DigiSign Verified: 2804BAA0-08C8-49B0-89D2-580D06849D97

Application for Project Review
Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):	Ordinance Reference:
☐ G Annexation	11A-301
☐ Appeal	11B-400
☐ G Conditional Use Permit	11C-500
☐ Condominium/Townhouse	11E-524 or 11E-525
☐ G Encumbrance	
☐ Extension of Time	Subdivision 11E-503/PUD or PRUD 11F-107-A-2
☐ Lot Split/Lot Line Adjustment	11E-506
☐ G PUD Conceptual	11C-1950, 11E-100, and 11F-100
■ PUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ PRUD Conceptual	11C-1950, 11E-100, and 11F-100
☐ PRUD Phase Approval/Preliminary or Final	11C-1950, 11E-100, and 11F-100
☐ G Subdivision	11E-100
☐ Vacation of Subdivision	11E-523
☐ G Variance	11B-308
☐ Water Transfer	13A-1300
☐ G Zone Change	
☐ Other Land Use Permit _____	

Project Name: Bear Lake Vistas (formerly Blue Vista I Current Zone: C-3 Proposed Zone: C-3 w/F

Property Address: 140 S 640 West, Garden City, UT 84412

Parcel # 41 - 20 - 000 - 0057,0056

Contact Person: Chuck Matheny Phone #: (602) 697-7904

E-mail address: chuck@harrisinvestmentgroup.com

Mailing Address: 373 E 800 S, Orem UT 84097

Applicant (if different): Weston Southwick (CSG Engineering) Phone #: (801) 368-2060

Mailing Address: email address: wsouthwick@civilsolutionsgroup.com

Property Owner of Record (if different): HIG REF1 NC1, LLC Phone #: (602) 697-7904

DigiSign Verified: 2804BAA0-08C8-49B0-89D2-580D06849D97

Mailing Address: 373 E 800 S, Orem UT 84097

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Bear Lake Vistas is a substantial commercial and residential townhouse development project that includes an estimated 250 luxury townhouses, a community clubhouse, a family oriented hotel, mixed use retail and commercial business concerns, fast-food and specialty restaurants, walking trails, small parks and playgrounds, and multiple recreational vehicle storage parking lots and parking structures.

Lot Size in acres or square feet: NA Number of dwellings or lots: 250

Non-residential building size: Varies

I certify that the information contained in this application and supporting materials is correct and accurate.

Chuck Matheny
Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

Jason Harris
Signature of Owner of Record

_____
Signature of Owner of Record

Email Form

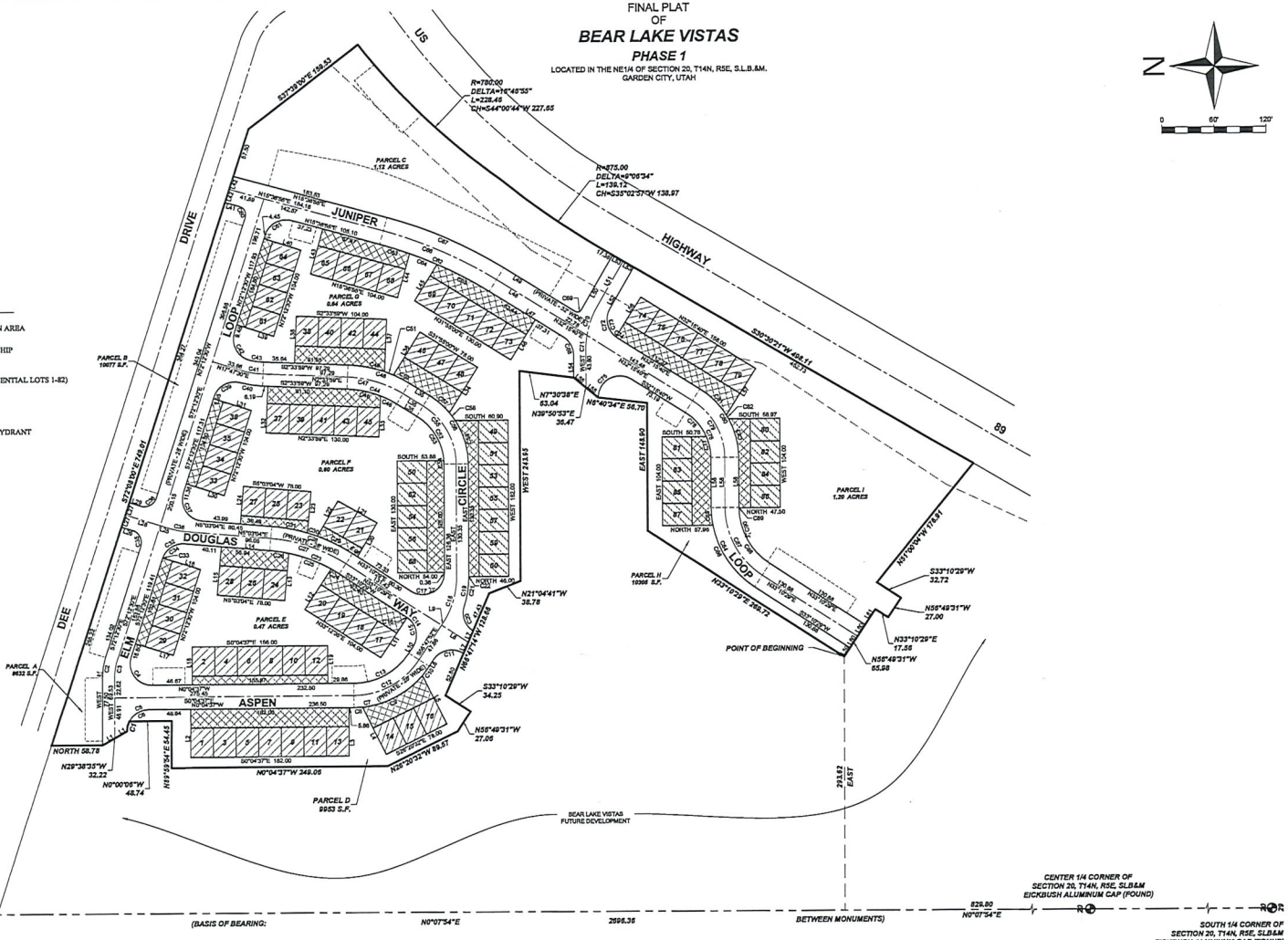
_____
Signature of Owner of Record

Office Use Only
Date Received: _____ Fee: _____ By: _____

FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE¼ OF SECTION 20, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH



VICINITY MAP
NTS



SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN — DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

A portion of the NE1/4 of Section 20, Township 14 North, Range 5 East, Salt Lake Base & Meridian, located in Garden City, Utah, more particularly described as follows:

Beginning at a point located N0°07'54"E along the Section line 829.80 feet and East 293.62 feet from the Center 1/4 Corner of Section 20, T14N, R5E, S.L.B.& M.; thence N33°10'29"E 269.72 feet; thence East 148.90 feet; thence N6°40'34"E 56.70 feet; thence N39°50'53"E 36.47 feet; thence N7°30'38"E 63.04 feet; thence West 243.95 feet; thence N21°04'41"W 38.78 feet; thence N66°47'14"W 128.66 feet; thence S33°10'29"W 34.25 feet; thence N56°49'31"E 27.06 feet; thence N26°20'32"E 89.57 feet; thence N0°04'37"E 249.06 feet; thence N89°59'54"E 54.45 feet; thence N0°00'06"W 48.74 feet; thence along the arc of a 25.00 foot radius non-tangent curve (radius bears S27°20'48"W) to the left 11.93 feet through a central angle of 27°20'48" (chord: N76°19'36"W 11.82 feet); thence N29°38'15"W 32.22 feet; thence North 58.78 feet to the south line of Dee Drive; thence along said south line S72°38'00"E 749.01 feet; thence S37°39'00"E 159.53 feet to the west line of US Highway 89; thence along said west line the following 3 (three) courses & distances: thence along the arc of a 780.00 foot radius non-tangent curve (radius bears S37°35'49"E) to the left 228.46 feet through a central angle of 16°46'55" (chord: S44°00'44"W 227.65 feet) to a point of compound curvature; thence along the arc of a 875.00 foot radius curve to the left 139.12 feet through a central angle of 9°06'34" (chord: S35°02'37"E 138.97 feet); thence S30°30'21"W 498.11 feet; thence N51°00'04"W 176.91 feet; thence S33°10'29"W 32.72 feet; thence N56°49'31"W 27.00 feet; thence N33°10'29"E 17.56 feet; thence N56°49'31"W 65.98 feet to the point of beginning.

Contains: 9.66 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

BEAR LAKE VISTAS
PHASE 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____.

_____ (SIGNATURE)
IRA EXPRESS, INC.

BY: _____ (PRINTED NAME)

ITS: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF IRA EXPRESS, INC. AND THAT THIS DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

CITY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE GARDEN CITY CITY COUNCIL THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR — DATE

RECORDER — DATE

ATTORNEY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

CITY ATTORNEY — DATE

CITY FIRE DISTRICT

APPROVED THIS _____ DAY OF _____, 20____.

CITY FIRE MARSHALL

ROCKY MOUNTAIN POWER

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 THEIR 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:
(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES OR
(4) ANY OTHER PROVISION OF LAW.

PLANNING COMMISSION APPROVAL

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

PLANNING COMMISSION CHAIR — DATE

ENGINEER'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE AND THE CITY ORDINANCE.

CITY ENGINEER — DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

FINAL PLAT — SHEET 1 OF 3
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE¼ OF SECTION 20, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF: _____

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

$ _____ FEE — RICH COUNTY RECORDER

FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE1/4 OF SECTION 20, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH



ADDRESS TABLE			
LOT #	ADDRESS	LOT #	ADDRESS
1		45	
2		46	
3		47	
4		48	
5		49	
6		50	
7		51	
8		52	
9		53	
10		54	
11		55	
12		56	
13		57	
14		58	
15		59	
16		60	
17		61	
18		62	
19		63	
20		64	
21		65	
22		66	
23		67	
24		68	
25		69	
26		70	
27		71	
28		72	
29		73	
30		74	
31		75	
32		76	
33		78	
34		79	
35		80	
36		81	
37		82	
38		83	
39		84	
40		85	
41		86	
42		87	
43			
44			

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. NO STRUCTURES MAY BE BUILT WITHIN ANY PUBLIC UTILITY EASEMENT, EXCEPT AS APPROVED BY THE CITY ENGINEER AND AFFECTED PUBLIC UTILITY PROVIDERS.
3. ALL EXPENSES INVOLVING THE NECESSARY IMPROVEMENTS OR EXTENSIONS FOR SANITARY SEWER SYSTEMS, GAS SERVICE, ELECTRICAL SERVICE, GRADING AND LANDSCAPING, STORM DRAIN SYSTEMS, CURBS AND GUTTERS, FIRE HYDRANTS, PAVEMENT, SIDEWALKS, STREET LIGHTING AND SIGNING, AND OTHER IMPROVEMENTS SHALL BE FINANCED BY SUBDIVIDER.
4. THIS PROPERTY IS LOCATED IN THE VICINITY OF PROPERTY THAT IS USED FOR AGRICULTURAL PURPOSES. IT MAY BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY OR MAY NOT IN THE FUTURE BE CONDUCTED IN THIS AREA AND THAT SUCH USES ARE PREVIOUSLY EXISTING USES. AGRICULTURAL USES AND SITUATIONS MUST BE SOUND AGRICULTURAL PRACTICES AND NOT BEAR A DIRECT THREAT TO THE PUBLIC HEALTH AND SAFETY.
5. PARCELS A-I ARE COMMON AREA PARCELS HEREBY DEDICATED TO, AND MAINTAINED BY THE PROJECT HOA. TRAILS LOCATED ON THIS PARCEL SHALL BE ACCESSIBLE TO PUBLIC USE. THE OPEN SPACE PARCELS ARE DESIGNATED AS A PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVICING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.
6. STORM WATER SYSTEMS LOCATED WITHIN OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY PROJECT HOA.
7. ALL PATIOS, DRIVEWAYS, DECKS AND BALCONIES ON EACH UNIT CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FROM THE USE OF THE RESPECTIVE UNIT TO WHICH THEY ARE ATTACHED.

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
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FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE1/4 OF SECTION 20, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF:
_____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
$ _____ _____
FEE RICH COUNTY RECORDER

FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE1/4 OF SECTION 20, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	*25.00*	*27°20'48"*	*11.93*	*N78°19'36"W 11.82*
C2	80.50	17°47'30"	25.00	S81°06'15"E 24.90
C3	66.50	17°47'30"	20.65	S81°06'15"E 20.57
C4	25.00	107°52'07"	47.07	N53°51'27"E 40.42
C5	25.00	89°55'23"	39.24	N45°02'18"W 35.33
C6	25.00	62°34'35"	27.30	N31°21'55"W 25.97
C7	104.00	56°43'10"	102.95	N28°26'12"W 98.80
C8	104.00	5°25'57"	9.86	N2°47'36"W 9.86
C9	104.00	44°03'31"	79.97	N27°32'20"W 78.02
C10	104.00	7°13'41"	13.12	N53°10'56"W 13.11
C11	25.00	89°58'21"	39.26	N11°48'41"W 35.35
C12	90.00	56°43'10"	89.09	S28°26'12"E 85.50
C13	76.00	56°43'10"	75.24	N28°26'12"W 72.20
C14	25.00	90°01'39"	39.28	S78°11'19"W 35.36
C15	25.00	88°30'40"	38.62	N78°56'48"E 34.89
C16	25.03	1°30'52"	0.66	N33°55'57"E 0.66
C17	25.00	123°10'29"	53.75	N28°24'45"W 43.98
C18	100.00	33°12'08"	57.95	S73°23'56"E 57.14
C19	114.00	17°51'26"	35.53	N81°04'17"W 35.39
C20	25.00	74°44'57"	32.59	S70°30'58"W 30.33
C21	114.00	17°25'22"	34.67	S80°51'15"E 34.53
C22	114.00	0°26'04"	0.86	S89°46'58"E 0.86
C23	174.00	28°07'26"	85.41	S19°06'47"W 84.55
C24	174.00	3°36'11"	10.94	N31°22'24"E 10.94
C25	174.00	17°14'12"	52.35	N20°57'13"E 52.15
C26	174.00	7°17'03"	22.12	S8°41'35"W 22.11
C27	188.00	28°07'26"	92.28	N19°06'47"E 91.36
C28	202.00	28°07'26"	99.15	N19°06'47"E 98.16
C29	202.00	12°49'24"	45.21	S26°45'47"W 45.12
C30	202.00	3°26'00"	12.10	S18°38'05"W 12.10
C31	202.00	11°52'02"	41.84	N10°59'05"E 41.76
C32	25.00	78°05'57"	34.08	S33°09'31"E 31.50
C33	25.00	2°43'24"	1.19	S70°50'48"E 1.19
C34	25.00	75°22'33"	32.89	N31°47'50"W 30.57
C35	15.00	81°38'28"	21.37	N66°58'16"E 19.61
C36	15.00	82°56'01"	21.71	S10°44'30"E 19.87
C37	25.00	102°44'26"	44.83	N56°25'17"E 39.06
C38	100.00	12°44'26"	22.24	N11°25'17"E 22.19
C39	25.00	87°47'56"	38.31	S28°18'33"E 34.67
C40	114.00	13°01'19"	25.91	S9°04'39"W 25.85
C41	100.00	15°13'51"	26.57	N10°10'45"E 26.49
C42	25.00	95°01'52"	41.46	S60°16'44"W 36.87
C43	86.00	10°11'59"	15.31	S7°39'59"W 15.29
C44	118.00	29°21'00"	60.45	S17°14'29"W 59.79
C45	118.00	19°14'54"	39.64	S12°11'26"W 39.46

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C46	118.00	10°00'06"	20.80	N26°51'56"E 20.78
C47	132.00	29°21'00"	67.62	N17°14'29"E 66.88
C48	146.00	29°21'00"	74.79	S17°14'29"W 73.97
C49	146.00	16°51'45"	42.97	N10°59'52"E 42.81
C50	146.00	8°12'26"	20.91	N27°48'47"E 20.90
C51	146.00	4°10'50"	10.91	N21°34'09"E 10.90
C52	66.00	58°05'00"	66.91	S60°57'30"W 64.08
C53	66.00	54°36'32"	62.90	N59°13'15"E 60.55
C54	66.00	3°28'29"	4.00	N88°15'46"E 4.00
C55	80.00	58°05'00"	81.10	N60°57'30"E 77.67
C56	94.00	58°05'00"	95.29	S60°57'30"W 91.26
C57	94.00	18°35'11"	30.49	N41°12'35"E 30.36
C58	94.00	6°47'49"	11.15	N53°54'05"E 11.14
C59	94.00	32°42'01"	53.65	N73°39'00"E 52.92
C60	10.00	92°10'35"	16.09	N61°42'13"E 14.41
C61	25.00	87°49'25"	38.32	N28°17'47"W 34.68
C62	485.00	16°18'04"	137.99	N23°45'57"E 137.52
C63	485.00	4°16'19"	36.16	S17°45'05"W 36.15
C64	485.00	4°01'17"	34.04	S21°53'53"W 34.03
C65	485.00	8°00'28"	67.78	N27°54'46"E 67.73
C66	501.00	16°18'04"	142.54	N23°45'57"E 142.06
C67	517.00	16°18'04"	147.09	N23°45'57"E 146.60
C68	25.00	57°44'20"	25.19	N61°07'50"E 24.14
C69	5.00	91°52'02"	8.02	N14°01'01"W 7.19
C70	100.00	20°25'07"	35.64	S70°09'36"E 35.45
C71	100.00	9°37'51"	16.81	S85°11'05"E 16.79
C72	25.00	87°47'18"	38.30	N76°09'19"E 34.67
C73	25.00	83°38'54"	36.50	N78°13'31"E 33.34
C74	25.00	4°08'24"	1.81	S34°19'52"W 1.81
C75	25.00	122°15'40"	53.35	S28°52'10"E 43.79
C76	62.00	58°07'31"	62.90	S60°56'14"W 60.24
C77	62.00	23°40'17"	25.61	S78°09'51"W 25.43
C78	62.00	34°27'14"	37.28	S49°06'06"W 36.72
C79	78.00	58°05'00"	79.07	N60°57'30"E 75.73
C80	94.00	58°03'10"	95.24	N60°58'25"E 91.22
C81	94.00	26°26'57"	43.39	S45°10'19"W 43.01
C82	94.00	3°00'05"	4.92	N59°53'50"E 4.92
C83	94.00	28°36'07"	46.92	N75°41'56"E 46.44
C84	110.00	56°49'31"	109.10	S61°35'15"W 104.68
C85	110.00	10°49'36"	20.79	S84°35'12"W 20.75
C86	110.00	45°59'55"	88.31	S56°10'27"W 85.96
C87	94.00	56°49'31"	93.23	N61°35'15"E 89.45
C88	78.00	56°49'31"	77.36	N61°35'15"E 74.23
C89	78.00	0°24'27"	0.55	N89°47'47"E 0.55
C90	78.00	56°25'04"	76.80	N61°23'01"E 73.74

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S29°38'35"E	16.11
L2	S89°55'23"W	56.00
L3	N89°55'19"E	56.00
L4	S63°39'28"W	61.32
L5	N63°39'28"E	62.94
L6	N56°47'52"W	8.87
L7	S66°47'14"E	14.21
L8	N33°10'29"E	36.52
L9	S56°47'52"E	2.23
L10	N56°47'52"W	8.84
L11	N56°47'25"W	55.70
L12	S56°47'25"E	55.31
L13	N84°56'56"W	54.60
L14	S5°03'04"W	96.05
L15	S84°56'56"E	56.00
L16	S17°47'30"W	45.72
L17	N17°47'30"E	45.75
L18	N89°52'58"E	44.00
L19	S89°55'23"W	44.00
L20	N60°04'08"W	45.21
L21	S29°55'52"W	52.00
L22	S60°04'09"E	47.31
L23	N84°56'56"W	48.32
L24	S84°56'56"E	44.00
L25	N17°47'30"E	10.34
L26	N17°47'30"E	15.26
L27	S72°08'00"E	15.00
L28	N17°47'30"E	42.08
L29	N17°47'30"E	14.90
L30	N17°47'30"E	45.75
L31	S17°47'30"W	45.75

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	S87°26'01"E	54.00
L33	N87°26'01"W	47.40
L34	N58°05'00"W	61.85
L35	S31°55'00"W	27.20
L36	S58°05'00"E	58.44
L37	N87°26'01"W	60.28
L38	S87°26'01"E	54.00
L39	N17°47'30"E	44.50
L40	S17°47'30"W	44.50
L41	N15°36'55"E	17.21
L42	S72°08'00"E	16.01
L43	S74°23'05"E	54.00
L44	N74°23'05"W	52.65
L45	S58°05'00"E	49.27
L46	N58°05'00"W	53.97
L47	N31°55'00"E	99.74
L48	N31°55'00"E	99.79
L49	N31°55'00"E	96.58
L50	N59°57'02"W	72.98
L51	S59°57'02"E	59.95
L52	S59°57'02"E	54.96
L53	N30°30'21"E	14.00
L54	N90°00'00"W	25.87
L55	N39°50'53"E	18.24
L56	N57°44'20"W	53.93
L57	S57°44'20"E	63.61
L58	N90°00'00"E	58.45
L59	S56°49'31"E	12.39
L60	S56°49'31"E	16.00
L61	S56°49'31"E	21.59

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FINAL PLAT
OF
BEAR LAKE VISTAS
PHASE 1
LOCATED IN THE NE1/4 OF SECTION 20, T14N, R5E, S.L.B.&M.
GARDEN CITY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF RICH, RECORDED AND FILED AT THE REQUEST OF:

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

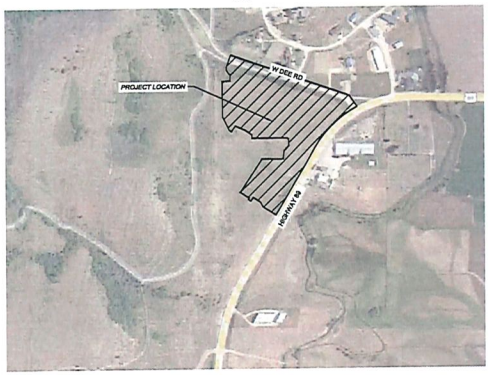
$ _____ _____
FEE RICH COUNTY RECORDER

BEAR LAKE VISTAS PHASE 1
CONSTRUCTION DOCUMENTS

7/13/2022

VICINITY MAP

N.T.S.



Sheet List Table	
Sheet Number	Sheet Title
C001	COVER & LEGEND
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	STRIPING PLAN
C104	STRIPING PLAN
C201	GRADING OVERVIEW
C202	GRADING PLAN
C203	GRADING PLAN
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C205	GRADING PLAN
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C208	STORMWATER PLAN
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C501	DETAILS
C502	DETAILS
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C504	DETAILS
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LEGEND EXISTING

- ADJACENT PROPERTY BOUNDARY
- CULINARY WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- IRRIGATION LINE
- GAS LINE
- UNDERGROUND POWER LINE
- AERIAL POWER LINE
- UNDERGROUND COMMUNICATION LINE
- CONTOUR MINOR
- CONTOUR MAJOR
- FENCE
- ASPHALT PAVEMENT
- CLOSED FACE CURB AND GUTTER
- OPEN FACE CURB AND GUTTER
- CONCRETE PAVEMENT
- EXISTING TO BE REMOVED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM DRAIN BOX
- STORM WATER CATCH BASIN
- ROAD SIGN
- POWER POLE
- DECIDUOUS TREE
- CONIFEROUS TREE

LEGEND PROPOSED

- PROPERTY BOUNDARY
- CULINARY WATER LINE (SIZE SHOWN ON PLAN)
- SANITARY SEWER LINE (SIZE SHOWN ON PLAN)
- STORM DRAIN LINE (SIZE SHOWN ON PLAN)
- IRRIGATION LINE (SIZE SHOWN ON PLAN)
- GAS LINE
- UNDERGROUND POWER LINE
- AERIAL POWER LINE
- UNDERGROUND COMMUNICATION LINE
- CONTOUR MAJOR
- CONTOUR MINOR
- FENCE
- BUILDING SETBACK
- ASPHALT PAVEMENT
- CLOSED FACE CURB & GUTTER
- OPEN FACE CURB & GUTTER
- CURB & GUTTER TRANSITION
- CONCRETE PAVEMENT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER MANHOLE
- STORM DRAIN BOX
- STORM WATER CATCH BASIN
- ROAD SIGN

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP, CONSTRUCTION AND PLACEMENT SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS AS DEFINED IN THE MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS, SPECIFICATIONS OR ANY APPLICABLE STANDARD, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3. WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE UTAH CHAPTER OF AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD PLANS AND SPECIFICATIONS, 2012 EDITION.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE SITE ELEMENTS INDICATED IN THESE PLANS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE OWNER PRIOR TO BEING IMPLEMENTED.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES, AS INDICATED 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 UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT BLUE STAKES (BY DIALING 811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. ALL OTHER UN-REGISTERED UTILITIES (I.E. DITCH, IRRIGATION COMPANY, OTHER SITE-SPECIFIC UTILITIES, ETC.) ARE TO BE LOCATED BY CONTACTING, IN ADVANCE, THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS SHOULD ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION, TRENCHING OR GRADING ACTIVITIES.
6. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE PROJECT OWNER, LOCAL JURISDICTION AND ALL UTILITY COMPANIES INVOLVED REGARDING RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH MINIMAL DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL MEANS REQUIRED TO PROTECT EXISTING UTILITIES AND/OR TO WORK AROUND SUCH UTILITIES. THIS INCLUDES, BUT IS NOT LIMITED TO, SUPPORTING EXISTING UTILITIES, SHORING AROUND EXITING UTILITIES, PHASING OF WORK AND TRAFFIC CONTROL.
8. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AND AFFECTED UTILITY COMPANY, AND ALL AFFECTED PARTIES A MINIMUM OF 24 HOURS PRIOR TO ANY WATER INTERRUPTION.
9. THE CONTRACTOR IS NOT TO OPERATE ANY VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES. COORDINATE WITH THE UTILITY SUPPLIER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY, INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, SECURITY AND OTHER SITE RELATED SAFETY PRACTICES. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
11. IF DURING CONSTRUCTION CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
12. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN TO THE REVIEWING AGENCY (LOCAL GOVERNMENT, UDOT OR OTHERS AS REQUIRED BY PERMIT) FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH MUTCD OR UDOT STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TRAFFIC CONTROL DEVICES, PERSONNEL AND OTHER FACILITIES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES AN UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB.
14. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE UTAH PERMIT FOR STORM WATER DISCHARGE, THE SWPPP AND THE EROSION CONTROL PLAN.
15. ALL BMPS SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL (ON OR OFF SITE) PRIOR TO ANY OTHER GROUND DISTURBING ACTIVITY; ALL BMPS SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACING OR LANDSCAPING.
16. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, HAND SWEEPING, ETC.).
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-CONSTRUCTED INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. THIS RECORD DRAWING SET SHALL BE AVAILABLE TO THE OWNERS/ENGINEERS DESIGNATED REPRESENTATIVE AT ALL TIMES.
18. WORK ACTIVITY AND SCHEDULES SHALL BE COORDINATED WITH THE OWNER AND THEIR ACTIVITIES ON-SITE.
19. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS AND SPECIFICATIONS.
20. IMPROVEMENTS DEPICTED IN THESE PLANS AND CONSTRUCTED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
21. THE APPROVED, DESIGNATED PROJECT SUPERVISOR SHALL BE ON-SITE WHILE WORK IS BEING CONDUCTED.
22. SOIL COMPACTION EFFORT SHALL BE AS FOLLOWS:
    a. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE MODIFIED PROCTOR (ASTM D 1557 OR AASHTO T 180) FOR A-1 SOILS.
    b. THE MINIMUM RELATIVE DENSITY SHALL BE 95% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH PAVEMENTS, STRUCTURES AND OTHER ELEMENTS AS DEFINED IN THIS PLAN AND SPECIFICATIONS.
    c. THE MINIMUM RELATIVE DENSITY SHALL BE 90% OF THE STANDARD PROCTOR (ASTM D 698 OR AASHTO T 99) FOR ALL SOILS OTHER THAN A-1 SOILS THAT LIE BENEATH LANDSCAPED OR OTHER AREAS THAT ARE NOT INTENDED FOR VEHICULAR OR STRUCTURAL LOADINGS.

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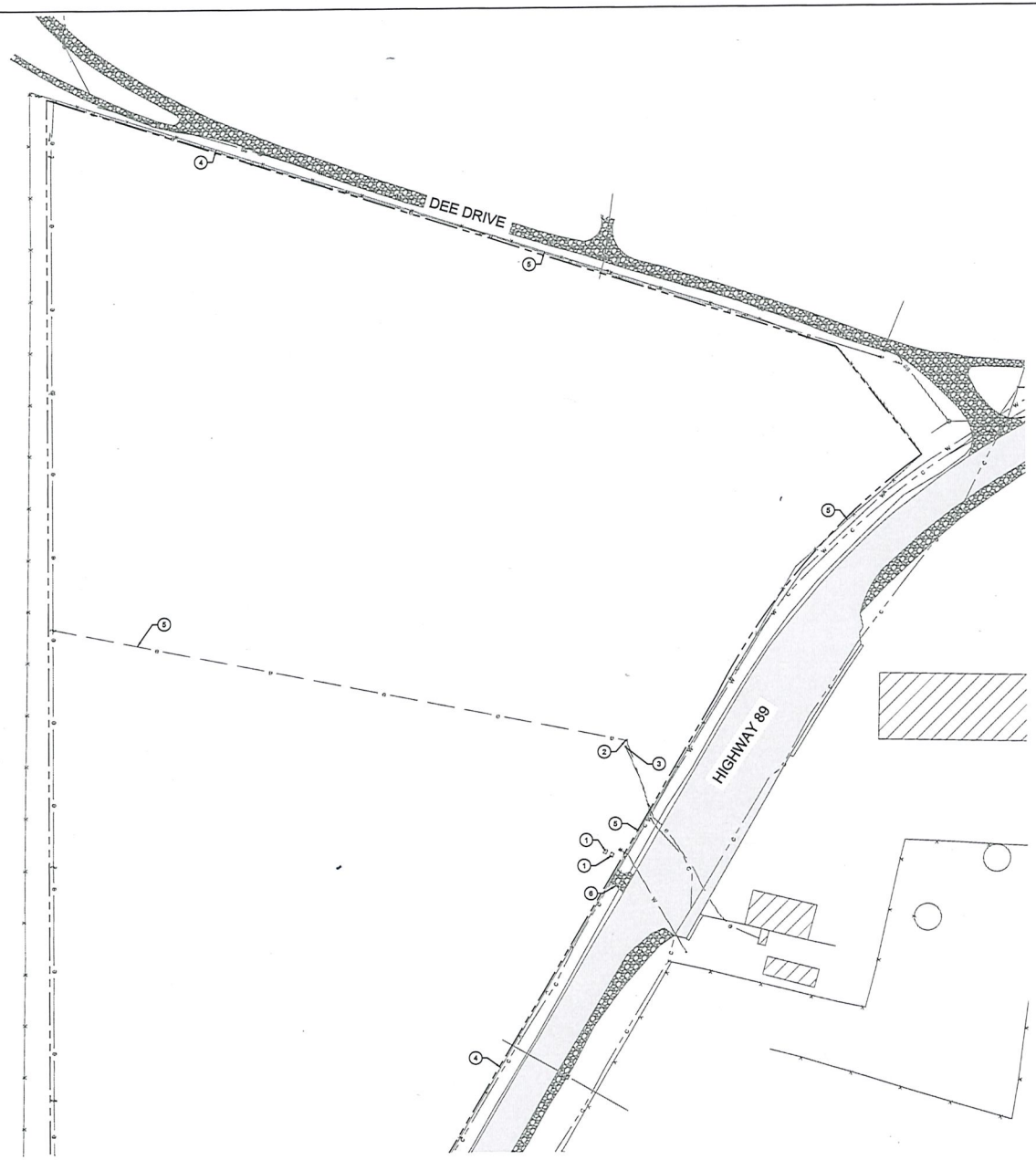
BEAR LAKE VISTAS
601 W HIGHWAY 89
GARDEN CITY, UT 84028

WORK DATE:	DESCRIPTION:

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

COVER & LEGEND

C001



① DEMOLITION PLAN SHEET KEY NOTES:
ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AND LOCATION:

1. REMOVE CONCRETE STRUCTURE.
2. RELOCATE POWER POLE & LINE. COORDINATE WITH UTILITY OWNER.
3. RELOCATE COMMUNICATION BOX & LINE. COORDINATE WITH UTILITY OWNER.
4. START/STOP FENCE LINE REMOVAL.
5. REMOVE FENCE LINE
6. REMOVE GRAVEL ACCESS

GENERAL NOTES:

1. ALL ITEMS NOT CALLED OUT FOR REMOVAL ARE TO REMAIN.

N

0 40' 80'

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BEAR LAKE VISTAS
601 W HIGHWAY 89
GARDEN CITY, UT 84028

MARK	DATE	DESCRIPTION

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

DEMOLITION PLAN

C101

P:\2022\22-061 Bear Lake Vista\Acad\Civil\Sheet Set\DEMOLITION PLAN



① SITE SHEET KEY NOTES:
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. CONCRETE SIDEWALK (4/C501)
2. PARKING AREA ASPHALT (1/C501)
3. CLUBHOUSE
4. PROPANE TANKS
5. PICKLEBALL COURT
6. SWIMMING POOL
7. TRASH ENCLOSURES
8. TYPE H CURB AND GUTTER (3/C501)
9. CONCRETE STAIRS
10. FENCE
11. POTENTIAL PEDESTRIAN TUNNEL
12. STAIRS
13. 20' WATER LINE EASEMENT

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DRAWN BY: N. MORLEY
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ISSUED: 7/13/2022

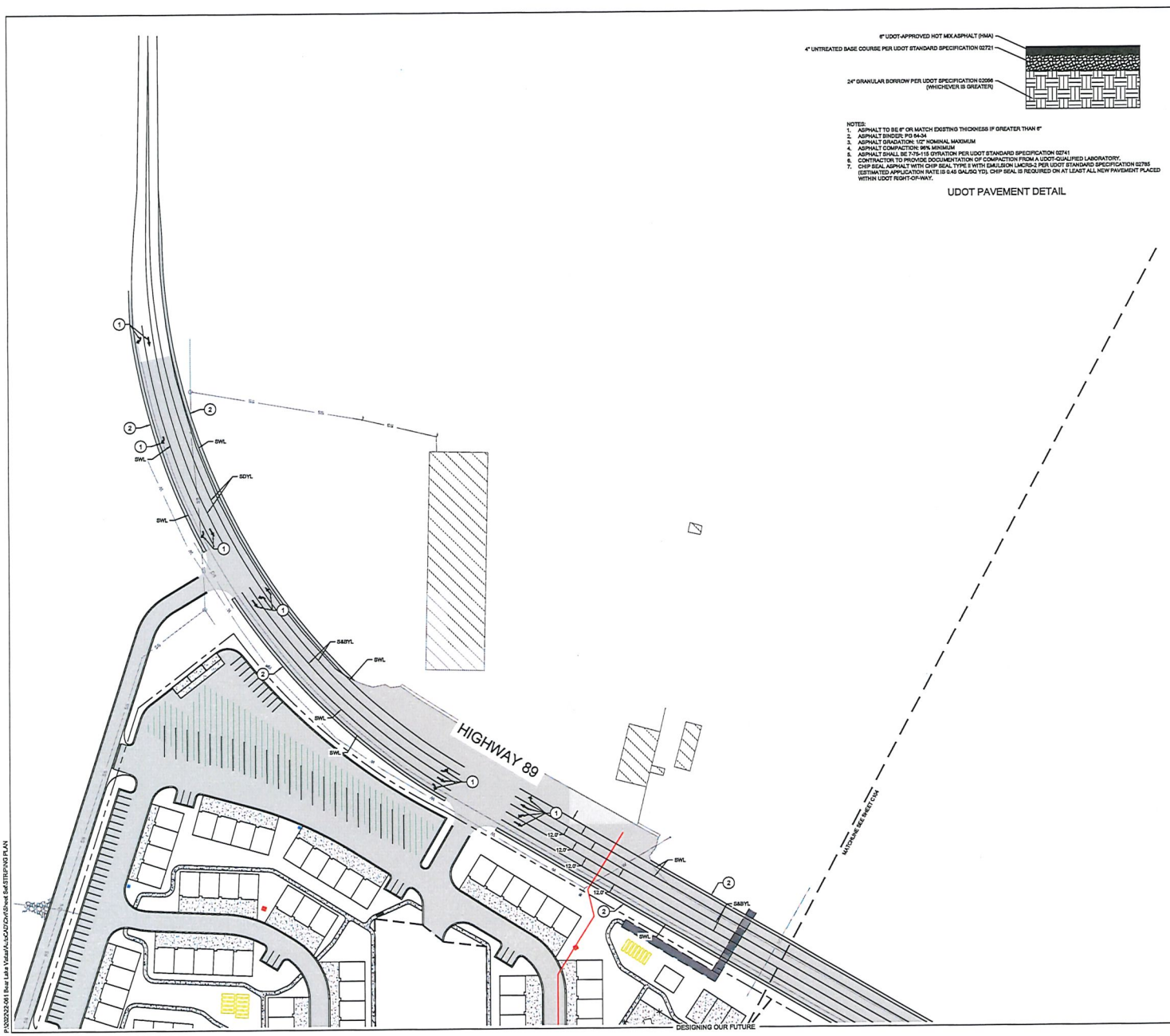
PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

SITE PLAN

C102

P:\2022\22-061 Bear Lake Vistas\A-UCAD\Civil\Sheet Set\SITE PLAN

DESIGNING OUR FUTURE



NOTES:
1. ASPHALT TO BE 6" OR MATCH EXISTING THICKNESS IF GREATER THAN 6"
2. ASPHALT BINDER: PG 64-34
3. ASPHALT GRADATION: 1/2" NOMINAL MAXIMUM
4. ASPHALT COMPACTION: 96% MINIMUM
5. ASPHALT SHALL BE 7.75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741
6. CONTRACTOR TO PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
7. CHIP SEAL ASPHALT WITH CHIP SEAL TYPE II WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 02765 (ESTIMATED APPLICATION RATE IS 0.45 GAL/SQ YD). CHIP SEAL IS REQUIRED ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

UDOT PAVEMENT DETAIL

KEY NOTES:
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. WHITE PAVEMENT MARKING
2. UDOT ASPHALT PAVEMENT. SEE DETAIL THIS SHEET.

STRIPING KEY:

SWL - SOLID WHITE LINE
SABYL - SOLID AND BROKEN YELLOW LINE
SDYL - SOLID DOUBLE YELLOW LINE

N

0 60' 120'

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BEAR LAKE VISTAS
601 W HIGHWAY 89
GARDEN CITY, UT 84028

MARK:	DATE:	DESCRIPTION:

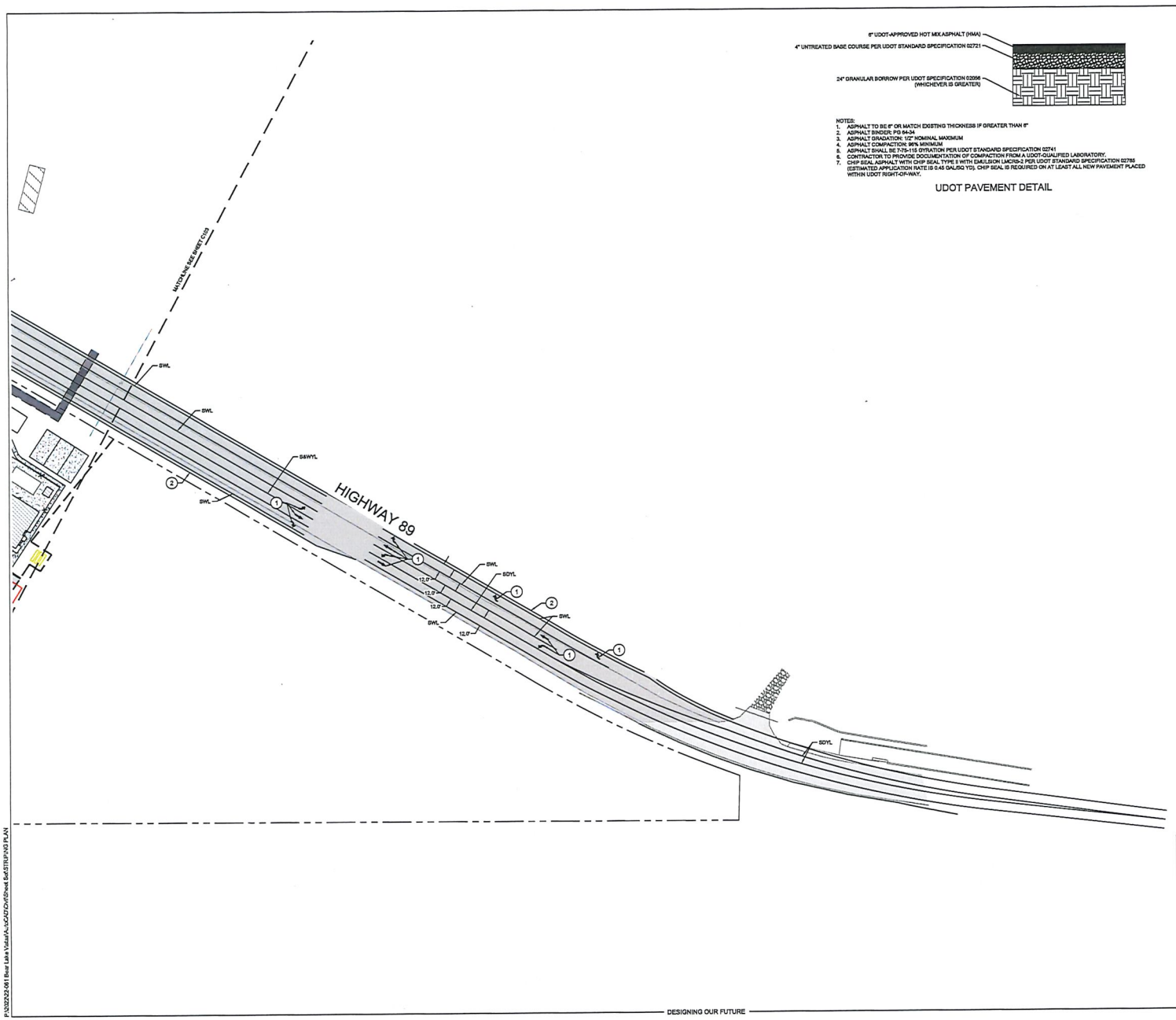
PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

STRIPING PLAN

C103

P:\2022\22-061 Bear Lake Vista\Arch\DWG\Civil\Sheet Set\STRIPING PLAN



NOTES:
1. ASPHALT TO BE 8" OR MATCH EXISTING THICKNESS IF GREATER THAN 8"
2. ASPHALT BINDER: PG 64-34
3. ASPHALT GRADATION: 1/2" NOMINAL MAXIMUM
4. ASPHALT COMPACTION: 96% MINIMUM
5. ASPHALT SHALL BE 7.75-115 GYRATION PER UDOT STANDARD SPECIFICATION 02741
6. CONTRACTOR TO PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.
7. CHIP SEAL ASPHALT WITH CHIP SEAL TYPE 5 WITH EMULSION LMCRS-2 PER UDOT STANDARD SPECIFICATION 02766 (ESTIMATED APPLICATION RATE IS 0.45 GAL/SQ YD). CHIP SEAL IS REQUIRED ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT-OF-WAY.

UDOT PAVEMENT DETAIL

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

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2. UDOT ASPHALT PAVEMENT. SEE DETAIL THIS SHEET.

STRIPING KEY:

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SABYL - SOLID AND BROKEN YELLOW LINE
SDYL - SOLID DOUBLE YELLOW LINE

N

0 60' 120'

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GARDEN CITY, UT 84028

MARK:	DATE:	DESCRIPTION:

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

STRIPING PLAN

C104

P:\2022\22-061 Bear Lake Vistas\A_xCAD\Civil\Sheet Set\STRIPING PLAN

P:\2022\22-061 Bear Lake Vistas\CAD\Civil\Final Site\GRADING PLAN

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MARK	DATE	DESCRIPTION

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

GRADING OVERVIEW

C201



GRADING GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

GRADING LEGEND:

FG = FINISHED GRADE
EG = EXISTING GRADE
ME = MATCH EXISTING
TA = TOP OF ASPHALT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
FL = FLOW LINE
GB = GRADE BREAK
TOW = TOP OF WALL
BOW = BOTTOM OF WALL
TOS = TOP OF STAIRS
BOS = BOTTOM OF STAIRS

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www.civilsolutionsgroup.net

BEAR LAKE VISTAS
601 W HIGHWAY 89
GARDEN CITY, UT 84028

MARK	DATE:	DESCRIPTION:

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

GRADING PLAN

C202

P:\2022\22-061 Bear Lake Vistas\A_ACAD\Civil\Sheet Set\GRADING PLAN



GRADING GENERAL NOTES:

1. ALL TBC CALLOUTS ARE AT FULL HEIGHT AT BACK OF CURB.
2. MAINTAIN A MINIMUM OF 0.5% LONGITUDINAL SLOPE IN ALL GUTTERS.
3. MAINTAIN A MAXIMUM OF 2.0% CROSS-SLOPE ON ALL SIDEWALKS AND AT ALL BUILDING DOORWAY ENTRANCES AND EXITS.

GRADING LEGEND:

FG = FINISHED GRADE
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N

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BEAR LAKE VISTAS
601 W HIGHWAY 89
GARDEN CITY, UT 84028

MARK	DATE:	DESCRIPTION:

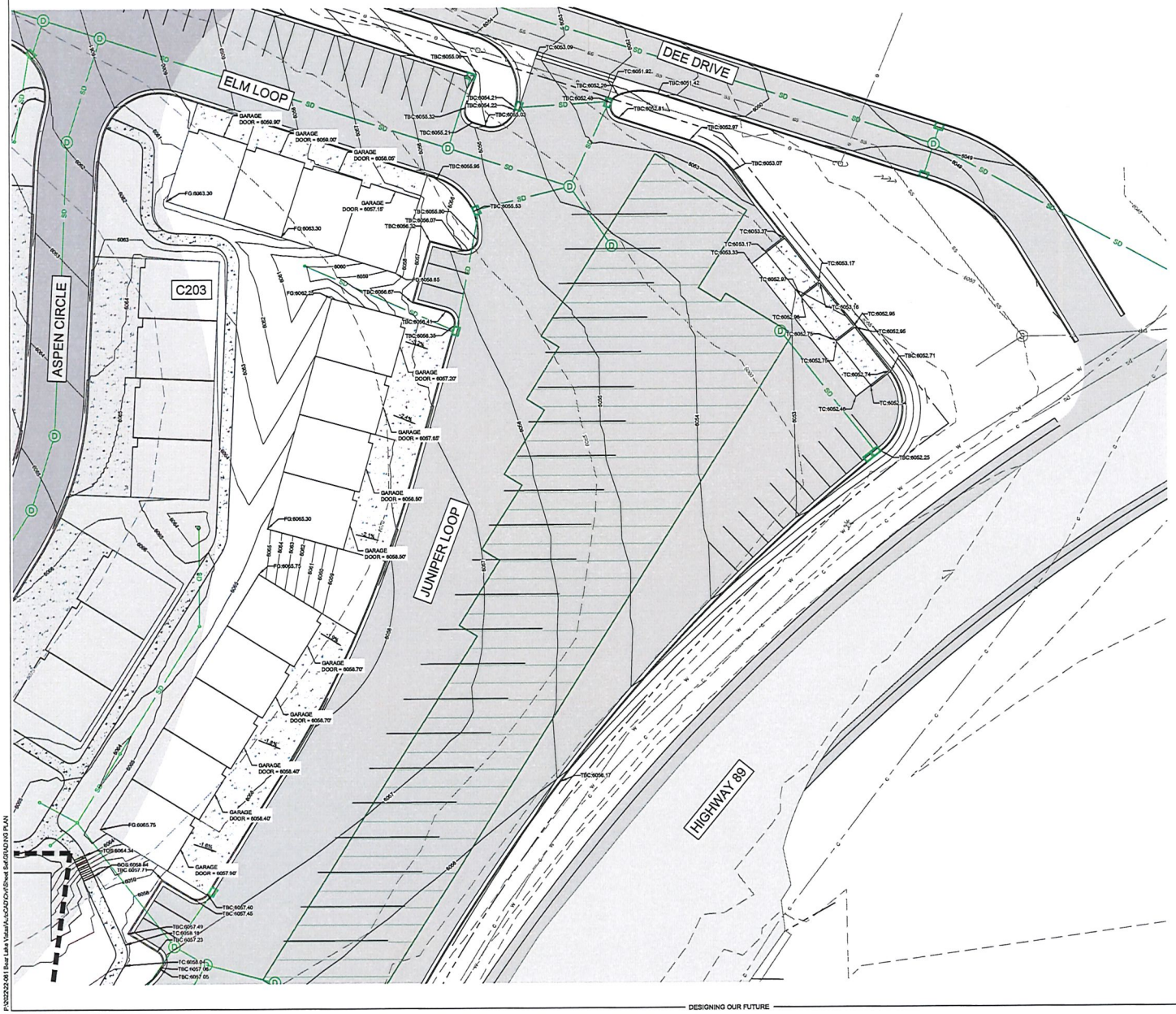
PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

GRADING PLAN

C203

P:\2022\22-061 Bear Lake Vistas\7A.3CAD\Civil\Sheet Set\GRADING PLAN



GRADING GENERAL NOTES:

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601 W HIGHWAY 89
GARDEN CITY, UT 84028

MARK	DATE:	DESCRIPTION:

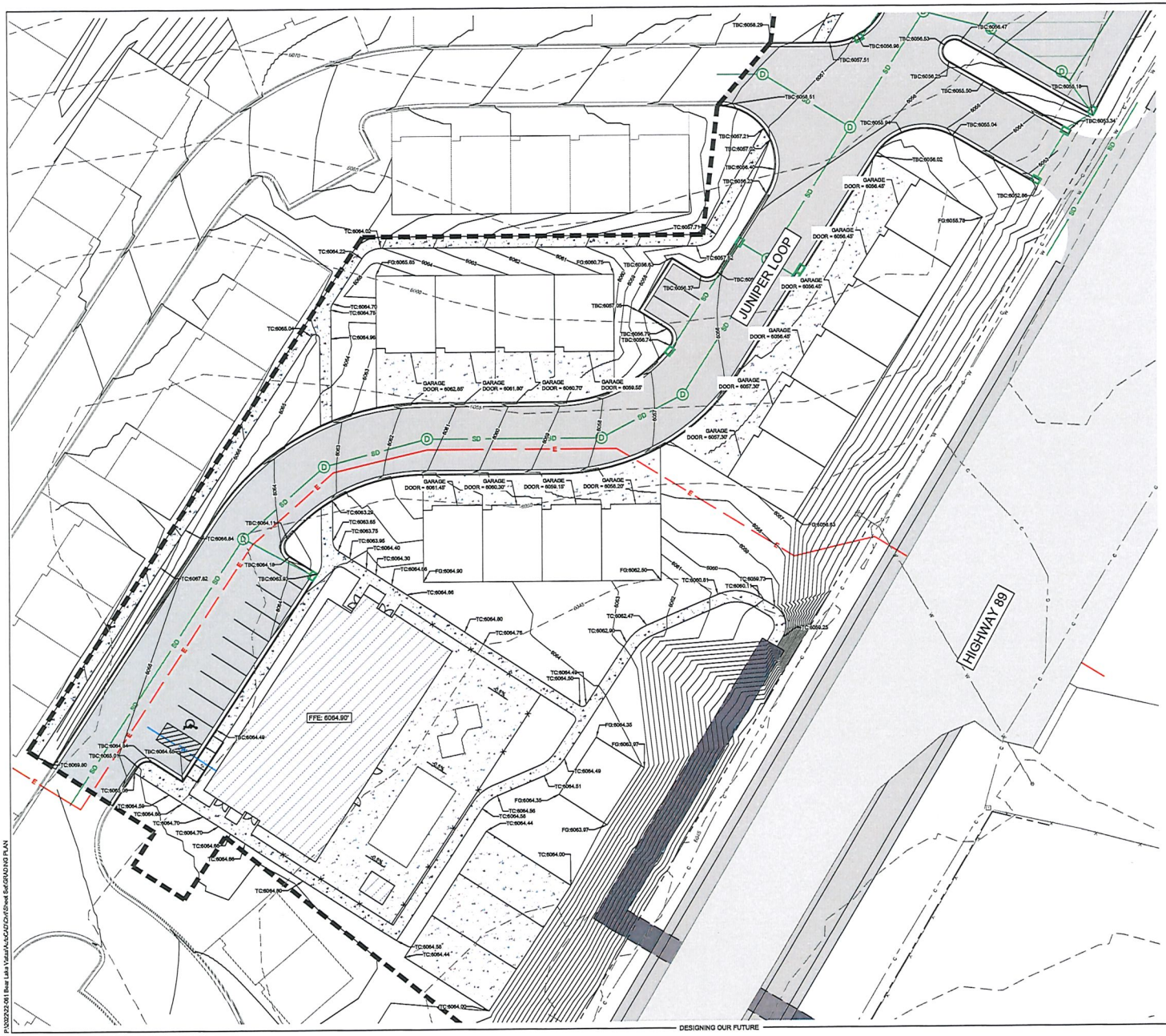
PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

GRADING PLAN

C204

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GRADING GENERAL NOTES:

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N

0 20' 40'

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601 W HIGHWAY 89
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MARK	DATE	DESCRIPTION

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

GRADING PLAN

C205

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DESIGNING OUR FUTURE

STORMWATER OVERVIEW

C206

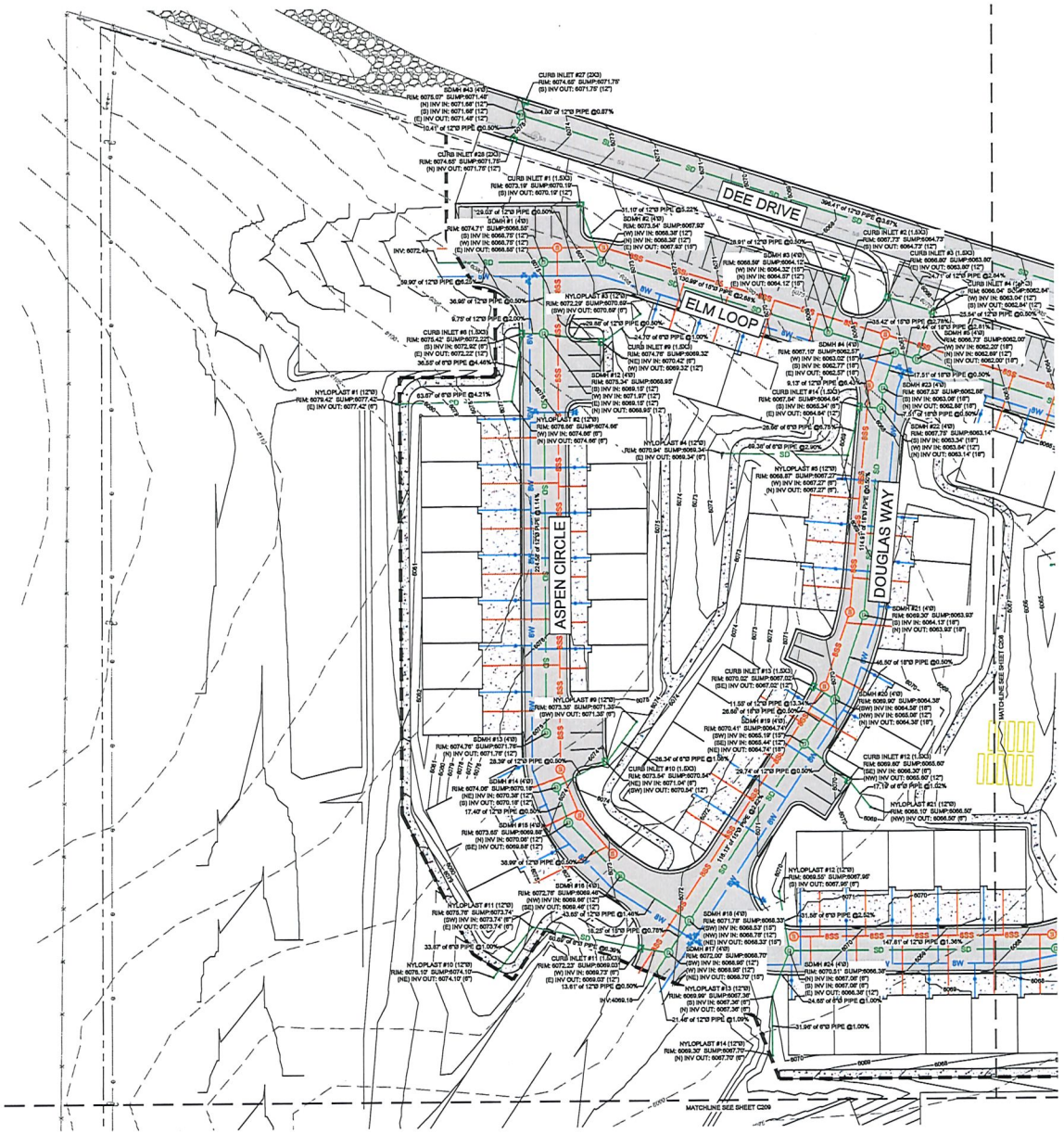
PROJECT #: 22-001
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

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P:\22\22-061 Bear Lake Vistas\Civil\Cad\Sheet Set\STORMWATER PLAN



GENERAL NOTES:

1. ALL STORM DRAIN PIPE SHALL BE OF CORRUGATED HDPE MATERIAL WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
2. INSTALL ALL CURB INLETS PER DETAIL (SC502)
3. INSTALL STORM DRAIN MANHOLES PER DETAIL (14C502)
4. INSTALL STORM DRAIN PIPE PER DETAIL (7/C502)
5. INSTALL YARD DRAINS PER DETAIL (4/C503)

STORM DRAIN NARRATIVE:

THE STORM WATER SYSTEM HAS BEEN DESIGNED PER GARDEN CITY REQUIREMENTS. STORAGE REQUIREMENTS AND PIPE SIZING WERE DETERMINED USING THE SCS TR-55 METHODOLOGY FOR FULL BUILD OUT OF PHASES 1-3.

THE UNDERGROUND RETENTION SYSTEM HAS BEEN SIZED FOR THE 100-YEAR, 24 HOUR STORM. STORM DRAIN PIPES HAVE BEEN SIZED FOR THE 25-YEAR, 24-HOUR STORM. AN EMERGENCY OVERFLOW HAS BEEN INCLUDED FROM THE UNDERGROUND STORAGE SYSTEM TO THE DITCH ALONG HIGHWAY 89.

STORAGE REQUIREMENTS:
VOLUME REQUIRED: 113,866 CF
VOLUME PROVIDED: 114,891 CF

N

0 30' 60'

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GARDEN CITY, UT 84028

MARK	DATE:	DESCRIPTION:

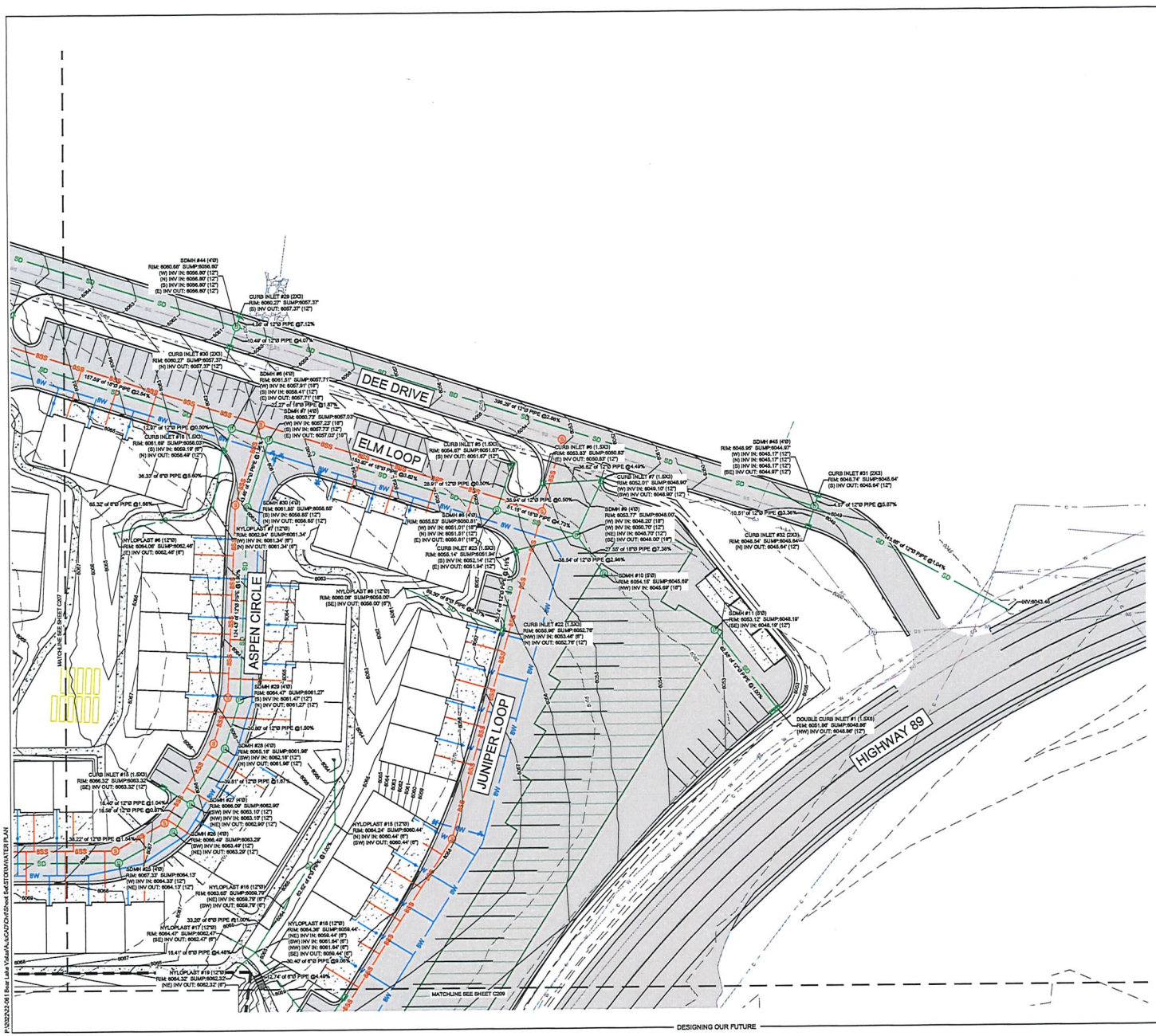
PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

STORMWATER PLAN

C207

P:\2022\22-061 Bear Lake Vista\A-3\CAD\Civil\Sheet Set\STORMWATER PLAN



GENERAL NOTES:

1. ALL STORM DRAIN PIPE SHALL BE OF CORRUGATED HDPE MATERIAL WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
2. INSTALL ALL CURB INLETS PER DETAIL (VC502)
3. INSTALL STORM DRAIN MANHOLES PER DETAIL (1C502)
4. INSTALL STORM DRAIN PIPE PER DETAIL (TC502)
5. INSTALL YARD DRAINS PER DETAIL (4C502)

STORM DRAIN NARRATIVE:

THE STORM WATER SYSTEM HAS BEEN DESIGNED PER GARDEN CITY REQUIREMENTS. STORAGE REQUIREMENTS AND PIPE SIZING WERE DETERMINED USING THE SCS TR-55 METHODOLOGY FOR FULL BUILD OUT OF PHASES 1-3.

THE UNDERGROUND RETENTION SYSTEM HAS BEEN SIZED FOR THE 100-YEAR, 24 HOUR STORM. STORM DRAIN PIPES HAVE BEEN SIZED FOR THE 25-YEAR, 24-HOUR STORM. AN EMERGENCY OVERFLOW HAS BEEN INCLUDED FROM THE UNDERGROUND STORAGE SYSTEM TO THE DITCH ALONG HIGHWAY 89.

STORAGE REQUIREMENTS:
VOLUME REQUIRED: 113,958 CF
VOLUME PROVIDED: 114,891 CF

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601 W HIGHWAY 89
GARDEN CITY, UT 84028

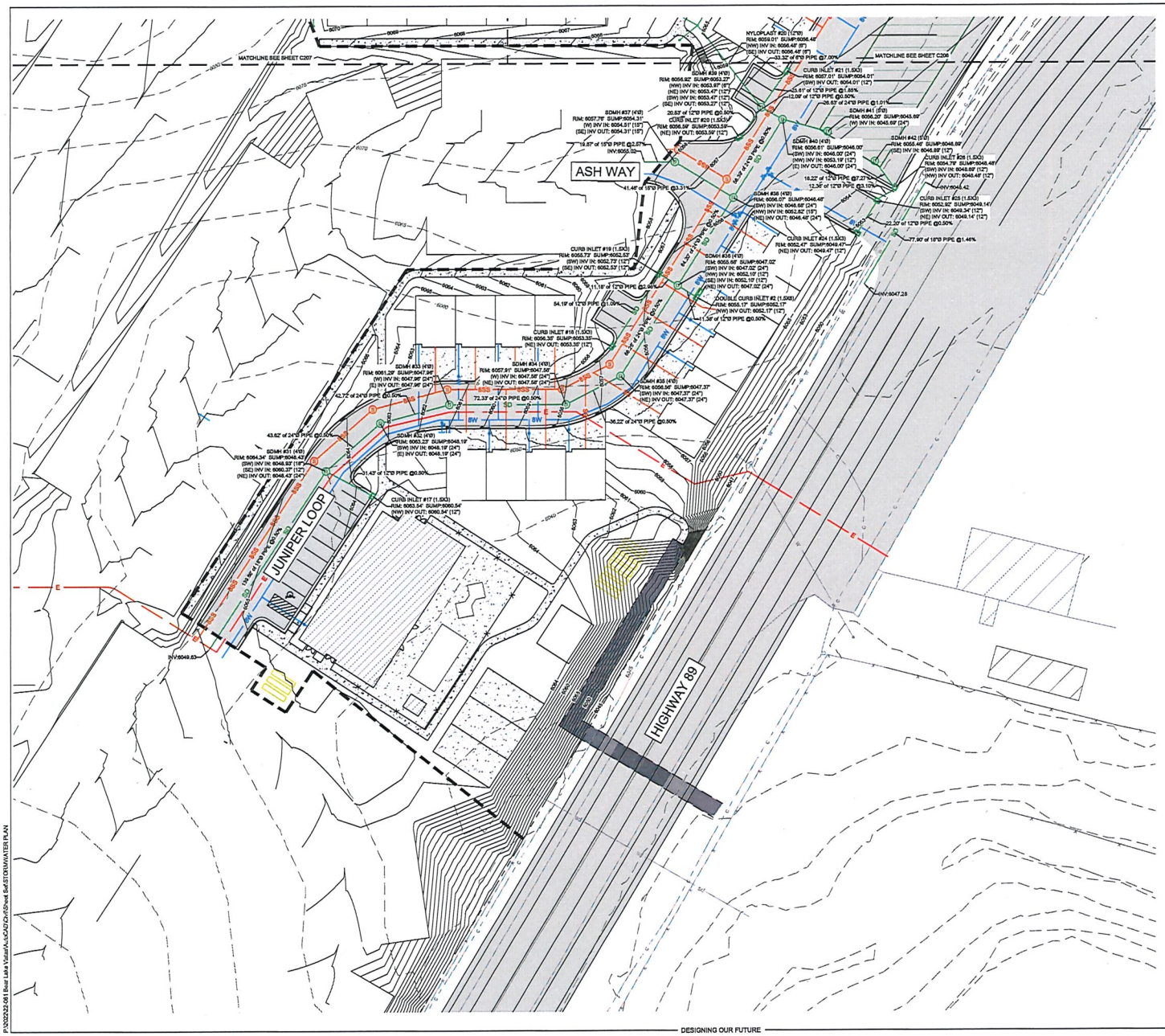
MARK	DATE:	DESCRIPTION:

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

STORMWATER PLAN

C208



GENERAL NOTES:

1. ALL STORM DRAIN PIPE SHALL BE OF CORRUGATED HDPE MATERIAL WITH SMOOTH INTERIOR AND WATER TIGHT JOINTS UNLESS NOTED OTHERWISE.
2. INSTALL ALL CURB INLETS PER DETAIL (SC302)
3. INSTALL STORM DRAIN MANHOLES PER DETAIL (1/C302)
4. INSTALL STORM DRAIN PIPE PER DETAIL (7/C302)
5. INSTALL YARD DRAINS PER DETAIL (4/C302)

STORM DRAIN NARRATIVE:

THE STORM WATER SYSTEM HAS BEEN DESIGNED PER GARDEN CITY REQUIREMENTS. STORAGE REQUIREMENTS AND PIPE SIZING WERE DETERMINED USING THE SCS TR-55 METHODOLOGY FOR FULL BUILD OUT OF PHASES 1-3.

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STORAGE REQUIREMENTS:
VOLUME REQUIRED: 113,998 CF
VOLUME PROVIDED: 114,691 CF

N

0 30' 60'

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GARDEN CITY, UT 84028

MARK	DATE	DESCRIPTION

PROJECT #: 22-061
DRAWN BY: N. MORLEY
PROJECT MANAGER: W. SOUTHWICK
ISSUED: 7/13/2022

PROFESSIONAL ENGINEER 7/13/2022 STATE OF UTAH

STORMWATER PLAN

C209