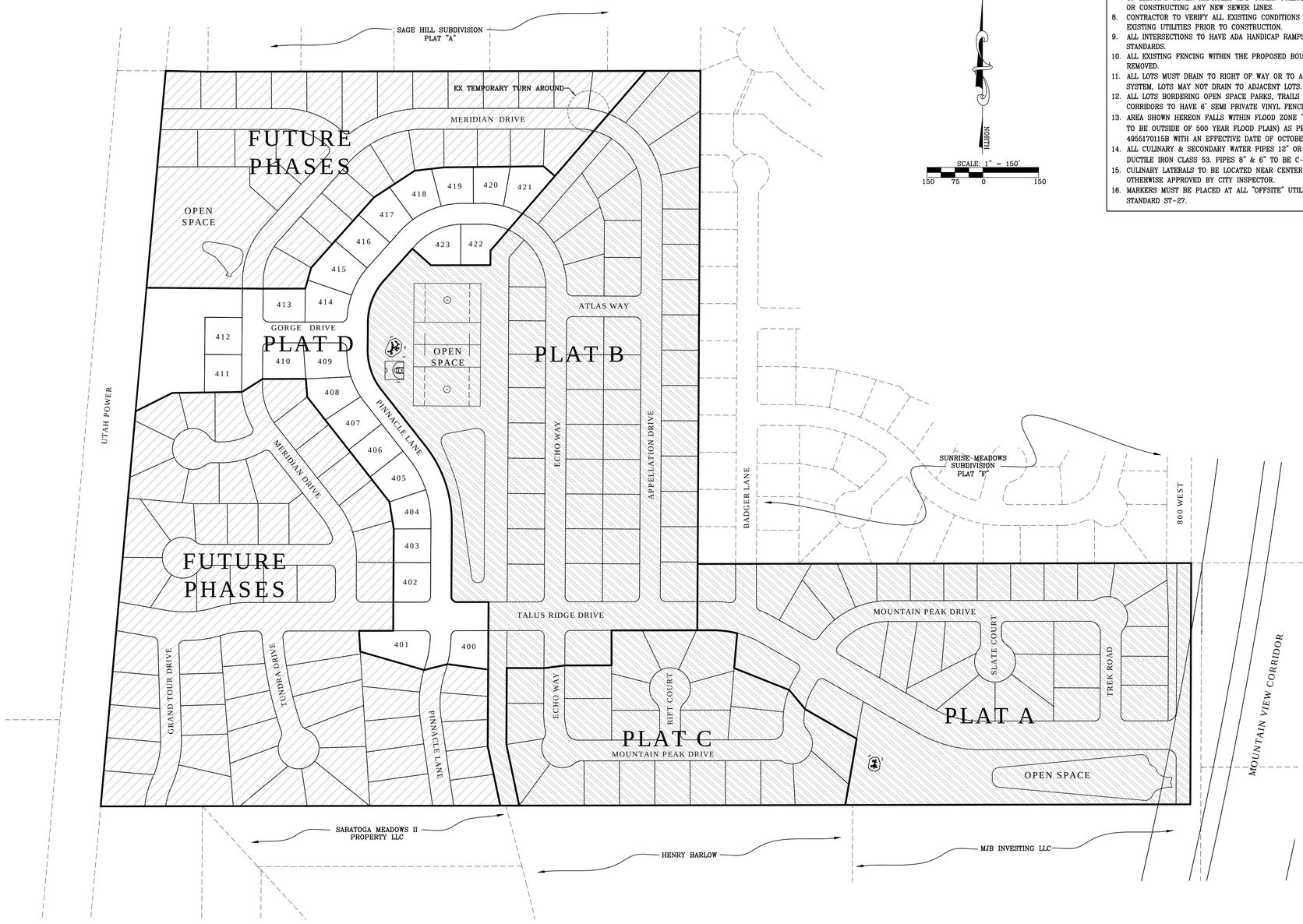
TALUS RIDGE

PLAT "D"

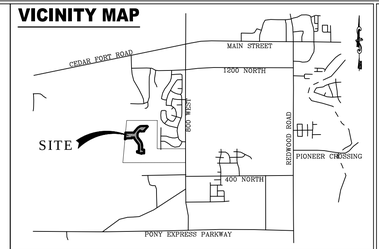
A PORTION OF SECTION 22 & SECTION 21,
T5S, R1W, SLB&M,
SARATOGA SPRING CITY, UTAH



NOTES

1. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
2. 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
3. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
4. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
5. 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.
6. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKEING OR CONSTRUCTING ANY NEW SEWER LINES.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. ALL LOTS MUST DRAIN TO RIGHT OF WAY OR TO A SWALE/YARD DRAIN SYSTEM, LOTS MAY NOT DRAIN TO ADJACENT LOTS.
12. ALL LOTS BORDERING OPEN SPACE PARKS, TRAILS & EASEMENT CORRIDORS TO HAVE 6' SEMI PRIVATE VINYL FENCE.
13. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
14. ALL CULINARY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53. PIPES 8" & 6" TO BE C-900 PVC.
15. CULINARY LATERALS TO BE LOCATED NEAR CENTER OF LOT UNLESS OTHERWISE APPROVED BY CITY INSPECTOR.
16. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.

VICINITY MAP



TABULATIONS

PLAT "D"

ZONING	R-3	
SINGLE FAMILY LOTS	24 LOTS	
DENSITY	2.33 UNITS/ ACRE	
LOT AREA	5.94 ACRES	(58%)
ROW AREA	3.01 ACRES	(30%)
OPEN SPACE	1.33 ACRES	(13%)
TOTAL AREA	±10.28 ACRES	
IMPERVIOUS AREA	2.10 ACRES	(21%)
LANDSCAPE AREA	8.18 ACRES	(79%)
TOTAL AREA	±10.28 ACRES	

PLATS A, B & C OVERALL

ZONING	R-3	
SINGLE FAMILY LOTS	127 LOTS	
DENSITY	2.19 UNITS/ ACRE	
LOT AREA	31.85 ACRES	(55%)
ROW AREA	13.89 ACRES	(24%)
OPEN SPACE AREA	11.82 ACRES	(21%)
TOTAL AREA	±57.56 ACRES	
IMPERVIOUS AREA	11.19 ACRES	(20%)
LANDSCAPE AREA	46.37 ACRES	(80%)
TOTAL AREA	±57.56 ACRES	

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- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CURB INLET
- FIRE HYDRANT
- LIGHT POLE
- MONUMENT
- FLOW ARROWS
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH

OWNER / DEVELOPER

EDGEhomes
480 WEST 800 NORTH
OREM, UTAH 84057
(801)494-0150

ENGINEER

LEI CONSULTING ENGINEERS
AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

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Phone: 801.798.0555
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office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
5/27/15
PROFESSIONAL ENGINEER

TALUS RIDGE PLAT "D"
SARATOGA SPRINGS CITY, UTAH
COVER

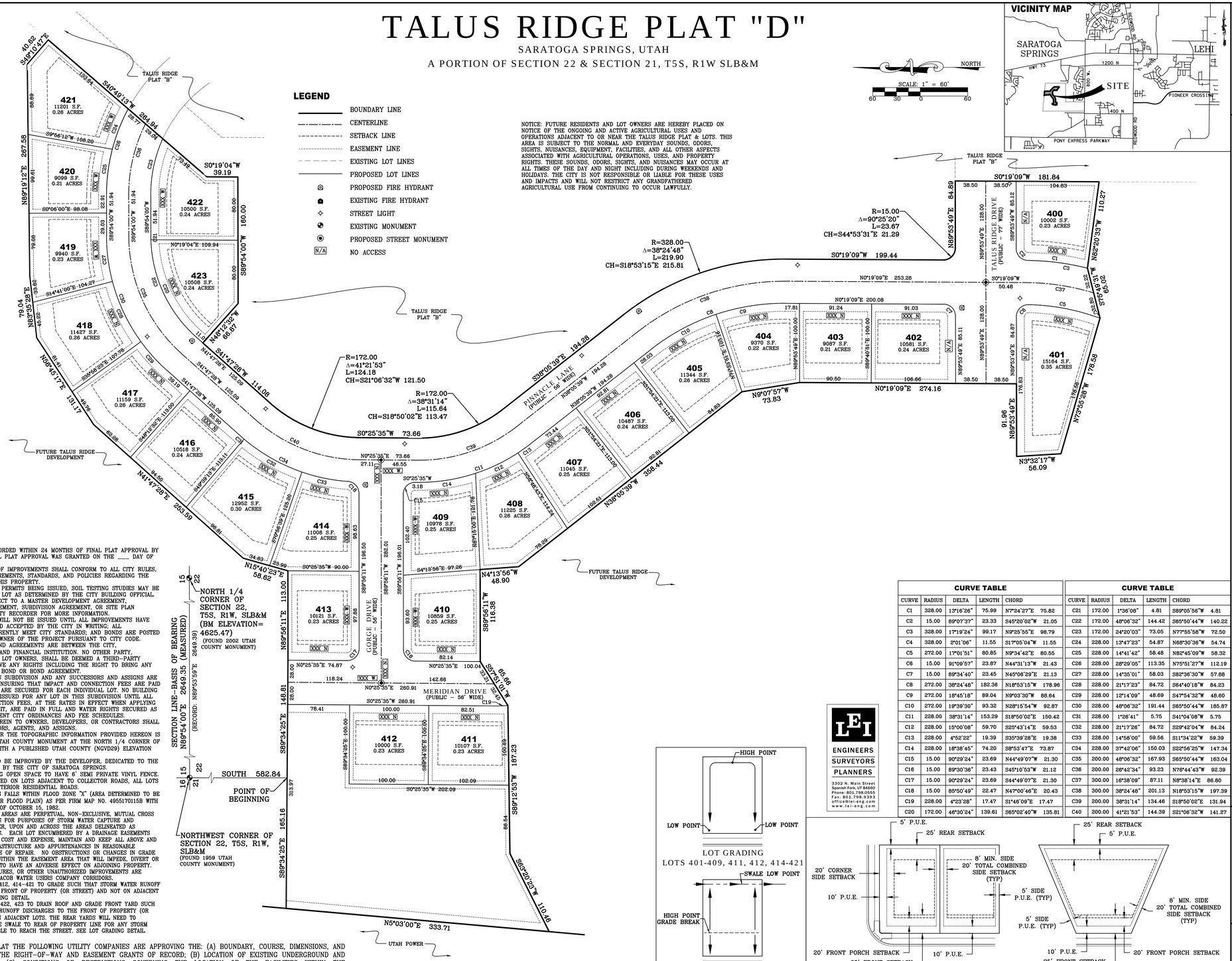
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 150'
DATE: 5/27/2015
SHEET
COVER

TALUS RIDGE PLAT "D"

SARATOGA SPRINGS, UTAH

A PORTION OF SECTION 22 & SECTION 21, T5S, R1W SLB&M



NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF ____20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD–PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
8. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
9. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
10. ALL OPEN SPACE TO BE IMPROVED BY THE DEVELOPER, DEDICATED TO THE CITY, & MAINTAINED BY THE CITY OF SARATOGA SPRINGS.
11. ALL LOTS BORDERING OPEN SPACE TO HAVE 6' SEMI PRIVATE VINYL FENCE.
12. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
13. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49551701115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
14. DRAINAGE EASEMENT AREAS ARE PERPETUAL, NON–EXCLUSIVE, MUTUAL CROSS DRAINAGE EASEMENTS FOR PURPOSES OF STORM WATER CAPTURE AND CONVEYANCE ON, OVER, UPON AND ACROSS THE AREAS DELINEATED AS DRAINAGE EASEMENTS. EACH LOT ENCUMBERED BY A DRAINAGE EASEMENTS SHALL, AT IT'S SOLE COST AND EXPENSE, MAINTAIN AND KEEP ALL ABOVE AND BELOW GRADE INFRASTRUCTURE AND APPURTENANCES IN REASONABLE CONDITION AND STATE OF REPAIR. NO OBSTRUCTIONS OR CHANGES IN GRADE SHALL BE LOCATED WITHIN THE EASEMENT AREA THAT WILL IMPEDE, DIVERT OR CAUSE THE RUNOFF TO HAVE AN ADVERSE EFFECT ON ADJOINING PROPERTY.
15. NO FOLIAGE, STRUCTURES, OR OTHER UNAUTHORIZED IMPROVEMENTS ARE ALLOWED IN WELBY JACOB WATER USERS COMPANY CORRIDORS.
16. LOTS 401–409, 411, 412, 414–421 TO GRADE SUCH THAT STORM WATER RUNOFF DISCHARGES TO THE FRONT OF PROPERTY (OR STREET) AND NOT ON ADJACENT LOTS. SEE LOT GRADING DETAIL.
17. LOTS 400, 410, 413, 422, 423 TO DRAIN ROOF AND GRADE FRONT YARD SUCH THAT STORM WATER RUNOFF DISCHARGES TO THE FRONT OF PROPERTY (OR STREET) AND NOT ON ADJACENT LOTS. THE REAR YARDS WILL NEED TO MAINTAIN A DRAINAGE SWALE TO REAR OF PROPERTY LINE FOR ANY STORM WATER RUNOFF UNABLE TO REACH THE STREET. SEE LOT GRADING DETAIL.

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT–OF–WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT–OF–WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10–9A–603(4)(C)(ii).

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

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

COMCAST CABLE TELEVISION
APPROVED THIS _____ DAY OF _____, A.D. 20____.
COMCAST CABLE TELEVISION

CENTURYLINK
APPROVED THIS _____ DAY OF _____, A.D. 20____.
QWEST

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

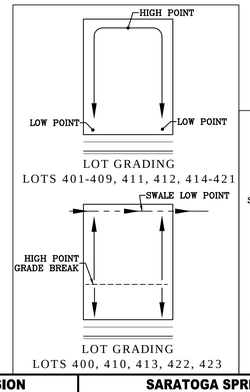
SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS DAY OF _____, A.D. 20____.
CITY ENGINEER

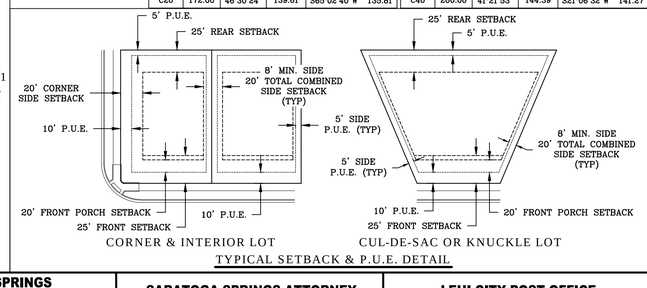
SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.
SARATOGA SPRINGS ATTORNEY

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

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	328.00	13°16'26"	75.99	N7°24'27"E 75.82
C2	15.00	89°07'37"	23.33	S45°20'02"W 21.05
C3	328.00	17°19'24"	99.17	N9°25'55"E 98.79
C4	328.00	2°01'06"	11.55	S17°05'04"W 11.55
C5	272.00	17°01'51"	80.85	N9°34'42"E 80.55
C6	15.00	91°09'57"	23.87	N44°31'13"W 21.43
C7	15.00	89°34'40"	23.45	N45°06'29"E 21.13
C8	272.00	38°24'46"	182.36	N18°53'15"W 178.96
C9	272.00	18°45'18"	89.04	N9°03'30"W 88.64
C10	272.00	19°39'30"	93.32	N28°15'54"W 92.87
C11	228.00	38°31'14"	153.29	S18°50'02"E 150.42
C12	228.00	15°00'08"	59.70	S25°43'14"E 59.53
C13	228.00	4°52'22"	19.39	S35°39'28"E 19.38
C14	228.00	18°38'45"	74.20	S8°53'47"E 73.87
C15	15.00	90°29'24"	23.69	N44°49'07"W 21.30
C16	15.00	89°30'36"	23.43	S45°10'53"W 21.12
C17	15.00	90°29'24"	23.69	S44°49'07"E 21.30
C18	15.00	85°50'49"	22.47	N47°00'46"E 20.43
C19	228.00	4°23'28"	17.47	S1°46'09"E 17.47
C20	172.00	46°30'24"	139.61	S65°02'40"W 135.81

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	172.00	1°36'08"	4.81	S89°05'56"W 4.81
C22	172.00	48°06'32"	144.42	S65°50'44"W 140.22
C23	172.00	24°20'03"	73.05	N77°55'58"W 72.50
C24	228.00	13°47'23"	54.87	N68°30'36"W 54.74
C25	228.00	14°41'42"	58.48	N82°45'09"W 58.32
C26	228.00	28°29'05"	113.35	N75°51'27"W 112.19
C27	228.00	14°35'01"	58.03	S82°36'30"W 57.88
C28	228.00	21°17'23"	84.72	S64°40'18"W 84.23
C29	228.00	12°14'09"	48.69	S47°54'32"W 48.60
C30	228.00	48°06'32"	191.44	S65°50'44"W 185.87
C31	228.00	1°26'41"	5.75	S41°04'08"W 5.75
C32	228.00	21°17'26"	84.72	S29°42'04"W 84.24
C33	228.00	14°58'00"	59.56	S11°34'22"W 59.39
C34	228.00	37°42'06"	150.03	S22°56'25"W 147.34
C35	200.00	48°06'32"	167.93	S65°50'44"W 163.04
C36	200.00	26°42'34"	93.23	N76°44'43"W 92.39
C37	300.00	16°38'09"	87.11	N8°38'14"E 86.80
C38	300.00	38°24'46"	201.13	N18°53'15"W 197.39
C39	200.00	38°31'14"	134.46	S18°50'02"E 131.94
C40	200.00	41°21'53"	144.39	S21°06'32"W 141.27





TYPICAL SETBACK & P.U.E. DETAIL

LEI ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, 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 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 TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22 & THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 582.84 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°34'25"E 148.81 FEET; THENCE N89°56'11"E 113.00 FEET; THENCE N15°40'23"E 58.62 FEET; THENCE N41°47'28"E 253.59 FEET; THENCE N56°45'17"E 131.17 FEET; THENCE N83°35'28"E 79.04 FEET; THENCE N89°19'12"E 267.58 FEET; THENCE S49°10'47"E 40.62 FEET; THENCE ALONG THE BOUNDARY LINE OF TALUS RIDGE PLAT "B" THE FOLLOWING TWELVE (12) COURSES: S40°49'13"W 264.94 FEET; S0°19'04"W 39.19 FEET; S89°54'00"W 160.00 FEET; N48°12'32"W 66.87 FEET; S41°47'28"W 114.08 FEET; ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 124.18 FEET THROUGH A CENTRAL ANGLE OF 41°21'53" (CHORD: S21°06'32"W 121.50 FEET); S0°25'35"W 73.66 FEET; ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 115.64 FEET THROUGH A CENTRAL ANGLE OF 38°31'14" (CHORD: S18°50'02"E 113.47 FEET); S38°05'39"E 194.28 FEET; ALONG THE ARC OF A 328.00 FOOT RADIUS CURVE TO THE RIGHT 219.90 FEET THROUGH A CENTRAL ANGLE OF 38°24'48" (CHORD: S18°53'15"E 215.81 FEET); S0°19'09"W 199.44 FEET; ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.67 FEET THROUGH A CENTRAL ANGLE OF 90°25'20" (CHORD: S44°53'31"E 21.29 FEET); N89°53'49"E 84.89 FEET; S0°19'09"W 181.84 FEET; THENCE N82°20'33"W 110.27 FEET; THENCE ALONG THE ARC OF A 328.00 FOOT NON–TANGENT RADIUS CURVE TO THE RIGHT 23.18 FEET (RADIUS BEARS: N75°57'20"W) THROUGH A CENTRAL ANGLE OF 4°02'57" (CHORD: S16°04'09"W 23.18 FEET); THENCE ALONG THE ARC OF A 272.00 FOOT RADIUS CURVE TO THE LEFT 9.58 FEET THROUGH A CENTRAL ANGLE OF 2°01'06" (CHORD: S17°05'04"W 9.58 FEET); THENCE N73°55'28"W 234.58 FEET; THENCE N3°32'17"W 56.09 FEET; THENCE N89°53'49"E 91.96 FEET; THENCE N0°19'09"E 274.16 FEET; THENCE N9°07'57"W 73.83 FEET; THENCE N38°05'39"W 358.44 FEET; THENCE N4°13'56"W 48.90 FEET; THENCE S89°56'11"W 116.38 FEET; THENCE S0°25'35"W 17.90 FEET; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 16.29 FEET THROUGH A CENTRAL ANGLE OF 5°25'40" (CHORD: S2°17'15"E 16.29 FEET); THENCE S89°12'53"W 243.35 FEET; THENCE S63°20'23"W 110.46 FEET; THENCE N5°03'00"E 333.71 FEET; THENCE S89°34'25"E 165.16 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.28 ACRES
OF LOTS: 24

DATE

SURVEYOR'S NAME
(See Seal Below)
LICENSE NO. 501182

OWNERS DEDICATION

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

TALUS RIDGE SUBDIVISION

DO HEREBY DEDICATE FOR THE 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 OWNER(S) VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. THE OWNER(S) 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.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20____.

WASATCH LAND COMPANY
BY: GORDON P. JONES, PRESIDENT

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20_____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, ___ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS

PRINTED FULL NAME OF NOTARY

APPROVAL 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 RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS_____DAY OF_____, A.D. 20_____.

CITY MAYOR

ATTEST_____
CLERK–RECORDER
(See Seal Below)

QUESTAR ACCEPTANCE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1–800–366–8532.

APPROVED THIS_____DAY OF_____, 20_____

QUESTAR GAS COMPANY

BY– _____

TITLE– _____

PLAT "D"

TALUS RIDGE

SUBDIVISION

SARATOGA SPRINGS _____ UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	COUNTY–RECORDER SEAL

This form approved by Utah County and the municipalities therein.

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STATE OF UTAH
NATHAN K. WALTER
No. 7973888-2202
5/27/15
PROFESSIONAL ENGINEER

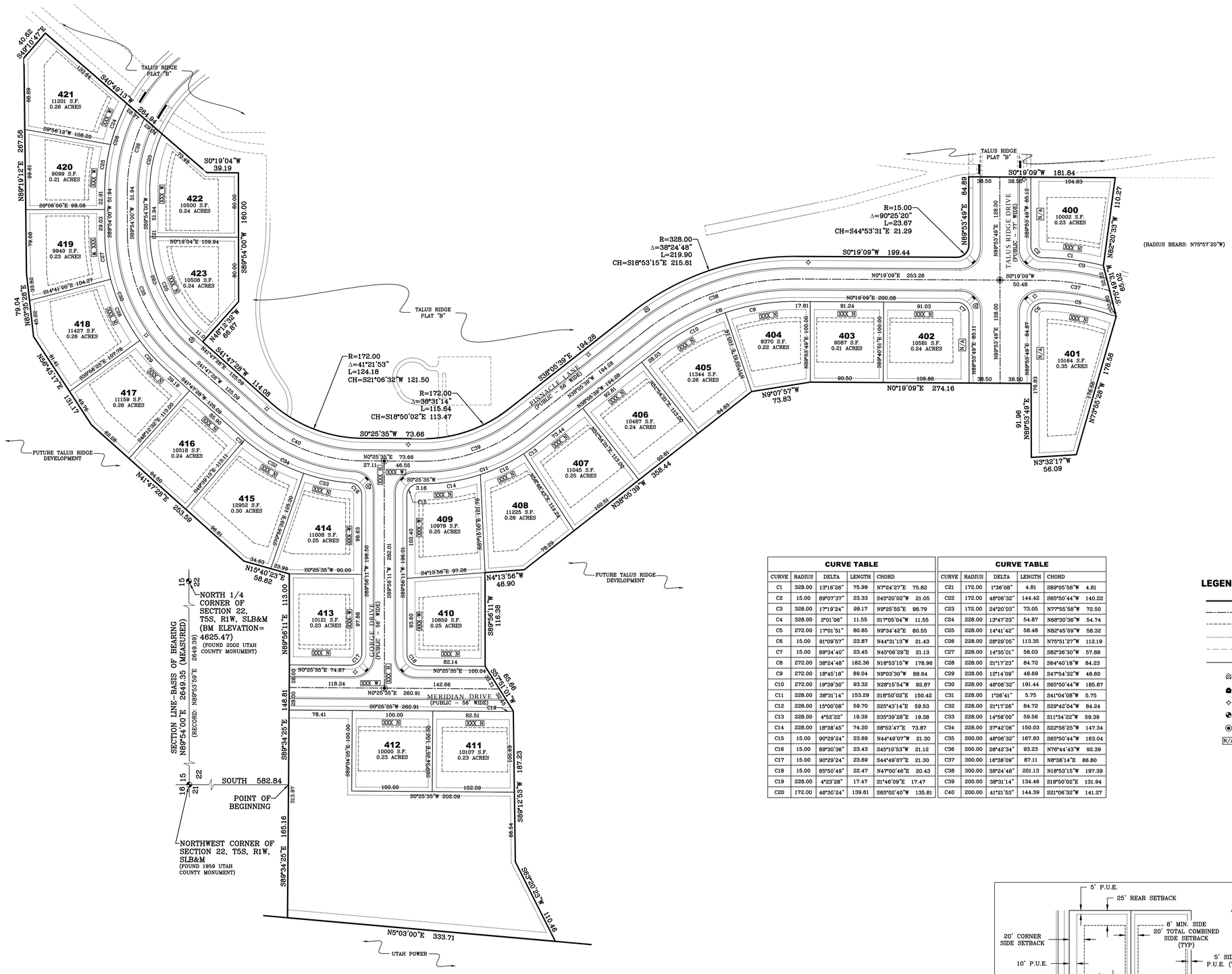
TALUS RIDGE PLAT "D"

SARATOGA SPRINGS CITY, UTAH

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" =60'
DATE: 5/27/2015
SHEET 1

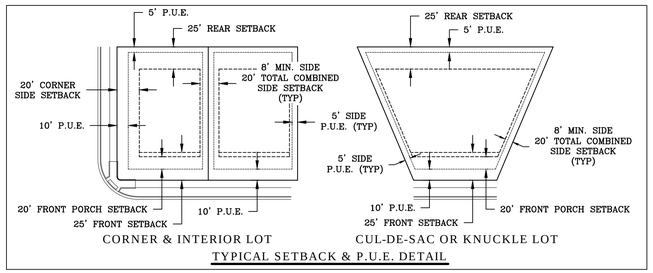


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	328.00	13°16'26"	75.99	N7°24'27"E 75.82
C2	15.00	89°07'37"	23.33	S45°20'02"W 21.05
C3	328.00	17°19'24"	99.17	N9°25'55"E 98.79
C4	328.00	2°01'06"	11.55	S17°05'04"W 11.55
C5	272.00	17°01'51"	80.85	N9°34'42"E 80.55
C6	15.00	91°09'57"	23.87	N44°31'13"W 21.43
C7	15.00	89°34'40"	23.45	N45°06'29"E 21.13
C8	272.00	38°24'48"	182.36	N18°53'15"W 178.96
C9	272.00	18°45'16"	89.04	N9°03'30"W 88.64
C10	272.00	19°39'30"	93.32	N28°15'54"W 92.87
C11	228.00	38°31'14"	153.29	S18°50'02"E 150.42
C12	228.00	15°00'08"	59.70	S25°43'14"E 59.53
C13	228.00	4°52'22"	19.39	S35°39'28"E 19.38
C14	228.00	18°38'45"	74.20	S9°53'47"E 73.87
C15	15.00	90°29'24"	23.69	N44°49'07"W 21.30
C16	15.00	89°30'36"	23.43	S45°10'53"W 21.12
C17	15.00	90°29'24"	23.69	S44°49'07"E 21.30
C18	15.00	85°50'49"	22.47	N47°00'46"E 20.43
C19	228.00	4°23'28"	17.47	S1°46'09"E 17.47
C20	172.00	46°30'24"	139.61	S65°02'40"W 135.81

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	172.00	1°36'08"	4.81	S89°05'56"W 4.81
C22	172.00	48°06'32"	144.42	S65°50'44"W 140.22
C23	172.00	24°20'03"	73.05	N77°55'58"W 72.50
C24	228.00	13°47'23"	54.87	N68°30'36"W 54.74
C25	228.00	14°41'42"	58.48	N82°45'09"W 58.32
C26	228.00	28°29'05"	113.35	N75°51'27"W 112.19
C27	228.00	14°35'01"	58.03	S82°36'30"W 57.88
C28	228.00	21°17'23"	84.72	S64°40'18"W 84.23
C29	228.00	12°14'09"	48.69	S47°54'32"W 48.60
C30	228.00	48°06'32"	191.44	S65°50'44"W 185.87
C31	228.00	1°26'41"	5.75	S41°04'08"W 5.75
C32	228.00	21°17'26"	84.72	S29°42'04"W 84.24
C33	228.00	14°58'00"	59.56	S11°34'22"W 59.39
C34	228.00	37°42'06"	150.03	S22°56'25"W 147.34
C35	200.00	48°06'32"	167.93	S65°50'44"W 163.04
C36	200.00	26°42'34"	93.23	N76°44'43"W 92.39
C37	300.00	16°38'09"	87.11	N8°38'14"E 86.80
C38	300.00	38°24'48"	201.13	N18°53'15"W 197.39
C39	200.00	38°31'14"	134.46	S18°50'02"E 131.94
C40	200.00	41°21'53"	144.39	S21°06'32"W 141.27

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- STREET LIGHT
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- N/A NO ACCESS



TYPICAL SETBACK & P.U.E. DETAIL

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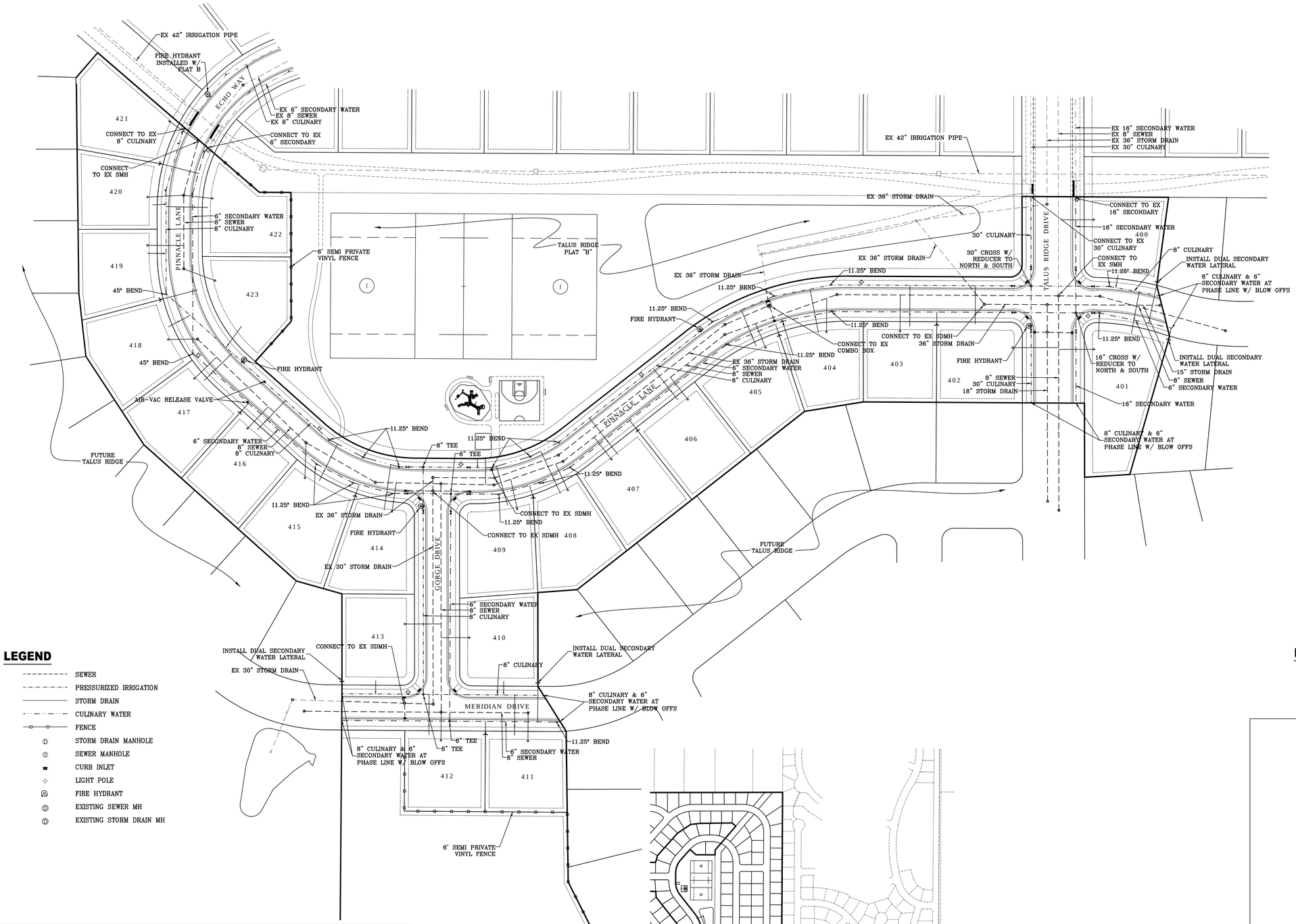
TALUS RIDGE PLAT "D"

SARATOGA SPRINGS CITY, UTAH

OVERALL SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" =60'
DATE: 5/27/2015
SHEET 2



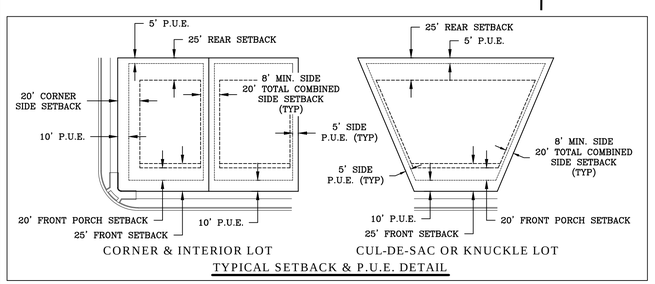
NORTH

SCALE: 1" = 60'

60 30 0 60

LEGEND

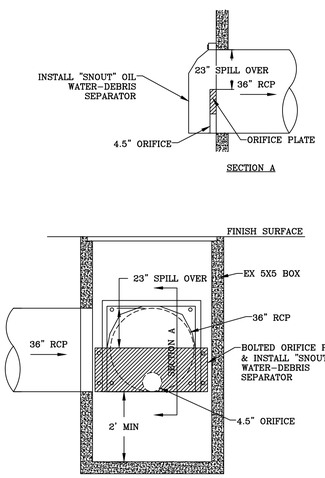
- SEWER
- PRESSURIZED IRRIGATION
- STORM DRAIN
- CULINARY WATER
- FENCE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- CURB INLET
- LIGHT POLE
- FIRE HYDRANT
- EXISTING SEWER MH
- EXISTING STORM DRAIN MH



TYPICAL SETBACK & P.U.E. DETAIL

NOTES

1. SEE PLAN & PROFILE SHEETS FOR PIPE SIZES, MATERIALS, SLOPES, JUNCTION BOXES, INLETS, CATCH BASINS & SERVICE LATERAL LOCATIONS.
2. ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
3. ALL CULINARY WATER METERS TO BE 3/4" DIAMETER.
4. ALL PRESSURIZED IRRIGATION METERS TO BE 1" DIAMETER.



MULTI STAGE ORIFICE DETAIL #2

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SARATOGA SPRINGS CITY, UTAH

UTILITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
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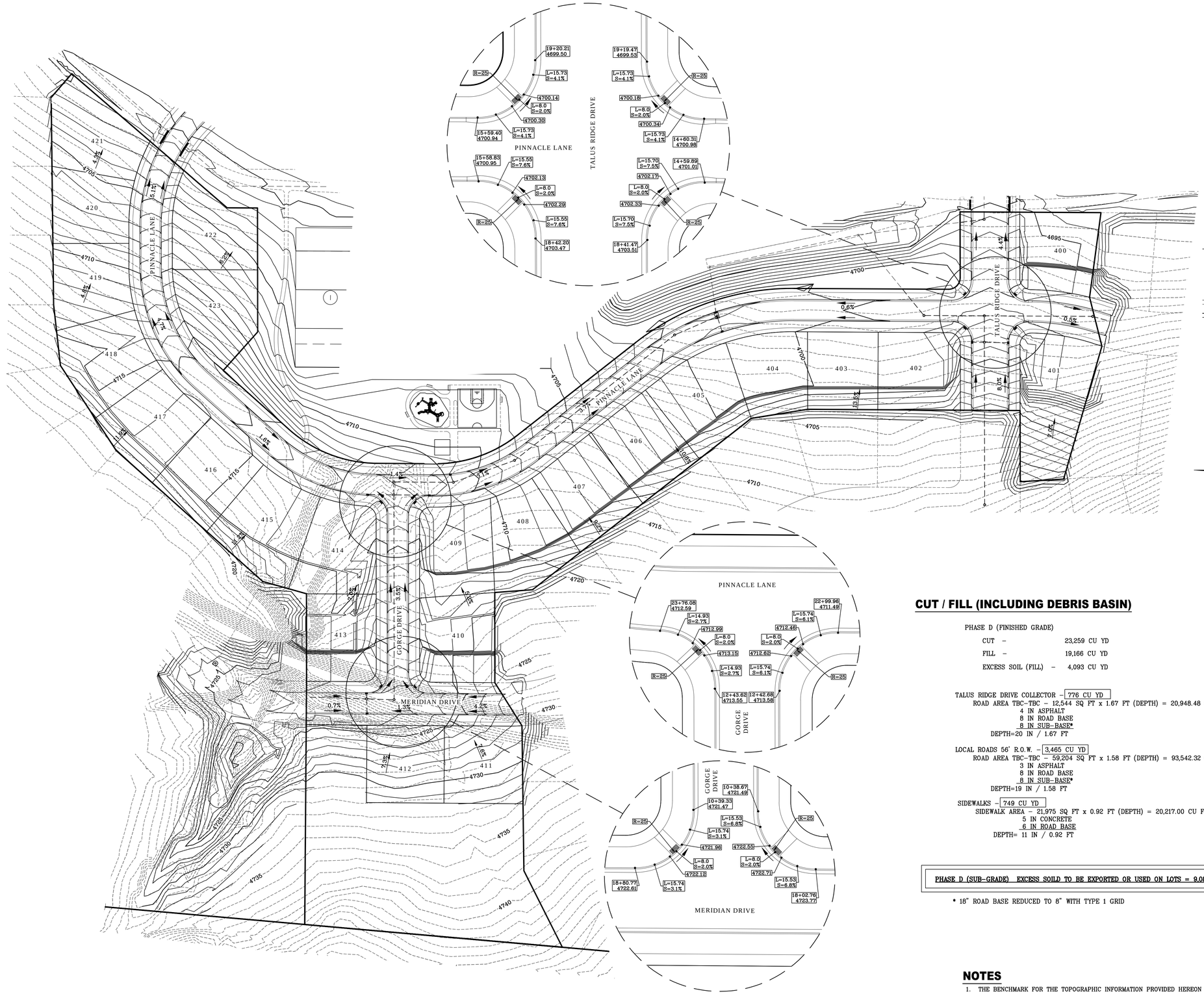
CHECKED BY: NKW
SCALE: 1" = 60'
DATE: 5/27/2015

SHEET 3



LEGEND

- STORM DRAIN
- STORM DRAIN MANHOLE
- CURB INLET
- FLOW ARROWS
- EXISTING CONTOUR
- PROPOSED CONTOUR

CUT / FILL (INCLUDING DEBRIS BASIN)

PHASE D (FINISHED GRADE)

CUT	–	23,259 CU YD
FILL	–	19,166 CU YD
EXCESS SOIL (FILL)	–	4,093 CU YD

TALUS RIDGE DRIVE COLLECTOR – 776 CU YD
ROAD AREA TBC-TBC – 12,544 SQ FT x 1.67 FT (DEPTH) = 20,948.48 CU FT
4 IN ASPHALT
8 IN ROAD BASE
8 IN SUB-BASE*
DEPTH=20 IN / 1.67 FT

LOCAL ROADS 56' R.O.W. – 3,465 CU YD
ROAD AREA TBC-TBC – 59,204 SQ FT x 1.58 FT (DEPTH) = 93,542.32 CU FT
3 IN ASPHALT
8 IN ROAD BASE
8 IN SUB-BASE*
DEPTH=19 IN / 1.58 FT

SIDEWALKS – 749 CU YD
SIDEWALK AREA – 21,975 SQ FT x 0.92 FT (DEPTH) = 20,217.00 CU FT
5 IN CONCRETE
6 IN ROAD BASE
DEPTH= 11 IN / 0.92 FT

PHASE D (SUB-GRADE) EXCESS SOILD TO BE EXPORTED OR USED ON LOTS = 9,083 CU YD

* 18" ROAD BASE REDUCED TO 8" WITH TYPE 1 GRID

NOTES

1. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
2. CATCH SLOPE NOT TO EXCEED 4:1 SLOPE MAX.
3. LOT GRADING NOT TO EXCEED 4:1 SLOPE, TERRACING & RETAINING WALLS MAY BE USED TO IMPROVE BUILDING PAD SITE IN ACCORDANCE WITH CITY STANDARDS. (TO BE DETERMINED ON FINAL LOT DRAWINGS).
4. SEE PLAN & PROFILE SHEETS FOR STORM DRAIN SYSTEM PIPE SIZES, MATERIALS, SLOPES, JUNCTION BOXES, INLETS, AND CATCH BASINS.
5. LOT GRADING IS SHOWN AT SUB-GRADE AND WILL BE RAISED TO FINAL GRADE WITH EXCAVATION OF LOT AT HOME PLACEMENT, FINAL GRADE SLOPES NOT TO EXCEED 4:1.

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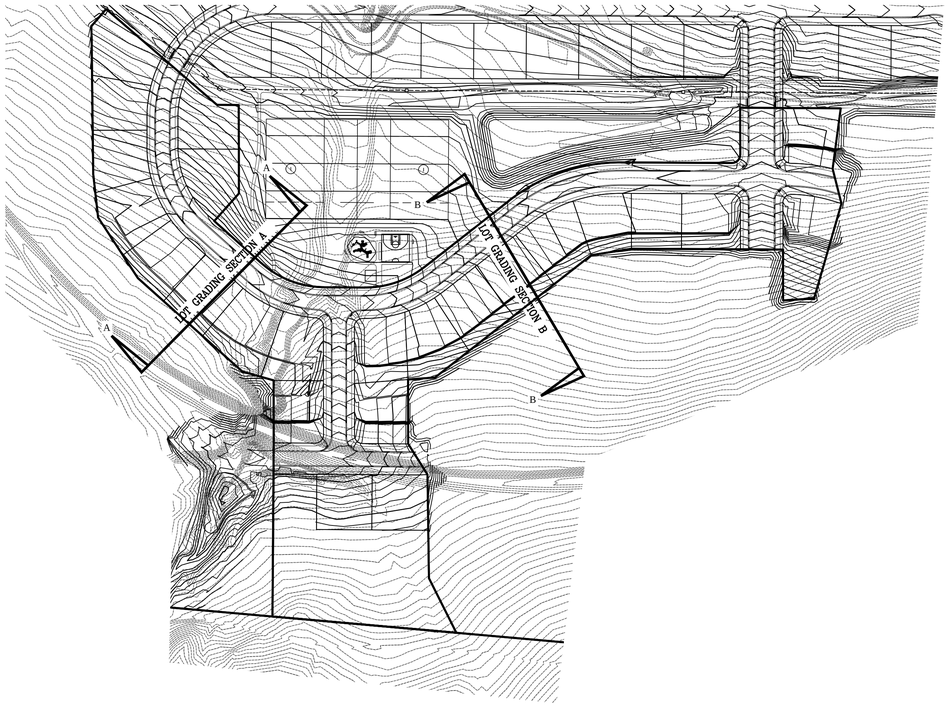
TALUS RIDGE PLAT "D"
SARATOGA SPRINGS CITY, UTAH

GRADING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" =60'
DATE: 5/27/2015
SHEET 4



NORTH

NOTES

1. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
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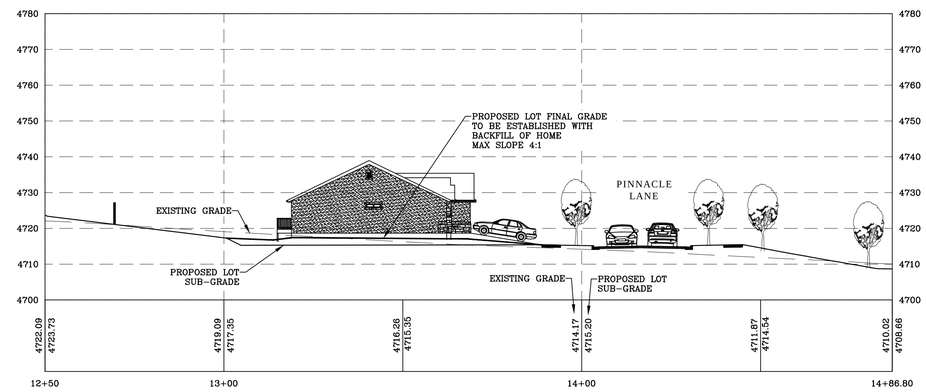
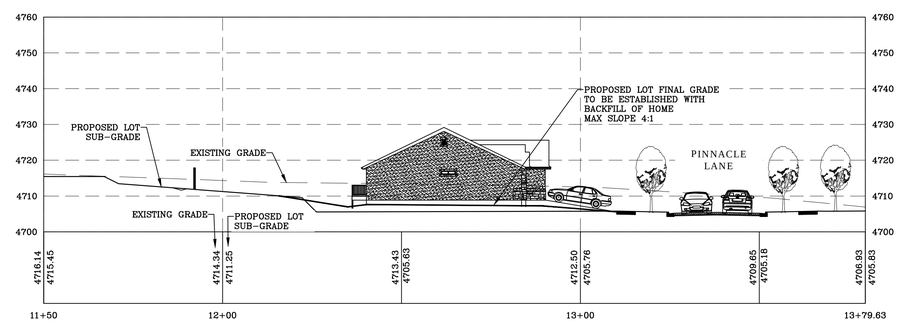
4. SEE PLAN & PROFILE SHEETS FOR STORM DRAIN SYSTEM PIPE SIZES, MATERIALS, SLOPES, JUNCTION BOXES, INLETS, AND CATCH BASINS.
5. LOT GRADING IS SHOWN AT SUB-GRADE AND WILL BE RAISED TO FINAL GRADE WITH EXCAVATION OF LOT AT HOME PLACEMENT, FINAL GRADE SLOPES NOT TO EXCEED 4:1.



LOT GRADING SECTION A
N.T.S.



LOT GRADING SECTION B
N.T.S.

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TALUS RIDGE PLAT "D"

SARATOGA SPRINGS, UTAH

LOT GRADING PLAN

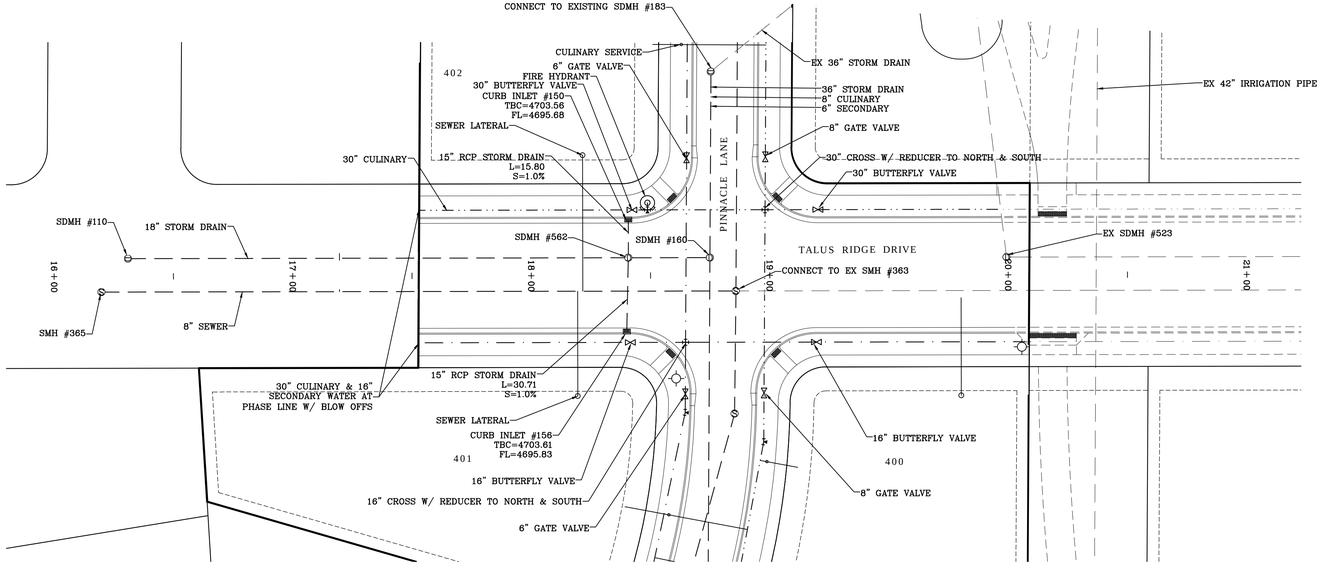
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: N.T.S.
DATE: 5/27/2015

SHEET
5

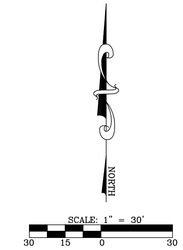
NOTES

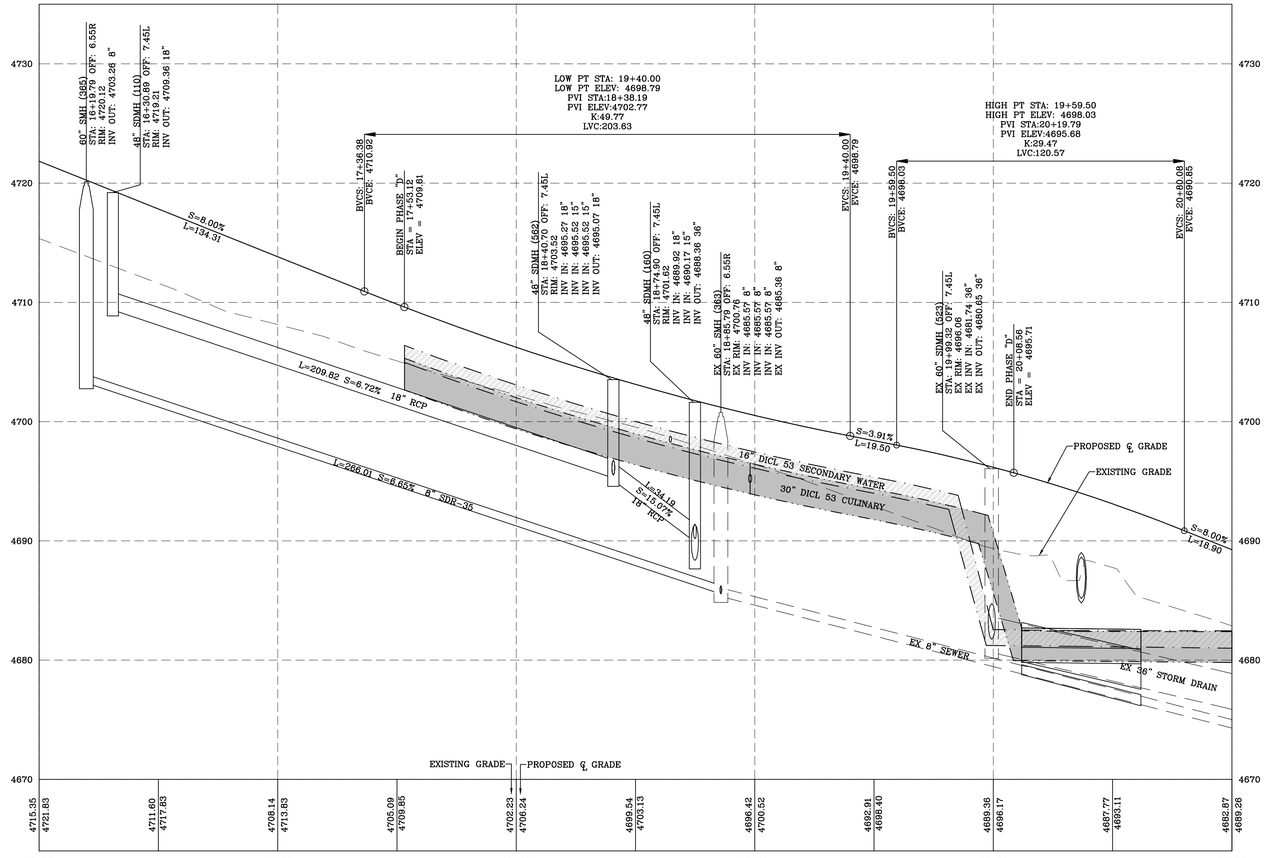
1. SEE SHEET 4 GRADING PLAN FOR INTERSECTION GRADING
2. SEE SHEET 10 FOR STRIPING & SIGNAGE LOCATIONS
3. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS. SEE DETAIL CW-5 ON SHEET D-6.



TALUS RIDGE DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY





TALUS RIDGE DRIVE PROFILE

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TALUS RIDGE PLAT "D"

SARATOGA SPRINGS CITY, UTAH

TALUS RIDGE DRIVE PLAN & PROFILE

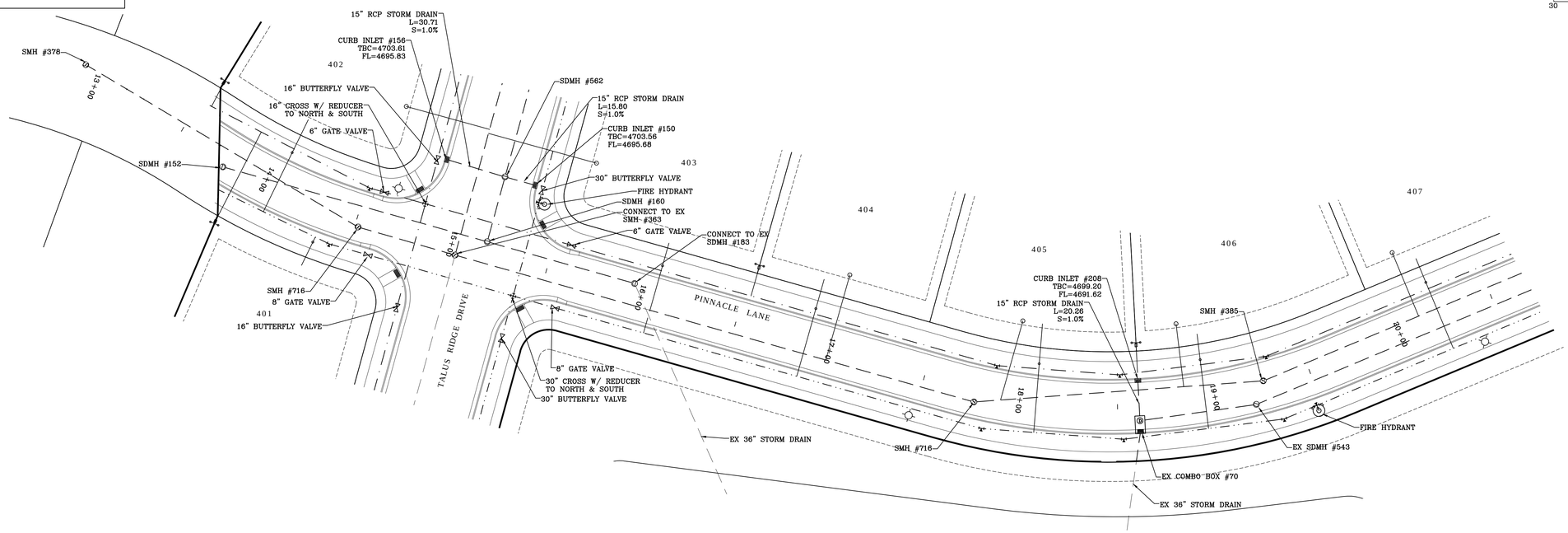
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 5/27/2015

SHEET 6

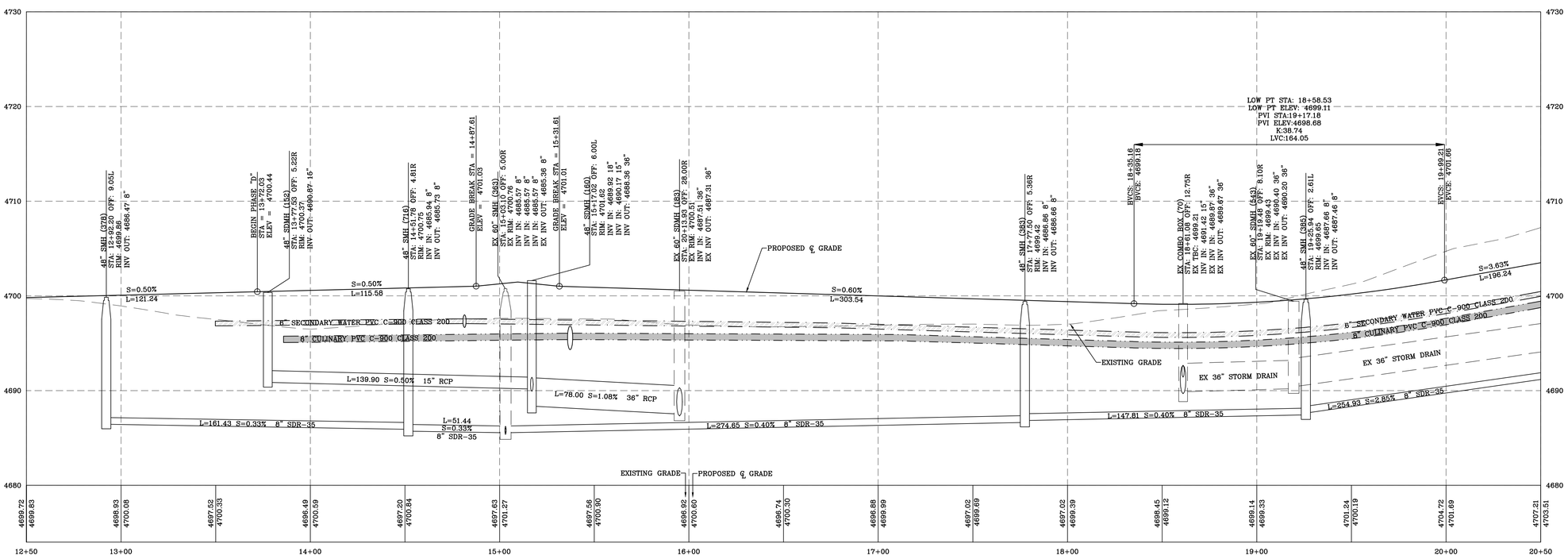
NOTES

1. SEE SHEET 4 GRADING PLAN FOR INTERSECTION GRADING
2. SEE SHEET 10 FOR STRIPING & SIGNAGE LOCATIONS
3. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS. SEE DETAIL CW-5 ON SHEET D-6.



PINNACLE LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



PINNACLE LANE PROFILE

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TALUS RIDGE PLAT "D"

SARATOGA SPRINGS CITY, UTAH

PINNACLE LANE PLAN & PROFILE
STA: 12+50.00 TO 20+50.00

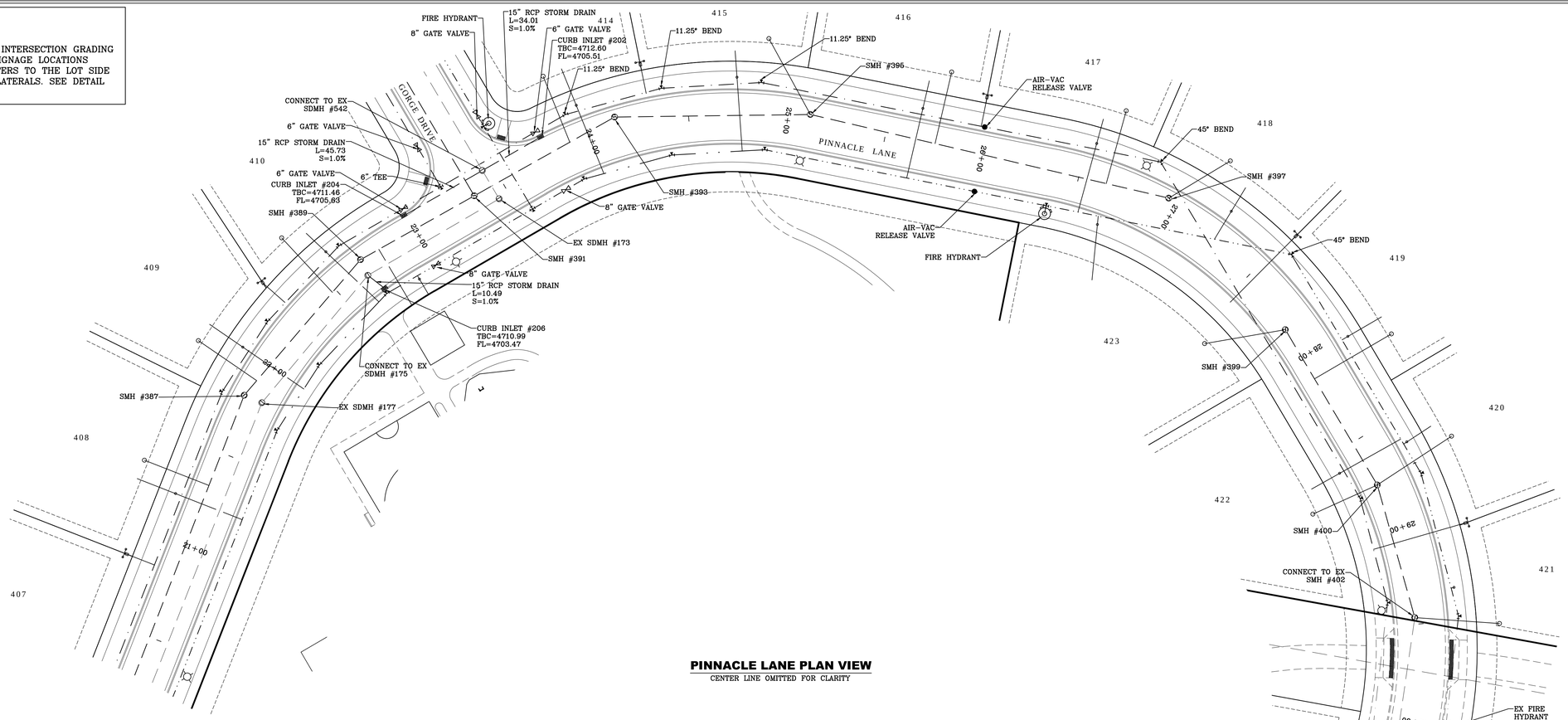
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 5/27/2015

SHEET
7

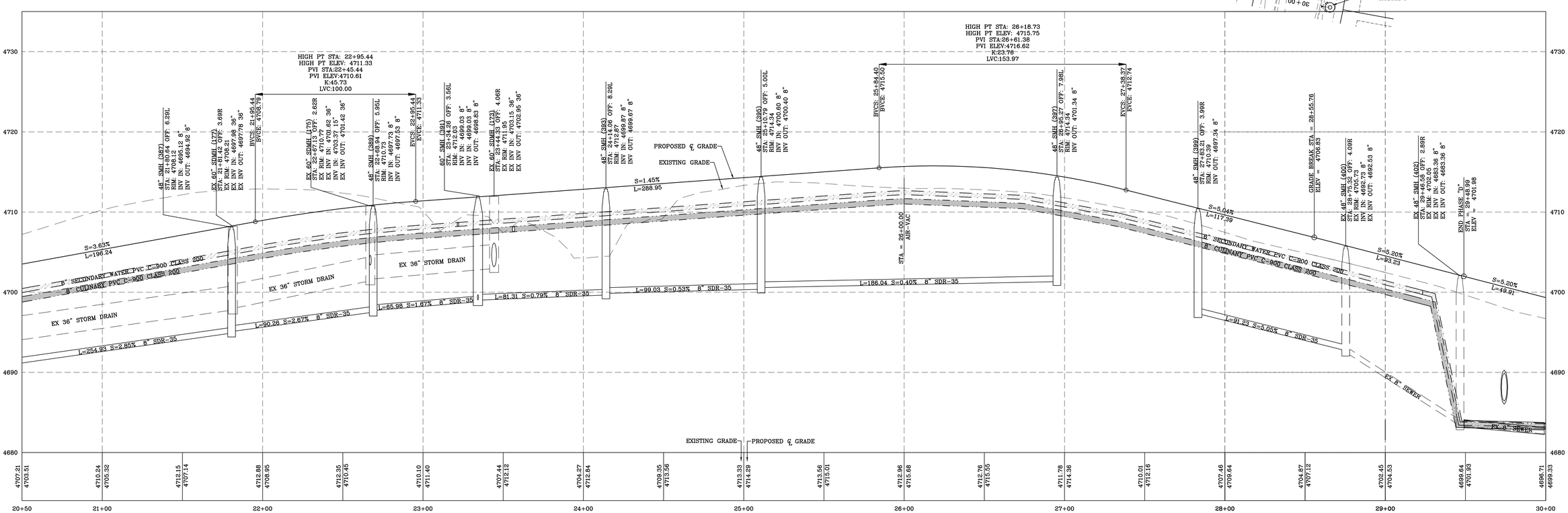
NOTES

1. SEE SHEET 4 GRADING PLAN FOR INTERSECTION GRADING
2. SEE SHEET 10 FOR STRIPING & SIGNAGE LOCATIONS
3. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS. SEE DETAIL CW-5 ON SHEET D-6.



PINNACLE LANE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



PINNACLE LANE PROFILE

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TALUS RIDGE PLAT "D"

SARATOGA SPRINGS CITY, UTAH

PINNACLE LANE PLAN & PROFILE
STA: 20+50.00 TO 30+00.00

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
DATE: 5/27/2015
SHEET 8

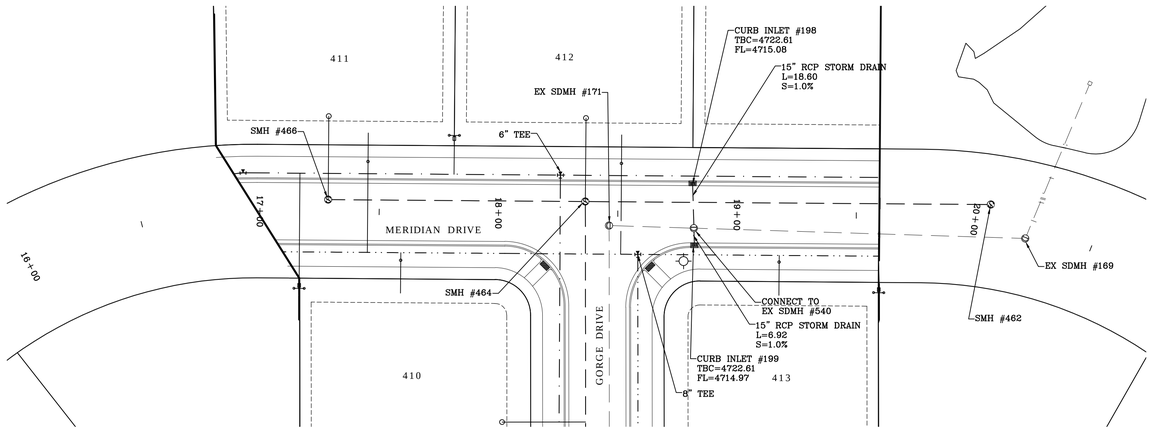
NOTES

1. SEE SHEET 4 GRADING PLAN FOR INTERSECTION GRADING
2. SEE SHEET 10 FOR STRIPING & SIGNAGE LOCATIONS
3. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS. SEE DETAIL CW-5 ON SHEET D-6.

NORTH

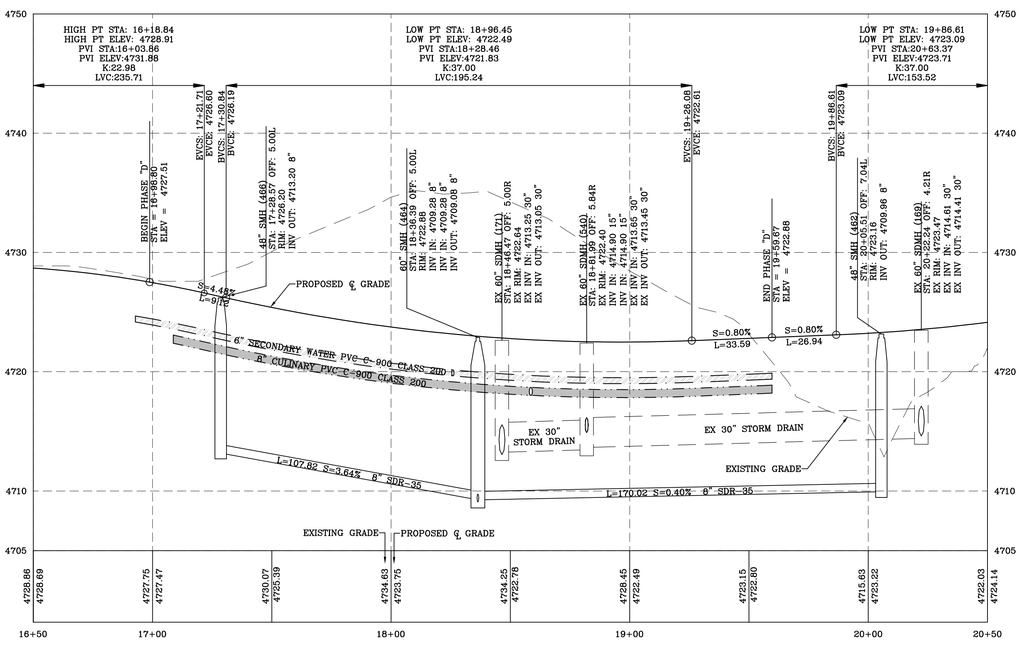
SCALE: 1" = 30'

30 15 0 30



MERIDIAN DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY

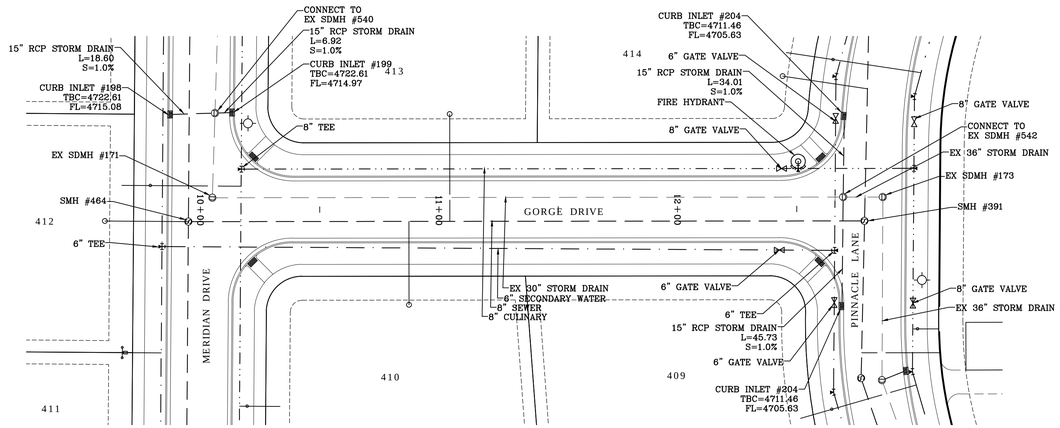


MERIDIAN DRIVE PROFILE

NORTH

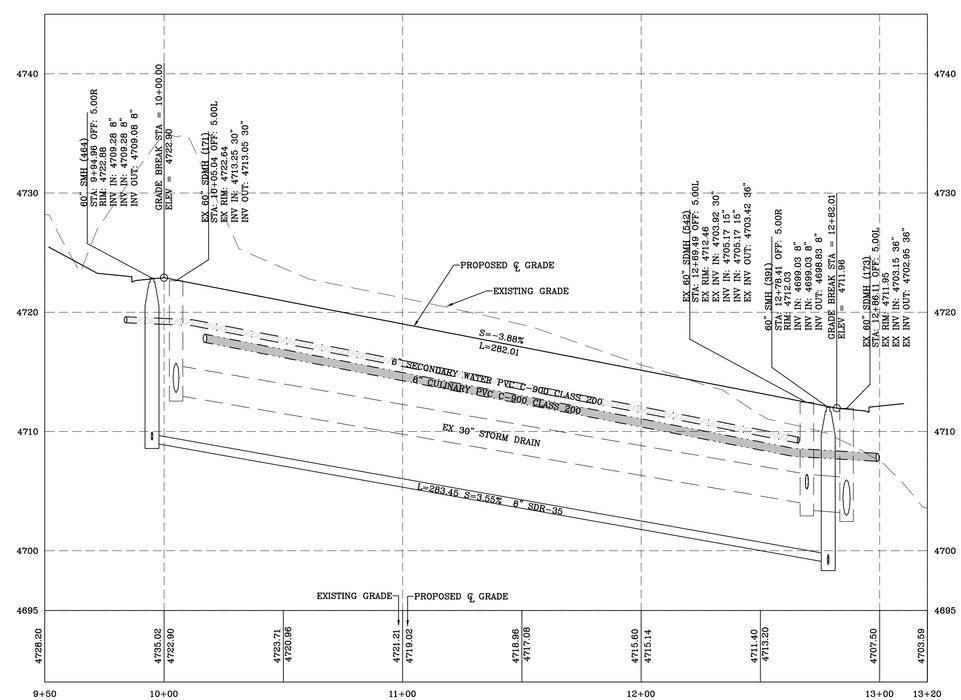
SCALE: 1" = 30'

30 15 0 30



GORGE DRIVE PLAN VIEW

CENTER LINE OMITTED FOR CLARITY



GORGE DRIVE PROFILE

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PROFESSIONAL ENGINEER

TALUS RIDGE PLAT "D"

SARATOGA SPRINGS CITY, UTAH

GORGE DRIVE & MERIDIAN DRIVE PLAN & PROFILES

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1795

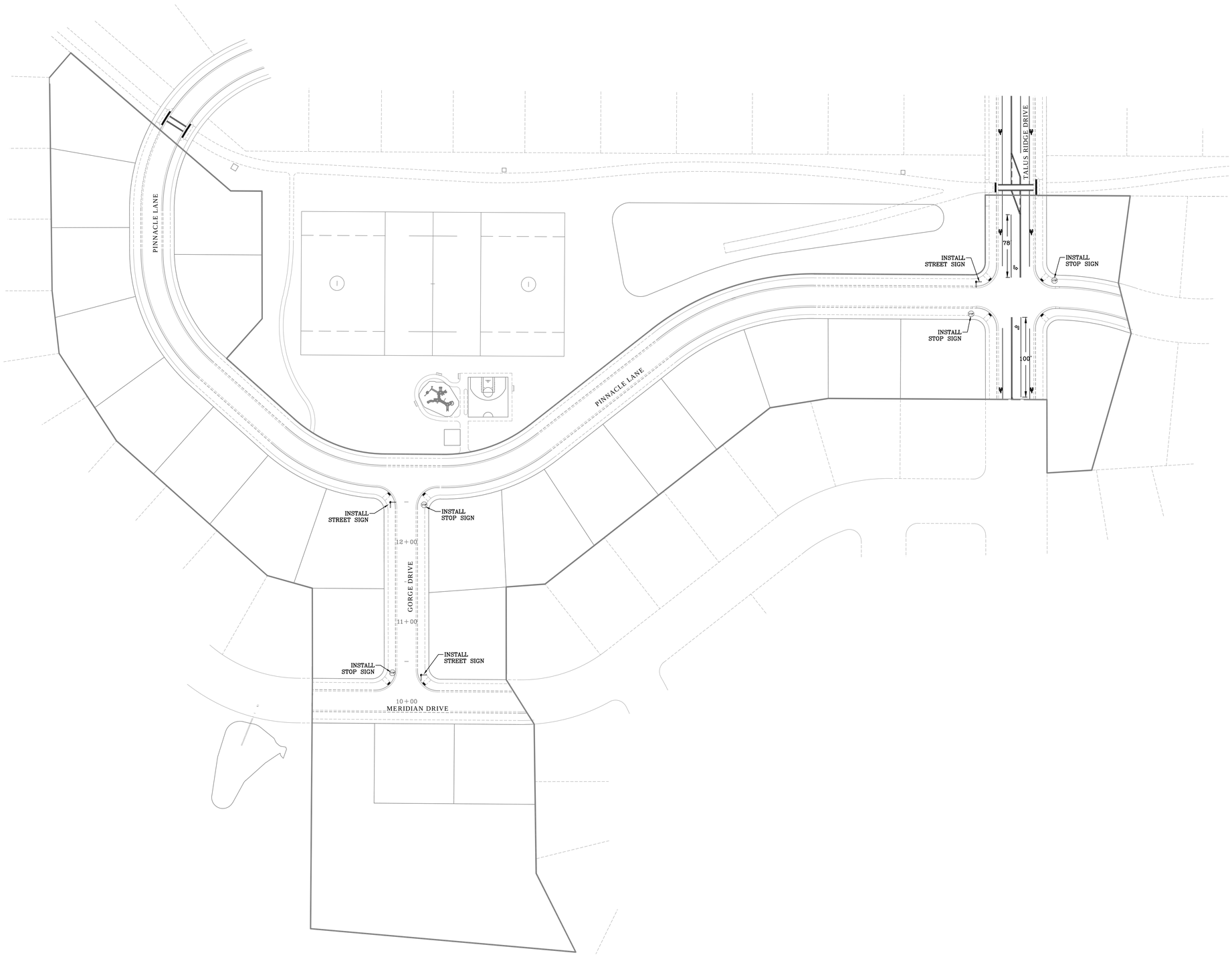
DRAWN BY: BLS

CHECKED BY: NKW

SCALE: 1" = 30'

DATE: 5/27/2015

SHEET 9



NORTH

SCALE: 1" = 50'

50 25 0 50

NOTE:
1. ALL SIGNS PER MUTCD

LEGEND

STREET SIGN

STOP SIGN

LEI

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STATE OF UTAH
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PROFESSIONAL ENGINEER

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SARATOGA SPRINGS CITY, UTAH

SIGNAGE PLAN

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SHEET 10

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.

9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

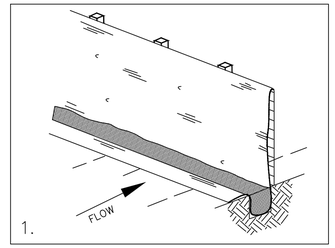
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

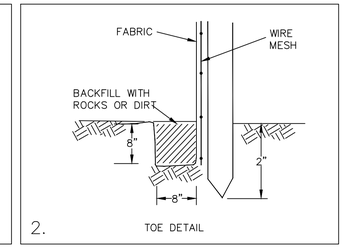
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

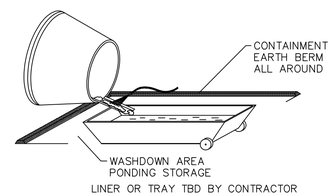
15. TEMPORARY SEDIMENTATION BASINS TO BE PROVIDED FOR AREAS 10 ACRES OR LARGER WITH DIVERSION DITCHES TO ROUTE RUNOFF TO THE BASIN.



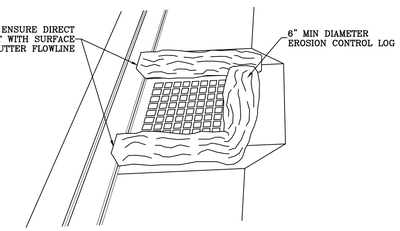


SILT FENCE

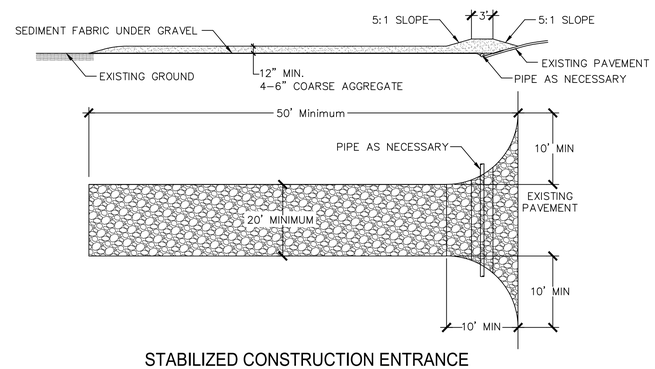
SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).



CONCRETE WASTE MANAGEMENT

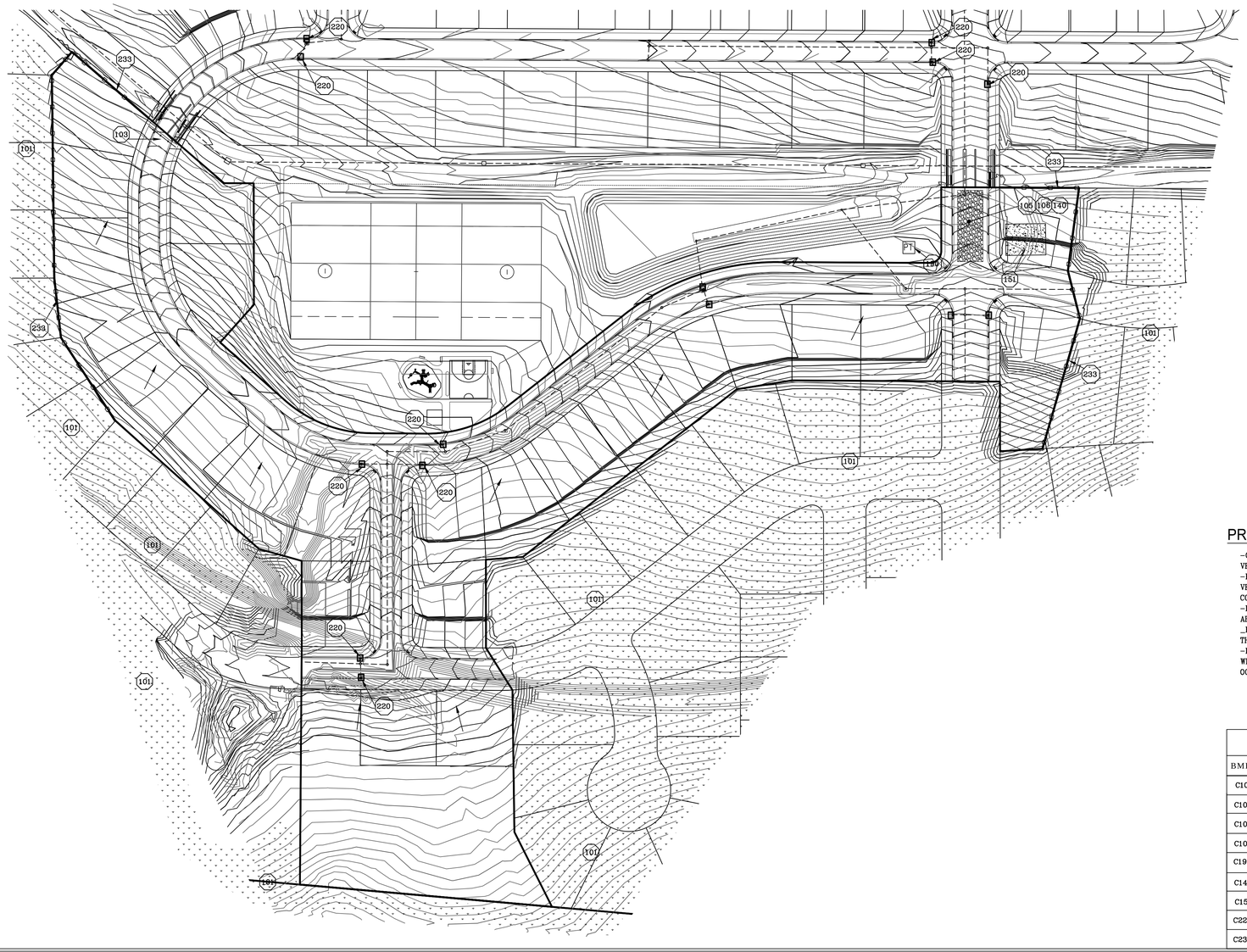


INLET PROTECTION



STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME AS ROADS ARE ASPHALTED AND INDIVIDUAL HOME LOTS ARE BEING DEVELOPED.



PRESERVATION OF EXISTING VEGETATION

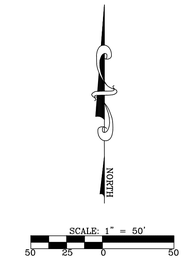
-CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
-PREPARE LANDSCAPING PLANS WHICH INCLUDE AS MUCH EXISTING VEGETATION AS POSSIBLE AND STATE PROPER CARE DURING AND AFTER CONSTRUCTION.
-DEFINE AND PROTECT WITH BERMS, FENCING, SIGNS, ETC. A SETBACK AREA FROM VEGETATION TO BE PRESERVED.
_PROPOSE LANDSCAPE PLANS WHICH DO NOT INCLUDE PLANT SPECIES THAT COMPETE WITH EXISTING VEGETATION.
-DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, SPOIL PILES, ETC. WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR.

LEGEND

- SITE BOUNDARY
- SILT FENCE
- STORM DRAIN CURB INLET
- INLET PROTECTION
- CONCRETE WASTE MGMT.
- STABILIZED CONSTRUCTION ENTRANCE
- PRESERVE EXISTING VEGETATION
- PT — PORTABLE TOILETS
- PLOW ARROW

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C103	103	PLASTIC OR METAL FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS



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