

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SOUTH VALLEY SEWER DISTRICT DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE SOUTH VALLEY SEWER DISTRICT.
3. MANHOLES SHALL BE CONSTRUCTED AS PER SOUTH VALLEY SEWER DISTRICT.
4. SEWER PIPE WITH COVER OF GREATER THAN 4 FEET , SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC), SDR 35, ASTM D-3034.
5. SEWER INSPECTIONS WILL BE BY THE SOUTH VALLEY SEWER DISTRICT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. THE CONTRACTOR WILL NOTIFY THE SOUTH VALLEY SEWER DISTRICT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE SOUTH VALLEY SEWER DISTRICT AT RATES ESTABLISHED BY THE SOUTH VALLEY SEWER DISTRICT FOR INSPECTION IN EXCESS OF THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS, AND OVERTIME INSPECTION RATES.
6. STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACK CHARGED TO THE SEWER CONTRACTOR.
7. PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
8. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES MANHOLES SHALL HAVE 12 INCH MAXIMUM GRADE RINGS.
9. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND THE SOUTH VALLEY SEWER DISTRICT A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF THE SANITARY SEWER. SOUTH VALLEY SEWER DISTRICT SHALL HAVE THE RIGHT TO INSPECT AND REJECT ALL CONSTRUCTION ASSOCIATED WITH SAID SANITARY SEWER CONSTRUCTION.
10. SERVICE STUBOUTS SHALL BE 4" IN DIA. AND WILL BE TO THE POINTS SHOWN ON THE DRAWINGS (5' FROM BLDG) OR AS MARKED BY THE ENGINEER IN THE FIELD. SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOUTH VALLEY SEWER DISTRICT STANDARDS. THOSE SEWER SERVICE STUBOUTS BEGINNING AT A MANHOLE IF ANY WILL HAVE THE TOP OF THE FOUR (4) INCH PIPE MATCH THE TOP OF THE EIGHT INCH PIPE. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION.
11. THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
12. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. BEDDING MATERIAL SHALL CONFORM TO THE SOUTH VALLEY SEWER DISTRICT REQUIREMENTS.
13. THE TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY THE SOUTH VALLEY SEWER DISTRICT. COMPACTION TESTS FOR SAID BACKFILL SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE SOUTH VALLEY SEWER DISTRICT FOR FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION COSTS.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPACTION TESTING IN ACCORDANCE WITH THE UTAH PUBLIC WORKS STANDARDS CONSTRUCTION, HERRIMAN CITY AND SOUTH VALLEY SEWER DISTRICT.
15. ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE SOUTH VALLEY SEWER DISTRICT SPECIFICATIONS. THE SEWER PIPE BEDDING SHALL BE IN ACCORDANCE WITH SOUTH VALLEY SEWER DISTRICT SPECIFICATIONS.
16. THE CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN FOR FIELD VERIFICATION OF THE INVERT ELEVATION BY THE INSPECTOR. THE CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL HE HAS OBTAINED APPROVAL FROM THE INSPECTOR.
17. THE CONTRACTOR SHALL PROVIDE SOUTH VALLEY SEWER DISTRICT INSPECTOR WITH 'CUT SHEETS' FOR THE STAKING PROVIDED FOR CONSTRUCTION OF THE SANITARY SEWER. 'CUT SHEETS' SHALL BE PROVIDED TO THE SOUTH VALLEY SEWER DISTRICT PRIOR TO CONSTRUCTION. ADDITIONALLY, TEMPORARY BENCH MARKS MUST BE PROVIDED TO THE SOUTH VALLEY SEWER DISTRICT, INSPECTION DEPARTMENT, BY THE OWNER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER IN ACCORDANCE WITH THE STAMPED PLANS APPROVED BY THE SOUTH VALLEY SEWER DISTRICT. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
19. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES & OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
20. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

ROADWAY/PARKING/STORM DRAIN

1. ALL ROADWAYS CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE HERRIMAN CITY SPECIFICATIONS.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY NORTHERN ENGINEERING. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. INSPECTION OF WORK WITHIN THE PUBLIC RIGHT-OF WAY SHALL BE BY HERRIMAN CITY.
4. ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS. CONCRETE COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL NOTIFY HERRIMAN CITY AND THE ENGINEER 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
5. ALL COSTS OF TESTING & RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE CONTRACTOR RESPONSIBILITY.
6. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
7. ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY HERRIMAN CITY.
8. ALL WORK SHALL BE INSPECTED BY THE CITY OF HERRIMAN,
9. ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH CURRENT A.P.W.A. STANDARD & SPECIFICATION.
10. OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY HERRIMAN CITY.

Beiruti Subdivision of Herriman

A RESIDENTIAL DEVELOPMENT
HERRIMAN, UTAH

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PL-01	FINAL PLAT
UP-01	EXISTING CONDITIONS
SL-01	SLOPE ANALYSIS
UP-01	UTILITY PLAN
LP-01	LIGHTING & SIGNING PLAN
GR-01	GRADING & DRAINAGE PLAN
PP-01	ROSE CANYON PLAN & PROFILE
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF HERRIMAN CITY 6TH EDITION SPECIFICATIONS APPROVED IN 2011 & CURRENT A.P.W.A. STANDARDS.
2. A PRECONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
5. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET OR DRIVEWAY CENTERLINE OR AS SHOWN ON PLANS AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING AS PER HERRIMAN CITY SPECIFICATIONS.
6. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
7. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
8. THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY.THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION & ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTIONS.
9. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM HERRIMAN CITY AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
10. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
12. THE FOUNDATION INVESTIGATION AND ALL ADDENDUM FOR IVIE FARMS SUBDIVISION PHASE II, HERRIMAN, UTAH AND THE RECOMMENDATION THEREIN ARE TO BE CONSIDERED A PART OF THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING THE RECOMMENDATION IN SAID REPORT AND ADDENDUM INTO HIS/HER BID.
13. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE, AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSIST OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
14. ALL ROADWAYS, CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE A.P.W.A.

WATER

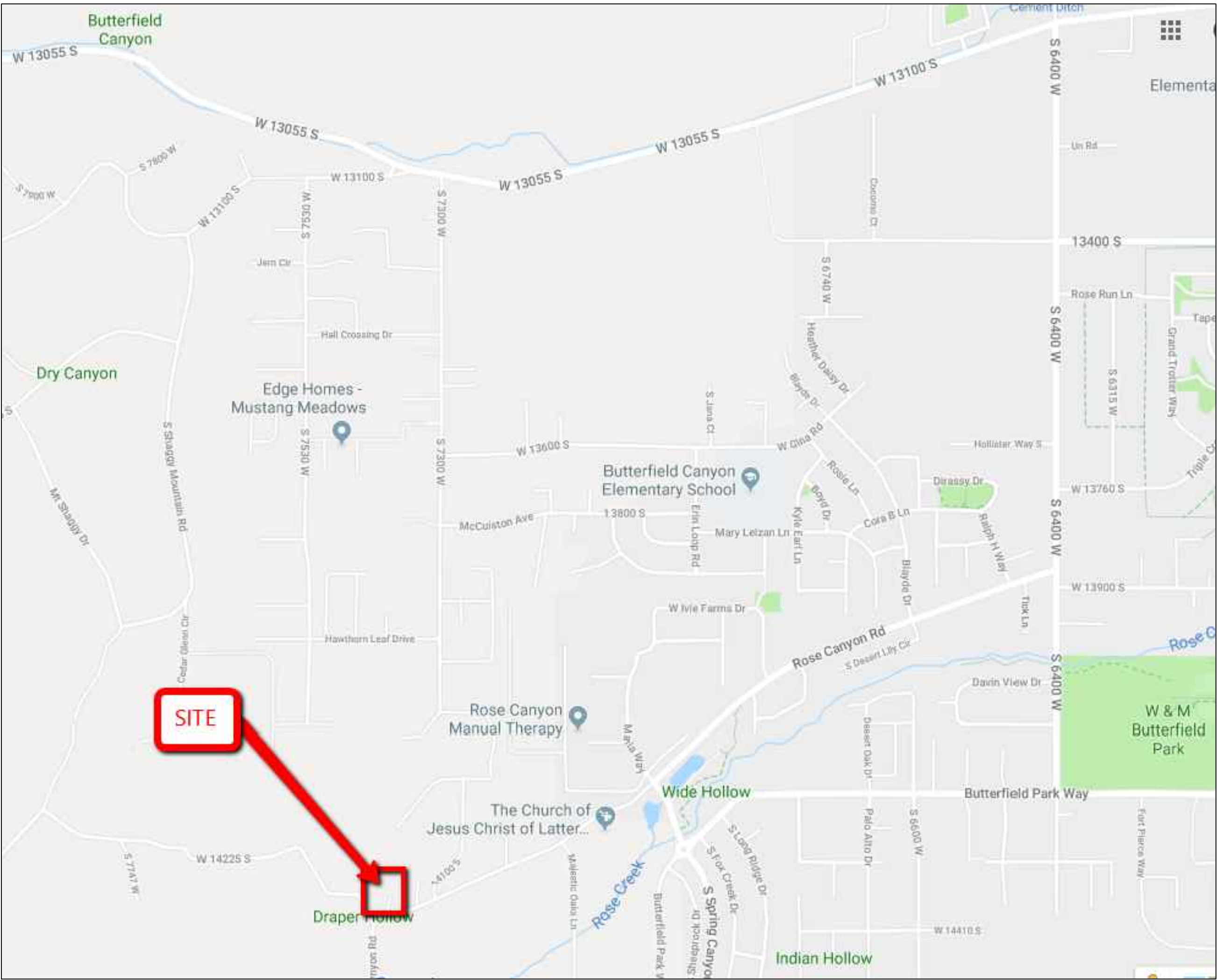
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS", AND THE CURRENT HERRIMAN CITY 6TH EDITION SPECIFICATIONS AND STANDARD DRAWING.
2. WATER DISTRIBUTION MAINS 10' AND SMALLER SHALL BE CONSTRUCTED WITH C900, PIPE 12" & GREATER TO BE D.I.P. CLASS 52, CONFORMING TO CURRENT A.P.W.A. STANDARDS. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR HERRIMAN CITY.
3. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 3.5 FEET. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED, FLUSHED AND SANITIZED BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH HERRIMAN CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
5. ALL GATE VALVES SHALL BE FLANGED AND/OR M.J. AND SHALL CONFORM TO CURRENT A.P.W.A. SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE WITH HERRIMAN CITY SPECIFICATIONS.
6. ALL TEES, PLUGS, CAPS AND BENDS, AND AT OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE HERRIMAN CITY SPECIFICATIONS.
7. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER, THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST HERRIMAN CITY DEPARTMENT OF PUBLIC WORKS INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
9. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
10. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF AS-BUILT PLANS TO THE ENGINEER.
11. RESIDENTIAL WATER SERVICE CONNECTIONS SHALL BE 1" IPS POLYETHYLENE WATER PIPE W/ 3/4" METER SETTER & BOX. METER WILL BE FURNISHED AND INSTALLED BY THE CITY OR BUILDING CONTRACTOR.
12. ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.
13. ALL WATER METERS AND FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE OF THE ROADWAYS AREA AND THERE MUST BE AT LEAST A ONE (1) FOOT SEPARATION BETWEEN ANY BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.

PROJECT DEVELOPER

Marco Diaz
Avant Homes
324 S. 400 W. Suite 175
Salt Lake City, UT 84101
Cell: (801) 641-8956

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245



VICINITY MAP
-NTS-

Beiruti Subdivision
of Herriman

LOCATED IN NORTHEAST CORNER SECTION 9 SOUTH, RANGE 2
WEST, SLB&M HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PROJECT DEVELOPER

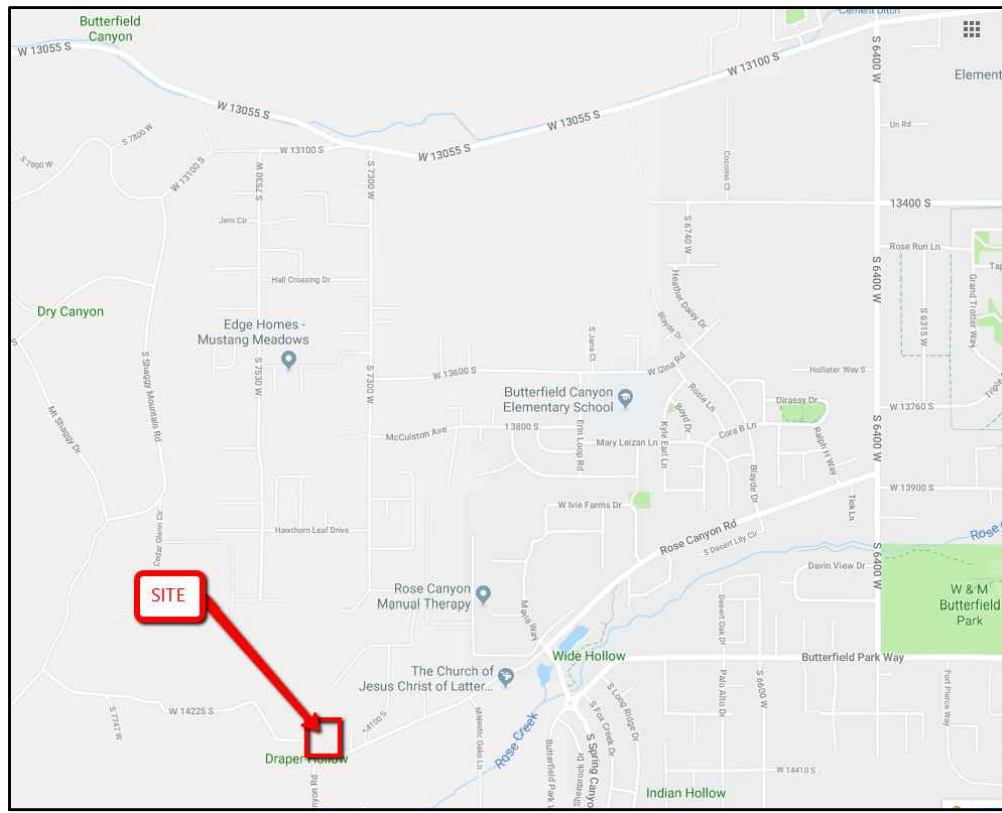
Marco Diaz
Avant Homes
324 S. 400 W. Suite 175
Salt Lake City, UT 84101
Cell: (801) 641-8956

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT STATISTICS

LOTS 11 LOTS
TOTAL ACREAGE 5.24 ACRES
TOTAL ACREAGE IN LOTS 4.21 ACRES
TOTAL ACREAGE IN STREETS 0.94 ACRES
TOTAL ACREAGE IN OPEN AREA 0.09 ACRES
DENSITY 2.10 UNITS PER ACRE



VICINITY MAP
-NTS-

OLSCHEWSKI, STEPHEN & DANIEL
32-09-200-054

LINE TABLE

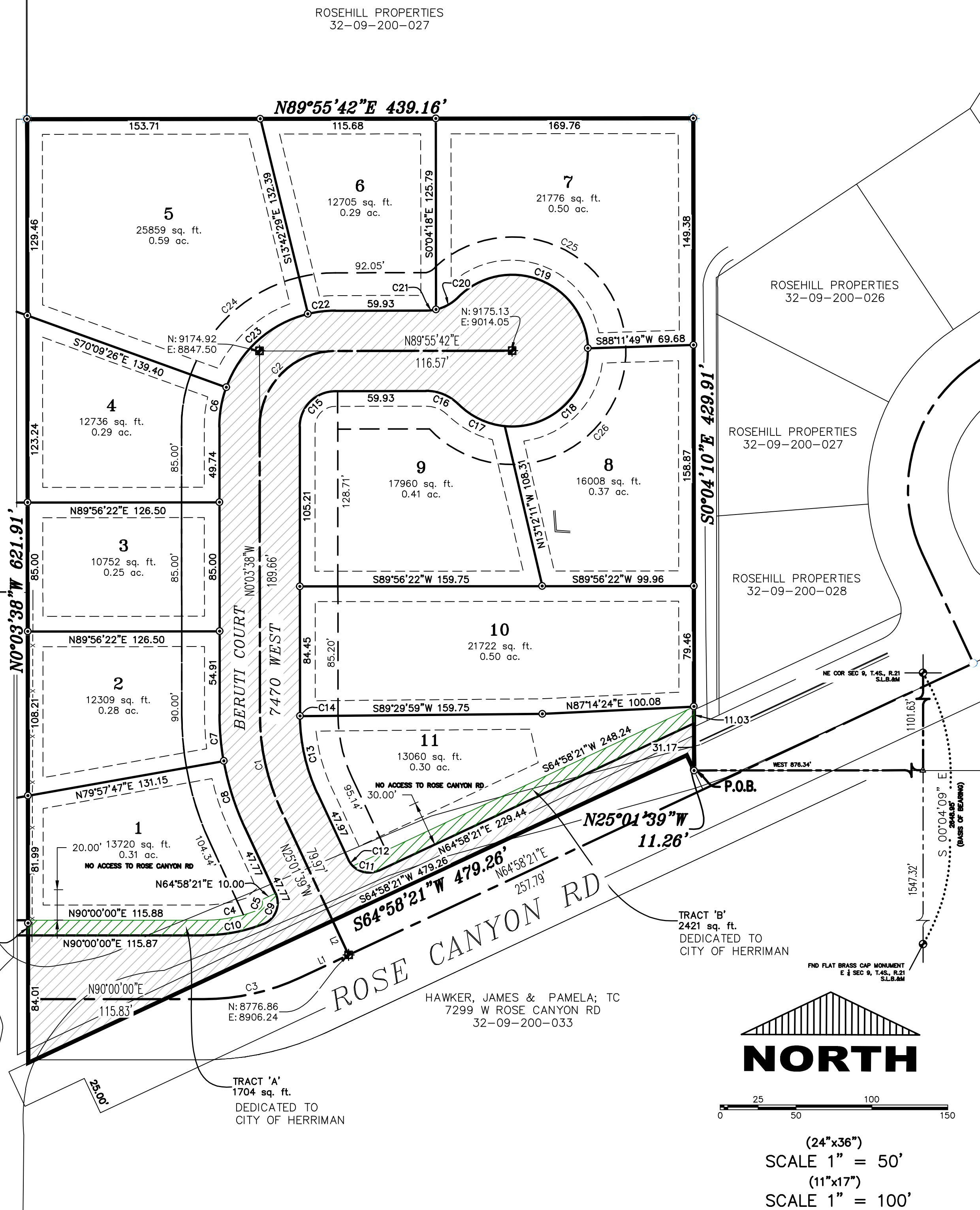
LINE	LENGTH	DIRECTION
L1	35.33'	N64°58'21"E
L2	25.00'	N25°01'39"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	65.36'	150.00'	64.85'	N12°32'39"W	24°58'01"
C2	78.53'	50.00'	70.70'	N44°56'02"E	89°59'20"
C3	65.52'	150.00'	65.00'	N77°29'10"E	25°01'39"
C4	36.30'	97.64'	36.09'	N79°23'19"E	21°18'10"
C5	8.18'	5.00'	7.30'	N21°52'30"E	93°43'29"
C6	26.57'	76.50'	26.44'	N9°53'28"E	19°54'12"
C7	30.73'	176.50'	30.69'	N5°02'56"W	9°58'35"
C8	46.18'	176.50'	46.05'	N17°31'56"W	14°59'26"
C9	24.55'	15.01'	21.91'	N21°52'30"E	93°43'29"
C10	40.01'	107.60'	39.78'	N79°23'19"E	21°18'10"
C11	18.46'	15.00'	17.32'	S79°45'47"E	70°31'44"
C12	5.10'	15.00'	5.07'	S34°45'47"E	19°28'16"
C13	52.87'	123.50'	52.47'	S12°45'50"E	24°31'38"
C14	0.95'	123.50'	0.95'	S0°16'50"E	0°26'23"
C15	36.91'	23.50'	33.23'	S44°56'02"W	89°59'20"
C16	23.60'	30.00'	22.99'	N67°32'13"W	45°04'10"
C17	34.38'	50.00'	33.71'	N64°42'04"W	39°23'53"
C18	85.00'	50.00'	75.13'	S46°53'54"W	97°24'10"
C19	116.36'	50.00'	91.82'	S68°28'19"E	133°20'17"
C20	17.04'	30.00'	16.81'	N61°07'50"E	32°32'36"
C21	6.56'	30.00'	6.55'	N83°39'55"E	12°31'33"
C22	18.21'	76.50'	18.16'	N83°06'36"E	13°38'11"
C23	75.37'	76.50'	72.36'	N48°04'03"E	56°26'57"
C24	100.00'	101.50'	96.00'	N48°04'03"E	56°26'57"
C25	170.45'	75.00'	136.06'	S66°54'34"E	130°12'46"
C26	119.13'	75.00'	107.00'	S43°42'04"W	91°00'29"

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN
- TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)



SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 368356. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE

ROBBIN J. MULLEN, P.L.S.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF A COUNTY ROAD; SAID POINT BEING SOUTH 1069.93 FEET AND WEST 876.34 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 65°16'27" WEST, 493.31 FEET; THENCE NORTH 00°28'51" EAST, 816.69 FEET; THENCE SOUTH 89°31'09" EAST, 446.34 FEET; THENCE SOUTH 0°28'51" WEST, 406.58 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

L.C.

MANAGING MEMBER

BY:

BY:

Limited Liability Company

STATE OF UTAH)

COUNTY OF)

On this ____ day of _____, in the year 20____, before me, _____, personally appeared _____, who duly acknowledged to me that (s)he is a _____ [Member with management authority] [Manager] of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

NOTARY SIGNATURE

HEALTH DEPARTMENT
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY HEALTH DEPARTMENT
DIRECTOR: SALT LAKE CO. HEALTH DEPARTMENT

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

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

CENTURY LINK
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY CENTURY LINK
CENTURY LINK

SOUTH VALLEY
SEWER DISTRICT
APPROVED THIS _____ DAY
OF _____ A.D., 20____ BY
S.V.S.D.
S.V.S.D.

DOMINION ENERGY
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY DOMINION ENERGY
DOMINION ENERGY

CHECKED FOR ZONING
ZONING: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY HERRIMAN PLANNING
COMMISSION
CHAIRMAN: HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL
WATER
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY HERRIMAN MUNICIPAL
WATER
HERRIMAN CITY

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

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____ A.D., 20____
HERRIMAN CITY ATTORNEY

HERRIMAN CITY
APPROVED THIS _____ DAY OF _____
A.D., 20____ BY HERRIMAN CITY..
ATTEST: RECORDER PLANNING DIRECTOR

Beiruti Subdivision of Herriman
LOCATED IN NORTHEAST CORNER SECTION 9 SOUTH, RANGE 2
WEST, SLB&M HERRIMAN CITY, SALT LAKE COUNTY, UTAH

HERRIMAN SALT LAKE COUNTY, UTAH
SCALE: 1" = 50 FEET

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____

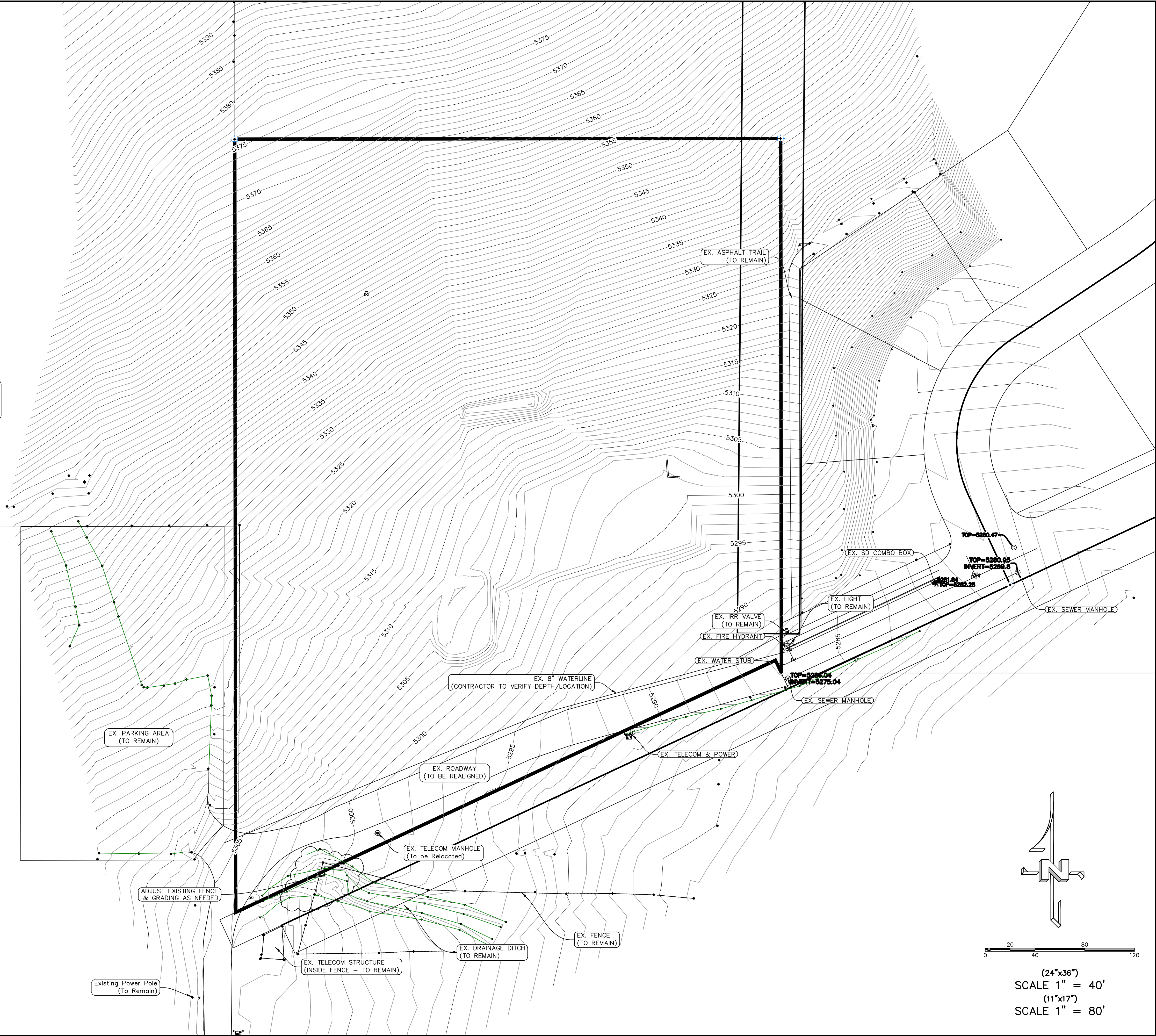
FEE \$ _____ CLERK _____ SALT LAKE COUNTY RECORDER

1. No floodplains/streams located within the site boundaries
2. See geotech report for areas of bedrock and/or sensitive soils
3. No dams or canals located w/in the site.
4. No cultural or historical items located w/in the site.
5. No wetlands delineated or visible on site

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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& Surveying
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regiondesignllc.com



Beirut Subdivision of Herriman

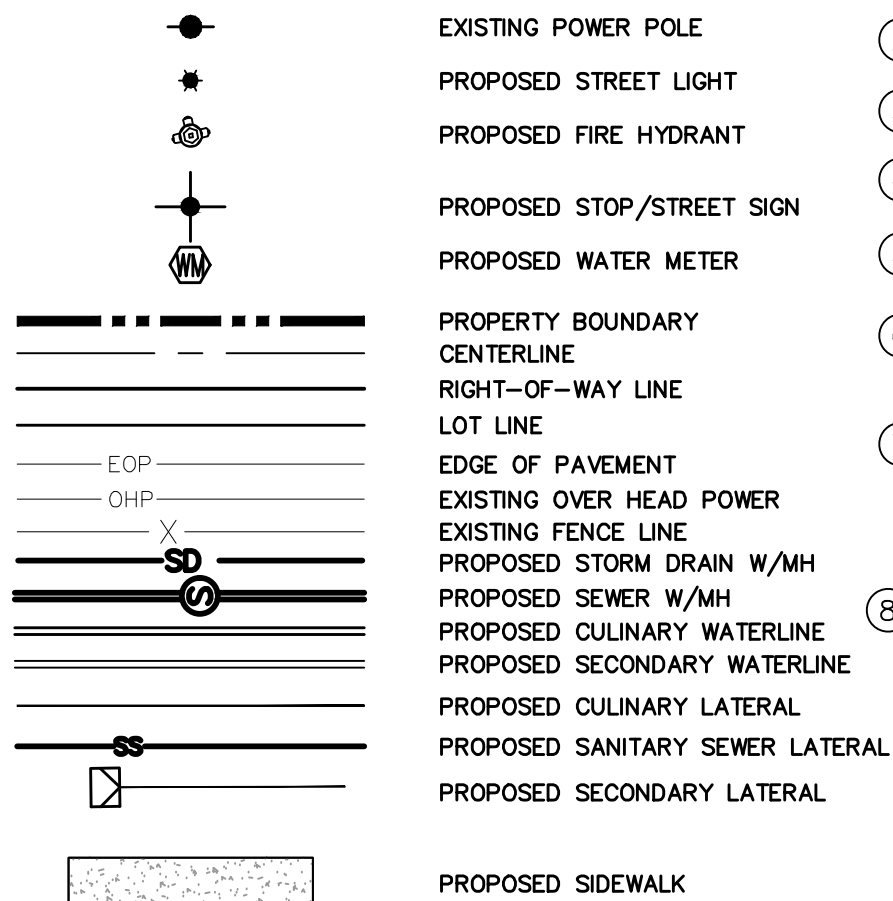
LOCATED IN NORTHEAST CORNER SECTION 9,
T-4 SOUTH, RANGE 2 WEST, SLB&M HERRIMAN
CITY, SALT LAKE COUNTY, UTAH

DATE: 3.18.2019
PROJECT: 2017_022

REVISIONS:	
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SHEET NAME:
EXISTING SITE /
DEMO PLAN
SHEET:
EX-01

LEGEND



- NEW 1" WATER SERVICE LATERAL (PER CITY STANDARDS)
- NEW 4" SEWER SERVICE LATERAL (PER CITY STANDARDS)
- SINGLE IRRIGATION LATERAL w/ METER (PER CITY STANDARDS)
- STOP SIGN / STREET SIGN (PER CITY STANDARDS)
- RESIDENTIAL STREET LIGHT (PER CITY STANDARDS)
- W1-1 (30"x 30") with an advisory plaque W13-1P (15 mph; 18"x 18") -Place sign 100 feet prior the beginning of the 90-degree curve.
- W1-6 (18"x 24") -Place on the outside of the curve, in line and at approximate right angle to the approaching vehicle. Place at a minimum height of 4 feet (from the near-side edge of roadway to the base of the sign). Ensure that this sign is visible for a significant distance prior to the curve.
- APIWA No. 235 SIDEWALK RAMP

OLSCHEWSKI, STEPHEN & DANIEL
32-09-200-054

HIGH COUNTRY ESTATE
HOMEOWNERS ASSOCIATION
32-09-200-021

MASCARO FAMILY PARTNERSHIP
14410 S ROSE CANYON RD
32-09-200-050

ROSEHILL PROPERTIES
32-09-200-027

ROSEHILL PROPERTIES
32-09-200-026

ROSEHILL PROPERTIES
32-09-200-027

ROSEHILL PROPERTIES
32-09-200-028

HAWKER, JAMES & PAMELA; TC
7299 W ROSE CANYON RD
32-09-200-033

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

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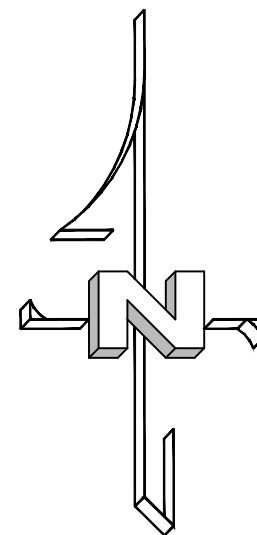
DEVELOPER TO COORDINATE WITH ADJOINING LANDOWNER FOR ACCESS IMPROVEMENTS. FULL DRIVE ACCESS SHALL BE BUILT TO CURRENT CITY STANDARDS

Existing Power Pole (To Remain)

Tie New Asphalt into Existing Road

EX. 8" WATERLINE (CONTRACTOR TO VERIFY DEPTH/LOCATION) RELOCATE 2' BEHIND SIDEWALK IN TRAIL/LANDSCAPE AREA

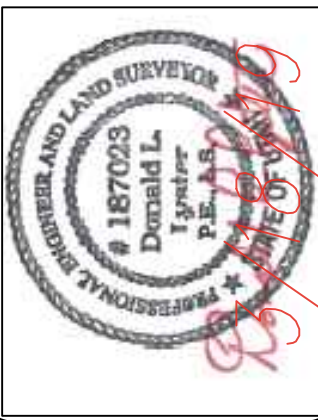
NOTE:
An 8" water main existing North of Rose Canyon Road. Water main to be located and potholed prior to construction.



0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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Orem, UT 84057
P: 801.376.2245
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Beirut Subdivision of Herriman

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T-4-SOUTH, RANGE 2 WEST, SLB&M HERRIMAN
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DATE: 3.18.2019
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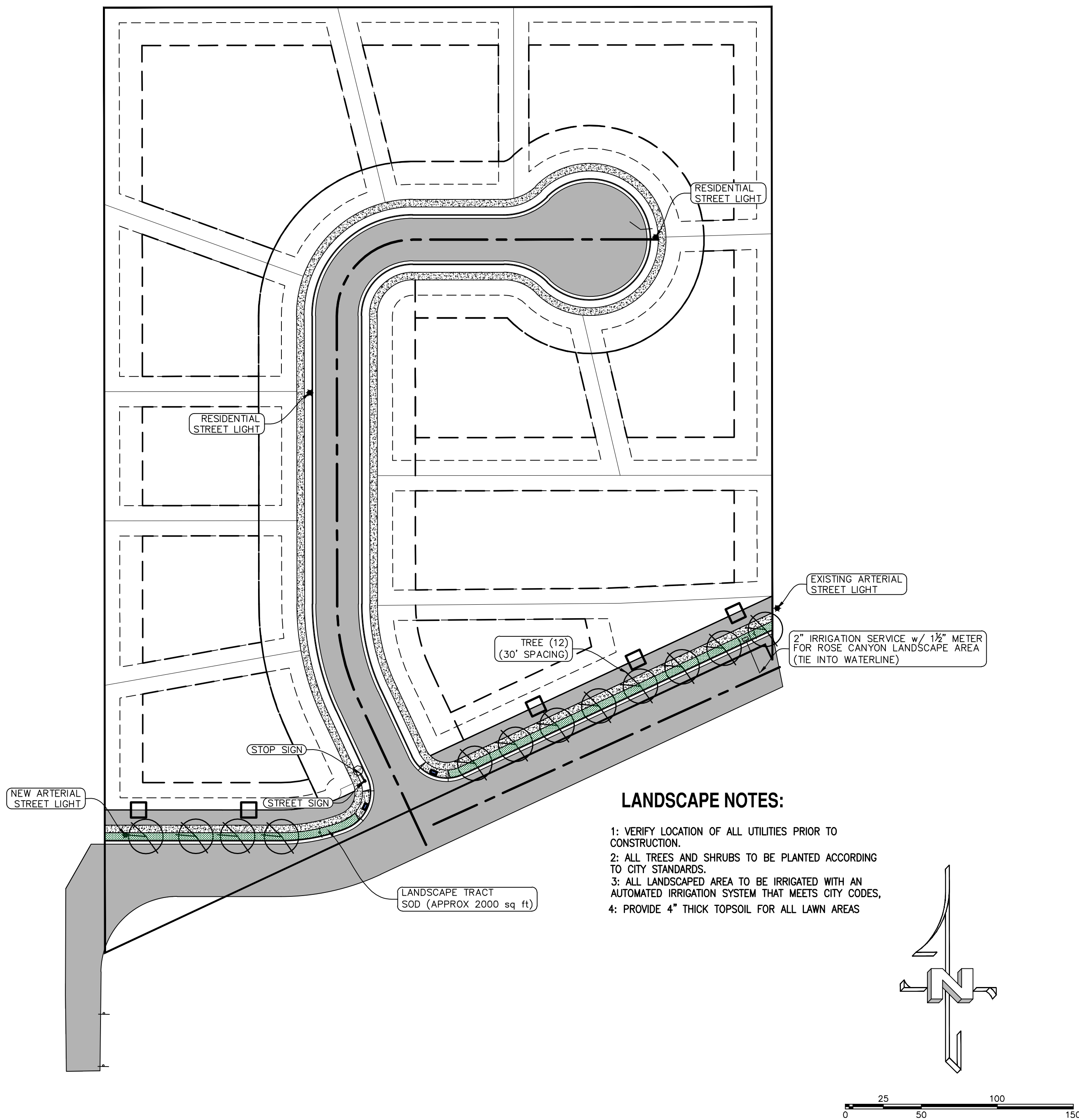
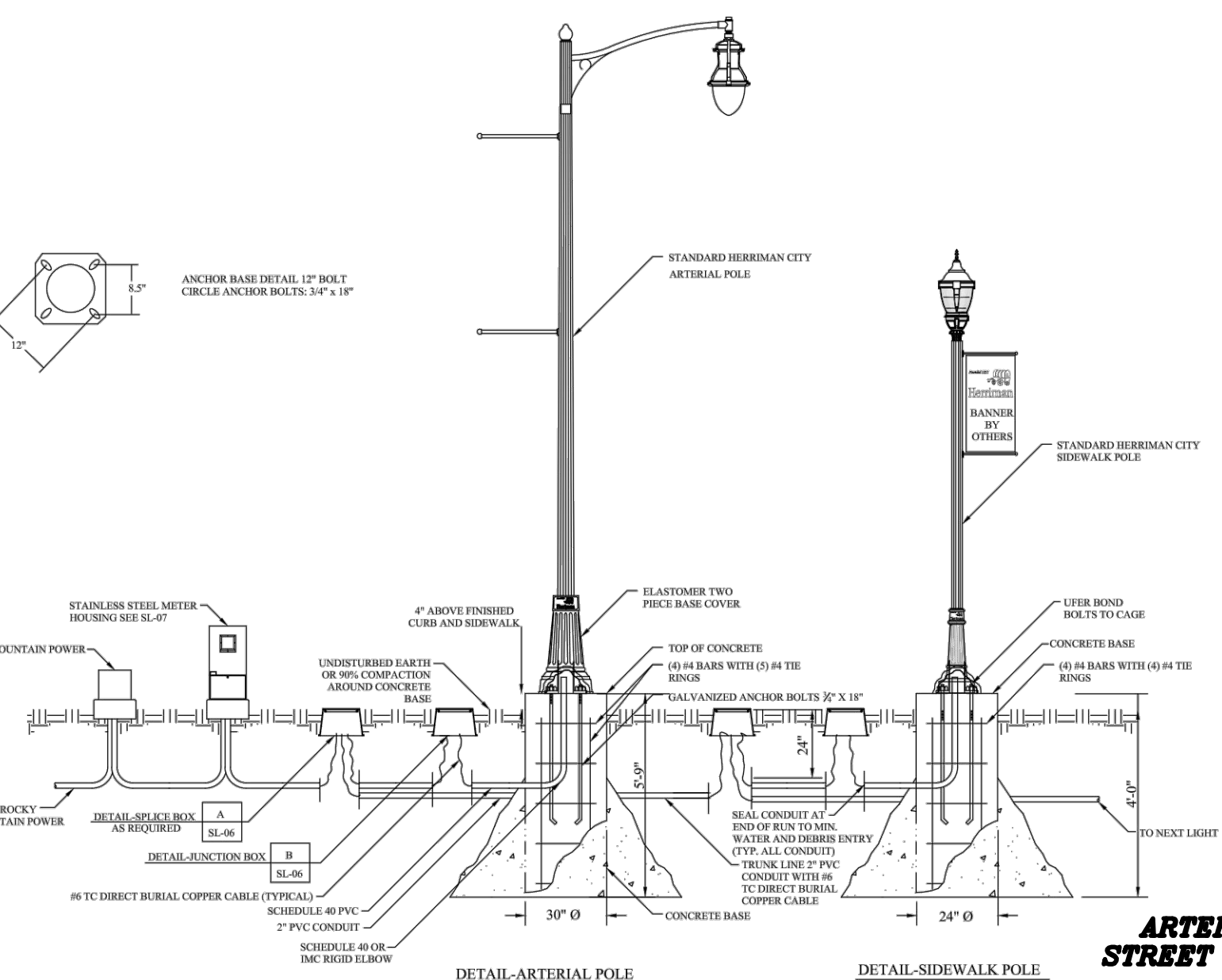
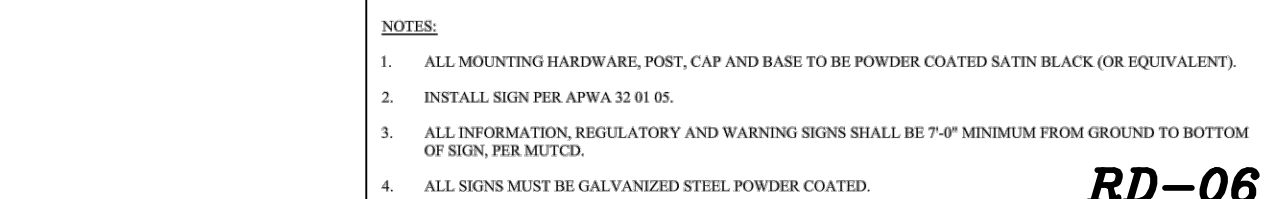
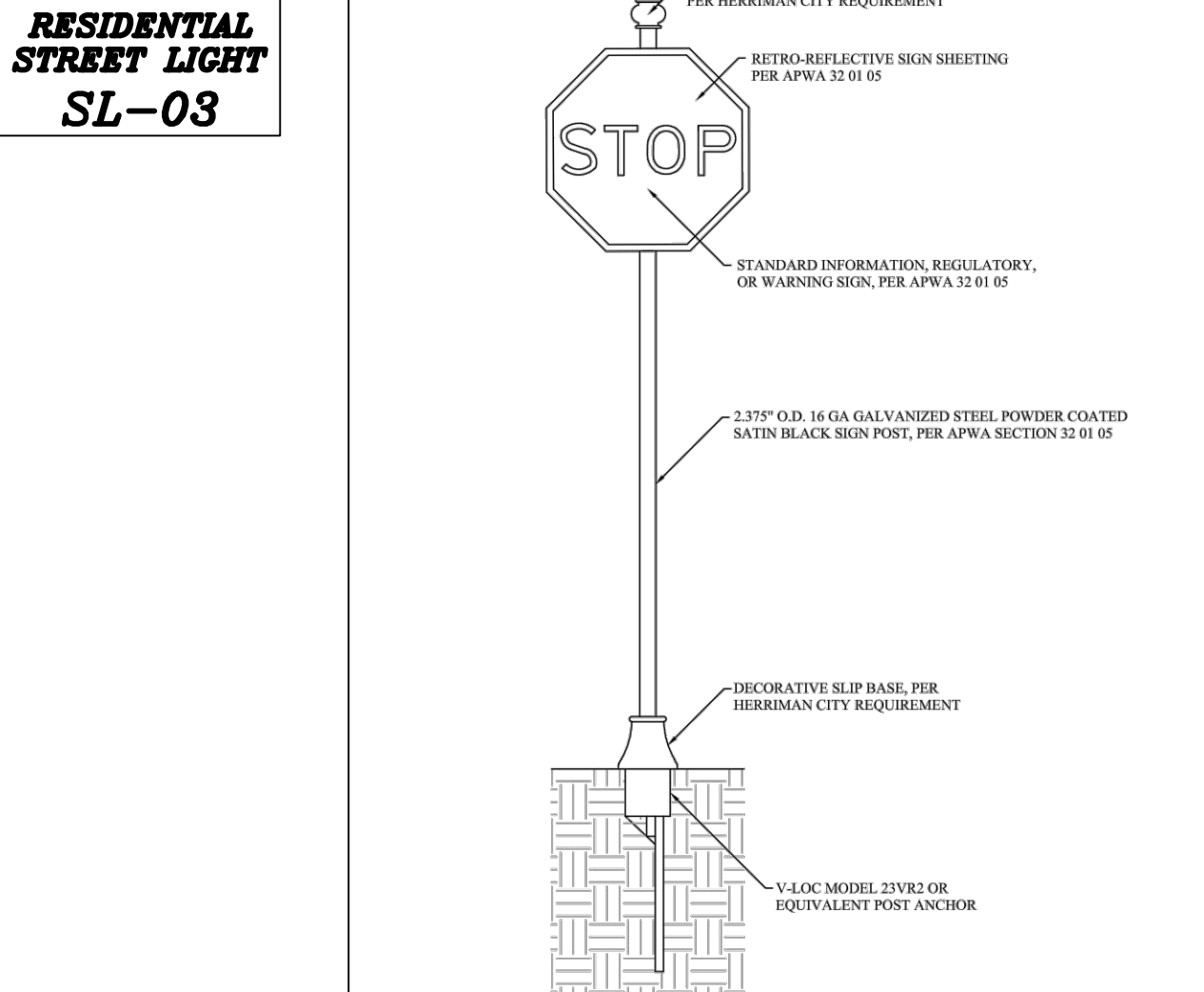
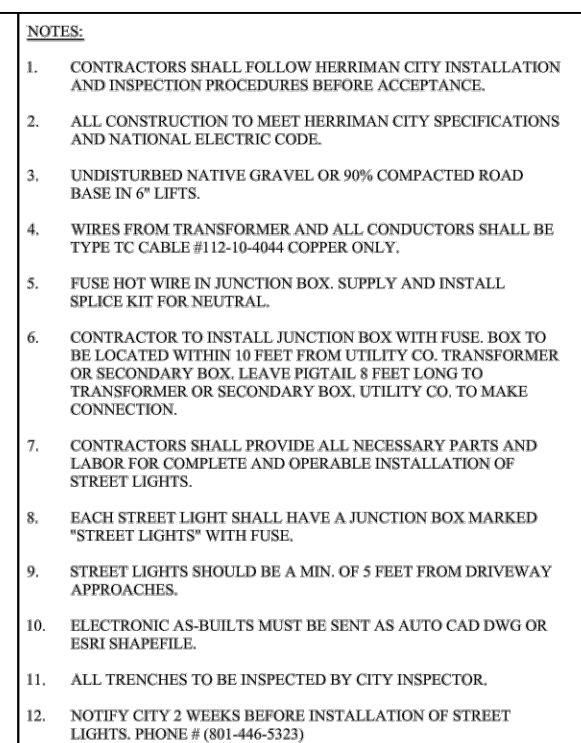
REVISIONS:

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SHEET NAME:

UTILITY PLAN

SHEET:
UP-01



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Beiruti Subdivision of Herriman

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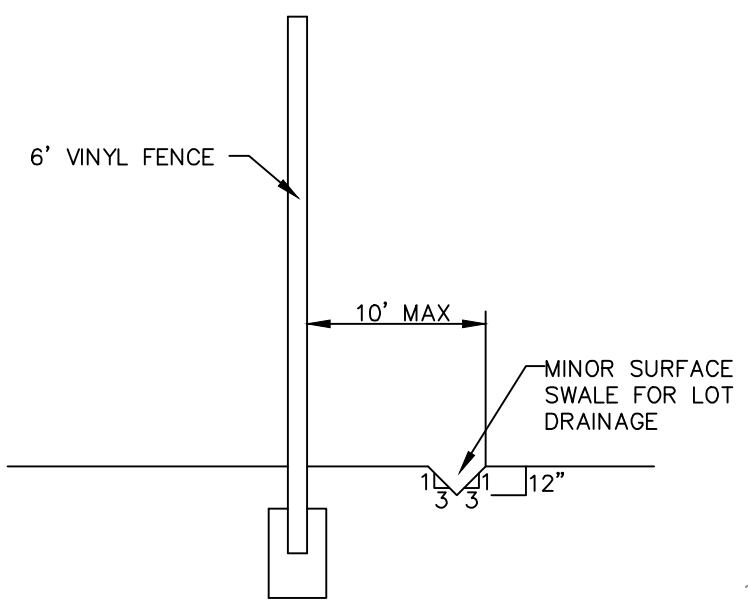
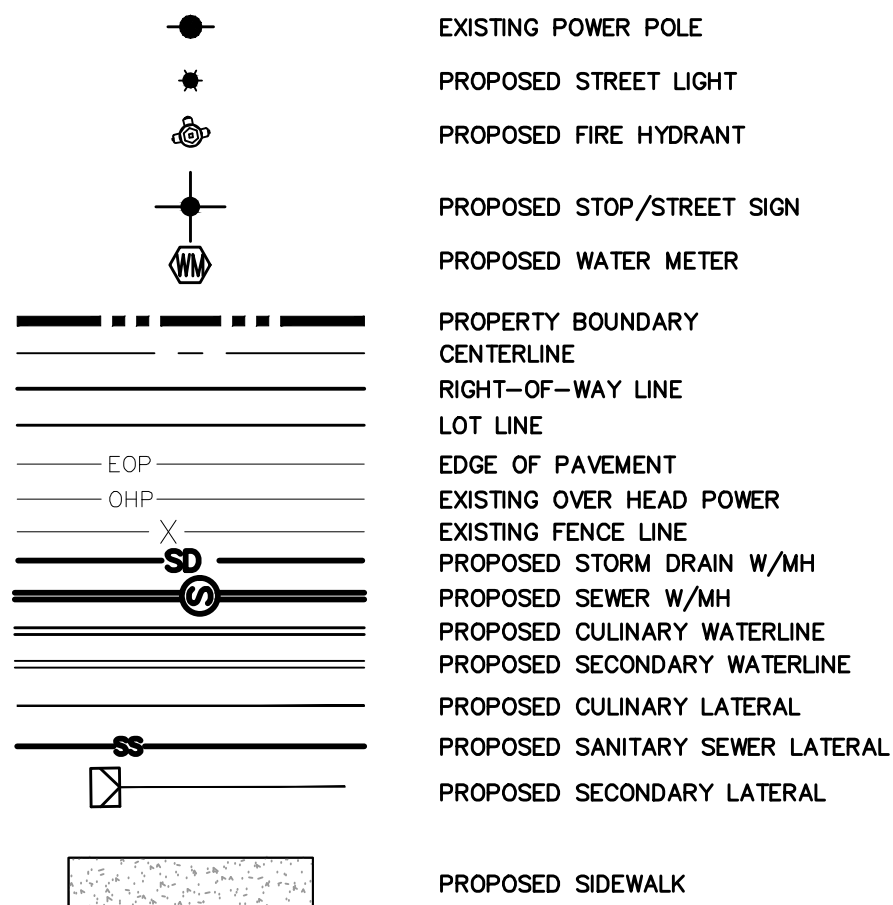
REVISIONS

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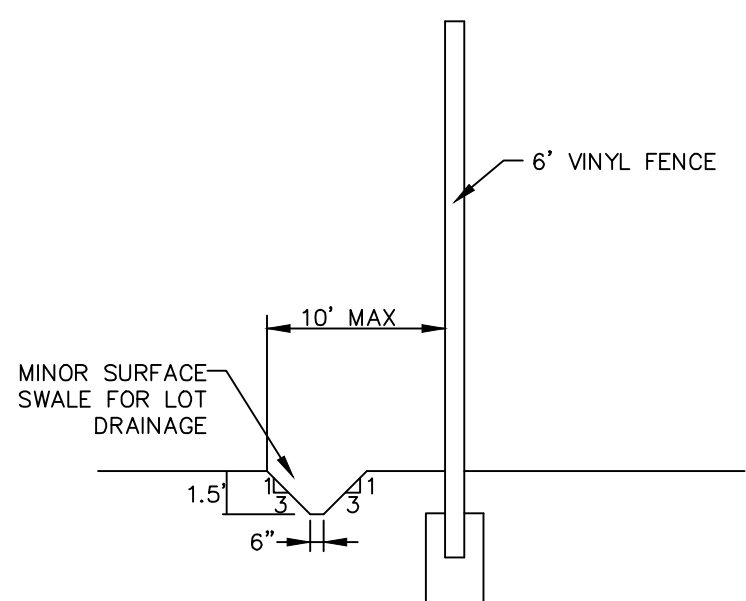
SHEET NAME:
LIGHTING/SIGNING

SHEET: LP-01

LEGEND



SECTION A-A
FENCE DETAIL



SECTION B-B
FENCE DETAIL

NOTE: RESIDENTIAL DRIVEWAYS ARE REQUIRED
TO SLOPE TOWARD PUBLIC ROADWAYS

DEVELOPER TO COORDINATE WITH ADJOINING LANDOWNER
FOR ACCESS IMPROVEMENTS. FULL DRIVE
ACCESS SHALL BE BUILT TO CURRENT CITY STANDARDS

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14410 S ROSE CANYON RD
32-09-200-050

OLSCHEWSKI, STEPHEN & DANIEL
32-09-200-054

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32-09-200-021

ROSEHILL PROPERTIES
32-09-200-027

ROSEHILL PROPERTIES
32-09-200-026

ROSEHILL PROPERTIES
32-09-200-027

ROSEHILL PROPERTIES
32-09-200-028

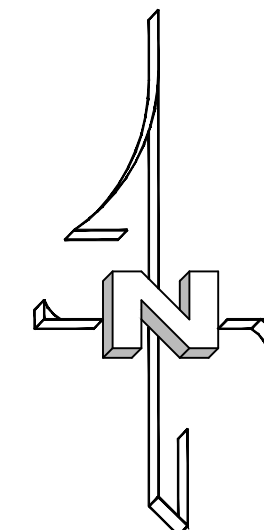
HAWKER, JAMES & PAMELA; TC
7299 W ROSE CANYON RD
32-09-200-033

Combo Box #2
GRATE=5292.88
INV IN= 5287.00
INV OUT= 5287.00

Combo Box #1
GRATE=5296.34
INV OUT= 5280.00

Combo Box #3
GRATE=5285.97
INV IN= 5280.00
INV OUT= 5280.00

Ex. Combo Box #1
GRATE=5281.84
INV IN= 5276.00



0 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

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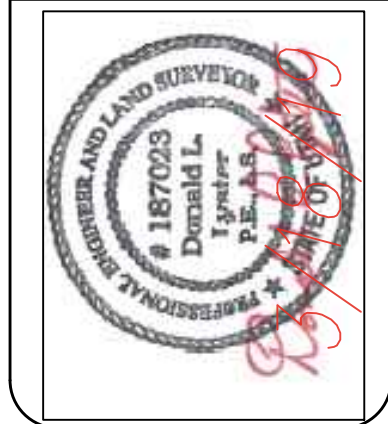
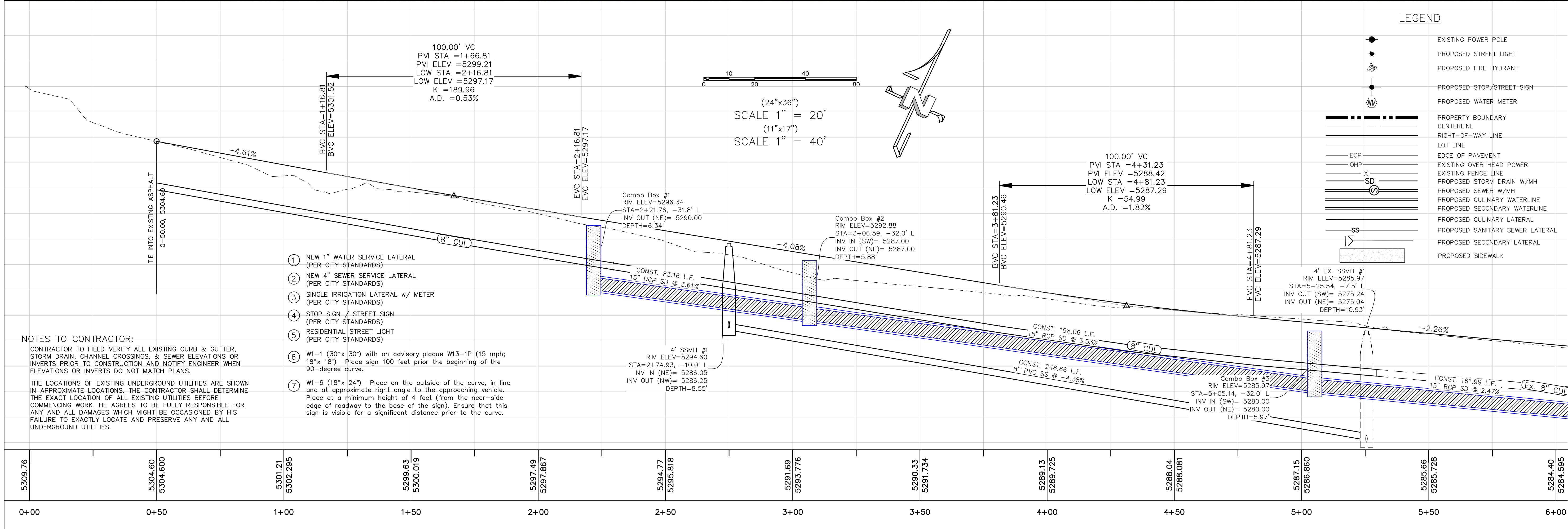
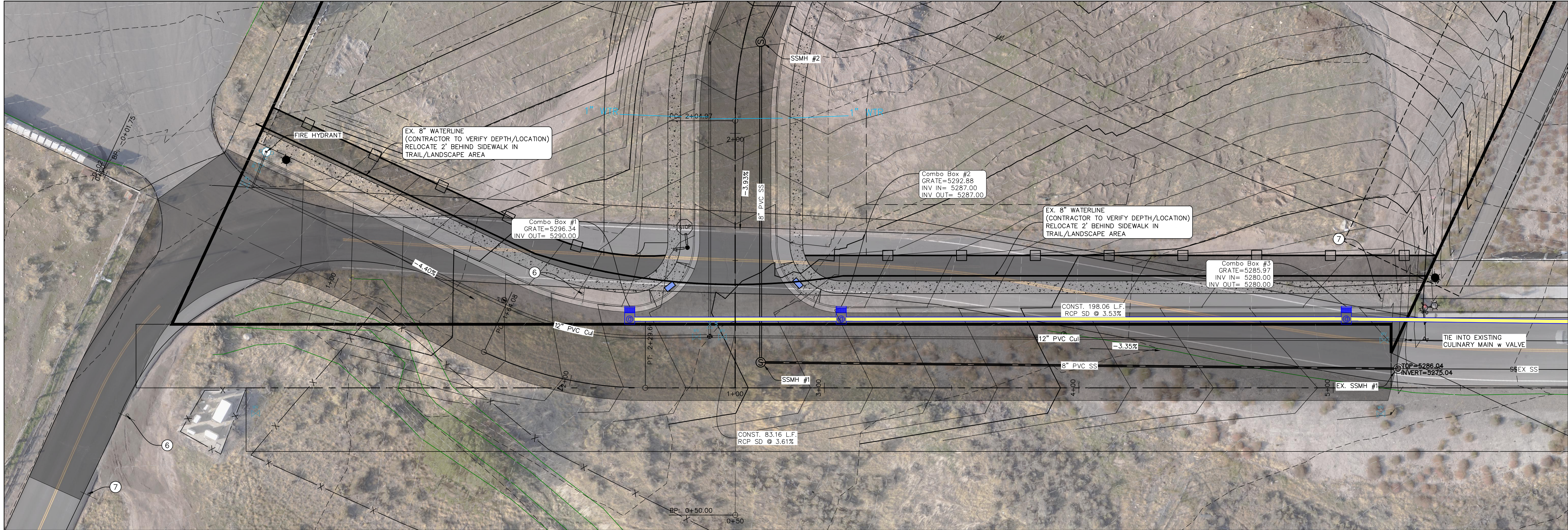
LOCATED IN NORTHEAST CORNER SECTION 9,
T-4-SOUTH, RANGE 2 WEST, SLB&M HERRIMAN
CITY, SALT LAKE COUNTY, UTAH

DATE: 3.18.2019
PROJECT: 2017_022

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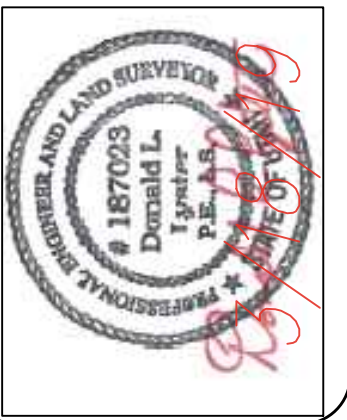
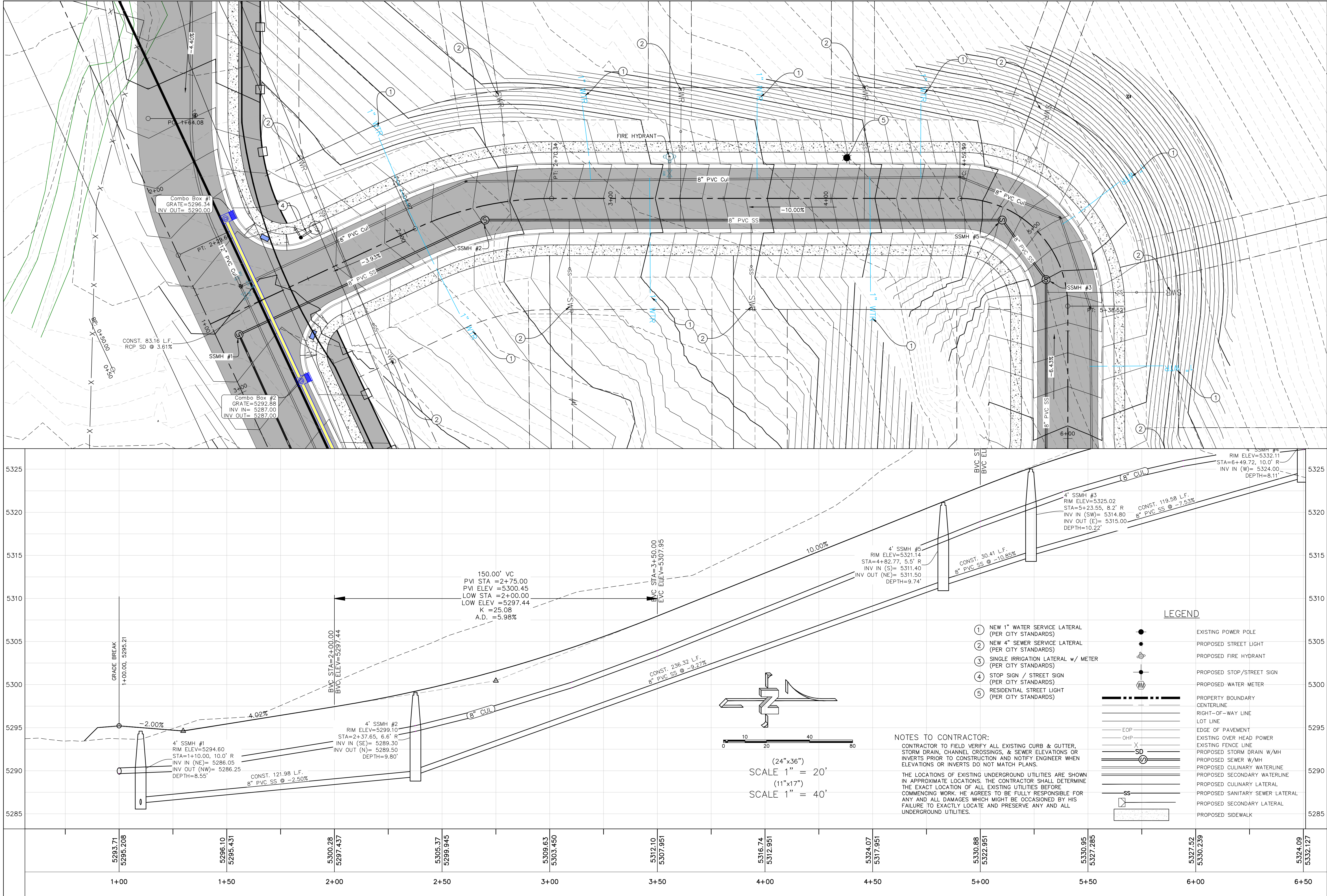
SHEET NAME:
DRAINAGE/RAINAGE PLAN
SHEET:
GR-01



Beirut Subdivision of Herriman

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CITY, SALT LAKE COUNTY, UTAH

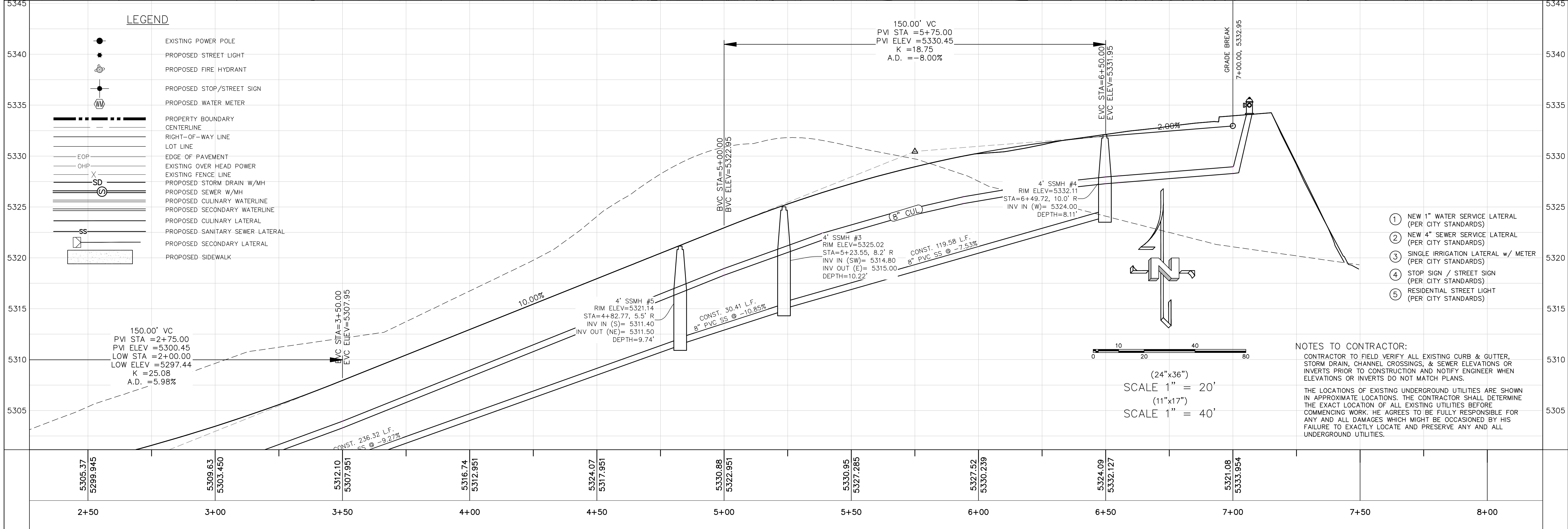
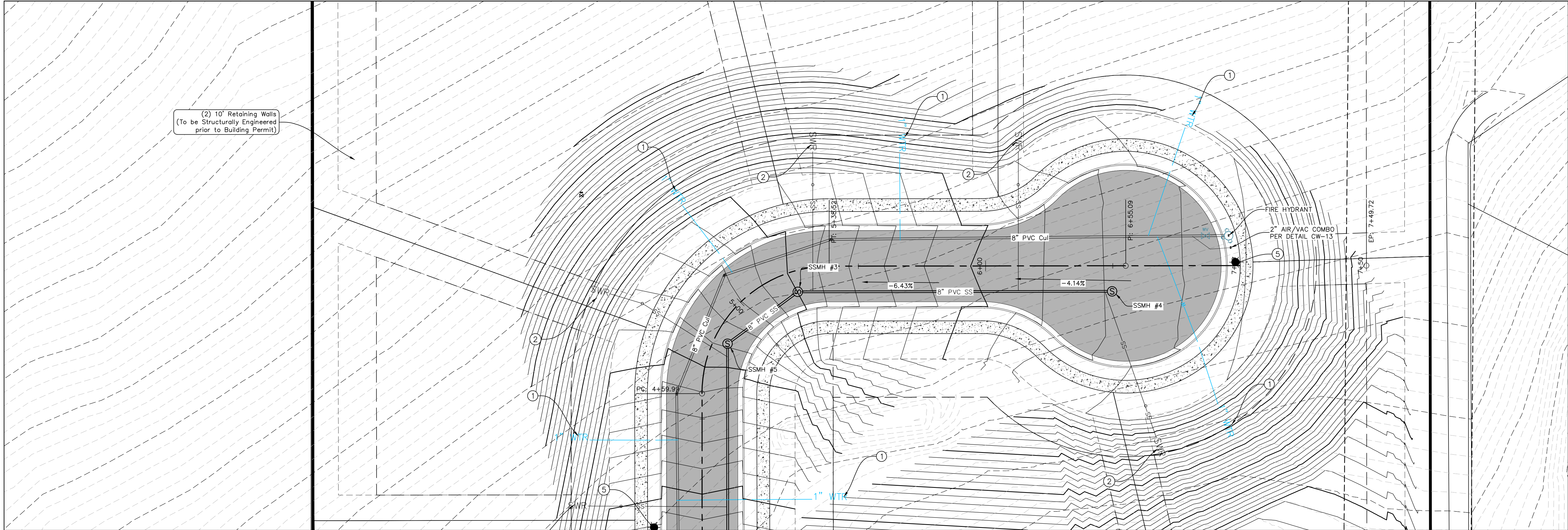
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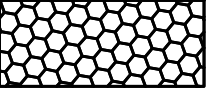

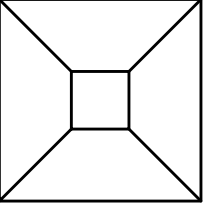



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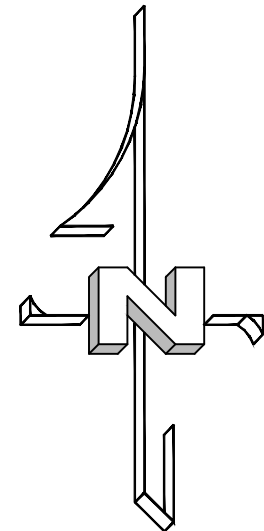
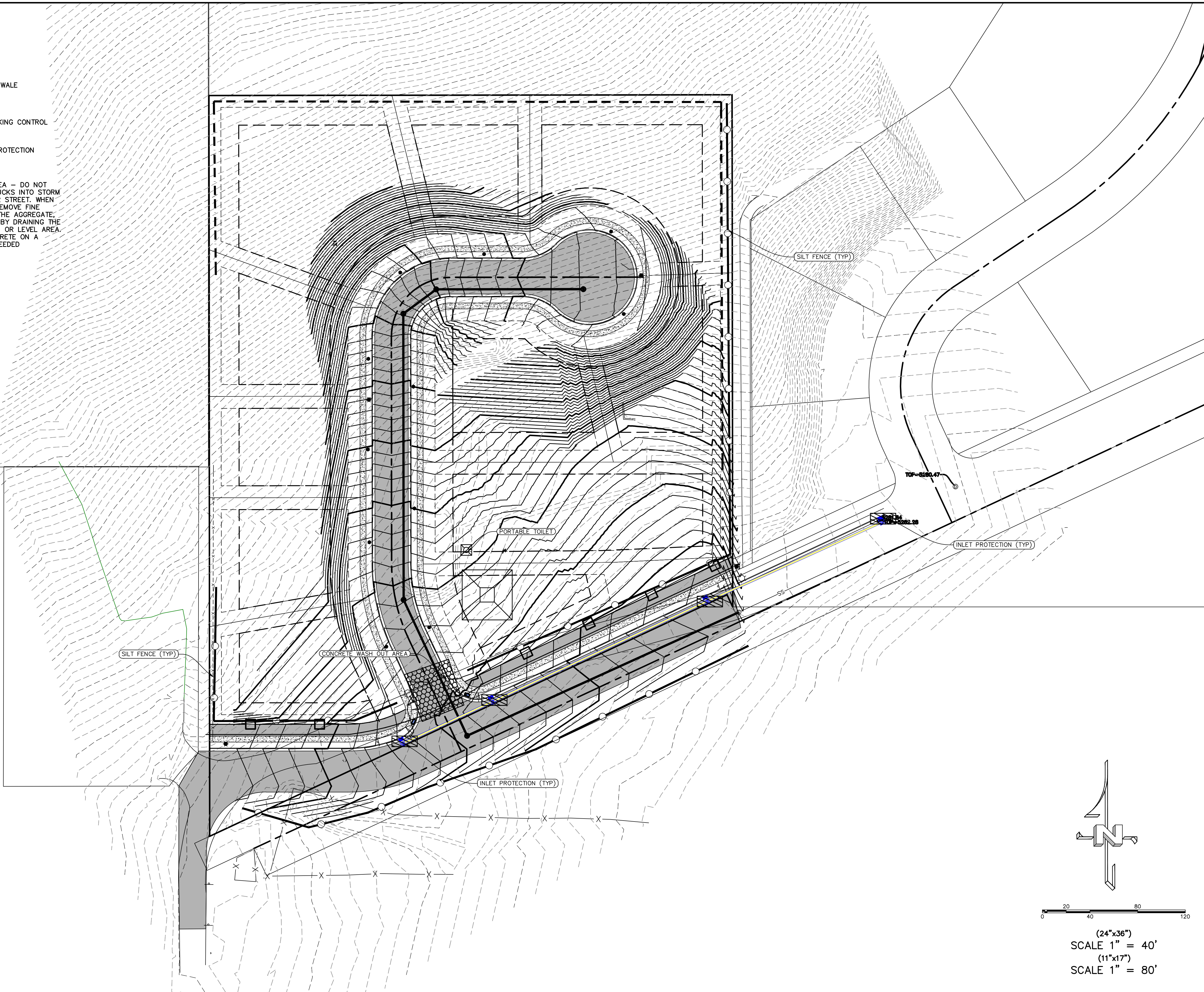
LEGEND

- PROPOSED 12" BERM / SWALE
(SEE SHEET EC-02)
-  PROPOSED VEHICLE TRACKING CONTROL
-  PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-02)
-  CONCRETE WASH OUT AREA - DO NOT
WASH OUT CONCRETE TRUCKS INTO STORM
DRAIN, OPEN DITCHES, OR STREET. WHEN
WASHING CONCRETE TO REMOVE FINE
PARTICLES AND EXPOSE THE AGGREGATE,
AVOID CREATING RUNOFF BY DRAINING THE
WATER WITH IN THE BERM OR LEVEL AREA.
DISPOSE HARDENED CONCRETE ON A
REGULAR BASIS OR AS NEEDED
-  PORTABLE TOILET

NOTES TO CONTRACTOR:

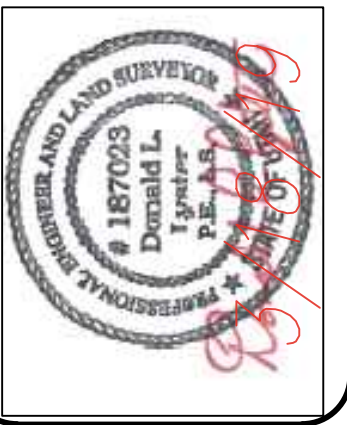
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(24"x36")
SCALE 1" = 40'
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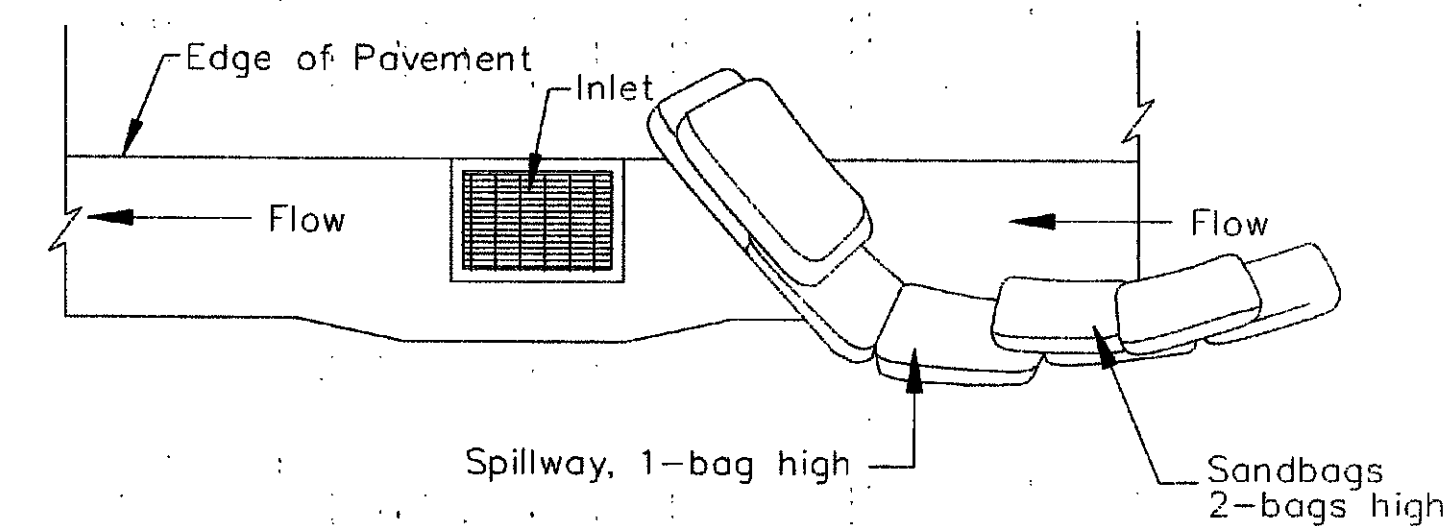
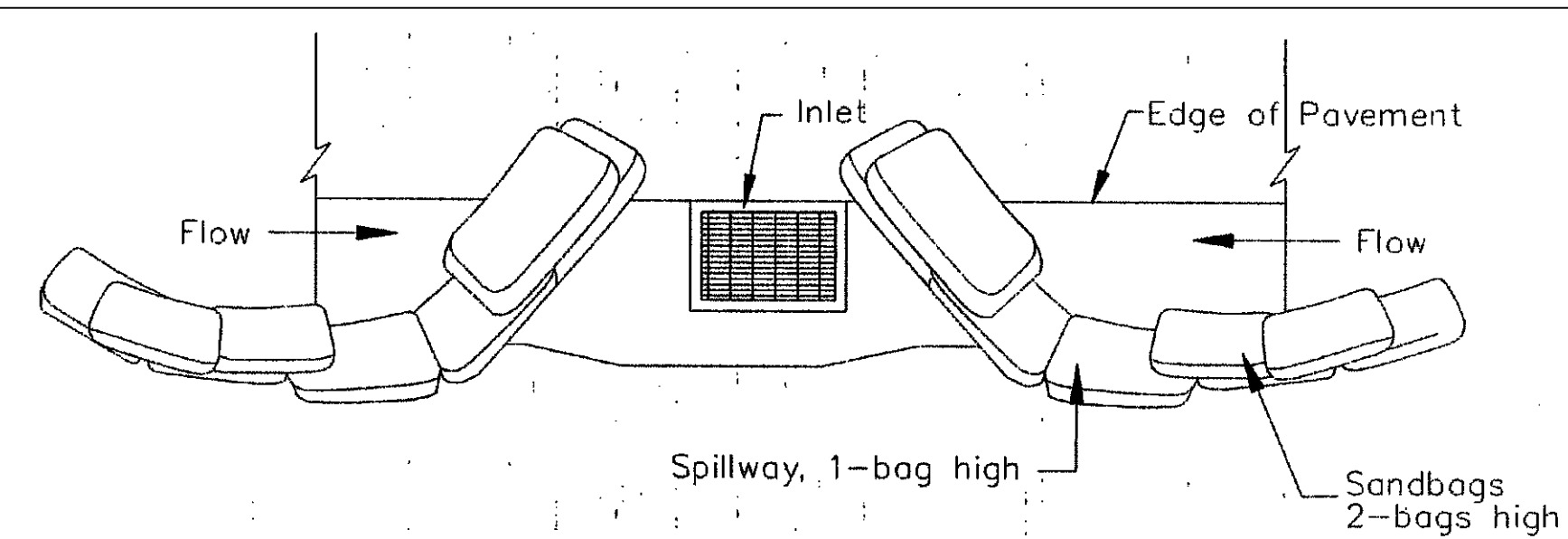
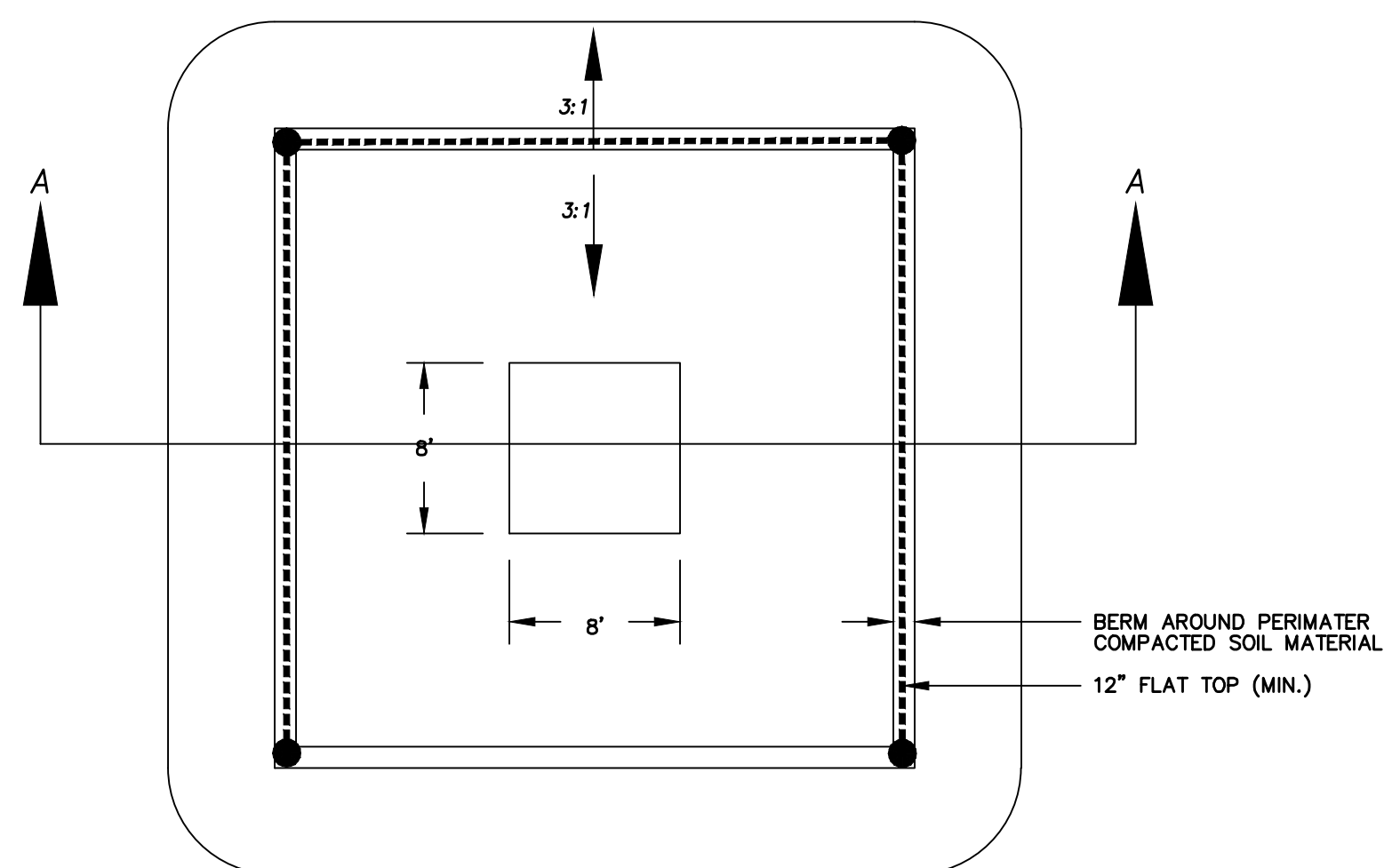
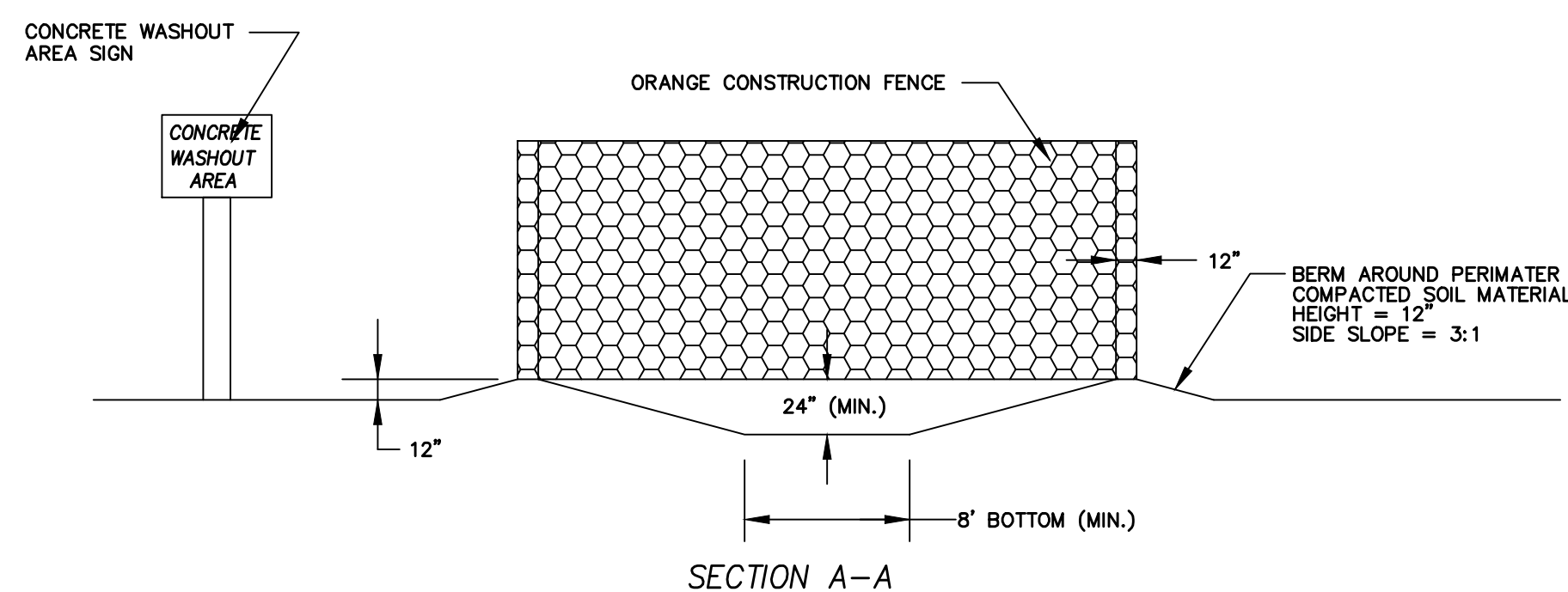
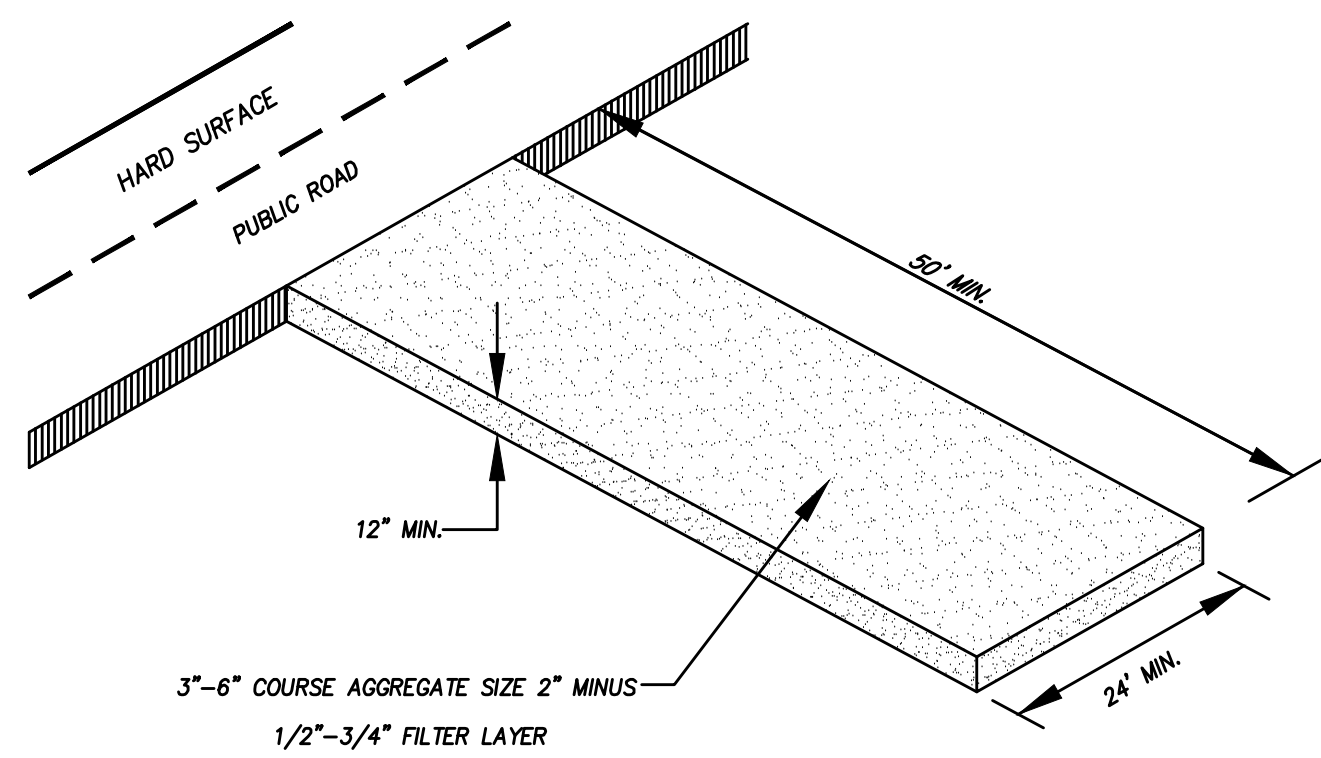
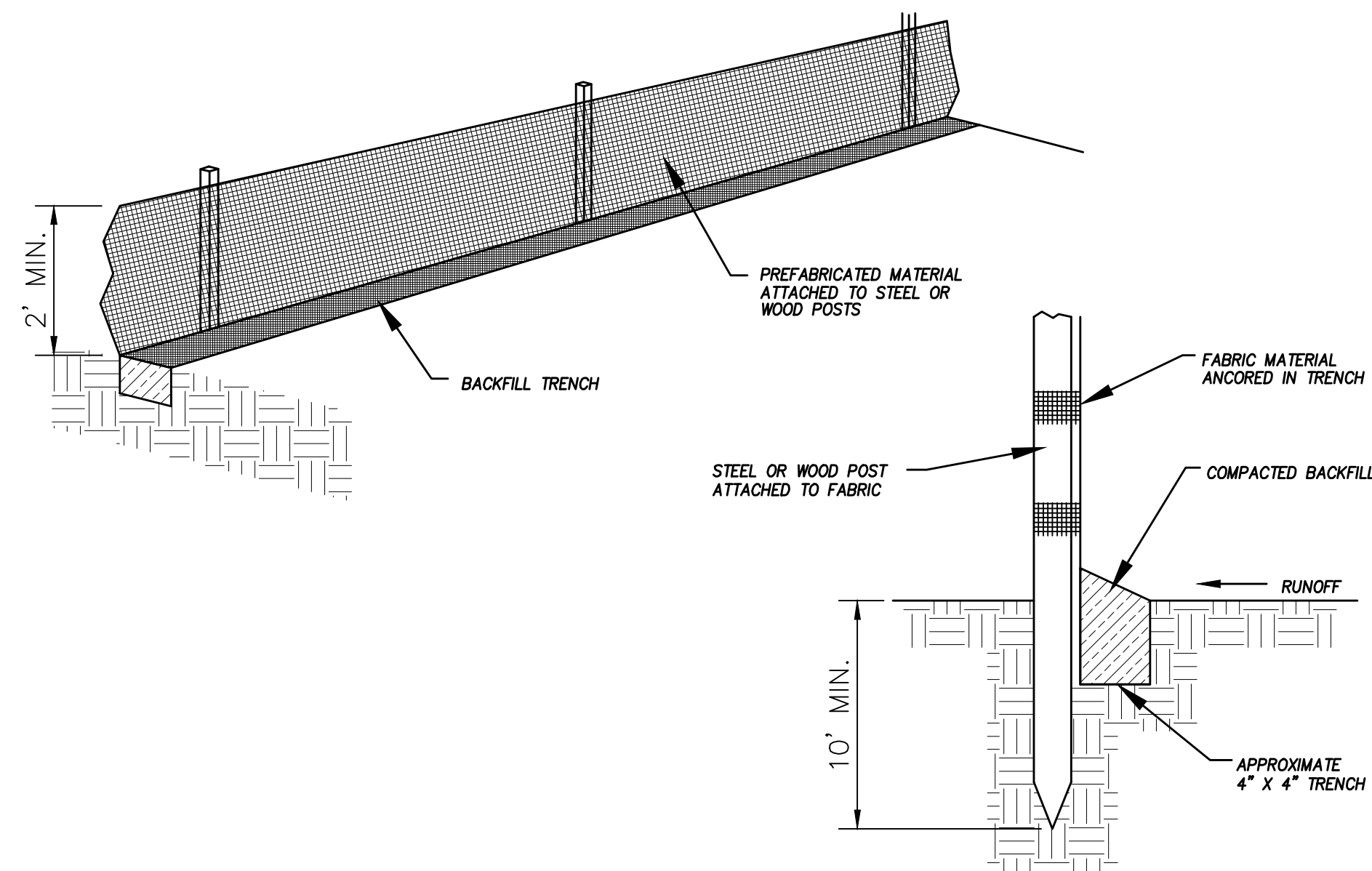


Beirut Subdivision of Herriman

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CITY, SALT LAKE COUNTY, UTAH

DATE:3.18.2019	
PROJECT 2017_022	
REVISIONS:	
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SHEET NAME:	
EROSION CONTROL PLAN	
SHEET:	
EC-01	

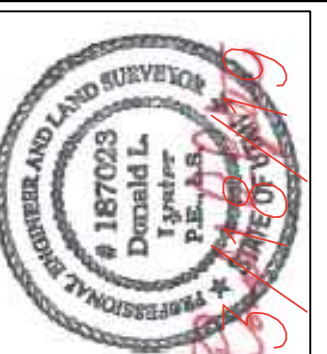


- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.

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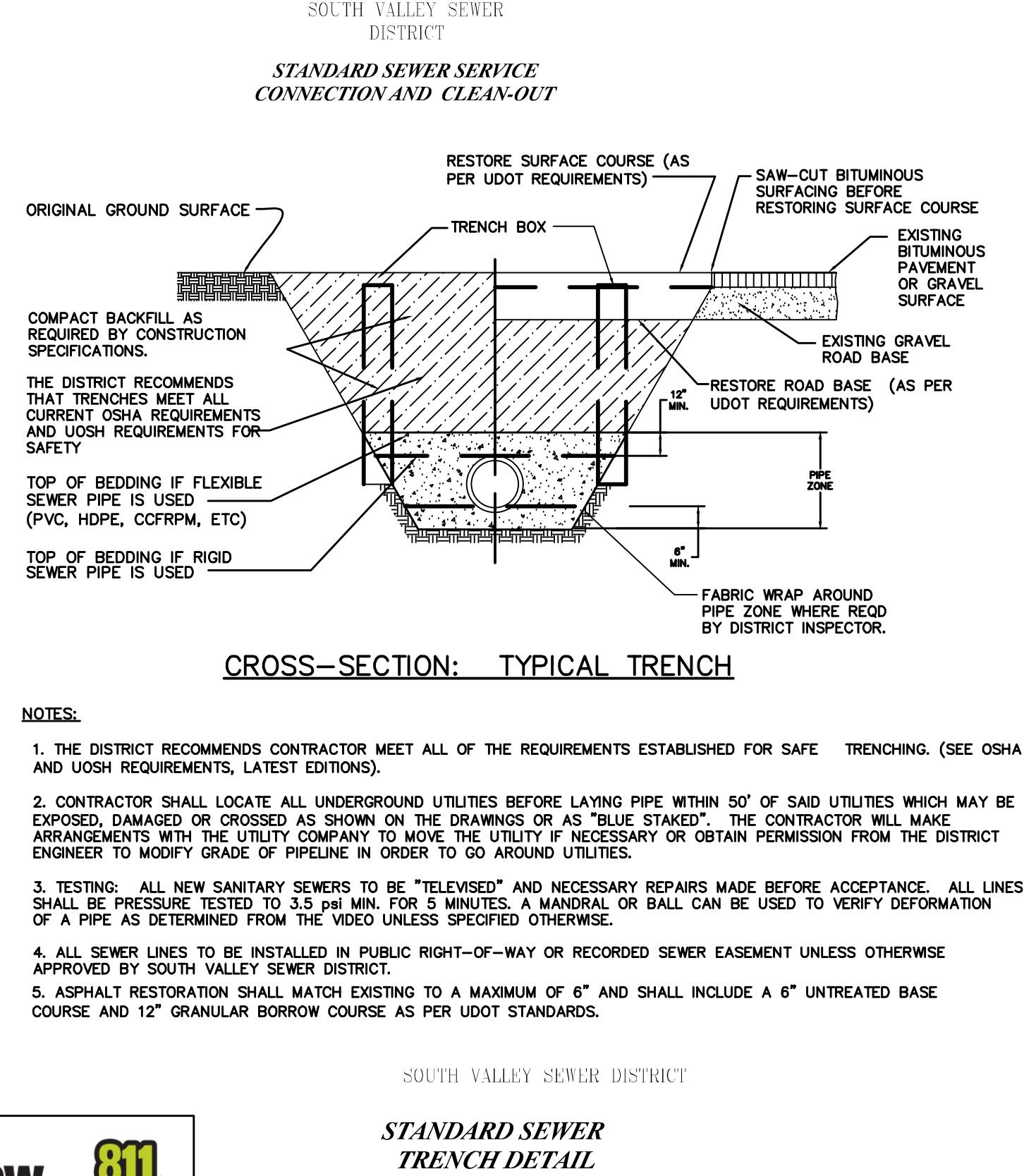
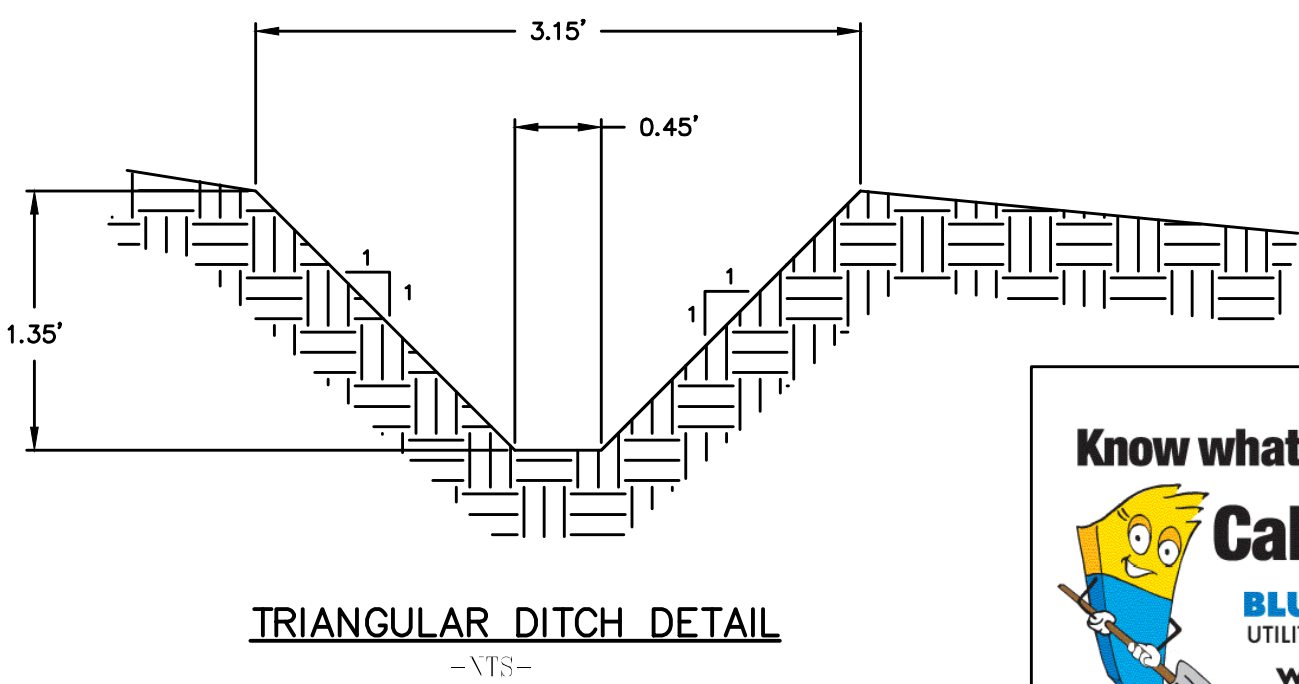
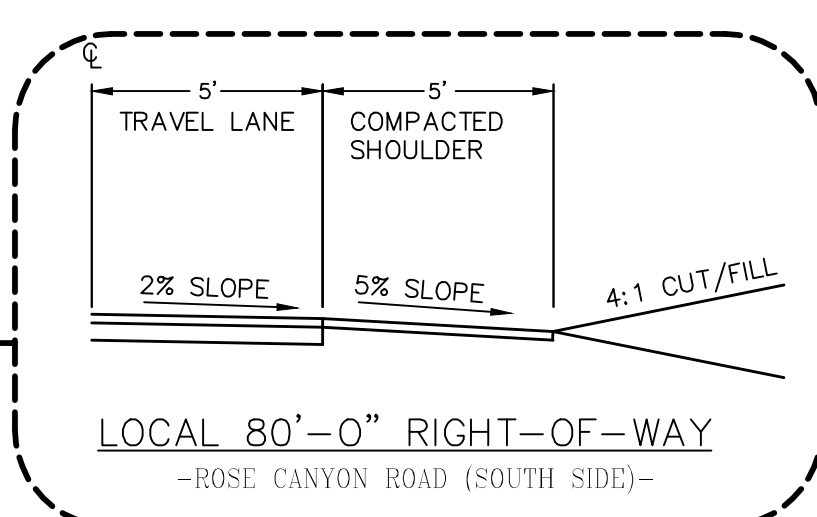
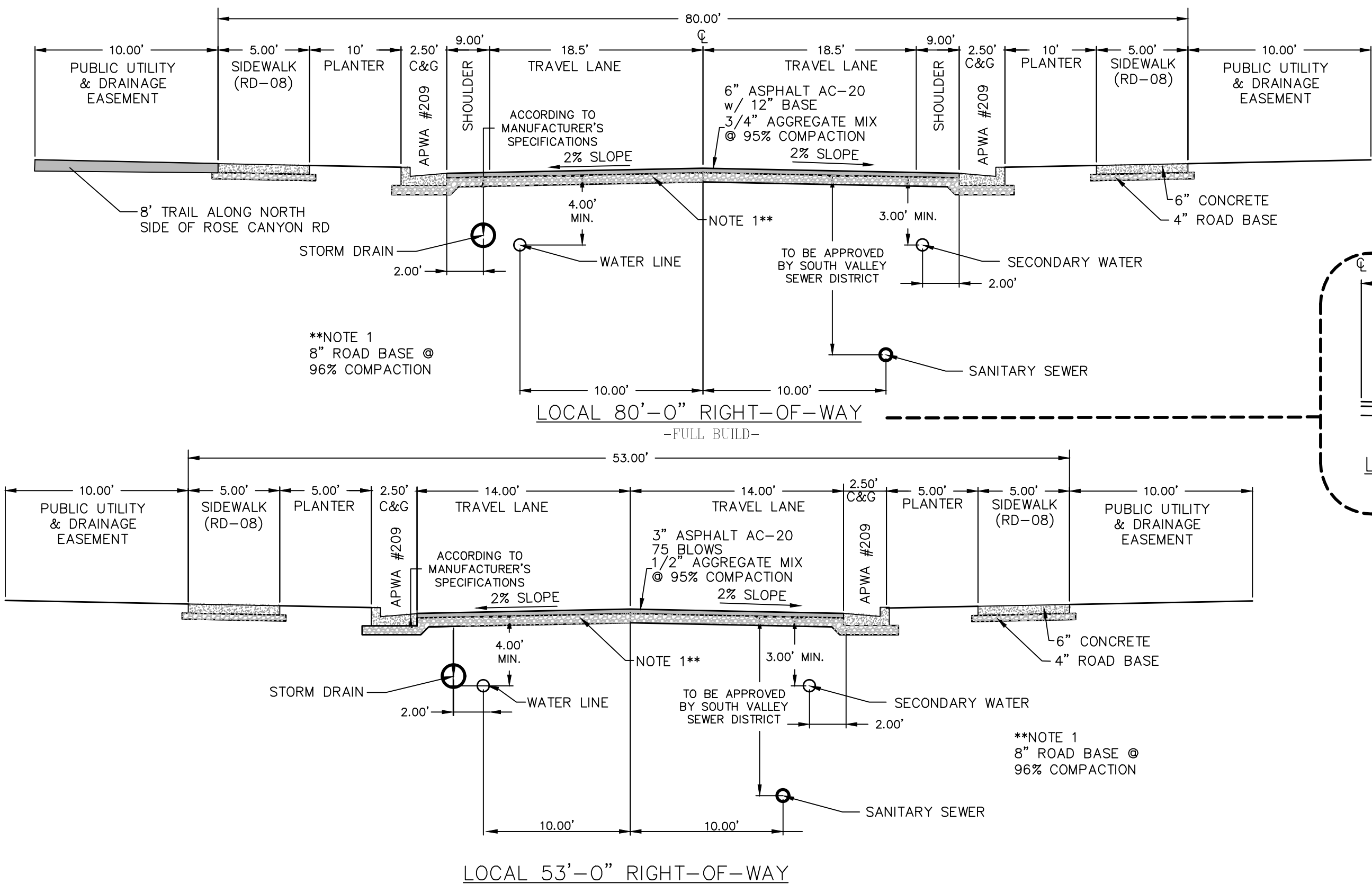
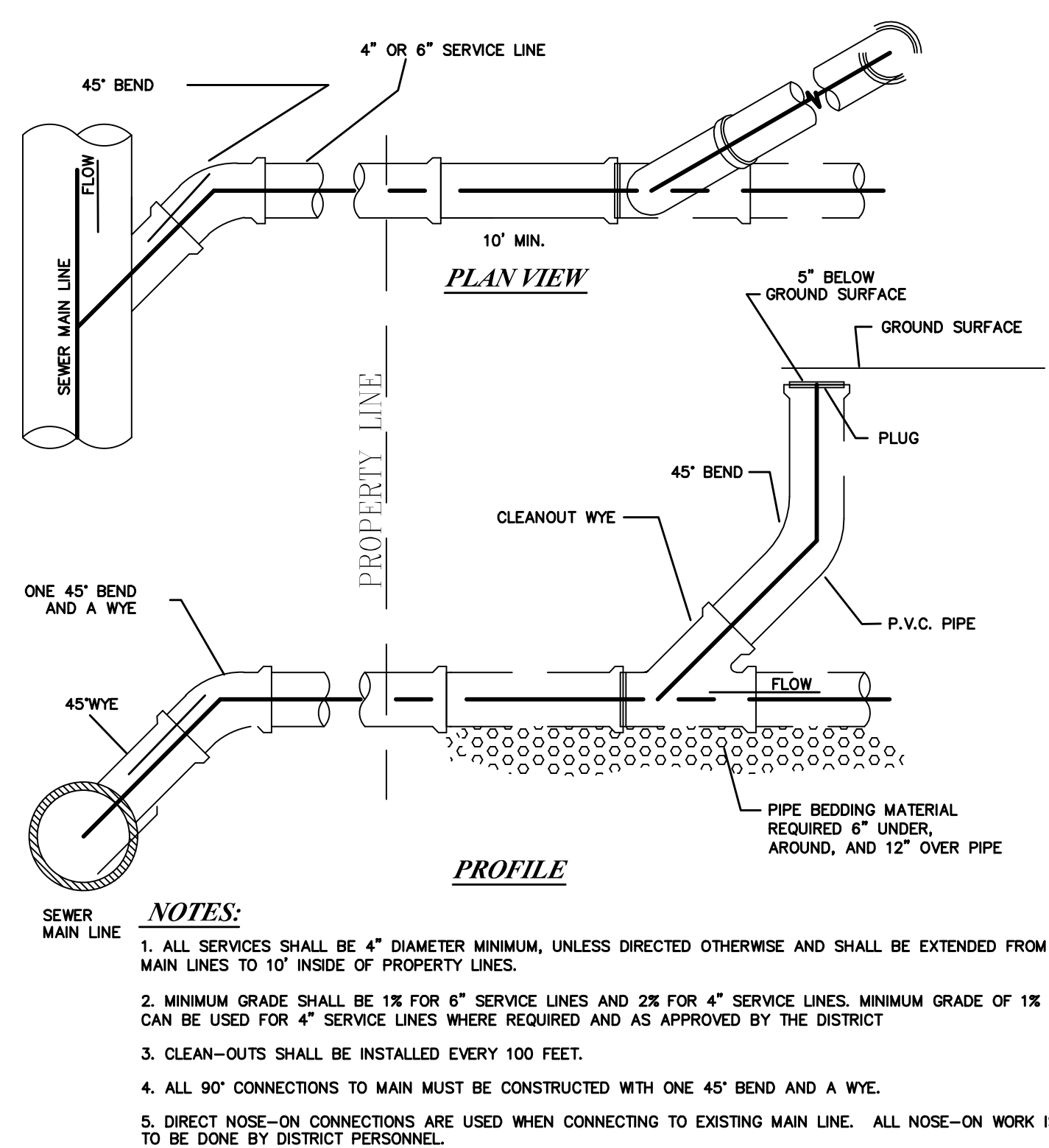
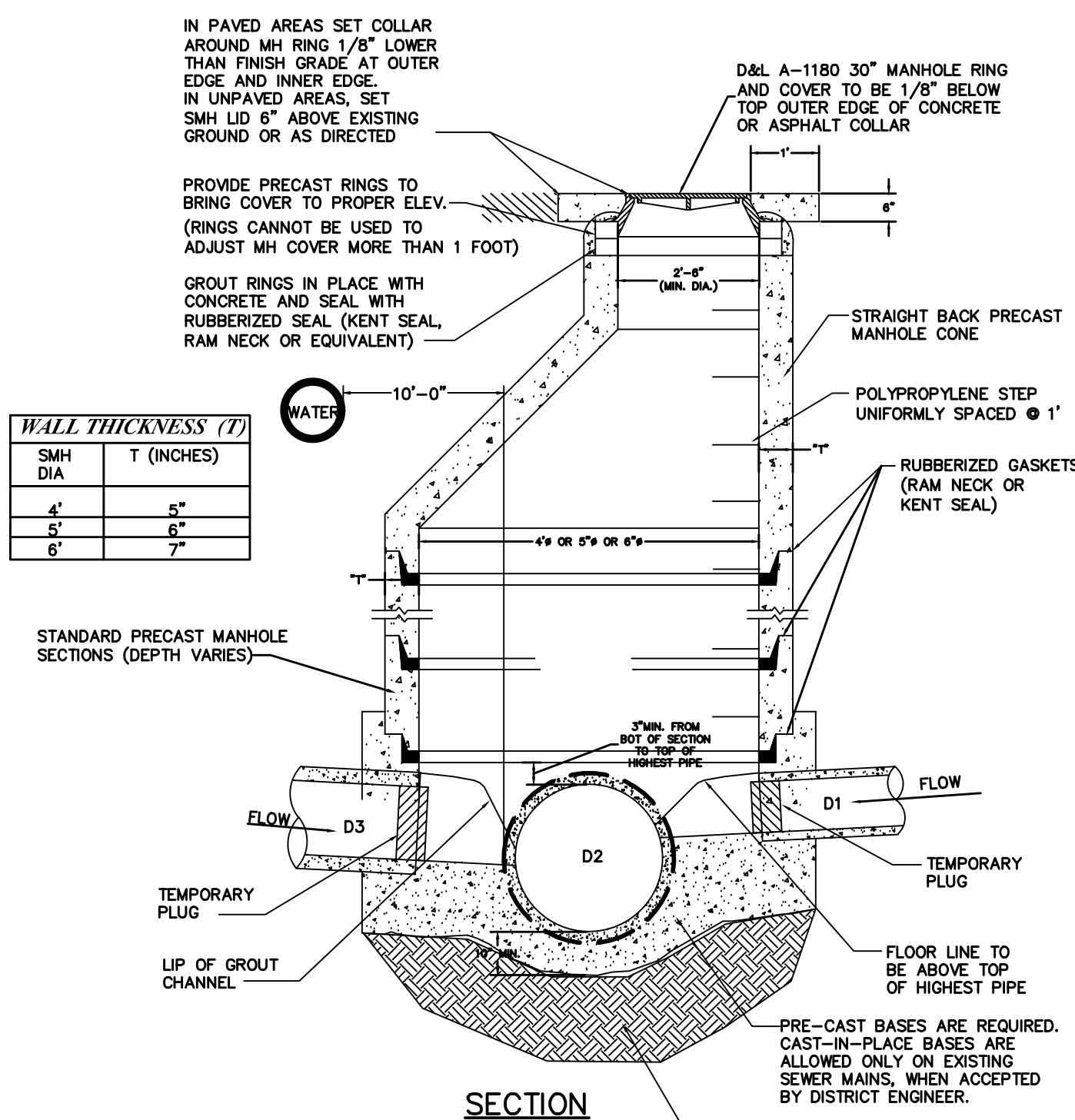
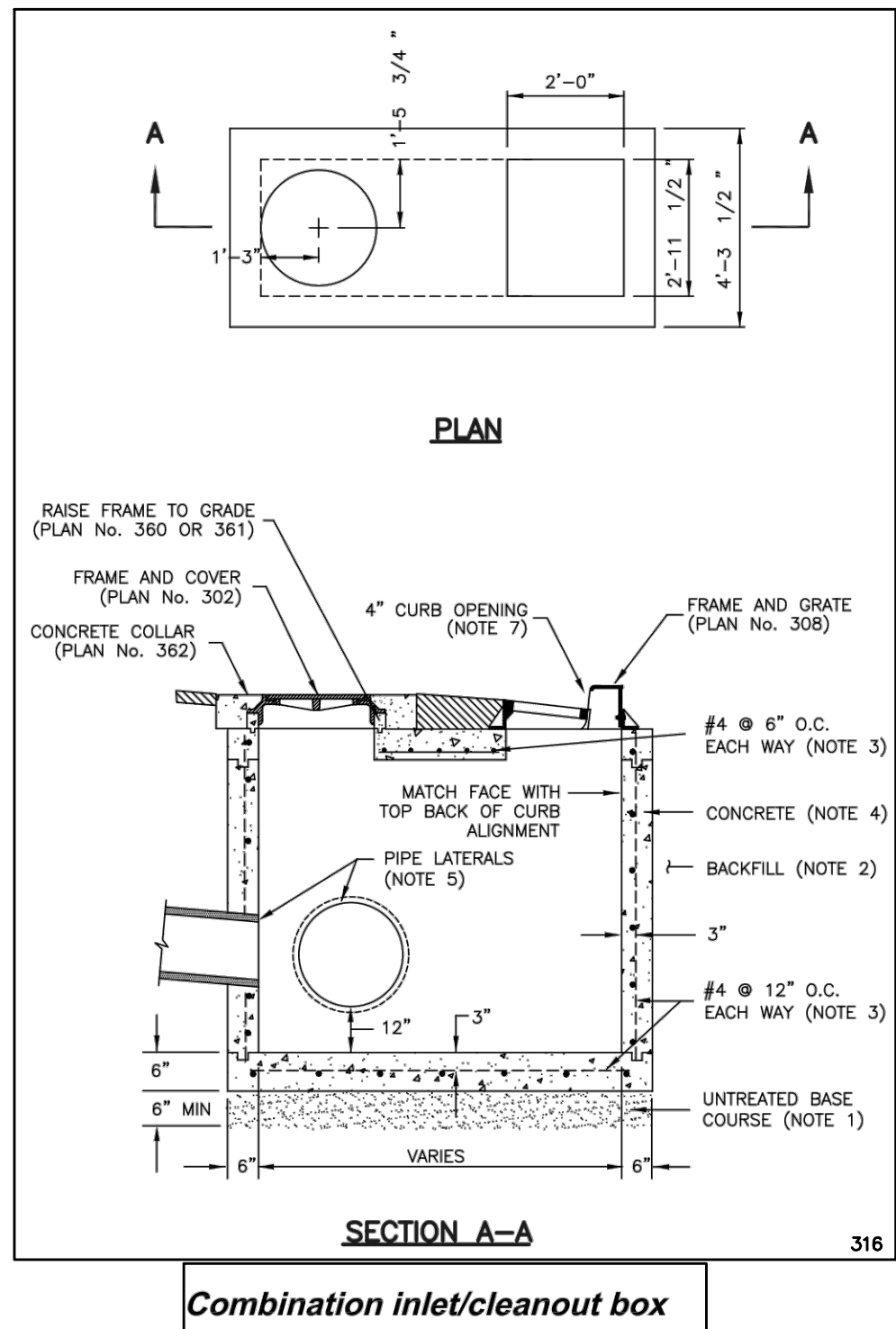
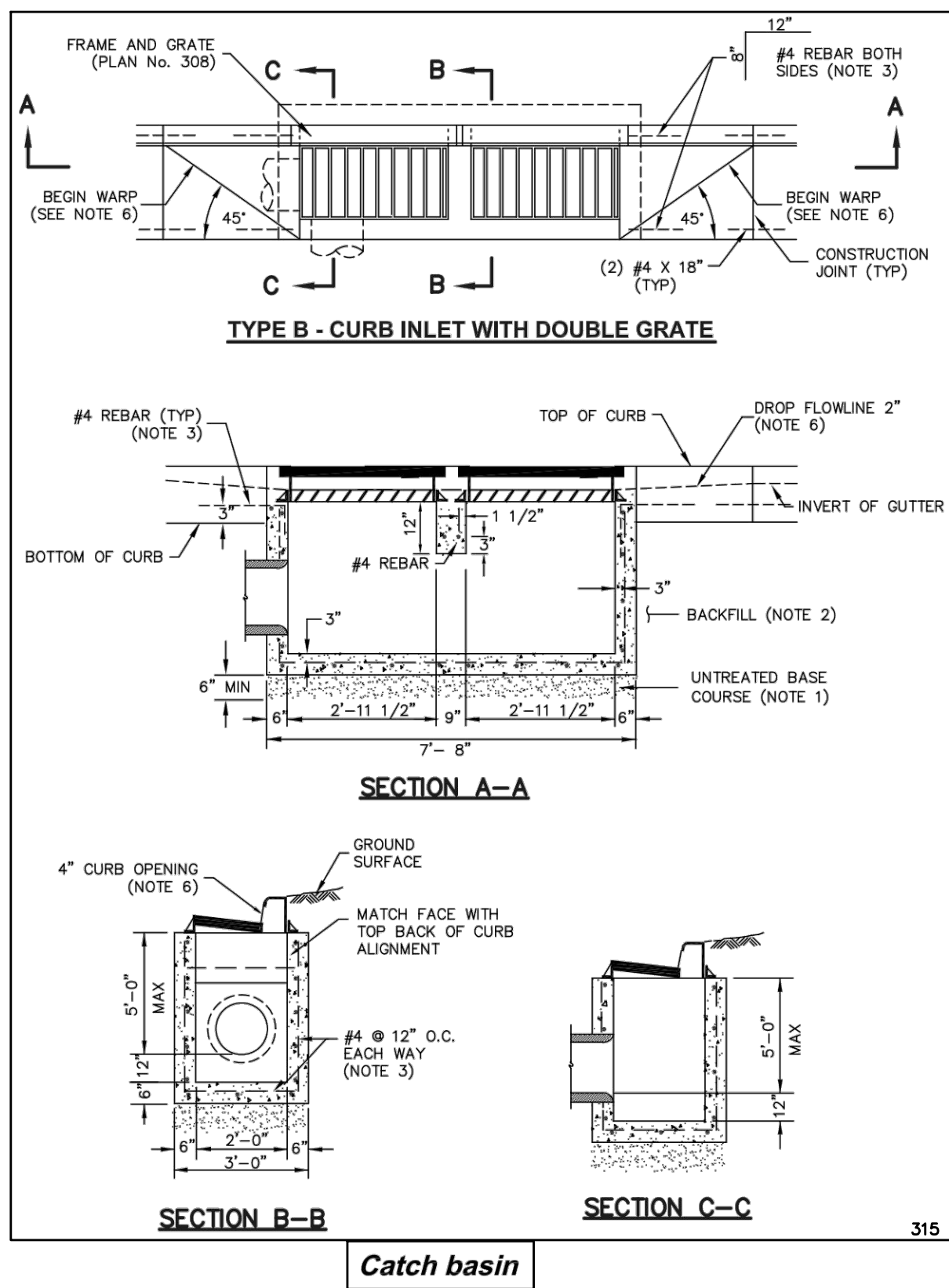
PROJECT 2017_022

REVISIONS:

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SHEET NAME:
EROSION CONTROL DTLS

SHEET:
EC-02



Beirut Subdivision of Herriman

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PROJECT: 2017_022
REVISIONS:
1
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3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-01