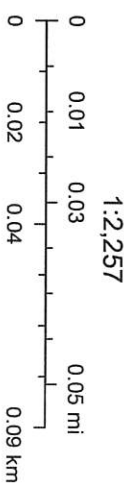


Kimber Hall: Accessory Building 51 S. 1600 W.



12/3/2021, 11:45:13 AM

- County Road Surface Type
- DIRT
 - ASPHALT
 - GRAVEL
- Municipal Boundaries
- County Boundary
- Cache Parcels
- UTCACH038042.sid
 - Red: Band_1
 - Green: Band_2



CENTER ST

1135'

000

EV & JW Hall
LAND HOLDINGS
LLC

1287' 0001

KIMBER HALL TR
ETAL

825'

22.89 AC

KIMBER D. HALL, ETAL

KIMBER R. HALL
ETAL

1137'

132'

3.45 AC 1137'

1037' 0020

EV & JW HALL LAND
HOLDINGS LLC

20-E

SHOP

00017
6-0.69 AC

00015
6-0.74 AC

00029
6-0.74 AC

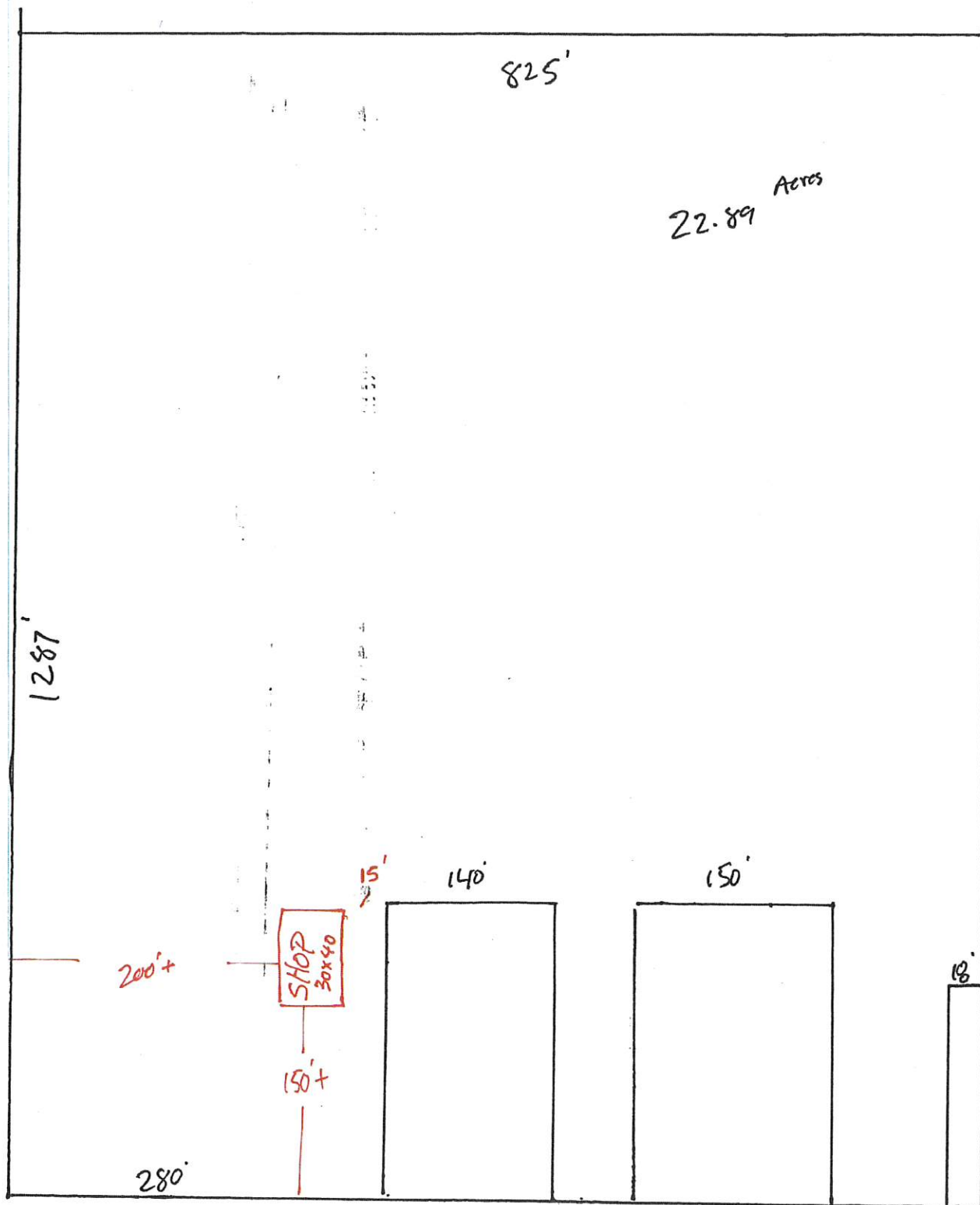
00002
6-0.57 AC

00024
6-1.15 AC

200'

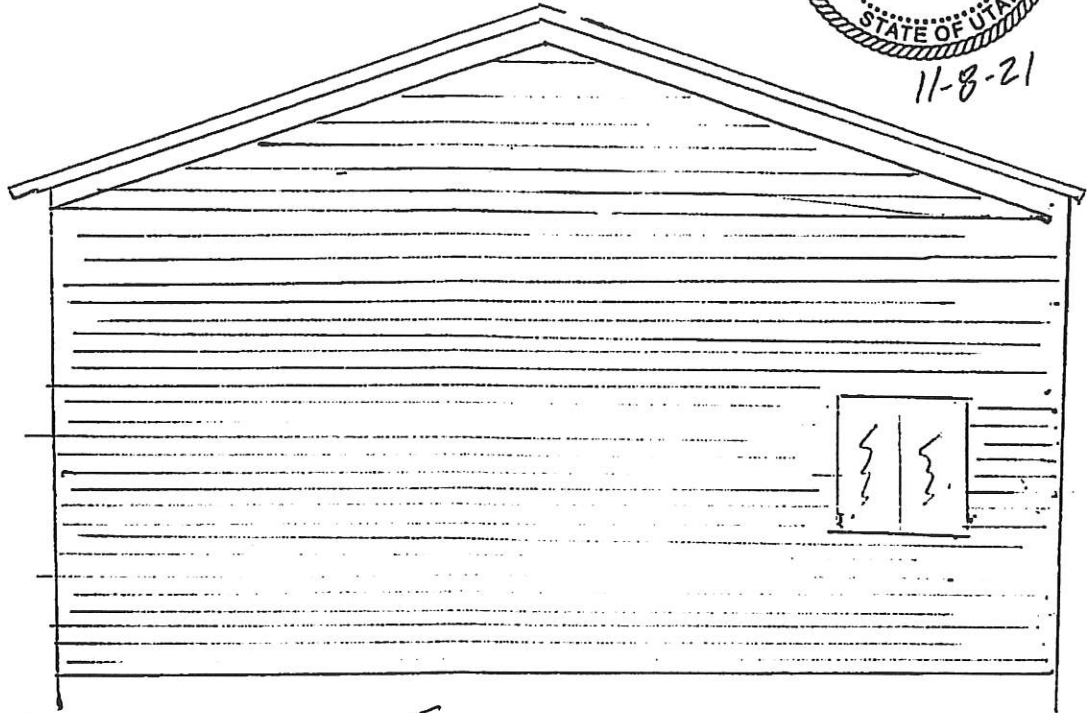
JEFFREY W. NISTON
HALL ETAL

Kimber Hall
Accessory Building
51 S. 1600 W.

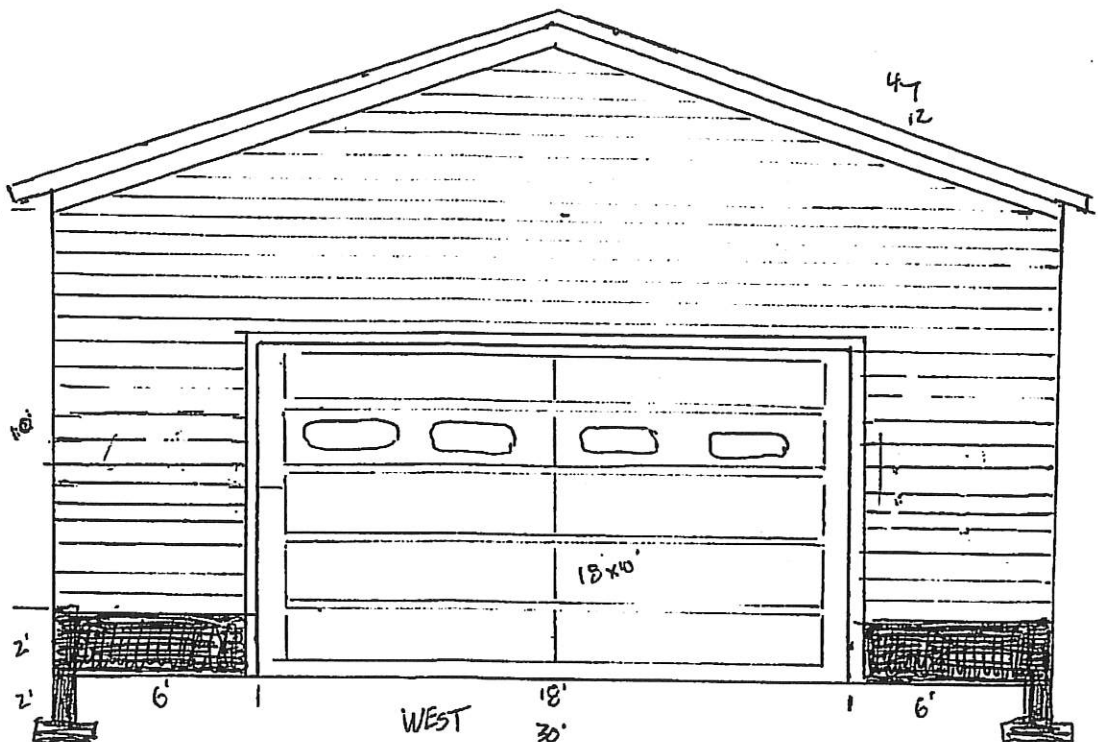


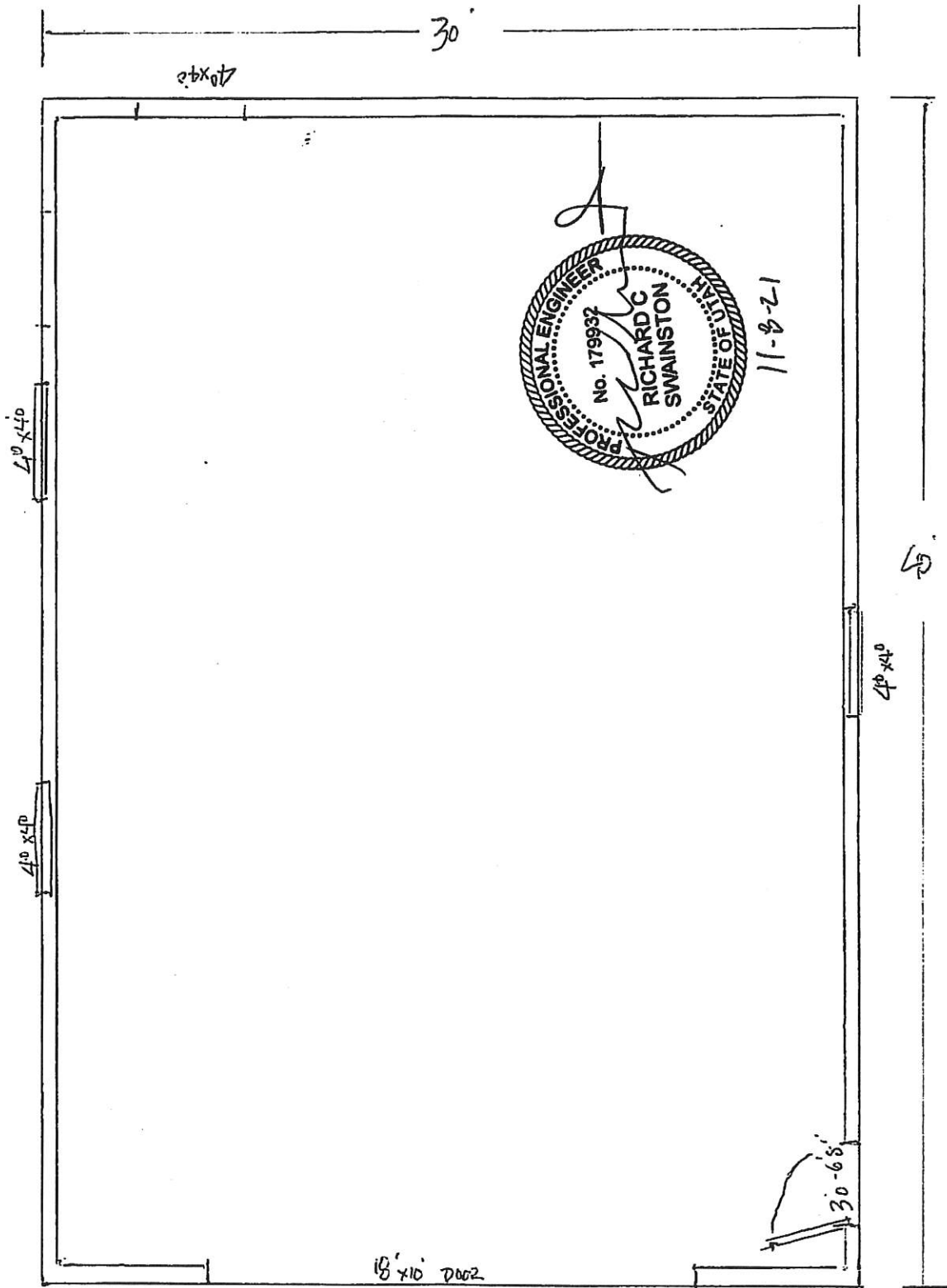
Kimber Hall Plot Plan

30' x 40' Garage/shop in A-10
Kimber Hall, Lewiston, ut.

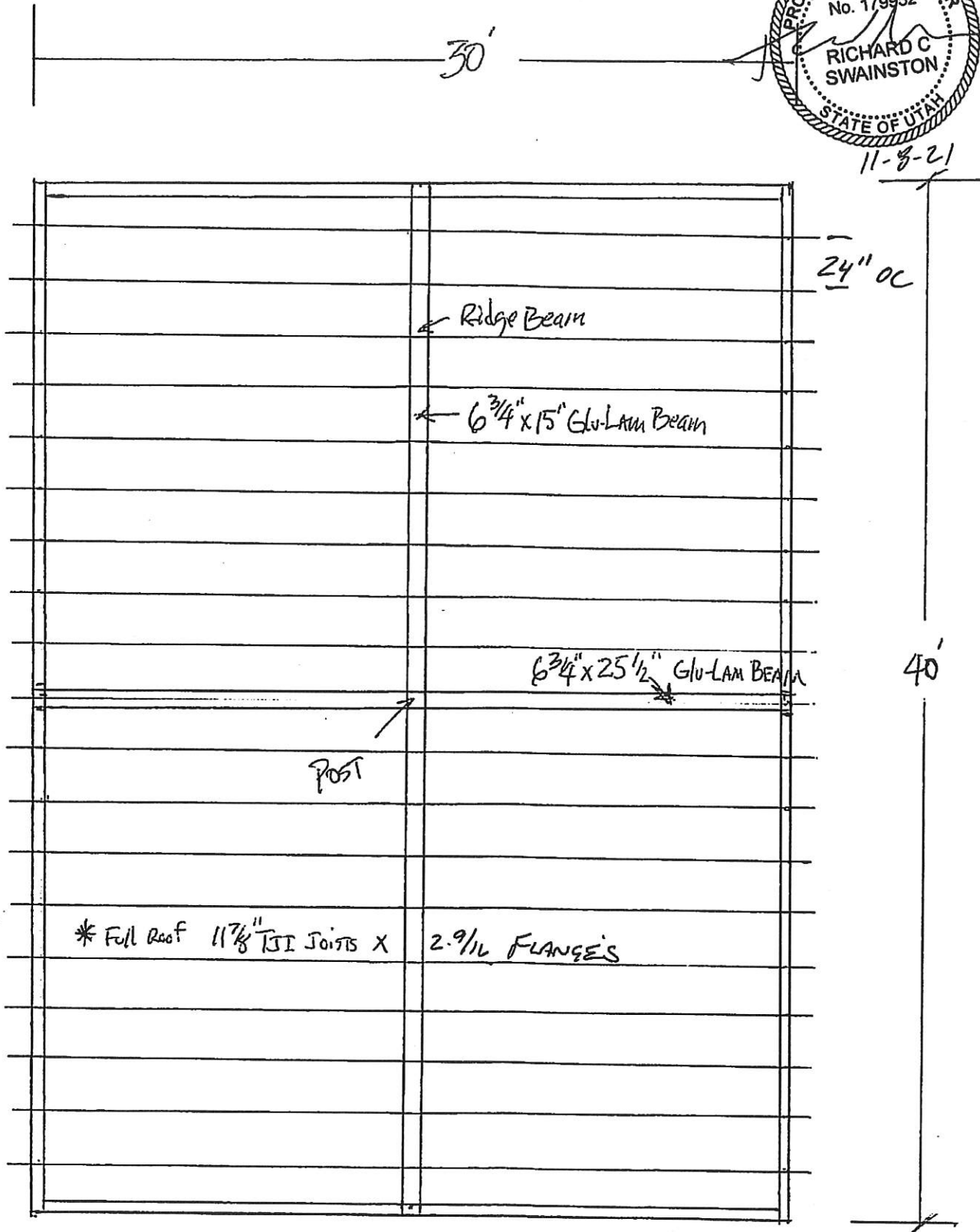


EAST



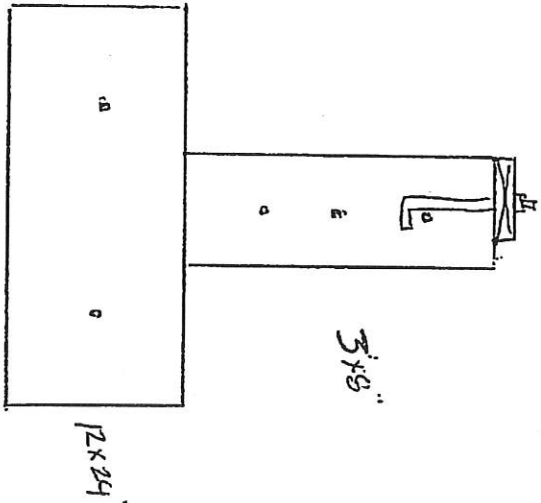


Floor Plan

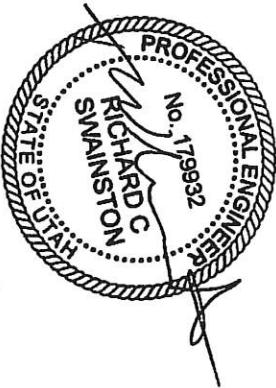


ROOF PLAN

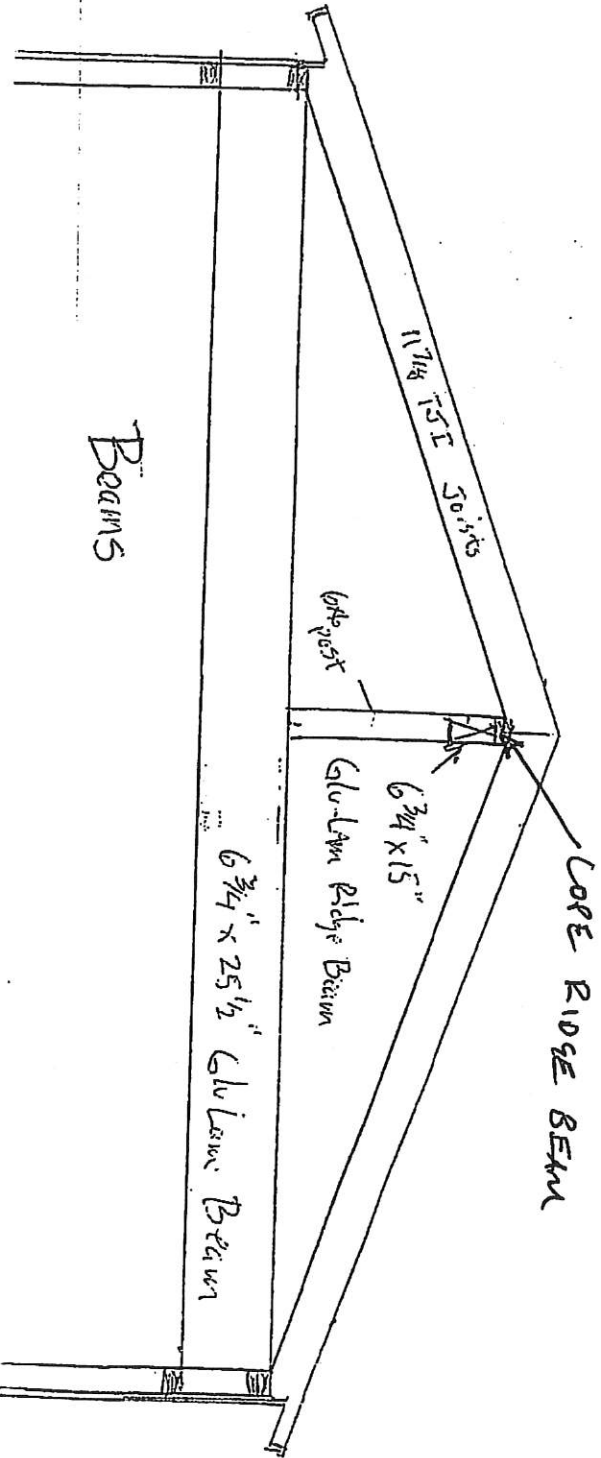
* INSTALL TJI JOISTS PER
MANUFACTURERS SPECIFICATIONS.



Footings - Foundation

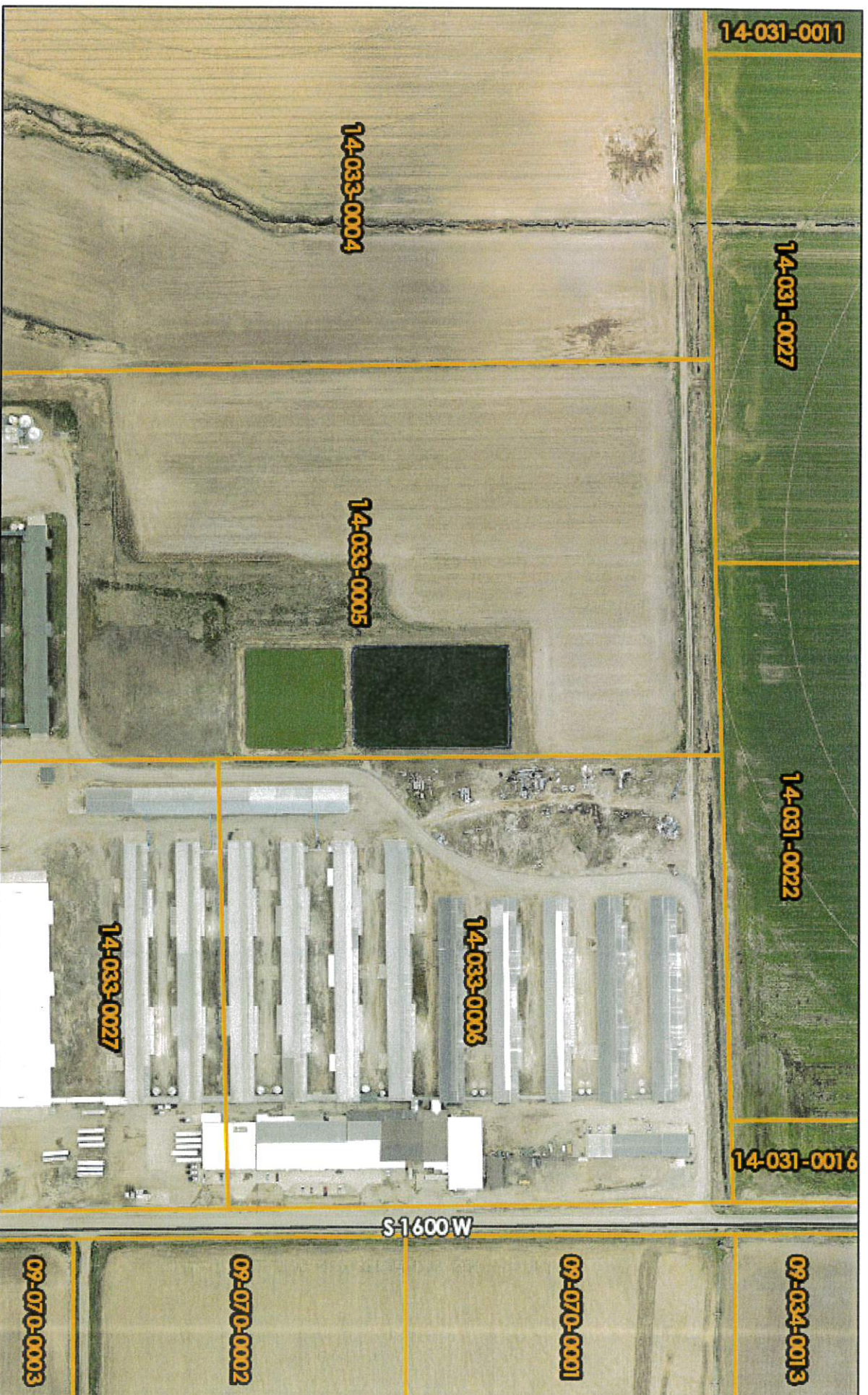


11-8-21



Beams

Ritewood Egg: Ag Building - 1600 W. 2500 So.



12/3/2021, 11:55:56 AM

County Road Surface Type

ASPHALT

GRAVEL

DIRT

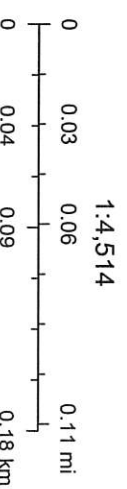
Municipal Boundaries

County Boundary

Cache Parcels UTCACH038042.sid

Red: Band_1

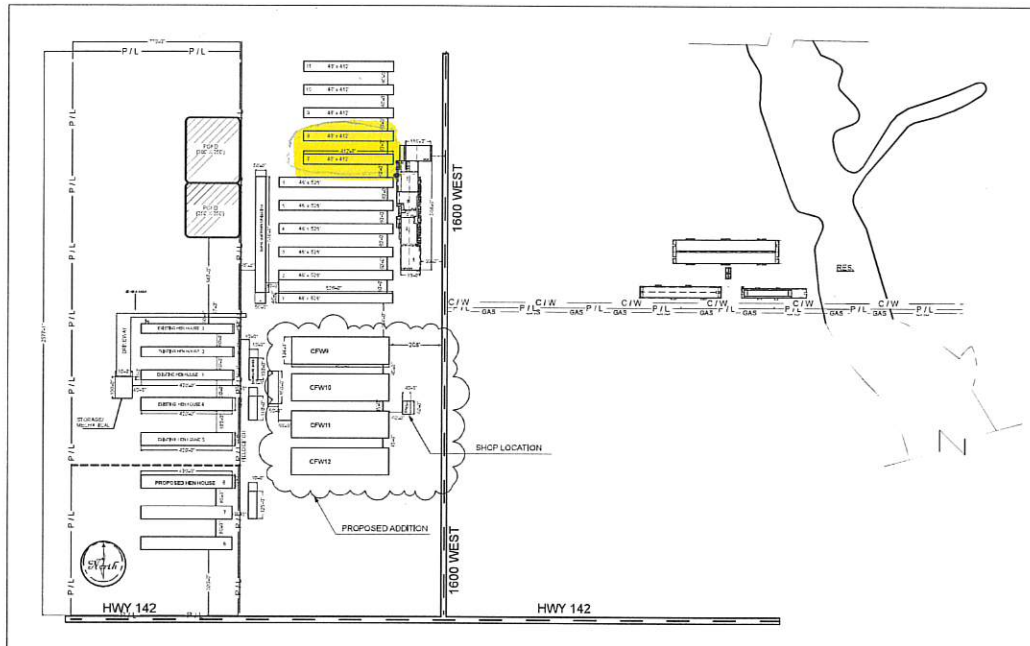
Green: Band_2



1:4,514

Maxar

Ritewood Egg Existing Footprint



DATE: OCT. 7, 2016
REV.:
DRAFTED BY: CRAIG KUNZ

**RITEWOOD EGG
SHOP PLAN
OCTOBER 2016**

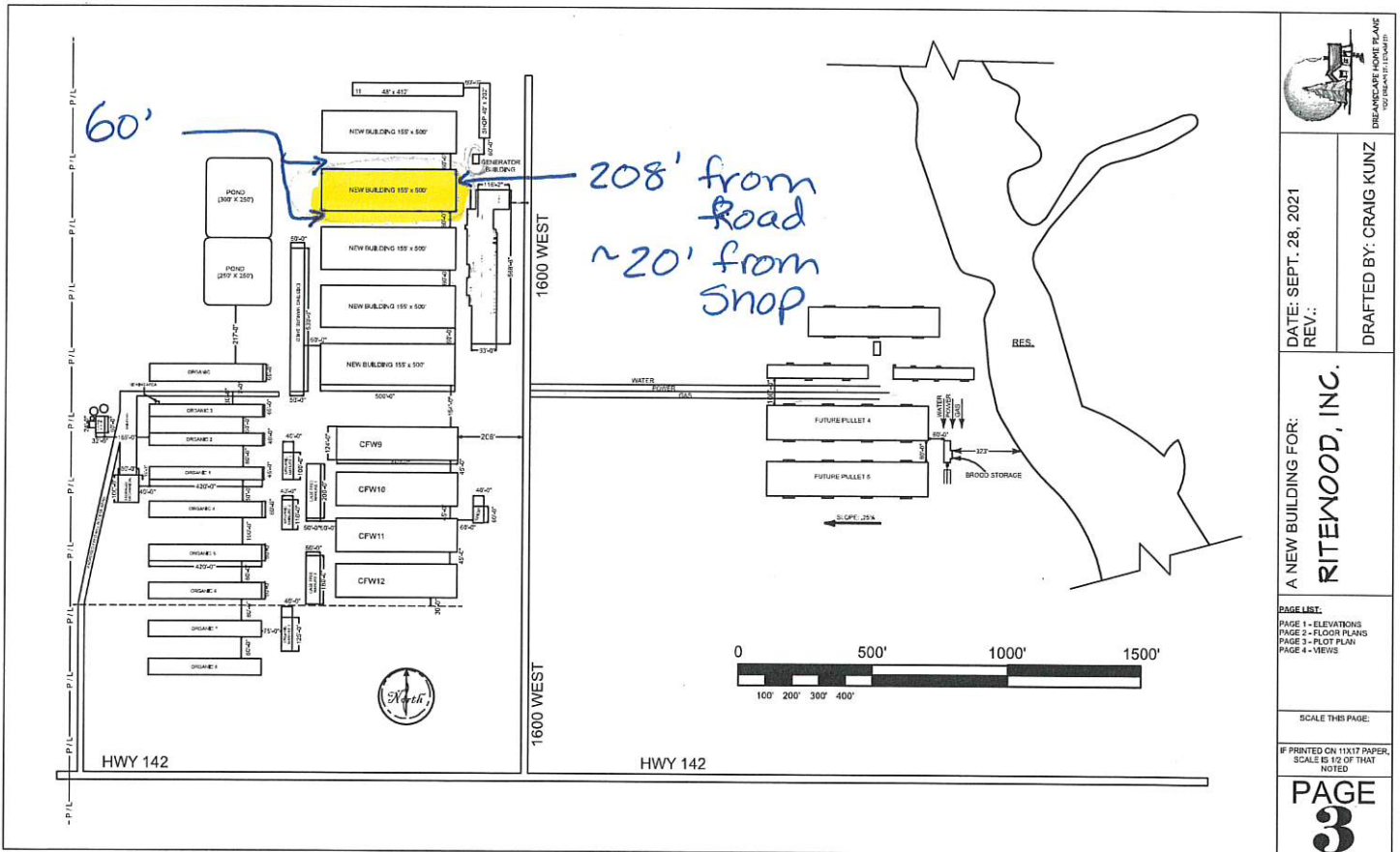
PAGE LIST:
PAGE 1 - ELEVATIONS
PAGE 2 - FOUNDATION PLAN
PAGE 3 - MAIN FLOOR PLAN
PAGE 4 - FLOT PLAN
PAGE 5 - EXTERIOR VIEWS

SCALE THIS PAGE

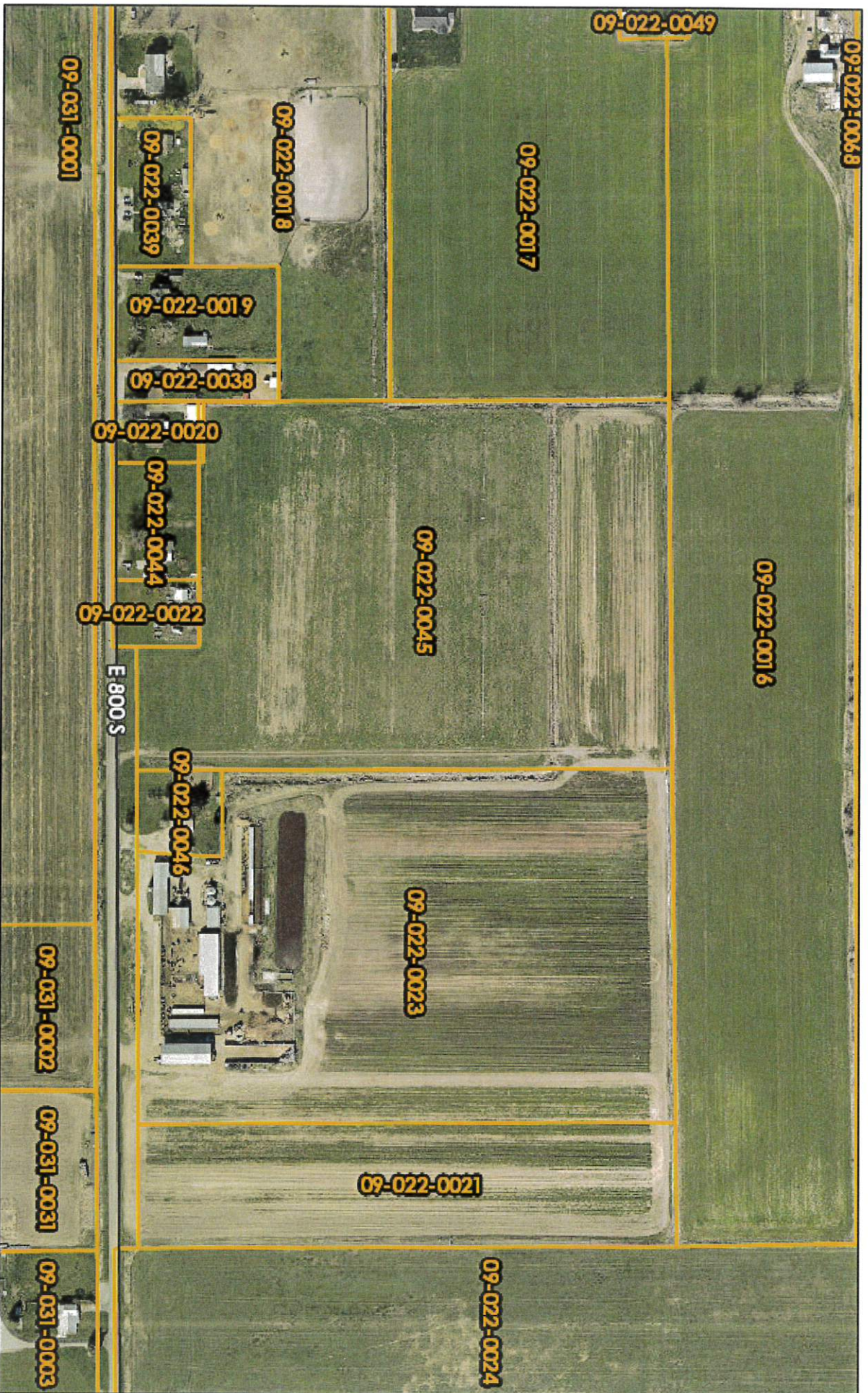
IF PRINTED ON 11X17 PAPER
SCALE IS 1/2" OF THAT
NOTED

**PAGE
4**

Ritewood Egg New Building 156' x 485'

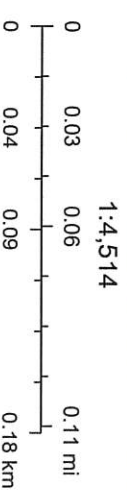


Westhoff - ~ 400 E 800 So

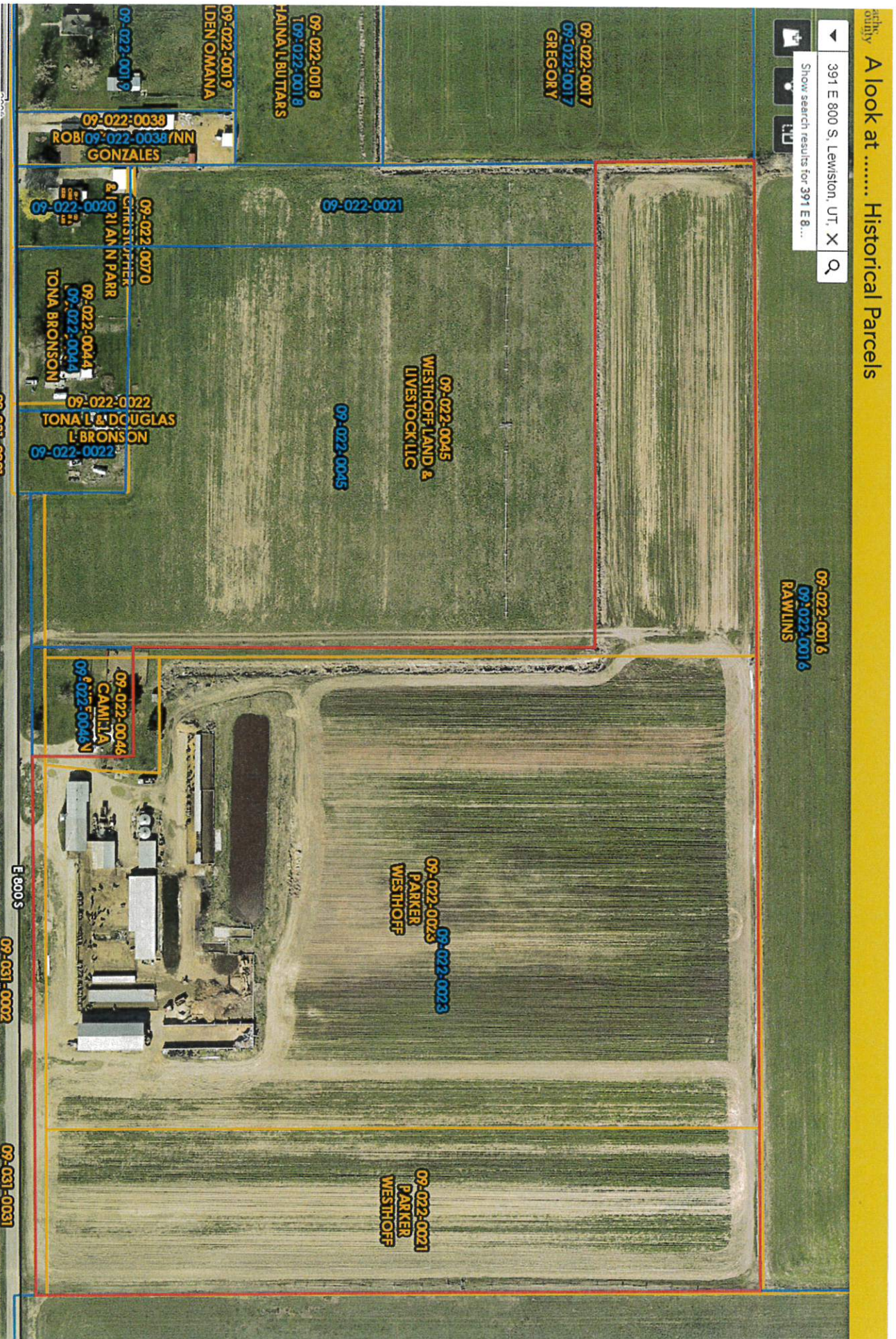


12/2/2021, 10:22:40 AM

- County Road Surface Type
- DIRT
 - ASPHALT
 - GRAVEL
- County Boundaries
- Municipal Boundaries
 - County Boundary
- Cache Parcels UTCACH038042.sid
- Red: Band_1
 - Green: Band_2

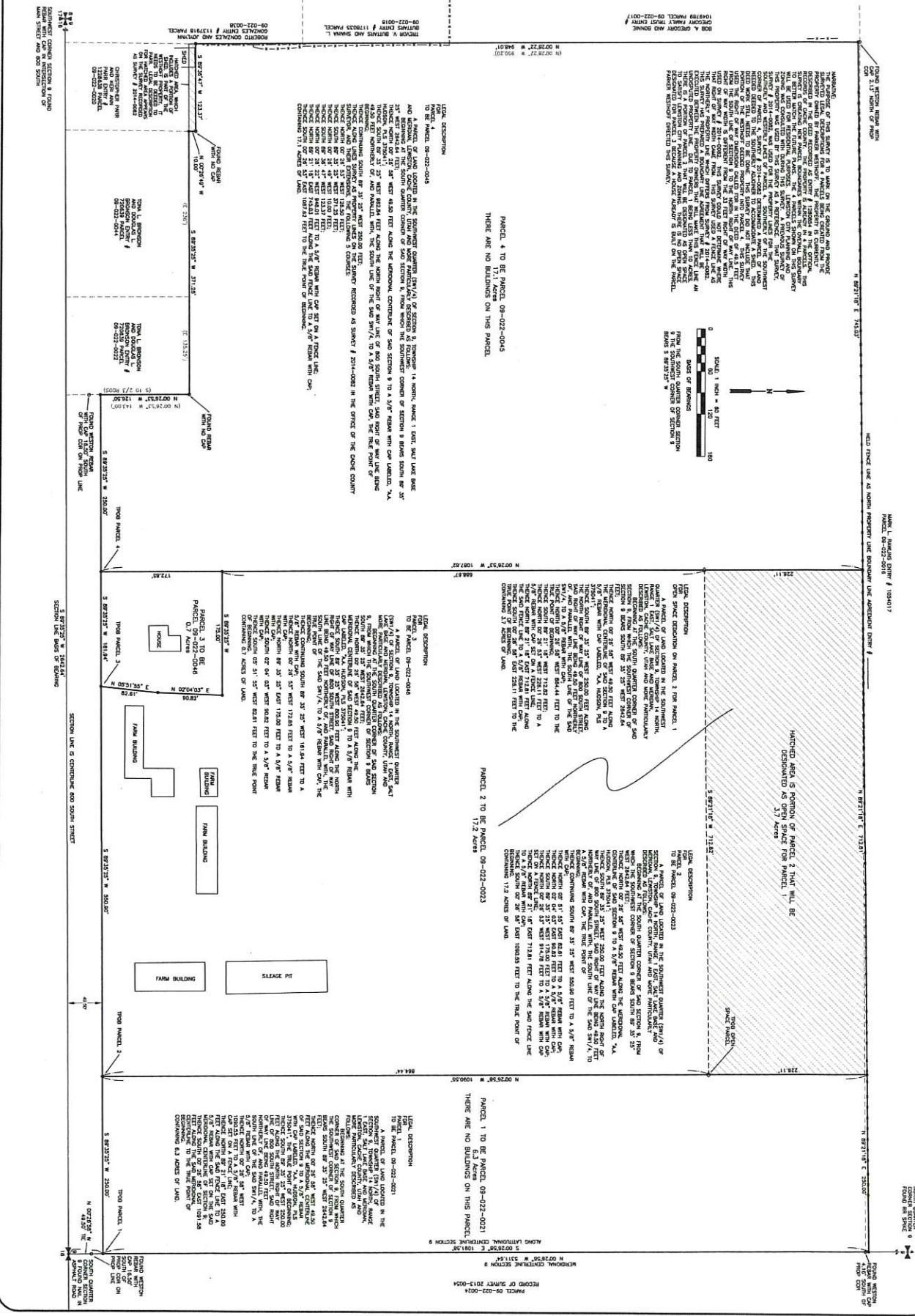


Parker Westhoff - ~ 391 E 800 South: 2021 Parcels (prior to May 2021 lot-line adjustments)



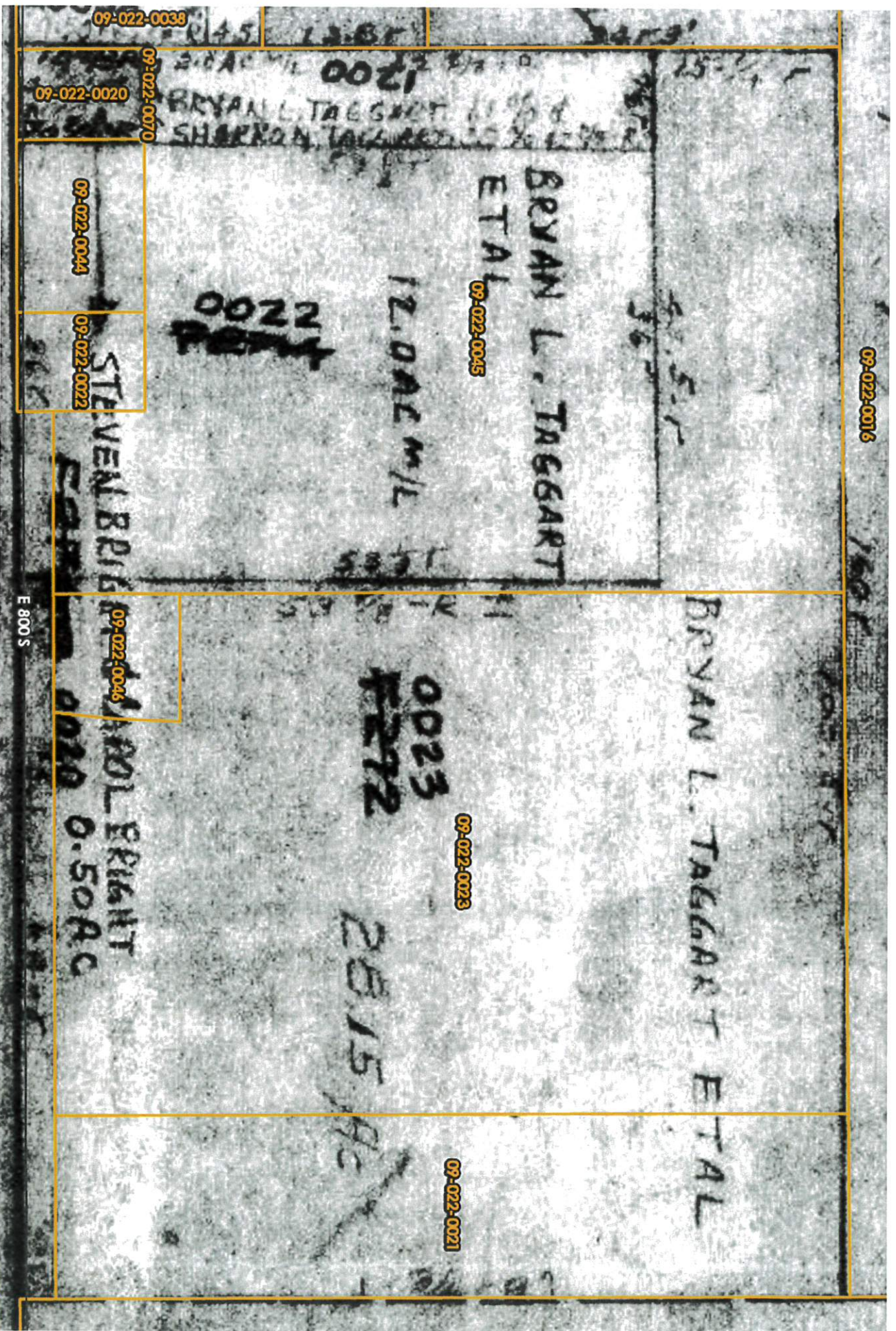
Westnodd ~ 400 E 800 S.
Survey 2021

2021-0131



LAND SURVEYORS A. A. HUDSON AND ASSOCIATES 133 SOUTH STATE PLESTON, OHIO 43323 (708)531-1155		PARCEL LINE ADJUSTMENT RECORD OF SURVEY PARKER WESTHOFF SECTION 9, 14 N. R. 1 E. S. 24M LEXINGTON, OHIO COUNTY, OHIO REVISIONS: 1. SURVEYED BY: TC 2. OFFICE WORK BY: TC 3. FIELD BOOK NO.: 21088 PROJECT NO.: 21088 COMPLETION DATE: APRIL 2021		LEGEND EXISTING FENCE DEED RECORD CORNER SECTION CORNER SECTION 1/4 CORNER FOUND BY THIS SURVEY 5/8" REBAR W/ CAP 5/8" REBAR W/ CAP POINT NOT FOUND OR SET		SURVEYOR'S CERTIFICATE I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF IOWA AND THAT I HAVE BEEN LICENSED UNDER NUMBER 270241 AND THAT I HAVE BEEN LICENSED AS A SURVEYOR AND THAT I HAVE CHARGED A FEE OF \$100.00 FOR THIS SURVEY DESCRIBED ON THIS PLAN. DATE: 7/2/22 TIMOTHY LYNN CHRISTENSEN		RECORDER'S CERTIFICATE INSTRUMENT NO. _____ TIME _____ DATE _____ RECORD OF SURVEY NO. _____ REQUESTED BY _____ RECORDED BY _____ FILE _____ DRAWING: 21088.DWG	
--	--	--	--	---	--	--	--	---	--

Westhoff - ~ 400 E 800 So (Historical view 1978)



Original parcel(s) owned by Taggart – the lot in question was on the west side and has been adjusted to the east side (May 2021).

MAIL TAX NOTICE TO:
Christopher Parr
201 East 800 South
Lewiston, UT 84320

Ent 1286071 Bk 2251 Pg 1416
Date 10-May-2021 12:50PM Fee \$40.00
Devron Andersen, Rec. - Filed By CC
Cache County, UT
For PINNACLE TITLE
Electronically Submitted by Simplifile

PINNACLE TITLE



WARRANTY DEED

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. Pinnacle Title Insurance Agency hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Order No. 140610CA

Parker Westhoff

hereby CONVEY and WARRANT to

Grantor,

Christopher Parr and Keri Ann Parr, husband and wife, as joint tenants

Grantee,

of LEWISTON, County of CACHE, State of UT, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in CACHE County, State of UT, to-wit

Part of the Southwest Quarter of Section 9, Township 14 North, Range 1 East of the Salt Lake Base and Meridian described as follows:

Commencing South 89°35'25" West 1584.09 feet and North 00°26'53" West 176.00 feet from the South Quarter Corner of Section 9, Township 14 North, Range 1 East of the Salt Lake Base and Meridian; running thence South 89°35'25" West 123.37 feet; thence North 00°28'22" West 10.05 feet; thence North 89°36'47" East 123.37 feet; thence South 00°26'49" East 10.00 feet back to the point of beginning. Containing 0.03 acres more or less. (Part of 09-022-0021 to be combined with 09-022-0020)

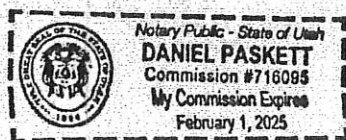
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

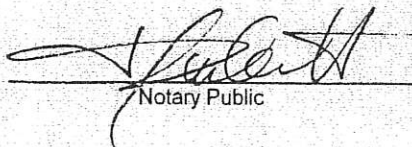
WITNESS the hand of said grantor, this 5 day of May, 2021


Parker Westhoff

STATE OF UTAH)
) ss:
COUNTY OF Cache)

On the 5 day of May, 2021, personally appeared before me **Parker Westhoff**, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.




Notary Public

Public Works Sign-Off

Date:	12/6/2021	Inquiry Type:	Lot Split / Building Lot
Owner:	Parker Westhoff	Address:	~ 400 E. 800 So.
Builder:		Parcel #:	09-022-0021
	Service	Description	
	Is sewer available?	no	
	Location of sewer line		
Notes:			
	Service	Description	
	Is Water Available?	yes	10" steel water line north side of street
	Location of water line		
Notes:			
	Service	Description	
	Fire hydrant location	yes	300' to the west
Notes:			
	Additional Concerns?	Yes / No	
Notes:	water line scheduled to be replace next year.		
Public Works Director Signature:			Date:
Paul Swainston			12/6/2021

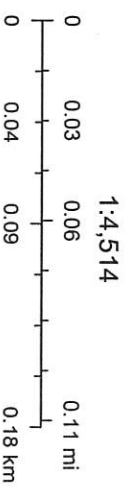
Received By: Stephann Law Date Received: 12/6/2021

Field: Lot-Split 1030 S. 800 W.



12/3/2021, 12:21:14 PM

- County Road Surface Type
 - DIRT
 - ASPHALT
 - GRAVEL
- Municipal Boundaries
- County Boundary
- Cache Parcels
- UTCACH038042.sid
- Red: Band_1
- Green: Band_2



09-033-0004
GIBBONS BROTHERS
HOLDINGS LLC

09-033-0003
KAYLENE & BURKE
H TRS PITCHER

09-033-0007
LEWIS & HOLSTENS
PC LIMITED

09-033-0005
BOYD & LINDA
TRS BOMAN

09-033-0006
NORMA A
TR BODILY

09-033-0013
BONNIE G
MICKELSON

F 372 a

09-033-0036
BOYD & LINDA
TRS BOMAN

09-032-0015
W PERRY & STACY
KIM EARLEY

09-032-000
MICHAEL B & V
K TRS STEPHENSON

1030 S 800 W.

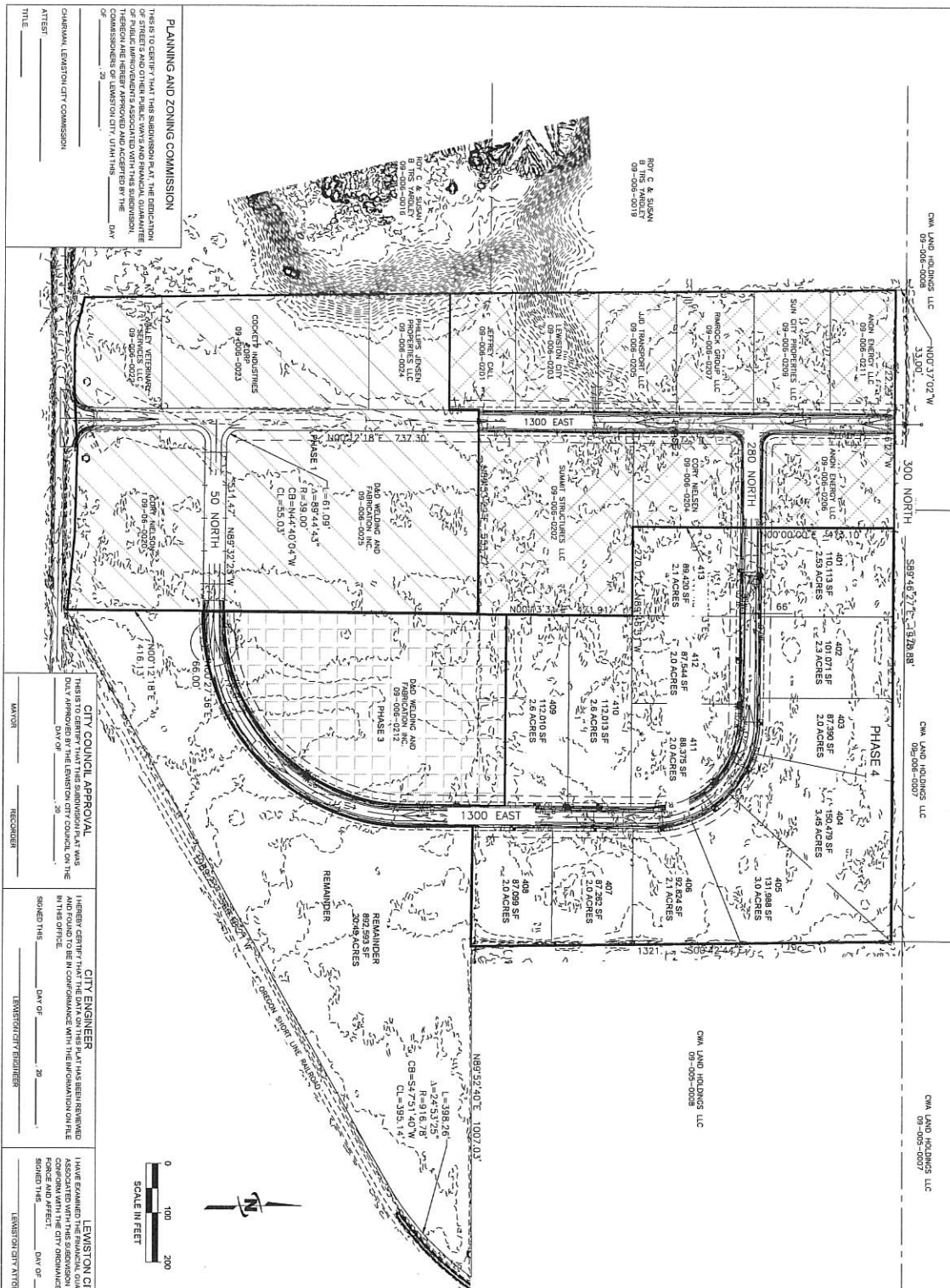
Historic Parcel

Printed 11-16-2021

1000000

LEWISTON CITY BUSINESS PARK PHASE 4
PRELIMINARY PLAT

A PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 14
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
LEWISTON CITY, UTAH



NOT TO SCALE

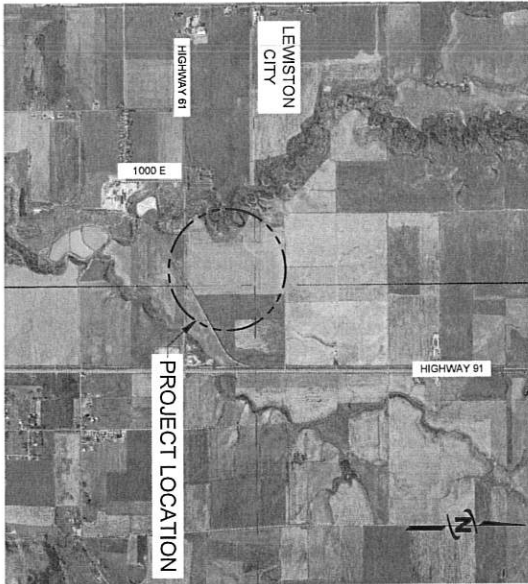
NOTES:
THE HEREIN DESCRIBED TRACT OF LANDS SUBJECT TO THAT CERTAIN DECLARATION OF CONVEYANCE, RECORDED ON FEBRUARY 20, 2015 AS ENTRY NO. 118980 IN BOOK 300, PAGE 184 IN THE CLACHE COUNTY RECORDER'S OFFICE.
ALL OWNERS ARE MADE THAT THEY SHALL BE SUBJECT TO THE RIGHTS, SOUNDS, AND SHELTS ASSOCIATED WITH AGRICULTURAL ACTIVITIES, SUCH ACTIVITIES BEING USED ALLOWED IN THE AGRICULTURAL ZONE.
VICINITY MAP:
THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 97.541 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S CERTIFICATE:
I, DAVID E. RICHMOND, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 531156 IN ACCORDANCE WITH THE SALT LAKE COUNTY PROFESSIONAL ENGINEER AND LAND SURVEYORS ACT. I HAVE CONDUCTED A SURVEY OF THE HEREIN DESCRIBED TRACT OF LANDS AND HAVE FOUND THAT THE SAME ARE ACCORDANT WITH THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 11-23-17, I HEREBY STATE THAT THIS PLAT IS THE PROFESSIONAL OPINION.
SIGNED THIS _____ DAY OF _____, 20____.

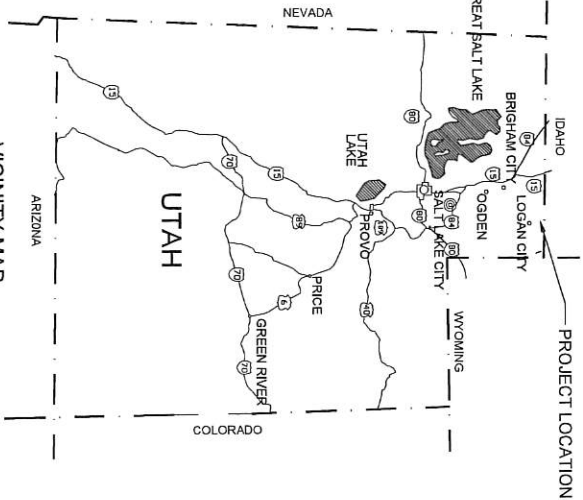
LEGEND:
--- BOUNDARY
--- CENTER LINE OF ROAD
--- SECTION LINES
--- 30' BUILDING OFFSET
--- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
--- EXISTING FENCE LINE
--- SECTION CORNER
--- PLUG-IN CORNER

SHEET NO.: 1/1	
DEVELOPER: LEWISTON CITY CORP. LEWISTON, UT 84403	CACHE COUNTY RECORDER: ENTRY NO. _____ FILE NO. _____ DATED FOR RECORD AND RECORDED _____ PM _____ OF _____ OFFICIAL RECORDS
PREPARED BY: CUB CUB ENGINEERING, INC. 200 W. 1000 N. SALT LAKE CITY, UT 84119	RECORDED FOR: COUNTY RECORDER COUNTY SEER
LEWISTON CITY ATTORNEY: DATE OF _____ 20____	
CITY ENGINEER: DATE OF _____ 20____	
CITY COUNCIL APPROVAL: DATE OF _____ 20____	
PLANNING AND ZONING COMMISSION: DATE OF _____ 20____	

LOCATION MAP



VICINITY MAP



GENERAL PROJECT NOTES

1. GENERAL:

- THE GENERAL NOTES AND SPECIFICATIONS SUPPLEMENT THE PROJECT WRITTEN TECHNICAL SPECIFICATIONS AND THE PROJECT DRAWINGS.
- THE PLANS AND SPECIFICATIONS SHALL BE USED UNLESS NOTED OTHERWISE. IF A STANDARD OR SPECIFICATION IS NOT DEFINED THEN 2017 ASPE MANUAL OF STANDARD SPECIFICATIONS, MANUAL OF STANDARD DRAWINGS WILL COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION BRACING, TEMPORARY SHORING, AND OTHER SITE SAFETY CONTROLS REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, TO ENSURE THE STABILITY AND SAFETY OF ALL CONSTRUCTION UNTIL IT IS COMPLETED.
- DETAILS ON THESE PLANS ARE INTENDED TO DEPICT THE GENERAL CONSTRUCTION DETAILS AND METHODS FOR THIS PROJECT. DETAILS AND CONDITIONS NOT SPECIFICALLY SHOWN THAT ARE SIMILAR IN NATURE TO THOSE THAT ARE SPECIFIED SHALL BE ASSUMED ONE AND THE SAME. IF QUESTIONS REGARDING THE APPLICATION OF DETAILS ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR CLARIFICATION OR INSTRUCTION.
- PRIOR TO IMPLEMENTING ANY CHANGES TO THESE PLANS, THE ENGINEER SHALL BE NOTIFIED IN WRITING FOR THEIR WRITTEN APPROVAL. CHANGES SHALL BE MADE WITHOUT THE ENGINEER'S WRITTEN APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES RESULTING FROM THAT PORTION OF THE PROJECT CHANGED OR AFFECTED BY THE CHANGE.

2. CONTRACTOR RESPONSIBILITY FOR COORDINATION:

- IT IS THE CONTRACTOR'S PRIME RESPONSIBILITY TO COORDINATE THE WORK OF ALL OTHERS INVOLVED IN THE PROJECT. GENERAL, SPECIAL, AND TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING CONSTRUCTION MATERIAL TYPES, DIMENSIONS, ELEVATIONS, AND CONDITIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY STUDY AND COORDINATE THE CONSTRUCTION REQUIREMENTS SHOWN ON THESE DRAWINGS. WHEN CONFLICTS OR DISCREPANCIES ARE FOUND IN THESE DRAWINGS, THE CONTRACTOR SHALL REPORT THEM IMMEDIATELY TO THE PROJECT ENGINEER FOR DIRECTION AND/OR CLARIFICATION.
- ANY CONSTRUCTION WORK DONE BY THE CONTRACTOR BEFORE OBTAINING SUCH CLARIFICATION FROM THE PROJECT ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND COST. FURTHERMORE, ANY WORK REQUIRED TO CORRECT, REPLACE AND/OR RESTORE THE WORK AS DIRECTED BY THE ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND COST.
- THE PROJECT WILL REQUIRE COORDINATION BETWEEN SEVERAL AGENCIES AND PRIVATE AGENCIES. FOR ANY COORDINATION BETWEEN AGENCIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE PERSONS TO CONTACT.

3. PROJECT NOTES:

- THE CONTRACTOR SHALL LIMIT ACTIVITIES TO IMMEDIATE PROJECT AREA TO MINIMIZE DISRUPTION TO THE PUBLIC.
- ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND EXISTING IMPROVEMENTS AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION ACTIVITIES.
- THE ENGINEER WILL PROVIDE VERTICAL/HORIZONTAL CONTROLS AND ALIGNMENT STAKING ON THE PROJECT SITE ONE TIME. ANY ADDITIONAL CONSTRUCTION STAKING REQUIRED TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. EARTHWORK:

- IN THE EVENT THAT GROUNDWATER IS PRESENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE EXCAVATIONS AS REQUIRED TO MAINTAIN EXISTING AND NEW STAKES AND STATIONS. EXCAVATIONS SHOULD BE SLOPED OR SHORED IN THE INTEREST OF SAFETY FOLLOWING LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.

5. EXISTING UTILITIES:

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. DEPTHS AND ELEVATIONS OF UTILITIES ARE UNKNOWN UNLESS OTHERWISE SHOWN. HOWEVER, CONTRACTOR SHALL POT HOLE AND VERIFY BEFORE WORK BEGINS AT ANY LOCATION.
- UNDERGROUND UTILITY LOCATION AND VERIFICATION IS TO BE AN ONGOING PROCESS.
- CONTRACTOR IS RESPONSIBLE TO:
 - VERIFY EXACT LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK IN FIELD.
 - FIELD VERIFY UTILITY LOCATION, DEPTHS, AND ELEVATIONS WHERE CONFLICTING UTILITIES MAY BE PRESENT.

- BRING ANY DISCREPANCIES AND/OR CONFLICTS TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- NOTIFY APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES.
- MAINTAIN SERVICE OF EXISTING UTILITIES.
- REPAIR ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

6. INSPECTION AND TESTING:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIAL SAMPLES AND RELATED PROCTOR INFORMATION TO SHOW COMPLIANCE WITH MATERIALS FOR THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN APPROVED SOURCE FOR MATERIALS.
- CONSTRUCTION TESTING SHALL CONFORM TO THE SPECIFICATION.
- ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATION OUTLINED IN THESE DRAWINGS AND SUPPLIED SPECIFICATIONS.

7. PERMITTING AND COORDINATION:

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND BUSINESS LICENSES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR STORM WATER POLLUTION PREVENTION AS A RESULT OF CONSTRUCTION ACTIVITIES. WHEN REQUIRED, THE CONTRACTOR SHALL SUBMIT A STORM WATER POLLUTION PREVENTION PLAN TO THE LOCAL AUTHORITIES FOR REVIEW AND APPROVAL. IF THE CONSTRUCTION WILL DISTURB MORE THAN ONE ACRE, CONTRACTOR SHALL FILE A "NOTICE OF INTENT" FOR PERMIT COVERAGE UNDER THE STATES UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (UTR000000) AND PAY ALL ASSOCIATED FEES. THE NO MAY BE FILED ELECTRONICALLY AT THE FOLLOWING WEBSITE: <http://www.waterquality.utah.gov/UPDES/STORMWATERCONSTRU> AND FOLLOWING THE DIRECTIONS GIVEN UNDER THE HEADING "ONLINE APPLICATION PROCESS AND SEARCH FOR EXISTING PERMITS". THE COP DOES NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH OTHER REGULATIONS OR CONTRACT REQUIREMENTS REGARDING STORM WATER POLLUTION PREVENTION INCLUDING BUT NOT LIMITED TO: PROTECTION OF SURFACE WATERS, PREVENTION OF SOIL RUNOFF INTO DRAINS, DUST CONTROL, PREVENTION OF FUEL OILS, FERTILIZERS, AND PESTICIDES FROM ENTERING DRAINS, AND PREVENTION OF FUEL OILS, FERTILIZERS, AND PESTICIDES FROM ENTERING DRAINS. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND, IN PARTICULAR, REQUIREMENTS OF ANY RIGHT-OF-WAY SPECIAL USE PERMIT, OR OTHER PERMIT. ALL WORK SHALL MEET CURRENT OSHA REQUIREMENTS.
- WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE EFFECTS ON THE ADJACENT PROPERTY AND/OR TO RESTORE IT TO ITS ORIGINAL CONDITION.
- CONTRACTOR SHALL NOTIFY CITY WHEN SERVICES ARE TO BE INSTALLED TO PRIVATE PROPERTY(S). CITY SHALL THEN NOTIFY PROPERTY OWNER TO COORDINATE EXACT LOCATION WITH CONSTRUCTION.

8. MISCELLANEOUS:

- CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN A DUST CONTROL PLAN AND FEDERAL AND STATE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST ABATEMENT. ENGINEER SHALL BE CONTACTED 2 WEEKS PRIOR TO REMOVAL TO ARRANGE FOR RELOCATION.
- SHOULD CONSTRUCTION BE HALTED BECAUSE OF INCLEMENT WEATHER CONDITIONS, THE CONTRACTOR WILL COMPLETELY CLEAN UP ALL AREAS AND MAINTAIN THE SURFACE IN GOOD CONDITION DURING THE SHUT-DOWN PERIOD.

9. PROJECT CONTACT LIST:

- | | |
|--|----------------|
| LEWISTON CITY - PAUL SWANSTON (PUBLIC WORKS) | (435) 770-4337 |
| J-U-B ENGINEERS - MARCUS SIMONS (PROJECT ENGINEER) | (435) 713-9514 |
| J-U-B ENGINEERS - WESTON BELLON (PROJECT ENGINEER) | (435) 713-9514 |
| J-U-B ENGINEERS - ZAN MURRAY (CITY ENGINEER) | (435) 713-9514 |

G-002

LEWISTON COMMERCIAL PARK PHASE IV
 LEWISTON CITY

GENERAL NOTES

REUSE OF DRAWINGS		
THIS DOCUMENT AND THE DRAWINGS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.	BY	DATE
NO		

J-U-B ENGINEERS, INC.
 1047 South 100 West,
 Suite 180
 Logan, UT 84321
 Phone: 435.713.9514
 Fax: 435.713.9503
 www.jub.com



LINE LEGEND

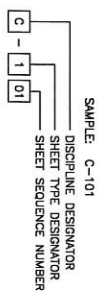
UTILITIES		
DESCRIPTION	PROPOSED	EXISTING
OVERHEAD POWER	—OHP—	—OHP—
UNDERGROUND POWER	—UP—	—UP—
OVERHEAD TELEPHONE	—OHT—	—OHT—
UNDERGROUND TELEPHONE	—UT—	—UT—
FIBER OPTIC	—F/O—	—F/O—
CABLE TELEVISION	—CTV—	—CTV—
UNDERGROUND POWER, TEL, CABLE TV	—P,CTV—	—P,CTV—
UNDERGROUND POWER, TEL, CABLE TV, GAS	—P,CTV,G—	—P,CTV,G—
STORM DRAIN (GENERAL)	—SD—	—SD—
STORM DRAIN	—XSD—	—XSD—
ROOF DRAIN	—RD—	—RD—
SANITARY SEWER (GENERAL)	—SS—	—SS—
SANITARY SEWER	—XSS—	—XSS—
SANITARY SEWER SERVICE	—SS—SS—	—SS—SS—
SEWER FORCE MAIN	—FM—	—FM—
WATER (GENERAL)	—W—	—W—
WATER (SPECIFIED SIZE)	—XW—	—XW—
WATER SERVICE	—WS—WS—	—WS—WS—
IRRIGATION	—IRR—	—IRR—
GRAVITY IRRIGATION	—GIR—	—GIR—
PRESSURE IRRIGATION	—PIR—	—PIR—
POTABLE WATER	—PW—	—PW—
NON-POTABLE WATER	—NPW—	—NPW—
NATURAL GAS	—G—	—G—
NATURAL GAS SERVICE	—G—G—	—G—G—
HIGH PRESSURE GAS	—HPG—	—HPG—
LIQUID GAS	—LG—	—LG—
CHLORINE LINE	—CHL—	—CHL—
INDUSTRIAL WASTE WATER	—IWW—	—IWW—
DRAIN LINE	—DL—	—DL—

SITE		
DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	—P/L—	—P/L—
PROPERTY LINE	—P/L—	—P/L—
RIGHT OF WAY	—R/W—	—R/W—
TEMPORARY EASEMENT	—T/E—	—T/E—
PERMANENT EASEMENT	—P/E—	—P/E—
TOWNSHIP AND RANGE		
SECTION LINE		
QUARTER SECTION LINE		
1/16 SECTION LINE		
STATE LINE		
COUNTY LINE		
FENCE	—X—	—X—
MAJOR CONTOUR	—2521—	—2521—
MINOR CONTOUR		
GRADE BREAK	—GB—	—GB—
TOP OF BANK	—TOB—	—TOB—
TOP OF SLOPE	—TOS—	—TOS—
CUT LIMITS		
FILL LIMITS		
DITCH		
STORM SWALE		
EDGE OF WATER		
HIGH WATER		
WETLAND BOG	—BOG—	—BOG—
WETLAND MARSH	—MSH—	—MSH—
WETLAND SWAMP	—SWAMP—	—SWAMP—
ROAD SHOULDER		
ROAD CENTERLINE		
ROAD ASPHALT	—P—	—P—
ROAD GRAVEL	—G—	—G—
TOP BACK OF CURB		

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, DRILL, OR EXCAVATE FOR THE MARKING OF UTILITIES AND MEMBER UTILITIES



SHEET NUMBERING



DISCIPLINE DESIGNATORS	
DISCIPLINE	DESIGNATOR
GENERAL	G
GENERAL INFORMATION	GI
GENERAL CONTRACTUAL	GC
GENERAL RESOURCE	GR
SURVEY/MAPPING	V
GEOTECHNICAL	B
CIVIL	C
LANDSCAPE	L
STRUCTURAL	S
ARCHITECTURAL	A
EQUIPMENT	Q
MECHANICAL	M
ELECTRICAL	E
PLUMBING	P
PROCESS	D
RESOURCE	R

SHEET TYPE DESIGNATORS	
DESIGNATOR	SHEET TYPE
0	GENERAL (SYMBOLS, LEGENDS, NOTES, ETC.)
1	PLANS (HORIZONTAL VIEWS)
2	ELEVATIONS, PROFILES, COMBINED PLAN & PROFILES
3	SECTIONS (SECTIONAL VIEWS)
4	LARGE-SCALE VIEWS (PLANS, ELEVATIONS, ETC.)
5	DETAILS OR COMBINED DETAILS AND SECTIONS
6	SCHEDULES AND DIAGRAMS
7	USER DEFINED
8	USER DEFINED
9	3D REPRESENTATIONS (ISOMETRICS, PERSPECTIVES, PHOTOS)

SECTION AND DETAIL IDENTIFIERS

NOTE:
A DASH MAY BE PLACED IN THE LOWER PORTION OF THE IDENTIFIER IF THE DETAIL DRAWING OR SECTION VIEWS LOCATED ON THE SAME SHEET.

SECTION IDENTIFICATION		DETAIL IDENTIFICATION	
SECTION LETTER		DETAIL NUMBER	
SECTION LETTER WHERE SHEET NUMBERING IS LOCATED		DETAIL NUMBER WHERE SHEET NUMBERING IS LOCATED	
SECTION LETTER		DETAIL NUMBER	
SCALE		SCALE	

SURVEY		
SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
CAP (ALUMINUM)		
CAP (BRASS)		
CHISELED X		
CTRL. PT. GENERIC		
CTRL. PT. 1/2" REBAR		
CTRL. PT. 3/4" REBAR		
CTRL. PT. 800 NAIL		
CTRL. PT. HUB & TACK		
CTRL. PT. PK NAIL		
CTRL. PT. TEMP. BENCH MARK		
NAIL		
NAIL AND TAG		
NAIL (PK)		
BOLT		
DRILL STEEL		
REBAR (45)		
REBAR (90)		
STAINLESS STEEL ROD		
IRON PIPE		
RAILROAD SPIKE		
R/W MONUMENT		
STONE		
SECTION CORNER MON.		
SECTION QUARTER MON.		
SITE		
BOULDER		
BOULDER		
DRINKING FOUNTAIN		
FLAGPOLE		
GATE		
MAIL BOX		
PARKING METER		
POST		
SIGN		
SPOT ELEVATION		
TREE (SHRUB)		
TREE (STUMP)		
TREE (CONIFEROUS)		
TREE (DECIDUOUS)		
TEST HOLE		
WELL		
WELL (MONITORING)		

UTILITIES		
SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
MANHOLE (GENERIC)		
PRESSURE CLEAN OUT AT GRADE		
THRUST BLOCK		
VALVE		
COMMUNICATION		
TELE. MANHOLE		
TELE. PEDISTAL		
TELE. POLE		
TV PEDISTAL		
GUY WIRE		
DOMESTIC WATER		
FIRE HYDRANT		
HOSE BIB		
YARD HYDRANT		
WATER MANHOLE		
WATER METER		
WATER VALVE		
ELECTRIC		
ELEC. MANHOLE		
ELEC. METER		
ELEC. TRANS.		
JUNCTION BOX		
POWER POLE		
POWER STUB		
STREET LIGHT		
TRAFFIC SIGNAL POLE		
IRRIGATION		
IRRIGATION VALVE		
IRRIGATION VALVE BOX		
SPRINKLER		
NATURAL GAS		
GAS METER		
GAS VALVE		
SANITARY SEWER		
CLEANOUT		
SEWER STUB		
SS MANHOLE		
STORM DRAIN		
CATCH BASIN		
DRY WELL		
FLAME END		
GREASE TRAP		
SD MANHOLE		

FITTINGS		
SYMBOL DESCRIPTION	EXISTING SYMBOL	PROPOSED SYMBOL
BEND (11.25)		
BEND (22.5)		
BEND (45)		
BEND (90)		
CAP		
Coupling		
CROSS		
REDUCER (CONCENTRIC)		
REDUCER (ECCENTRIC)		
TEE		
TRUE UNION		
WYE		
VALVES		
AIR VALVE		
BLOW OFF		
CONED VALVE		
BALL VALVE (N.C.)		
BALL VALVE (N.O.)		
BUTTERFLY VALVE		
CHECK VALVE		
CHECK VALVE (FLANGED)		
CHECK VALVE (N.O.)		
GATE VALVE		
PUG VALVE (N.C.)		
PUG VALVE (N.O.)		
ROAD MARKINGS		
TURN ARROW		
ARROW STRAIGHT		
ARROW STRAIGHT/TURN		
BICYCLE ROUTE		
CAR		
HANDICAP SYMBOL		
ROADWAY		
INTERSTATE ROUTE		
MAST ARM		
PEDESTRIAN SIGNAL		
STATE ROUTE		
TRAFFIC LIGHT		

ABBREVIATIONS	
ASSY	ASSEMBLY
>	ANGLE
BLDG	BUILDING
BM	BENCH MARK
BSG	BITUMINOUS SURFACE COURSE
BW	BACK OF SIDEWALK
C	CORNER
C/L	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CPUG	CURB
CU FT	CUBIC FEET
CU YD	CUBIC YARD
DEG	DEGREE
DET	DETAIL
DIA OR Ø	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTRIBUTION
DWG	DRAWING
EAB	EACH
ELEV	ELEVATION
EW	EACH WAY
EXST	EXISTING
FG	FINISH GRADE
FL	FLANGE
FLG	FLANGE
FT OR'	FEET
GV	GATE VALVE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IN OR -	INCH
LB OR #	POUND
LN	LINEAL
MAX	MAXIMUM
MIN	MINIMUM
NO OR #	NUMBER
PE	POLYETHYLENE
PL	PLATE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RP	RADIUS POINT
REAR	REMOVE & REPLACE
REAR	REMOVE
RECD	REQUIRED
REV	REVISION
R/W	RIGHT-OF-WAY

S	SYMBOL	SPECIFICATION
STA		STANDARD
STD		STANDARD
STL		STAINLESS STEEL
ST STL		TOP BACK OF CURB
TBC		TYPICAL
TFC		TOP FACE OF CONCRETE
W/O		WITH
W/RECD		WHERE REQUIRED

LEWISTON COMMERCIAL PARK PHASE IV
CITY-COUNTY-STATE

SYMBOL LEGEND

G-004

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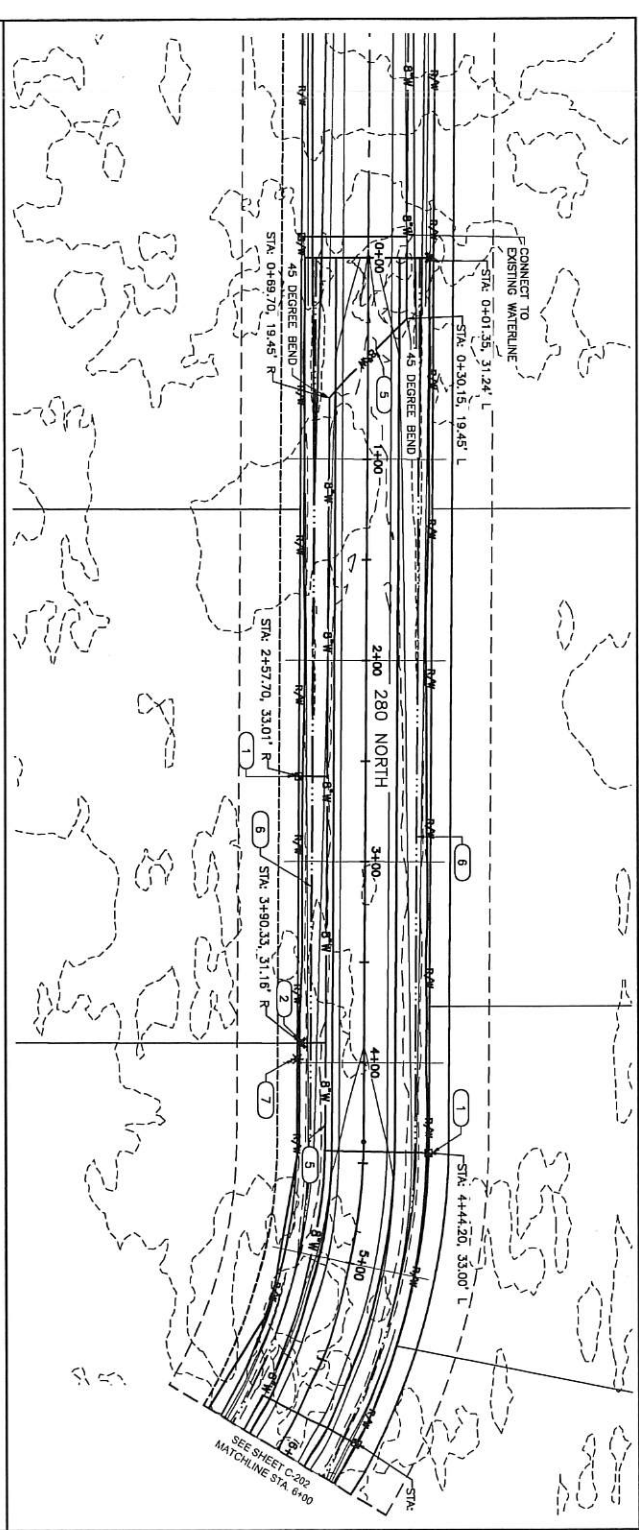
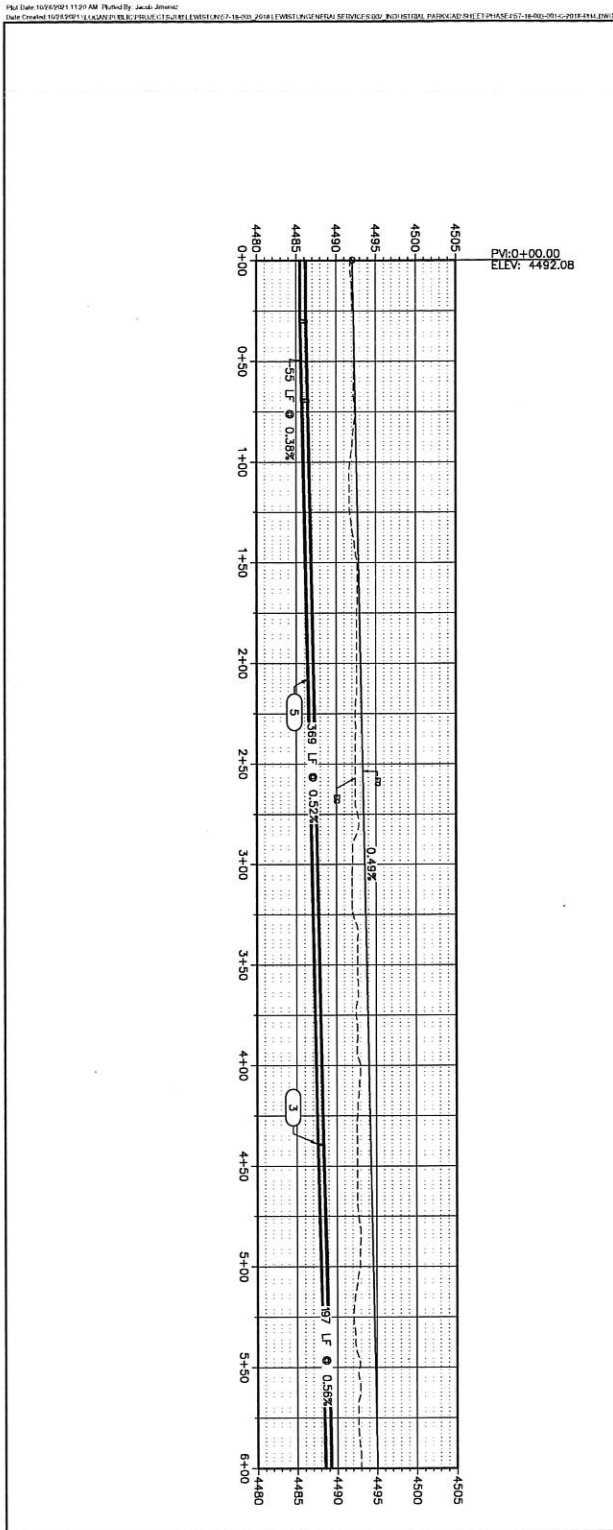
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JUB ENGINEERS, INC.

 **SHEET INDEX**
 SCALE: 1" = 200'



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NO.	DESCRIPTION	BY	DATE																				



KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
1	STANDARD 1" WATER METER
2	STANDARD FIRE HYDRANT ASSEMBLY
3	STANDARD THRUST BLOCKING
4	STANDARD WATER VALVE
5	8" SPR21 CLASS 200 WATERLINE
6	STORM SWALE
7	STREET LIGHT

REVISIONS

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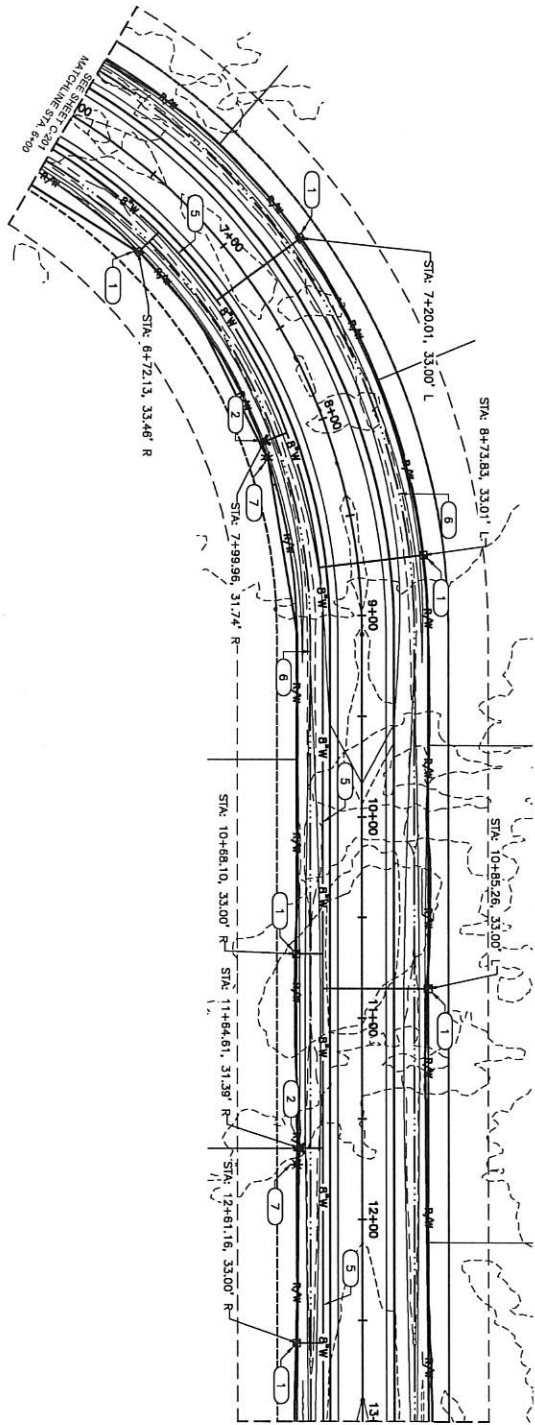
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LEWISTON CITY

ROADWAY PLAN & PROFILE

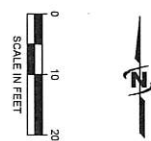
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C-201

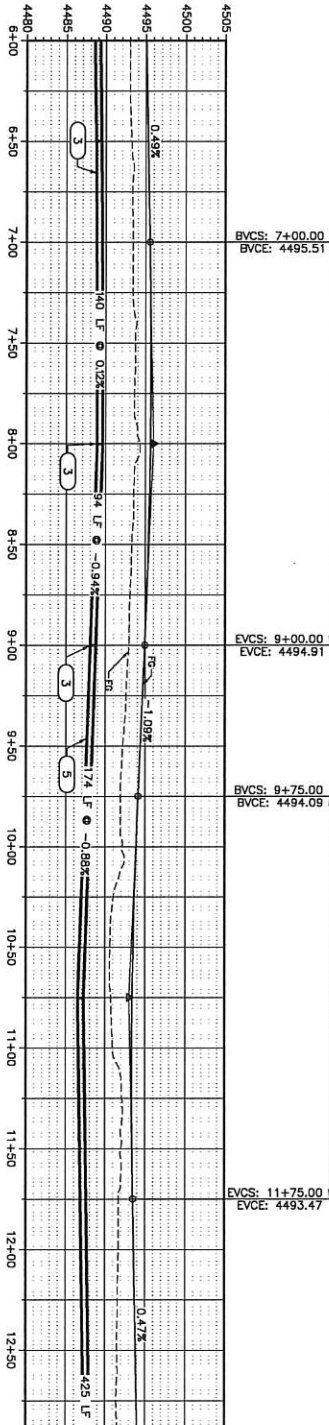
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SEE SHEET C-203
 MATCHLINE STA. 12+00



KEYNOTE	DESCRIPTION
1	STANDARD 1" WATER METER
2	STANDARD FIRE HYDRANT
3	STANDARD THRUST BLOCKING
4	STANDARD WATER VALVE
5	8" SDP21 CLASS 200 WATERLINE
6	STORM SWALE
7	STREET LIGHT



PM STA: 8+00.00
 PVI: 8+25.00
 K: 126.51
 LVC: 200.00

PM STA: 10+75.00
 PVI: 11+00.00
 K: 126.08
 LVC: 200.00

LEWISTON COMMERCIAL PARK PHASE IV LEWISTON CITY

ROADWAY PLAN & PROFILE

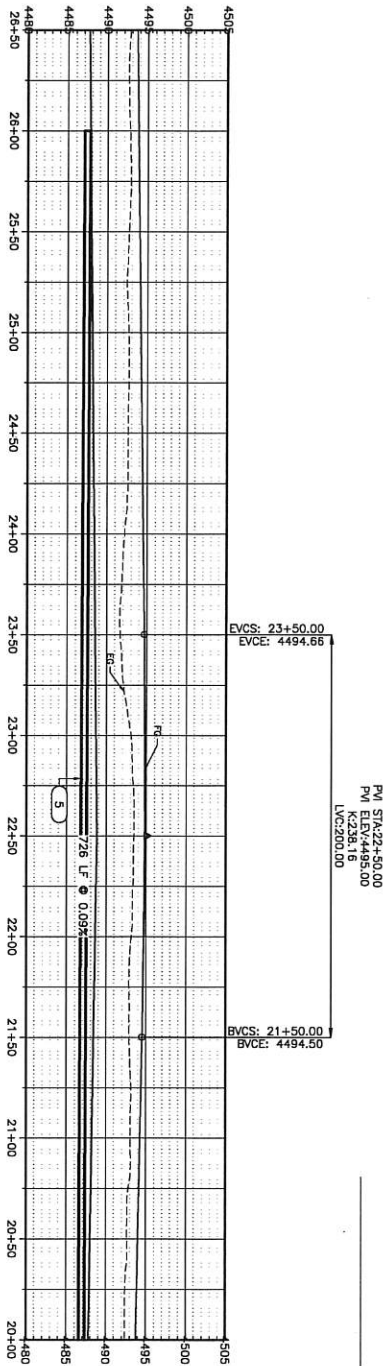
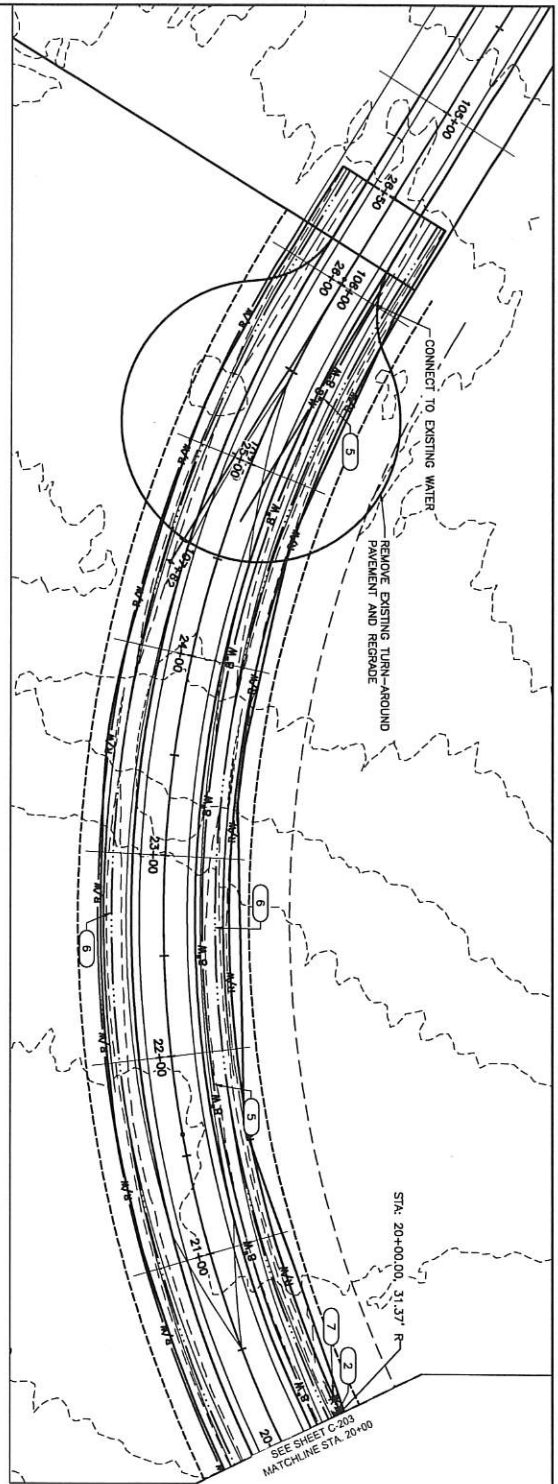
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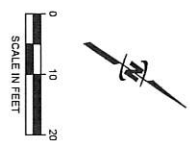
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SHEET NUMBER
 C-202



KEYNOTE	DESCRIPTION
1	STANDARD 1" WATER METER
2	STANDARD FIRE HYDRANT ASSEMBLY
3	STANDARD THURST BLOCKING
4	STANDARD WATER VALVE
5	8" SDR21 CLASS 200 WATERLINE
6	STORM SWALE
7	STREET LIGHT



LEWISTON COMMERCIAL PARK PHASE IV LEWISTON CITY

ROADWAY PLAN & PROFILE

NO.	DESCRIPTION	BY	APP'D	DATE

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SHEET NUMBER:
 C-204

Enrolled Copy H.B. 409 May 5, 2021

Planning Commissioner Training

(6) (a) (i) This Subsection (6) applies to:

(A) a city of the first, second, third, or fourth class;

(B) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class; and

(C) a metro township with a population of 5,000 or more.

(ii) The population figures described in Subsection (6)(a)(i) shall be derived from:

(A) the most recent official census or census estimate of the United States Census Bureau; or

(B) if a population figure is not available under Subsection (6)(a)(ii)(A), an estimate of the Utah Population Committee.

(b) A municipality described in Subsection (6)(a)(i) shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:

(i) one hour of annual training on general powers and duties under Title 10, Chapter 9a, Municipal Land Use, Development, and Management Act; and

(ii) three hours of annual training on land use, which may include:

(A) appeals and variances;

(B) conditional use permits;

(C) exactions;

(D) impact fees;

(E) vested rights;

(F) subdivision regulations and improvement guarantees;

(G) land use referenda;

(H) property rights;

(I) real estate procedures and financing;

(J) zoning, including use-based and form-based; and

(K) drafting ordinances and code that complies with statute.

(c) A newly appointed planning commission member may not participate in a public meeting as an appointed member until the member completes the training described in Subsection (6)(b)(i).

(d) A planning commission member may qualify for one completed hour of training required under Subsection (6)(b)(ii) if the member attends, as an appointed member, 12 public meetings of the planning commission within a calendar year.

(e) A municipality shall provide the training described in Subsection (6)(b) through:

(i) municipal staff;

(ii) the Utah League of Cities and Towns; or

(iii) a list of training courses selected by:

(A) the Utah League of Cities and Towns; or

(B) the Division of Real Estate created in Section 61-2-201.

(f) A municipality shall, for each planning commission member:

(i) monitor compliance with the training requirements in Subsection (6)(b); and

(ii) maintain a record of training completion at the end of each calendar year.