintenance and control of the publicly owned water line.
4. Sheet PP-3 "TBC Data" needs to be completed with appropriate information.
5. The open space pond inlet details and specs need to be shown.
6. Clarification is needed for the proposed irrigation line on the North property line running East to West.



Public Works Department
497 South Main Clearfield City, UT 84015
Phone: 801-525-4419

If you have questions, please contact me anytime.

Thanks,

Dayton Newell

Clearfield City Public Works

Engineer Technician

Dayton.newell@clearfieldcity.org

(801) 525-4423 Office

