



NOTICE OF PUBLIC HEARING

June 8, 2020

Re: File Number S2020-029

Adam Orme has submitted an application for a 1 lot subdivision for property located at 7051 W Gina Road. The property is currently zoned A-.25 (Agricultural – 10,000 sq. ft. minimum) and is 1 acre in size. Salt Lake County records indicate that you own property within 300 feet of the subject property or are one of the public entities that may be affected by this proposal.

A public hearing regarding this proposal will be held before the Herriman City Planning Commission on **Thursday, June 18, at 7:00 p.m.** at the Herriman City Council Chambers, located in Herriman City Hall at 5355 W Herriman Main Street, Herriman, Utah, 84096.

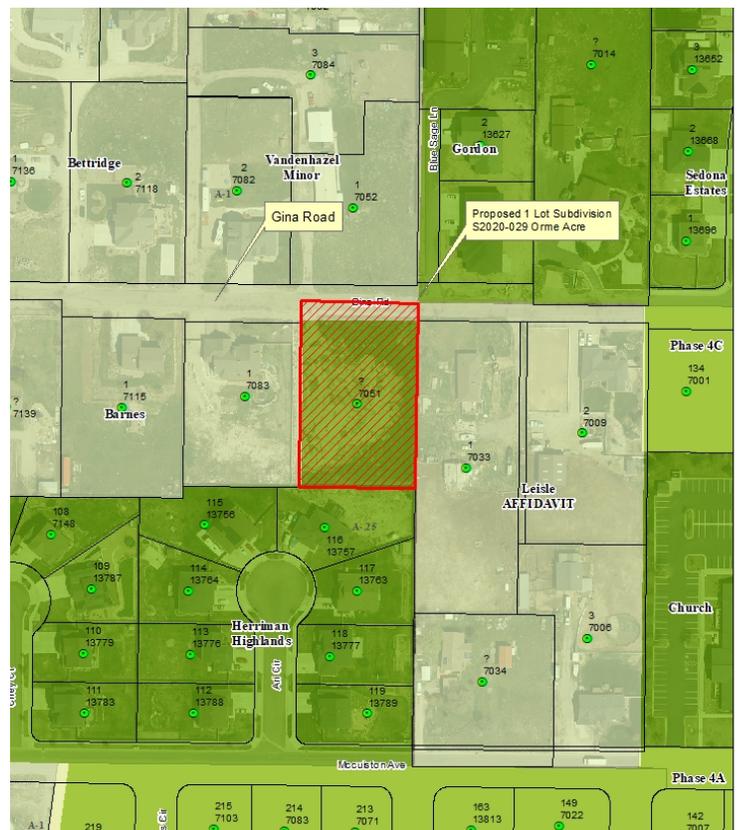
Public comment may also be submitted electronically by emailing recorder@herriman.org. You can also visit Herriman.org/agendas-and-minutes/ during the scheduled meeting time where there will be a link to join the electronic meeting to submit a comment. The Recorder will read all comments submitted, and they will be part of the record. Please be sure to include your name and the file number of the application on which you will be commenting.

Included with this notice is an aerial map showing the location of the property requesting Planning Commission action and a copy of the proposed preliminary plat.

Should you desire further information, you may contact:

Applicant: Adam Orme
Phone: 801-884-6474

If you have any questions please contact the Herriman Planning Department at (801) 446-5323 during regular business hours or email planning@herriman.org.



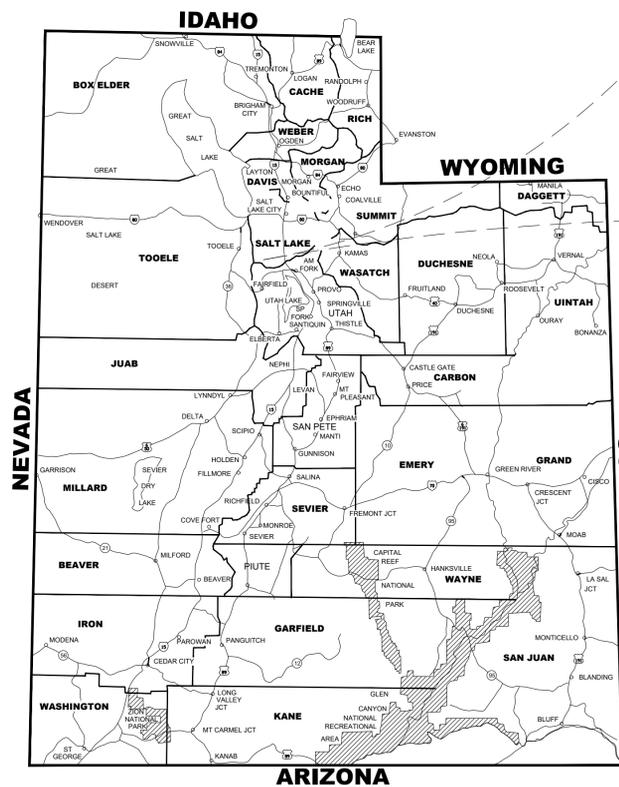
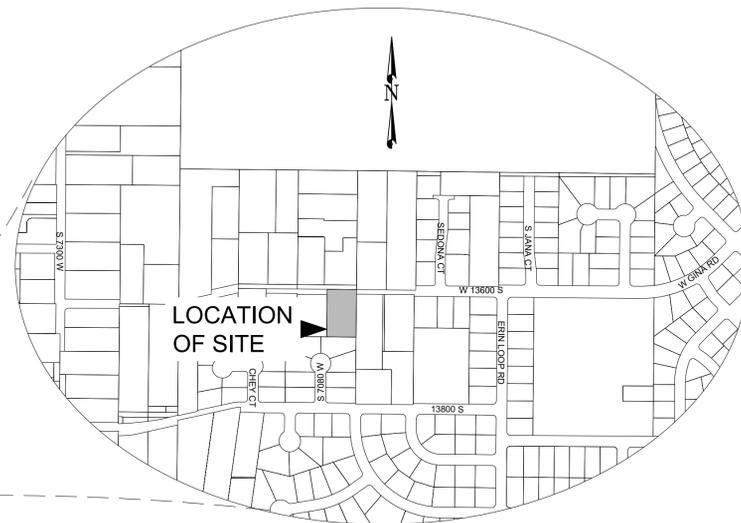
ORME ACRE

LOCATED IN THE NW OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

7051 W GINA RD

HERRIMAN CITY, UTAH 84096

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KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING COMPANY. AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

5	-	-
4	-	-
3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY
NO.	DATE	REVISION



CLIENT / OWNER INFORMATION:
 ADAM ORME
 7051 W GINA RD
 HERRIMAN, UTAH
 (801)-884-6474

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

SHEET INFORMATION:
COVER SHEET
ORME ACRE
 HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	G-100
PROJECT NO:	19-035		
DATE:	2020-04-28		
SCALE:	AS SHOWN		

X:\Active Projects\19035 Orme Site Plan\04 Design\Drawings\Cover and Notes\01 Cover Sheet.dwg

CONSTRUCTION NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL AND CURRENT APPLICABLE LAWS, RULES, REGULATIONS, ORDINANCES, OSHA REQUIREMENTS, STANDARDS AND SPECIFICATIONS WHETHER OR NOT ANY SPECIFIC REQUIREMENTS ARE SHOWN IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE PROPERLY LICENSED IN THE STATE TO PERFORM ALL THE WORK DESCRIBED IN THESE CONTRACT DOCUMENTS. SUCH LICENSING SHALL REMAIN IN EFFECT CONTINUOUSLY THROUGHOUT THE ENTIRETY OF THIS PROJECT INCLUDING FROM TIME OF BID SUBMISSION THROUGH PROJECT COMPLETION AND WARRANTY PERIOD. THE CONTRACTOR SHALL CARRY APPROPRIATE INSURANCE AND PERFORMANCE AND PAYMENT BONDS AS REQUIRED.
2. ALL WORK SHALL CONFORM TO THESE PLANS AND TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTS, THESE PLANS SHALL GOVERN. IN THE EVENT THAT ANY OTHER CONFLICTS ARE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AND THE ENGINEER, AT THEIR SOLE DISCRETION, SHALL DETERMINE WHICH REQUIREMENTS GOVERN. THE CONTRACTOR SHALL KEEP ON RECORD A COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE ENGINEER SHALL MAKE THE DRAWINGS AVAILABLE TO THE OWNER UPON COMPLETION OF THE PROJECT.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THE PLANS AND DOCUMENTS, PERFORM A SITE VISIT TO SATISFY THEMSELVES AS TO THE SITE CONDITIONS, ATTEND ALL PRE-CONSTRUCTION AND CONSTRUCTION MEETINGS, AND THOROUGHLY SATISFY THEMSELVES AS TO THE TRUE MEANING AND INTENTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE COMPETENT AND EXPERIENCED TO PERFORM ALL THE WORK REQUIRED. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES LOSSES AND EXPENSES INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH, OR INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM, AND IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY ONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR THE ENGINEER OR ANY OF THEIR AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR AND SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SAID INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR OR ANY SUBCONTRACTOR OR UNDER WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
5. THE CONTRACTOR WARRANTS AND GUARANTEES TO THE OWNER AND ENGINEER THAT ALL MATERIAL AND EQUIPMENT USED IN THE PERFORMANCE OF THIS WORK SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK SHALL BE OF GOOD QUALITY AND FREE FROM FAULTS OR DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. IF REQUIRED BY THE ENGINEER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT. ALL MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND MAINTAINED IN ACCORDANCE WITH THE INSTRUCTIONS OF THE APPLICABLE MANUFACTURER, FABRICATOR OR PROCESSOR, EXCEPT AS OTHERWISE PROVIDED IN THE PLANS AND DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR THE PERFORMANCE AND COMPLETION OF THE WORK AND SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID PERMITS AND LICENSES. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SIGNAGE, BARRICADING AND TRAFFIC CONTROL IN CONFORMANCE TO THE LOCAL DEPARTMENT OF TRANSPORTATION TRAFFIC CONTROL STANDARDS AND TO THE MOST RECENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, EQUIPMENT, LABOR, TRANSPORTATION, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, APPLIANCES, FUEL, POWER, LIGHT, HEAT, TELEPHONE, WATER, SANITARY FACILITIES, AND ALL OTHER FACILITIES AND INCIDENTALS NECESSARY FOR THE EXECUTION, TESTING, INITIAL OPERATION AND COMPLETION OF THE WORK.
7. THE CONTRACTOR SHALL AT ALL TIMES BE RESPONSIBLE FOR PROVIDING DUST, MUD, AND EROSION CONTROL, AND PROPER DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROPERLY HANDLE AND DISPOSE OF ALL CONSTRUCTION WATER. THE CONTRACTOR SHALL LIMIT TRAVEL ON THE PROJECT SITE TO ROADWAYS ONLY, EXCEPT WHERE CONSTRUCTION SPECIFICALLY REQUIRED TRAVEL ELSEWHERE. ANY DAMAGE CAUSED BY SUCH UNAUTHORIZED TRAVEL SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, RUBBISH AND OTHER DEBRIS RESULTING FROM THE WORK. EQUIPMENT AND CONSTRUCTION MATERIALS, ETC. SHALL BE STORED ONLY AT THE SATISFACTION OF THE OWNER OF THE PROPERTY PARCEL WHEREON THEY ARE STORED. AT THE COMPLETION OF THE WORK, ALL WASTE MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE PREMISES AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, AND SURPLUS MATERIALS. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION THOSE PORTIONS OF THE SITE NOT DESIGNATED FOR ALTERATION BY THE PLANS AND DOCUMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING ALL REQUIRED TESTING AND INSPECTIONS A MINIMUM OF 48 HOURS IN ADVANCE. IN THE EVENT THAT TESTING AND INSPECTION SERVICES ARE FURNISHED BY THE OWNER, SUCH SERVICES SHALL BE PAID FOR BY THE OWNER. HOWEVER, ANY RETESTING/RE-INSPECTIONS THAT IS REQUIRED AS A RESULT OF INSUFFICIENT OR DEFECTIVE WORK SHALL BE CONDUCTED AT THE CONTRACTOR'S EXPENSE. NEITHER OBSERVATIONS BY THE ENGINEER NOR INSPECTIONS, TEST OR APPROVALS BY PERSONS OTHER THAN THE CONTRACTOR SHALL RELIEVE THE CONTRACTOR FROM HIS OBLIGATIONS TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENT OF THE PLANS AND DOCUMENTS.
9. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE CONDITIONS THROUGHOUT THE PROJECT, INCLUDING SUBSURFACE CONDITIONS AND UTILITY LOCATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. ANY EXISTING UTILITY OR OTHER IMPROVEMENT SHOWN ON THE PLANS HAVE BEEN DERIVED FROM FIELD INVESTIGATIONS AND/OR AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATION AND INVERT ELEVATION OF EXISTING MANHOLES PRIOR TO CONSTRUCTING ANY NEW UTILITY. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. WHETHER OR NOT SUCH FACILITIES ARE SHOWN IN THESE PLANS, ALL IMPROVEMENT DAMAGED BY THE CONTRACTOR'S OPERATION SHALL BE EXPEDITIOUSLY REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. WITHOUT ADDITIONAL COMPENSATION. NO EXCAVATION OF ANY NATURE SHALL BE PERFORMED WITHOUT FIRST CONTACTING "BLUE STAKES" AT LEAST 48 HOURS PRIOR TO SUCH EXCAVATION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE SOUND EXCAVATION AND GRADING PRACTICES FOR ALL EXCAVATIONS EXCEEDING A DEPTH OF 4 FEET. THE CONTRACTOR SHALL PROVIDE APPROPRIATE SHORING, BRACING, SLOPING OR OTHER APPROPRIATE PROVISIONS AS SPECIFIED BY OSHA THAT ARE NECESSARY TO PROTECT THE SAFETY OF THOSE AT THE SITE. ALL OPEN TRENCHES MUST BE PROPERLY COVERED AT THE END OF WORK EACH DAY. HARD HATS SHALL BE WORN BY ALL PERSONS AT THE SITE. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONDITIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS SITE AND IN CONJUNCTION WITH THE PROJECT.
11. ALL SPECIFICATIONS, DRAWINGS AND COPIES THEREOF FURNISHED BY THE ENGINEER SHALL REMAIN HIS PROPERTY. THEY SHALL NOT BE USED ON ANOTHER PROJECT AND, WITH EXCEPTION OF THOSE SETS WHICH HAVE BEEN SIGNED IN CONNECTION WITH THE EXECUTION OF THE AGREEMENT SHALL BE RETURNED TO THE ENGINEER UPON REQUEST AT COMPLETION OF THE PROJECT.

GENERAL NOTES

- 1. ALL CONSTRUCTION MATERIAL ARE TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CITY POLICIES AND DESIGN CRITERIA, OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY, INTERNATIONAL BUILDING CODES, THE INTERNATIONAL FIRE CODE, AND ALL LOCAL CITY CODES AND ORDINANCES AS APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. **UTILITY DISCLAIMER**- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES OR STRUCTURE SHOWN ON THESE DRAWINGS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON THE DRAWINGS ONLY FOR THE CONVENIENCE OF THE

CONTRACTOR. EXISTING UTILITY LINES OF SERVICE LATERALS MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND IS TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO IT. THE CONTRACTOR IS TO USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AN EQUIPMENT, AND IS TO BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

- 3. CONTRACTOR TO LAYOUT AND POT-HOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION AND THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD OF PIPELINE CONSTRUCTION TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. IF A CONFLICT ARISES RESULTING FROM THE CONTRACTOR NEGLIGENCE TO POT-HOLE UTILITIES THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
4. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW PIPE DURING CONSTRUCTION.
5. HANDICAP ACCESSIBILITY: ALL CONSTRUCTION SHALL MEET THE ADA HANDICAP ACCESSIBILITY REQUIREMENTS. FOR ANY DISCREPANCIES BETWEEN THE PLANS AND ADA REQUIREMENTS, ADA REQUIREMENTS WILL GOVERN.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENT AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
7. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
8. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP AND QUESTIONS BEFORE SUBMITTING BID.
9. CONTRACTOR TO NOTIFY CITY AND ENGINEER 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION REQUIRED FOR THIS PROJECT.
10. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH CITY REGULATIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
13. CONTRACTOR SHALL START AT THE LOW END OF ALL GRAVITY FED LINES AND WORK UPHILL.
14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS, WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENT OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATION ARE TO BE REPAIRED RE PLACED SATISFACTORILY TO THE CITY ENGINEERING DEPARTMENT AND/OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
15. ALL CONSTRUCTION IS TO BE AS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWINGS. AND REVISIONS ARE TO HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEERING DEPARTMENT THROUGH THE CHANGE ORDER PROCESS.
16. ALL DIMENSION, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. FOR NECESSARY PLAN OR GRADE CHANGES, NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECT ON THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
17. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
18. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
19. CONTRACTOR IS TO ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEANOUTS, EXT. TO FINISHED GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS.
20. THE CONTRACTOR IS TO TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENT DISTURBED IS TO BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS AT THE COUNTY SURVEYORS OFFICE.
21. ALL RETAINING WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL DRAWINGS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS FLOOD CONTROL AND SIGHT DISTANCE AND INTERSECTIONS. NEW RETAINING WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DIVISION.
22. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
23. THE CONTRACTOR IS TO NOTIFY THE ENGINEER/SURVEYOR OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
24. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ONE SET OF ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING BY A LICENSED/REGISTERED LAND SURVEYOR. ANY ADDITIONAL STAKING OR RE-SURVEYING SHALL BE PROVIDED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH RE-SCHEDULING THE SURVEYOR TO ACCOMMODATE THE CONTRACTOR'S REQUEST FOR UNSCHEDULED STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNERS REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES OF THE WORK.

CONCRETE AND FLATWORK NOTES

- 1. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY IS TO BE REMOVED AND REPLACED.
2. THE INTENT OF THE INSTALLATION OF CURB AND GUTTER IS TO MATCH THE EXISTING ASPHALT PAVING SUCH THAT PROPER DRAINAGE OF BOTH THE EXISTING AND PROPOSED ASPHALT INTO THE PROPOSED CURB AND GUTTER AND/OR EXISTING/PROPOSED CATCH BASINS IS ACCOMPLISHED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT DRAINAGE INTO THE PROPOSED CURB AND GUTTER AND/OR EXISTING/PROPOSED CATCH BASINS OF ALL RUN-OFF WATER FROM THE CONSTRUCTION AREA IS ACCOMPLISHED PRIOR TO THE PLACEMENT OF ANY CONCRETE. NOTICE TO ENGINEER OF VARIATIONS FROM THE DESIGN DRAWING IS REQUIRED PRIOR TO ANY PLACEMENT OF THE PROPOSED CURB AND GUTTER AND/OR CATCH BASINS.
3. TYPE V CEMENT IS TO BE USED IN ALL ON-SITE CONCRETE WORK. CONCRETE IS TO BE 4,000 PSI MIN. AT 28 DAYS. MIX DESIGN TO BE APPROVED BY THE CITY PRIOR TO THE USE ON THE PROJECT.
4. SIDEWALK RAMPS ARE TO BE CONSTRUCTED IN EACH QUADRANT OF AND INTERSECTION PER CITY STANDARDS.
5. EXPANSIONS JOINTS ARE REQUIRED AT A MAXIMUM 300 FOOT SPACING IN THE EXTRUDED TYPE CURB AND GUTTER.
6. FULL DEPTH EXPANSION JOINS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, AT ALL CHANGES IN DIRECTION, AND IN CURB AND SIDEWALK AT EQUAL INTERVALS NOT TO EXCEED 50 FEET. SLAB-ON-GRADE WILL BE TYPICALLY SCORED (1/2 DEPTH) AT AN INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR DEPTH WHICHEVER IS LESS. SCORING WILL BE PLACED TO PREVENT RANDOM CRACKING.
7. CONCRETE WATERWAYS, CURB WALLS, MOW STRIPS, CURB AND CUTTER, ETC. WILL TYPICALLY BE SCORED (1/2 THE DEPTH) AT INTERVALS NOT TO EXCEED 10 FEET, AND HAVE FULL DEPTH EXPANSION JOINTS THAT EQUAL SPACING NOT TO EXCEED 50 FEET.
8. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM OF 4" GRAVEL BASE OVER A WELL COMPACTED (95% DENSITY) SUB-GRADE.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED, A "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. ALL JOINTS (CONTROL JOINTS, CONSTRUCTION JOINTS, EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION).
11. CONTRACTOR IS TO PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW

CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITION TO BE AS SHOWN ON THE DRAWINGS.

- 12. ALL WORK EXCEPT AS MODIFIED BY THESE DRAWINGS IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE ROAD AND BRIDGE POLICIES AND DESIGN CRITERIA OF THE CITY ENGINEERING DEPARTMENT.

ASPHALT NOTES

- 1. EXACT LOCATION OF ALL SAW CUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER, IF THE LOCATION OF THESE SAW CUT LINES IS NOT CLEARLY SHOWN ON THE DRAWINGS, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
2. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO PAVING TO MATCH.
3. SAW CUT EDGE OF EXISTING ASPHALT AND INSTALL ASPHALT TO NEW CURB AND GUTTER PER CITY AND/OR GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
4. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., ARE TO BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS, UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
5. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.
6. STREET PAVING SHALL NOT COMMENCE UNTIL SUBGRADE COMPACTION TEST HAVE BEEN PERFORMED AND APPROVED BY CITY ENGINEER.
7. ALL CONCRETE VALVE BOXES WILL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AND BUILT WITH A DUCTILE IRON RING AND COVER POSITIONS OVER THE VALVE OPERATING UNITY CENTERED OVER THE MAN WAY OPENING.
8. THE CONTRACTOR SHALL PLACE TEMPORARY STREET ASPHALT SURFACES IF THE WORK IS ACCOMPLISHED AT A TIME WHEN PERMANENT ASPHALT SURFACING MATERIAL IS NOT AVAILABLE AT THE TIME PERMANENT ASPHALT BECOMES AVAILABLE. THE CONTRACTOR SHALL FURNISH AND PLACE ASPHALT PER CITY STANDARDS. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD OF TWO YEARS FROM THE DATE OF COMPLETION.
9. ASPHALT CEMENT (AC) PAVEMENT IS TO BE 1/2 INCH ABOVE LIP OF ALL GUTTER AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

TRAFFIC NOTES

- 1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION IS TO CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
2. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
3. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
4. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE CITY TRAFFIC ENGINEER FOR REVIEW AND APPROVAL.
5. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
6. ALL TRAFFIC CONTROL DEVICES (TCDs) SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
7. THE STREET SIGN CONTRACTOR IS TO OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE CITY ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
8. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR IS TO INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE IN ACCORDANCE WITH THE APPROVED TRAFFIC CONTROL PLAN. THE CONTRACTOR IS TO INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREET WHERE WARRANTED IMMEDIATELY AFTER FIRST GRADING WORK IS ACCOMPLISHED, AND IS TO MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.
9. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRACHED, UPON BY A CONSTRUCTION WORK ZONE AND THE CITY ENGINEER IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD IS TO BE PRESENT FOR THE FULL DURATION OF TIME THOSE CHILDREN ARE LIKELY TO BE PRESENT.
10. IF THE IMPROVEMENT NECESSITATES THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING IS TO BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTORY OF THE CITY ENGINEERING DEPARTMENT.
11. THE CONTRACTOR IS TO BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PAVEMENT SIGNS SHOWN ON THE DRAWINGS, STREET NAME SIGNS ARE TO CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS ARE TO BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL SIGNPOSTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARD.
12. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN 5 FEET OF ANY PROPOSED SIGN SHOWN ON THE DRAWINGS TO BE MOUNTED ON A SIGNPOST, THE SIGN IS TO BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGNPOST IS TO BE ELIMINATED.
13. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREIN ARE TO BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF THE CONDITION OF OF THE PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE DRAWINGS.
14. STREET SIGNS AND STOP SIGNS ARE TO BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.
15. THE CONTRACTOR IS TO PROVIDE BARRICADES, SIGN, FLASHER, OTHER EQUIPMENT, AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF THE WORKERS AND VISITORS.
16. WORK IN PUBLIC STREETS AS APPROVED BY CITY ENCROACHMENT PERMITS, ONCE BEGUN, IS TO BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. ROAD CLOSURES ARE NOT ALLOWED WITHOUT ADVANCE WRITTEN APPROVAL BY THE CITY ENGINEERING DEPARTMENT.
17. THE CONTRACTOR IS TO BE RESPONSIBLE FOR NOTIFYING THE LOCAL TRANSIT AUTHORITY AND SCHOOL DISTRICT TRANSPORTATION SERVICE DEPARTMENT IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THE STREET AND TO ARRANGE FOR TEMPORARY RELOCATION OF THE STOP.
18. NEW TRAFFIC SIGNALS OR TRAFFIC SIGNAL MODIFICATIONS SHALL BE APPROVED THE THE CITY ENGINEER, OR THE STATE DEPARTMENT OF TRANSPORTATION, AND OR COUNTY DEPENDING ON THEIR JURISDICTION. ALL CONSTRUCTION MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR UNLESS OTHER PRIOR ARRANGEMENTS HAVE BEEN MADE WITH THE CITY.

STREET LIGHT NOTES

- 1. NO DEVIATION OF STREET LIGHT , PULL BOX, CONDUITS, THEIR LOCATIONS, ETC. ARE TO BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE CITY ENGINEERING DEPARTMENT. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE A WRITTEN CHANGE ORDER FROM THE CITY ENGINEERING DEPARTMENT.
2. ALL EXISTING STREET LIGHTING IS TO REMAIN OPERATION DURING CONSTRUCTION.
3. ALL EMPT CY CONDUITS ARE TO HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.
4. ANY STRUCTURE SUCH AS ROCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC. ARE TO HAVE A MINIMUM CLEARANCE OF 18 INCHES TO THE FACE OF THE STREET LIGHT POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND IS TO AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHT POLE.

- 5. AS-BUILT DRAWING ARE TO BE SUPPLIED TO THE CITY ENGINEERING DEPARTMENT WHO WILL PROVIDE COPIES TO THE PUBLIC WORKS DEPARTMENT PRIOR TO AN PRE-FINAL INSPECTION. THE AS-BUILT DRAWINGS NEED TO BE STAMPED "AS-BUILT" AND SIGNED BY THE PREPARER.
6. SERVICE POINTS ARE TO BE COORDINATED WITH POWER COMPANY AND, WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS ARE TO BE SHOWN ON THE DRAWINGS.
7. IT IS TO BE ASSUMED THAT THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACHE TO, ALL INSTALLATIONS ARE TO REQUIRE A NEW SERVICE OF OPERATION OF THE CIRCUIT. IN THIS CASE CONTACT THE LOCAL POWER COMPANY.
8. WHENEVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREET LIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY AND TO THE LOCAL POWER COMPANY.
9. THE CONTRACTOR IS TO FURNISH COMPLETE SERVICE TO TRANSFORMER AND CONTROL SYSTEMS IF REQUIRED ON THE DRAWINGS, AND IF IT IS DEEMED NECESSARY BY THE LOCAL POWER COMPANY.

GRADING NOTES

- 1. IN THE EVENT OF ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO IMMEDIATELY BE NOTIFIED FOR DIRECTION. CHANGES TO THE "RELEASED FOR CONSTRUCTION" DRAWINGS ARE TO BE APPROVED THROUGH THE CHANGE ORDER PROCESS.
2. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FORE REMOVING AND REPLACING ALL SOFT YIELDING, OR UNSUITABLE MATERIAL, AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREAS AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK SO AS TO GENERATE THE DESIRED SUBGRADE, FINISHED GRADES AND SLOPES SHOWN.
4. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURE OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
5. THE CONTRACTOR IS WARNED THAT ALL EARTHWORK BALANCES WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED FOLLOWING EARTHWORK OPERATIONS BECOME THE RESPONSIBILITY OF THE CONTRACTOR. ANY EARTHWORK VOLUME ANALYSIS DONE BY THE ENGINEER PROVIDED IN THESE PLANS IS PROVIDED AS A COURTESY TO THE CONTRACTOR AND SHOULD ONLY BE CONSIDERED AN ESTIMATE. THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES AND NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES IN EARTHWORK QUANTITIES PROVIDED IN THESE PLANS.
6. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENT OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT(S).
7. CONTRACTOR IS TO GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWING WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION IN THE AREAS INDICATED.
- | DESIGNATED AREA | HORIZONTAL | VERTICAL | COMPACTION |
|------------------------|------------|----------------|------------------|
| PAVEMENT AREA SUBGRADE | 0.1+ | +0.0' TO 0.1'- | SEE SOILS REPORT |
| ENGINEERED FILL | 0.5+ | +0.1' TO 0.1'- | SEE SOILS REPORT |
- 8. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED EVEN AFTER EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
9. ALL THE USE OF PORTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
10. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE IMMEDIATELY REMOVED FROM THE PUBLIC OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
11. IN THE EVENT THAT TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEMS AT HIS/HER OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BEAMS , ROAD SIGNS, AND BARRICADES, ETC.
12. ALL GRADING WORK IS TO CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER, REVIEWED BY THE CITY ENGINEERING DEPARTMENT, AND AS SHOWN ON THESE DRAWINGS. REFER TO SOILS REPORT FOR SOIL CLASSIFICATION AND OTHER RECOMMENDATIONS.

- 13. ALL GRADING WORK IS TO CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER, REVIEWED BY THE CITY ENGINEERING DEPARTMENT, AND AS SHOWN ON THESE DRAWINGS. REFER TO SOILS REPORT FOR SOIL CLASSIFICATION AND OTHER RECOMMENDATIONS.

FIRE DEPARTMENT NOTES (CONTINUED ON SHEET G-102)

- 1. AUTHORIZED HYDRANTS FOR THIS PROJECT IF REQUIRED ARE:
- MUELLER A-423 CENTURION - CLOW MODEL 2546 MEDALLION
2. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS ARE TO BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS ARE TO BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY THROUGHOUT THE DURATION OF CONSTRUCTION.
3. CONTRACTOR IS TO CALL THE ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTIONS, PRESSURE AND FLOW VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING. THE ENGINEERING INSPECTOR MAY INVOLVE THE CITY'S PUBLIC WORK DEPARTMENT.
4. PAINTING OF THE CURBS AND HYDRANTS AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE IS TO BE COMPLETED BEFORE APPROVAL.
5. A FLUSH OF ALL UNDERGROUND PIPING PROVIDED FOR FIRE SPRINKLER CONNECTION WILL BE WITNESSED BY THE FIRE DEPARTMENT.
6. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
7. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
8. REFER TO APPENDIX B AND C OF THE 2018 INTERNATIONAL FIRE CODE FOR FIRE HYDRANT QUANTITY AND SPACING.
9. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, HYDRANTS ARE TO BE SPACED AT MAXIMUM 500 FOOT SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
10. ANY FIRE HYDRANT IS TO BE LOCATED WITHIN 10 FEET OF ANY CURB, DRIVEWAY, POWER POLE, STREET LINE OR ANY OTHER OBSTRUCTION.
11. MINIMUM FIRE FLOW SHALL BE 1500 GPM FOR ALL STRUCTURES.
12. FIRE FLOW SHALL NOT EXCEED AN AFTER DELIVERY RATE OF 10 CFM. TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE FOUR OR MORE HYDRANTS INSTALLED IN A SINGLE SYSTEM.
13. NOT MORE THAN TWO (2) HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

5	-	-
4	-	-
3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY
NO.	DATE	REVISION



CLIENT / OWNER INFORMATION:

ADAM ORME
7051 W GINA RD
HERRIMAN, UTAH
(801)-884-6474

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:
NOTES & SPECIFICATIONS
ORME ACRE
HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	19-035		
DATE:	2020-06-03		
SCALE:	NO SCALE		

G-101

FIRE DEPARTMENT NOTES (CONTINUED FROM SHEET G-101)

- FIRE APPARATUS ACCESS ROADS ARE TO HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET. PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN 28 FEET IF PARALLEL PARKING IS ALLOWED ON ONE SIDE, AND NOT LESS THAN 36 FEET. PARALLEL PARKING IS ALLOWED ON BOTH SIDES. VERTICAL CLEARANCE IS TO NOT BE LESS THAN 13 FEET, 6 INCHES. FIRE APPARATUS ACCESS ROADS ARE TO BE PAVED.
- A 50 FEET DESIGN VELOCITY SHALL BE USED DURING FIRE ACCESS ROAD DESIGN. THE TURNING RADIUS OF AN FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, IS TO BE DESIGNED FOR A TURN NOT LESS THAN 50 FEET OUTSIDE RADIUS AND 28 FEET INSIDE RADIUS AND IS TO BE PAVED.
- A FIRE APPARATUS ROAD IS TO BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM FIRE DEPARTMENT VEHICLE ACCESS ROAD AND/OR FIRE LANDS, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH IS TO BE PROVIDED WITH AN APPROVED TURN AROUND AREA.
- ACCESS ROADS ARE TO BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGN INTERVALS OF 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES AT INTERVALS OF 100 FEET ALONG ALL DESIGNATED FIRE LANES, SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM THE ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, IS TO BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.
- ELECTRICALLY CONTROLLED ACCESS GATES ARE TO BE PROVIDED WITH AN APPROVED KNOX KEY SWITCH SYSTEM. SIDE SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE CITY FIRE DEPARTMENT APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.
- THRUST BLOCKS AND MEGALUGS ARE REQUIRED AT ALL WATER LINE BENDS, ELBOWS, CAPS, AND FITTINGS.
- AT HIGH POINTS IN WATER MAINS WHERE AIR CAN ACCUMULATE, PROVISIONS SHALL BE MADE TO REMOVE THE AIR BY MEANS OF AIR RELEASE VALVES. AUTOMATIC AIR RELIEF VALVES SHALL NOT BE USED WHERE FLOODING MAY OCCUR.
- IN WATER MAINS WHERE AIR CAN ACCUMULATE, PROVISIONS SHALL BE MADE TO REMOVE THE AIR BY MEANS OF AIR RELEASE VALVES. AUTOMATIC AIR RELIEF VALVES SHALL NOT BE USED WHERE FLOODING MAY OCCUR.

CULINARY WATER NOTES

- NO WORK IS TO BEGIN UNTIL THE WATER DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE CITY ENGINEERING DEPARTMENT. FOLLOWING WATER DRAWING APPROVAL, 48-HOUR NOTICE IS TO BE GIVEN TO THE CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BEFORE 12:00 PM THE BUSINESS DAY PRIOR TO AN INSPECTION.
- A SINGLE PIPE MATERIAL IS TO BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEERING DEPARTMENT.
- ALL SERVICE LATERALS 2 INCHES IN DIAMETER AND SMALLER ARE TO BE COPPER TUBING WITH THE CITY APPROVED SERVICE SADDLES UNLESS NOTED OTHERWISE.
- ALL WATER METER BOXES ARE TO BE LOCATED OUTSIDE OF THE DRIVEWAY AREAS.
- ALL VALVES ARE TO BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND ALLEY GUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY SEWER OR STORM SEWER LINE CROSSES:
 - A MINIMUM 18" VERTICAL SEPARATION(OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTION THE THE OF THE FOLLOWING OR AND SHOWN ON THESE DRAWINGS:
 - POTABLE WATER QUALITY MATERIAL - EXTRA HEAVY CAST IRON OR DUCTILE IRON PIPE
 - ENCASEMENT WITH A 4 INCH CONCRETE (MINIMUM) - SLEEVING WITH POTABLE WATER SUPPLY QUALITY

EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER ON EITHER SIDE OF THE WATER MAIN, A MINIMUM 10 FOOT DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.

- WARNING TAPE IS TO BE REQUIRED OVER ALL MAINS, ALL 6 INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN.
- CONTRACTOR TO LOOP NEW WATERLINE AROUND GRAVITY UTILITIES IF CONFLICT DOES OCCUR . (NOTIFY ENGINEER OF THE PROBLEM)
- ALL WATER FACILITIES ARE TO BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND ACCEPTED WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE CITY DISTRIBUTION SYSTEM.
- THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL RESIDENTIAL WATER METERS IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS FOR SUCH METERS. CONTRACTOR/DEVELOPER IS ALSO RESPONSIBLE FOR INSTALLING THE TEMPORARY CONSTRUCTION WATER HYDRANT AND ¾ INCH AND 1 INCH WATER METERS AS INDICATED IN THE CITY ENGINEERING DEPARTMENT STANDARDS.
- THE CONTRACTOR/DEVELOPER MUST OBTAIN ALL METERS 1-1/2 INCH AND LARGER FROM THE CITY PUBLIC WORKS DEPARTMENT.
- CONSTRUCTION MAY INTERRUPT SERVICE WITH THE CITY ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT APPROVALS AND PROPER NOTIFICATION. CIRCUMSTANCES THAT MAY REQUIRE TEMPORARY SERVICE FEED MUST HAVE PRIOR CITY AND PUBLIC WORKS DEPARTMENT APPROVAL.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE CITY ENGINEERING DEPARTMENTS PRE-APPROVED MATERIAL AND MANUFACTURES LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE DRAWINGS.
- APPROVAL OF THE DRAWINGS FOR THE WATER USED STUB OUT INSTALLATION IS NOT TO BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.
- CULINARY WATER PIPE MATERIAL SHALL BE C900 DR-18 PVC PIPE WITH 12 GAGE TRACER WIRE.
- WATER VALVES APPROVED FOR THIS PROJECT ARE:
 - BUTTERFLY VALVES GATE VALVES BLOWOFF VALVES
- CONDITIONAL APPROVAL OF VALVED OUTLET (6 INCH AND LARGER):
 - IN THE EVENT THE WATER DRAWING SHOWS ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATION OF THESE OUTLETS IS ACCEPTABLE. HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR AN REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER IS TO ABANDON THE OUTLET AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.
- ALL WORK IS TO CONFORM TO THE CITY STANDARDS, DRAWINGS, AND SPECIFICATIONS AND THE CULINARY WATER POLICIES AND DESIGN CRITERIA OF THE CITY ENGINEERING DEPARTMENT IF MORE STRINGENT THAN THE SPECIFICATIONS ABOVE.
- ALL THRUST BLOCK SHALL BE POURED IN PLACE AGAINST UNDISTURBED SOIL AS PER SPECIFICATIONS, ALL VALVES, FITTINGS, AND APPURTENANCES TO BE BLOCKED. THRUST BLOCKS SHALL BE SIZED FOR 200 PSI WORK PRESSURE PER BEARING PRESSURE FROM SOILS REPORT.
- MEGALUG RESTRAINTS OR EQUIVALENT ARE REQUIRED AT ALL WATER MAIN TEES AND BENDS PER WATER AGENCY SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
- ALL CONSTRUCTION OF THE CULINARY WATER LINE PIPE ZONE WATER AGENCY SPECIFICATIONS AND REQUIREMENTS.

SANITARY SEWER NOTES

- CONTRACTOR SHALL NOTIFY THE CITY THIRTY (30) DAYS PRIOR TO COMMENCING CONSTRUCTION.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CITY, SANITARY SEWER COMPANY, OR GOVERNING AGENCY.
- SEWER PIPE MATERIAL SHALL BE PVC SDR-35 PIPE.
- MINIMUM SEWER MAIN LINE SHALL BE 8 INCHES IN DIAMETER.
- SEWER LINES SHALL BE DESIGNED TO MAINTAIN A VELOCITY OF 2 FEET PER SECOND (2 FPS) DURING PEAK FLOWS, UNLESS OTHERWISE ACCEPTED AND APPROVED BE THE CITY ENGINEER. THE MINIMUM SEWER PIPE SLOPES SHALL BE AS FOLLOWS:
 - 8-INCH SEWER LINES – 0.0040 FOOT/FOOT
 - 10-INCH SEWER LINES – 0.0032 FOOT/FOOT
 - 12-INCH SEWER LINES – 0.0024 FOOT/FOOT
 - 15-INCH SEWER LINES – 0.0018 FOOT/FOOT
 - 18-INCH SEWER LINES – 0.0014 FOOT/FOOT
 - 21-INCH SEWER LINES – 0.0012 FOOT/FOOT
 - 24-INCH SEWER LINES – 0.0010 FOOT/FOOT
 - LARGER THAN 24-INCH PER CITY ENGINEER'S RECOMMENDATION
- WARNING!!** CONNECTION TO EXISTING WASTEWATER SHALL BE DONE ONLY IN THE PRESENCE OF THE CITY ENGINEERING DEPARTMENT INSPECTOR
- THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEERS ABILITY, BUT IT SHALL BE THE SOLE DUTY OF THE CONTRACTOR TO VERIFY THE LOCATION OF THE EXISTING UTILITIES AND TO TAKE ALL NECESSARY PRECAUTION TO AVOID DAMAGE TO THESE UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY OF ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
- HORIZONTAL SEPARATION BETWEEN WASTEWATER AND WATER LINES SHALL BE MINIMUM OF 10 FEET UNLESS OTHERWISE STATED THE POLICES AND DESIGN CRITERIA OF THE CITY ENGINEERING DEPARTMENT.
- ALL TRENCH BACK FILL AND COMPACTION IN THE PUBLIC RIGHT-OF-WAY ABOVE THE PIPE ZONE WILL BE UNDER THE SUPERVISION OF THE CITY ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN IN A RECORD THE LOCATION OF ALL WASTEWATER LATERALS, TEES AND STUB OUTS. THIS RECORD SHALL BE DELIVERED TO THE DEVELOPER ENGINEERS PRIOR TO FINAL PAYMENT BEING AUTHORIZED.
- BACKWATER DEVICE SHALL BE INSTALLED WHERE NECESSARY.
- THE CONTRACTOR SHALL MARK THE LOCATION OF ALL WASTEWATER LATERAL WITH THE LETTER "S" AT LEAST 2 INCHES HIGH ENGRAVED ONTO THE CURB.
- ALL LATERALS TO NEW PIPELINES ARE TO BE TIED INTO MAIN LINE THROUGH THE USE OF FITTINGS. CUT IN SADDLES ARE NOT ALLOWED.
- THE WASTEWATER SYSTEM SHALL BE COMPLETED AND ACCEPTED BY THE CITY COUNCIL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WASTEWATER LINES WILL BE INTERNALLY INSPECTED BY A CITY TELEVISION CREW AT THE OWNER/DEVELOPERS EXPENSE.
- THE HOUSE LATERALS SHALL BE EXTENDED BEYOND THE STREET RIGHT-OF-WAY TO EDGED OF P.S.E (PUBLIC SERVICE EASEMENT).
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DEPARTMENT POLICIES AND DESIGN CRITERIA IF MORE STRINGENT THAN THE SPECIFICATIONS IF MORE STRINGENT THAN THE SPECIFICATIONS ABOVE.
- SEWER LATERALS SHALL BE CONSTRUCTED SUCH THAT THAT CONNECTION IS MADE TO THE UPPER QUADRANT OF THE SEWER MAIN PER CITY OR GOVERNING AGENCY STANDARD AND DETAILS.

STORM DRAIN NOTES

- STORM DRAIN PIPE MATERIAL SHALL BE SDR 35 PVC / HDPE PVC PIPE / OR CLASS III REINFORCED CONCRETE PIPE.
- MINIMUM STORM DRAIN PIPE SIZE SHALL BE 18".
- MINIMUM ALLOWABLE COVER SHALL BE 24" TO FINISH GRADE.
- ALL TRENCH BACK FILL AND COMPACTION IN THE PUBLIC RIGHT-OF-WAY ABOVE THE PIPE ZONE WILL BE UNDER THE SUPERVISION OF THE CITY ENGINEERING DEPARTMENT.
- RETENTION OR DETENTION BASINS WITH SIDE SLOPES GREATER THAN 3:1 MUST BE REINFORCED WITH RIPRAP WITH THE FOLLOWING GRADATION:
 - RIPRAP GRADATION FOR D50 = 6"
 - PERCENT MATERIAL - 70-100%=12", 50-70% = 9", 35-50% = 6", 2-10% = 2"
 - TYPICAL STONE WEIGHT - 12" = 85 LBS, 9" = 35 LBS, 6" = 10 LBS, 2" = 0.4 LBS
 - RETENTION/DETENTION POND SIDE SLOPES CANNOT BE GREATER THAN 2:1.
- DETENTION PONDS MUST BE DESIGNED TO CONTAIN THE ANTICIPATED RUNOFF VOLUME FROM A 100 YEAR STORM EVENT OVER THOSE PORTIONS OF THE GROSS AGGREGATE AREA UNDER DESIGN WITH A MAXIMUM RELEASE OF 0.2 CFS/AC.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DEPARTMENT POLICIES AND DESIGN CRITERIA IF MORE STRINGENT THAN THE SPECIFICATIONS ABOVE.

EROSION CONTROL NOTES

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE PLAN KEPT ONSITE.
- ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS AND WITH CITY STANDARD PLANS AND SPECIFICATIONS.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. NO SITE CLEARING MORE THAN 14 CALENDAR DAYS AHEAD OF CONSTRUCTION IN ANY GIVEN AREA SHALL BE ALLOWED.
- RE-SEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF THE FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITH 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION . NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES.
- STABILIZED CONSTRUCTION ENTRANCE VEHICLE WASH DOWN AREA, AND SEDIMENTATION AND CLEAN OUT BASIN HAVE BEEN SHOWN AT SUGGEST LOCATION. CONTRACTOR MAY MOVE TO OTHER LOCATION IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.
- PLAN LOCATION SHOWN FOR BMPs ARE APPROXIMATE. ACTUAL LOCATIONS AND CONFIGURATIONS SHALL BE FIELD DETERMINED BY THE OWNER/OPERATOR
- NOT ALL BMPs SHOWN CAN OR SHOULD BE IMPLEMENTED SIMULTANEOUSLY AND/OR FOR THE DURATION OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULED. CONTRACTOR SHALL TAKE APPROPRIATE MEASURE PER THE CONDITIONS OF THE PROJECT
- EXISTING TOPSOIL IS TO BE HARVESTED WHEN GROUND IS CLEARED. TOPSOIL SHALL THEN BE STOCKPILED ON-SITE FOR USE IN AREAS NOT OTHERWISE TO BE LANDSCAPED. TO ACCELERATE RE-VEGETATION AND STABILIZATION, AS AN ALTERNATE TO STOCKPILING TOPSOIL ONSITE OWNER/OPERATOR MAY IMPORT TOPSOIL

TO AREAS TO BE STABILIZED FROM OFFSITE

- TOTAL DISTURBED AREA (1.0 AC.) STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED BY STATE OR FEDERAL REGULATIONS.

IRRIGATION NOTES

- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE PREPARED AT THE EXPENSE OF THE CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN ASBUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS VALVES AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-HAV NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDE HEAD TO HEAD COVERAGE AND/OR MINIMIZE OVERSPRAY ONTO STREETS, SIDEWALKS AND OR BUILDINGS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN SCH. 80 ELECTRICAL CONDUIT IF REQUESTED BY THE OWNER. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAINLINE SHALL BE 1-1/4" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NOT SMALLER THAN 1" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX, 4 GPM 3/4" MAX 8 GPM, 1" PIPE MAX, 13 GPM AND 1-1/4" INCH PIPE MAX, 23 GPM. ADJUST LOCATIONS OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAINLINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREA S IF POSSIBLE.
- AT OWNER REQUEST AND FOR AND ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HOUR NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACK FILLING.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS, AND/OR BUILDINGS.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALL SQUARED TO AND 6" MIN. AREA FROM WALKS AND WALLS.
- DRIPLINE SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRED IN 0-4 GPM, USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR AREAS REQUIRING 8-13 GPM US 1" TUBING. CONTRACTORS TO VERIFY PLAN AND QUANTITIES ON EACH DRIPLINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN NETAFIM AROUND TREES PER DETAILS. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPE AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHER PROOF LOCATING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE FILTER PER MANUFACTURER SPECS. INSTALL THE FILTER AND PRESSURE REDUCER IN A VALVE BOX BELOW GRADE. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT RAY HEADS EXCEEDS 70 PSI.

LANDSCAPING NOTES

- CHANGES TO IRRIGATION SYSTEM DESIGN OR LANDSCAPING DESIGN, MUST BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR APPROVAL. CHANGES WILL BE PROCESSED THROUGH THE CITY'S CHANGE ORDER PROCESS.
- ALL DEVELOPERS/CONTRACTORS SHALL COMPLY WITH THE CITY IRRIGATION AND PLANTING POLICIES AND DESIGN CRITERIA, WHEN INSTALLING AND IRRIGATION SYSTEM AND LANDSCAPING.
- ALL LANDSCAPE AND IRRIGATION MUST BE MAINTAINED BE THE DEVELOPER/CONTRACTOR, UNTIL THE DEVELOPER/CONTRACTOR RECEIVES AN APPROVAL LETTER FROM THE CITY ENGINEERING DEPARTMENT STATING THAT THE LANDSCAPING IRRIGATION IS THE COMMUNITY DEVELOPMENT DEPARTMENTS TO MAINTAIN.
- ALL DEVELOPERS/CONTRACTORS SHALL SUBMIT TO THE ENGINEERING DEPARTMENT TWO (2) COPIES OF AN APPROVED SET OF LANDSCAPE AND IRRIGATION DRAWINGS, PRIOR TO THE WARRANTY PERIOD INSPECTION. ONE (1) OF THE APPROVED SET OF DRAWINGS WILL BE FORWARDED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR THEIR INFORMATION AND USE.
- ALL DEVELOPERS/CONTRACTORS SHALL SUBMIT THE THE CITY ENGINEERING DEPARTMENT, TWO (2) SETS OF "AS-BUILT" DRAWINGS PRIOR TO THE FINAL BOND RELEASE INSPECTION. ONE (1) OF THE SETS OF "AS-BUILT" DRAWINGS WILL BE FORWARDED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR THEIR INFORMATION AND USE.
- THE CITY ENGINEERING DEPARTMENT WILL REVIEW ALL LANDSCAPE AND IRRIGATION DESIGN DRAWINGS PRIOR TO ANY CONSTRUCTION TAKING PLACE. IF DESIGN DRAWINGS HAVE NOT BEEN REVIEWED, THE PROJECT WILL NOT BE ACCEPTED BY THE CITY.
- THE CONTRACTOR/DEVELOPER SHALL INSTALL AN IRRIGATION CONTROLLER COMPATIBLE TO THE CITY'S CENTRAL IRRIGATION SYSTEM. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO COMPLETE INSTALLATION AND PROGRAMMING TO THE IRRIGATION CONTROLLER THROUGHOUT THE ENTIRE WARRANTY PERIOD. THE CITY WILL REQUIRE THE DEVELOPER/CONTRACTOR TO PURCHASE A KEY PAD WHICH WILL ENABLE THE DEVELOPER/CONTRACTOR TO PROGRAM THE IRRIGATION CONTROLLER. THE COMMUNITY DEVELOPMENT DEPARTMENT WILL NOT INSTALL OR PROGRAM ANY IRRIGATION CONTROLLER THAT HAS NOT BEEN ACCEPTED BY THE CITY.
- ALL DEVELOPERS/CONTRACTORS MUST FOLLOW THE CITY ENGINEERING DEPARTMENTS INSPECTION PROCESS WHEN INSTALLING IRRIGATION AND LANDSCAPING. THE INSPECTION PROCESS CAN BE FOUND IN THE IRRIGATION AND PLANTING POLICIES AND DESIGN CRITERIA.
- ALL STREET IMPROVEMENTS (IRRIGATION, LANDSCAPING, PLANTING) ARE TO BE SPECIFIED ON THE DRAWINGS. THE DRAWINGS SHALL ALSO SHOW WHO IS RESPONSIBLE TO FURTHER MAINTENANCE OF THE NEWLY INSTALLED LANDSCAPE AND IRRIGATION SYSTEMS.
- EXISTING TREES AND OTHER DOMINANT VEGETATION ARE TO BE PRESERVED TO THE GREATEST EXTENT POSSIBLE UNLESS OTHERWISE NOTED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSED. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER

- AND/ OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES), FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SE SOD LAYING NOTES FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL IS RECOMMENDED TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12: IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SAND LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS, AS PLANTINGS ARE SPARSE IN SOME AREAS, AT MINIMUM THE CONTRACTOR SHALL AMEND THE SOIL OUT TO THE MATURE DRIPLINE OF THE SHRUB, PERENNIAL, OR TREE AREAS OF ONLY COBBLE ROCK WILL NOT NEED IMPORTED AND AMENDED TOPSOIL.
- LANDSCAPE AREAS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER COLORED WOOD MULCH IF WOOD MULCH IS USED IN LIEU OF DECORATIVE ROCK.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING ROCK OR COLORED WOOD MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- DECORATED ROCK MULCH (3/4"-1" SCREENED AND DOUBLE WASHED) OR CHOCOLATE COLORED WOOD MULCH TO BE INSTALLED AT A 3" DEPTH IN ALL TREE AND PLANTER AREAS. PULL MUCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4" DIAMETER AND UP TO 6" DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITH FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- CONTRACTOR SHALL INSPECT ALL DRAWING AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND JOHNSON ENGINEERING PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM JOHNSON ENGINEERING STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING CAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROJECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.
- SEED MIX SHALL CONTAIN 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT" PERENNIAL RYEGRASS AT A RATE OF 220 LBS. PER ACRE.

NATURAL GAS NOTES

- CONTRACTOR IS TO SUBMIT SITE PLAN TO NATURAL GAS COMPANY FOR DESIGN OF GAS LINE SERVICE TO LOTS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY NATURAL GAS COMPANY.

POWER NOTES

- CONTRACTOR IS TO SUBMIT SITE PLAN TO POWER COMPANY FOR DESIGN OF GAS LINE SERVICE TO LOTS. ACTUAL CONSTRUCTION OF SERVICE TO BE DONE BY POWER COMPANY.

GOVERNING AGENCIES

CITY: HERRIMAN CITY COUNTY: SALT LAKE COUNTY STATE: UTAH

GEOTECHNICAL REPORT: NO GEOTECH REPORT AVAILABLE

POWER COMPANY: ROCKY MOUNTAIN POWER WATER COMPANY: HERRIMAN MUNICIPAL WATER

FIRE DEPT.: UNIFIED FIRE ATHORITY COMMUNICATION: COMCAST / CENTURY LINK

COMMUNITY DEVELOPMENT DEPARTMENT: HERRIMAN CITY NATURAL GAS COMPANY: DOMINION ENERGY

REFERENCE DOCUMENTS

- APWA STANDARD PLANS AND SPECIFICATIONS
- HERRIMAN CITY PLANS AND SPECIFICATIONS

HERRIMAN CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

THE IMPROVEMENT PLANS FOR THIS SITE HAVE BEEN REVIEW BY THE HERRIMAN CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY. THIS SET OF HERRIMAN CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED IMPROVEMENTS. THE DEVELOPERS ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS IS RESPONSIBLE FOR THE ENGINEERING, DESIGN, DRAFTING, AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS, WHICH SHALL BE CONFIRMED AND CORRELATED AT AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF THIS OR HIS OR HER WORK.

CITY ENGINEER

DATE

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

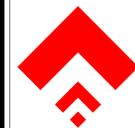
5	-	-
4	-	-
3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY
NO.	DATE	REVISION



CLIENT / OWNER INFORMATION:

ADAM ORME
7051 W GINA RD
HERRIMAN, UTAH
(801)-884-6474

ENGINEER / SURVEYOR INFORMATION:



JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

NOTES & SPECIFICATIONS
ORME ACRE
HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	19-035		
DATE:	2020-06-03		
SCALE:	NO SCALE		

G-102

PROPOSED UTILITIES

- ATMS — TRAFFIC MANAGEMENT SYS.
- CATV — CABLE TELEVISION
- C — C — COMMUNICATIONS
- F — F — FIRE SUPPRESSION
- FO — FIBER OPTIC
- FO — IRRG. DITCH
- FUEL — LIQUID GAS
- — MISC. UTILITY
- NGAS — NATURAL GAS
- OHP — OVERHEAD POWER
- P — P — POWER
- RD — ROOF DRAIN
- SS — SANITARY SEWER
- SD — STORM DRAIN
- IRR — SECONDARY WATER
- T — T — TELECOM
- UPG — UNDERGROUND POWER
- OHP — OVERHEAD POWER
- W — W — CULINARY WATER

EXISTING UTILITIES

- ex.atms — EXISTING TRAFFIC MANAGEMENT SYS.
- ex.catv — EXISTING CABLE TELEVISION
- ex.c — EXISTING COMMUNICATIONS
- ex.f — EXISTING FIRE SUPPRESSION
- ex.fo — EXISTING FIBER OPTIC
- ex.irr — EXISTING IRRG. DITCH
- ex.fuel — EXISTING LIQUID GAS
- — EXISTING MISC. UTILITY
- ex.ngas — EXISTING NATURAL GAS
- ex.ohp — EXISTING OVERHEAD POWER
- ex.p — EXISTING POWER
- ex.rd — EXISTING ROOF DRAIN
- ex.ss — EXISTING SANITARY SEWER
- ex.sd — EXISTING STORM DRAIN
- ex.irr — EXISTING SECONDARY WATER
- ex.t — EXISTING TELECOM
- ex.upg — EXISTING UNDERGROUND POWER
- ex.ohp — EXISTING OVERHEAD POWER
- ex.w — EXISTING CULINARY WATER

UTILITY SYMBOLS

- ATMS CABINET
- GENERAL BOX
- 3 NOZZLE FIRE HYDRANT
- 2 NOZZLE FIRE HYDRANT
- ⊙ CATV PEDESTAL
- ⊠ GAS METER
- ⊔ SPRINKLER IRRG. RADIUS
- ⊙ SPRINKLER IRRG. RADIUS
- ⊔ SPRINKLER IRRG. RADIUS
- ⊕ MANHOLE
- ⊕ ELECTRICAL MANHOLE
- ⊙ GAS MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ TELECOM MANHOLE
- ⊕ WATER MANHOLE
- ⊠ WATER METER
- ⊠ POWER TRANSFORMER
- ⊕ POWER POLE
- ⊕ STREET LIGHT POWER POLE
- GENERAL SIGN
- TWO POST SIGN
- THREE POST SIGN
- ⊠ CATCH BASIN
- ⊠ INLET
- ⊠ GRATED INLET
- ⊠ TELECOM PEDESTAL
- ⊠ TRAFFIC SIGNAL
- ⊠ TRAFFIC SIGNAL STREET LIGHT
- ⊕ UTILITY POLE
- ⊕ GAS VALVE
- ⊕ WATER PRESSURE RELEASE VALVE
- ⊕ WATER BLOW-OFF
- ⊕ WATER BUTTERFLY VALVE
- ⊕ WATER CHECK VALVE
- ⊕ WATER PLUG
- ⊕ WATER PUMP
- ⊕ WATER WELL

LANDSCAPE SYMBOLS

- ⊕ LANDSCAPE ROCK
- ⊕ LANDSCAPE ROCK
- ☀ CONIFEROUS TREE
- ☀ DECIDUOUS TREE
- ☀ CONIFEROUS TREE
- ☀ DECIDUOUS TREE
- ⊕ LIGHT POLE

SURVEY SYMBOLS

- ⊕ MONUMENT
- ⊕ CALC. MONUMENT
- ⊕ SURVEY SYMBOL
- ⊕ SECTION CORNER
- ⊕ CALC. SECTION CORNER
- ⊕ SURVEY SYMBOL
- ⊕ BASE STATION
- ⊕ CALC. PROPERTY CORNER
- PROPERTY CORNER
- ⊕ FOUND PROPERTY CORNER
- ⊕ SURVEY SYMBOL
- ⊕ SURVEY SYMBOL
- ⊕ SURVEY SYMBOL
- ⊕ CONTROL POINT

ABBREVIATIONS

- A**: AIR CONDITIONER
- ACI: AMERICAN CONCRETE INSTITUTE
- ADA: AMERICANS WITH DISABILITIES ACT OF 1992
- AF: ABOVE FINISHED FLOOR
- AFG: ABOVE FINISHED GRADE
- AIA: AMERICAN INSTITUTE OF ARCHITECTS
- AIAA: AMERICAN INSURANCE ASSOCIATION
- AIEE: AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
- AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- ASCE: AMERICAN SOCIETY OF CIVIL ENGINEERS
- ASME: AMERICAN SOCIETY OF MECHANICAL ENGINEERS
- ASTM: AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AWG: AMERICAN WIRE GAUGE
- B**: BOTTOM
- BOF: BOTTOM OF FOOTING
- BOW: BOTTOM OF WALL
- BRZ: BRONZE
- BV: BUTTERFLY VALVE
- C**: CADMIUM OR COMPUTER AIDED DRAFTING
- CD: CONSTRUCTION DOCUMENT
- CFM: CUBIC FEET PER MINUTE
- CI: CAST IRON
- CL: CLOSET
- CLG: CEILING
- CO: CLEAN OUT
- CONT: CONTINUOUS
- CFM: CUBIC FEET PER MINUTE
- CFS: CUBIC FEET PER SECOND
- CMU: CONCRETE MASONRY UNIT
- CF: CUBIC FEET
- CY: CUBIC YARD
- D**: DS: DOWN SPOUT
- DIA: DIAMETER
- DIM: DIMENSION
- DN: DOWN
- DP: DAMP PROOFING, DEW POINT OR DISTRIBUTION PANEL
- E**: EA: EACH
- EF: EXHAUST FAN
- EXC: EXCAVATE
- EW: EACH WAY
- EXT: EXTERIOR
- F**: FACP: FIRE ALARM CONTROL PANEL
- FCO: FLOOR CLEAN OUT
- FD: FLOOR DRAIN
- FIN: FINISH
- FL: FLOW LINE
- FRPF: FIREPROOF
- G**: GALV: GALVANIZED
- GC: GENERAL CONTRACTOR
- GFCI: GROUND FAULT CIRCUIT INTERRUPT
- GFI: GROUND FAULT INTERRUPT
- GPM: GALLONS PER MINUTE
- GT: GLAZED TILE
- GYP: GYPSUM
- H**: HB: HOSE BIB
- HDCP: HANDICAPPED, BETTER IF REFERRED AS 'ACCESSIBLE'
- HP: HIGH POINT
- HV: HIGH VOLTAGE
- HVAC: HEATING, VENTING AND AIR CONDITIONING
- HW: HOT WATER
- I**: IE: INVERT ELEVATION
- IN: INCH
- INSUL: INSULATION
- INT: INTERIOR
- INV: INVERT
- J**: JBOX: JUNCTION BOX
- JCT: JUNCTION
- JST: JOIST
- K**: KW: KILOWATT
- L**: LF: LINEAR FEET
- LL: LIVE LOAD
- LP: LOW POINT
- LT: LIGHT
- LTG: LIGHTING
- LVL: LAMINATED VENEER LUMBER
- M**: MAS: MASONRY
- MTL: MATERIAL
- MFG: MANUFACTURING
- MIN: MINIMUM
- N**: NEC: NATIONAL ELECTRICAL CODE
- NTS: NOT TO SCALE
- O**: OC: ON CENTER
- OD: OUTSIDE DIAMETER
- OPNG: OPENING OR ROUGH OPENING
- P**: PL: PLASTER
- PL: PROPERTY LINE
- PLYWD: PLYWOOD
- PSF: POUNDS PER SQUARE FOOT
- PSI: POUNDS PER SQUARE INCH
- PTD: PAINTED
- R**: RD: ROOF DRAIN, ROUND OR RECEPTACLE DISTRIBUTION
- PANEL: PANEL
- RDL: ROOF DRAIN LEADER
- REBAR: REINFORCING BAR
- RO: ROUGH OPENING
- ROW: RIGHT OF WAY
- REINF: REINFORCED
- S**: SAN: SANITARY
- SD: SMOKE DETECTOR
- SECT: SECTION
- SHT: SHEET
- SHTG: SHEATHING
- SPECS: SPECIFICATIONS
- SF: SQUARE FEET
- SI: SQUARE INCHES
- SS: STAINLESS STEEL, SET SCREW, SOIL STACK, SERVICE SINK AND/OR SLOP SINK
- STD: STANDARD
- STL: STEEL
- SY: SQUARE YARD
- T**: T&B: TOP AND BOTTOM
- TBC: TOP BACK OF CURB
- TO: TOP OF
- TOB: TOP OF BEAM
- TOC: TOP OF CURB
- TOF: TOP OF FOOTING
- TOJ: TOP OF JOIST
- TOM: TOP OF MASONRY
- TOW: TOP OF WALL
- TTC: TELEPHONE TERMINAL CLOSET
- TYP.: TYPICAL
- U**: UON: UNLESS OTHERWISE NOTED
- V**: VB: VAPOR BARRIER
- VIF: VERIFY IN FIELD
- VA: VOLTAGE
- W**: WC: TOILET (WATER CLOSET)
- WD: WOOD
- WDW: WINDOW
- WI: WROUGHT IRON
- WC: WALK IN CLOSET
- WP: WEATHERPROOF
- WS: WEATHER STRIPPING OR WATER STOP
- WT: WEIGHT
- WTR HTR: WATER HEATER
- W/O: WITHOUT

PROPOSED SITE OBJECTS

- SURFACE CONTOURS
- EDGE OF CONCRETE
- BUILDING LINE
- ROAD CENTERLINE
- CARPORT LINE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- DECORATIVE FENCE
- WOOD FENCE
- DRAINAGE SWALE
- ROCK WALL

EXISTING SITE OBJECTS

- EXISTING SURFACE CONTOURS
- EXISTING EDGE OF CONCRETE
- EXISTING BUILDING LINE
- EXISTING ROAD CENTERLINE
- EXISTING CARPORT LINE
- EXISTING BARBED WIRE FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING DECORATIVE FENCE
- EXISTING WOOD FENCE
- EXISTING DRAINAGE SWALE
- EXISTING ROCK WALL

EXISTING CADASTRE / SURVEY LINES

- BOUNDARY
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- TIE LINE
- SETBACK LINE
- RADIAL LINE
- EASEMENT LINE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHNSON ENGINEERING, INC., AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY
NO.	DATE	REVISION



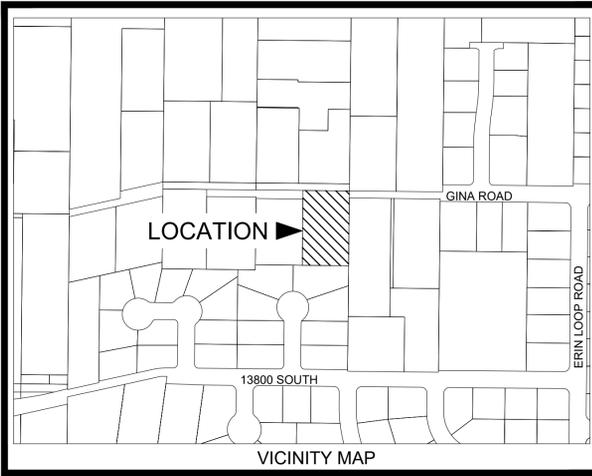
CLIENT / OWNER INFORMATION:
 ADAM ORME
 7051 W GINA RD
 HERRIMAN, UTAH
 (801)-884-6474

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

SHEET INFORMATION:
LEGEND & ABBREVIATIONS
ORME ACRE
 HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	G-103
PROJECT NO:	19-035		
DATE:	2020-06-03		
SCALE:	NO SCALE		



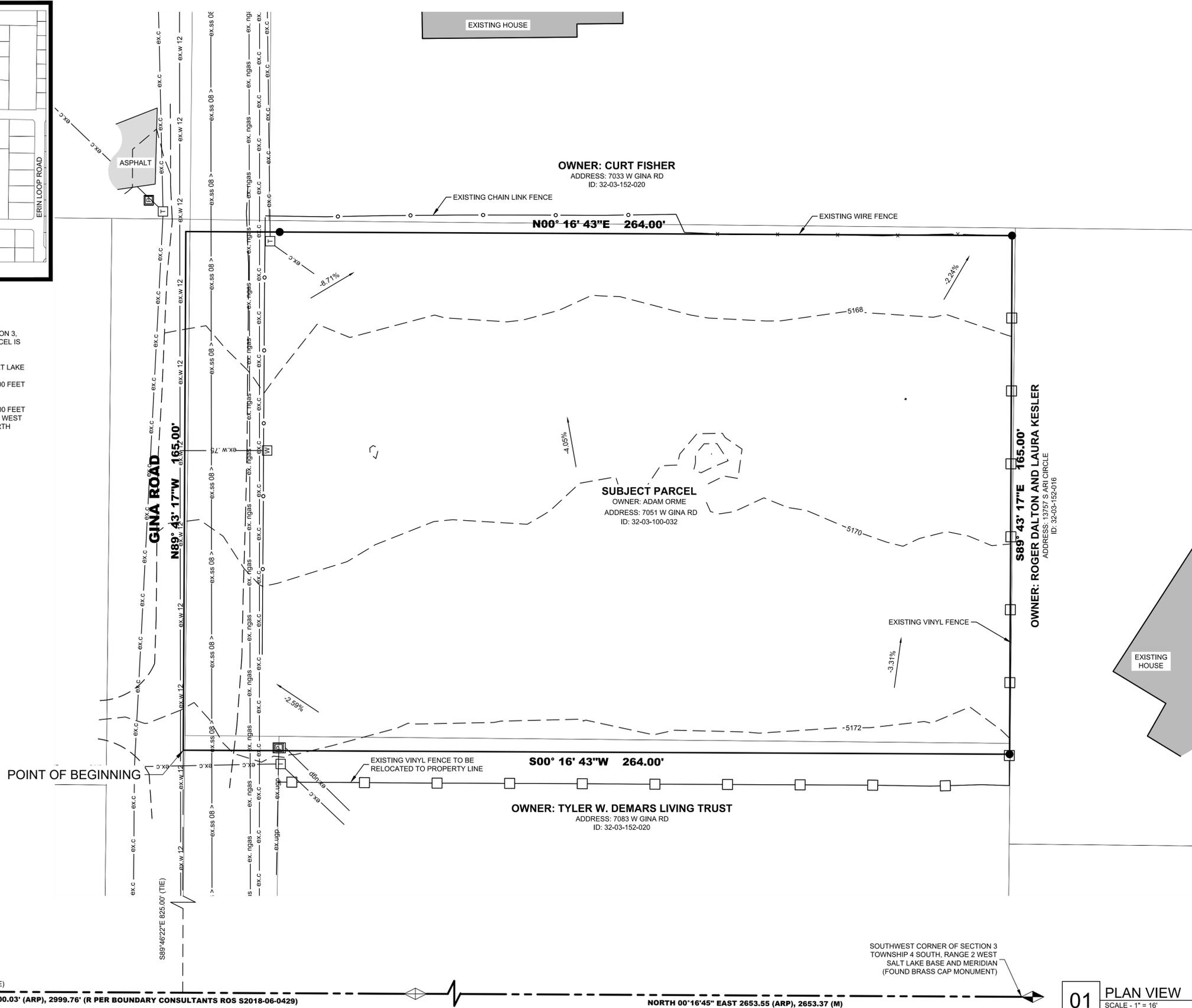
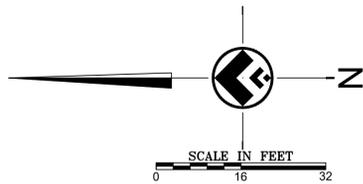
BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, WHICH IS A SALT LAKE COUNTY BRASS CAP MONUMENT, THENCE SOUTH 00°16'43" WEST 1980.74 FEET COINCIDENT WITH SAID QUARTER SECTION LINE AND SOUTH 89°46'22" EAST 825.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°43'17" EAST 165.00 FEET; THENCE SOUTH 00°16'43" WEST 264.00 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "LS 356548"; THENCE NORTH 89°43'17" WEST 165.00 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "LS 356548"; THENCE NORTH 00°16'43" EAST 264.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.00 ACRE AND 1 LOT.



NORTHWEST CORNER OF SECTION 3
TOWNSHIP 4 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

SOUTHWEST CORNER OF SECTION 3
TOWNSHIP 4 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

00°16'43"W 1980.74' (TIE) NORTH 00°16'43" EAST 2700.03' (ARP), 2999.76' (R PER BOUNDARY CONSULTANTS ROS S2018-06-0429) NORTH 00°16'45" EAST 2653.55' (ARP), 2653.37' (M)

NORTH 00°16'44" EAST 5853.40' (M) -BASIS OF BEARING-

01 PLAN VIEW
SCALE - 1" = 16'

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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4	-	-
3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY
NO.	DATE	REVISION



CLIENT / OWNER INFORMATION:
 ADAM ORME
 7051 W GINA RD
 HERRIMAN, UTAH
 (801)-884-6474

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
 4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
 www.johnsonengineeringinc.com
 Phone: 801-787-4569

SHEET INFORMATION:
EXISTING CONDITIONS MAP
ORME ACRE
 HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	
PROJECT NO:	19-035		
DATE:	2020-06-03		
SCALE:	1":16'		

V-100

ISRAEL'S ACRE, A ONE LOT SUBDIVISION
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

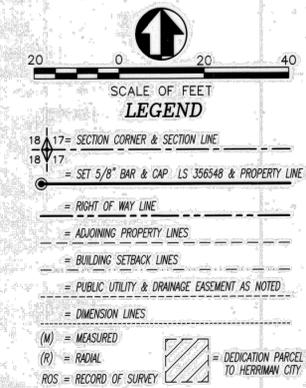
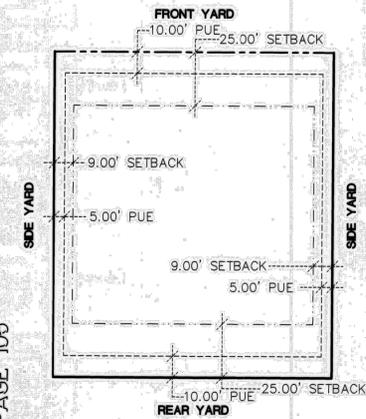
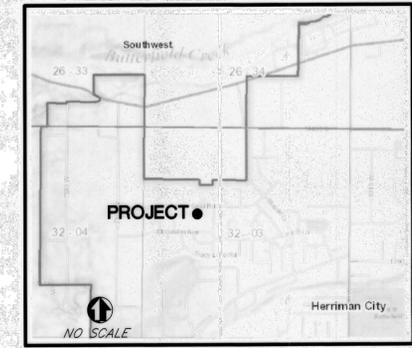
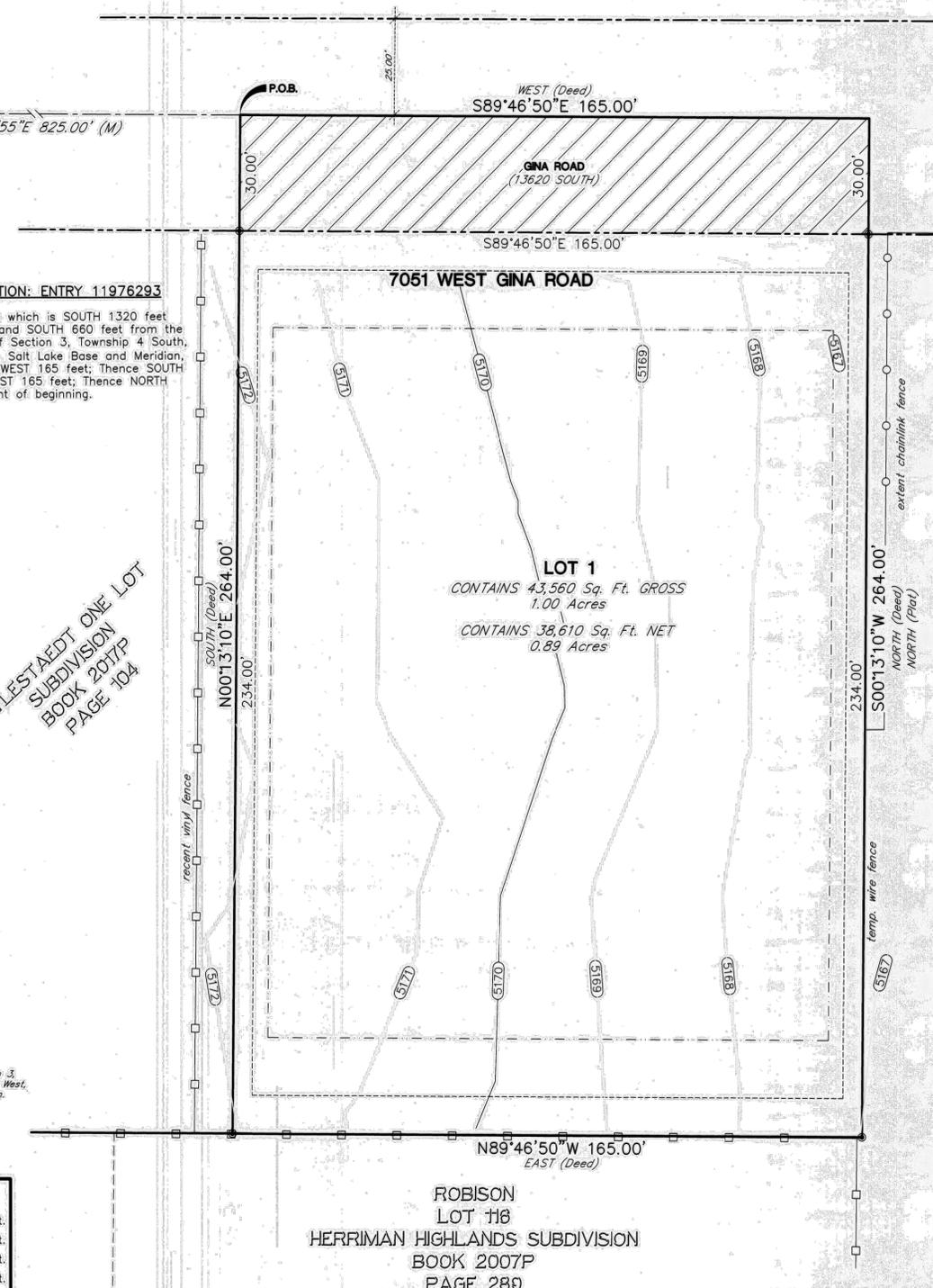
Northwest Corner Section 3,
 Township 4 South, Range 2 West,
 Salt Lake Base and Meridian,
 Found Salt Lake County
 Brass Cap Monument.

BASIS OF BEARING
 S00°13'10"E (ROS S2002-09-0458)
 S00°16'43"E (Herriman Highlands)
 SOUTH (Barnes Plat & Deed)
 S00°13'10"W 2699.76' (Measured)
 719.02'

RECORD DESCRIPTION: ENTRY 11976293
 Beginning at a point which is SOUTH 1320 feet and EAST 990 feet and SOUTH 660 feet from the Northwest Corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence WEST 165 feet; Thence SOUTH 264 feet; Thence EAST 165 feet; Thence NORTH 264 feet to the point of beginning.

MITTELSTAEDT ONE LOT
 SUBDIVISION
 BOOK 2077P
 PAGE 104

West Quarter Corner Section 3,
 Township 4 South, Range 2 West,
 Salt Lake Base and Meridian,
 Found Salt Lake County
 Brass Cap Monument.

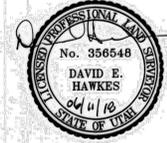


SURVEYORS CERTIFICATE
 I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17, filed as SXXXXXX and that I have verified all measurements and have placed monuments as shown hereon.

NARRATIVE
 Boundary Consultants were retained by Joseph Mittelstaedt to survey the subject parcel and create a one lot subdivision as shown hereon. A copy of this plat has been filed with the Salt Lake County Surveyor to meet the statutory requirement of filing a record of survey prior to the subdivision of property. This survey was carried out using a Trimble 5800 GPS system. The bearing along the west line of the Northwest Quarter of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian has multiple definitions varying from document to document. In order to be constant with work that was previously done by this surveyor we have held "Our" measured bearing for said Quarter Section line.

BOUNDARY DESCRIPTION
 A parcel of land lying and situate in the Northwest Quarter of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian. Comprising the 1.00 acre parcel of land described in that certain Warranty Deed recorded as Entry 11976293, in Book 10288, at Page 7875 of the Salt Lake County Records. Basis of Bearing for subject parcel being South 00°13'10" West 2699.76 feet (measured) coincident with the west line the Northwest Quarter of said Section 3. Subject Parcel being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, which is a Salt Lake County brass cap monument, thence South 00°13'10" West 1980.74 feet coincident with said Quarter Section Line and South 89°49'55" East 825.00 feet to the True Point of Beginning; Thence South 89°46'50" East 165.00 feet; Thence South 00°13'10" West 264.00 feet to a number 5 rebar and cap stamped "LS 356548"; Thence North 89°46'50" West 165.00 feet to a number 5 rebar and cap stamped "LS 356548"; Thence North 00°13'10" East 264.00 feet to the point of beginning.



PREPARED BY:
Boundary Consultants
 Professional Land Surveyors
 1295 North 1700 West Farr West, Utah
 801-792-1569 801-690-7158 FAX
 dave@boundaryconsultants.biz

TABULATIONS	
TOTAL ACREAGE-----	1.00 Acres-43,560 Sq. Ft.
TOTAL ACREAGE IN LOTS---	0.89 Acres-38,610 Sq. Ft.
TOTAL ACREAGE IN STREETS--	0.11 Acres-4,950 Sq. Ft.
TOTAL ACREAGE IN OPEN SPACE---	0 Acres-0 Sq. Ft.
AVERAGE LOT SIZE-----	0.89 Acres-38,610 Sq. Ft.
NUMBER OF LOTS-----	1

FOR:
 ISRAEL MITTELSTAEDT
 7083 WEST GINA ROAD
 HERRIMAN, UT 84096

ROBISON
 LOT 118
 HERRIMAN HIGHLANDS SUBDIVISION
 BOOK 2007P
 PAGE 280

RECORD OF SURVEY OF
 ISRAEL'S ACRE, A ONE LOT SUBDIVISION
 HERRIMAN CITY, SALT LAKE COUNTY, UTAH
 A PART OF THE NORTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 4 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE AND MERIDIAN

S2018-06-0429
 Reid J. Demman, P.L.S.
 SALT LAKE COUNTY SURVEYOR

X:\Active Projects\19035 Orme Site Plan\04 Design\Drawings\Design\Plan Sheets\VP-Survey\Preliminary Plat.dwg

ORME ACRE FINAL PLAT

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, S.L.B.M.
HERRIMAN CITY, SALT LAKE COUNTY, UTAH.

OWNER: CURT FISHER
ADDRESS: 7033 W GINA RD
ID: 32-03-152-020

S00°16'43"W 264.00'

5.00' PUE

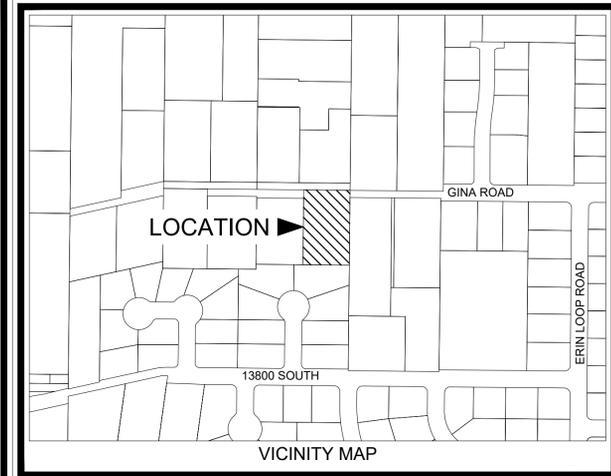
OWNER: ROGER DALTON AND LAURA KESLER
ADDRESS: 1377 S GRU CIRCLE
ID: 32-03-162-016

LOT 1
38,610 SQ. FT.
(0.89 AC.)
7051 W GINA ROAD

OWNER: TYLER W. DEMARS LIVING TRUST
ADDRESS: 7083 W GINA RD
ID: 32-03-152-020

N00°16'43"E 234.00'

5.00' PUE

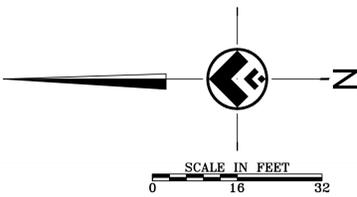


LEGEND

- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- FOUND REBAR AND CAP
- SECTION LINE
- TIE LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE

TABULATIONS

1. TOTAL PLAT ACREAGE =	1.00 ACRE
2. TOTAL LOT ACREAGE =	0.89 ACRES
3. TOTAL ACREAGE IN STREETS =	0.11 ACRES
4. TOTAL ACREAGE IN OPEN SPACE =	0.00 ACRES
5. AVERAGE LOT SIZE =	0.89 ACRES
6. NUMBER OF LOTS =	1



POINT OF BEGINNING

S89°46'22"E 625.00' (TIE)

WEST CORNER OF SECTION 3
TOWNSHIP 4 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

SOUTHWEST CORNER OF SECTION 3
TOWNSHIP 4 SOUTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND BRASS CAP MONUMENT)

S00°16'43"W 1980.74' (TIE)

NORTH 00°16'43" EAST 2700.03' (ARP), 2699.76' (R PER BOUNDARY CONSULTANTS ROS S2018-06-0429)

NORTH 00°16'45" EAST 2653.55 (ARP), 2653.37 (M)

NORTH 00°16'44" EAST 5853.40' (M) -BASIS OF BEARING-

GENERAL NOTES

SURVEYOR'S CERTIFICATE

I, DAVID B. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND OR LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5338869, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS ORME ACRE AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, WHICH IS A SALT LAKE COUNTY BRASS CAP MONUMENT, THENCE SOUTH 00°16'43" WEST 1980.74 FEET COINCIDENT WITH SAID QUARTER SECTION LINE AND SOUTH 89°46'22" EAST 825.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°43'17" EAST 165.00 FEET; THENCE SOUTH 00°16'43" WEST 264.00 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "LS 356548"; THENCE NORTH 89°43'17" WEST 165.00 FEET TO A NUMBER 5 REBAR AND CAP STAMPED "LS 356548"; THENCE NORTH 00°16'43" EAST 264.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.00 ACRE AND 1 LOT.



06/03/2020

DATE

DAVID B. JOHNSON
LICENSE NO. 5338869

OWNER'S DEDICATION

KNOWN 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

ORME ACRE

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS _____ DAY OF _____ A.D., 20_____

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH)
)SS
COUNTY OF SALT LAKE)

ON THIS _____ DAY OF _____, IN THE YEAR 20_____, BEFORE ME

_____, PERSONALLY APPEARED ADAM ORME, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME.

NOTARY SIGNATURE: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: V-102 01 OF 01	
PROJECT NO: 19-035			02	FINAL
DATE: 04-28-2020			03	FINAL
SCALE: 1"=16'			NO.	REVISION
			DATE	DATE

SIGNATURES

SOUTH VALLEY SEWER DISTRICT APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ SOUTH VALLEY SEWER DISTRICT	ROCKY MOUNTAIN POWER APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ ROCKY MOUNTAIN POWER	PLANNING COMMISSION APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ CHAIRMAN, HERRIMAN PLANNING COMMISSION	HEALTH DEPARTMENT APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ SALT LAKE COUNTY HEALTH DEPARTMENT
CENTURY LINK COMMUNICATION APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ CENTURY LINK COMMUNICATIONS	HERRIMAN CITY MUNICIPAL WATER APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ HERRIMAN CITY MUNICIPAL WATER	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS ____ DAY OF ____ A.D. 20___. _____ HERRIMAN CITY ATTORNEY	CHECKED FOR ZONING ZONE: _____ DATE _____ AREA: _____ DATE _____ NAME: _____
DOMINION ENERGY APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ DOMINION ENERGY	COMCAST APPROVED THIS ____ DAY OF ____ A.D. 20___. _____ COMCAST	HERRIMAN CITY APPROVED AS TO FORM ON THIS ____ DAY OF ____ A.D. 20___. _____ ATTEST: RECORDER _____ PLANNING DIRECTOR _____	HERRIMAN CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE _____ HERRIMAN CITY ENGINEER DATE _____

CLIENT / OWNER INFORMATION:

ADAM ORME
7051 W. GINA ROAD
HERRIMAN, UTAH
(801) 884-8474

ENGINEER / SURVEYOR INFORMATION:

JOHNSON ENGINEERING
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

SHEET INFORMATION:

ORME ACRE FINAL PLAT

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, S.L.B.M.
HERRIMAN CITY, SALT LAKE COUNTY, UTAH.

COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ADAM GOULD.
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____ SALT LAKE COUNTY RECORDER _____

LEGEND AND GENERAL NOTES

NOTES:

1. SEE CS-101 FOR 60' RIGHT-OF-WAY ROAD CROSS SECTION
2. TOTAL ASPHALT = 2640 SF
3. TOTAL 2.5' CURB AND GUTTER = 165 LF
4. TOTAL 5' SIDEWALK = 165 LF
5. TOTAL VINYL FENCE = 234 LF
6. ROAD IMPROVEMENTS TO BE DEFERRED, AND APPLICANT TO PAY FEE IN LIEU FOR IMPROVEMENTS TO BE INSTALLED WHEN GINA ROAD IS CONSTRUCTED.
7. ANY IMPROVEMENTS ON THIS LOT MUST EITHER BE FIRE SPRINKLED, OR A MINIMUM 20' WIDE ASPHALT ROAD APPROVED BY UNIFIED FIRE AUTHORITY, AND CONNECTING TO A PAVED PUBLIC STREET MUST BE CONSTRUCTED BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED. ACCESS ROAD TO BE PAID FOR BY DEVELOPER, NOT CITY OF HERRIMAN.
8. DEVELOPER TO PAY FEE IN LIEU OF GINA ROAD IMPROVEMENTS INCLUDING ASPHALT, CURB AND GUTTER, SIDEWALK, LANDSCAPED PARK STRIP, AND STREET LIGHTING.



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:



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4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineeringinc.com
Phone: 801-787-4569

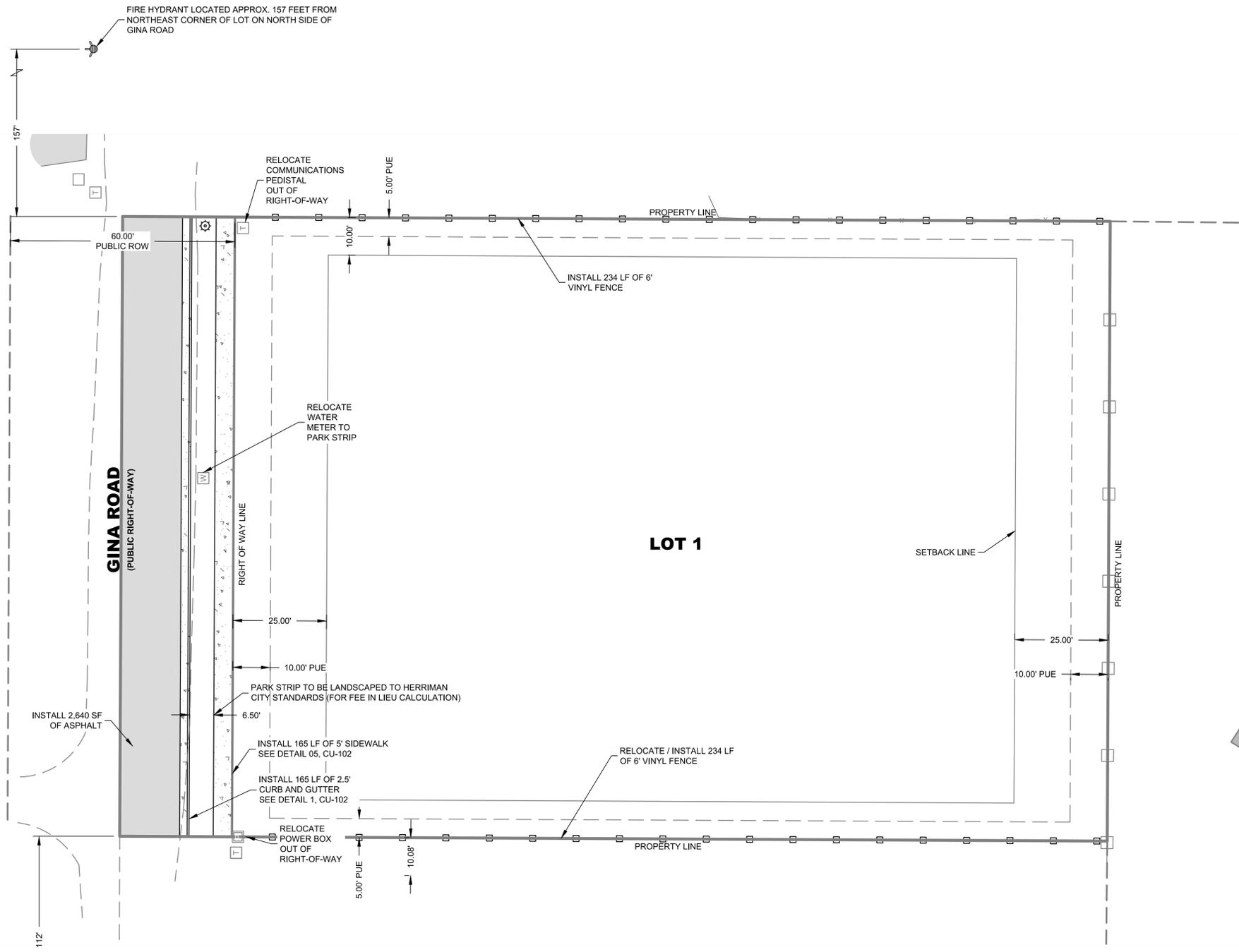
CLIENT / OWNER INFORMATION:

ADAM ORME
7051 W GINA RD
HERRIMAN, UTAH
(801)-884-6474

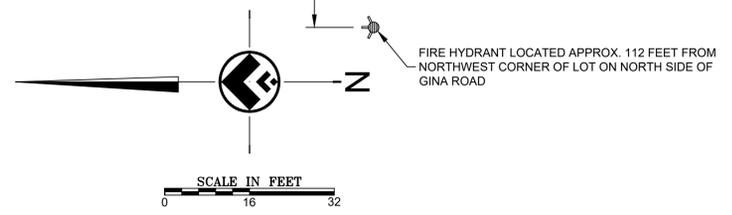
SHEET INFORMATION:

SITE PLAN
ORME ACRE
HERRIMAN, SALT LAKE COUNTY, UTAH

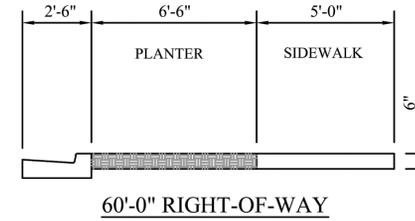
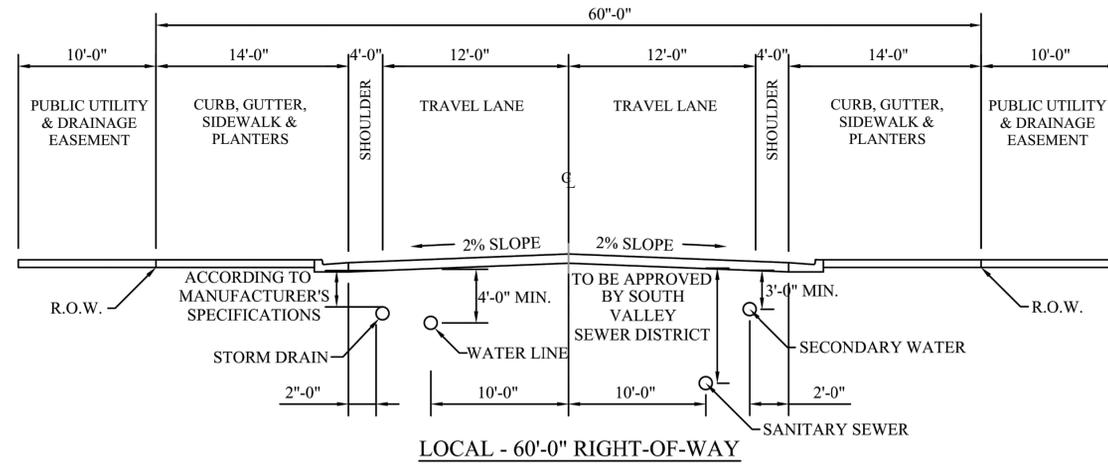
DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: CS-100
PROJECT NO: 19-035	DATE: 2020-06-03		
SCALE: 1":16'	03	06/03/20	REVISION
	02	4/28/20	PRELIMINARY
	NO.	DATE	REVISION



01 PLAN VIEW
SCALE - 1" = 16'



X:\Active Projects\19035 Orme Site Plan\04 Design\Drawings\Design\Plan Sheets\CS-Civil Site\Site Plan.dwg



REVISIONS		REMARKS
NO.	DATE	DRAWN BY

Herriman
 Incorporated 1851
 13011 S. Pioneer St. • Herriman, UT 84096

TYPICAL ROADWAY CROSS SECTION

CITY ENGINEER _____ DATE _____

SHEET RD-01C

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
 DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

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NO.	DATE	REVISION
5	-	-
4	-	-
3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY



CLIENT / OWNER INFORMATION:
 ADAM ORME
 7051 W GINA RD
 HERRIMAN, UTAH
 (801)-884-6474

ENGINEER / SURVEYOR INFORMATION:

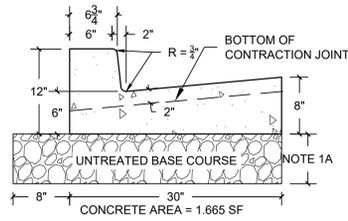
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 Phone: 801-787-4569

SHEET INFORMATION:

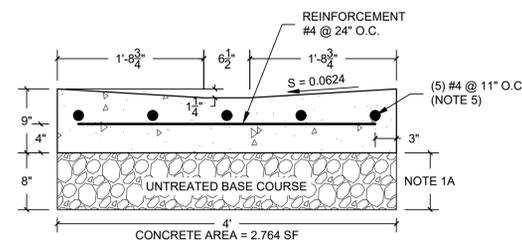
ROADWAY CROSS SECTION
ORME ACRE
 HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	RD-01C
PROJECT NO:	19-035		
DATE:	06/03/20		
SCALE:	1":16'		

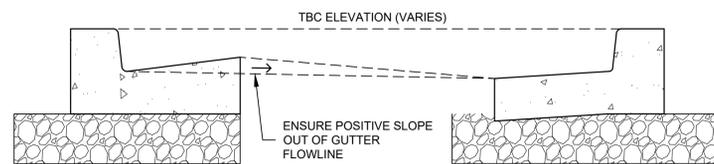
CS-101



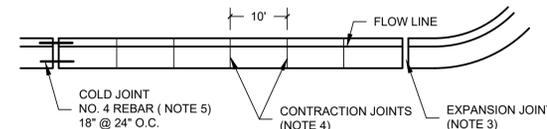
01 30" CURB AND GUTTER
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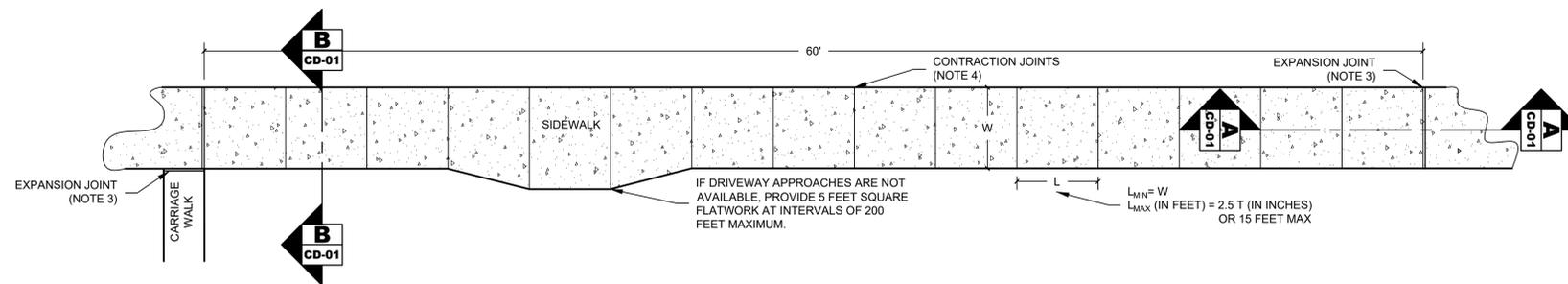
02 4'-0" WATER WAY
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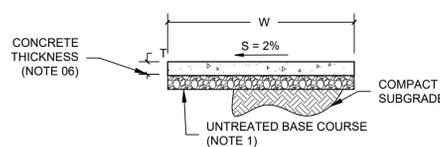
03 CATCH TO SHED GUTTER TRANSITION
1":1'



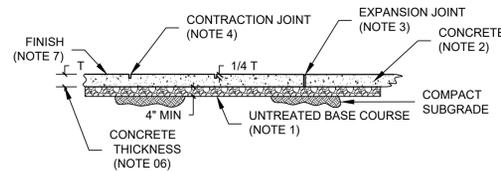
04 CURB AND GUTTER JOINT DETAIL
1":1'



05 SIDEWALK JOINT DETAIL
NTS



A SIDEWALK SECTION VIEW
NTS



B SIDEWALK PROFILE VIEW
NTS

LEGEND AND GENERAL NOTES

1. **UNTREATED BASE COURSE:** PROVIDE MATERIAL SPECIFIED IN APWA SECTION 38.11.23
 - 1.A. DO NOT USE GRAVEL AS A SUBSTITUTE FOR UNTREATED BASE COURSE WITHOUT ENGINEERS PERMISSION.
 - 1.B. IF FLOW LINE GRADE IS GREATER THAN 0.5 PERCENT $S = 0.005$, PROVIDE 6 INCHES OF UNCOMPACTED THICKNESS. IF LESS, PROVIDE 8 INCHES UNCOMPACTED THICKNESS.
 - 1.C. PLACE MATERIAL PER APWA SECTION 32.05.10.
 - 1.D. COMPACT PER APWA SECTION 31.23.26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8 INCHES WHEN USING RIDING COMPACTION EQUIPMENT OF 6 INCHES WHEN USING HAND HELD COMPACTION EQUIPMENT.
2. **CONCRETE:** CLASS 4000 PER APWA SECTION 03.30.04.
 - 2.A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN 7 DAYS.
 - 2.B. CAUTION: CONCRETE CRAZING (SPIDER CRACKS) MAY DEVELOP IF AIR TEMPERATURE EXCEEDS 90 DEGREES F.
 - 2.C. PLACE CONCRETE PER APWA SECTION 03.30.10.
 - 2.D. PROVIDE 1/4 INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
 - 2.E. CURE CONCRETE PER APWA SECTION 03.39.00 WITH TYPE ID CLASS A OR B (CLEAR WITH FUGITIVE DYE) MEMBRANE FORMING COMPOUND UNLESS SPECIFIED OTHERWISE.
3. **EXPANSION JOINT:** MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH, 1/2 INCH WIDE WITH TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32.13.73.
 - 3.A. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
 - 3.B. EXPANSION JOINTS ARE REQUIRED AT THE START OR END OF A STREET INTERSECTION CURB RETURN.
 - 3.C. EXPANSION JOINTS ARE NOT REQUIRED IN SLOP FORM WORK.
4. **CONTRACTION JOINT:** MAKE CONTRACTION JOINTS VERTICAL.
 - 4.A. 1/2 INCH WIDE AND 2 INCH DEEP OR 1/4 SLAB THICKNESS IF SLAB IS GREATER THAN 8 INCHES THICK.
 - 4.B. IF NECESSARY, MATCH LOCATION OF CONTRACTION JOINTS IN PORTLAND CEMENT CONCRETE ROADWAY PAVEMENTS.
5. **REINFORCEMENT:** ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03.20.00 REQUIREMENTS.
 6. **SIDEWALK THICKNESS:**

6.A. RESIDENTIAL (WITH PARK STRIP)	T = 4"
6.B. RESIDENTIAL (NO PARK STRIP)	T = 6"
6.C. OTHER	T = 6"
6.D. REPLACEMENTS	T = MATCH EXISTING, 4" MIN.
 - 6.E. SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS IF APPLICABLE.
7. **FINISH:** BROOMED.
8. **PROTECTION AND REPAIR:**
 - 8.A. FILL FLOW-LINE WITH WATER. REPAIR CONSTRUCTION THAT DOES NOT DRAIN.
 - 8.B. PROTECT CONCRETE FROM DEICING CHEMICALS DURING CURE.
9. **FLARE:** IF A FLARE IS IN A PEDESTRIAN CIRCULATION AREA, THE SLOPE OF THE FLARE SHALL BE 1:10 (10%) MAXIMUM MEASURED PERPENDICULAR TO THE PEDESTRIAN ACCESS ROUTE.
10. **WATERWAY:** USE WIDTH SHOW ON THE DRAWINGS. IF NOT SHOWN, THEN 4 FEET FOR A RESIDENTIAL STREET AND 6 FEET FOR A NON-RESIDENTIAL STREET.
11. **FLOW LINE:** IF A WIDER WATERWAY IS SPECIFIED OR REQUIRED, OFFSET THE FLOW LINE IN THE WATERWAY TO MATCH (LINES UP WITH) THE CURB AND GUTTER FLOW LINE. ADJUST CROSS SLOPE GRADES TO MATCH EXISTING SLOPES.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:



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CLIENT / OWNER INFORMATION:

ADAM ORME
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HERRIMAN, UTAH
(801)-884-6474

SHEET INFORMATION:

CONCRETE DETAILS 01
ORME ACRE
HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY: DBJ	CHECKED BY: DBJ	APPROVED BY: DBJ	SHEET: CS-102
PROJECT NO: 19-035			
DATE: 2020-06-03	03	06/03/20	REVISION
SCALE: AS SHOWN	02	4/28/20	PRELIMINARY
	NO.	DATE	REVISION

LEGEND AND GENERAL NOTES

NOTES:

1. STORM WATER TO BE RETAINED ON-SITE BY PIPING ROOF DRAINS INTO UNDERGROUND RETENTION SYSTEM, OR BY OTHER MEANS.



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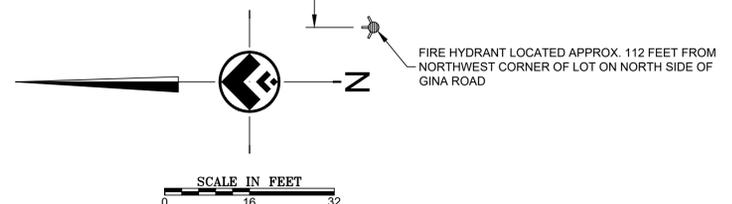
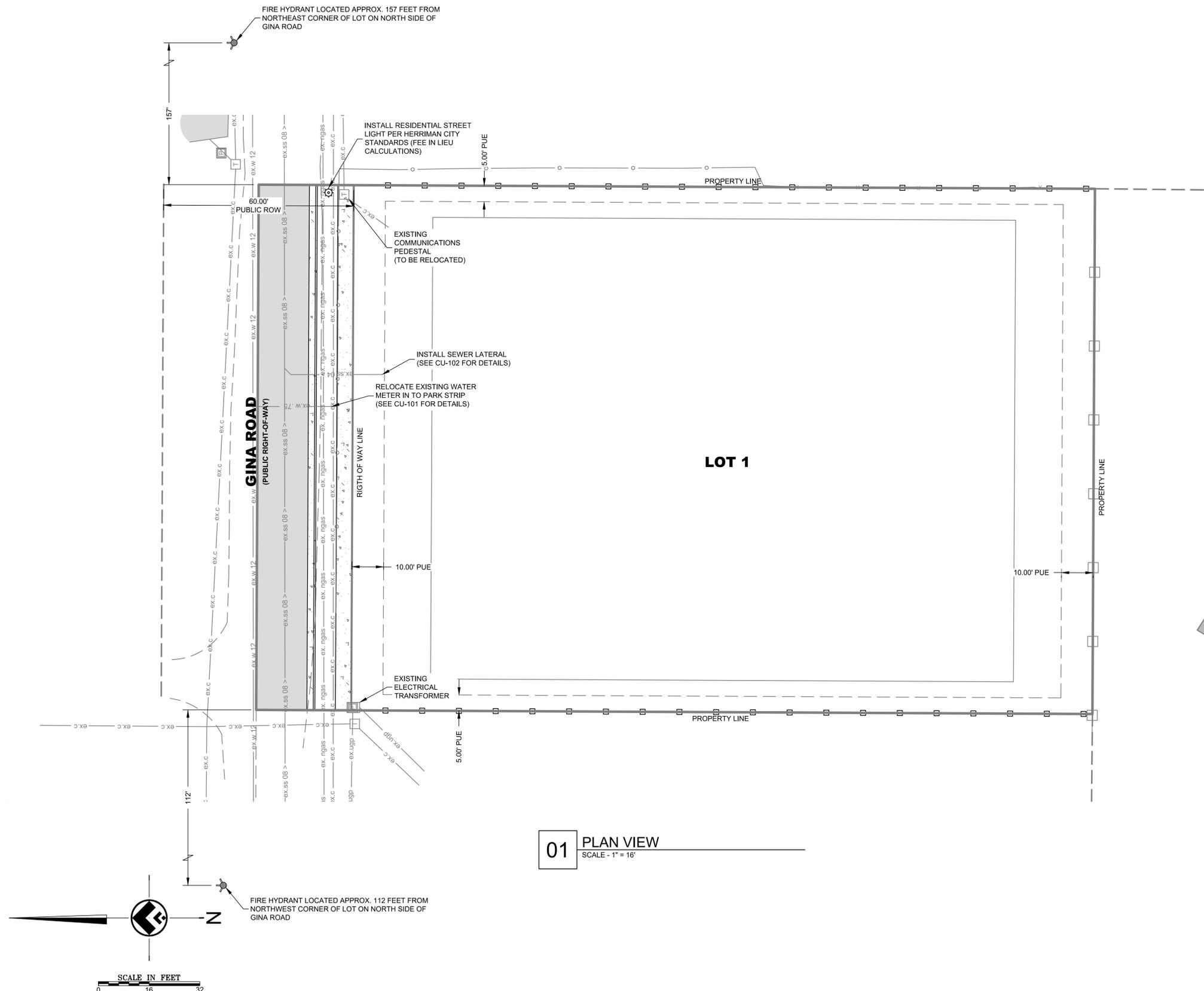
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UTILITY PLAN
ORME ACRE

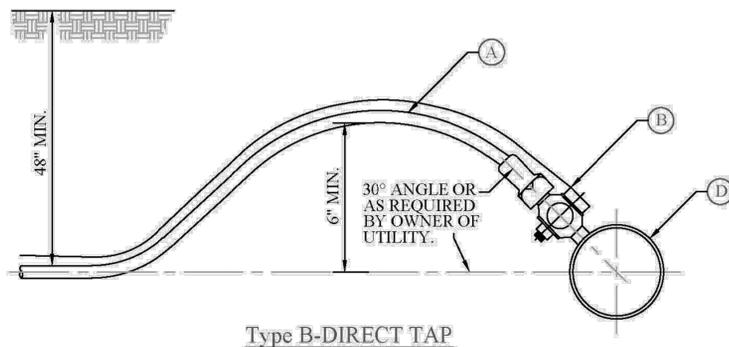
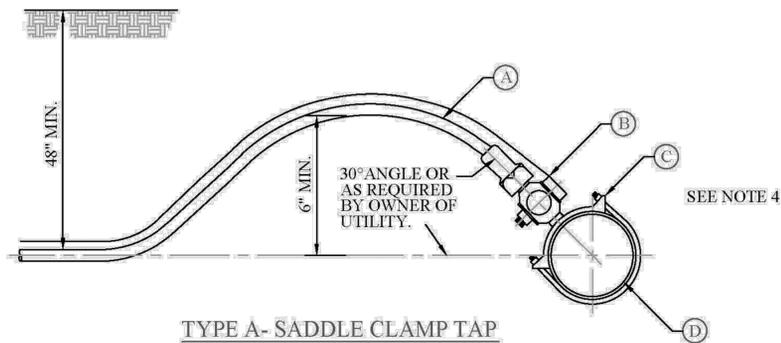
HERRIMAN, SALT LAKE COUNTY, UTAH

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PROJECT NO: 19-035				
DATE: 2020-06-03	03	06/03/20	REVISION	
SCALE: 1":16'	02	4/28/20	PRELIMINARY	
	NO.	DATE	REVISION	

01 PLAN VIEW
SCALE - 1" = 16'



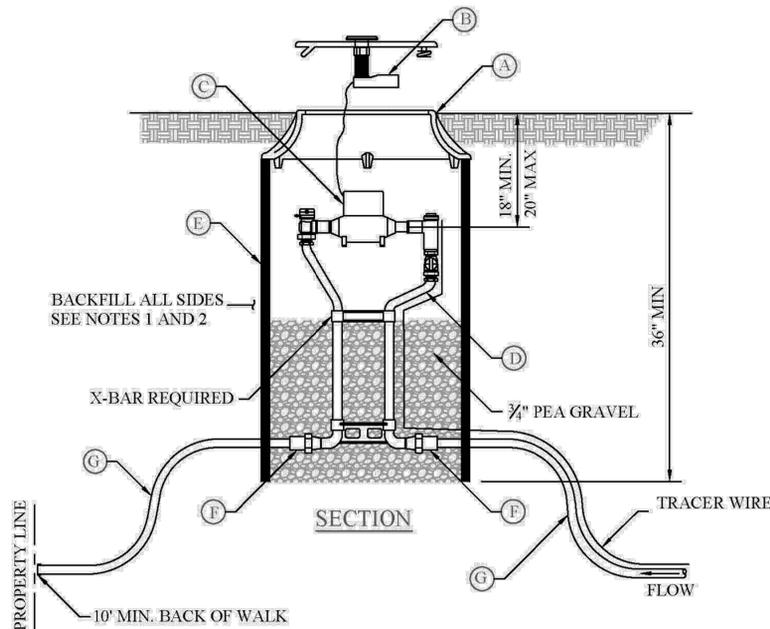
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LEGEND		
NO.	ITEM	DESCRIPTION
(A)	1" POLY PIPE	IPS POLY PIPE
(B)	1" CORPORATION STOP	TYPE A FORD-FB 1101-4-Q OR MUELLER B-25029 TYPE B FORD-FB 1001-4-Q OR MUELLER B-25009
(C)	SERVICE SADDLE CLAMP	FORD-FB 202B MUELLER BR2B SERIES
(D)	WATER MAIN PIPE	(D.I., P.V.C.)*

* DI PIPE MAY BE DIRECT TAPPED, IF DIRECT TAP USE CC THREADS

TYPICAL 1" MIN. SERVICE TAPS



LEGEND		
NO.	ITEM	DESCRIPTION
(A)	FRAME AND COVER	23" CAST IRON THE WORDS "WATER METER" CAST INTO COVER 2" DIA. KNOCK OUT REQUIRED IN COVER
(B)	RADIO UNIT	NEPTUNE R-900 RADIO PIT UNIT
(C)	WATER METER	NEPTUNE 3/4" X 1/2" T-10 METER WITH AUTO DIRECT REGISTER
(D)	3/4" WATER METER YOKE	COPPER FORD VBHC72-5581-02 AYMCDONALD 21-218D
(E)	1" WATER METER YOKE	COPPER FORD VBHC74-9581-02 AYMCDONALD 21-418M
(F)	METER BARREL	21" X 36" WHITE HDPE BARREL
(G)	CONNECTION	1"-FORD 1644-Q W/ INSERT OR MULLER COMPRESSION FITTINGS W/INSERT
(H)	1" POLY PIPE	IPS POLY PIPE

TYPICAL 3/4" METER

NOTES FOR 1" MINIMUM SERVICE TAPS:

- INSPECTION:** PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY CITY.
- BACKFILL:** INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 31.05.20.
- TAPPING:** PLACE TAPS A MINIMUM 24" APART. USE A TAPPING TOOL WHICH IS SIZED CORRESPONDING TO THE SIZE OF THE SERVICE LINE TO BE INSTALLED. NO TAPS WITHIN 24" OF THE END OF PIPE.
- PVC PIPE:** A SERVICE SADDLE CLAMP IS REQUIRED ON ALL PVC PIPE UNLESS SPECIFIED OTHERWISE.
- TAPE:** TEFLON TAPE IS REQUIRED ON ALL TAPS.

NOTES FOR 3/4" METER WITH 1" SERVICE LINE:

- INSPECTION:** PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
- BACKFILLING:** INSTALL ALL BACKFILL MATERIAL PER APWA SECTION 31.05.13 IN LIFTS NOT EXCEEDING 6" AFTER COMPACTION. COMPACT EACH LIFT TO A MINIMUM RELATIVE DENSITY OF 95%.
- METER BOX:** NO GRADE RINGS ALLOWED TO RAISE METER BOX.
- METER IN TRAFFIC AREAS:** PROVIDE SAME TYPE OF METER BOX AS REQUIRED FOR 1 1/2" AND 2" SERVICE METERS (SEE CW-11).
- METER:** HERRIMAN CITY WILL PROVIDE AND INSTALL METER.
- PIPE:** INSTALL IPS POLY PIPE TO 10' MIN. FROM BACK OF WALK. COORDINATE WITH UTILITY AGENCY FOR TYPE OF PIPE TO BE USED OUTSIDE OF RIGHT-OF-WAY.
- PLACEMENT:**
 - DO NOT INSTALL METER BOX UNDER DRIVEWAY APPROACHES, SIDEWALKS, OR CURB AND GUTTER
 - IN NEW CONSTRUCTION, INSTALL METER NEAR CENTER OF LOT IN PARKSTRIP.
 - 3' MIN. AWAY FROM DRIVE APPROACH.
- INSERTS REQUIRED WITH ALL COMPRESSION FITTINGS.

NO.	DATE	DRAWN BY	REMARKS
1	7/7/11	TB	



SHEET NAME	3/4" AND 1" WATER METER WITH 1" WATER SERVICE	DATE
	CITY ENGINEER	

SHEET
CW-01

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
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NO.	DATE	REVISION
5	-	-
4	-	-
3	06/03/20	REVISION
2	04/28/20	PRELIMINARY
1	03/10/20	PRELIMINARY



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SHEET INFORMATION:
CULINARY WATER DETAILS
ORME ACRE
HERRIMAN, SALT LAKE COUNTY, UTAH

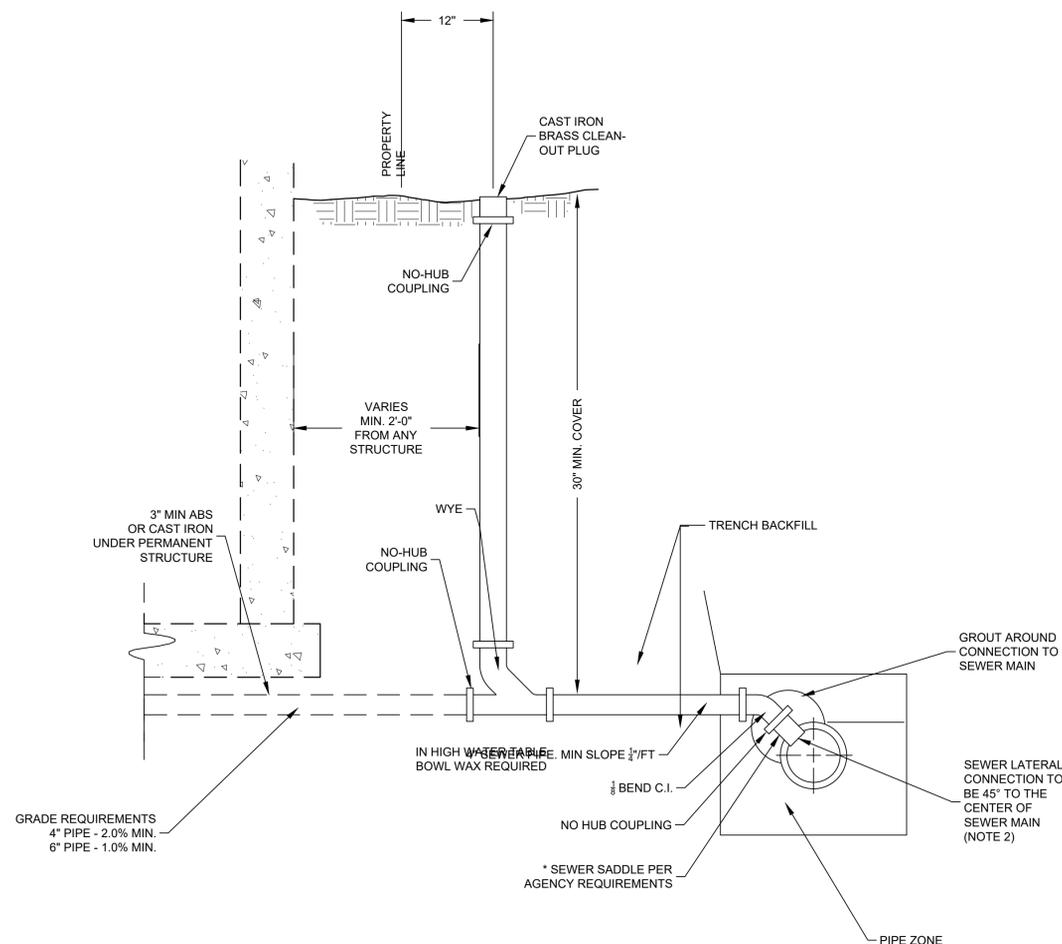
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DBJ	DBJ	DBJ	
PROJECT NO:	19-035		
DATE:	06/03/20		
SCALE:	NA		

CU-101

GENERAL NOTES

SEWER LATERAL CONNECTION (DETAIL 01)

1. INSPECTION:
 - A. PRIOR TO INSTALLATION, SECURE ACCEPTANCE BY ENGINEER FOR ALL PIPE, FITTINGS, AND COUPLINGS TO BE USED.
 - B. PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER. GIVE AT LEAST 24 HOURS NOTICE.
2. INSTALLATION:
 - A. PROVIDE AGENCY APPROVED WYE OR TEE WITH APPROPRIATE DONUT. VERIFY WHETHER CONTRACTOR OR AGENCY IS TO INSTALL THE WYE.
 - B. TAPE WRAP PIPE AS REQUIRED BY SOIL CONDITIONS.
 - C. REMOVE CORE PLUG FROM SEWER MAIN. DO NOT BREAK INTO SEWER MAIN TO MAKE CONNECTION.
 - D. STAINLESS STEEL STRAPS REQUIRED.
3. BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8 INCHES BEFORE COMPACTION.
4. REFER TO APWA PLAN 431.



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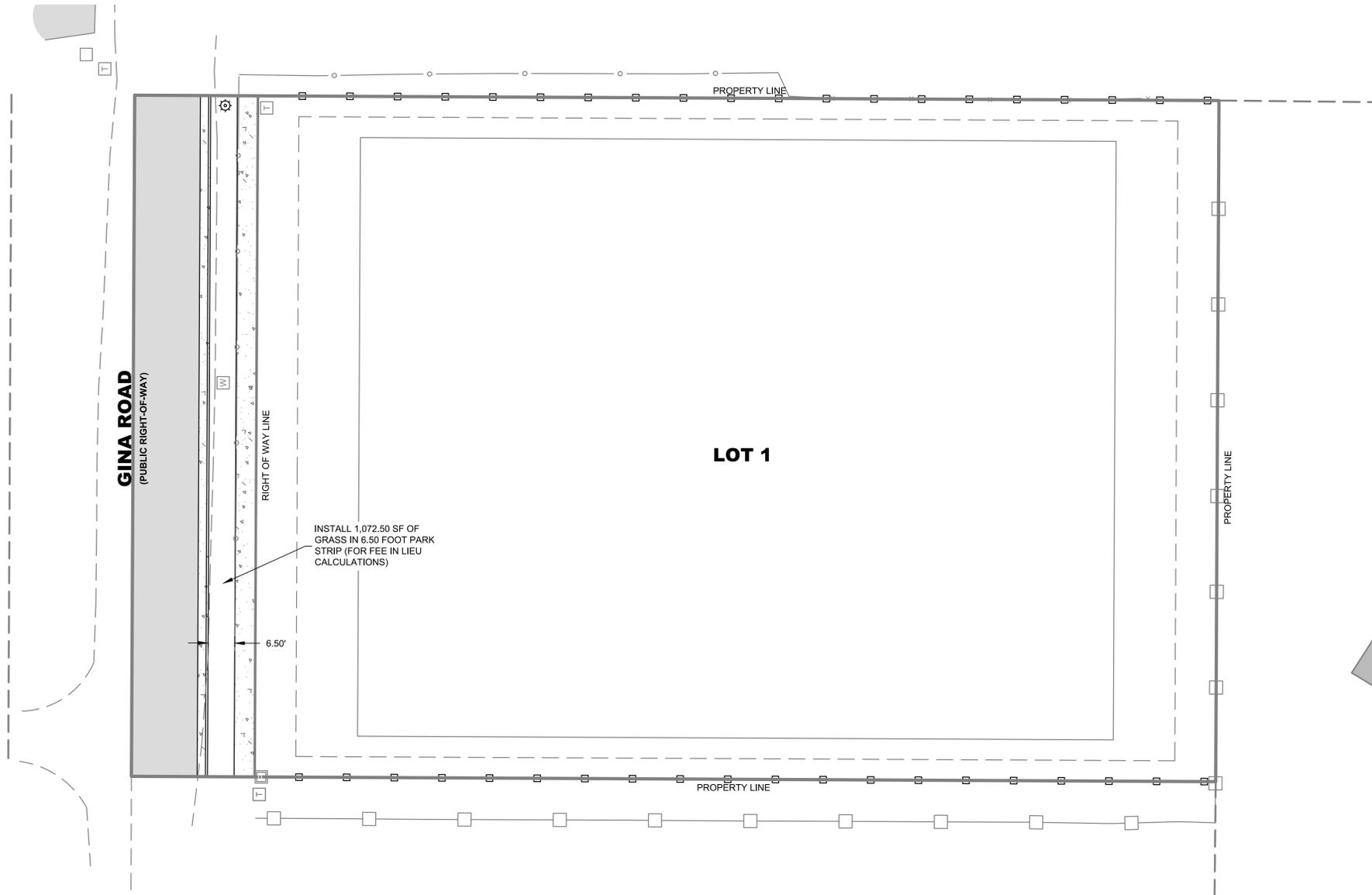
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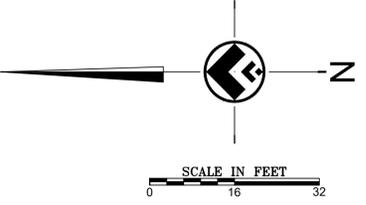
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SANITARY SEWER DETAILS
ORME ACRE
 HERRIMAN, SALT LAKE COUNTY, UTAH

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PROJECT NO: 19-035		CU-102			
DATE: 2020-06-03	03	06/03/20	REVISION		
SCALE: AS SHOWN	02	4/28/20	PRELIMINARY		
	NO.	REVISION	DATE		



01 PLAN VIEW
SCALE - 1" = 16'



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LANDSCAPING PLAN
ORME ACRE
HERRIMAN, SALT LAKE COUNTY, UTAH

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PROJECT NO: 19-035			NO.	DATE
DATE: 2020-06-03	03	06/03/20	REVISION	
SCALE: 1":16'	02	4/28/20	PRELIMINARY	
	NO.	DATE	REVISION	

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