Planning Commission Staff Report

File # 8S21

Public Hearing and Consideration of a 33-lot residential Preliminary Subdivision Plat for approximately 8.089 acres of real property located at 4701 S. 1065 W.; 1040 W. 4800 S.; 1050 W. 4800 S; 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; and 1088 W. Turnberry Way

CITY OF TAYLORSVILLE UTAH

Department of Community Development

Date:	November 4, 2021
Meeting Date:	November 9, 2021
Agenda Item:	Public Hearing and Consideration of a 33-lot residential Preliminary Subdivision Plat for approximately 8.089 acres of real property at the addresses listed below
Subject Property Address:	4701 S. 1065 W.; 1040 W. 4800 S.; 1050 W. 4800 S; 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; and 1088 W. Turnberry Way
Applicant:	Paul Randstrom, Brad Reynolds Construction
Applicant Agent:	n/a
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21111280430000; 21111280390000; 21111280400000; 21111280240000; 21111280250000; 21111280190000; 21111280200000; 21111280270000; 21111280260000; and 21111280120000
Applicable Ordinances:	Including, but not limited to Chapter 13.20; 13.21; and 13.30
Agenda Item #:	4

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Aerial Image of Subject Property
Exhibit D: Vicinity Map
Exhibit E: Ordinance 21-12 Approving a Zoning Map Amendment
Exhibit F: Proposed Subdivision
Exhibit G: Site Photos

Summary:

Brad Reynolds Construction (Developer) is requesting Planning Commission review and approval of a 33-lot residential preliminary subdivision plat "Meadows on 48th" for approximately 8.089 acres of real property located on several parcels at the terminus of Turnberry Way (see Exhibit D).

Approval of the preliminary subdivision plat would allow for final subdivision review and approval of 33 new single-family residential lots as well as new public street infrastructure. The existing dead-end street (Turnberry Way) would be continued eastward and transition into Turnberry Cove, terminating with a cul-de-sac. A new public street (Taylors View Lane) would extend southward from Turnberry Way and connect to Murray Taylorsville Road (4800 S.). The new public street infrastructure is necessary to provide adequate ingress and egress needed to serve the lots of the proposed subdivision. The proposed street configuration has been reviewed and approved by the City Engineering Department.

Site Description

According to the Salt Lake County Assessor data, the subject property is made up of ten (10) individual parcels with a cumulative area of 352,364 square feet (8.089 acres). The Developer has purchased the property within the proposed subdivision plat boundary except for the southern portion of parcel 21-02-377-030-0000. On October 26, 2021, the Taylorsville-Bennion Improvement District (TBID) Board met and approved the Developer's request to purchase the southern portion of this parcel; which is necessary to continue Turnberry Way eastward. The Developer is coordinating with TBID to finalize that transaction.

On August 20, 2021 and August 31, 2021 Demolition Permits (DEMO-301840-2021 and DEMO-301893-2021) were issued authorizing the demolition of existing structures, sheds, and fences within the boundary of the proposed plat. The single-family dwelling at 1050 W. 4800 S. (parcel 21-11-128-026-0000) remains and will be removed prior to construction of the new public street, Taylors View Lane.

The Developer is proposing to vacate several existing easements in conjunction with this plat as they will no longer be necessary. Several new easements are proposed to be established as shown on the plat. The Developer is coordinating with Salt Lake County to vacate necessary easements prior to the recording of the final plat. Prior to final plat approval, the Developer must submit to the City any document(s) recorded by the Salt Lake County Recorder's Office vacating existing easement(s), in preparation for the recording of the final plat.

Surrounding zoning designations are as follows (see Exhibit A):

North	South	East	West
Single-Family R-1-10 Mobile Home (MH)	Single-Family R-1-10	Single-Family R-1-10 Mobile Home (MH)	Single-Family R-1-10

Land Development Code Analysis

On July 7, 2021, the Taylorsville City Council passed Ordinance 21-12 approving a Zoning Map Amendment for the subject properties (see Exhibit E). Exhibit A summarizes the current zoning designation for each of the proposed lots. Lots 1-11 and 16-21 are located

within the Residential (R-1-6) zoning district. Lots 12-15; 22-24; and 27-33 are located within the Residential (R-1-8) zoning district. Lots 25, 26, and Parcel "A" are located within the Residential (R-1-10) zoning district.

The minimum lot dimensional requirements for each of the zoning districts are as follows:

	R-1-10	R-1-8	R-1-6
Minimum lot width (feet)	80	70	55
Minimum lot size (square feet)	10,000	8,000	6,000

The proposed subdivision complies with the minimum lot area and dimensional requirements.

In accordance with Section 13.21.120(C), the Developer is requesting approval of a reduced parkstrip throughout the development.

> *" A landscaped buffer between the sidewalk and street curb shall be installed according to city standards. In order to facilitate the planting of street trees, an eight foot (8') park strip and five foot (5') sidewalk is the standard requirement. Reduced park strip and sidewalk width may be approved based upon the size, scale, and nature of the project, and the type of existing improvements on adjacent properties. However, a ten foot (10') cross section (5 foot park strip, 5 foot sidewalk) is a minimum and may necessitate tree planting behind the sidewalk."*

The Developer is requesting a 5-foot parkstrip and 5-foot sidewalk in lieu of an 8-foot parkstrip and 5-foot sidewalk. The proposed arrangement is consistent with adjacent development and satisfies the minimum requirement established in the Land Development Code. Staff supports this request.

There is an existing irrigation ditch that runs along the eastern and northern boundary of the proposed plat, adjacent to proposed Lots 1 through 12. The ditch is currently open, however, the Developer is proposing to pipe the ditch as part of the subdivision improvements. The Developer has submitted to the City a signed statement from the Jordan Irrigation Company authorizing the piping and other proposed improvements of the existing irrigation ditch.

The Developer is proposing a stormwater detention area at the southern end of the proposed subdivision, identified as "Parcel A." At this time, it is assumed that the City will own this Parcel; however, the Developer is exploring options related to the ongoing maintenance. If Parcel A will be maintained privately, a Home Owner's Association (HOA) must be established together with Codes, Covenants, and Restrictions (CCRs) declaring the HOA responsible for Parcel A, including the ongoing maintenance and repair of all improvements thereon. A note must be placed on the plat including language to clarify the responsible party. If the Developer reaches an agreement with the City, the City may accept responsibility for ongoing maintenance and repair of improvements on Parcel A, which would eliminate the need for the establishment of an HOA. At this time, an agreement between the Developer and the City has not been formalized.

The proposed preliminary subdivision plat "Meadows on 48th" has been reviewed by city departments and review agencies and is determined to be complete and in compliance with city standards. Staff and review agencies have identified several conditions of approval (listed in this report) to accompany this preliminary plat review. Any conditions of approval must be satisfied prior to issuance of final plat approval.

Any future development on the site is subject to compliance with adopted zoning, subdivision, engineering, and other applicable standards. Appropriate development permits must be issued prior to construction activity on the site.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on October 29, 2021. As of November 4, 2021, no public comments have been received by staff.

Findings

1. This application was initiated by Paul Randstrom, Brad Reynolds Construction.
2. The subject property is made up of ten (10) individual parcels with a cumulative area of approximately 352,364 square feet (8.089 acres).
3. The subject property is zoned Single-Family R-1-6, R-1-8, and R-1-10, as identified in "Exhibit A" of this report.
4. The subject property is in the Low-Density Residential designation in the City's General Plan.
5. The preliminary subdivision includes 33 new single-family residential lots as well as new public street infrastructure.
6. The Developer is requesting a 5-foot parkstrip and 5-foot sidewalk in lieu of an 8-foot parkstrip and 5-foot sidewalk. The proposed arrangement is consistent with adjacent development and satisfies the minimum requirement established in the Land Development Code. Staff supports this request.
7. The proposed preliminary subdivision plat has been reviewed by city departments and review agencies and is determined to be complete and in compliance with the city standards.
8. Staff and review agencies have identified conditions of approval (listed below) to be considered by the Planning Commission prior to issuance of final plat approval.
9. The Planning Commission is the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff recommends approval of the preliminary subdivision plat for the "Meadows on 48th" (File #8S21), subject to the following conditions. Final plat approval shall not be granted until the following conditions have been satisfied by the Developer:

1. The Developer purchase the southern portion of parcel 21-02-377-030-0000 to continue Turnberry Way eastward, as shown on the preliminary plat.
2. With regard to the ongoing maintenance and repair of the stormwater detention area identified as "Parcel A," the Developer must satisfy one of the two following options:
    a. The Developer submit to the City documentation establishing a Homeowners Association (HOA) and Codes, Covenants, and Restrictions (CCRs) declaring the HOA responsible for the ongoing maintenance and repair of all improvements on

"Parcel A." A note shall be placed on the plat clarifying that the City is not responsible for any maintenance or improvements on Parcel A; or

b. The Developer execute an agreement with the City stating that the City will be responsible for ongoing maintenance and repair of the improvements on "Parcel A."

3. The Developer submit to the City any document(s) recorded by the Salt Lake County Recorder's Office vacating existing easement(s), in preparation for the recording of the final plat.
4. Additional notations/identifiers be included on specific Lot(s) or Parcel(s) on the final plat that reference applicable "plat notes."
5. A Title Report less than 90 days old at time of recording is provided for city review for all property within the boundary of the subdivision.
6. The final plat is compliant with all applicable City codes and ordinances.
7. The final plat is compliant with all requirements and standards of Salt Lake County.
8. All required fees and bonds are paid to the City.

Staff Recommendation

Staff recommends the Planning Commission approve File #8S21, a 33-lot residential Preliminary Subdivision Plat for approximately 8.089 acres of real property, as identified in Exhibit F, subject to the findings and conditions outlined in this Staff Report.

Recommended Motion

I move that we approve File #8S21, a 33-lot residential Preliminary Subdivision Plat for approximately 8.089 acres of real property, as identified in Exhibit F, subject to the findings and conditions outlined in this Staff Report.

Exhibit A

Zoning Map: 4701 S 1065 W

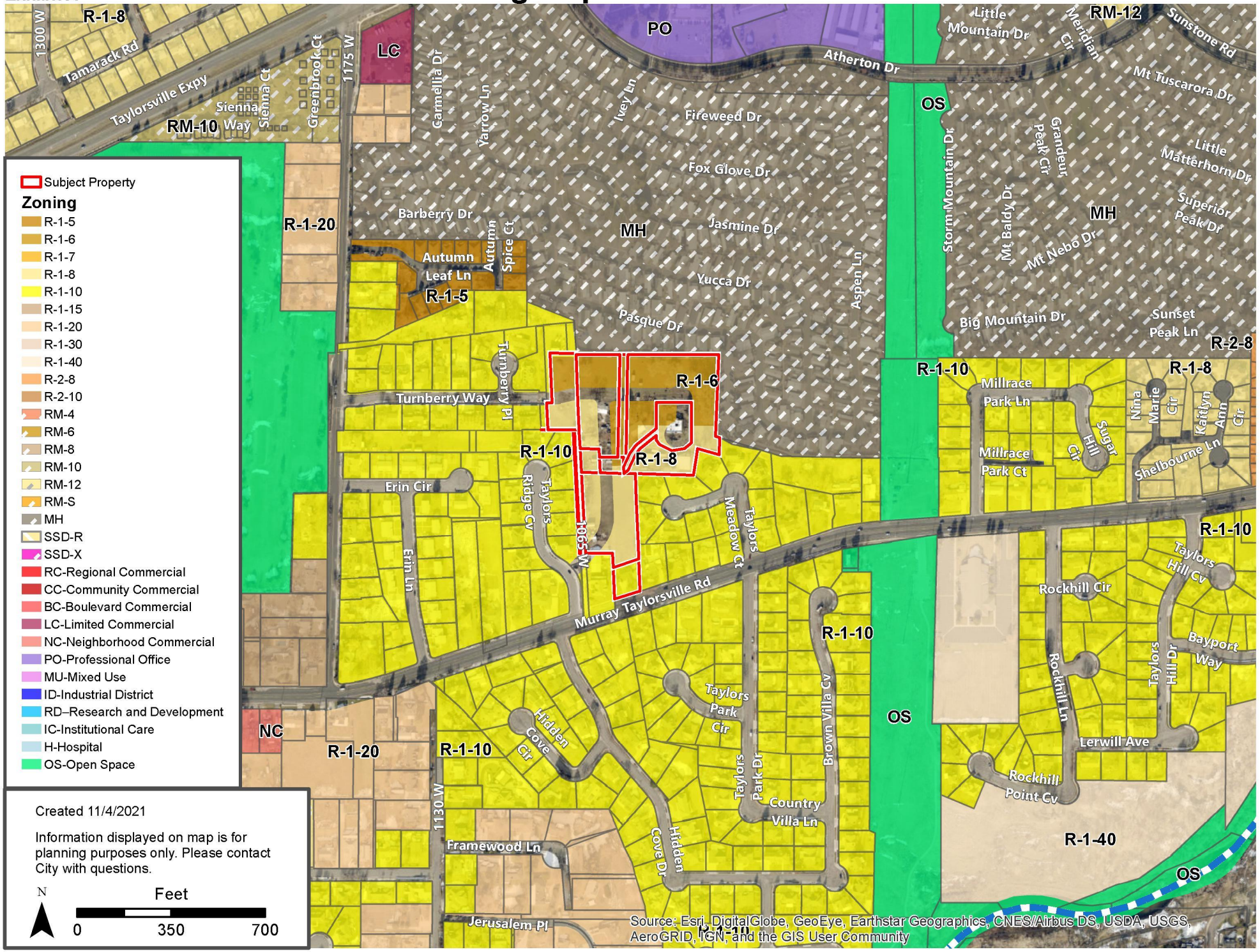


Exhibit B

General Plan Map: 4701 S. 1065 W.

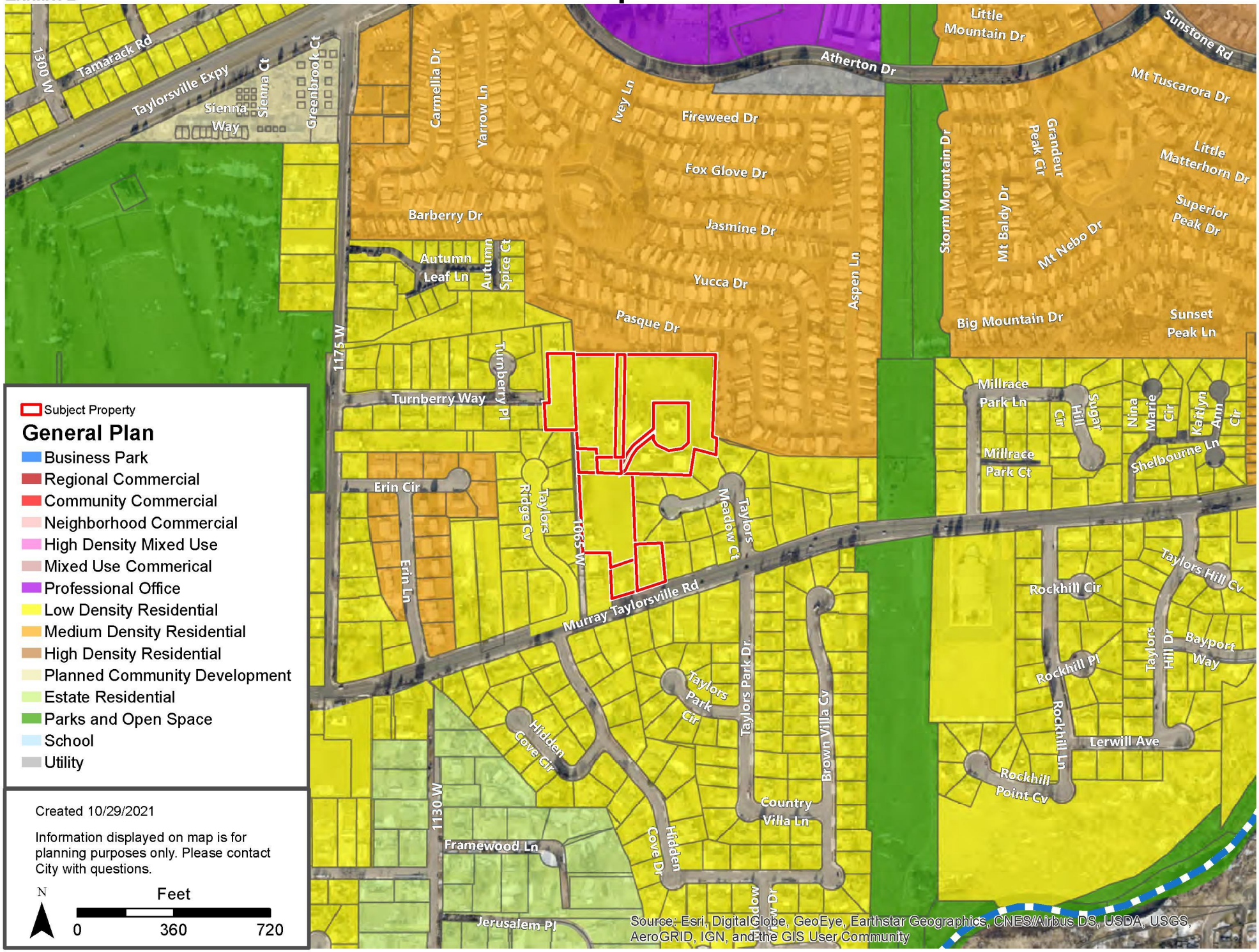


Exhibit C

Site Map: 4701 S. 1065 W.

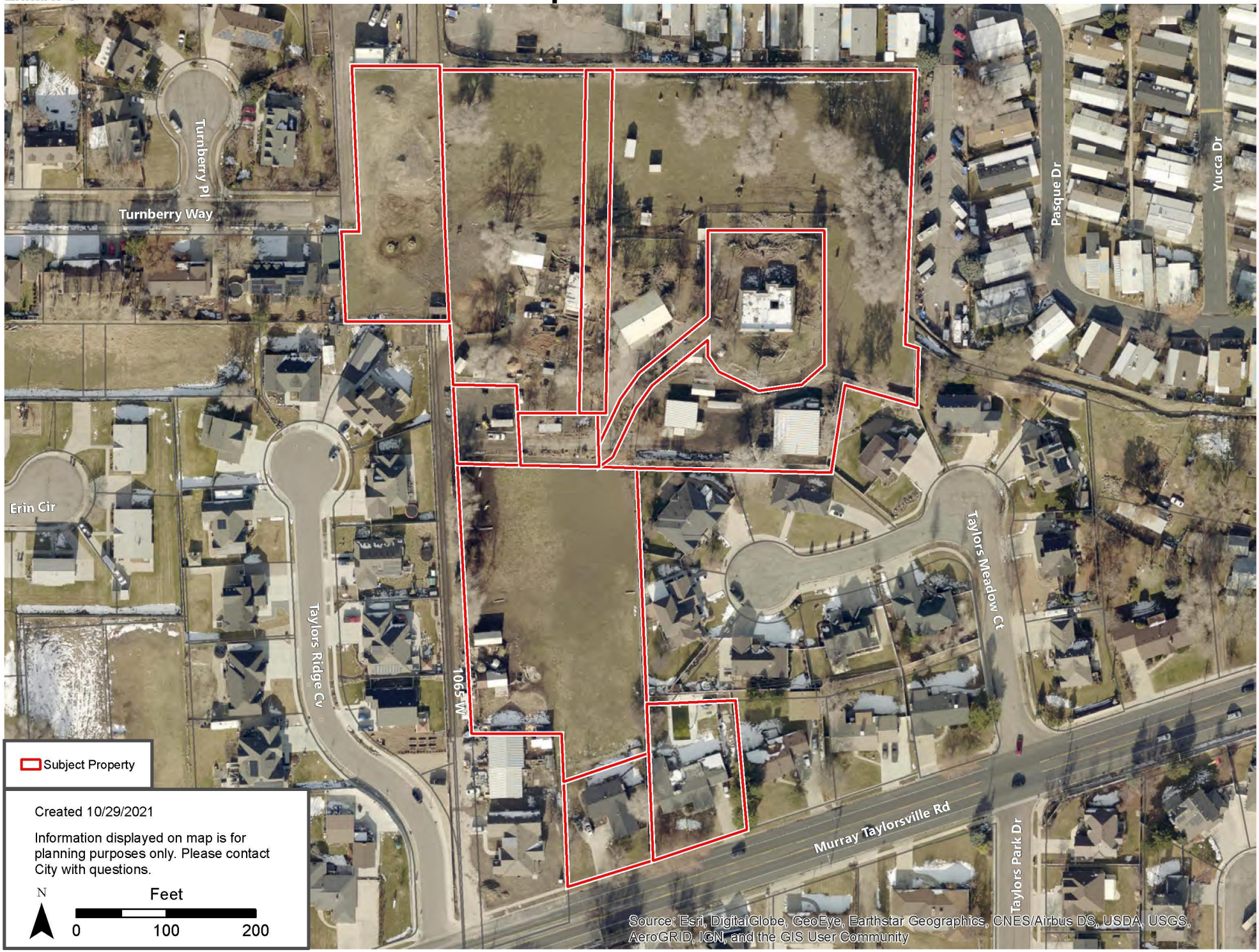


Exhibit D

Vicinity Map: 4701 S. 1065 W.



Exhibit E

TAYLORSVILLE, UTAH
ORDINANCE NO. 21-12

AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 4701 S. 1065 W., 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; AND 1088 W. TURNBERRY WAY FROM RESIDENTIAL SINGLE-FAMILY (R-1-10) TO RESIDENTIAL SINGLE-FAMILY (R-1-8) AND RESIDENTIAL SINGLE-FAMILY (R-1-6)

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on July 7, 2021, to consider, among other things, approving a Zoning Map amendment from Single-Family Residential (R-1-10) to Single-Family Residential (R-1-8) and Single-Family Residential (R-1-6) for 7.341 acres of property located at 4701 S. 1065 W., 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; and 1088 W. Turnberry Way; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.030, notice of a public hearing before the City's Planning Commission was published in the *Deseret News* on May 14, 2021; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also published on the Utah Public Notice Website on May 12, 2021; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendments on June 22, 2021, during which the Planning Commission voted 6-0 to recommend that the Council approve the proposed zoning map amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on July 7, 2021; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed Zoning Map amendment is hereby approved for the property described below and illustrated in Exhibit A.

SINGLE-FAMILY (R-1-6) ZONE DISTRICT

Contains approximately 3.551 acres

Described as:

Beginning at a point on the section line, said point being North 89°58'15" East 1,901.33 feet along the section line from the Northwest Corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 89°58'14" East 627.85 feet along the section line, to and along the south line of Majestic Meadows Subdivision to the Northwest Corner of said Majestic Meadows Subdivision;

thence South 02°08'37" West 254.18 feet along the west line of said Majestic Meadows Subdivision;

thence South 89°58'14" West 291.23 feet;

thence South 01°15'12" East 148.65 feet;

thence South 87°31'15" West 123.89 feet;

thence North 02°28'45" West 269.16 feet;

thence South 89°58'14" West 79.32 feet;

thence Southwesterly 88.38 feet along the arc of a 325.00 foot radius curve to the left (center bears South 00°01'46" East and the chord bears South 82°10'49" West 88.10 feet with a central angle of 15°34'49");

thence Southwesterly 20.74 feet along the arc of a 250.00 foot radius curve to the right (center bears North 15°36'35" West and the chord bears South 76°46'00" West 20.73 feet with a central angle of 04°45'11");

thence North 03°00'14" West 155.89 feet to the point of beginning.

SINGLE-FAMILY (R-1-8) ZONE DISTRICT

Contains approximately 3.790 acres

Described as:

Beginning at a point being North 89°58'15" East 1,901.33 feet along the section line and South 03°00'14" East 155.89 feet from the Northwest Corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northeasterly 20.74 feet along the arc of a 250.00 foot radius curve to the left (center bears North 10°51'25" West and the chord bears North 76°46'00" East 20.73 feet with a central angle of 04°45'11");

thence Northeasterly 88.38 feet along the arc of a 325.00 foot radius curve to the right (center bears South 15°36'35" East and the chord bears North 82°10'49" East 88.10 feet with a central angle of 15°34'49");

thence North 89°58'14" East 79.32 feet;

thence South 02°28'45" East 269.16 feet;

thence North 87°31'15" East 123.89 feet;

thence North 01°15'12" West 148.65 feet;

thence North 89°58'14" East 291.23 feet to the west line Majestic Meadows Subdivision;

thence South 02°08'37" West 40.56 feet along the west line to a Southwest Corner of said Majestic Meadows Subdivision;

thence South 73°15'00" East 16.16 feet along the south line of said Majestic Meadows Subdivision to the Northwest Corner Taylors Hollow Subdivision;

thence South 01°31'23" West 63.93 feet along the west line of Lot to 4 to the Northeast Corner of Lot 5 of said Taylors Hollow Subdivision;

thence North 74°16'28" West 83.33 feet along the north line to the Northwest Corner of said Lot 5;

thence South 08°42'08" West 31.18 feet along the west line of said Lot 5;

thence South 08°42'10" West 67.77 feet along said west line to the Northeast Corner of Lot 6 of said Taylors Hollow Subdivision;

thence North 88°43'21" West 216.71 feet along the north line of said Lot 6 to and along the north line to the Northwest Corner of Lot 7 of said Taylors Hollow Subdivision;

thence South 02°28'45" East 316.30 feet along the west line of said Lot 7 to and along the west line to and beyond the Southwest Corner of Lot 8 of said Taylors Hollow Subdivision;

thence South 71°57'12" West 104.79 feet;

thence North 04°47'54" West 53.06 feet;

thence South 88°14'34" West 91.89 feet to a point on the east line of 1065 West Street;

thence South 03°00'00" East 4.26 feet along said east line;

thence North 89°30'23" West 25.32 feet to the west line of said 1065 West Street to the east line of Taylors Ridge Subdivision;

thence North 02°17'00" West 36.30 feet along said east line;

thence North 03°06'00" West 296.00 feet along said east line;

thence North 02°38'00" West 121.00 feet said east line to the Northeast Corner of said Taylors Ridge Subdivision;

thence South 89°46'00" West 93.50 feet along the north line of said Taylors Ridge Subdivision;

thence North 87°01'00" West 0.08 feet along said north line;

thence North 03°00'14" West 98.28 feet to a point on the south line of Turnberry Way;

thence North 89°58'15" East 20.03 feet along said south line;

thence North 03°00'14" West 29.48 feet to the point of beginning.

This ordinance, assigned Ordinance No. 21-12, shall take effect as soon as it shall be published or posted as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 7th day of July, 2021.

TAYLORSVILLE CITY COUNCIL

By: _____
Curt Cochran, Council Chair

Exhibit E

VOTING:

Meredith Harker	Yea ✓	Nay ___
Ernest Burgess	Yea ✓	Nay ___
Daniel Armstrong	Yea ✓	Nay ___
Curt Cochran	Yea ✓	Nay ___
Anna Barbieri	Yea ✓	Nay ___

PRESENTED to Mayor of Taylorsville for her approval this 8TH day of July, 2021.

APPROVED this 8TH day of July, 2021.

Kristie S. Overson

Mayor Kristie S. Overson

ATTEST:

SEAL

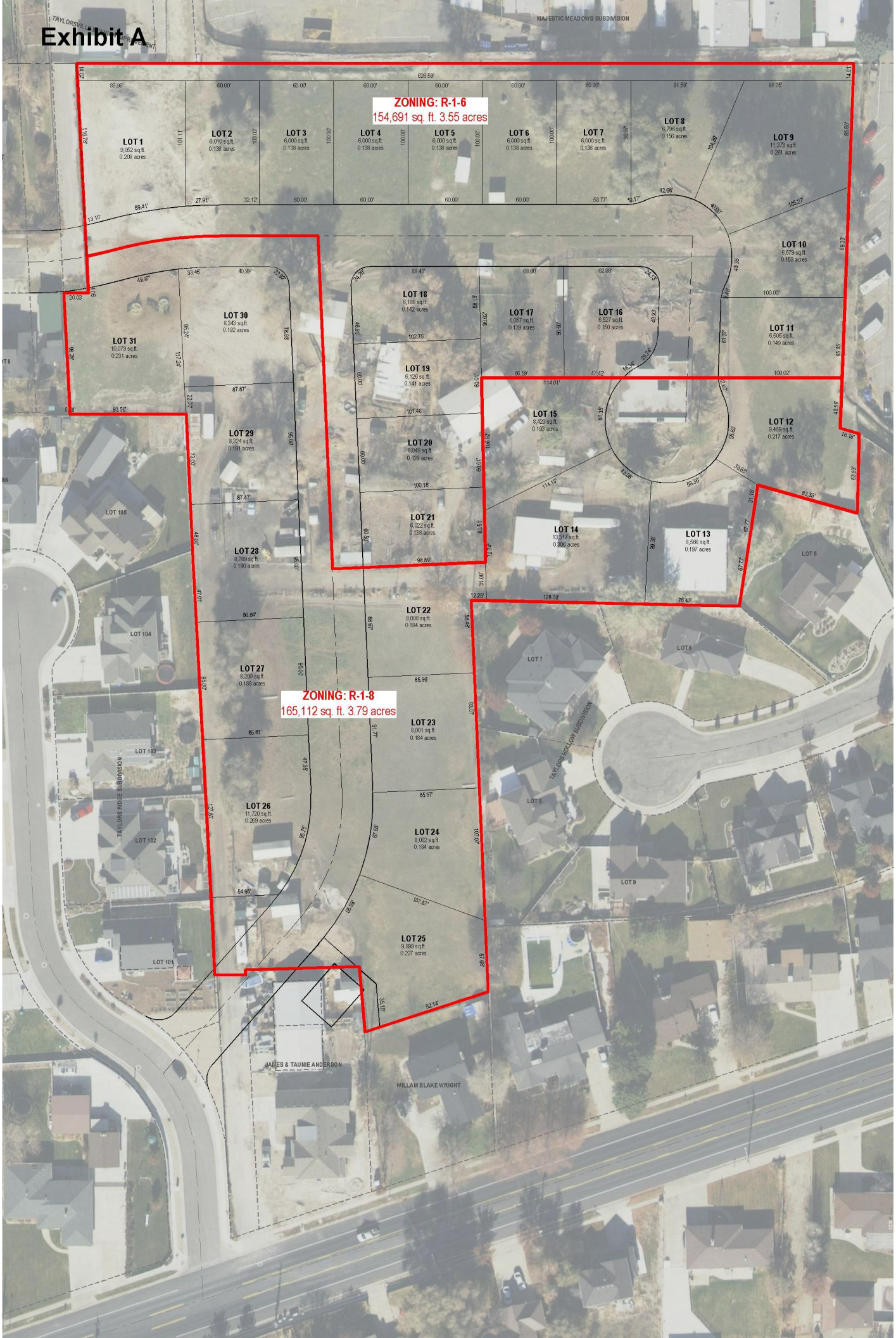
Jamie Brooks

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this 8TH day of July, 2021.

POSTED this 9TH day of July, 2021.

Exhibit A


ZONING: R-1-6
154,691 sq. ft. 3.55 acres
ZONING: R-1-8
165,112 sq. ft. 3.79 acres
LOT 1
9,052 sq.ft.
0.208 acres
LOT 2
6,010 sq.ft.
0.138 acres
LOT 3
6,000 sq.ft.
0.138 acres
LOT 4
6,000 sq.ft.
0.138 acres
LOT 5
6,000 sq.ft.
0.138 acres
LOT 6
6,000 sq.ft.
0.138 acres
LOT 7
6,000 sq.ft.
0.138 acres
LOT 8
6,796 sq.ft.
0.156 acres
LOT 9
11,373 sq.ft.
0.261 acres
LOT 10
6,679 sq.ft.
0.153 acres
LOT 11
6,505 sq.ft.
0.149 acres
LOT 12
9,469 sq.ft.
0.217 acres
LOT 13
8,566 sq.ft.
0.197 acres
LOT 14
13,317 sq.ft.
0.306 acres
LOT 15
8,423 sq.ft.
0.193 acres
LOT 16
6,527 sq.ft.
0.150 acres
LOT 17
6,057 sq.ft.
0.139 acres
LOT 18
6,186 sq.ft.
0.142 acres
LOT 19
6,126 sq.ft.
0.141 acres
LOT 20
6,049 sq.ft.
0.139 acres
LOT 21
6,022 sq.ft.
0.138 acres
LOT 22
8,008 sq.ft.
0.184 acres
LOT 23
8,001 sq.ft.
0.184 acres
LOT 24
8,002 sq.ft.
0.184 acres
LOT 25
9,899 sq.ft.
0.227 acres
LOT 26
11,720 sq.ft.
0.269 acres
LOT 27
8,200 sq.ft.
0.188 acres
LOT 28
8,289 sq.ft.
0.190 acres
LOT 29
8,324 sq.ft.
0.191 acres
LOT 30
8,343 sq.ft.
0.192 acres
LOT 31
10,079 sq.ft.
0.231 acres
MAJESTIC MEADOWS SUBDIVISION
TAYLORS RIDGE SUBDIVISION
TAYLORS HOLLOW SUBDIVISION
JAMES & TAUNIE ANDERSON
WILLAM BLAKE WRIGHT
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9

811 Know what's below. Call before you dig.

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

MEADOWS ON 48TH

4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH

INDEX OF DRAWINGS

1-3	ALTA SURVEY
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2-2	SUBDIVISION PLAT
C-001	GENERAL NOTES
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
PP-1	PLAN AND PROFILE
PP-2	PLAN AND PROFILE
PP-3	PLAN AND PROFILE
PP-4	PLAN AND PROFILE
PP-5	STORM DRAIN PLAN AND PROFILE
C-600	DETAILS

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
October 21, 2021

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.

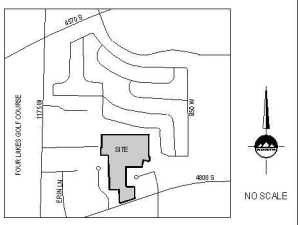
NOTICE TO DEVELOPER/ CONTRACTOR

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.

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO TAYLORSVILLE CITY STANDARDS & SPECIFICATIONS.
2. ALL WATER AND SEWER CONSTRUCTION TO COMPLY WITH TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
3. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
4. BENCHMARK ELEVATION = NORTHWEST CORNER SECTION 11, T2S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4289.68'

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17353
SALT LAKE CITY, UTAH
CONTACT:
BRADREYNOLDS@
PHONE: 801-842-0200

MEADOWS ON 48TH
4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
10-21-2021
STATE OF UTAH

COVER

PROJECT NUMBER: 10539	PRINT DATE: 10/21/21
DRAWN BY: JBG	CHECKED BY: RQE
PROJECT MANAGER: RQE	

SURVEYOR'S NARRATIVE

, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between the Northwest Corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian and a Street Monument at 4700 South and 1173 West measuring North 89° 58'10" West 1116.92 feet.

COMMITMENT 48680 DESCRIPTIONS

Parcel 1:

Beginning at a point West 1050 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 294.217 feet, thence South 72° 16'00" East 17.304 feet; thence South 02°17'00" West 62.653 feet; thence North 72°55'27" West 82.470 feet; thence South 10°25'21" West 32.174 feet; thence South 06°49'53" West 67.452 feet; thence North 88°42'29" West 256.859 feet; thence North 01°53'56" West 60.790 feet; thence North 89°58'15" East 3.968 feet; thence North 00°59'00" East 370.917 feet to the Section line; thence North 89° 58'15" East 323.695 feet along the Section line to the point of beginning. LESS AND EXCEPTING the following described property: Beginning at a point South 158.157 feet; and West 193.462 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 149.695 feet; thence South 48°10'45" West 33.208 feet; thence South 81°54'07" West 48.606 feet; thence North 64°17'22" West 49.679 feet; thence North 35° 37'55" West 21.246 feet; thence North 139.988 feet; thence East 130.00 feet to the point of beginning.

Tax Parcel No.: 21-11-126-024

Parcel 1A :

TOGETHER WITH a 16 1/2 foot right of way (more or less) from 1065 West Street along the South line of adjacent property into above described tract.

Parcel 2:

Beginning at a point South 159.157 feet and West 193.462 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 149.695 feet; thence South 48°10'45" West 33.208 feet; thence South 81°54'07" West 48.606 feet; thence North 64°17'22" West 49.679 feet; thence North 35° 37'55" West 21.246 feet; thence North 139.988 feet; thence East 130.00 feet to point of beginning.

Tax Parcel No.: 21-11-126-025

Parcel 2A :

TOGHETHER WITH a 16 1/2 foot right of way, more or less, from 1065 West Street along the South line of adjacent property into above described tract .

Parcel 2B :

TOGETHER WITH A right of way over the following described property: Beginning at a point South 422.260 feet and West 443.824 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 01°53'56" West 24.166 feet; thence North 25°02'58" East 57.244 feet; thence North 35° 24'26" East 35.219 feet; thence North 58°37'52" East 99.646 feet; thence South 25.871 feet; thence South 58°37'52" West 78.965 feet; thence South 35°24'26" West 30.733 feet; thence South 25°02'58" West 60.606 feet; thence South 53° 57'17" West 10.719 feet to the point of beginning.

Parcel 3 :

A parcel of land in fee, being part of an entire tract of property as conveyed in the Warranty Deed recorded in Book 9585, Page 7899, with Entry # 10381281, at the Salt Lake County Recorder's Office, said parcel is the East 30.00 feet of said entire tract. Said parcel is also described as: Beginning at the Northeast corner of said entire tract said point being West 452.27 feet coincident with the North line of the Northwest quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, from the North quarter corner of Section 11, and thence coincident with the East line of the property conveyed in the Warranty Deed recorded in Book 9585, Page 7899, with Entry # 10381281, at said recorder's office South 0°59'00" West 369.40 feet to the Southeast corner of said entire tract; thence coincident with the South line of said entire tract West 30.00 feet to a point which is 30.00 feet perpendicularly distant Westerly from the East line of said entire tract; thence parallel to said East line North 0°59'00" East 369.40 feet to the North line of said entire tract said North line also being said Section line; thence coincident with said Section line East 30.00 feet to the point of beginning.

Tax Parcel No.: 21-11-126-040

Parcel 4:

Beginning West 105.6 feet and South 369.6 feet and North 68° West 574.2 feet from the Northeast corner of the Northwest quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 3° East feet; thence South 88°47' East 70 feet; thence South 3° East 30.57 feet; thence East 68.13 feet; thence North 0°59' East 369.4 feet; thence West 163.62 feet; thence South 3° East 151.9 feet more or less to beginning.

Tax Parcel No.: 21-11-126-039

Beginning West 105.6 feet and South 369.6 feet and North 68° West 574.2 feet from the Northeast corner of the Northwest quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence South 3° East feet; thence South 88°47' East 70 feet; thence South 3° East 30.57 feet; thence East 68.13 feet; thence North 0°59' East 369.4 feet; thence West 163.62 feet; thence South 3° East 151.9 feet more or less to beginning.

Tax Parcel No.: 21-11-126-039

Parcel 5:

Beginning South 201.82 feet and East 1900 feet, more or less, from the Northwest corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 84.17 feet; thence North 3°01'47 West 384.72 feet, more or less; thence South 85°30'57" West 27.22 feet; thence North 3° West 2.046 feet, more or less; thence North 84°48' East 111.54 feet; thence South 3° East 396 feet, more or less to beginning. LESS AND EXCEPTING the following: Beginning South 89°48'09" East 1940.73 feet and North 102.50 feet from the Northwest corner of said Section 11, thence North 84°58'56" East 27.27 feet; thence South 2°46'38" East 2.58 feet; thence South 85°44'53" West 27.26 feet; thence North 2°46'42" West 2.22 feet to beginning. ALSO, LESS AND EXCEPTING the following: Beginning South 89°48'09" East 1965.18 feet from the Northwest corner of said Section 11, thence North 89°48'09" West 64.17 feet; thence South 02°46'38" East 185.37 feet; thence North 89°48'09" West 28.03 feet; thence North 02°46'38" West 280.56 feet; thence North 84°58'56" East 84.15 feet; thence South 02°46'24" East 112.79 feet to beginning. ALSO, LESS AND EXCEPTING the following: Beginning South 89°48'09" East 1965.18 feet from the Northwest corner of said Section 11; thence South 89°48'09" East 33.74 feet, more or less; thence North 03°48'56" West 115.31 feet, more or less; thence South 84°58'51" West 31.87 feet; thence South 02°46'24" East 112.79 feet to the beginning.

Tax Parcel No.: 21-11-126-043

Parcel 5A :

TOGETHER WITH an access easement over and across the following: Beginning at the Southeast corner of Lot 7, HIDDEN COVE NO. 3, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah, thence North 89° 58'15" East 27.30 feet; thence South 3°00'14" East 25.03 feet, thence South 89° 58'15" West 27.30 feet; thence North 3°00'00" West 25.03 feet to the point of beginning. ALSO: Beginning at the Northeast corner of Lot 6, said HIDDEN COVE NO. 3,; thence North 89°58'15" East 27.30 feet; thence North 3°00'14" West 25.03 feet; thence South 89°58'15" West 27.30 feet; thence South 3°00'00" East 25.03 feet to the point of beginning.

Parcel 5B :

TOGETHER WITH a right of way over: Commencing at the Southeast corner of Parcel 5 herein above, and running thence South 3° East 10.27 chains, more or less, to a County Road; thence South 72° West 0.26 chains; thence North 3° West 10.34 chains, more or less, to a point due West of beginning; thence East to beginning .

Parcel 6:

Beginning at a point which is South 428.84 feet and East 2022.17 feet from the Northwest corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning being the Southwest corner of the Grantor's property described in Quit Claim Deed recorded in Book 4241, Page 396, Salt Lake County Records, and running thence North 3°00' West 88.50 feet; thence South 88°47' East 70.00 feet; thence South 3°00' East 88.50 feet; thence North 88° 47' West 70.00 feet to the point of beginning.

Tax Parcel No.: 21-11-126-019

Parcel 7:

Beginning at a point South 0°08'33" West 434.63 feet and North 89°51'27" West 444 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 88°47' West 67.84 feet; thence North 3° West 57.93 feet; thence North 89°58'15" East 88.8 feet; thence South 1°53'56" East 60.79 feet to the point of beginning.

Tax Parcel No.: 21-11-126-020 Parcel 8 :

Beginning South 785.4 feet and South 71°21' West 523.23 feet and North 2°27' West 163.41 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence North 2°27' West 53.5 feet; thence West 100.63 feet; thence North 3° West 301.2 feet, more or less; thence South 88°47' East 199.84 feet; thence South 2°27' East 321.11 feet, more or less; thence South 71°27' West 99.88 feet to beginning.

Tax Parcel No.: 21-11-126-027

Parcel 9:

A portion of the Northwest quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, located in Taylorsville, Utah, more particularly described as follow: Beginning at a point located North 89°58'15" East along the Section line 1895.62 feet and South 282.79 feet from the Northwest corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence East 95.05 feet; thence South 3°00'00" East 57.07 feet; thence South 88° 47'00" East 1.86 feet; thence South 3°00'00" East 396.37 feet; thence North 89°30'23" West 402 feet to a fence line; thence North 2°17'00" West along a fence line 36.31 feet; thence North 3°00'00" West along a fence line 286.00 feet; thence North 2°30'00" West along a fence line 121.00 feet; thence South 89°48'00" West 93.50 feet; thence North 87° 07'00" West along a fence line 0.00 feet; thence North 3°00'14" West 0.47 feet to the point of beginning. LESS AND EXCEPTING any portion lying within the bounds of TAYLORS RIDGE SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Tax Parcel No.: 21-11-126-072

Note to the client, insurer and lender: With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5E iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate request firm conveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.

811 Know what's below. Call before you dig.

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

COMMITMENT 50055 DESCRIPTION

Land located in Salt Lake County, State of Utah, more particularly described as follows:

Beginning at a point on the center line of 4800 South Street, said point being South 47.6 rods and South 71°21' West 523.23 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°27' West 153.41 feet; thence North 71°23' East 97.26 feet; thence South 02°27' East 153.41 feet to the aforesaid center line of 4800 South Street; thence South 71°27' West 97.26 feet to the point of beginning.

ALSO: Beginning 785.4 feet South and South 71°23' West 423.23 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, on the centerline of the Murray-Taylorsville Road, and running thence South 71°21' West 2.716; thence North 2°27' West 153.41 feet; thence South 71°23' West 97.26 feet; thence North 2°27' West 10 feet; thence North 71°23' East 99.976 feet; thence South 2°27' East 163.41 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion lying within the bounds of 4800 South Street.

Tax Parcel No.: 21-11-126-026

COMMITMENT 50516 DESCRIPTION

Beginning at a point on the center line of 4800 South Street, said point being South 47.6 rods and South 71°21' West 523.23 feet from the North Quarter Corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 02°27' West 153.41 feet; thence North 71°23' East 97.26 feet; thence South 02° 27' East 153.41 feet to the aforesaid center line of 4800 South Street; thence South 71°27' West 97.26 feet to the point of beginning.

Together with and including:

Beginning 785.4 feet South and South 71°23' West 423.23 feet from the North Quarter Corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, on the centerline of the Murray-Taylorsville Road, and running thence South 71°21' West 2.716; thence North 2°27' West 153.41 feet; thence South 71°23' West 97.26 feet; thence North 2°27' West 10 feet; thence North 71°23' East 99.976 feet; thence south 2°27' East 163.41 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 4800 South Street.

Situate in Salt Lake County, State of Utah

21-11-126-026

TOTAL SURVEYED PARCEL

Beginning at a point on the section line, said point being North 89°58'15" East 1,901.33 feet along the section line from the Northwest Corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running:

thence North 89°58'15" East 627.85 feet along said section line, to and along the south line of to a Northwest Corner of Majestic Meadows Subdivision;
thence South 02°08'37" West 294.74 feet along the west line to a Southwest Corner of said Majestic Meadows Subdivision;
thence South 73°15'00" East 16.16 feet along the south line of said Majestic Meadows Subdivision to the Northwest Corner Taylors Hollow Subdivision;
thence South 01°31'23" West 63.83 feet along the west line of Lot to 4 to the Northeast Corner of Lot 5 of said Taylors Hollow Subdivision;
thence North 74° 16'26" West 83.33 feet along the north line to the Northeast Corner of said Lot 5;
thence South 08°42'00" West 31.18 feet along the west line of said Lot 5;
thence South 08°42'00" West 67.77 feet along said west line to the Northeast Corner of Lot 6 of said Taylors Hollow Subdivision;
thence North 88°47'21" West 216.71 feet along the north line of said Lot 6 to and along the north line to the Northwest Corner of Lot 7 of said Taylors Hollow Subdivision;
thence South 02°28'45" East 316.30 feet along the west line of said Lot 7 to and along the west line to and beyond the Southwest Corner of said Taylors Hollow Subdivision;
thence North 87°28'15" East 100 feet along the South line of Taylors Hollow Subdivision;
thence South 4°-45'00" East 151.10 feet to a point on the Northerly Right-of-Way line of 4800 South Street;
thence South 71°39'15" West 206.79 along the Northerly Right-of-Way line of 4800 South Street;
thence North 6°07'24" West 126.91 feet;
thence North 4°-47'54" West 53.06 feet;
thence South 88°14'34" West 91.89 feet to a point on the east line of 1065 West Street;
thence North 03°00'00" West 449.28 feet along said east line;
thence West 23.35 feet to the west line of said 1065 West Street;
thence South 03°00'00" East 56.96 feet along said west line;
thence South 88°47'00" East 1.86 feet along said west line;
thence South 03°00'00" East 396.37 fee along said west line;
thence North 89°30'10" West 4.02 feet to a point on the east line of Taylors Ridge Subdivision;
thence North 02°17'00" West 36.30 feet along said east line;
thence North 03°00'00" West 286.00 feet along said east line;
thence North 02°30'00" West 121.00 feet along said east line to the Northeast Corner of said Taylors Ridge Subdivision;
thence South 89°48'00" West 93.50 feet along the north line of said Taylors Ridge Subdivision;
thence North 87°07'00" West 0.00 feet along said north line;
thence North 03°00'14" West 36.28 feet to a point on the south line of Turnberry Way;
thence North 89°58'15" East 28.03 feet along said south line;
thence North 03°00'14" West 185.37 feet to the point of beginning.

Contains 310,057 square feet or 7.118 acres.

To: Brad Reynolds Construction, Inc., Stewart Title Guaranty Company and Sutherland Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(b)(1), 8, 11, 13, 16, 17 and 19 of Table A hereof.

The field work was completed on February 25, 2021.

Date of Plat or Map: March 8, 2021.

7/15/21
Date

Patrick M. Harris
License No. 286882

Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by Sutherland Title Company, of Salt Lake City, Utah under Commitment Nos. 48680, 50055, and 50516, dated effective February 16, 2021, June 17, 2021, and August 5, 2021, respectively.

TABLE A COMMITMENT 48680

1) All monuments used and set are shown on survey.
2) Address is 4701 South 1065 West, Taylorsville Utah, 84123
3) Subject parcel is located in Flood Zone X, per FEMA FIRM map 49035C0029G effective September 24, 2009.
4) Subject parcel contains 310,057 sq.ft. or 7.118 acres.
5) Vertical information is shown on site.
7(b1) Exterior footprint for all buildings are shown on survey.
8) Substantial features are shown on survey.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
16) There is no evidence of recent earthwork on site.
17) No known changes to street right-of-ways at time of survey.
19) All plottable easements are shown on survey.

TABLE A COMMITMENT 50055

1) All monuments used and set are shown on survey.
2) Address is 4040 West 4800 South, Taylorsville Utah, 84129
3) Subject parcel is located in Flood Zone X, per FEMA FIRM map 49035C0029G effective September 24, 2009.
4) Subject parcel contains 17,147 sq. ft. or 0.394 acres.
5) Vertical information is shown on site.
7(b1) Exterior footprint for all buildings are shown on survey.
8) Substantial features are shown on survey.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
16) There is no evidence of recent earthwork on site.
17) No known changes to street right-of-ways at time of survey.
19) All plottable easements are shown on survey.

TABLE A COMMITMENT 50516

1) All monuments used and set are shown on survey.
2) Address is 1050 West 4800 South, Taylorsville Utah, 84123
3) Subject parcel is located in Flood Zone X, per FEMA FIRM map 49035C0029G effective September 24, 2009.
4) Subject parcel contains 12,467 sq.ft. or 0.286 acres.
5) Vertical information is shown on site.
7(b1) Exterior footprint for all buildings are shown on survey.
8) Substantial features are shown on survey.
11) Existing utilities are shown on survey.
13) Adjoining owners are shown on survey.
16) There is no evidence of recent earthwork on site.
17) No known changes to street right-of-ways at time of survey.
19) All plottable easements are shown on survey.

Commitment 48680 Schedule B-2 Exceptions:

17. The land described herein is located within the boundaries of Salt Lake County Taxing District 61 and is subject to any assessments levied thereby. (non survey related)

18. The land described herein is located within the boundaries of the City of Taylorsville and is subject to any assessments levied thereby. For current status call 801-963-5400. (non survey related)

19. The land described herein is located within the boundaries of Jordan Valley Water Conservancy District and is subject to any assessments levied thereby. For current status call 801-565-4300. (non survey related)

20. The land described herein is located within the boundaries of Taylorsville-Bennion Improvement District and is subject to any assessments levied thereby. For current status call 801-968-9081. (non survey related)

21. A right of way to the use of a road one rod wide and running some 9 rods North from the Southeast corner of the above piece of land, said road to be used for convenience of Reid Ashley, his heirs and assigns. ALSO together with a right of way over: Commencing at the Southeast corner of above tract and running thence South 9° East 10.27 chains, more or less, to County Road; thence South 72° West 0.26 chains; thence North 3° West 10.34 chains, more or less, to a point due west of beginning; thence East 0.26 chains to beginning , as disclosed by various instruments of record, including, but not limited to, that certain Warranty Deed, and the terms and conditions thereof.

Recorded: June 18, 1946
Entry No.: 1003842
Book/Page: 427:221 (shown on survey)

22. Right of Way Agreement, and the terms and conditions thereof:
Grantee: TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
Purpose: Digging a trench along said right of way, and to lay, maintain, operate, repair, remove or replace the pipe line for transportation.
Recorded: May 6, 1965
Entry No.: 2060067
Book/Page: 2124/0040 (shown on survey)

23. Right of Way Easement, and the terms and conditions thereof:
Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY
Purpose: A right of way and the right to construct, operate, maintain and remove communication lines and facilities related thereto
Recorded: February 17, 1978
Entry No.: 3066802
Book/Page: 4626/940 (shown on survey)

24. Grant of Easement, and the terms and conditions thereof:
Grantee: ROBERT L. MATHILIN, JR. and ROSE AUSTIN
Purpose: Ingress and egress
Recorded: January 13, 1993
Entry No.: 5413159
Book/Page: 6587/2862 (shown on survey)

25. Grant of Easement, and the terms and conditions thereof:
Grantee: ROBERT L. MATHILIN, JR. and ROSE AUSTIN
Purpose: Ingress and egress
Recorded: January 13, 1993
Entry No.: 5413161
Book/Page: 6587/2865 (shown on survey)

26. Grant of Easement, and the terms and conditions thereof:
Grantee: ROBERT L. MATHILIN, JR. and ROSE AUSTIN
Purpose: Ingress and egress
Recorded: January 13, 1993
Entry No.: 5413161
Book/Page: 6587/2865 (shown on survey)

Letter of Permission to install a gate, and the terms and conditions thereof: Recorded: March 8, 1996
Entry No.: 6298950
Book/Page: 7347/1146 (non survey related)

27. A right of way over the following described property: Beginning at a point South 422.260 feet and West 443.824 feet from the North quarter corner of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 01°53'56" West 24.166 feet; thence North 25°02'58" East 57.244 feet; thence North 35° 24'26" East 35.219 feet; thence North 58°37'52" East 99.646 feet; thence South 25.871 feet; thence South 58°37'52" West 78.965 feet; thence South 35°24'26" West 30.733 feet; thence South 25°02'58" West 60.606 feet; thence South 53°57'17" West 10.719 feet to the point of beginning, as disclosed by various instruments of record, including, but not limited to, that certain Warranty Deed, and the terms and conditions thereof.
Recorded: March 25, 2008
Entry No.: 10381282
Book/Page: 9585/7903 (shown on survey)

28. Sewer Line Easement, and the terms and conditions thereof:
Grantee: TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
Purpose: Constructing and maintaining a sewer line
Recorded: September 25, 2014
Entry No.: 11919199
Book/Page: 10262/8956 (shown on survey)

29. The effect of failure of Parcel 1A and Parcel 2A to be adequately described.

30. An existing ditch/canal running along the Easterly boundary line of Parcel 1 and the Northerly boundary line of Parcel 1, 3, 4 and 5 .

31. Any rights, reservations, title, interest or claims to any and all oil, gas, mining and mineral rights of every kind and description underlying the surface of the land, together will all rights in connection therewith, whether or not shown by the public records.

32. Riparian or water rights, claims, or title to water whether or not shown by the public records.

Commitment 50055 Schedule B-2 Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface subclasses, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (blanket in nature)

8. Lien of Taxes, not yet due and payable
Year: 2021, and thereafter
Tax Parcel No.: 21-11-126-012
Prior year: 2020 PAID
Amount: $0.00
NOTE: This tax amount reflects a Veteran's exemption in the amount of $214,960.00 . Tax amounts are subject to adjustment in the event of conveyance to a non-qualifying party. Please contact Salt Lake County for additional information.
(not survey related)

9. The land described herein is located within the boundaries of Salt Lake County Taxing District 61 and is subject to any assessments levied thereby (blanket in nature)

10. The land described herein is located within the boundaries of the City of Taylorsville and is subject to any assessments levied thereby. For current status call 801-963-5400. (blanket in nature)

11. The land described herein is located within the boundaries of Jordan Valley Water Conservancy District and is subject to any assessments levied thereby. For current status call 801-565-4300. (blanket in nature)

12. The land described herein is located within the boundaries of Taylorsville-Bennion Improvement District and is subject to any assessments levied thereby. For current status call 801-968-9081. (blanket in nature)

13. All existing easements or rights of way enforceable in law or equity for any utilities, ditches, pipelines, power lines, fiber optic, telephone, sewer, gas or water lines that may exist upon, over or under the land. (blanket in nature)

14. Easement, and the terms and conditions thereof:
In Favor of: UTAH POWER & LIGHT COMPANY
Purpose: A perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration and replacement of the electric transmission distribution and telephone circuits, with the necessary guys, stubs, cross-arms braces and other attachments affixed thereto
Recorded: September 20, 1977
Entry No.: 3808650
Book/Page: 4555/841
(shown on survey)

15. Any rights, reservations, title, interest or claims to any and all oil, gas, mining and mineral rights of every kind and description underlying the surface of the land, together will all rights in connection therewith, whether or not shown by the public records. (blanket in nature)

16. Riparian or water rights, claims, or title to water whether or not shown by the public records. (blanket in nature)

Commitment 50516 Schedule B-2 Exceptions

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface subclasses, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)

7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (blanket in nature)

8. Lien of Taxes, not yet due and payable
Year: 2021, and thereafter
Tax Parcel No.: 21-11-126-026
Prior year: 2020 PAID
Amount: $2,365.07
(not survey related)

9. The land described herein is located within the boundaries of Salt Lake County Taxing District 61 and is subject to any assessments levied thereby (blanket in nature)

10. The land described herein is located within the boundaries of the City of Taylorsville and is subject to any assessments levied thereby. For current status call 801-963-5400. (blanket in nature)

11. The land described herein is located within the boundaries of Jordan Valley Water Conservancy District and is subject to any assessments levied thereby. For current status call 801-565-4300. (blanket in nature)

12. The land described herein is located within the boundaries of Taylorsville-Bennion Improvement District and is subject to any assessments levied thereby. For current status call 801-968-9081. (blanket in nature)

13. All existing easements or rights of way enforceable in law or equity for any utilities, ditches, pipelines, power lines, fiber optic, telephone, sewer, gas or water lines that may exist upon, over or under the land. (blanket in nature)

14. Any rights, reservations, title, interest or claims to any and all oil, gas, mining and mineral rights of every kind and description underlying the surface of the land, together will all rights in connection therewith, whether or not shown by the public records. (blanket in nature)

15. Riparian or water rights, claims, or title to water whether or not shown by the public records. (blanket in nature)

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN TAYLORSVILLE, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

PREPARED FOR:
BRAD REYNOLDS CONSTRUCTION
PO BOX 17853
SALT LAKE CITY, UTAH 84117
CONTACT:
BRAD REYNOLDS
PHONE: 801-891-2300

TAYLORSVILLE TOWNHOMES
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH, 84123

PATRICK M. HARRIS — No. 286882 — 7/15/21 — STATE OF UTAH — PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

PROJECT NUMBER:	PRINT DATE:
10539	7/15/21
DRAWN BY:	CHECKED BY:
CL, VGM	PMH

PROJECT MANAGER:
PMH

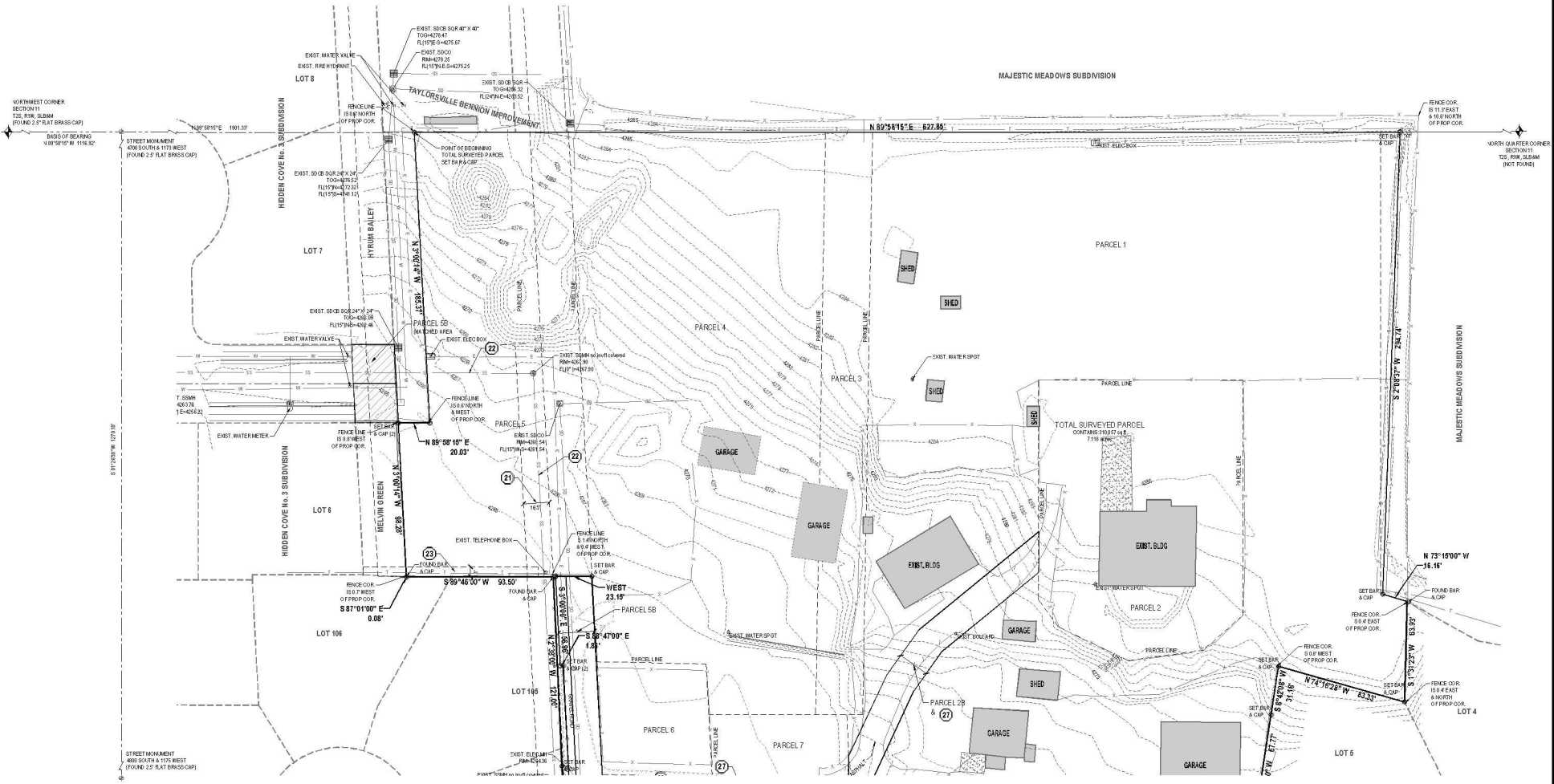
811 Know what's below. Call before you dig.

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

BENCHMARK

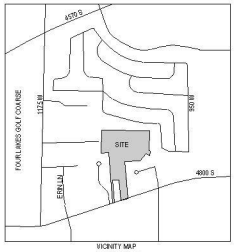
NORTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

ELEV = 4288.68'



LEGEND

SECTION CORNER	STORM DRAIN CATCH BASIN	MINOR CONTOURS 1' INCREMENT	DEED LINE	SECONDARY WATERLINE
MONUMENT	STORM DRAIN COMBO BOX	MAJOR CONTOURS 5' INCREMENT	TANGENT LINE	IRR IRRIGATION LINE
EXIST REBAR AND CAP	STORM DRAIN CULVERT	CONCRETE	EXIST DITCH FLOW LINE	CENTERLINE
SET ENSIGN REBAR AND CAP	SIGN	BUILDING PRIMARY	FENCE	PROPERTY LINE
SET RIVET	UTILITY MANHOLE	BUILDING SECONDARY	EDGE OF ASPHALT	ADJACENT PROPERTY LINE
WATER METER	UTILITY POLE	BUILDABLE AREA WITHIN SETBACKS	SANITARY SEWER	E ELECTRIC POWER LINE
WATER MANHOLE	GAS METER	PUBLIC DRAINAGE EASEMENT	STORM DRAIN LINE	T TELEPHONE LINE
WATER VALVE	TREE	ADJACENT RIGHT OF WAY	GAS LINE	IRRIGATION VALVE
FIRE HYDRANT	OHP OVERHEAD POWER LINE	RIGHT OF WAY	WATER LINE	SANITARY SEWER MANHOLE
ELECTRIC METER				STORM DRAIN CLEAN OUT
SCHEDULE B-2 EXCEPTIONS	NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.			



VICINITY MAP
NOT TO SCALE

NORTH

HORIZONTAL GRAPHIC SCALE

0 15 30 60

(IN FEET)
HORZ. 1 inch = 30 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN TAYLORSVILLE, SALT LAKE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
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Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

PEP:
BRAD REYNOLDS CONSTRUCTION
PO BOX 17953
SALT LAKE CITY, UTAH, 84117
CONTACT:
BRAD REYNOLDS
PHONE: 801-891-2000

TAYLORSVILLE TOWNHOMES
ALTA/ NSPS LAND TITLE & TOPOGRAPHIC SURVEY
4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH, 84123

PROFESSIONAL LAND SURVEYOR
1/15/21
No. 280382
PATRICK W. HARRIS
STATE OF UTAH

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

PROJECT NUMBER: 10539	PRINT DATE: 1/15/21
DRAWN BY: BLC/ lee/ lbaf	CHECKED BY: P. Harris
PROJECT MANAGER: P. Harris	

811 Know what's below. Call before you dig.
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NORTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4280.68'



LEGEND

Symbol		Line	
	SECTION CORNER		ADJACENT RIGHT OF WAY
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER MANHOLE		DEED LINE
	WATER VALVE		TANGENT LINE
	FIRE HYDRANT		EXIST DITCH FLOW LINE
	SECONDARY WATER VALVE		FENCE
	IRRIGATION VALVE		EDGE OF ASPHALT
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	STORM DRAIN CLEAN OUT		STORM DRAIN LINE
	STORM DRAIN CATCH BASIN		LAND DRAIN LINE
	STORM DRAIN COMBO BOX		CULINARY WATER LINE
	STORM DRAIN CULVERT		SECONDARY WATER LINE
	SIGN		IRRIGATION LINE
	ELECTRICAL BOX		OVERHEAD POWER LINE
	UTILITY MANHOLE		ELECTRICAL LINE
	UTILITY POLE		GAS LINE
	LIGHT		EXISTING CONTOURS
	CABLE BOX		CONCRETE
	TELEPHONE BOX		BUILDING
	GAS METER		PUBLIC DRAINAGE EASEMENT
	TREE		DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
	SHRUB		
	SCHEDULE B-2 EXCEPTIONS		

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

NORTH

HORIZONTAL GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
HORZ: 1 inch = 30 ft.

**LOCATED IN THE NORTHWEST QUARTER OF SECTION 11
TOWNSHIP 2 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
TAYLORSVILLE, SALT LAKE COUNTY, UTAH**

VICINITY MAP
NOT TO SCALE

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FOR:
BRAD REYNOLDS CONSTRUCTION
PO BOX 17858
SALT LAKE CITY, UTAH 84117
CONTACT:
BRAD REYNOLDS
PHONE: 801-281-2200

TAYLORSVILLE TOWNHOMES
ALTA/NAPS LAND TITLE & TOPOGRAPHIC SURVEY
4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH, 84123

PROFESSIONAL LAND SURVEYOR 7/15/21 No. 286882 PATRICK M. HARRIS STATE OF UTAH

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

PROJECT NUMBER 10509 | PRINT DATE 9/8/21
DRAWN BY D. Kotzer | CHECKED BY P. Harris
PROJECT MANAGER P. Harris

MEADOWS ON 48TH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 166682 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; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 11, Township 2 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the Northerly Section Line of Section 11, said point being N 89°58'15" E 784.16 feet along the section line from a found Street Monument located at 4700 South & 1173 West; and running

thence North 89° 58'14" East 627.85 feet;
thence South 02° 08'37" West 294.74 feet;
thence South 73° 15'00" East 16.16 feet to the Northerly Boundary Line of Taylors Hollow Subdivision recorded August 19, 1998 as Entry No. 7446767 in Book 98-9P at Page 228 in the Office of the Salt Lake County Recorder;
thence along the Northerly and Westerly Boundary Line of said Taylors Hollow Subdivision the following seven (7) courses:
(1) South 01°31'23" West 63.33 feet;
(2) North 74°16'28" West 63.33 feet;
(3) South 06° 42'06" West 31.16 feet;
(4) South 06° 42'06" West 67.77 feet;
(5) North 88° 43'21" West 216.71 feet;
(6) South 02° 28'45" East 263.59 feet;
(7) North 87° 28'15" East 100.00 feet;
thence South 05° 11'53" East 150.83 feet;
thence South 71° 39'15" West 216.41 feet;
thence North 02° 27'00" West 128.87 feet;
thence North 64° 47'54" West 53.06 feet;
thence South 88° 14'54" West 91.88 feet;
thence South 79° 53'46" West 21.40 feet;
thence North 89° 39'23" West 4.02 feet to the Easterly Boundary Line of Taylors Ridge Subdivision recorded November 20, 2014 as Entry No. 11943444 in Book 2014P at Page 283 in the Office of the Salt Lake County Recorder;
thence along said Easterly Boundary Line the following five (5) courses:
(1) North 03° 37'32" West 62.48 feet;
(2) North 03°36'00" West 269.82 feet;
(3) North 02°38'00" West 121.00 feet;
(4) South 89° 48'00" West 93.50 feet;
(5) North 87°31'00" West 0.08 feet;
thence North 03° 00'12" West 98.29 feet;
thence Southwesterly 2.58 feet along the arc of a 205.00 foot radius curve to the right (center bears North 00° 46'00" West and the chord bears South 89° 36'36" West 2.58 feet with a central angle of 00° 43'18");
thence South 89° 58'16" West 24.72 feet to the Easterly Boundary Line of Hidden Cove No. 3 Subdivision recorded October 6, 1977 at Entry No. 3006832 in Book 77-10 at Page 314 in the Office of the Salt Lake County Recorder;
thence North 02° 59'53" West 50.07 feet along said Easterly Boundary Line;
thence North 89° 58'16" East 27.31 feet;
thence Northeasterly 20.00 feet along the arc of a 155.00 foot radius curve to the left (center bears North 00°01'46" West and the chord bears North 86°16'26" East 19.99 feet with a central angle of 07°23'39");
thence North 89°00'14" West 13.402 feet to the point of beginning.

Contains 352,844 Square Feet or 8.099 Acres and 33 Lots

10/20/21
DATE

PATRICK M. HARRIS
PLS. 166682

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter known as the

MEADOWS ON 48TH

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

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

By: _____

By: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is the _____ of _____, a Utah Corporation, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____, A.D., 20_____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THIS PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY.
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional 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 acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

PLAT NOTE:
1. THE NEIGHBORHOOD IS RESPONSIBLE FOR THE PARCEL A AND THE STORM DRAIN IMPROVEMENTS (DETENTION BASIN, COLLECTION BOXES, AND PIPE) OUTSIDE OF THE STREET RIGHT-OF-WAY.
2. THE DRIVEWAY FOR LOT 27 SHALL BE LOCATED NORTH OF THE MIDPOINT OF THE LOT.
3. ACCESS DIRECTLY TO LOT 26 AND PARCEL A FROM MURRAY TAYLORSVILLE ROAD IS NOT ALLOWED. ACCESS TO LOT 26 AND PARCEL A IS ONLY ALLOWED VIA TAYLORS VIEW LANE.
4. EXISTING FENCING ALONG THE PERIMETER OF THE PROJECT, WHICH SHALL BE REPLACED WITH PROPOSED FENCING AS SHOWN ON THE SITE PLAN, SHALL NOT BE REMOVED UNTIL THE SUBDIVISION PLAT IS APPROVED AND FENCING CAN BE IMMEDIATELY REPLACED.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGNENG & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- PUAE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE

HORIZONTAL GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

DEVELOPER
BRAD REYNOLDS CONSTRUCTION
P.O. BOX 17958
SALT LAKE CITY, UTAH 84117
801.281.2200

RECORD OF SURVEY
ROS NO.: _____
COUNTY SURVEYOR/REVIEWER DATE

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
ensignutah.com
LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHEET 1 OF 2
PROJECT NUMBER: 11052
MANAGER: BGE
DRAWN BY: SJL
CHECKED BY: PJH
DATE: 10/21/21

ROCKY MOUNTAIN POWER	DOMINION ENERGY	HEALTH DEPARTMENT APPROVAL	PLANNING COMMISSION APPROVAL	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT	CITY OF TAYLORSVILLE ENGINEER	COMMUNITY DEVELOPMENT	APPROVAL AS TO FORM	CITY OF TAYLORSVILLE
APPROVED THIS _____ DAY OF _____, 20_____, BY THE ROCKY MOUNTAIN POWER.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE DOMINION ENERGY	APPROVED THIS _____ DAY OF _____, 20_____, BY THE HEALTH DEPARTMENT.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE PLANNING COMMISSION.	APPROVED THIS _____ DAY OF _____, 20_____, BY THE TAYLORSVILLE BENNION IMPROVEMENT DISTRICT	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____	APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____	APPROVED THIS _____ DAY OF _____, 20_____, BY THE CITY OF TAYLORSVILLE.
ROCKY MOUNTAIN POWER	DOMINION ENERGY	SALT LAKE COUNTY HEALTH DEPARTMENT	CHAIR, TAYLORSVILLE PLANNING COMMISSION	TAYLORSVILLE BENNION IMPROVEMENT DISTRICT	DATE CITY OF TAYLORSVILLE ENGINEER	CITY OF TAYLORSVILLE COMMUNITY DEVELOPMENT	CITY OF TAYLORSVILLE ATTORNEY	ATTEST: CITY RECORDER

MEADOWS ON 48TH

LOCATED IN THE NORTHWEST QUARTER OF SECTION , 11
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

RECORDED #

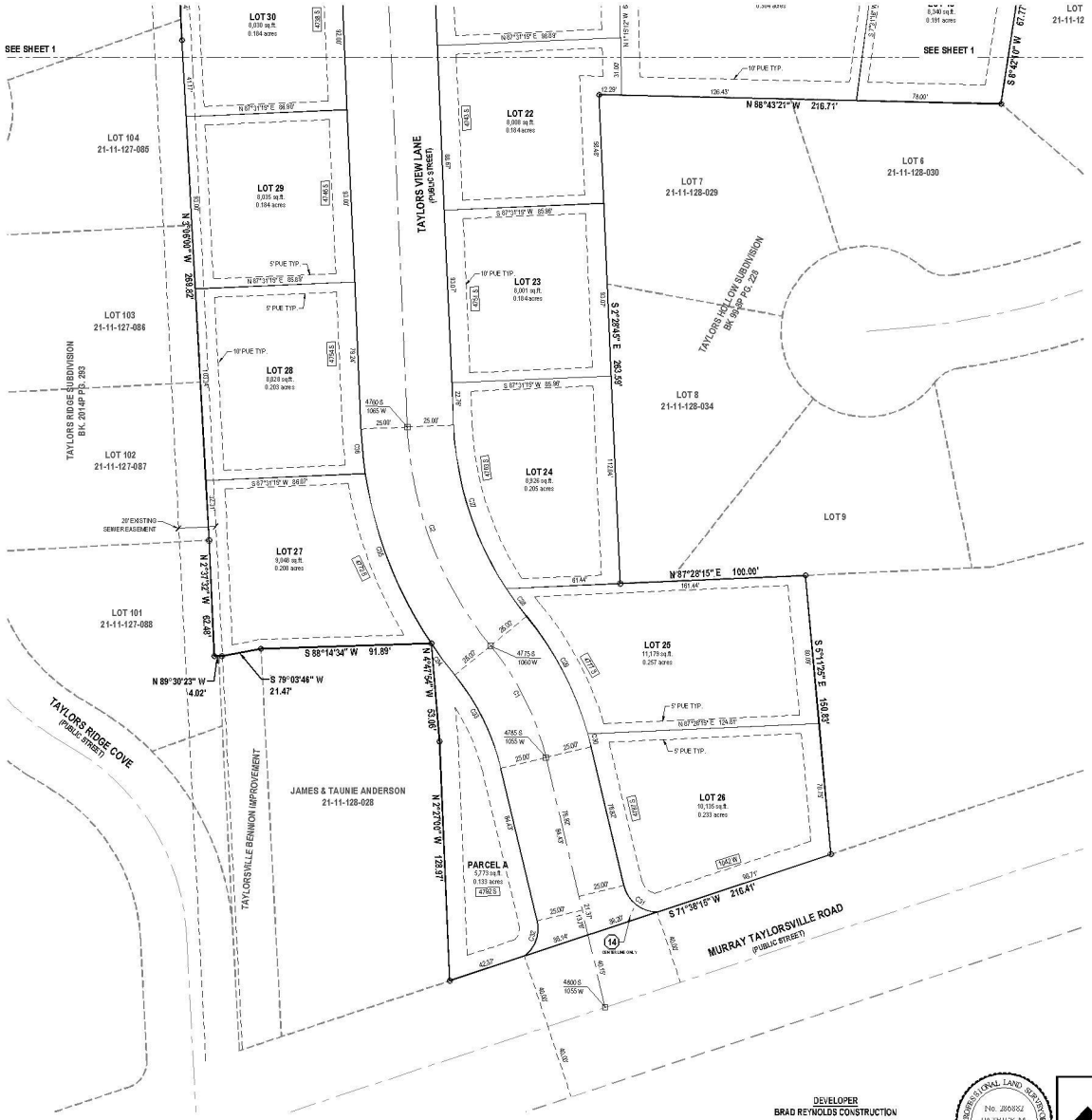
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

MEADOWS ON 48TH

LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH



LEGEND

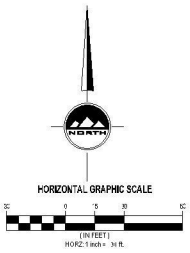
- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ASCENT & MAINT. P.
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGNENG & LAND SURV." AT ALL LOT CORNERS, OFFSET PINS TO PLACED IN BACK OF CURBS
- PUADE — PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE

EASEMENT NOTES

14. An Easement in favor Utah Power & Light Company as Entry No. 3002650 in Book 4555 at Page 941.
21. A Right-of-Way Easement in favor of Mountain States Telephone on Telegraph Company recorded February 17, 1978 as Entry No. 3066662 in Book 4626 at Page 948.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	67.76'	25°52'57"	N26°18'13"W	67.19'
C2	200.00'	128.34'	36°45'57"	S20°51'43"E	126.15'
C3	100.00'	44.38'	14°07'41"	N82°54'24"E	44.27'
C4	100.00'	44.38'	14°07'40"	S82°54'24"W	44.27'
C5	155.00'	18.22'	6°44'03"	N79°12'35"E	18.21'
C6	205.00'	16.15'	4°30'46"	S76°05'56"W	16.14'
C7	205.00'	34.40'	9°36'55"	S85°09'47"W	34.36'
C8	155.00'	33.55'	12°24'08"	S83°46'10"W	33.49'
C9	155.00'	4.67'	1°43'33"	S76°42'20"W	4.67'
C10	205.00'	47.97'	13°24'24"	N82°32'46"E	47.86'
C11	25.00'	11.40'	26°07'20"	N76°54'54"E	11.30'
C12	50.00'	39.47'	45°14'02"	S86°27'55"W	38.46'
C13	50.00'	42.86'	49°06'38"	N46°21'44"W	41.56'
C14	50.00'	40.70'	50°04'22"	N3°13'40"E	42.32'
C15	25.00'	10.82'	24°48'22"	S10°51'48"W	10.74'
C16	25.00'	0.57'	1°18'57"	S2°48'06"W	0.57'
C17	19.00'	10.35'	31°13'15"	S13°28'01"E	10.23'
C18	50.00'	58.29'	66°47'37"	S47°19'10"W	55.04'
C19	50.00'	52.19'	59°48'19"	S67°37'08"W	49.85'
C20	50.00'	46.06'	55°04'35"	N54°56'24"W	46.23'
C21	50.00'	62.54'	71°40'10"	W7°25'59"E	58.54'
C22	50.00'	20.10'	23°01'46"	N55°46'57"E	19.96'
C23	19.00'	21.61'	65°09'13"	N34°43'14"E	20.46'
C24	19.00'	30.57'	92°10'23"	N45°56'35"W	27.37'
C25	19.00'	30.66'	92°26'59"	S45°44'44"W	27.44'
C26	19.00'	29.03'	87°33'01"	N46°15'16"W	26.29'
C27	175.00'	93.70'	30°41'45"	S17°48'38"E	92.64'
C28	175.00'	18.54'	6°04'12"	S36°12'59"E	18.53'
C29	175.00'	71.74'	23°29'18"	N27°39'03"W	71.24'
C30	175.00'	7.31'	2°23'39"	N14°33'35"W	7.31'
C31	18.50'	24.56'	76°04'31"	S51°24'01"E	22.80'
C32	18.50'	21.33'	66°04'31"	N15°46'01"E	20.17'
C33	125.00'	56.47'	25°52'57"	N26°18'13"W	55.99'
C34	225.00'	21.23'	5°24'23"	S36°32'30"E	21.22'
C35	225.00'	99.01'	25°12'46"	S21°13'56"E	98.21'
C36	225.00'	24.14'	6°08'48"	S5°33'07"E	24.13'



DEVELOPER
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SALT LAKE CITY, UTAH 84117
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PROFESSIONAL LAND SURVEYOR
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LAYTON
TOOELE
CEDAR CITY
RICHFIELD

SHEET 2 OF 2

PROJECT NUMBER : 10858
MANAGER : BGE
DRAWN BY : SL
CHECKED BY : PSH
DATE : 10/2021

MEADOWS ON 48TH

LOCATED IN THE NORTHWEST QUARTER OF SECTION , 11
TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
TAYLORSVILLE CITY, SALT LAKE COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE RECORDED AND FILED AT THE
REQUEST OF

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES

DEPUTY SALT LAKE COUNTY RECORDER

GENERAL NOTES

1. 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.

2. 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.

3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.

4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.

8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.

9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".

10. 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.

11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S 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.

12. 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.

13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.

14. 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.

15. 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.

16. 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:
    - 16.1. 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.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. 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.
    - 16.5. 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.

17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.

22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

23. 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.

24. 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.

25. 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 CONTRACTOR'S 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.

26. 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.

27. 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.

28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.

30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.

31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

32. 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

1. 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.

2. 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.

3. 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 PERFORMING 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 CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS 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.

4. 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 CONTRACTOR'S EXPENSE.

5. 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 BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.

6. 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.

7. 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.

8. 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.

9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

10. 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.

11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.

12. 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.

13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.

14. 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.

15. 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.

16. 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.

17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.

18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.

19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D..

3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.

4. 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.

5. 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.

6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.

7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.

8. 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.

9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.

10. 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

1. 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.

2. 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.

3. 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

1. 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.

2. 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.)

3. 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.

4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.

5. 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.

6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.

8. 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.

9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.

10. 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.

11. 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.

12. 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.

13. 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.

14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

15. 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.

16. 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
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

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

LEGEND



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

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MEADOWS ON 48TH

4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH



GENERAL NOTES

PROJECT NUMBER: 10539
PRINT DATE: 10/21/21
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

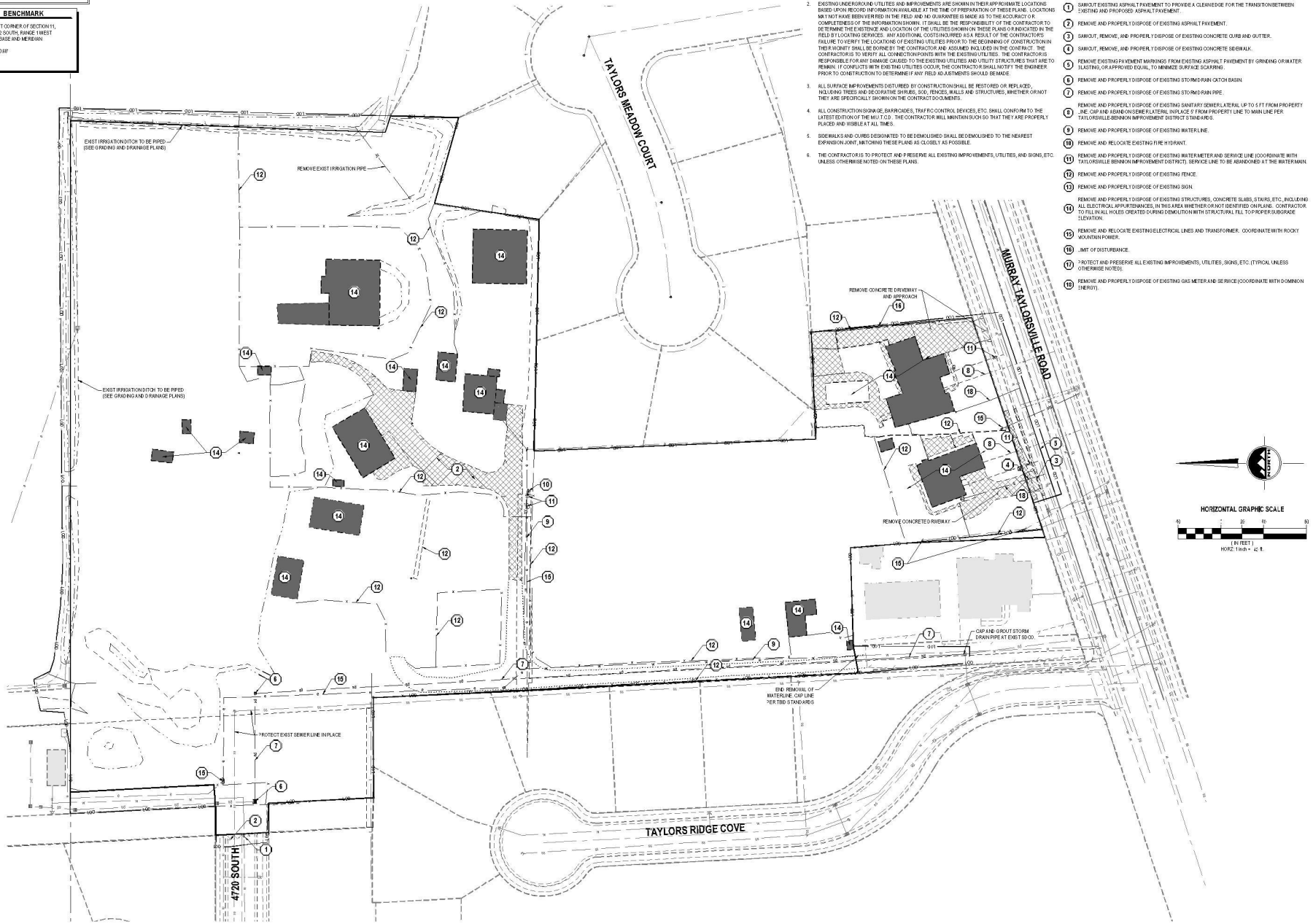
C-001

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

BENCHMARK

NORTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4280.68'



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 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.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

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. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE EXISTING PAVEMENT MARKINGS FROM EXISTING ASPHALT PAVEMENT BY GRINDING OR WATER BLASTING, OR APPROVED EQUAL, TO MINIMIZE SURFACE SCARRING.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN CATCH BASIN.
7. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE.
8. REMOVE AND PROPERLY DISPOSE OF EXISTING SANITARY SEWER LATERAL UP TO 5 FT FROM PROPERTY LINE. CAP AND ABANDON SEWER LATERAL IN PLACE 5' FROM PROPERTY LINE TO MAIN LINE PER TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT STANDARDS.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LINE.
10. REMOVE AND RELOCATE EXISTING FIRE HYDRANT.
11. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER METER AND SERVICE LINE (COORDINATE WITH TAYLORSVILLE BENNION IMPROVEMENT DISTRICT). SERVICE LINE TO BE ABANDONED AT THE WATER MAIN.
12. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING SIGN.
14. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
15. REMOVE AND RELOCATE EXISTING ELECTRICAL LINES AND TRANSFORMER. COORDINATE WITH ROCKY MOUNTAIN POWER.
16. LIMIT OF DISTURBANCE.
17. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
18. REMOVE AND PROPERLY DISPOSE OF EXISTING GAS METER AND SERVICE (COORDINATE WITH DOMINION ENERGY).

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 40 ft.

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MEADOWS ON 48TH

4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH

DEMOLITION PLAN

PROJECT NUMBER: 10539	PRINT DATE: 10/21/21
DRAWN BY: JBG	CHECKED BY: RQE
PROJECT MANAGER: RQE	

C-100

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BENCHMARK

NORTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4280.68'

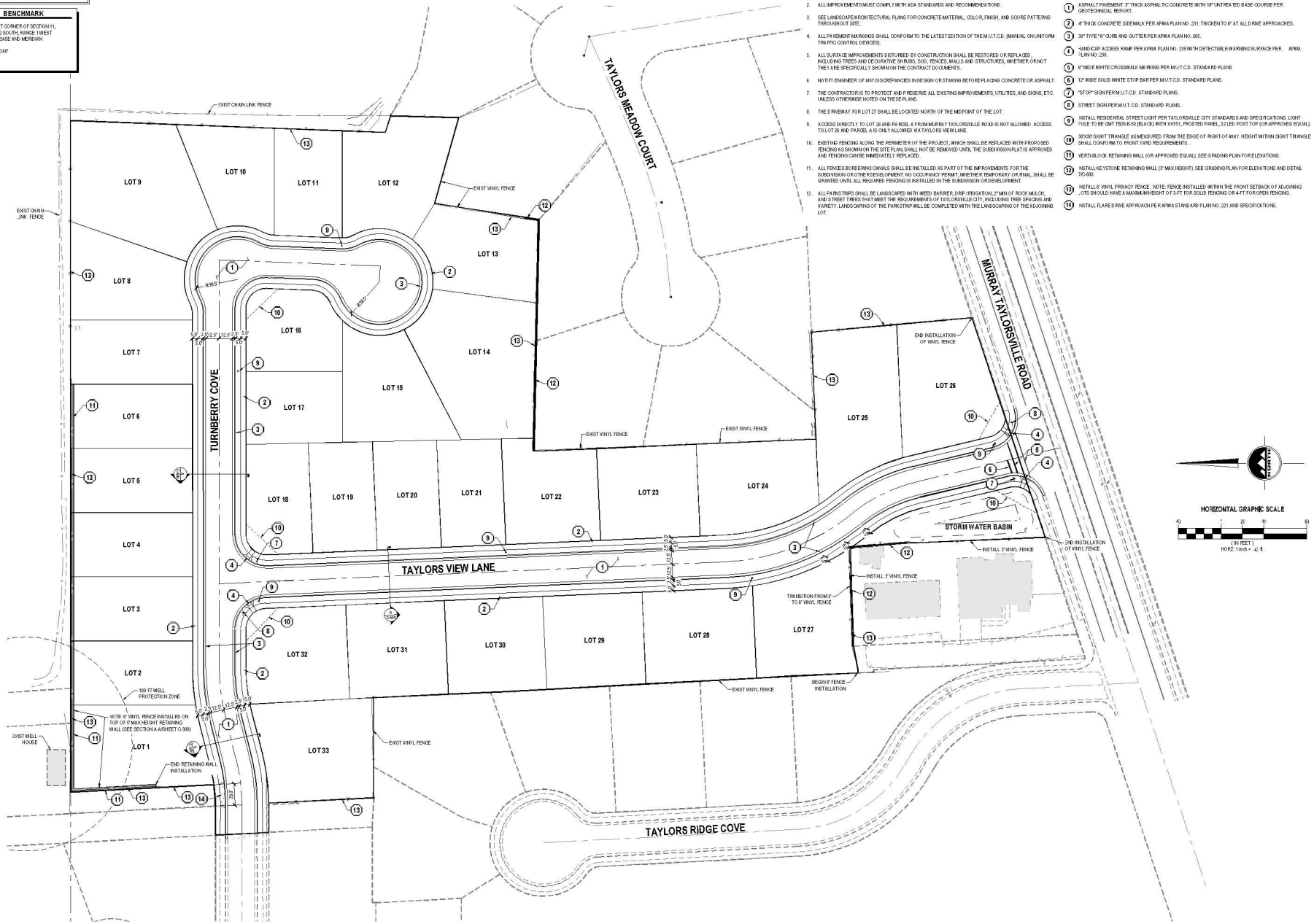
GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCYS 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.
8. THE DRIVEWAY FOR LOT 27 SHALL BE LOCATED NORTH OF THE MIDPOINT OF THE LOT.
9. ACCESS DIRECTLY TO LOT 26 AND PARCEL A FROM MURRAY TAYLORSVILLE ROAD IS NOT ALLOWED. ACCESS TO LOT 26 AND PARCEL A IS ONLY ALLOWED VIA TAYLORS VIEW LANE.
10. EXISTING FENCING ALONG THE PERIMETER OF THE PROJECT, WHICH SHALL BE REPLACED WITH PROPOSED FENCING AS SHOWN ON THE SITE PLAN, SHALL NOT BE REMOVED UNTIL THE SUBDIVISION PLAT IS APPROVED AND FENCING CAN BE IMMEDIATELY REPLACED.
11. ALL FENCES BORDERING CANALS SHALL BE INSTALLED AS PART OF THE IMPROVEMENTS FOR THE SUBDIVISION OR OTHER DEVELOPMENT. NO OCCUPANCY PERMIT, WHETHER TEMPORARY OR FINAL, SHALL BE GRANTED UNTIL ALL REQUIRED FENCING IS INSTALLED IN THE SUBDIVISION OR DEVELOPMENT.
12. ALL PARKSTRIPS SHALL BE LANDSCAPED WITH WEED BARRIER, DRIP IRRIGATION, 2" MIN OF ROCK MULCH, AND STREET TREES THAT MEET THE REQUIREMENTS OF TAYLORSVILLE CITY, INCLUDING TREE SPACING AND VARIETY. LANDSCAPING OF THE PARKSTRIP WILL BE COMPLETED WITH THE LANDSCAPING OF THE ADJOINING LOT.

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. ASPHALT PAVEMENT: 3" THICK ASPHALTIC CONCRETE WITH 10" UNTREATED BASE COURSE PER GEOTECHNICAL REPORT.
2. 4" THICK CONCRETE SIDEWALK PER APWA PLAN NO. 231. THICKEN TO 6" AT ALL DRIVE APPROACHES.
3. 30" TYPE "A" CURB AND GUTTER PER APWA PLAN NO. 205.
4. HANDICAP ACCESS RAMP PER APWA PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA PLAN NO. 238.
5. 6" WIDE WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS
6. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
7. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
8. STREET SIGN PER M.U.T.C.D. STANDARD PLANS.
9. INSTALL RESIDENTIAL STREET LIGHT PER TAYLORSVILLE CITY STANDARDS AND SPECIFICATIONS. LIGHT POLE TO BE DMT TB30-B-50 (BLACK) WITH YX551, FROSTED PANEL, 32 LED POST TOP (OR APPROVED EQUAL).
10. SIGHT TRIANGLE AS MEASURED FROM THE EDGE OF RIGHT-OF-WAY. HEIGHT WITHIN SIGHT TRIANGLE SHALL CONFORM TO FRONT YARD REQUIREMENTS.
11. YERTH-BLOCK RETAINING WALL (OR APPROVED EQUAL). SEE GRADING PLAN FOR ELEVATIONS.
12. INSTALL KEYSTONE RETAINING WALL (5' MAX HEIGHT). SEE GRADING PLAN FOR ELEVATIONS AND DETAIL 740-600.
13. INSTALL 6' VINYL PRIVACY FENCE. NOTE: FENCE INSTALLED WITHIN THE FRONT SETBACK OF ADJOINING LOTS SHOULD HAVE A MAXIMUM HEIGHT OF 3-FT FOR SOLID FENCING OR 4-FT FOR OPEN FENCING.
14. INSTALL FLARED DRIVE APPROACH PER APWA STANDARD PLAN NO. 221 AND SPECIFICATIONS.



HORIZONTAL GRAPHIC SCALE

(IN FEET)
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MEADOWS ON 48TH

4701 SOUTH 1065 WEST
TAYLORSVILLE, UTAH

LICENSED PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
10-21-2021
STATE OF UTAH

SITE PLAN

PROJECT NUMBER: 10539
PRINT DATE: 10/21/21
DRAWN BY: JBG
CHECKED BY: RQE
PROJECT MANAGER: RQE

C-200