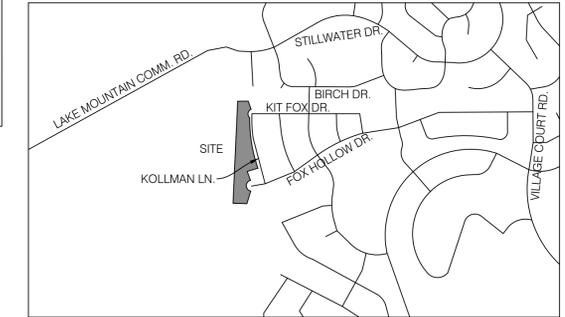
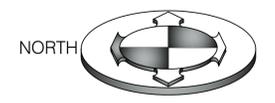
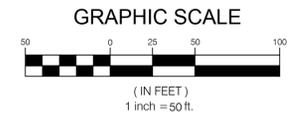


THE VILLAGE OF FOX HOLLOW NEIGHBORHOOD 1 PHASE "7B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH

SARATOGA SPRINGS CITY STANDARD NOTES:

- i. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- ii. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- iii. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- iv. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE. HOWEVER IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- v. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- vi. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- vii. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

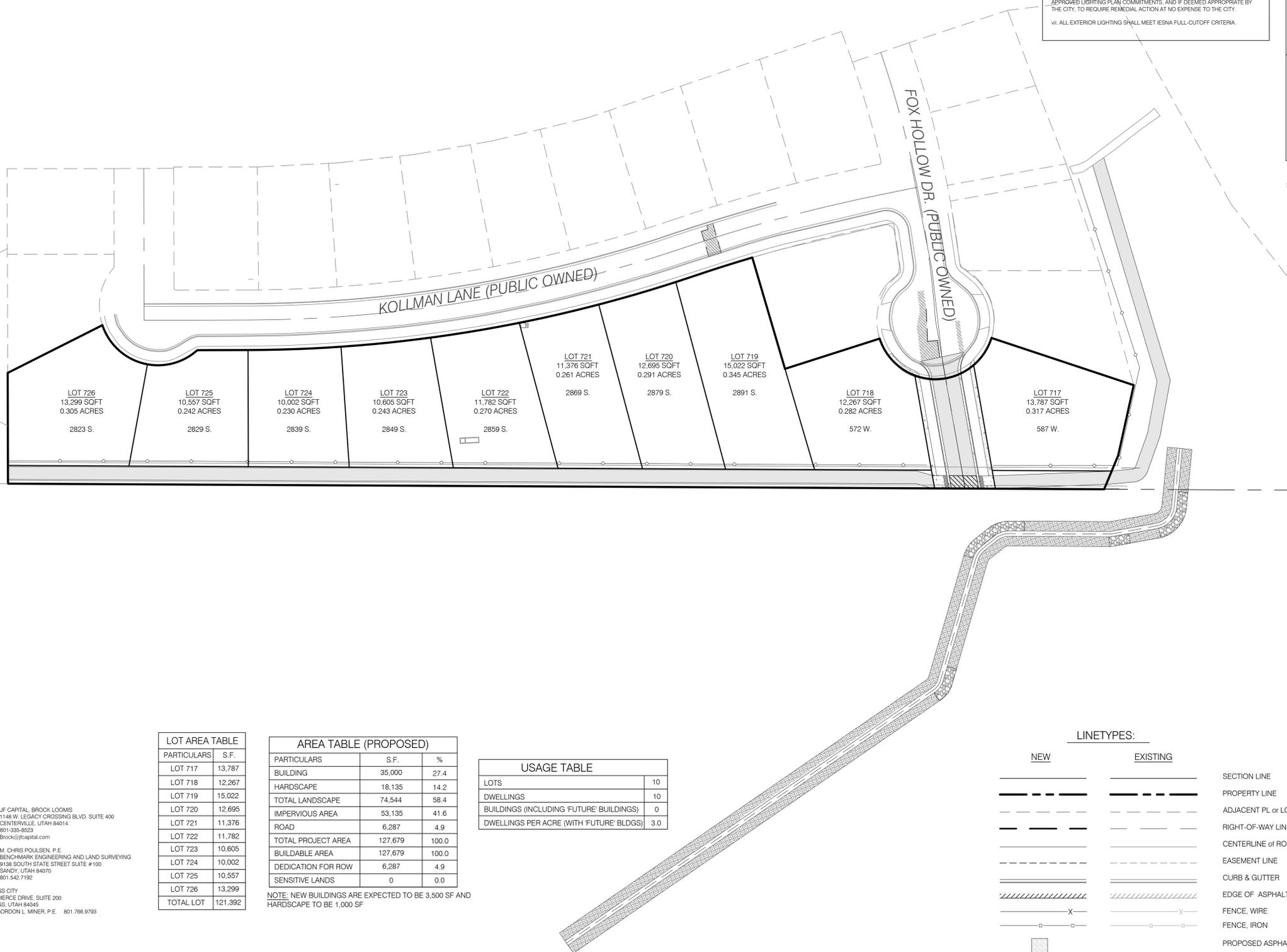


VICINITY MAP
N.T.S

OWNER/DEVELOPER:
BROCK LOOMIS
JF CAPITAL
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UT 84014
801-335-8523
BROCK@JFCAPITAL.COM

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CPP.01	FOX HOLLOW DRIVE PLAN & PROFILE
CPP.02	DRAINAGE CHANNEL #1 PLAN & PROFILE
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES



LOT AREA TABLE

PARTICULARS	S.F.
LOT 717	13,787
LOT 718	12,267
LOT 719	15,022
LOT 720	12,695
LOT 721	11,376
LOT 722	11,782
LOT 723	10,605
LOT 724	10,002
LOT 725	10,557
LOT 726	13,299
TOTAL LOT	121,392

AREA TABLE (PROPOSED)

PARTICULARS	S.F.	%
BUILDING	35,000	27.4
HARDSCAPE	18,135	14.2
TOTAL LANDSCAPE	74,544	58.4
IMPERVIOUS AREA	53,135	41.6
ROAD	6,287	4.9
TOTAL PROJECT AREA	127,679	100.0
BUILDABLE AREA	127,679	100.0
DEDICATION FOR ROW	6,287	4.9
SENSITIVE LANDS	0	0.0

USAGE TABLE

LOTS	10
DWELLINGS	10
BUILDINGS (INCLUDING 'FUTURE' BUILDINGS)	0
DWELLINGS PER ACRE (WITH 'FUTURE' BLDGS)	3.0

NOTE: NEW BUILDINGS ARE EXPECTED TO BE 3,500 SF AND HARDSCAPE TO BE 1,000 SF

LINETYPES:

NEW	EXISTING	DESCRIPTION
---	---	SECTION LINE
---	---	PROPERTY LINE
---	---	ADJACENT PL or LOT LINES
---	---	RIGHT-OF-WAY LINE
---	---	CENTERLINE of ROAD
---	---	EASEMENT LINE
---	---	CURB & GUTTER
---	---	EDGE OF ASPHALT
---	---	FENCE, WIRE
---	---	FENCE, IRON
---	---	PROPOSED ASPHALT TAILINGS
---	---	PROPOSED ASPHALT
---	---	PROPOSED CONCRETE

CONTACT LIST

DEVELOPER
JF CAPITAL, BROCK LOOMIS
1148 W. LEGACY CROSSING BLVD. SUITE 400
CENTERVILLE, UTAH 84014
801-335-8523
Brock@jfcapital.com

CIVIL ENGINEER
M. CHRIS POULSEN, P.E.
BENCHMARK ENGINEERING AND LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070
801.542.7192

SARATOGA SPRINGS CITY
1307 NORTH COMMERCE DRIVE, SUITE 200
SARATOGA SPRINGS, UTAH 84046
CITY ENGINEER - GORDON L. MINER, P.E. 801.766.9793

CIVIL CONSTRUCTION PLANS

		BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	DRAFT HT DATE: 02/24/2018	DESIGN TJB DATE: 02/24/2018	CHECK MCP DATE: 02/24/2018	PROJECT NO: 1808165
			FOX HOLLOW SUBDIVISION PHASE 7 FOX HOLLOW DRIVE SARATOGA SPRINGS, UTAH			No. DATE DESCRIPTION 1 03/08/19 REVISED PER SARATOGA SPRINGS COMMENTS 2 06/18/19 REVISED PER SARATOGA SPRINGS COMMENTS 3 07/01/19 ADDED DRAINAGE CHANNEL EASEMENT 4 02/28/20 REVISED PER SARATOGA SPRINGS COMMENTS

LINETYPES:

Table with columns for NEW and EXISTING linetypes. Includes symbols for SECTION LINE, PROPERTY LINE, ADJACENT PL. or LOT LINES, RIGHT-OF-WAY LINE, CENTERLINE OF ROAD, EASEMENT LINE, CURB & GUTTER, EDGE OF ASPHALT, FENCE (WALL, STONE, BRICK, CHAIN, IRON, VINYL, WIRE, WOOD), INDEX CONTOUR LINE, INTERMEDIATE CONTOUR LINE, SPOT ELEVATION, SANITARY SEWER LINE, STORM DRAIN LINE, WATER LINE, IRRIGATION LINE, OVERHEAD POWER LINE, UNDERGROUND POWER LINE, GAS LINE, TELEPHONE LINE, CABLE TELEVISION LINE, DRAINAGE / DITCH CENTERLINE, TREE LINE EDGE, FIBER OPTIC LINE, PROPOSED ASPHALT, PROPOSED CONCRETE.

SYMBOLS:

Table with columns for NEW and EXISTING symbols. Includes symbols for SECTION CORNER (FOUND/NOT FOUND), STREET MONUMENT (FOUND/NOT FOUND), BRASS CAP MONUMENT, POWER POLE & OVERHEAD POWER, LIGHT POLE, GUY WIRE, TELEPHONE MANHOLE, SANITARY SEWER MANHOLE, STORM DRAIN MANHOLE, CATCH BASIN, DIRECTION OF DRAINAGE, WATER MANHOLE, WATER VALVE, FIRE HYDRANT, IRRIGATION VALVE, GAS MANHOLE, TREE.

ABBREVIATIONS

Table of abbreviations for construction terms. Includes BAR & CAP, RADIUS OF CURVE, RAILROAD, RIGHT-OF-WAY, RIGHT-OF-WAY, SEWER MANHOLE, STORM DRAIN, SQUARE FEET, TOP BACK OF CURB, TELEPHONE MANHOLE, TOP OF ASPHALT, TOP OF CONCRETE, TOP OF FOOTING, TOE OF SLOPE, TOE OF GRATE, TOP OF SLOPE, TOP OF WALL, TR TELEPHONE RISER, UNDERGROUND POWER, VERTICAL POINT OF CURVATURE, VERTICAL POINT, INTERSECTION, VERTICAL POINT OF TANGENCY, WATER METER, WATER VALVE, POINT OF TANGENCY.

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS: CITY OF COUNTY: SARATOGA SPRINGS WATER UTILITY COMPANY: SARATOGA SPRINGS PUBLIC UTILITIES SEWER - SARATOGA SPRINGS PUBLIC UTILITIES STORM DRAIN/GROUNDWATER: SARATOGA SPRINGS PUBLIC UTILITIES ELECTRICAL: ROCKY MOUNTAIN POWER TELEPHONE: CENTURY LINK NATURAL GAS: COMMONWEALTH ENERGY APPLICABLE STANDARDS: APWA 2017 STANDARDS

GENERAL

- 1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.
2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS PRIOR TO ANY WORK BEING PERFORMED. THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.
SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT IF AWARDED THE CONTRACT, THEY HAVE READ THEIR OWN EXAMINATION OF: (1) THE SITE OF THE WORK; (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.
6. THE CONTRACTOR SHALL BE SKILLED AND REGULATORY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNUSUAL UNUSUAL CONDITIONS WHICH MAY BE ENCOUNTERED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SECURE PRIOR TO CONSTRUCTION CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR LOCAL CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT ALL PERMITS AND APPROVALS ARE OBTAINED PRIOR TO COMMENCING WORK. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR LOCAL CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.
8. CONSTRUCTION STAKING FOR GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLYSIS SHALL BE DONE BY THE OWNERS SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING, ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEERS INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCIES STANDARD SPECIFICATIONS. TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

11. 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 OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, 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.
12. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND ELEVATION OF ALL SANITARY AND ELECTRICAL FACILITIES AND INSTRUMENTATION. PIPING AND CONDUITS, STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE SHEET LIGHT LAYOUT AND LOCATIONS OF LIGHTS, CONDUITS, CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT 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.

13. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND RECORD DRAWINGS SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATION REQUIRES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

UTILITIES

14. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.
15. ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

16. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL, OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.
17. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED, AND COMPLY WITH CITY/COUNTY STANDARDS.

18. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL UNLESS OTHERWISE NOTED.
19. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

20. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
21. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO - FUSION TECHNOLOGY.
22. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

23. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
24. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLICING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE AND SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.

25. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRICAL LINES, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH A PLAN OR UNKNOWN INSTALLATION, THE EXCAVATION SHALL BE STOPPED IMMEDIATELY BY CAREFUL PROBING OR HAND DIGGING, AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN BENEATH OF UNDERGROUND INSTALLATIONS CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

26. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDINGS TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
27. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF

STERILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

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

SEWER

29. ALL SEWER LINE TO BE FLOWED, PRESSURE TESTED TO 5 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.
30. ALL SEWER PIPES ARE TO BE SDR-35 PVC PIPE.

31. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

32. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED NOT BE INSTALLED FOR THE LATERALS, LATERALS ARE 4" AND NEED TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS).

WATER

33. WATER LINES TO BE PVC C-9000 WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL (SEPARATION FROM SEWERLINE).

34. ALL WATERLINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

35. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

36. ALL WATERLINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR ROPED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

37. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

38. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4 INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 4" LINE VALVE AND HIRANT COMPLETE TO MEET RESPONSIBLE DISTRICT OR AGENCY STANDARDS, UNLESS OTHERWISE NOTED ON PLANS.

EXISTING UTILITIES

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO, THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

40. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 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 CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

41. ALL UTILITY MANHOLE RIMS, CATCH BASIN GRATES AND VALVE BOX COVERS ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE OF THE SITE.

42. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

43. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

44. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP-SUM CLEARING COST.

45. SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK, BEFORE FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION CAN COMMENCE, A REVIEW OF THE PROFESSIONALLY PREPARED REPORT OF THESE INVESTIGATIONS, MUST BE REVIEWED.

SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK. SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL, AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

46. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

47. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

48. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC., SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR ENGINEERING GEOLOGIST, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

49. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

50. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING AND MAY HAVE MODIFIED SINCE THIS SURVEY WAS PERFORMED.

51. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE ASTM D-1557 CONTRACTOR CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA.

52. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE SUCH TESTING ACCOMPLISHED BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

53. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO TEST.

54. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

55. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

56. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN, CURBS AND PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

57. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

58. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE, THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

59. SITE WORK SHALL MEET OR EXCEED OWNERS SITE SPECIFICATIONS.

60. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

61. CUT SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.

62. FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.

63. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

DEWATERING

64. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ADVERSE ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1' FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN PROTECTIVE STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1' FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

65. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY TO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

66. SLUMPS SHALL BE NO DEEPER THAN 4 FEET AND SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SLUMPS.

67. THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "POCK" CONDITIONS OR "SOLES" DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF NATURAL SOILS, THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL, SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATION SOILS. PRESENT CONDITIONS OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

68. ONE HUNDRED PERCENT STANDBY PUMPING CAPACITY SHALL BE AVAILABLE ON SITE AT ALL TIMES AND SHALL BE CONNECTED TO THE DEWATERING SYSTEM PIPING AS TO PERMIT IMMEDIATE USE. IN ADDITION STANDBY EQUIPMENT AND APPLIANCES FOR ALL ORDINARY EMERGENCIES, AND COMPETENT WORKMEN FOR OPERATION AND MAINTENANCE OF ALL DEWATERING EQUIPMENT SHALL BE ON SITE AT ALL TIMES. STANDBY EQUIPMENT SHALL INCLUDE EMERGENCY POWER GENERATION AND AUTOMATIC BACKUP OVER TO THE EMERGENCY GENERATOR. NORMAL POWER TO ALL DEWATERING SYSTEMS SHALL NOT BE SHUT DOWN BETWEEN SHIFTS, ON HOLIDAYS, ON WEEKENDS, OR DURING WORK STOPPAGES.

SITE SAFETY AND MAINTENANCE

69. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DESIGN, INSTALL, MAINTAIN, AND REMOVE ALL SAFETY DEVICES, STRAW BALE SHOWS ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES. AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

70. CONTRACTOR SHALL INSTALL EROSION CONTROLS, SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOW THE BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES. AT THE CONTRACTORS EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

71. THE CONTRACTOR AGREES THAT:

- A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A SAFE, NEAT AND ORDERLY MANNER AT ALL TIMES.
D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE.
F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE AT THE CONTRACTORS EXPENSE.
G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
H. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

I. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.

72. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL THROUGH THE ENFORCEMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVAL PRIOR TO BEGINNING CONSTRUCTION WORK IN EASEMENT AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID AND/OR RIGHT-OF-WAY. ALL CONSTRUCTION WORK IN UDOT RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION BY THE STATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT INSPECTIONS TAKE PLACE WHERE AND WHEN REQUIRED AND TO INSURE THAT ALL WORK IS COMPLETED TO UDOT STANDARDS.

SURFACE IMPROVEMENTS

73. SUBGRADE PREPARATION: SUBGRADE SHALL BE COMPACTED TO A 98% RELATIVE COMPACTION TO A MINIMUM DEPTH OF 8" FOR ALL ON-SITE DEVELOPMENT. ALL OFF-SITE IMPROVEMENTS ARE TO BE DONE PER APWA STANDARDS.

74. AGGREGATE SUB-BASE: AGGREGATE SUB-BASE SHALL BE GRANULAR BACKFILL BORROW. AGGREGATE SUB-BASE MATERIAL SHALL BE CLEAN AND FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE. AGGREGATE SHALL COMPLY WITH THE GUIDELINE REQUIREMENTS FOR PAVEMENTS FOUND IN THE PROFESSIONALLY PREPARED OF THE SOILS INVESTIGATIONS COMPLETED ON THIS SITE.

75. AGGREGATE BASE: AGGREGATE BASE SHALL BE GRADE 3/4 UNTREATED BASE COURSE, AND COMPLY PREPARED REPORT OF THE SOILS INVESTIGATION PREPARED ON THIS SITE.

76. ALL MANHOLE RIMS, LAMPHOLES, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

77. ALL SIDEWALKS AND CROSSINGS TO MEET CURRENT ADA STANDARDS/ APWA STANDARDS.

78. PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTORS UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

79. INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

80. PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT BY THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY, AND POWER COMPANY TO HAVE THE ELECTRICAL SYSTEM AND ALL STREET LIGHTS ENERGIZED.

81. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING UNTIL FUTURE STRIPING. METHOD OF REMOVAL SHALL BE GRINDING OR SANDBLASTING.

82. STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH MUTCD & APWA 32 17.23.

83. DURING THE BIDDING PROCESS, CONTRACTOR TO REVIEW DESIGN SLOPES SHOWN FOR PAVEMENT AND WARRANTY THE PAVEMENT TO THE OWNER BASED UPON THE DESIGN SLOPES SHOWN HEREON. CONCERNS WITH SLOPES MUST BE BROUGHT TO THE OWNER DURING THE BIDDING PROCESS.

84. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SLOPE TO A CATCH BASIN, INLET BOX OR INTO A STREET CONTRACTOR TO VERIFY FINISH SPOT ELEVATIONS AND NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE PUDDING ON THE SITE.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW. BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER. 1-800-662-4111 www.bluestakes.org

NOTE: IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION 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. THE CONTRACTOR AGREES THAT HE SHALL 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 THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE 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 SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

NOTES: IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTION OF ANY NEW STORM DRAIN LINES.

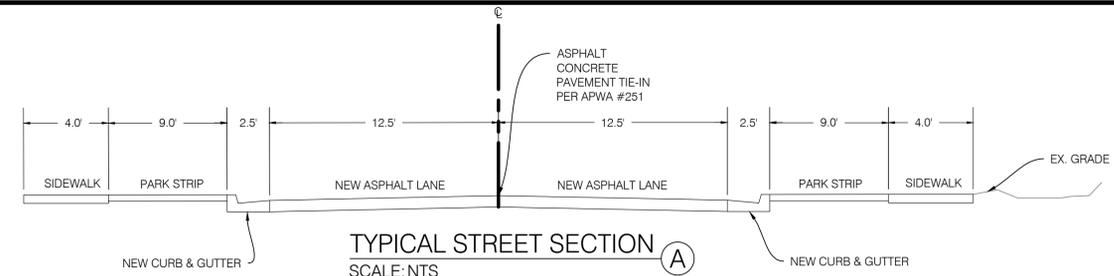
EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.

POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.

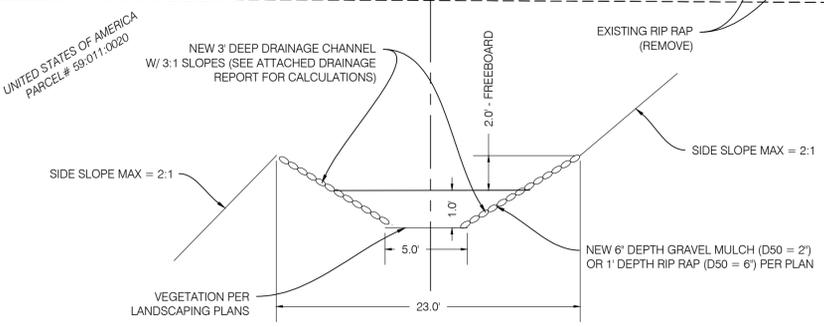
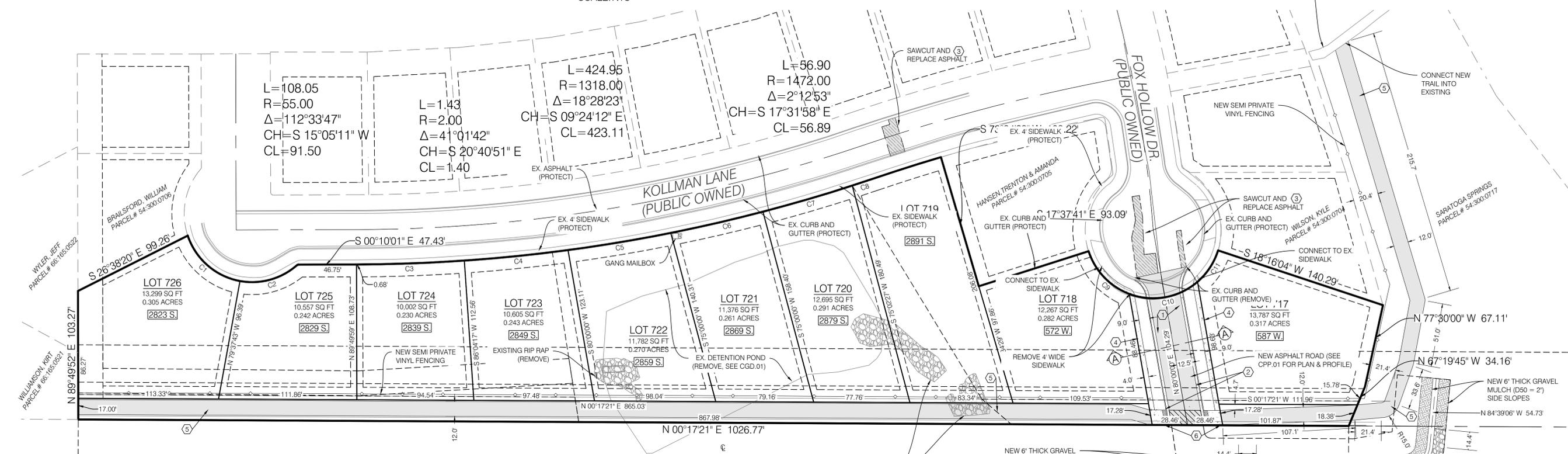
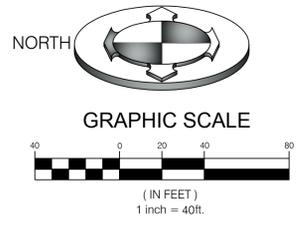
THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.

ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA

CONSTRUCTION KEY NOTES REFERENCE		
NO	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH GRANULAR BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER SS STDS	4/CDT.01
③	SAWCUT AND RESTORE ASPHALT PER SS STDS	5/CDT.01
④	SIDEWALK PER SARATOGA SPRINGS STDS.	1/CDT.02
⑤	12' WIDE ASPHALT TRAIL	3/CDT.01
⑥	PEDESTRIAN RAMP	6/CDT.01



NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

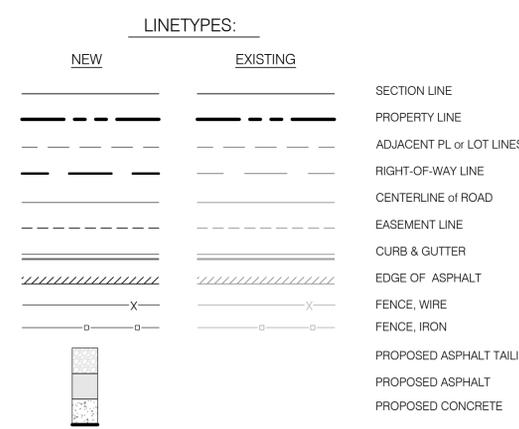


AREA TABLE (PROPOSED)

PARTICULARS	S.F.	%
BUILDING	35,000	27.4
HARDSCAPE	18,135	14.2
TOTAL LANDSCAPE	74,544	58.4
IMPERVIOUS AREA	53,135	41.6
ROAD	6,287	4.9
TOTAL PROJECT AREA	127,679	100.0
BUILDABLE AREA	127,679	100.0
DEDICATION FOR ROW	6,287	4.9
SENSITIVE LANDS	0	0.0

OPEN SPACE REQUIREMENTS

PARTICULARS	S.F.	%
DWELLINGS	10	27.4
OPEN SPACE REQUIRED	0.484 ACRES	16.5
TOTAL LANDSCAPE	74,544	58.4
IMPERVIOUS AREA	53,135	41.6
ROAD	6,287	4.9
TOTAL PROJECT AREA	127,679	100.0
BUILDABLE AREA	127,679	100.0
DEDICATION FOR ROW	6,287	4.9
SENSITIVE LANDS	0	0.0



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 NO. 2
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DATE: 07/01/19
 NO. 3
 DESCRIPTION: ADDED DRAINAGE CHANNEL EASEMENT

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 NO. 4
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 NO. 67
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

DATE: 06/19/19
 NO. 68
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

DATE: 06/19/19
 NO. 69
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

DATE: 06/19/19
 NO. 70
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

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 NO. 98
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

DATE: 06/19/19
 NO. 99
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

DATE: 06/19/19
 NO. 100
 DESCRIPTION: REVISED PER SARATOGA SPRINGS COMMENTS

PROFESSIONAL ENGINEER
 No. 10360773
 M. CHRIS PULSEN
 STATE OF UTAH

BENCHMARK ENGINEERING & LAND SURVEYING
 9138 SOUTH STATE STREET SUITE #100
 SANDY, UTAH 84070 (801) 542-7192
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 SARATOGA SPRINGS, UTAH

PROJECT NO. 1808165

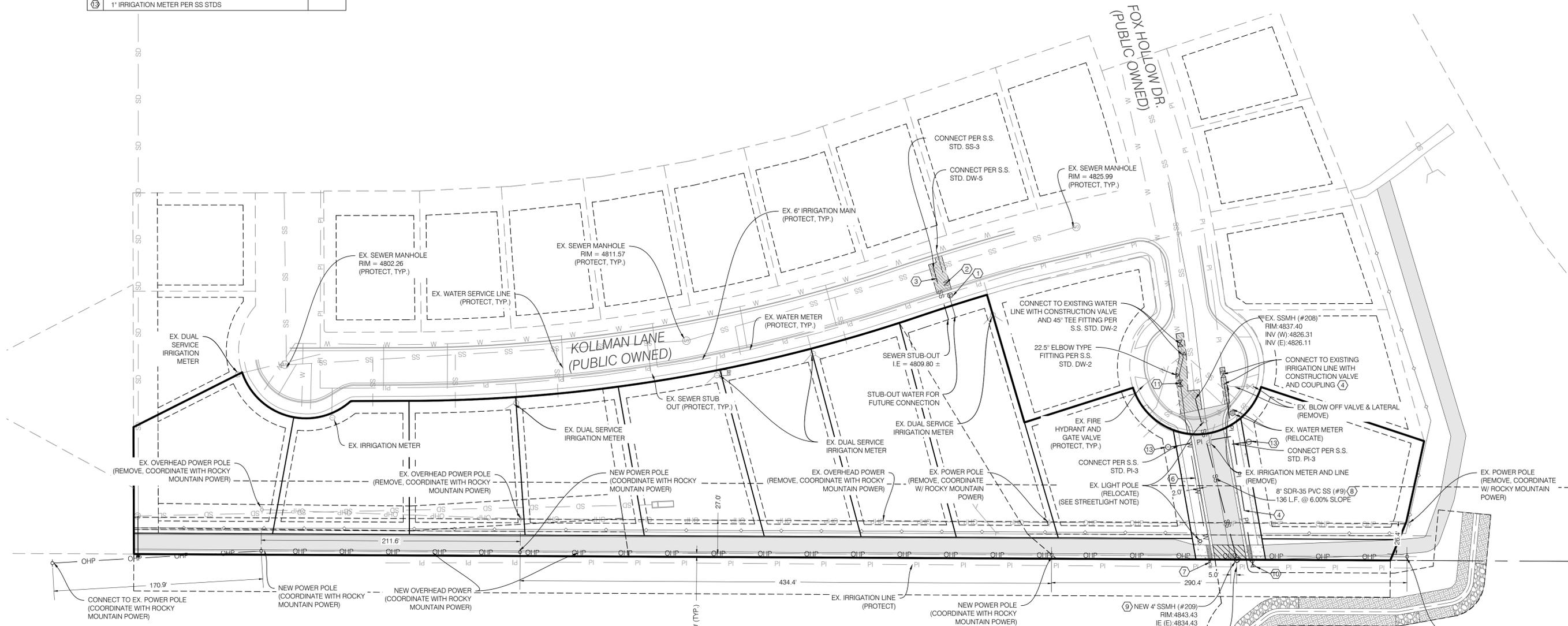
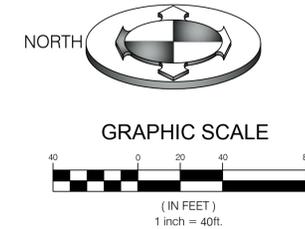
SITE PLAN

CSP.01
3 OF 9

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81

CONSTRUCTION KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	3/4" WATER METER & VAULT PER SS STDS	6/CDT.01
②	3/4" POLY WATER SERVICE LINE	
③	4" PVC SDR-35 SEWER LATERAL PER SS STDS (SLOPE @ 2% MIN.)	2/CDT.01
④	8" PVC C-900 IRRIGATION LINE PER SS STDS.	
⑤	THRUST BLOCK PER SS STDS.	3/CDT.02
⑥	8" PVC C-900 WATER LINE PER SS STDS.	
⑦	8" BLOW OFF PER SS STDS	
⑧	8" PVC SDR-35 SEWER MAIN LINE	
⑨	4" SSMH PER SS STDS	
⑩	6" GATE VALVE PER SS STDS	
⑪	8" GATE VALVE PER SS STDS	4/CDT.02
⑫	1" POLY IRRIGATION LATERAL PER SS STDS.	
⑬	1" IRRIGATION METER PER SS STDS	



SEWER IMPROVEMENT QUANTITIES	
STRUCTURE	QUANTITY
4" SDR-35 PIPE	45 L.F.
CLEAN-OUT	1
8" SDR-35 PIPE	132 L.F.
4" SSMH	1

CULINARY WATER IMPROVEMENT QUANTITIES	
STRUCTURE	QUANTITY
3/4" WATER SERVICE LINE	43 L.F.
3/4" WATER METER	1
8" PVC WATER MAIN	171 L.F.
8" BLOW OFF	1
THRUST BLOCK	2
8" GATE VALVE	1

IRRIGATION IMPROVEMENT QUANTITIES	
STRUCTURE	QUANTITY
6" PVC WATER MAIN	141
THRUST BLOCK	0
6" GATE VALVE	1
IRRIGATION METER	2
1" IRRIGATION LATERAL	67

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

STREETLIGHT NOTE:
A MINIMUM 18-INCH SEPERATION REQUIRED BETWEEN STREETLIGHT AND OTHER ABOVE APPURTENANCES.

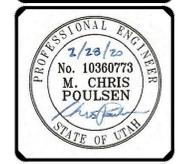
NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

NOTE:
AN EXCAVATION PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE RIGHT-OR-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

NO.	DATE	DESCRIPTION
1	03/09/19	REVISED PER SARATOGA SPRINGS COMMENTS
2	06/19/19	REVISED PER SARATOGA SPRINGS COMMENTS
3	07/01/19	ADDED DRAINAGE CHANNEL EASEMENT
4	10/28/20	REVISED PER SARATOGA SPRINGS COMMENTS

PROJECT NO. 1808165
DATE PLOTTED 06/19/19
DRAWN BY SAM
CHECKED BY MCP
DESIGNED BY SURVEY

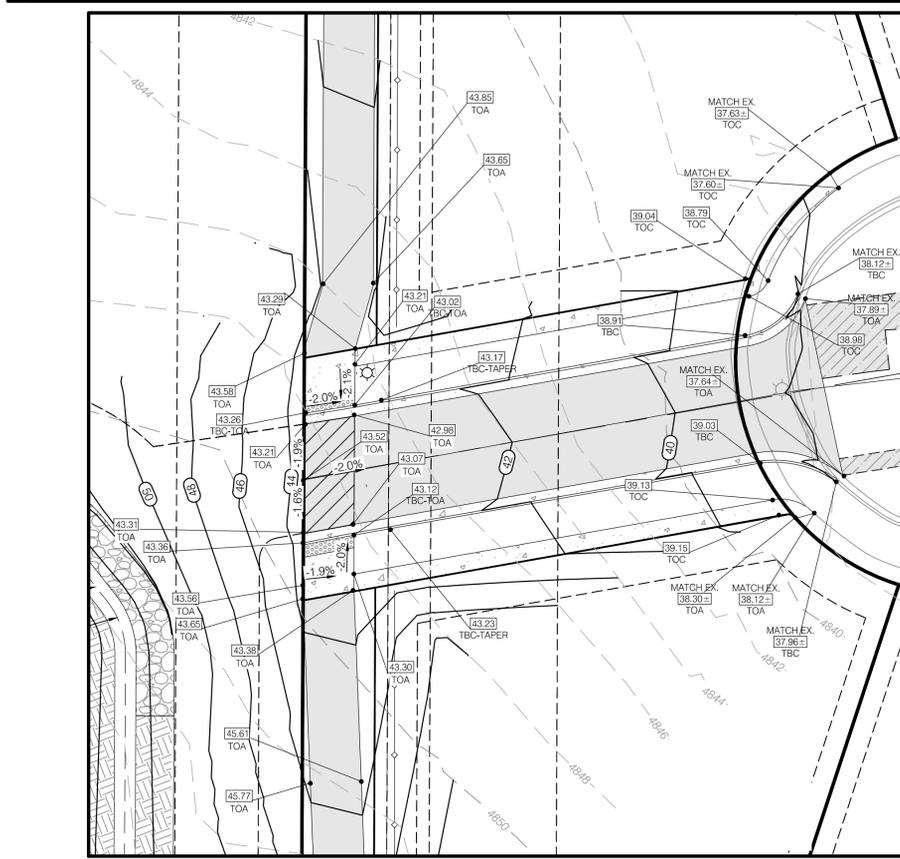
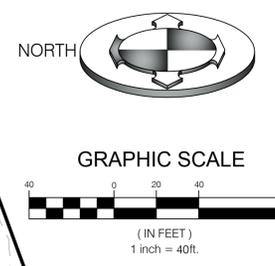
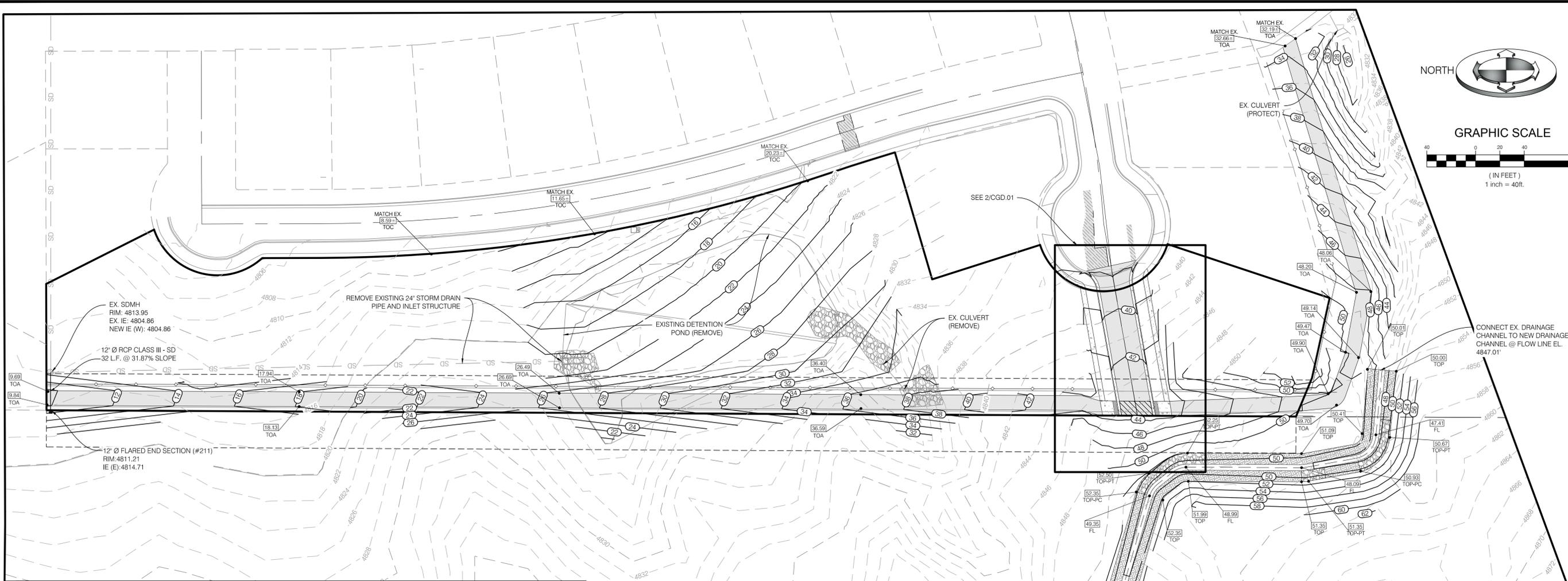


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PROJECT NO. 1808165
UTILITY PLAN
CUP.01
4 OF 9

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CLOSE-UP DETAIL ②
SCALE: 1" = 20'

TOTAL SITE EARTHWORK QUANTITIES		CHANNEL EARTHWORK QUANTITIES	
TYPE	QUANTITY (CU. YD)	TYPE	QUANTITY (CU. YD)
CUT	7,567	CUT	3,365
FILL	8,376	FILL	262
NET (EXPORT)	809	NET (EXPORT)	3,103

NOTE: CUT/FILL ANALYSIS BASED ON TOP OF EXISTING AND PROPOSED SURFACE ELEVATIONS AND DOES NOT INCLUDE SUB-BASE. THESE NUMBERS ARE AN ESTIMATE AND FURTHER CALCULATION IS REQUIRED BY OTHERS FOR A MORE ACCURATE QUANTITY

STORM DRAIN IMPROVEMENTS TABLE		
	QT	UNIT
12" STORM DRAIN LINE	32	LF
12" FLARED END SECTION	1	
CHANNEL LENGTH	797	LF
6" THICK GRAVEL MULCH	76,227	CF
1' THICK RIP-RAP	177	LF

A GRADING PERMIT MUST BE OBTAINED FROM SARATOGA SPRINGS CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION AND CONTACT ENGINEER WITH ANY DISCREPANCIES.

CONTRACTOR TO CONSTRUCT STORM DRAINAGE FACILITIES TO CONFORM TO SARATOGA SPRINGS CITY CONSTRUCTION STANDARDS AND POLICIES.

NOTE: PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION AND NOTIFY ENGINEER IF THIS POINT IS HIGHER THAN SHOWN ON THE PLANS FOR A REDESIGN.

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY OF SARATOGA SPRINGS ASSUMES NO LIABILITY WHATSOEVER FOR THIS DESIGN.

BENCHMARK:
WEST QUARTER CORNER SECTION 12
TOWNSHIP 6 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4817.130

GRADING AND DRAINAGE KEY NOTES REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" FLARED END SECTION	DETAIL
③	12" RCP CLASS III STORM DRAIN LINE	

NOTE: POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

FEMA FLOOD ZONE: X

ABBREVIATIONS		SYMBOLS:	
CB	CATCH BASIN	NEW	EXISTING
EOA	EDGE OF ASPHALT	⊙	●
ECC	EDGE OF CONCRETE	⊖	■
EX	EXISTING	⊕	■
FFE	FINISH FLOOR ELEVATION	⊖	■
FL	FLOW LINE	⊖	■
GB	GRADE BREAK	⊖	■
I.E.	INVERT ELEVATION	⊖	■
LP	LENGTH OF CURVE	⊖	■
LP	LOW POINT	⊖	■
SD	STORM DRAIN	⊖	■
TBC	TOP BACK OF CURB	⊖	■
TOA	TOP OF ASPHALT	⊖	■
TOC	TOP OF CONCRETE	⊖	■
TOF	TOP OF FOOTING	⊖	■
TOG	TOP OF GRADE	⊖	■
TOP	TOP OF SLOPE	⊖	■
TOW	TOP OF WALL	⊖	■

ALL STORM DRAINAGE FACILITIES TO CONFORM TO SARATOGA SPRINGS CITY CONSTRUCTION STANDARDS AND POLICIES.

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

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NO.	DATE	DESCRIPTION
1	03/08/19	REVISED PER SARATOGA SPRINGS COMMENTS
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4	10/28/20	REVISED PER SARATOGA SPRINGS COMMENTS

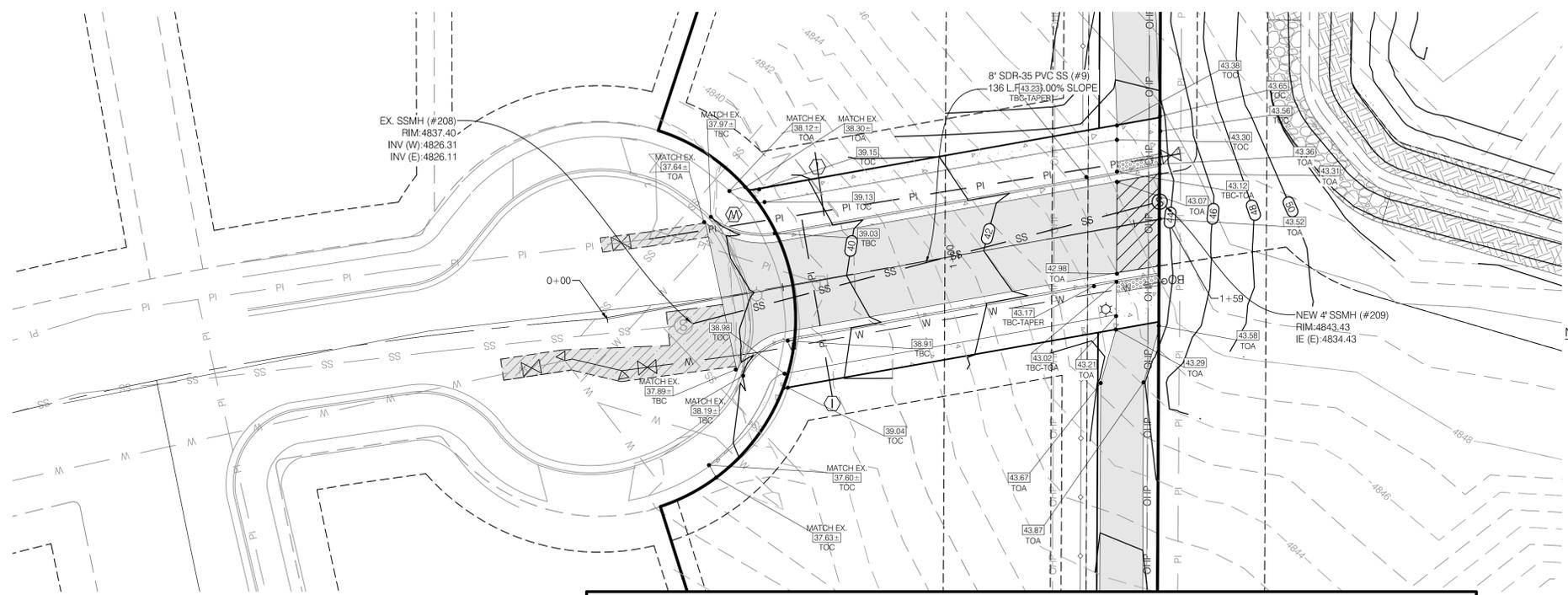
PROJECT NO. 1808165
DATE PLOTTED: 11/14/2023 10:58:11 AM
SCALE: 1" = 40' (GRAPHIC SCALE)
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/14/2023

PROFESSIONAL ENGINEER
No. 10360773
M. CHRIS POULSEN
STATE OF UTAH

BENCHMARK
ENGINEERING &
LAND SURVEYING
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SANDY, UTAH 84070 (801) 542-7192
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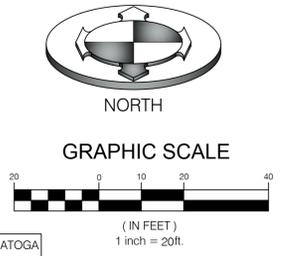
PROJECT NO. 1808165
GRADING &
DRAINAGE
PLAN
CGD.01
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ALL STORM DRAINAGE FACILITIES TO CONFORM TO SARATOGA SPRINGS CITY CONSTRUCTION STANDARDS AND POLICIES.

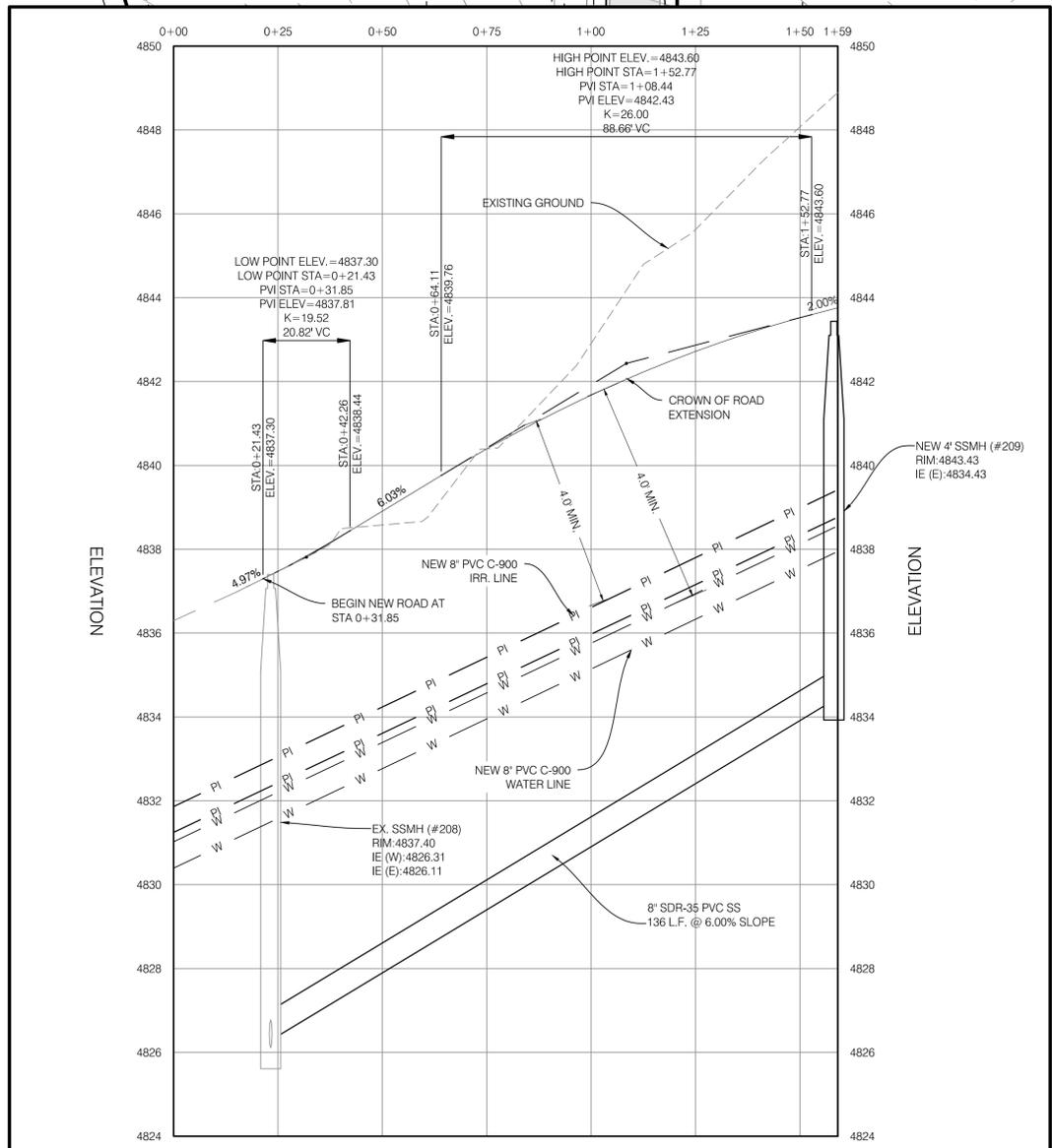
SYMBOLS:

- EXISTING**
- STORM DRAIN MAN-HOLE
 - CATCH BASIN
 - DIRECTION OF DRAINAGE
- NEW**
- -

BENCHMARK:
WEST QUARTER CORNER SECTION 12
TOWNSHIP 6 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4817.130

ABBREVIATIONS

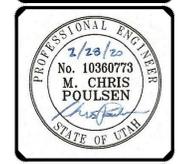
- | | | | |
|------|------------------------|-----|------------------|
| CB | CATCH BASIN | LP | LOW POINT |
| EDA | EDGE OF ASPHALT | SD | STORM DRAIN |
| ECC | EDGE OF CONCRETE | TBC | TOP BACK OF CURB |
| EX | EXISTING | TOA | TOP OF ASPHALT |
| FFE | FINISH FLOOR ELEVATION | TOC | TOP OF CONCRETE |
| FL | FLOW LINE | TOF | TOP OF FOOTING |
| GB | GRADE BREAK | TOG | TOP OF GRATE |
| I.E. | INVERT ELEVATION | TOP | TOP OF SLOPE |
| LP | LENGTH OF CURVE | TOW | TOP OF WALL |



ROAD EXTENSION PROFILE

No.	DATE	DESCRIPTION
1	03/09/19	REVISED PER SARATOGA SPRINGS COMMENTS
2	06/19/19	REVISED PER SARATOGA SPRINGS COMMENTS
3	07/01/19	ADDED DRAINAGE CHANNEL EASEMENT
4	10/28/20	REVISED PER SARATOGA SPRINGS COMMENTS

DRAWN BY: SAM
 CHECKED BY: MCP
 SURVEY FIELD DATE: 06/19/19
 DATE: 06/19/19
 DWG. FILE: 1808165 SITE



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SYMBOLS:

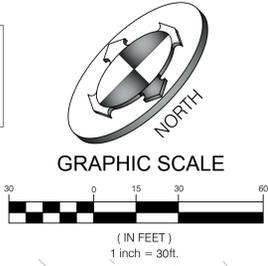
NEW	EXISTING		
○	□	○	□
■	□	○	□
—	—	○	□

STORM DRAIN MANHOLE
CATCH BASIN
DIRECTION OF DRAINAGE

ABBREVIATIONS

CB	CATCH BASIN	LP	LOW POINT
EOA	EDGE OF ASPHALT	SD	STORM DRAIN
EOC	EDGE OF CONCRETE	TBC	TOP BACK OF CURB
EX	EXISTING	TOA	TOP OF ASPHALT
FFE	FINISH FLOOR ELEVATION	TOC	TOP OF CONCRETE
FL	FLOW LINE	TOF	TOP OF FOOTING
GB	GRADE BREAK	TOG	TOP OF GRATE
I.E.	INVERT ELEVATION	TOS	TOP OF SLOPE
LP	LENGTH OF CURVE	TOW	TOP OF WALL

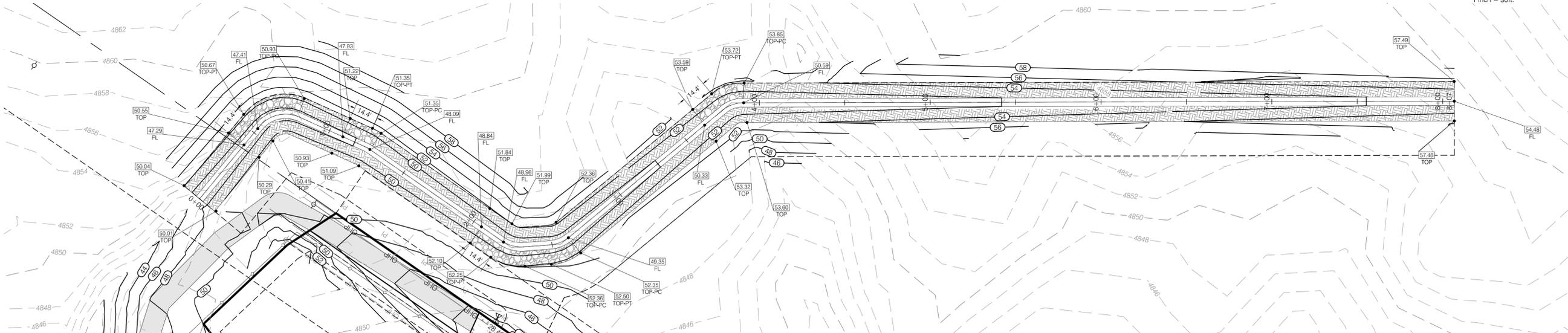
BENCHMARK:
WEST QUARTER CORNER SECTION 12
TOWNSHIP 6 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEVATION = 4817.130



GRAPHIC SCALE

(IN FEET)
1 inch = 30ft.

ALL STORM DRAINAGE FACILITIES TO CONFORM TO SARATOGA
SPRINGS CITY CONSTRUCTION STANDARDS AND POLICIES.



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PROJECT NO. 1808165 SITE

DATE 06/19/19

BY M. CHRIS POULSEN

SCALE: SHEET, PLOT ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

PROFESSIONAL ENGINEER

2/28/20

No. 10360773

M. CHRIS POULSEN

STATE OF UTAH

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CIVIL**

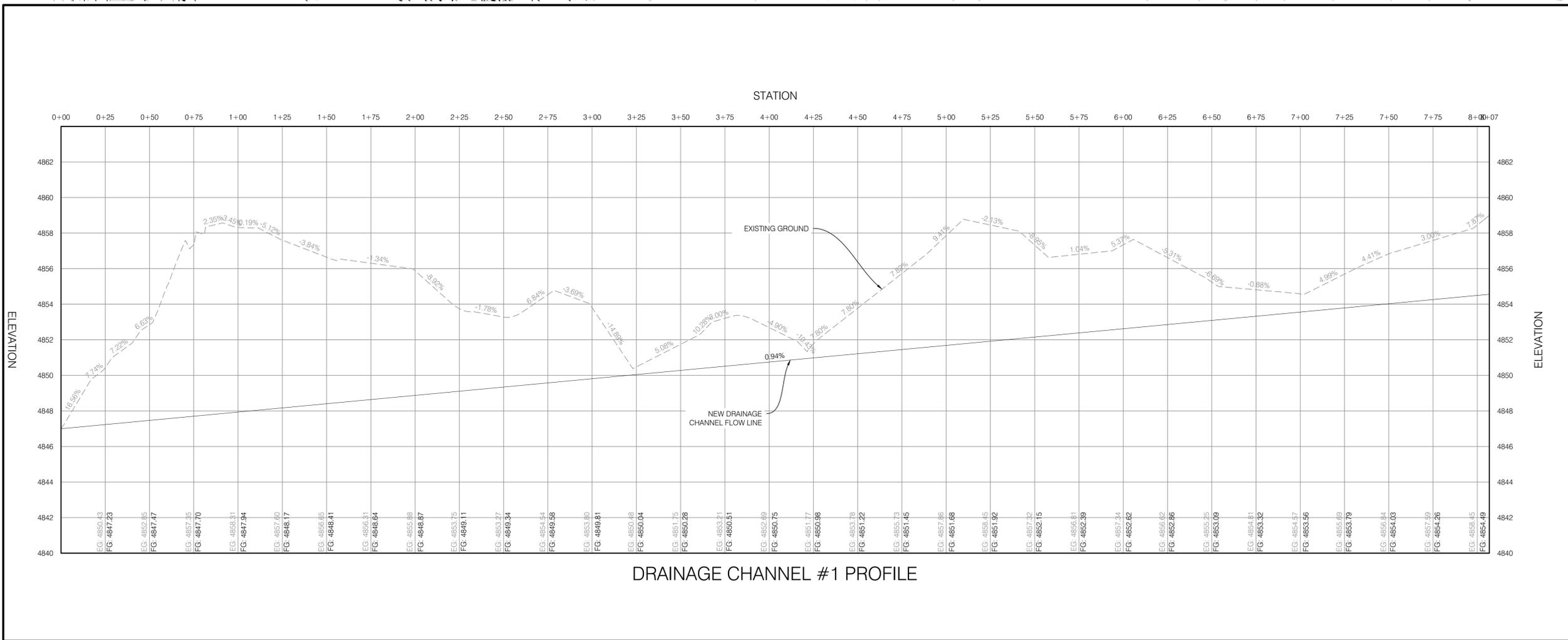
FOX HOLLOW SUBDIVISION

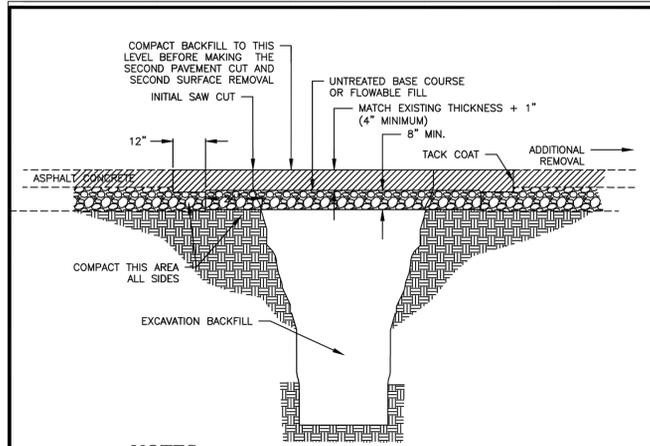
FOX HOLLOW DRIVE
SARATOGA SPRINGS, UTAH

PROJECT NO. 1808165

**PLAN &
PROFILE
VIEW**

CPP.02
7 OF 9





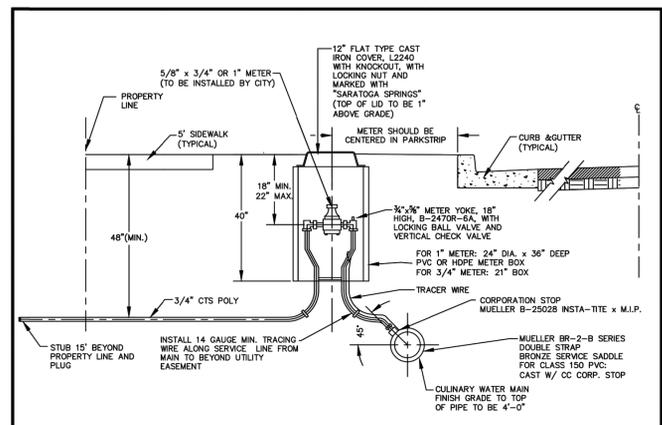
NOTES

- ADDITIONAL PAVEMENT REMOVAL: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 2 FEET OF THE SECOND SAW-CUT.
- FLOWABLE FILL: PROVIDE 28 DAYS 60 PSI CONTROLLED LOW STRENGTH MATERIAL AS SPECIFIED IN APWA SECTION 31.05.15. USE FILL MATERIAL WHICH FLOWS EASILY AND VIBRATION IS NOT REQUIRED. CURE TO INITIAL SET BEFORE PLACING AGGREGATE BASE OR ASPHALT PAVEMENT. USE FLOWABLE FILL IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
- JOINT REPAIR: IF A CRACK OCCURS AT THE "T" PATCH CONNECTION TO EXISTING PAVEMENT OR AT ANY STREET FIXTURE, SEAL THE CRACK.
- PATCH REPAIR: REPAIR THE ASPHALT PAVEMENT PATCH IF ANY OF THE FOLLOWING CONDITIONS OCCUR WITHIN THE PATCH:
 - A. PAVEMENT SURFACE DISTORTION EXCEEDS 1/4" DEVIATION IN 10 FEET.
 - REPAIR OPTION: PLANE OFF SURFACE DISTORTIONS, COAT PLANED SURFACES WITH CATIONIC OR ANIONIC EMULSION AND PROVIDE SAND BLOTTER.
 - B. CRACK AT LEAST 1-FEET LONG AND 1/8 INCH WIDE OCCUR MORE OFTEN THAN 1 IN 10 SQUARE FEET.
 - C. REPAIR OPTION: CRACK SEAL.
 - D. ASPHALT RAVELING IS GREATER THAN 1 SQUARE FOOT PER 100 SQUARE FEET. REPAIR OPTION: MILL AND INLAY.

STANDARD TEE PATCH

DATE: AUGUST 2017	REVISIONS	STANDARD DETAILS
DRAWING NAME: ST-26	DATE BY: J. PAULSEN	STREET STANDARDS
DRAWN BY: ETL	COMMENTS: REVISED PER SARATOGA SPRINGS COMMENTS	ST-26
CHECKED: APPROVED	SARATOGA SPRINGS CITY	

SAWCUT AND ASPHALT RESTORATION ①
SCALE: NTS



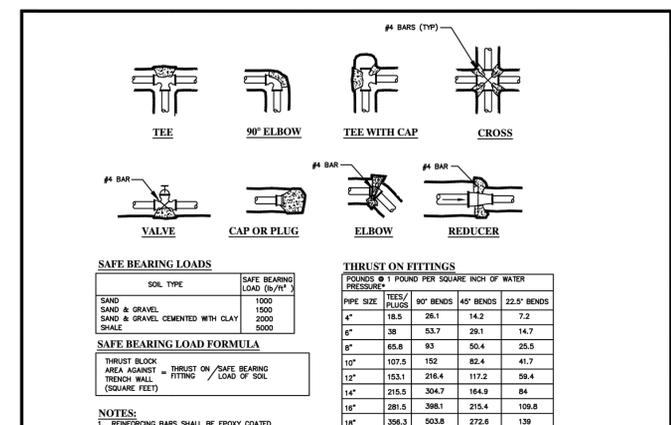
NOTES:

- INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
- BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 95% WITH NO DENSITY TEST RESULT LESS THAN 92%.
- CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING METER.
- METER BOXES SHOULD BE PVC OR HOPE.
- PIPE: INSTALL MINIMUM 3/4" CTS POLY PIPE (SDR-9) FROM MAIN TO METER AND FROM METER TO BUILDING. MINIMUM 1" POLYETHYLENE PIPE TO BE USED IN COMMERCIAL AREAS. INSTALL TRACING WIRE FROM MAIN LINE TO METER.
- PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP. MUST BE PLACED NEAR MIDPOINT OF THE LOT, AND MUST NOT BE LOCATED IN A DRIVEWAY OR IN A SIDEWALK.
- METER YOKE TO BE MUELLER B-2470R-6A, OR ACCEPTABLE EQUAL.
- SERVICE SADDLES SHALL BE MUELLER BR-2-B SERIES, OR EQUAL.
- METER LID TO BE 1" ABOVE LINE GRADE OF WALK/CURB.
- STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
- WATER SERVICES SHALL BE STUBBED TO A POINT APPROXIMATELY 1' BEYOND UTILITY EASEMENT (PUE).
- 1" METER INSTALLATION TO BE SIMILAR USING 1" METER, PIPE, AND FITTINGS.

RESIDENTIAL METER CONNECTION 3/4" x 5/8" OR 1"

DATE: AUGUST 2017	REVISIONS	STANDARD DETAILS
DRAWING NAME: DW-5	DATE BY: J. PAULSEN	DRINKING WATER
DRAWN BY: ETL	COMMENTS: REVISED PER SARATOGA SPRINGS COMMENTS	DW-5
CHECKED: APPROVED	SARATOGA SPRINGS CITY	

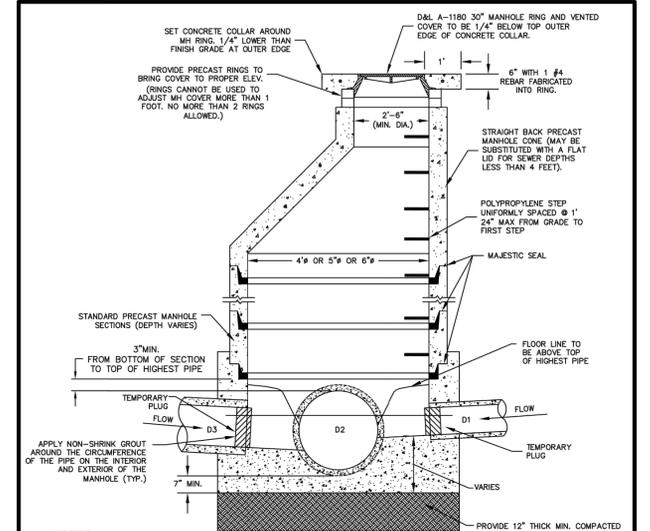
1-INCH WATER METER ②
SCALE: NTS



CONCRETE THRUST BLOCKS

DATE: AUGUST 2017	REVISIONS	STANDARD DETAILS
DRAWING NAME: DW-2	DATE BY: J. PAULSEN	DRINKING WATER
DRAWN BY: ETL	COMMENTS: REVISED PER SARATOGA SPRINGS COMMENTS	DW-2
CHECKED: APPROVED	SARATOGA SPRINGS CITY	

THRUST BLOCK ③
SCALE: NTS



NOTES:

- PRE-CAST BASES ARE REQUIRED. POURED-IN-PLACE BASES ARE ALLOWED ONLY ON EXISTING SEWER. SEE SS-2A FOR CAST IN PLACE BASE.
- AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.
- MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.
- CONCRETE AND WALL SECTIONS SHALL CONFORM WITH ASTM C-478 STANDARD.
- ALL MANHOLES TO BE HS-20 RATED.
- MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.
- FLAT CAST RINGS ARE NOT PERMITTED.
- LID SHALL BE VENTED AND MARKED SS SEWER.
- MANHOLES WITH SOLID LIDS MUST BE EPOXY LINED.

PRE-CAST SANITARY SEWER MANHOLE

DATE: AUGUST 2017	REVISIONS	STANDARD DETAILS
DRAWING NAME: SS-2	DATE BY: J. PAULSEN	SANITARY SEWER
DRAWN BY: ETL	COMMENTS: REVISED PER SARATOGA SPRINGS COMMENTS	SS-2
CHECKED: APPROVED	SARATOGA SPRINGS CITY	

SEWER MANHOLE ④
SCALE: NTS

NO.	DATE	DESCRIPTION
1	03/08/19	REVISED PER SARATOGA SPRINGS COMMENTS
2	06/19/19	REVISED PER SARATOGA SPRINGS COMMENTS
3	07/01/19	ADDED DRAINAGE CHANNEL EASEMENT
4	02/28/20	REVISED PER SARATOGA SPRINGS COMMENTS

DATE PLOTTED: 10/01/2020 10:58:00 AM
SCALE: AS SHOWN. FOR REQUIRED SIZE SHEETS, ADJUST ACCORDINGLY. FOR REQUIRED SIZE SHEETS, ADJUST ACCORDINGLY.

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FOX HOLLOW DRIVE
SARATOGA SPRINGS, UTAH

PROJECT NO. 1808165
DETAIL SHEET
CDT.02
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