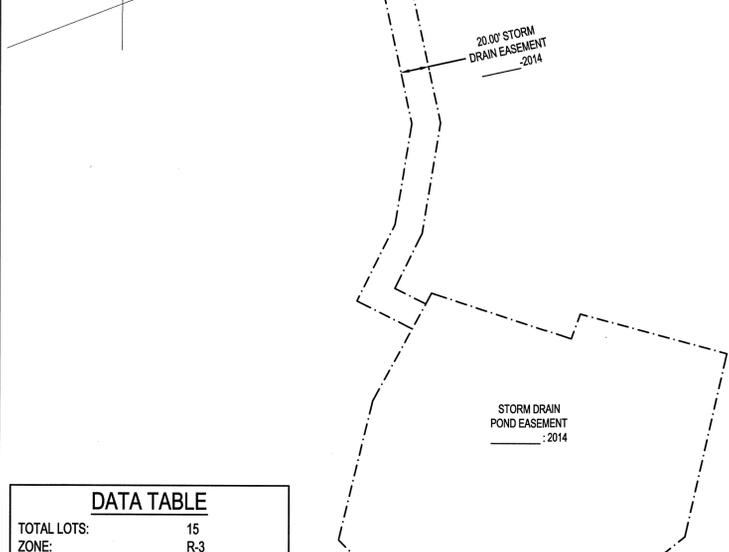
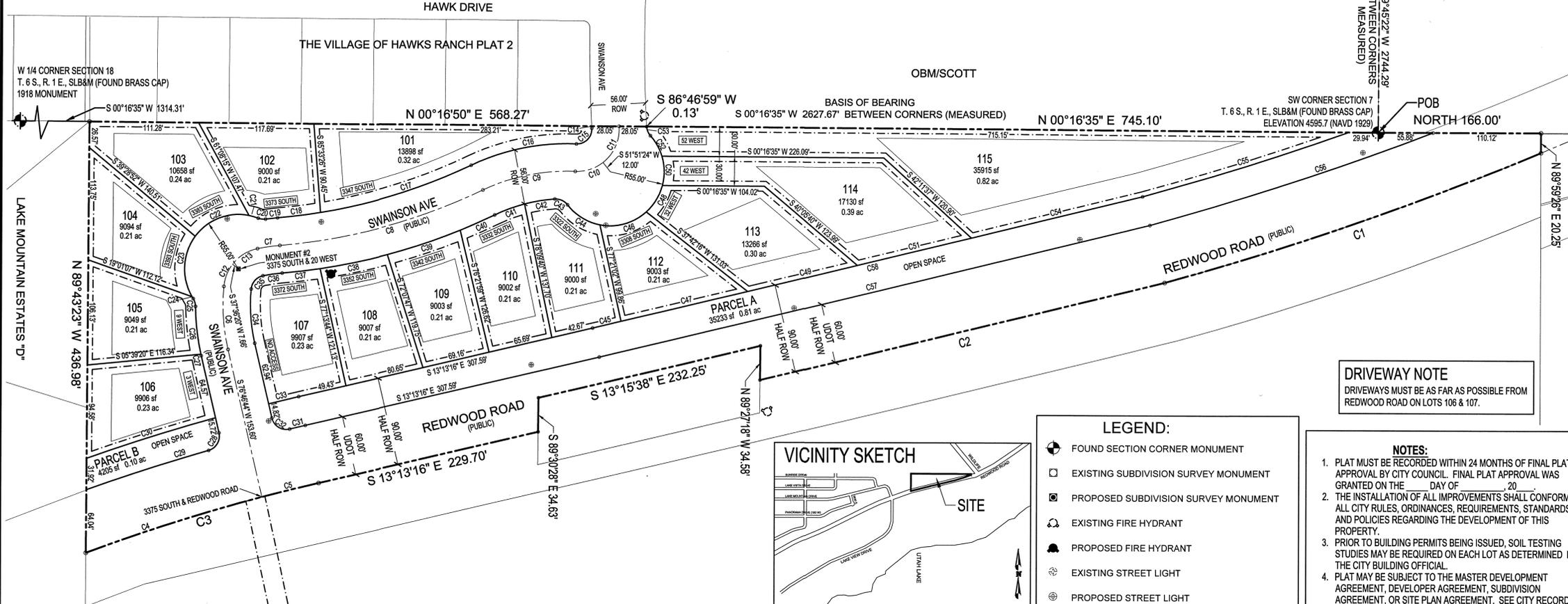


HERON HILLS PLAT "A"

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7 & NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

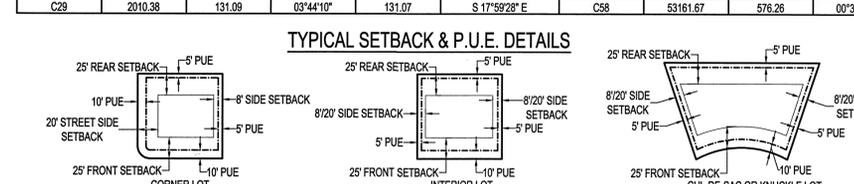
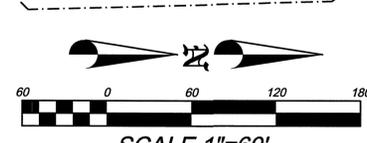


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3148.57	405.52	07°22'46"	405.24	S 19°09'33" E	C30	2040.38	137.84	03°52'14"	137.81	S 17°36'55" E
C2	53249.95	423.75	00°27'21"	423.75	S 13°36'45" E	C31	2010.38	16.42	00°28'04"	16.42	S 13°27'18" E
C3	1950.38	248.01	07°17'09"	247.84	S 16°51'50" E	C32	15.00	23.68	00°28'04"	21.30	S 31°32'42" W
C4	1950.38	188.46	05°32'11"	188.39	S 17°44'19" E	C33	2040.38	31.54	00°53'08"	31.54	S 13°39'50" E
C5	1950.38	59.55	01°44'58"	59.55	N 14°05'45" W	C34	172.00	55.17	18°22'39"	54.83	S 85°58'04" W
C6	200.00	64.15	18°22'39"	63.87	S 85°58'04" W	C35	15.00	19.17	73°14'02"	17.89	N 48°13'36" E
C7	200.00	23.01	06°35'34"	23.00	N 08°18'48" W	C36	172.00	19.79	06°35'34"	19.78	N 08°18'48" W
C8	600.00	215.74	20°38'06"	214.58	N 15°19'04" W	C37	628.00	39.03	03°33'40"	39.03	N 06°47'50" W
C9	200.00	97.05	27°48'05"	96.10	N 11°43'04" W	C38	628.00	70.05	06°23'27"	70.01	N 11°46'24" W
C10	43.00	30.26	40°19'35"	29.64	N 17°58'49" W	C39	628.00	78.34	07°08'52"	78.29	N 18°32'33" W
C11	43.00	41.85	55°46'09"	40.22	N 66°01'41" W	C40	628.00	38.39	03°30'08"	38.38	N 23°52'03" W
C12	43.00	24.35	32°28'57"	24.03	N 68°37'08" W	C41	172.00	32.49	10°49'25"	32.44	N 20°12'24" W
C13	43.00	30.61	49°47'05"	29.97	N 32°00'07" W	C42	172.00	31.27	10°24'54"	31.22	N 09°35'14" W
C14	1540.05	2.01	00°04'29"	2.01	N 86°52'14" E	C43	15.00	14.78	56°26'56"	14.19	N 23°50'41" E
C15	15.00	25.20	96°16'00"	22.34	S 45°57'02" E	C44	55.00	39.67	41°19'47"	38.82	N 31°24'15" E
C16	228.00	110.63	27°48'05"	109.55	S 11°43'04" E	C45	53161.67	29.77	00°01'55"	29.77	N 13°14'04" W
C17	572.00	161.52	16°10'45"	160.98	S 17°31'44" E	C46	55.00	50.73	52°51'02"	48.95	N 5°41'09" W
C18	572.00	44.15	04°25'21"	44.14	S 07°13'41" E	C47	53161.67	132.50	00°08'34"	132.50	N 13°19'19" W
C19	228.00	12.23	03°04'20"	12.22	S 06°33'11" E	C48	55.00	31.92	33°15'01"	31.47	N 58°44'10" W
C20	15.00	7.69	29°21'50"	7.61	S 06°35'34" W	C49	53161.67	114.68	00°07'25"	114.68	N 13°27'18" W
C21	55.00	9.73	10°08'00"	9.72	S 16°12'29" W	C50	55.00	30.40	31°39'50"	30.01	S 88°48'24" W
C22	55.00	62.04	64°37'48"	58.80	S 21°10'24" E	C51	53161.67	119.52	00°07'44"	119.52	N 13°34'53" W
C23	55.00	64.68	67°22'44"	61.02	S 87°10'41" E	C52	55.00	24.05	25°03'09"	23.86	S 60°26'55" W
C24	55.00	2.17	02°19'20"	2.16	N 58°00'17" E	C53	15.00	10.16	38°47'26"	9.96	S 67°19'05" W
C25	15.00	8.51	32°30'57"	8.40	N 73°08'05" E	C54	53161.67	178.37	00°11'36"	178.37	N 13°44'32" W
C26	228.00	48.68	12°13'57"	48.59	N 83°16'35" E	C55	3058.57	219.92	04°07'11"	219.87	N 17°33'11" W
C27	228.00	1.52	00°22'52"	1.52	N 76°58'10" E	C56	3058.57	303.31	05°37'36"	303.19	S 18°17'54" E
C28	15.00	22.90	87°05'53"	20.87	S 59°40'19" E	C57	53191.67	578.59	00°37'16"	576.58	S 13°31'44" E
C29	2010.38	131.09	03°44'10"	131.07	S 17°59'28" E	C58	53161.67	578.26	00°37'16"	575.83	S 13°31'44" E

DATA TABLE

TOTAL LOTS:	15
ZONE:	R-3
TOTAL DEVELOPMENT:	7.92 ACRES
UDOT ROAD DEDICATION:	1.88 ACRES
NET DEVELOPMENT:	6.04 ACRES
PUBLIC ROAD DEDICATION:	0.93 ACRES (15%)
OPEN SPACE AREA:	0.91 ACRES (15%)
TOTAL LOT AREA:	4.20 ACRES (70%)
DENSITY:	2.48 DU/ACRE



QUESTAR GAS COMPANY
APPROVED THIS _____ DAY OF _____ A.D. 20____

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ A.D. 20____

QUESTAR GAS COMPANY
COMCAST CABLE TELEVISION
APPROVED THIS _____ DAY OF _____ A.D. 20____

ROCKY MOUNTAIN POWER
CENTURY LINK
APPROVED THIS _____ DAY OF _____ A.D. 20____

COMCAST CABLE TELEVISION
CENTURY LINK

AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____ A.D. 20____
CITY FIRE CHIEF

PLANNING COMMISSION REVIEW
REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20____
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____ A.D. 20____
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D. 20____
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D. 20____
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. _____, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 168.00 FEET; THENCE N 89°22' E 20.25 FEET TO A POINT ALONG THE CENTERLINE OF REDWOOD ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 3148.57 FOOT RADIUS CURVE TO THE RIGHT 405.52 FEET (CURVE HAS A CENTRAL ANGLE OF 07°22'46" AND A CHORD THAT BEARS S 19°09'33" E 405.24 FEET); AND (2) ALONG THE ARC OF A 53249.95 FOOT RADIUS CURVE TO THE RIGHT 423.75 FEET (CURVE HAS A CENTRAL ANGLE OF 00°27'21" AND A CHORD THAT BEARS S 13°36'45" E 423.75 FEET); THENCE N 89°27'18" W 34.83 FEET; THENCE S 13°15'38" E 232.25 FEET; THENCE S 89°28' E 34.63 FEET TO A POINT ALONG THE CENTERLINE OF REDWOOD ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) S 13°15'38" E 229.70 FEET; AND (2) ALONG THE ARC OF A 1950.38 FOOT RADIUS CURVE TO THE LEFT 248.01 FEET (CURVE HAS A CENTRAL ANGLE OF 07°17'09" AND A CHORD THAT BEARS S 16°51'50" E 247.84 FEET) TO A POINT ALONG THE NORTH BOUNDARY LINE OF LAKE MOUNTAIN ESTATES; THENCE ALONG SAID BOUNDARY N 89°43'23" W 436.98 FEET TO A POINT ALONG THE EASTERN BOUNDARY LINE OF THE VILLAGE OF HAWKS RANCH PLAT 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N 00°16'50" E 568.27 FEET AND (2) S 89°40'59" W 0.13 FEET TO A POINT ALONG THE SECTION LINE; THENCE ALONG THE SECTION LINE N 00°16'35" E 745.10 FEET TO THE POINT OF BEGINNING.

CONTAINS: 7.92 ACRES
OF LOTS: 15
BASIS OF BEARING: SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 18, T6S, R1E, SLB&M BEARING S00°16'35" W 2827.67 FEET.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

HERON HILLS PLAT "A"

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNERS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNERS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, _____ AND, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SHE, SAID _____ IS THE PRESIDENT AND HE, SHE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____ A.D. 20____

CITY MAYOR

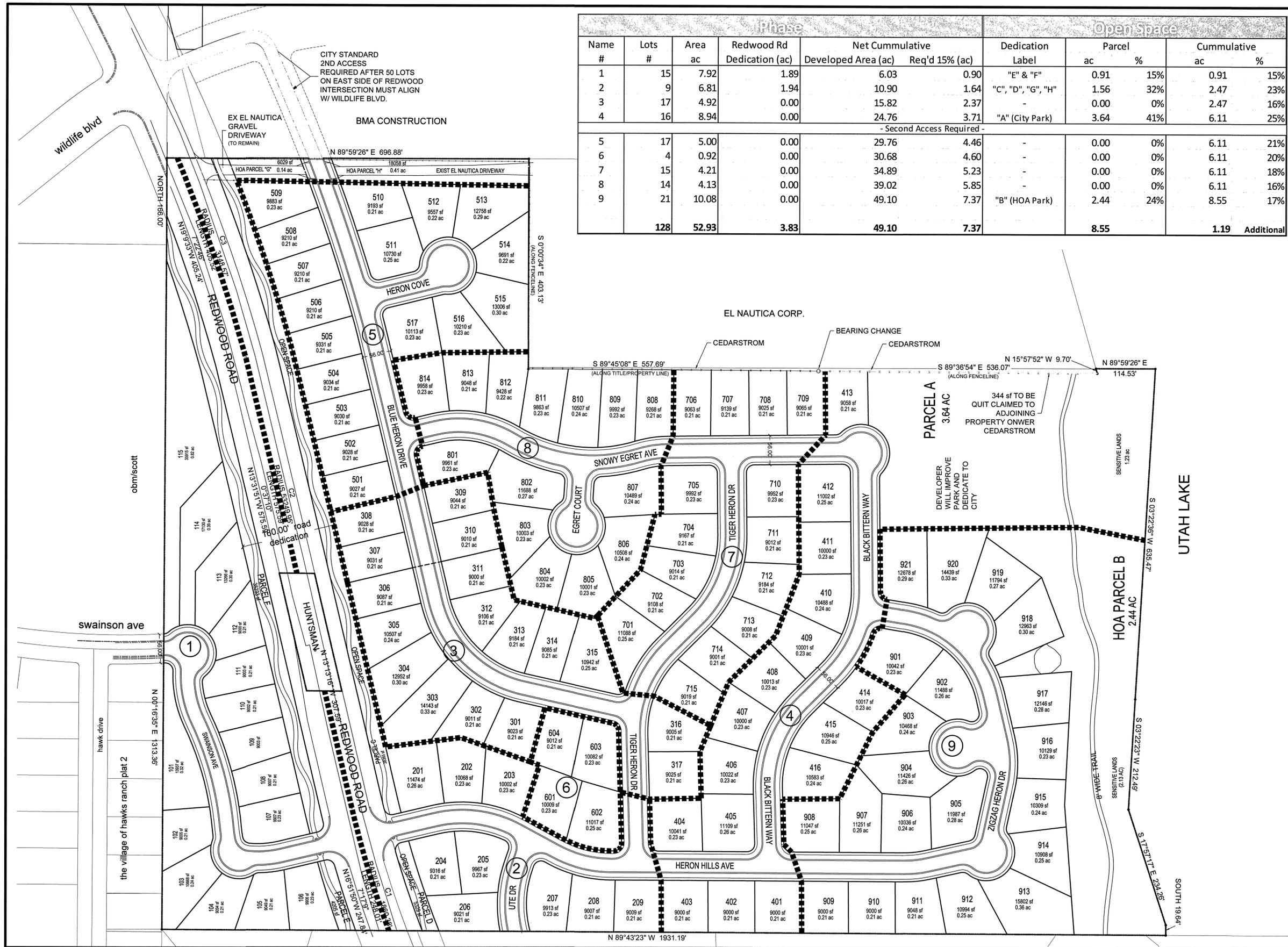
CITY RECORDER
(SEE SEAL BELOW)

PLAT "A" HERON HILLS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7 & THE NORTHWEST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK/RECORDER SEAL



Phase							Open Space			
Name #	Lots #	Area ac	Redwood Rd Dedication (ac)	Net Cumulative Developed Area (ac)	Req'd 15% (ac)	Dedication Label	Parcel ac	%	Cummulative ac	%
1	15	7.92	1.89	6.03	0.90	"E" & "F"	0.91	15%	0.91	15%
2	9	6.81	1.94	10.90	1.64	"C", "D", "G", "H"	1.56	32%	2.47	23%
3	17	4.92	0.00	15.82	2.37	-	0.00	0%	2.47	16%
4	16	8.94	0.00	24.76	3.71	"A" (City Park)	3.64	41%	6.11	25%
- Second Access Required -										
5	17	5.00	0.00	29.76	4.46	-	0.00	0%	6.11	21%
6	4	0.92	0.00	30.68	4.60	-	0.00	0%	6.11	20%
7	15	4.21	0.00	34.89	5.23	-	0.00	0%	6.11	18%
8	14	4.13	0.00	39.02	5.85	-	0.00	0%	6.11	16%
9	21	10.08	0.00	49.10	7.37	"B" (HOA Park)	2.44	24%	8.55	17%
	128	52.93	3.83	49.10	7.37		8.55		1.19	Additional

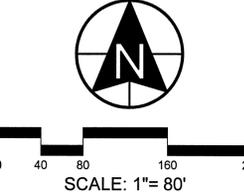
DEVELOPER

HERON HILLS

DEVELOPER



935 West Center
Street Lindon, UT 84042
(801) 785-8448



SCALE: 1" = 80'



CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

NO.	DATE	DESCRIPTION	SEAL
1			
2			
3			
4			
5			
6			
7			

ACTION: FINAL PLAN DATE: 10/28/14

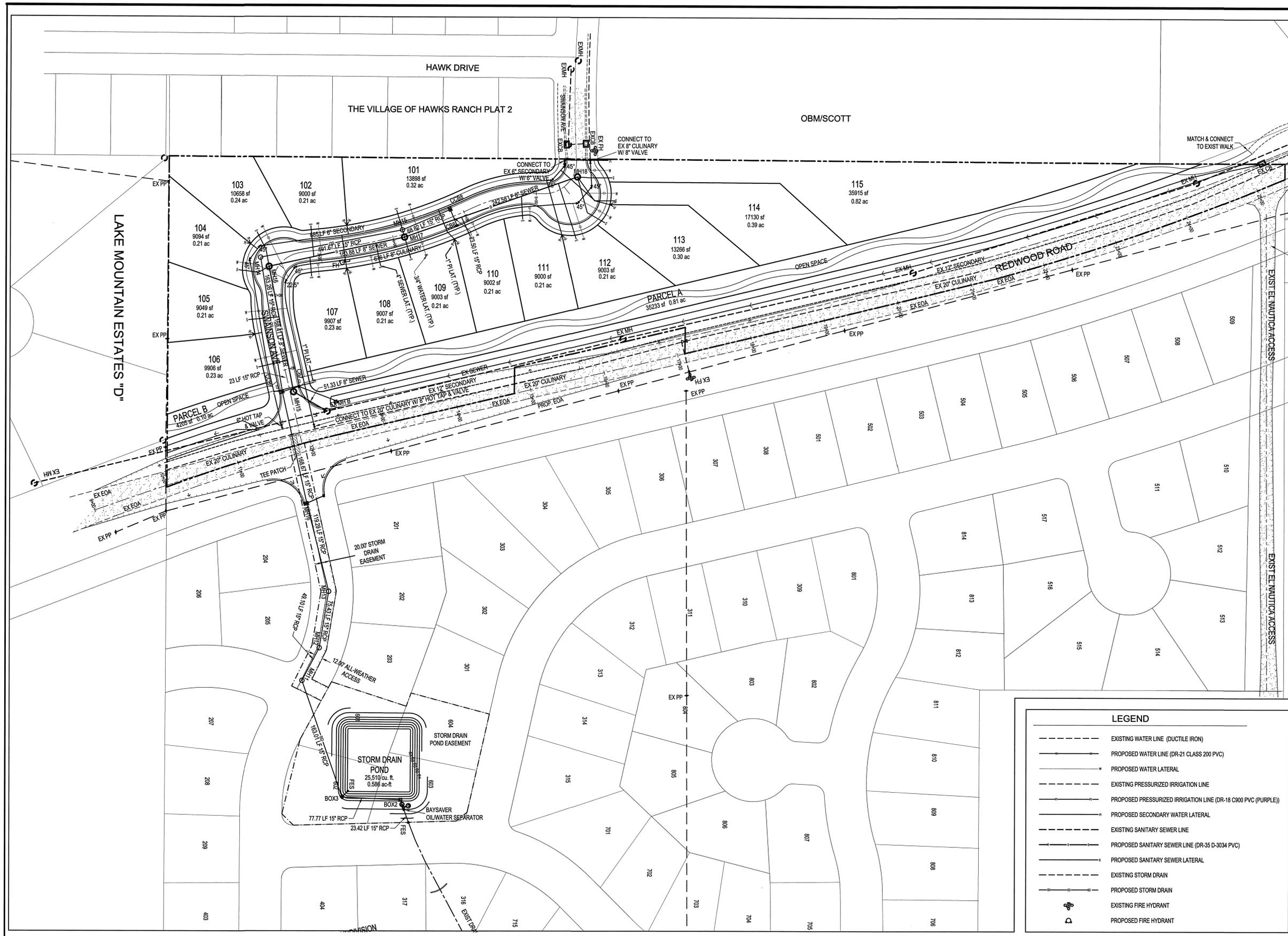
PROJECT: HERON HILLS

PRELIMINARY PLAN

DESCRIPTION: PHASING PLAN

SHEET NAME: PHASING PLAN SHEET NUMBER: C1

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DEVELOPER

HERON HILLS

DEVELOPER

SI Incorporated

935 West Center
Street Lindon, UT 84042
(801) 785-8448

SCALE: 1" = 60'

BERG
CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
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7			

ACTION	DATE
FINAL PLAN	7/28/2014

PROJECT

HERON HILLS

DESCRIPTION

FINAL CONSTRUCTION PLAN

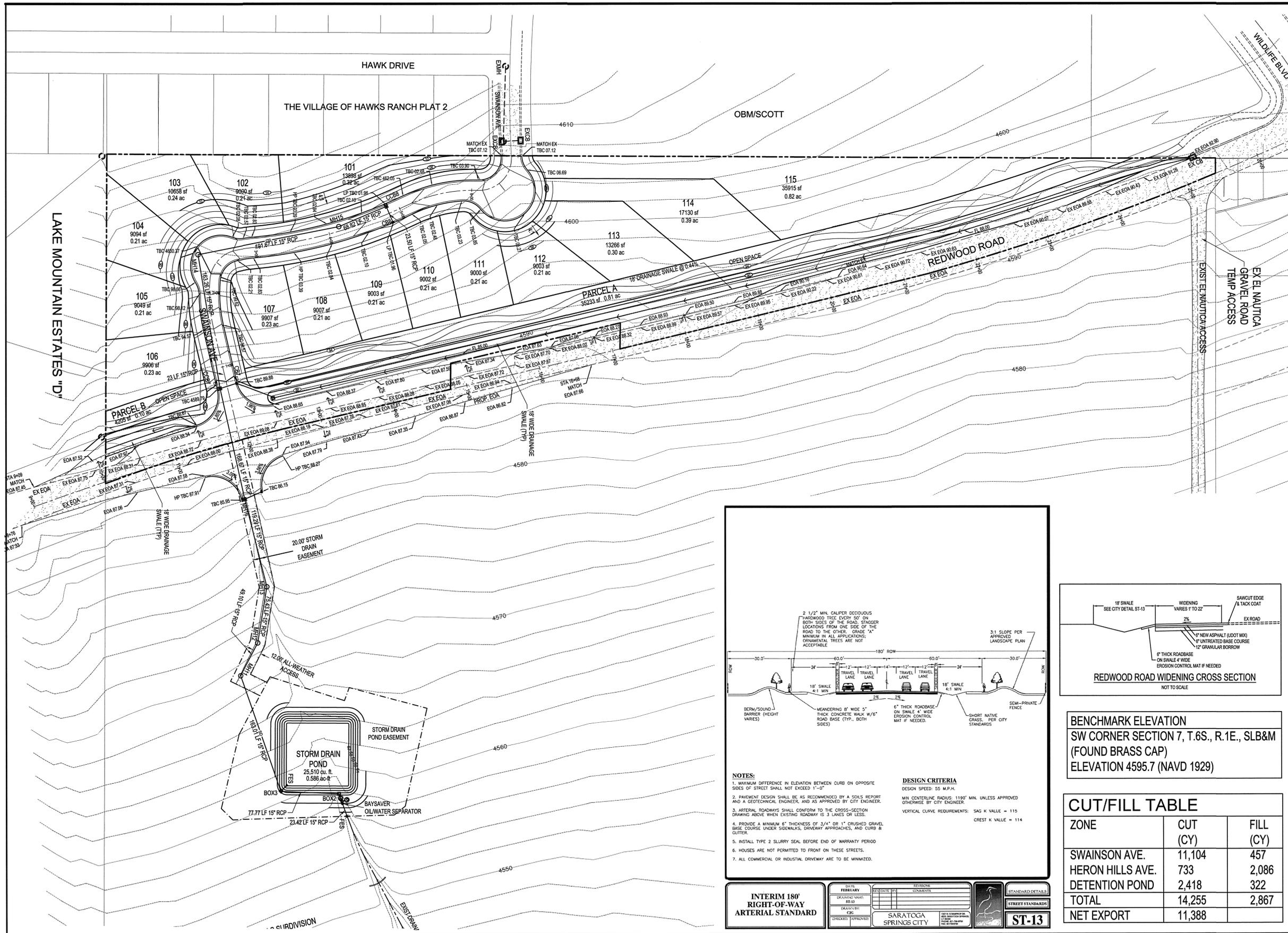
OVERALL UTILITY PLAN

SHEET NAME	SHEET NUMBER
UTILITY PLAN	C3A

LEGEND

- EXISTING WATER LINE (DUCTILE IRON)
- PROPOSED WATER LINE (DR-21 CLASS 200 PVC)
- PROPOSED WATER LATERAL
- EXISTING PRESSURIZED IRRIGATION LINE
- PROPOSED PRESSURIZED IRRIGATION LINE (DR-18 C800 PVC (PURPLE))
- PROPOSED SECONDARY WATER LATERAL
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE (DR-35 D-3034 PVC)
- PROPOSED SANITARY SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

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DEVELOPER

HERON HILLS

DEVELOPER

S&L Incorporated

935 West Center
Street Lindon, UT 84042
(801) 785-8448

SCALE: 1" = 60'

BERG
CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office: (801) 492-1277
cell: (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
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7			

ACTION	DATE
FINAL PLAN	7/28/2014

PROJECT

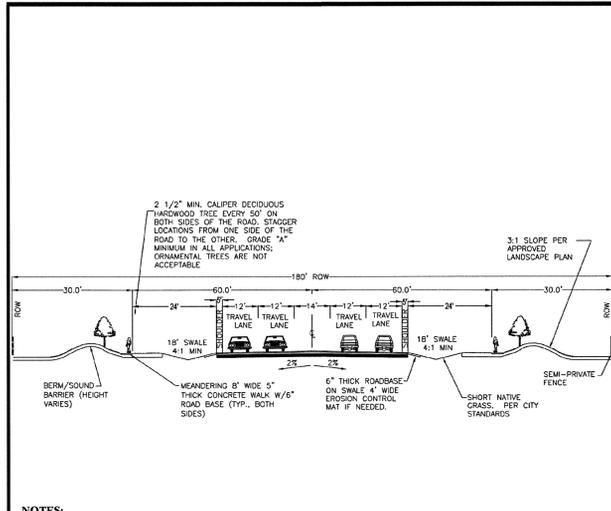
HERON HILLS

DESCRIPTION

FINAL CONSTRUCTION PLAN

GRADING & DRAINAGE PLAN

SHEET NAME	SHEET NUMBER
GRADING PLAN	C4A



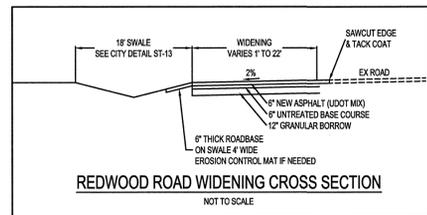
NOTES:

- MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
- PAVEMENT DESIGN SHALL BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER.
- ARTERIAL ROADWAYS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE WHEN EXISTING ROADWAY IS 3 LANES OR LESS.
- PROVIDE A MINIMUM 8" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
- INSTALL TYPE 2 SLURRY SEAL BEFORE END OF WARRANTY PERIOD
- HOUSES ARE NOT PERMITTED TO FRONT ON THESE STREETS.
- ALL COMMERCIAL OR INDUSTRIAL DRIVEWAY ARE TO BE MINIMIZED.

INTERIM 180' ARTERIAL STANDARD

DATE: 7/28/14	DESIGNED BY: CJC	CHECKED BY: [Signature]
DRAWING NO: ST-13	PROJECT NO: [Blank]	CITY: SARATOGA SPRINGS CITY

ST-13



BENCHMARK ELEVATION
SW CORNER SECTION 7, T.6S., R.1E., SLB&M
(FOUND BRASS CAP)
ELEVATION 4595.7 (NAVD 1929)

CUT/FILL TABLE

ZONE	CUT (CY)	FILL (CY)
SWANSON AVE.	11,104	457
HERON HILLS AVE.	733	2,086
DETENTION POND	2,418	322
TOTAL	14,255	2,867
NET EXPORT	11,388	



DEVELOPER

HERON HILLS

DEVELOPER

SL Incorporated

935 West Center
Street Lindon, UT 84042
(801) 785-8448

SCALE: 1" = 60'

BERG
CIVIL ENGINEERING

11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PROFESSIONAL ENGINEER
Kenneth Hay
Berg
STATE OF UTAH

ACTION	DATE
FINAL PLAN	7/28/2014

PROJECT

HERON HILLS

DESCRIPTION

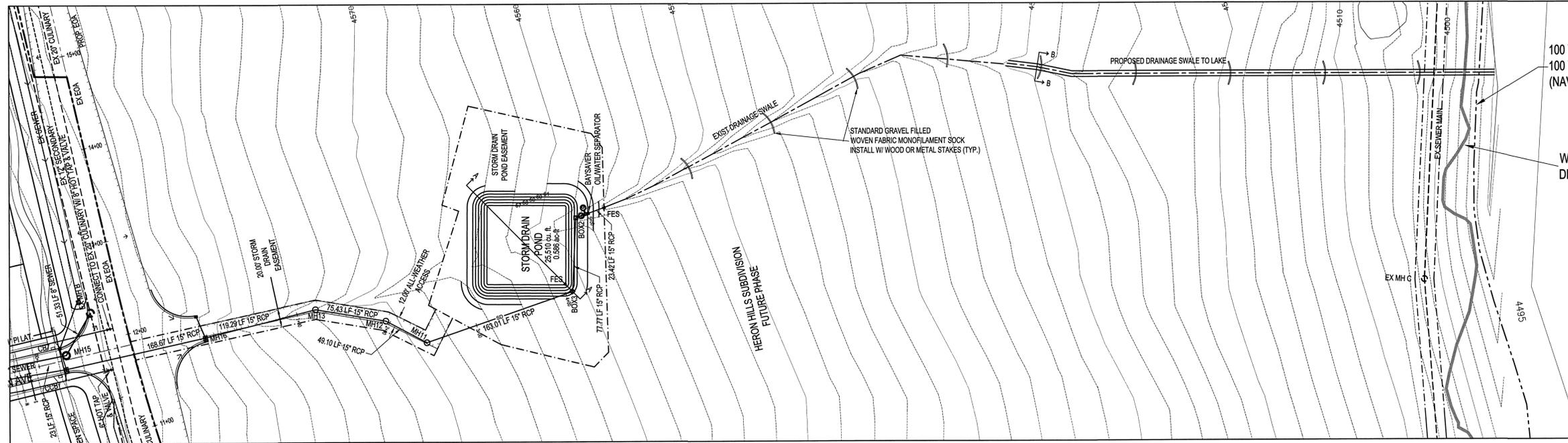
FINAL CONSTRUCTION PLAN

OFFSITE GRADING & DRAINAGE PLAN

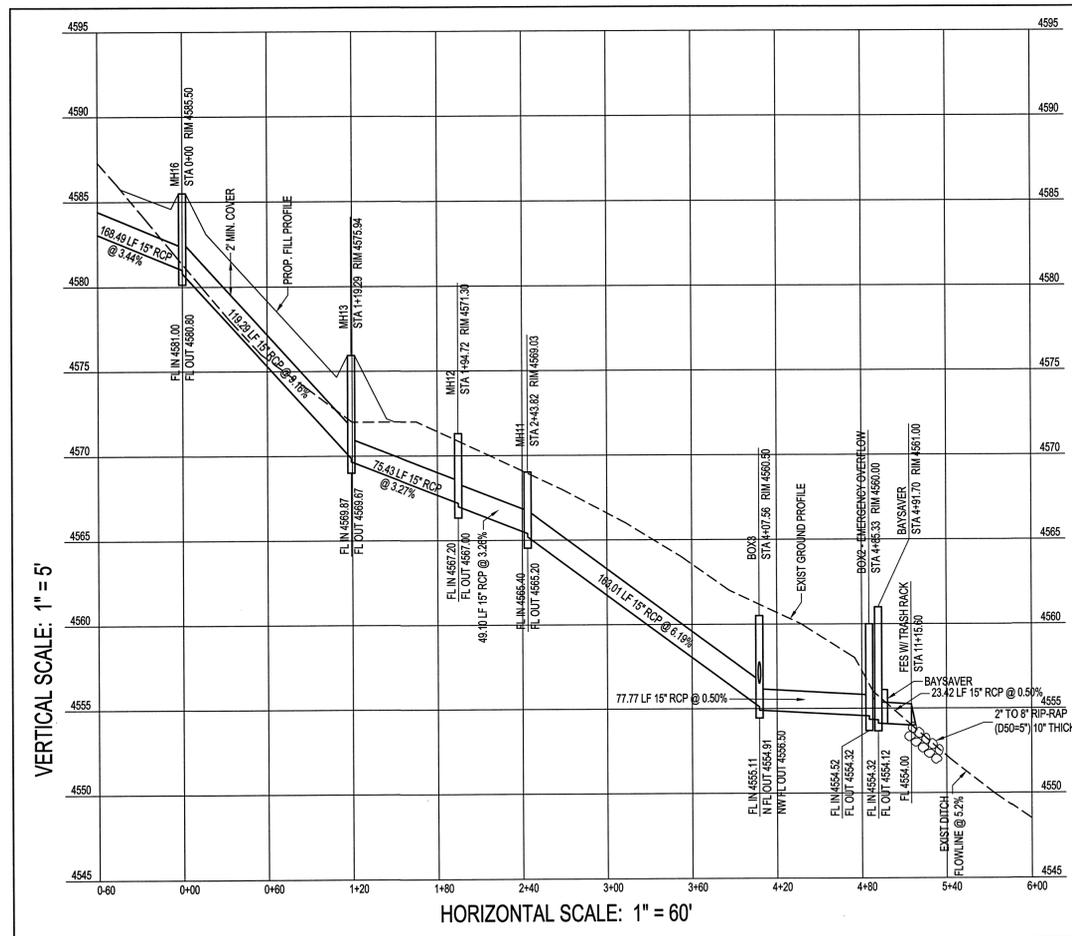
SHEET NAME	SHEET NUMBER
GRADING PLAN	C4B

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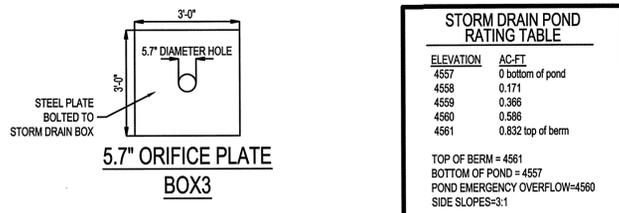
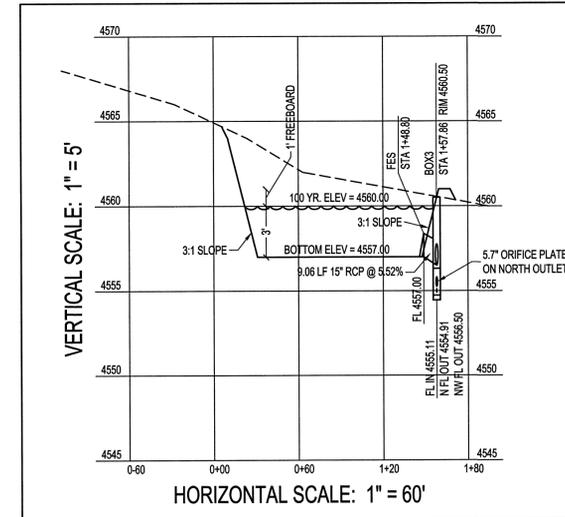
OFFSITE STORM DRAIN & DETENTION POND PLAN



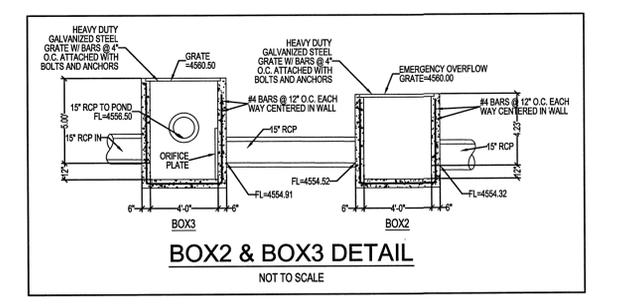
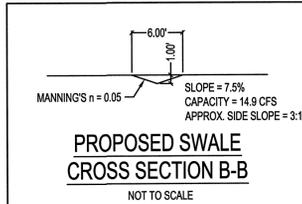
OFFSITE STORM DRAIN PROFILE



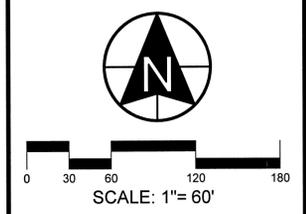
STORM DRAIN POND PROFILE A-A



- DRAINAGE NOTES**
- STORM DRAIN TO DISCHARGE INTO PROPOSED SWALE.
 - PROPOSED SWALE TO HAVE A 7.5% SLOPE AND 14.9 CFS CAPACITY. STORM DRAIN POND DISCHARGE EQUAL TO 1.62 CFS.
 - ORIFICE SIZING IS FOR PHASE 1. ORIFICE WILL BE RESIZED WITH FUTURE PHASES.



DEVELOPER
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office (801) 492-1277
cell (801) 616-1677

REVISIONS		SEAL
NO.	DATE	DESCRIPTION
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PROFESSIONAL ENGINEER
Kenneth Ray
Reg
11514
STATE OF UTAH

ACTION	DATE
FINAL PLAN	7/28/2014

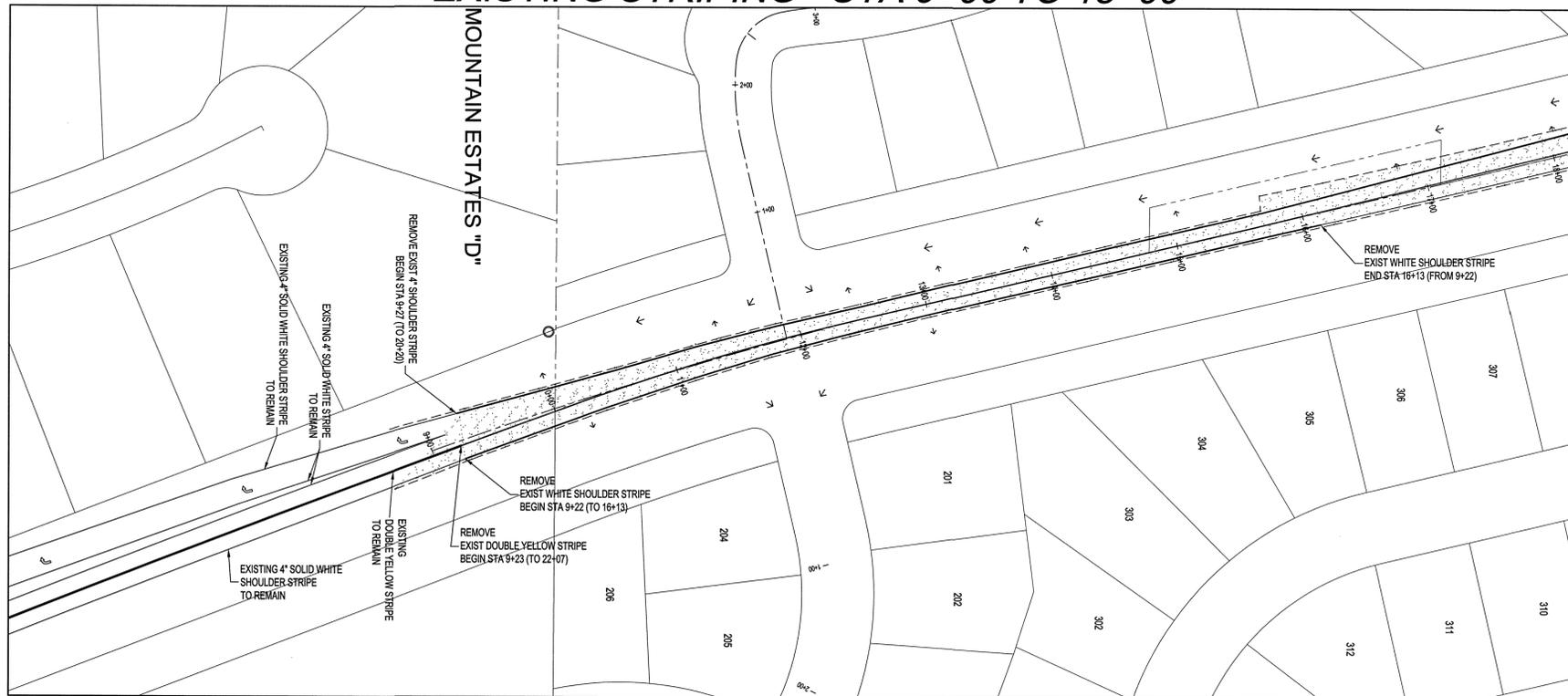
PROJECT
HERON HILLS

DESCRIPTION
**FINAL CONSTRUCTION PLAN
OFFSITE STORM DRAIN & DETENTION POND
PLAN & PROFILE**

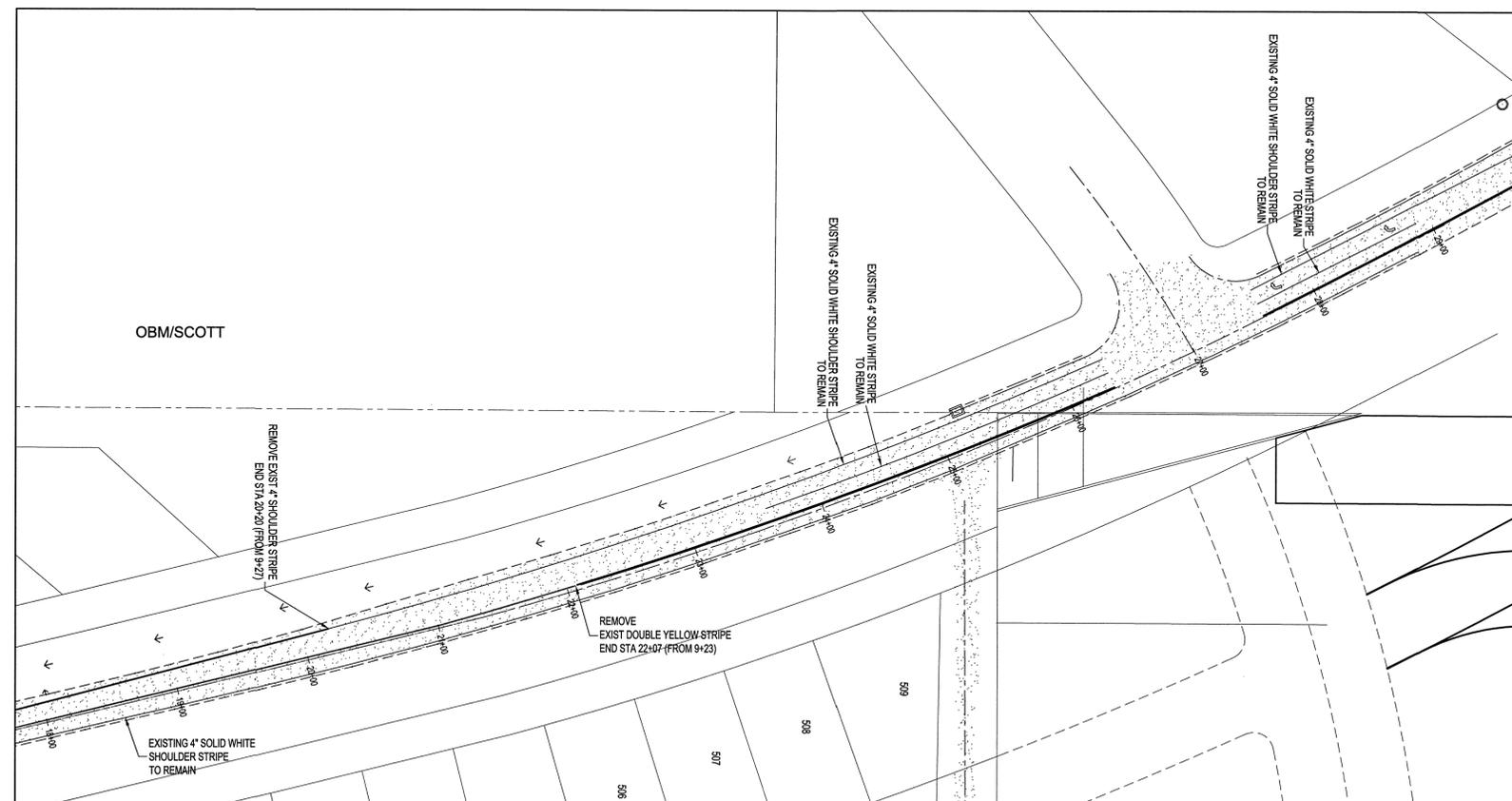
SHEET NAME: **PLAN & PROFILE**
SHEET NUMBER: **C6**

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EXISTING STRIPING - STA 9+00 TO 18+00



EXISTING STRIPING - STA 18+00 TO 27+00



DEVELOPER

HERON HILLS

DEVELOPER

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SCALE: 1" = 60'

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ACTION	DATE
FINAL PLAN	7/28/2014

PROJECT

HERON HILLS

DESCRIPTION

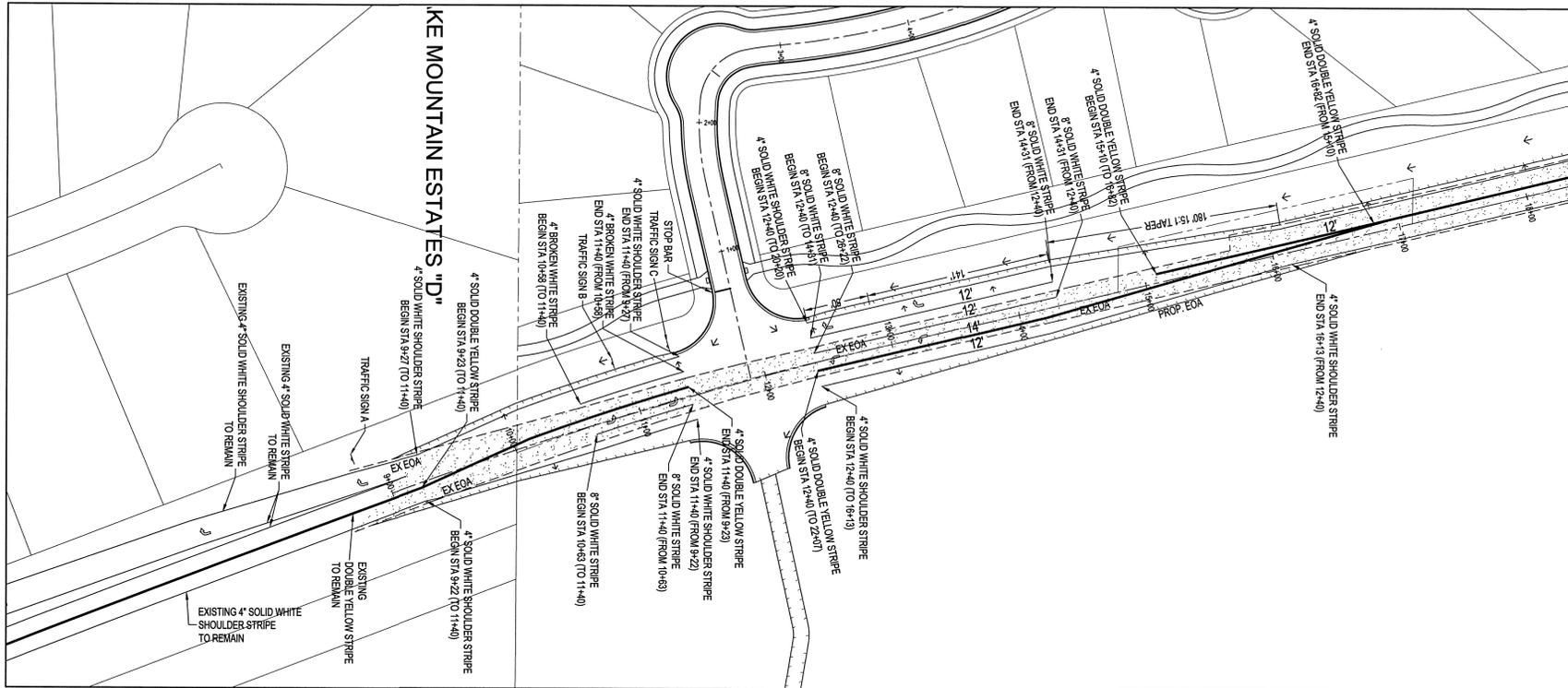
FINAL CONSTRUCTION PLAN

REDWOOD ROAD STRIPING PLAN

SHEET NAME	SHEET NUMBER
STRIPING PLAN	C7A

©2013 Heron Hills and Berg Civil Engineering. All rights reserved. C7A Stripping Plan

PROPOSED STRIPING - STA 8+00 TO 18+00



NOTES:

- MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
- PAVEMENT DESIGN SHALL BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER.
- ARTERIAL ROADWAYS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE WHEN EXISTING ROADWAY IS 3 LANES OR LESS.
- PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
- INSTALL TYPE 2 SLURRY SEAL BEFORE END OF WARRANTY PERIOD
- HOUSES ARE NOT PERMITTED TO FRONT ON THESE STREETS.
- ALL COMMERCIAL OR INDUSTRIAL DRIVEWAY ARE TO BE MINIMIZED.

DESIGN CRITERIA
 DESIGN SPEED: 55 M.P.H.
 MIN. CENTERLINE RADIUS: 1190' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.
 VERTICAL CURVE REQUIREMENTS: SAC K VALUE = 115
 CREST K VALUE = 114

INTERIM 180' RIGHT-OF-WAY ARTERIAL STANDARD

DATE	REVISION	REVISION
FEBRUARY	REV DATE	BY
DRAWING NAME	ST-13	COMMENTS
DRAWN BY	DATE	
CHECKED	APPROVED	

SARATOGA SPRINGS CITY

DEVELOPER

HERON HILLS

DEVELOPER

S1 Incorporated

935 West Center
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SCALE: 1" = 60'

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REVISIONS			SEAL
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ACTION	DATE
FINAL PLAN	7/28/2014

PROJECT

HERON HILLS

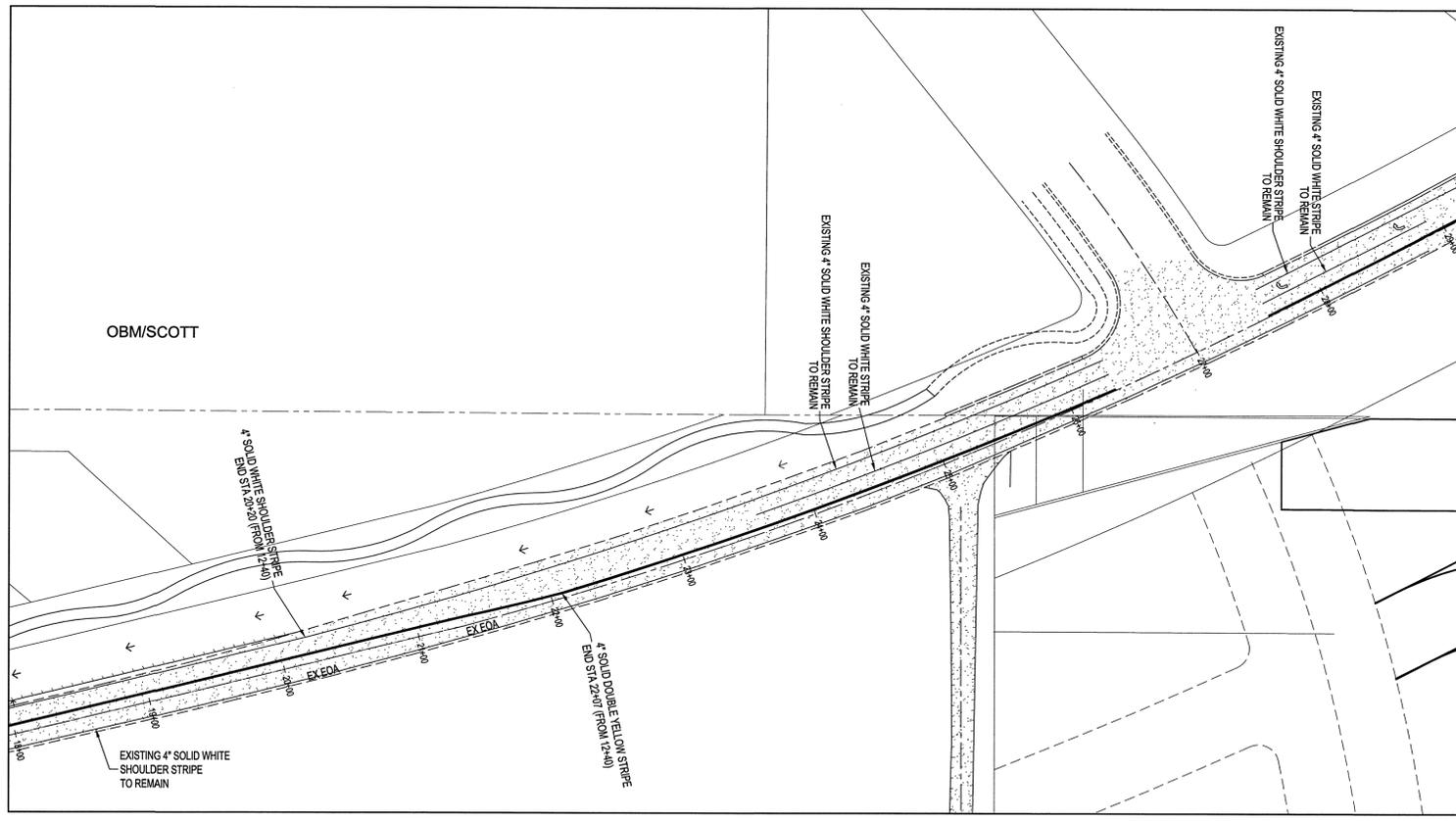
DESCRIPTION

FINAL CONSTRUCTION PLAN

REDWOOD ROAD STRIPING PLAN

SHEET NAME	SHEET NUMBER
STRIPING PLAN	C7B

PROPOSED STRIPING - STA 18+00 TO 30+00



TRAFFIC SIGN A
 NOT TO SCALE

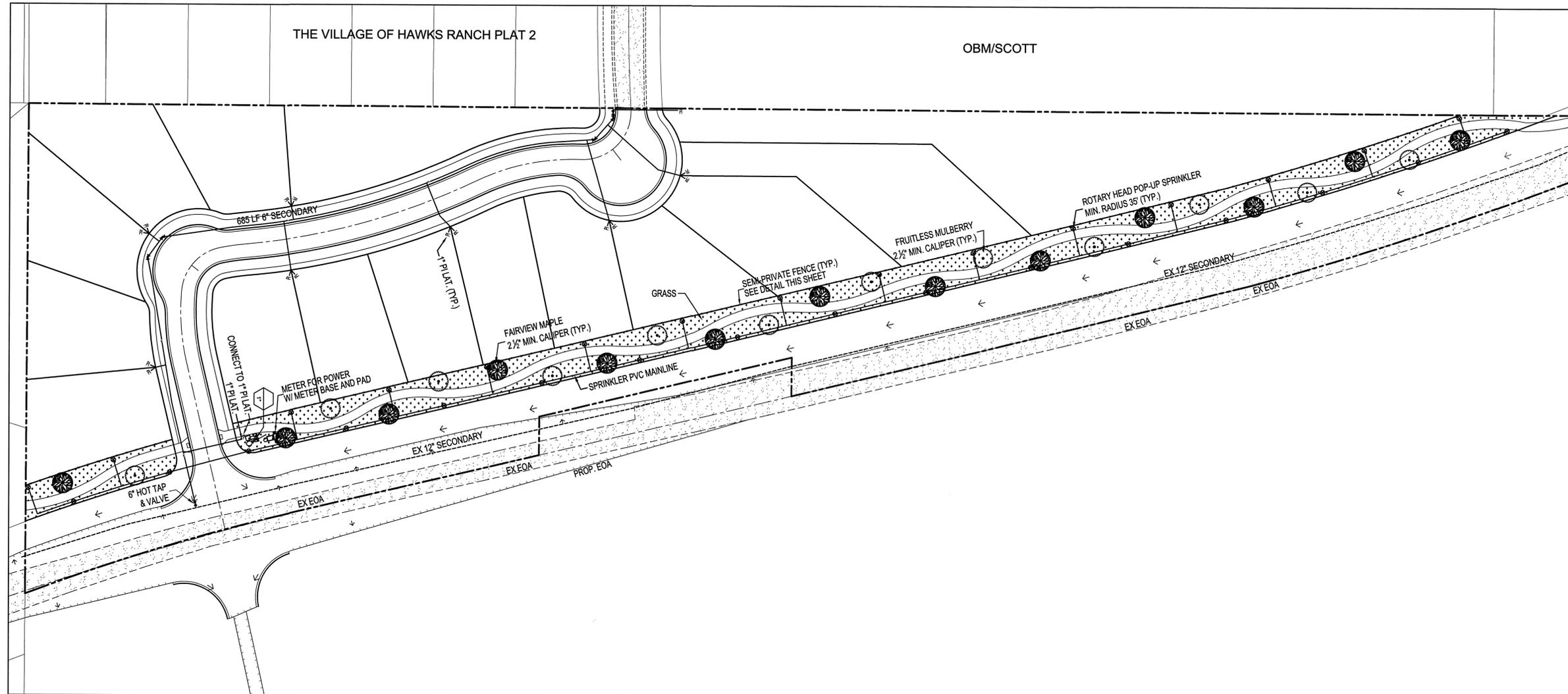
TRAFFIC SIGN B
 NOT TO SCALE

TRAFFIC SIGN C
 NOT TO SCALE

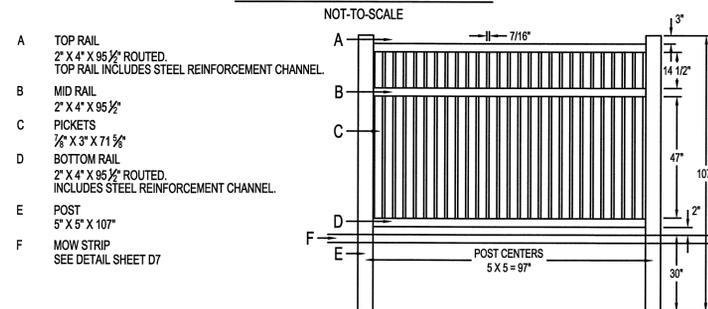
PUBLIC OPEN SPACE LANDSCAPE PLAN

THE VILLAGE OF HAWKS RANCH PLAT 2

OBM/SCOTT



SEMI-PRIVATE FENCE DETAIL



SEE SHEET D7 FOR PLANTING & IRRIGATION DETAILS

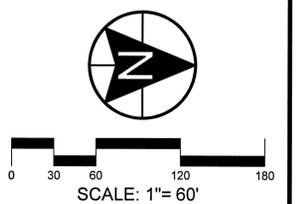
SYMBOL	DESCRIPTION	SCIENTIFIC NAME	SIZE	QUANTITY
	FAIRVIEW MAPLE	ACER PLATANOIDES 'FAIRVIEW'	2.5\"/>	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Netafim LVC2580 10075-LF Pre-Assembled Control Zone Kit, with 1\"/>	



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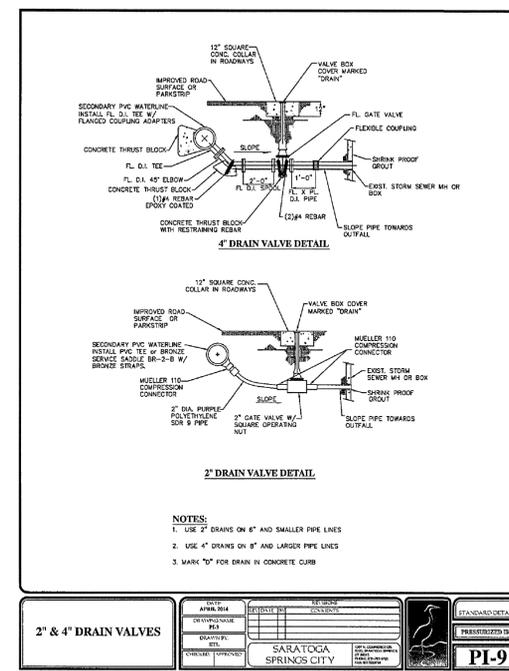
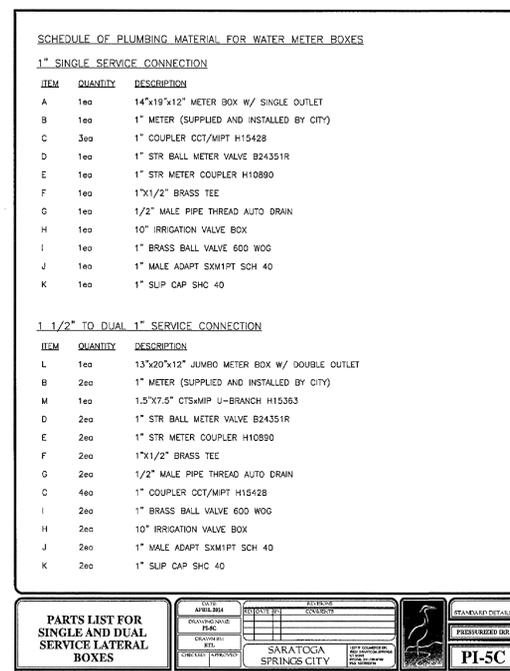
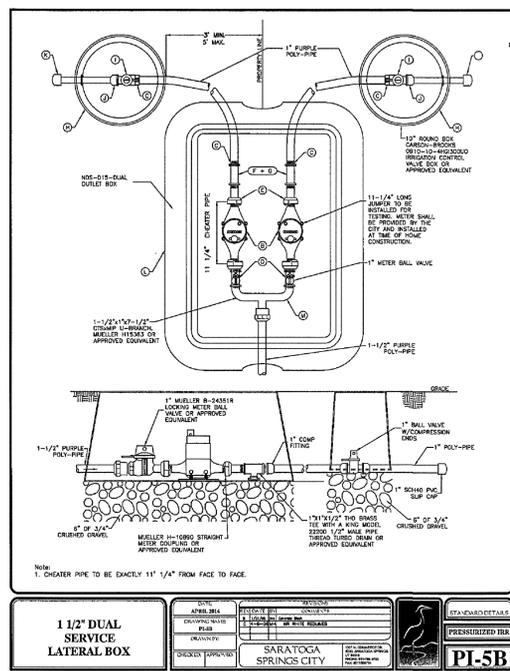
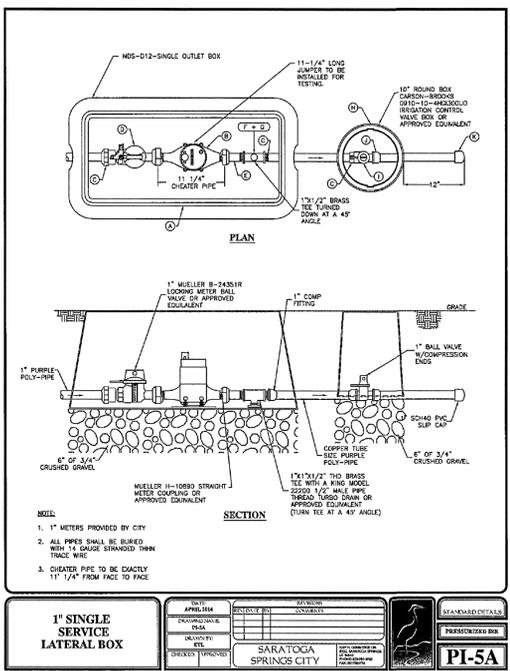
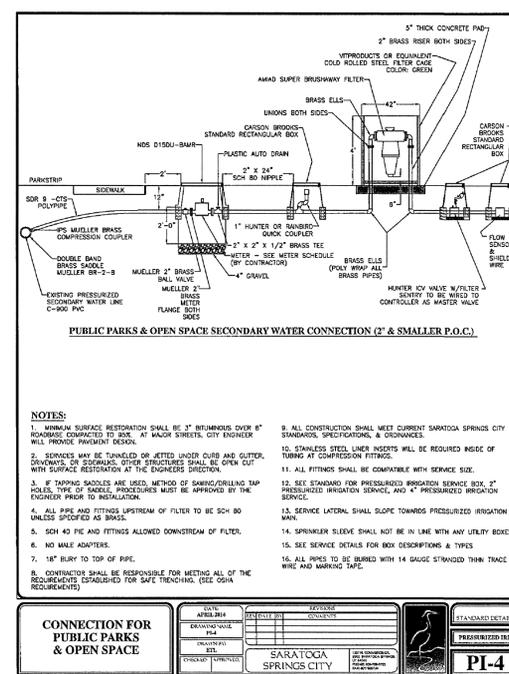
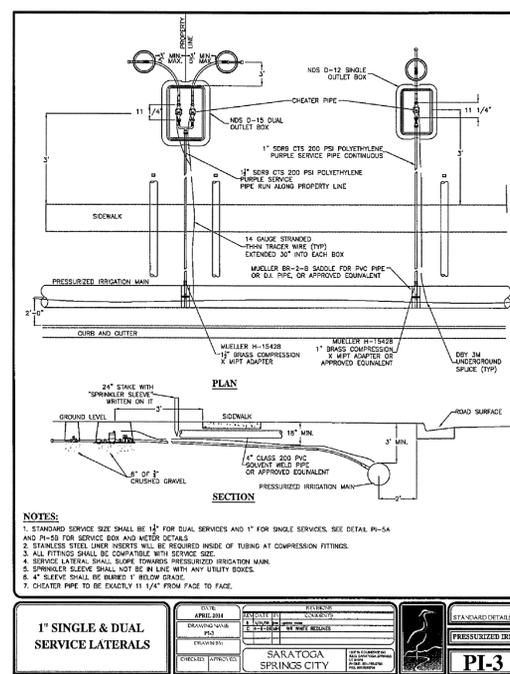
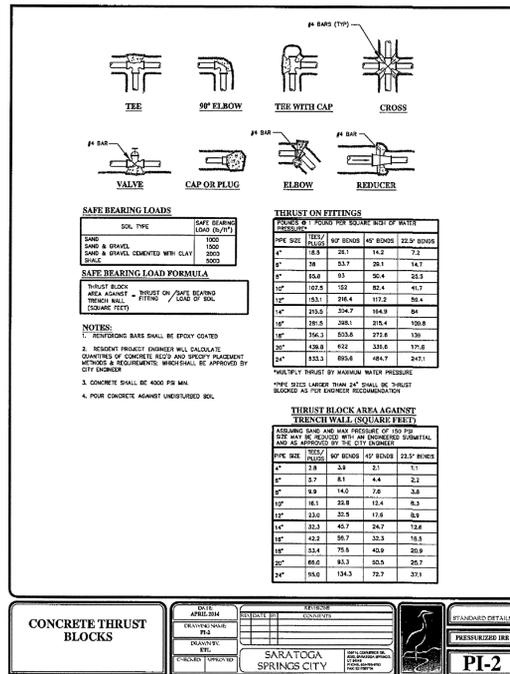
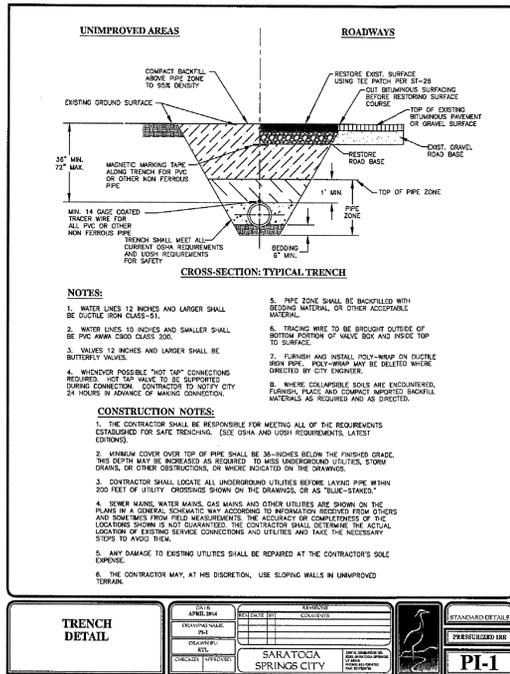
REVISIONS			SEAL
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ACTION	DATE
FINAL PLAN	7/28/2014

PROJECT
HERON HILLS

DESCRIPTION
FINAL CONSTRUCTION PLAN
OVERALL UTILITY PLAN

SHEET NAME: **LANDSCAPE PLAN**
SHEET NUMBER: **C8**



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NO.	DATE	DESCRIPTION
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ACTION: FINAL PLAN DATE: 6/10/14

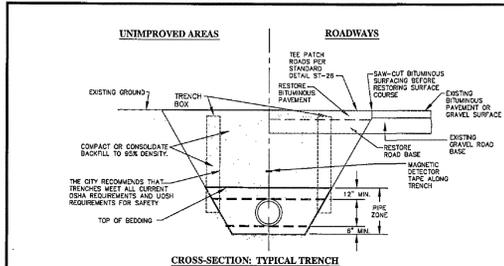
PROJECT: HERON HILLS

HERON HILLS

DESCRIPTION: FINAL CONSTRUCTION PLAN

CONSTRUCTION DETAILS

SHEET NAME: SECONDARY WATER DETAILS SHEET NUMBER: D3



CROSS-SECTION: TYPICAL TRENCH

RECOMMENDED TRENCH QUANTITIES

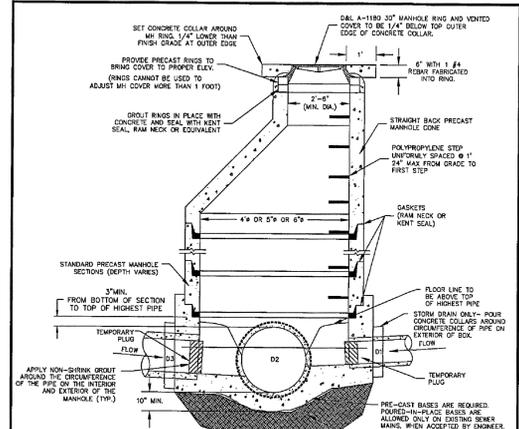
PIPE DIAMETER (INCHES)	RECOMMENDED MAXIMUM TRENCH WIDTH FOR FULL SURFACING ABOVE PIPE ZONE	RECOMMENDED MAXIMUM WIDTH PIPE ZONE MEASURED AT TOP OF CONCRETE COLLAR OR PIPE	NOTES
4	10.6	7.2	1828.8
6	15.4	7.2	1828.8
8	20.2	7.2	1828.8
10	25.0	7.2	1828.8
12	30.8	7.2	1828.8
15	35.6	7.2	1828.8
18	41.2	7.2	1828.8
21	45.8	7.2	1828.8
24	50.8	7.2	1828.8
27	55.4	7.2	1828.8
30	60.2	7.2	1828.8
36	71.4	8.4	2334.6
42	82.6	9.6	2840.4
48	93.8	10.8	3346.2
54	105.0	12.0	3852.0
60	116.2	13.2	4357.8
66	127.4	14.4	4863.6
72	138.6	15.6	5369.4

NOTES:

- THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND USFH REQUIREMENTS, LATEST EDITIONS).
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "TRUE STANDBY". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
- TESTING: ALL NEW SANITARY SEWERS TO BE "TOLERANT" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 3.5 PSI FOR 30 MINUTES. A MANHOLE OR BELL CAN BE USED TO VERIFY COORDINATION OF A PIPE AS ESTIMATED FROM THE RECORD DRAWINGS.
- ALL MANHOLES SHALL BE TESTED AS PER CITY STANDARDS.
- ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPROVED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.
- MIN. DEPTH SHALL BE 4" TO TOP OF PIPE. A 2" SPACING MUST BE MAINTAINED BETWEEN ALL WATER LINE PIPE CROSSINGS AND THE TOP OF THE SEWER PIPE.
- IF THE SEWER LINE IS NOT 12" DEEP A NOTE MUST BE PLACED ON THE PLAN "SHALLOW SEWER DEPTHS BEFORE EXCAVATING BASEMENTS, CONTRACTOR MUST VERIFY SEWER DEPTH".
- MAX. DEPTH SHALL BE 20' TO THE TOP OF PIPE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
- INSTALL MAGNETIC DETECTOR TAPE 3" ABOVE PIPE.
- IN ROCKY SUB-GRADES A MINIMUM OF 18" CLEARANCE ON ALL SIZES OF THE PIPE SHALL BE PROVIDED.

STANDARD SEWER TRENCH

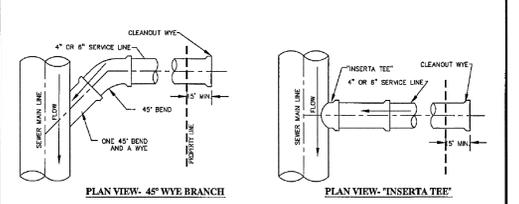
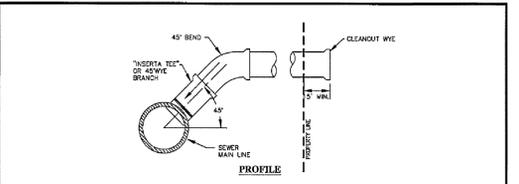
DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	SANITARY SEWER
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SS-1		



- NOTES:**
- IF GRADE ALLOWS, INVERTS OF D1 & D3 SHALL BE REQUIRED TO MATCH TOP OF D2.
 - AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.
 - IF MANHOLE IS TO BE POURED IN PLACE, FOLLOW SAME PATTERN AS SHOWN EXCEPT USE 10" MIN. WALL THICKNESS.
 - MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.
 - COME AND WALL SECTIONS SHALL CONFORM WITH ASTM C-476 STANDARD.
 - ALL MANHOLES TO BE HS-20 RATED.
 - MANHOLES WITH SEALS MUST BE EPOXY LINED.
 - MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.
 - FLAT CAST RINGS ARE NOT PERMITTED.
 - LID SHALL BE MARKED SS SEWER.

SANITARY SEWER MANHOLE

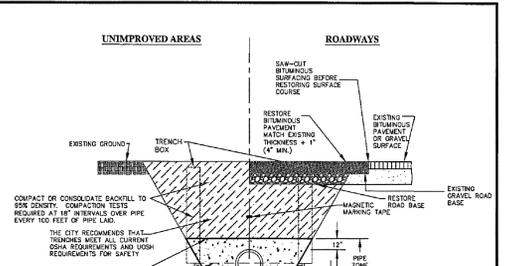
DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	SANITARY SEWER
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SS-2		



- NOTES:**
- ALL RESIDENTIAL SERVICES SHALL BE 4" DIAMETER. NON-RESIDENTIAL SHALL BE 6" DIAMETER UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO PROPERTY LINES.
 - EVERY RESIDENTIAL UNIT SHALL HAVE A SEPARATE SEWER LATERAL.
 - MINIMUM GRADE SHALL BE 2% FOR SERVICE LINES.
 - ALL 90 DEGREE AT CONNECTION TO MAIN MUST BE CONSTRUCTED WITH ONE 45 DEGREE BEND AND A WYE.
 - DIRECT NOSE ON IS ALLOWED WHEN CONNECTING TO EXISTING MAIN LINE. USE RUBBER BOOT AS PER CITY WITH STAINLESS STEEL STRAPS IF REQUIRED. CORE CUT EXISTING PIPE, DO NOT BREAK OUT WITH A HAMMER.
 - NOVITY CITY 24 HOURS IN ADVANCE OF ANY CONNECTION. EVERY CONNECTION TO BE INSPECTED BY CITY.
 - CONNECTION TO USERS TO BE DONE BY OTHERS.
 - CAST IRON WYES ARE REQUIRED FOR ALL NON-RESIDENTIAL CONNECTIONS.

SEWER SERVICE CONNECTION

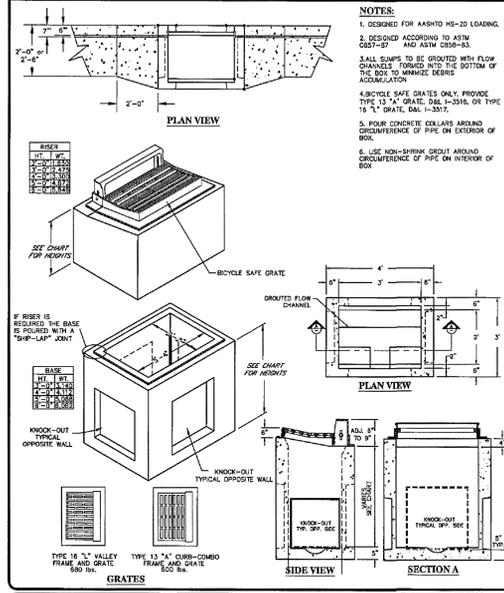
DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	SANITARY SEWER
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SS-3		



- NOTES:**
- THE CITY RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND USFH REQUIREMENTS, LATEST EDITIONS).
 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "TRUE STANDBY". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE CITY ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
 - TESTING: ALL STORM DRAIN LINES TO BE "TOLERANT" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. A MANHOLE OR BELL CAN BE USED TO VERIFY COORDINATION OF A PIPE AS ESTIMATED FROM THE RECORD DRAWINGS.
 - ALL STORM DRAIN TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED EASEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPROVED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.
 - MIN. DEPTH OF COVER SHALL MEET MANUFACTURERS RECOMMENDATIONS.
 - IN ROCKY SUB-GRADES 18" OF CLEARANCE SHALL BE PROVIDED ON ALL SIZES OF PIPE.
 - INSTALL MAGNETIC DETECTOR TAPE 3" ABOVE PIPE IN TRENCH.

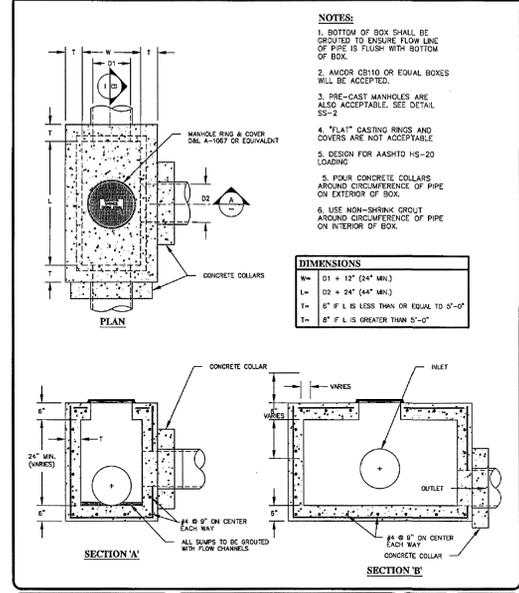
STORM DRAIN TRENCH

DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	STORM DRAIN
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SD-1		



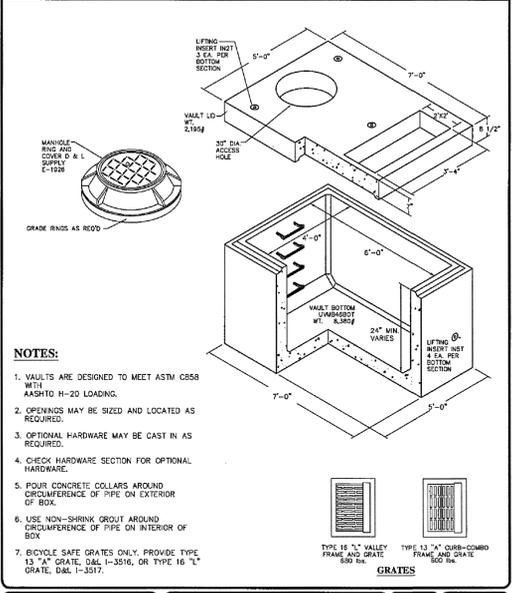
GUTTER INLET BOX

DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	STORM DRAIN
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SD-2		



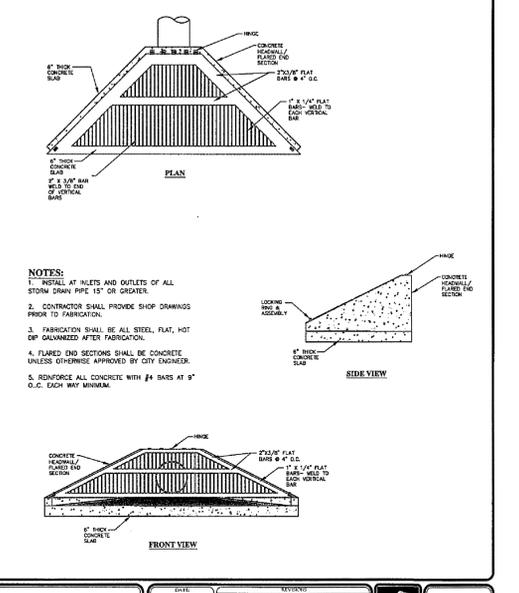
CLEANOUT BOX

DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	STORM DRAIN
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SD-3		



COMBINATION GUTTER INLET & CLEANOUT BOX

DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	STORM DRAIN
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SD-4		



INLET/OUTLET TRASH GRATES

DATE: APRIL 2014	REVISION: NONE	STANDARD DETAILS
DESIGNED BY: BIL	PROJECT NO: 15-0000	STORM DRAIN
DRAWN BY: BIL	CHECKED: J. PETERSON	
SARATOGA SPRINGS CITY		
SD-5		



DEVELOPER

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REVISIONS		SEAL
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ACTION	DATE
FINAL PLAN	6/10/14

PROJECT

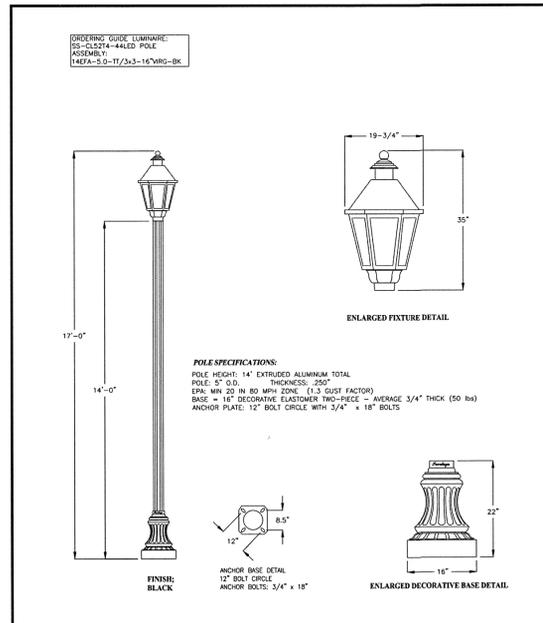
HERON HILLS

DESCRIPTION

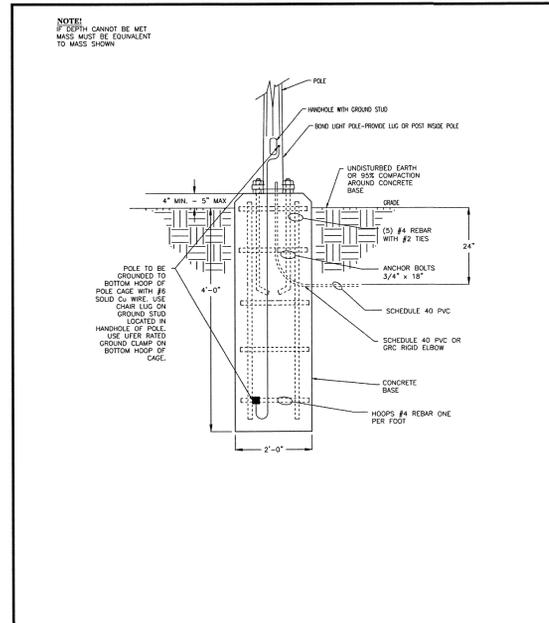
FINAL CONSTRUCTION PLAN

CONSTRUCTION DETAILS

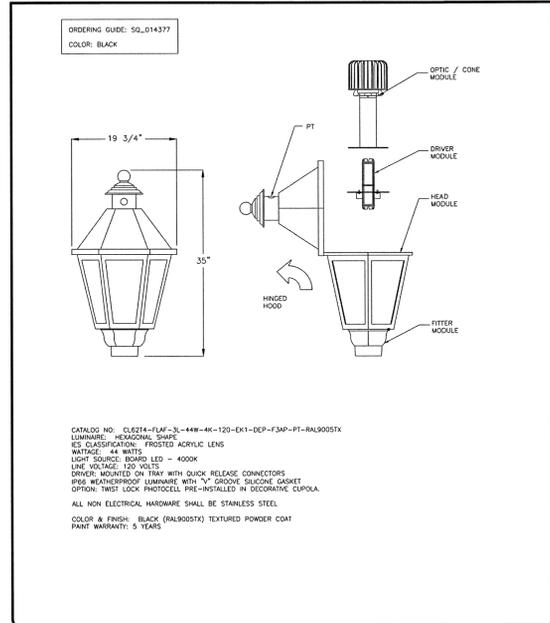
SHEET NAME	SHEET NUMBER
SEWER & STORM DRAIN DETAILS	D4



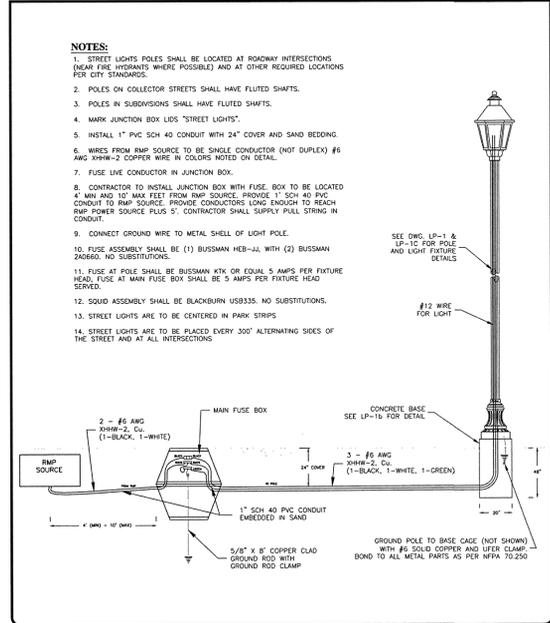
14' RESIDENTIAL STREET LIGHT	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-1	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-1			



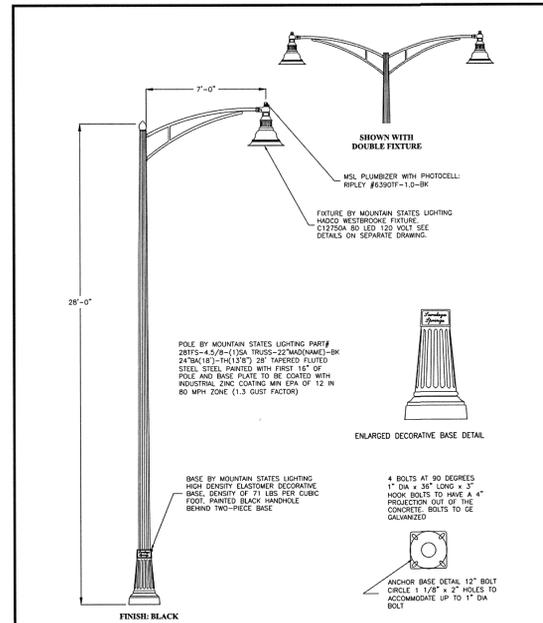
CONCRETE BASE DETAIL FOR 14' RESIDENTIAL STREET LIGHT	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-1A	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-1A			



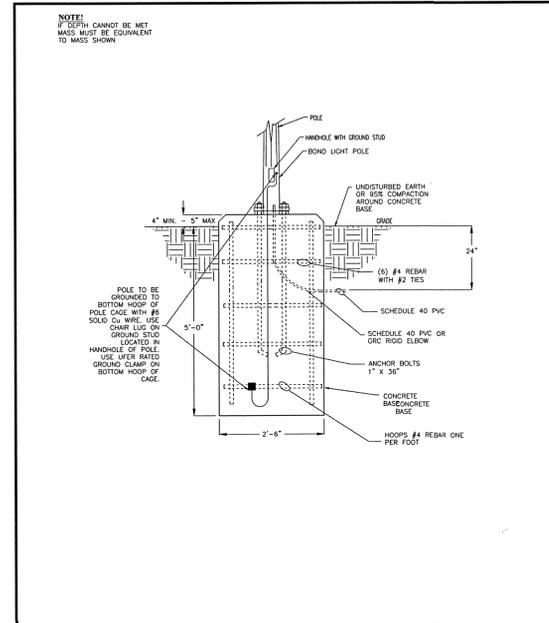
RESIDENTIAL STREET LIGHT LUMINAIRE	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
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LP-1B			



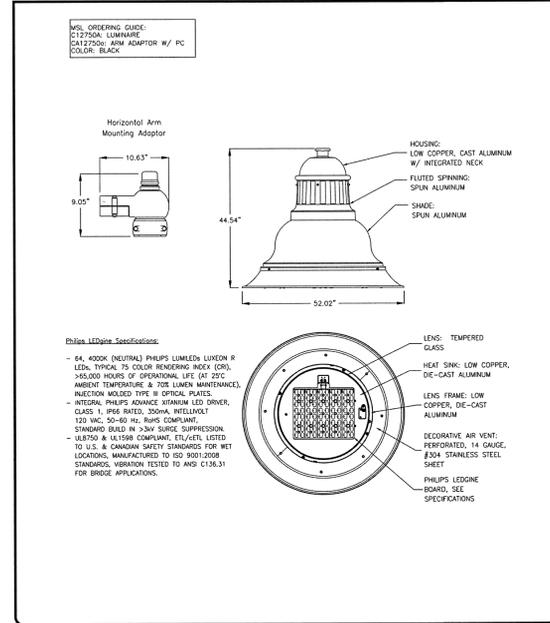
RESIDENTIAL STREET LIGHT CONNECTION DETAIL	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-4	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-4			



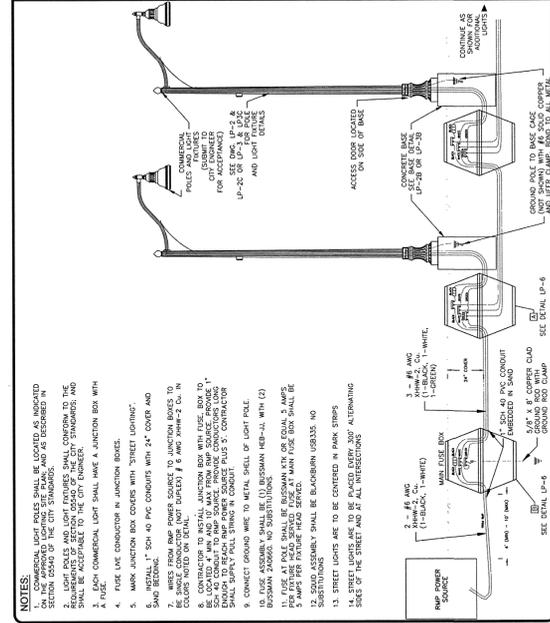
28' ARTERIAL STREET LIGHT	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-3	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-3			



CONCRETE BASE DETAIL FOR 28' ARTERIAL	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-3B	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-3B			



ARTERIAL STREET LIGHT LUMINAIRE	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-3C	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-3C			



COLLECTOR & ARTERIAL STREET LIGHT CONNECTION DETAIL	DATE: APRIL 2014	REVISIONS:	STANDARD DETAILS:
	DRAWING NO: LP-5	CONTRACT NO: SARATOGA SPRINGS CITY	STREET LIGHTS
LP-5			



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PROFESSIONAL ENGINEER
343602
Kenneth Ray Berg
11-9-14
STATE OF UTAH

ACTION	DATE
FINAL PLAN	6/10/14

PROJECT

HERON HILLS

DESCRIPTION

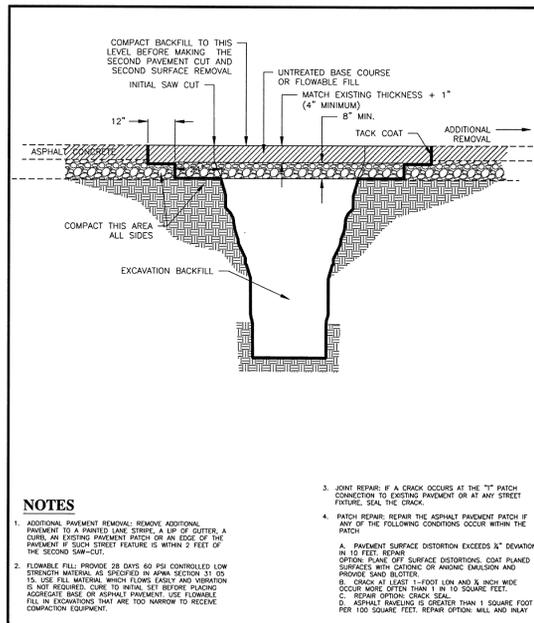
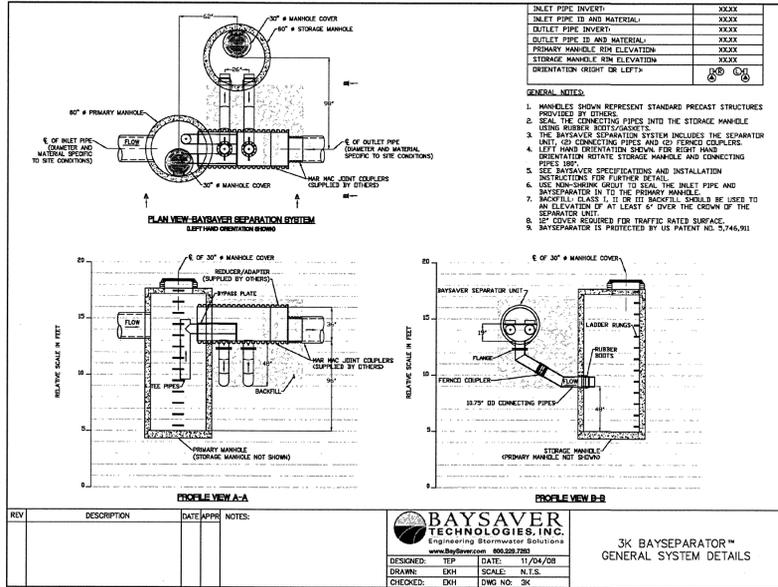
FINAL CONSTRUCTION PLAN

CONSTRUCTION DETAILS

SHEET NAME	SHEET NUMBER
LIGHTING DETAILS	D5

Standard BaySeparator™ Model Designation	BaySeparator™ Nominal Diameter (inches)	Maximum Treatment Rate (MTR) (in cfs)	Maximum Hydraulic Rate (MHR) (in cfs)	Manhole Diameter/Length Flow Based Systems (inches)	Manhole/Vault Depth (in ft)
1/2K	24	1.1	8.5	48	6
1K	24	2.4	10	48	8
3K	36	7.8	30	60	8
5K	48	11.1	50	72	8
10K	60	21.8	100	120	8
SV	24	5.3-23.1	16.0-101.8	48-96	4-6
SV-PS	24	5.3-23.1	16.0-101.8	48-96	4-6
T7-5 (T7-SO-5)	24	2.9*0.53**	16.0	48	4
T7-8 (T7-SO-8)	24	2.9*0.53**	16.0	48	4

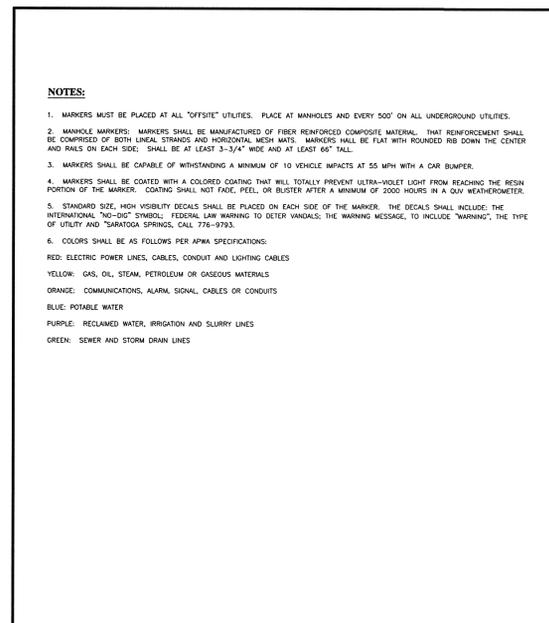
XX Please contact BaySaver Technologies for design assistance
 Note: cfs = cubic feet per second *Maximum flow to extended detention, ** Maximum filtration rate



STANDARD TEE PATCH

DATE: APRIL 2014	REVISED BY: CONVERSE	STANDARD DETAILS
DRAWING NAME: ST-26	DATE: 11/04/08	STREET STANDARDS
DRAWN BY: EKH	SCALE: N.E.S.	
CHECKED: EKH	DWG NO: 3K	

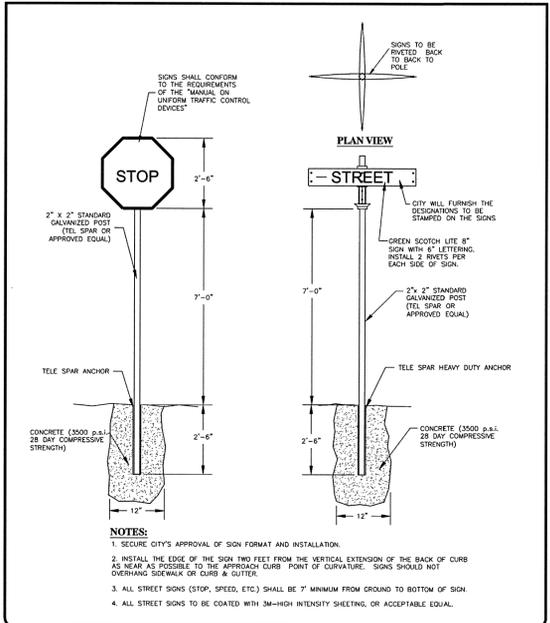
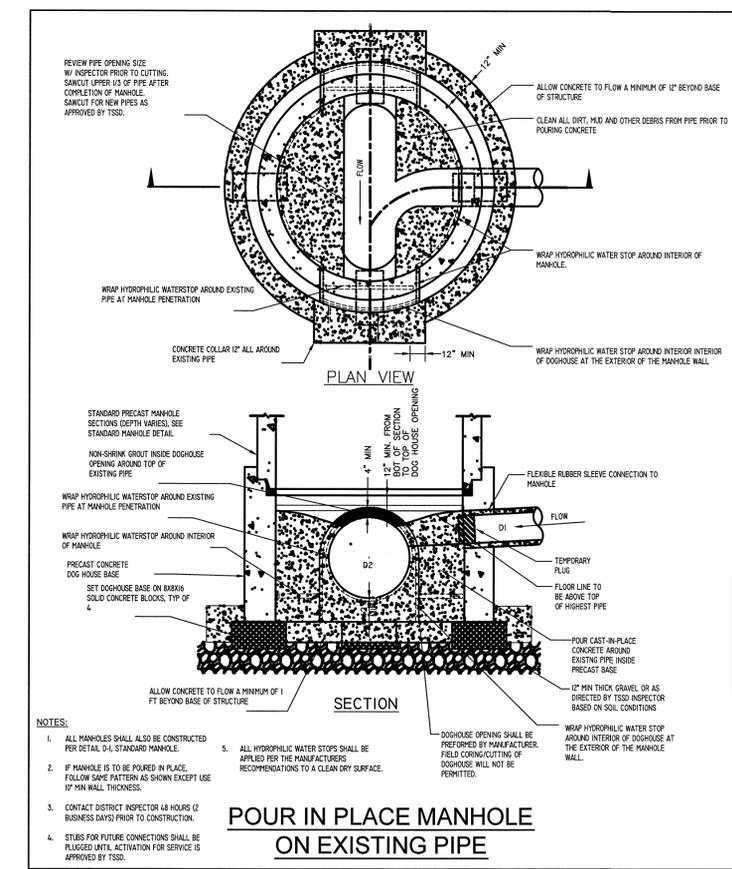
SARATOGA SPRINGS CITY



UTILITY MARKERS

DATE: APRIL 2014	REVISED BY: CONVERSE	STANDARD DETAILS
DRAWING NAME: ST-27	DATE: 11/04/08	STREET STANDARDS
DRAWN BY: EKH	SCALE: N.E.S.	
CHECKED: APPROVED	DWG NO: 3K	

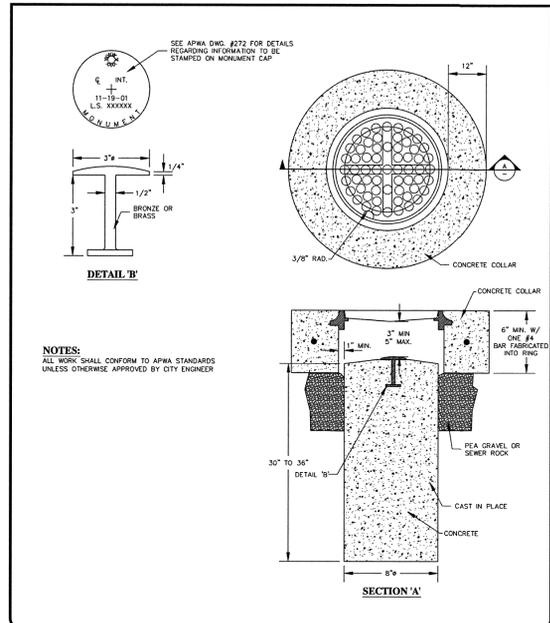
SARATOGA SPRINGS CITY



STREET AND REGULATORY SIGNS

DATE: APRIL 2014	REVISED BY: CONVERSE	STANDARD DETAILS
DRAWING NAME: ST-28	DATE: 11/04/08	STREET STANDARDS
DRAWN BY: EKH	SCALE: N.E.S.	
CHECKED: APPROVED	DWG NO: 3K	

SARATOGA SPRINGS CITY



SURVEY MONUMENT TYPE 1

DATE: APRIL 2014	REVISED BY: CONVERSE	STANDARD DETAILS
DRAWING NAME: ST-29	DATE: 11/04/08	STREET STANDARDS
DRAWN BY: EKH	SCALE: N.E.S.	
CHECKED: APPROVED	DWG NO: 3K	

SARATOGA SPRINGS CITY



HERON HILLS

DEVELOPER

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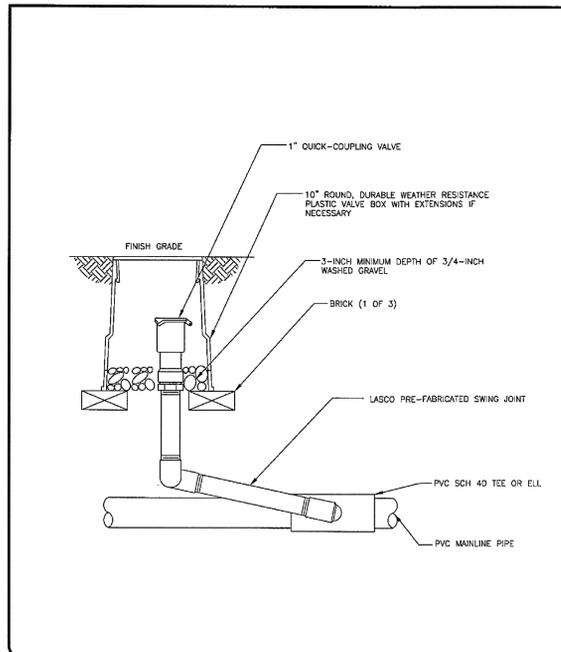
ACTION: FINAL PLAN DATE: 6/10/14

PROJECT: **HERON HILLS**

DESCRIPTION: **FINAL CONSTRUCTION PLAN**

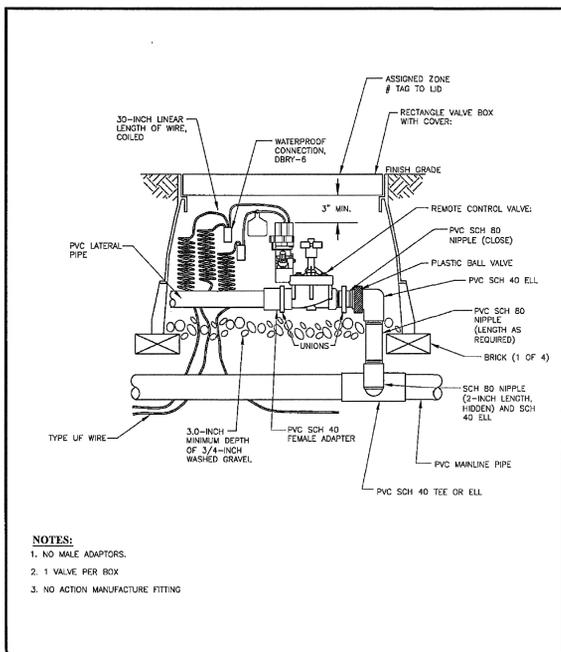
CONSTRUCTION DETAILS

SHEET NAME: **MISC DETAILS** SHEET NUMBER: **D6**



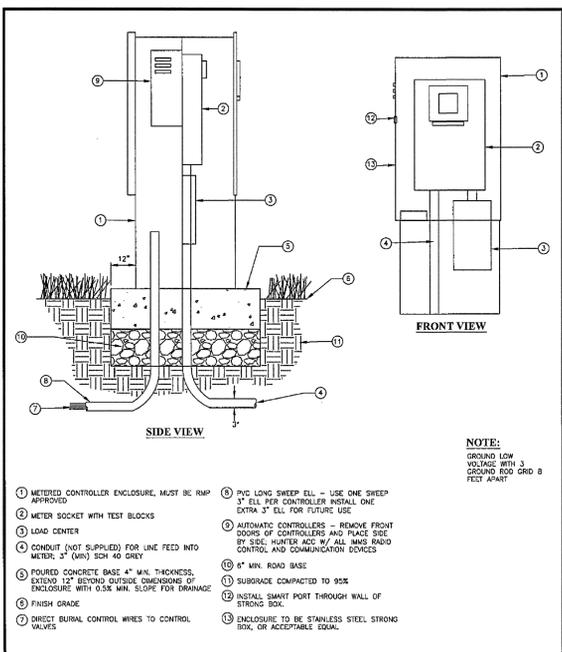
SPRINKLER SYSTEM QUICK COUPLER VALVE

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-2
DRAWN BY: BTL	CHECKED: APPROVED		



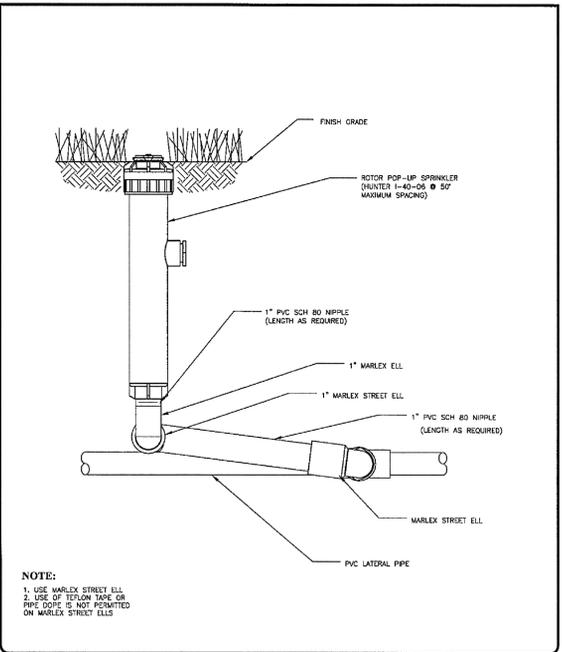
SPRINKLER SYSTEM REMOTE CONTROL VALVE

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-3
DRAWN BY: BTL	CHECKED: APPROVED		



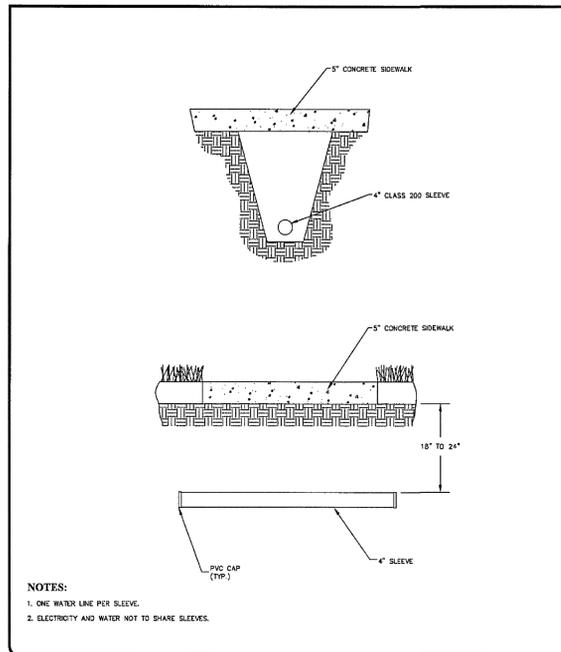
METER & CONTROLLER STAINLESS STEEL ENCLOSURE

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-4
DRAWN BY: BTL	CHECKED: APPROVED		



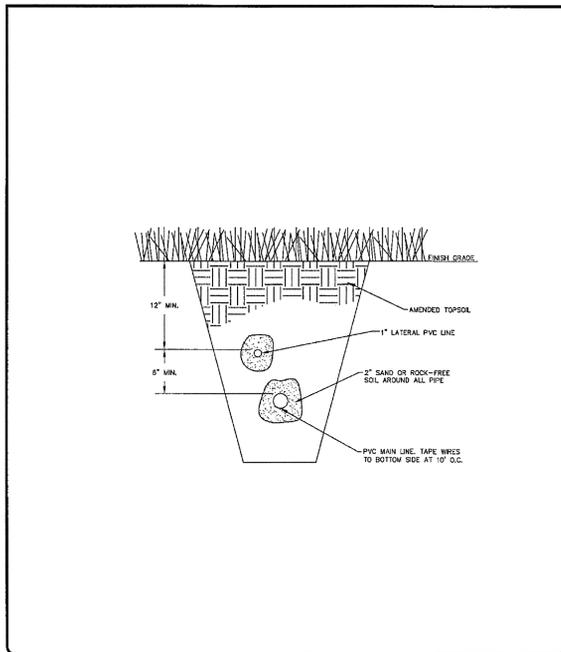
SPRINKLER SYSTEM LARGE AREA ROTARY HEAD DETAIL

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-6
DRAWN BY: BTL	CHECKED: APPROVED		



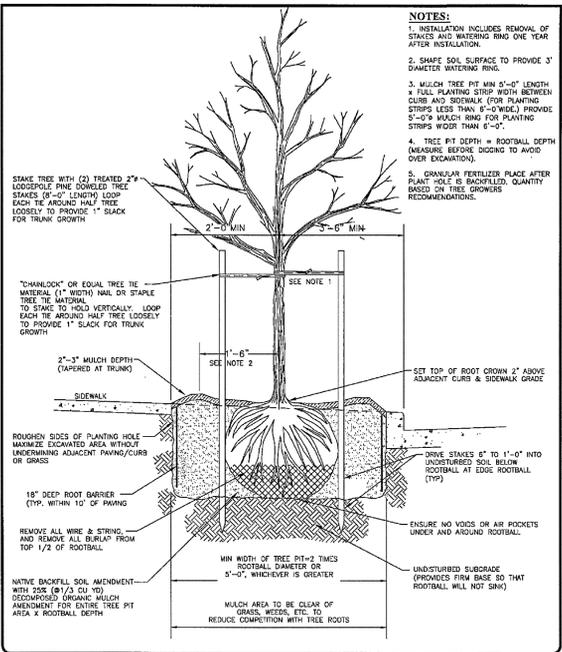
SPRINKLER SYSTEM SLEEVING DETAIL

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-9
DRAWN BY: BTL	CHECKED: APPROVED		



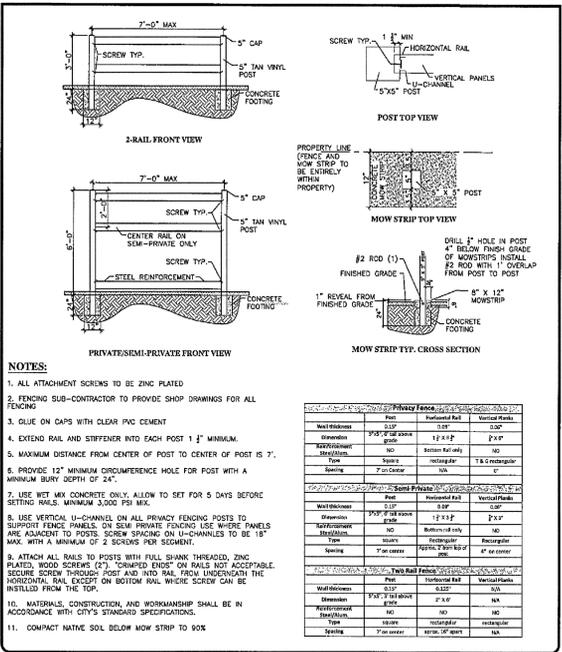
SPRINKLER SYSTEM PIPE/TRENCH DETAIL

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-10
DRAWN BY: BTL	CHECKED: APPROVED		



TREE STAKING AND PLANTING

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-13
DRAWN BY: BTL	CHECKED: APPROVED		



VINYL FENCE WITH MOW STRIP

DATE: APRIL 2014	REVISION: COULPINS		STANDARD DETAILS LANDSCAPING LS-14
DRAWN BY: BTL	CHECKED: APPROVED		

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ACTION	DATE
FINAL PLAN	6/10/14

PROJECT

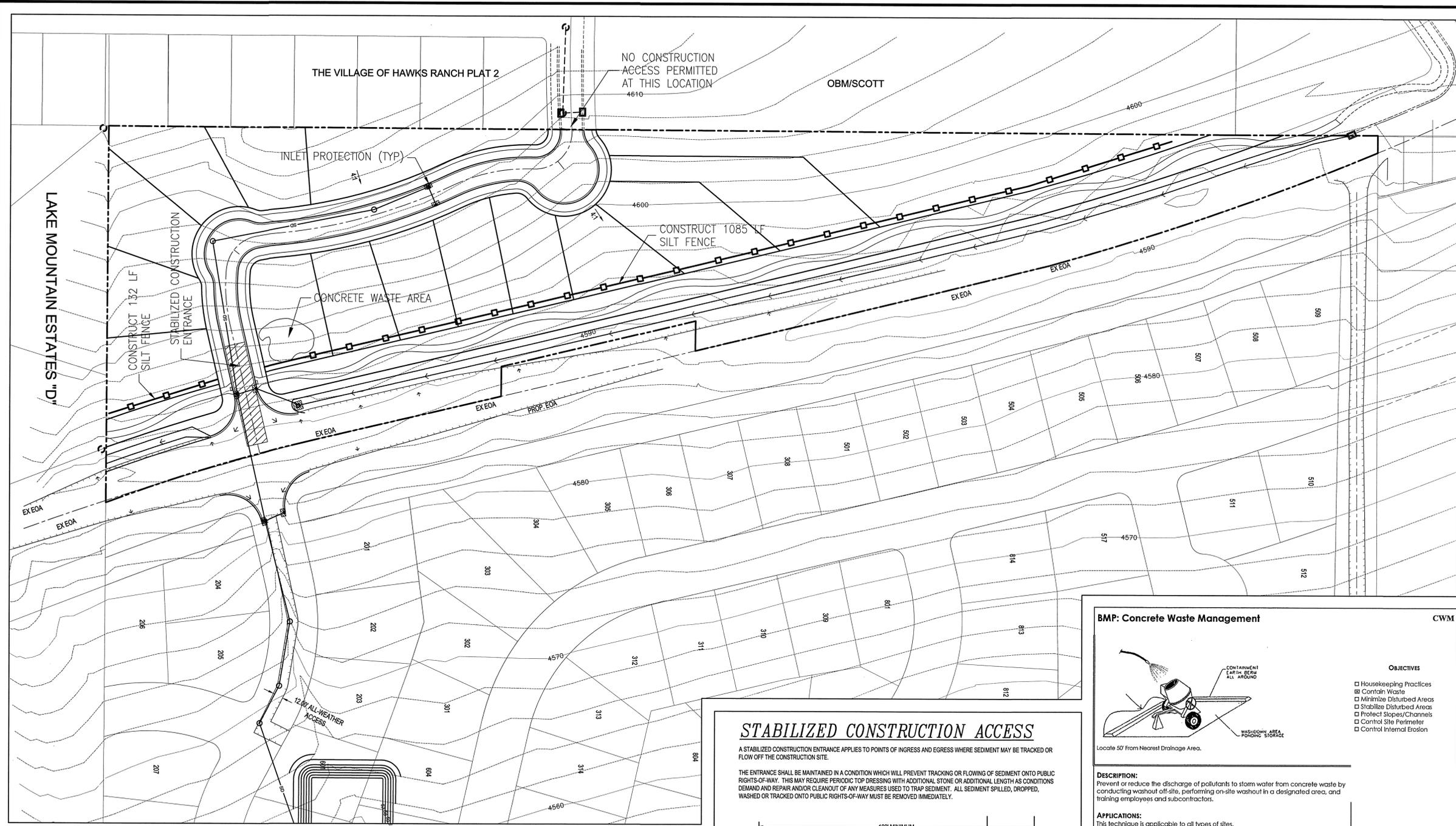
HERON HILLS

DESCRIPTION

FINAL CONSTRUCTION PLAN

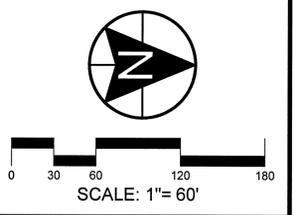
CONSTRUCTION DETAILS

SHEET NAME	SHEET NUMBER
LANDSCAPING DETAILS	D7



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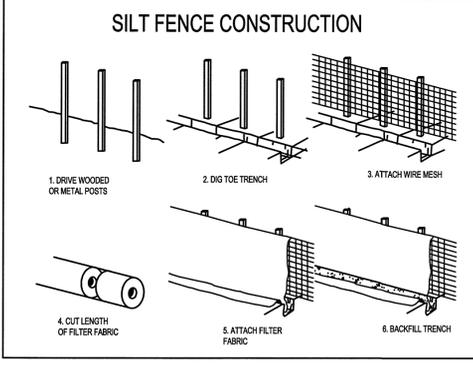
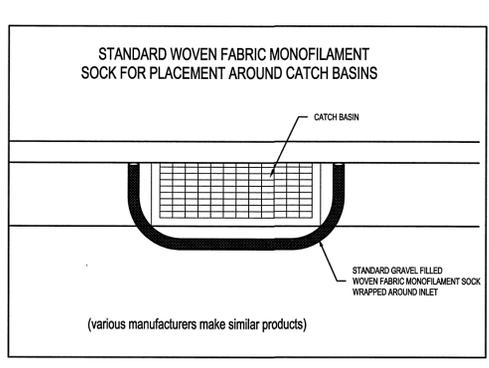
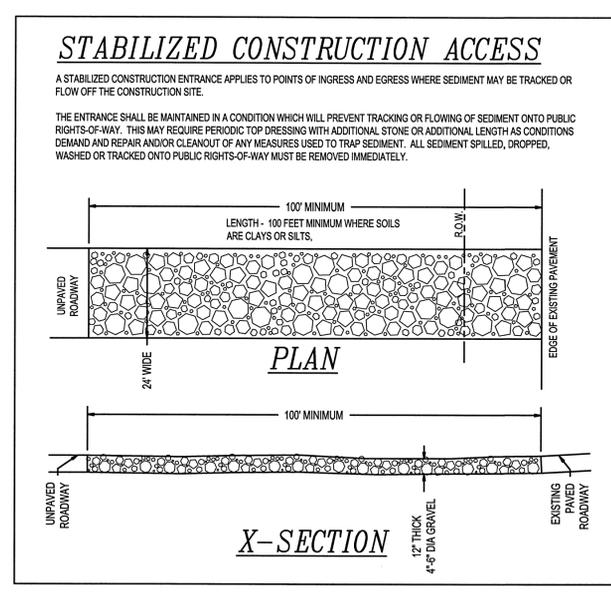
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ACTION	DATE
FINAL PLAN	7/28/14

PROJECT
HERON HILLS

DESCRIPTION
**FINAL CONSTRUCTION PLAN
 STORMWATER POLLUTION PREVENTION PLAN**

SHEET NAME	SHEET NUMBER
ON-SITE SWPPP	SW1



BMP: Concrete Waste Management

CWM

Locate 50' From Nearest Drainage Area.

OBJECTIVES

- Housekeeping Practices
- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION:
 Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
 This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

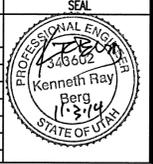
IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

TARGETED POLLUTANTS

- Sediment
- Nutrients
- Toxic Materials
- Oil & Grease
- Floatable Materials
- Other Waste

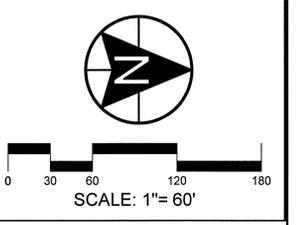
High Impact **Medium Impact** **Low or Unknown Impact**





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ACTION	DATE
FINAL PLAN	7/28/14

PROJECT
HERON HILLS

DESCRIPTION
**FINAL CONSTRUCTION PLAN
 STORMWATER POLLUTION PREVENTION PLAN**

SHEET NAME	SHEET NUMBER
OFF-SITE SWPPP	SW2

