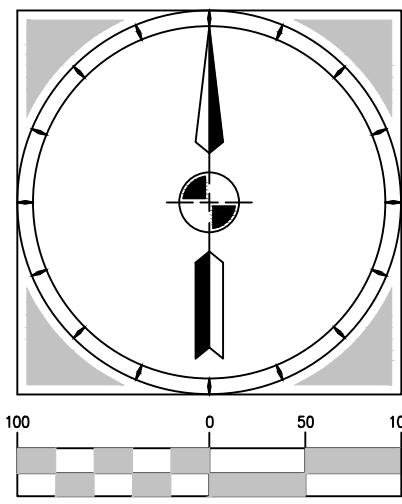




NORTHSTAR RANCH PHASE 8

CONSTRUCTION PLANS

PREPARED FOR:
WESTATES COMPANIES
LOCATED IN:
GRANTSVILLE, UTAH

PLAN NOTES:
INSTALLATION OF ROADWAY AND APPURTENANCES THERE TO SHALL BE INSPECTED BY GRANTSVILLE CITY, CONTRACTOR SHALL INSTALL ALL ROADWAY FEATURES AND APPURTENANCES THEREOF PER THE FOLLOWING DOCUMENTS:

1. LATEST APPROVED GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS.
2. APPLICABLE 2017 UTAH APWA MANUAL OF STANDARD SPECIFICATIONS
3. APPLICABLE 2017 UTAH APWA MANUAL OF STANDARD PLANS.

RECORD OF SURVEY

PER STATE STATUTE 17-23-17, A SURVEY THAT INCLUDED THE LANDS SHOWN HEREON HAS BEEN COMPLETED AND FILED IN THE OFFICE OF THE TOOELE COUNTY SURVEYOR AND ASSIGNED FILE NO. 2007-0054.

LEGEND

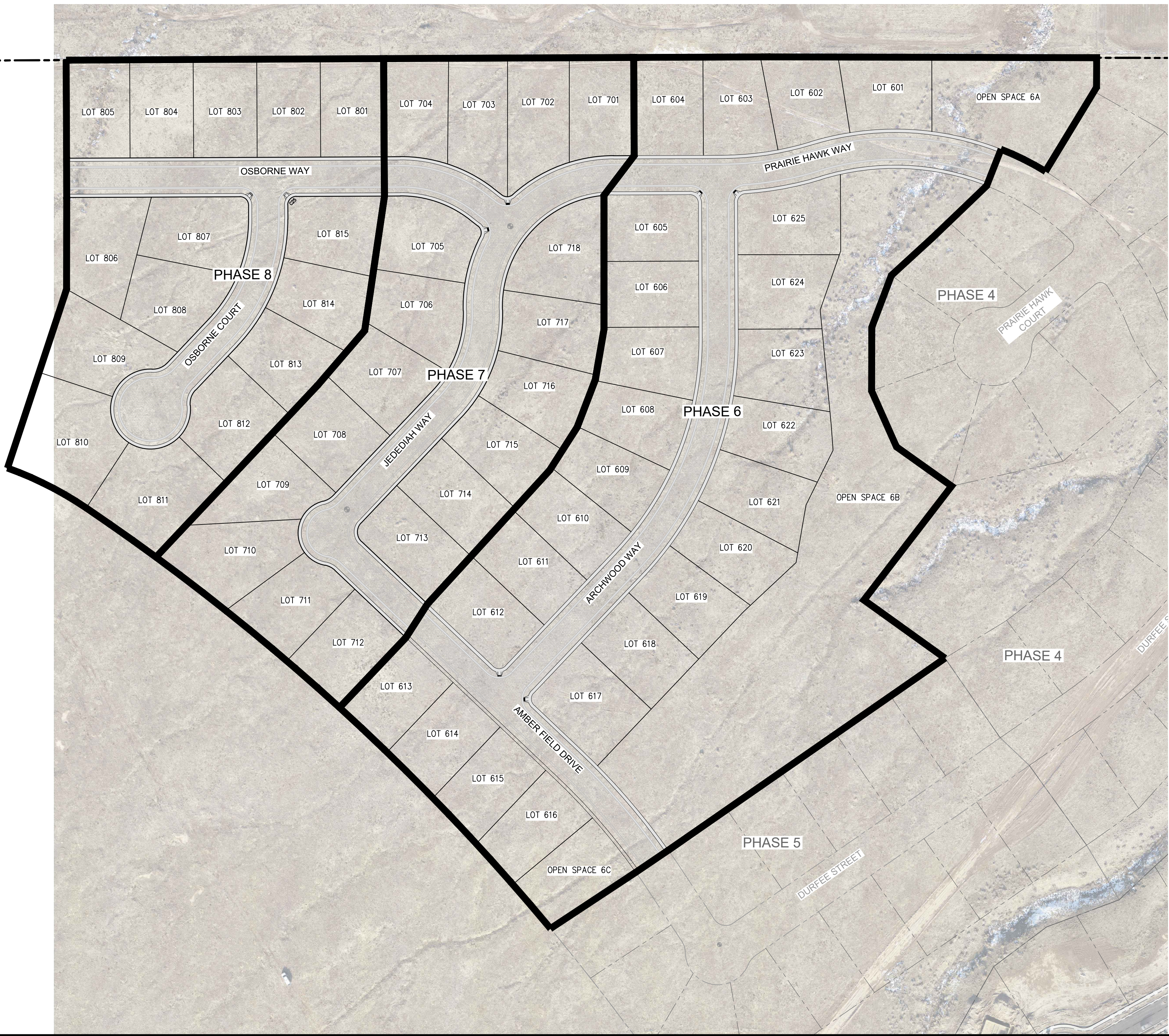
- BOUNDARY
- LOT/ROW LINE
- ADJACENT PROPERTY LINE
- CENTER LINE

PHASE 6			
	SQ FT	ACREAGE	% OF TOTAL
TOTAL AREA	726545.64	16.68	52.05%
IMPERVIOUS AREA	88807.10	2.04	47.24%
LOT BUILDING AREA	378766.56	8.70	41.25%
LANDSCAPE AREA	258971.98	5.95	89.43%
ROW AREA	117166.40	2.69	47.44%
# OF LOTS	25		

PHASE 7			
	SQ FT	ACREAGE	% OF TOTAL
TOTAL AREA	360650.06	8.28	25.84%
IMPERVIOUS AREA	52864.11	1.21	28.12%
LOT BUILDING AREA	291140.18	6.68	31.71%
LANDSCAPE AREA	16645.76	0.38	5.75%
ROW AREA	69509.89	1.60	28.14%
# OF LOTS	18		

PHASE 8			
	SQ FT	ACREAGE	% OF TOTAL
TOTAL AREA	308624.74	7.09	22.11%
IMPERVIOUS AREA	46336.50	1.06	24.65%
LOT BUILDING AREA	248323.09	5.70	27.04%
LANDSCAPE AREA	13965.13	0.32	4.82%
ROW AREA	60301.65	1.38	24.42%
# OF LOTS	16		

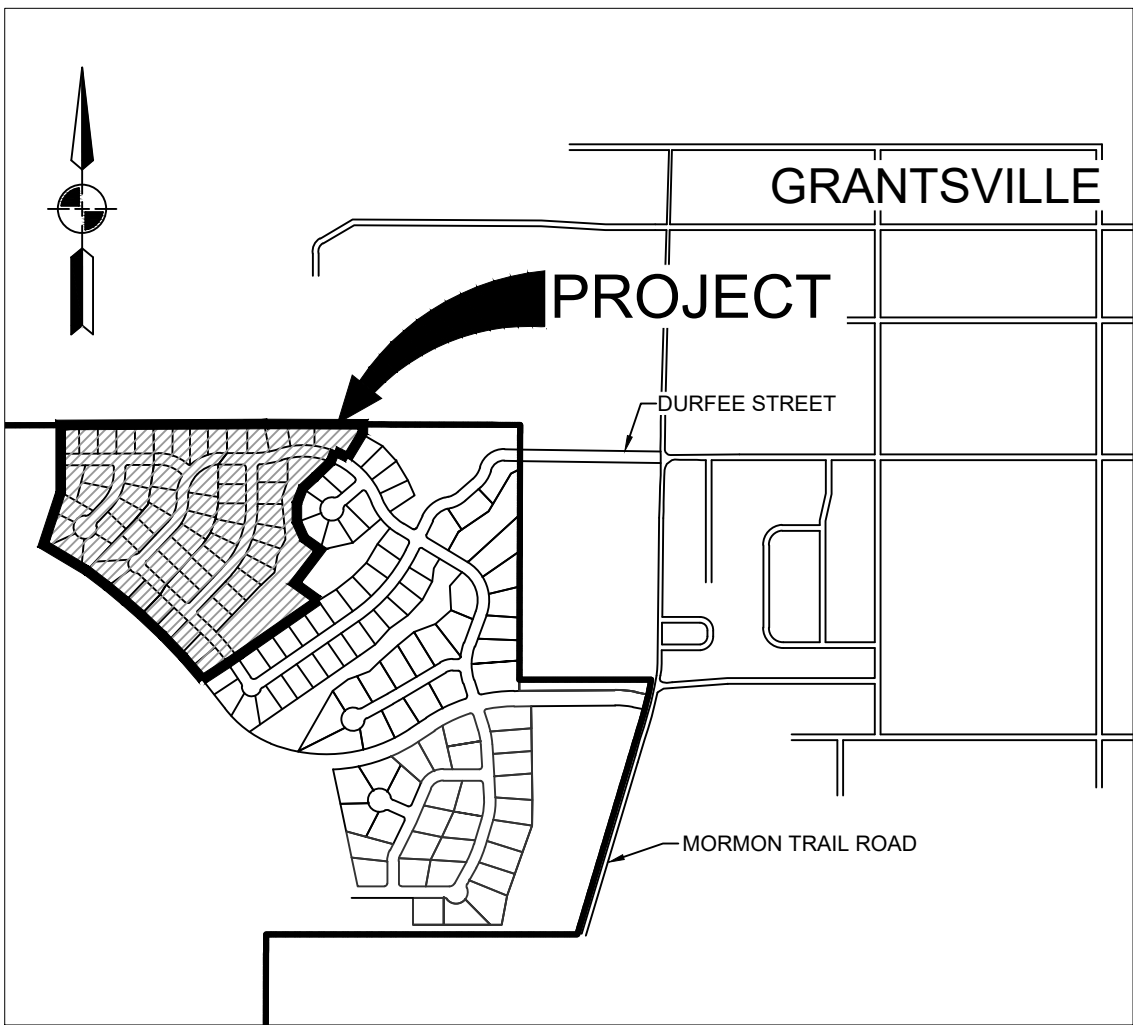
OVERALL			
	SQ FT	ACREAGE	% OF TOTAL
TOTAL AREA	1395820.44	32.04	100%
IMPERVIOUS AREA	188007.71	4.32	100%
LOT BUILDING AREA	918229.83	21.08	100%
LANDSCAPE AREA	289582.87	6.65	100%
ROW AREA	246977.93	5.67	100%
# OF LOTS	59		



SHEET	TITLE
C-1.0	COVER
C-1.1	GENERAL NOTES
C-2.1	EXISTING TOPOGRAPHY PLAN
C-3.1	OVERALL SITE PLAN
C-4.1	PHASE 6 GRADING PLAN
C-4.2	PHASE 6 GRADING PLAN
C-4.3	PHASE 7 GRADING PLAN
C-4.4	PHASE 8 GRADING PLAN
C-4.5	DRAINAGE POND AND BENCHMARK ELEVATION TIE-IN PLAN AND CROSS SECTION
C-4.6	SPILLWAY PLAN AND CROSS-SECTION
C-5.1	PHASE 6 UTILITY PLAN
C-5.2	PHASE 6 UTILITY PLAN
C-5.3	PHASE 7 UTILITY PLAN
C-5.4	PHASE 8 UTILITY PLAN
C-6.1	PHASE 6 PRAIRIE HAWK WAY PLAN & PROFILE
C-6.2	PHASE 6 ARCHWOOD WAY 0+00 TO 4+00 PLAN & PROFILE
C-6.3	PHASE 6 ARCHWOOD WAY 400 TO 9+70 PLAN & PROFILE
C-6.4	PHASE 6 AMBER FIELD DRIVE 0+00 TO 5+15 PLAN & PROFILES
C-6.5	PHASE 6 STORM DRAIN SECTION PROFILES
C-6.6	PHASE 7 AMBER FIELD DRIVE&PHASE 6&7 STORM DRAIN SECTION PLAN&PROFILE
C-6.7	PHASE 7 JEDEDIAH WAY/PRAIRIE HAWK WAY PLAN & PROFILE
C-6.8	PHASE 7 OSBORNE WAY AND PHASE 8 STORM DRAIN SECTION PLAN & PROFILE
C-6.9	PHASE 8 OSBORNE WAY PLAN & PROFILE
C-6.10	PHASE 8 OSBORNE COURT PLAN & PROFILE
C-6.11	PHASE 6 STORM DRAIN SECTION PROFILE
C-7.1	SIGNAGE & STRIPING PLAN
C-8.1	SWPPP PLAN
D-1	ROAD AND STREET DETAILS
D-2	SEWER DETAILS
D-3	CULINARY WATER DETAILS
D-4	STORM DRAIN DETAILS
-	PHASE 6 PLAT
-	PHASE 7 PLAT
-	PHASE 8 PLAT

VICINITY MAP

N.T.S.



APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
GRANTSVILLE CITY PUBLIC WORKS DIRECTOR

APPROVED BY CITY ENGINEER: GRANTSVILLE CITY, UTAH FOR PUBLIC IMPROVEMENTS ONLY (SHEETS _____)

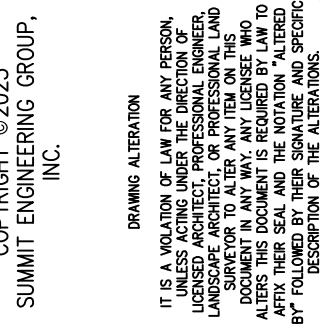
BY: _____ DATE: _____
GRANTSVILLE CITY ENGINEER

APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER FROM RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OR DEPARTURE FROM THE CITY SPECIFICATIONS, OR THE APPROVED PLANS, THE CITY SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE, AND SPECIFY THE MANNER WHICH THE SAME IS MADE.

MAY 5, 2021

CITY COUNCIL APPROVAL DATE

PRE-CONSTRUCTION MEETING DATE



DATE	BY
1	
2	
3	
4	
5	
6	
7	
8	



PROJECT ENGINEER:	DATE
BMB	
PROJECT MANAGER:	
ANF	
DRAWN BY:	
ISSUE DATE	12/14/2023

PROJECT	CONSTRUCTION SET OF PLANS
SHEET TITLE	COVER SHEET

C20-008

SHEET

C-1.0

1.1 GRANTSVILLE CITY GENERAL NOTES

1. ALL WORK DONE OR IMPROVEMENTS INSTALLED WITHIN GRANTSVILLE CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE APWA MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY STATE OR FEDERAL REGULATIONS AND PERMIT REQUIREMENTS OF VARIOUS GOVERNING BODIES. THE CONTRACTOR IS RESPONSIBLE TO HAVE A COPY OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE OF THE SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES, SURVEY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

5. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

6. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND APWA SHALL BE REMOVED AND REPLACED.

7. CONTRACTOR SHALL 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 TRANSITIONS TO BE AS SHOWN ON PLANS.

8. ANY SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER TOOELE COUNTY SURVEYORS REQUIREMENTS.

9. ALL PRIVACY WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. ALL WALLS SHALL HAVE A MINIMUM 2 FT X 2 FT X 30 INCH DEEP SPOT FOOTINGS. BOTTOM OF ALL FOOTINGS ON ALL WALLS SHALL BE A MINIMUM OF 30 INCHES BELOW FINISHED GRADE. WALLS GREATER THAN 6 FEET REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

10. ALL CONSTRUCTION MATERIALS PER APWA MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT OF WAY. GRANTSVILLE PUBLIC WORKS WILL APPROVE PIPE ZONE MATERIAL TO BE PLACED.

11. REQUEST FOR INSPECTION BY THE GRANTSVILLE CITY ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.

12. WORK IN PUBLIC WAY, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC. PLEASE SEE CODE 17 GENERAL PROVISIONS FOR MORE DETAILS.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.

14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN

PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE GRANTSVILLE CITY. POWER LINES AND ALL OTHER AERIAL UTILITIES ARE TO BE BURIED AND POLES REMOVED AS DETERMINED BY THE CITY ENGINEER.

15. CURB AND GUTTER WITH A GRADE OF LESS THAN FOUR-TENTHS OF ONE PERCENT SHALL BE CONSTRUCTED BY FORMING. EACH JOINT SHALL BE CHECKED FOR A GRADE PRIOR TO CONSTRUCTION AND WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION.

16. CONTRACTOR TO FOLLOW GRANTSVILLE CITY NOISE ORDINANCE STANDARDS CODE ORDINANCE 2018-19

17. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.

18. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.

19. ALL CITY MAINTAINED UTILITIES INCLUDING; WATERLINE, FIRE HYDRANTS, STREETLIGHT WIRING, AND STORM DRAIN MUST BE IN PUBLIC RIGHT OF WAY OR IN RECORDED EASEMENTS.

20. CONTRACTOR SHALL WORK GRANTSVILLE CITY REGULAR WORKING HOURS OF MONDAY THROUGH FRIDAY 7:00 AM TO 4:00 PM

21. PRIOR TO 90% BOND RELEASE, A LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE GRANTSVILLE CITY STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGE, WATERLINES, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HELD TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS, NO "REDLINED PLANS" ALLOWED. IN THE ABSENCE OF CHANGES, COPIES OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS". AS-BUILT DRAWINGS FOR NEW DEVELOPMENTS SHALL BE SUBMITTED TO THE CITY IN THE FOLLOWING FORMATS AND QUANTITIES PRIOR TO THE 90% BOND RELEASE: 1 .DXF COPY, 1 .PDF COPY, AND 1 GIS SHAPE FILE CONTAINING THE SAME.

22. FILTER FABRIC WRAPPED AROUND AN INLET GRATE IS NOT AN ACCEPTABLE INLET SEDIMENT BARRIER. SEE GRANTSVILLE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BMPs WHICH SPECIFICALLY STATES THE UTILIZATION OF AN OIL WATER SNOOT SEPARATOR.

23. ASPHALT PAVING IS NOT ALLOWED WITHOUT A WRITTEN EXCEPTION FROM THE ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT BELOW AN AMBIENT TEMPERATURE OF 50 DEGREES AND RISING.

24. TO ENSURE PROPER PLANTING, PROTECTION AND IRRIGATION OF TREES, MITIGATING RISK OF TREE FAILURE OR FUTURE DAMAGE TO INFRASTRUCTURE, CONTRACTORS ARE REQUIRED TO FOLLOW THE STANDARDS AND SPECIFICATIONS OF THE ISA – INTERNATIONAL SOCIETY OF ARBORICULTURE.

25. WHEN A PROPOSED DEVELOPMENT BORDERS A COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET AND IS REQUIRED TO CONSTRUCT COLLECTOR STREET FENCING ALONG THE BACK OF SIDEWALK, THE DEVELOPMENT SHALL ALSO BE REQUIRED PUT IN A CONCRETE MOW STRIP FROM THE BACK OF SIDEWALK TO UNDERNEATH THE FENCE PANELS. CONCRETE MOW STRIPS SHALL ALSO BE REQUIRED BETWEEN THE SIDEWALK AND FENCING ALONG THE REAR OF DOUBLE FRONTAGE LOTS.

1.2 GRANTSVILLE CITY TRAFFIC NOTES

1. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCRoACHED UPON BY A CONSTRUCTION WORK ZONE THE SAFE ROUTE SHALL BE MAINTAINED IN A MANNER ACCEPTABLE TO GRANTSVILLE CITY.

2. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKING, SUCH PAVEMENT MARKING SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR DESIGNEE.

3. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS

OTHERWISE SPECIFIED ON THE PLANS. ALL SIGN POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MANUAL.

5. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL 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 COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR PER APPROVED CONSTRUCTION DRAWINGS UNLESS APPROVED BY THE CITY ENGINEER & PUBLIC WORKS DIRECTOR.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF APPLICABLE, IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

7. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONE. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING PUBLIC STREETS. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PER THE CURRENT EDITION ADOPTED BY UDOT AND BE APPROVED BY THE GRANTSVILLE CITY BEFORE CONSTRUCTION BEGINS. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AS PART OF THE ENGINEERING CONSTRUCTION PACKAGE AND APPROVED BY THE GRANTSVILLE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

8. ALL SIGNS LARGER THAN 36" x 36" OR 1296 SQUARE INCHES PER SIGN POLE SHALL BE MOUNTED ON A SLIP BASE SYSTEM PER UDOT STANDARD DRAWING SN 108 (DETAIL DRAWING ATTACHED TO STANDARD DRAWINGS) WITH A "Z" BAR BACKING. SIGNS OF THIS SIZE ARE NOT ALLOWED TO BE MOUNTED ON A YIELDING POLE.

9. SIGN COMPONENTS SUCH AS SHEETING, EC FILM, INKS, LETTERS AND BORDERS ARE ALL REQUIRED TO BE FROM THE SAME MANUFACTURER. ONLY EC FILM MAY BE USED TO ACHIEVE COLOR. VINYL EC FILM IS NOT ACCEPTED.

10. ALL NEW ROUNDABOUTS, CROSSWALKS, STOP BARS AND LEGENDS SHALL BE INSTALLED WITH PAINT AND GLASS BEAD.

11. PAVING ASPHALT BINDER GRADE SHALL BE PG 58-28 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. ASPHALT AGGREGATE SIZE SHALL BE ½ INCH FOR RESIDENTIAL AND COLLECTOR ROADS. NO MORE THAN 15% RAP (RECLAIMED ASPHALT PAVEMENT) BY WEIGHT WILL BE ALLOWED IN THE ASPHALT MIX DESIGN FOR THE PAVING OF PUBLIC AND PRIVATE STREETS. UP TO THE 15 PERCENT WILL BE ALLOWED WITH NO CHANGE IN THE SPECIFIC BINDER GRADE. THE ASPHALT MIX DESIGN SHALL HAVE NO MORE THAN 3½ % AIR VOIDS.

12. POTHOUGH: ALL POTHOLES MUST BE SAW CUT SQUARE AND HAVE A MINIMUM SIZE OF 1 SQUARE FOOT. WHEN REPAIRING A POTHOLE, SAND OR PEA GRAVEL MEETING GRANTSVILLE CITY STANDARDS SHALL BE PLACED OVER THE EXPOSED UTILITY TO A DEPTH OF 6 INCHES. FOLLOWING THE PEA GRAVEL WILL BE FLOWABLE FILL UP TO 1 INCH BELOW THE BOTTOM EDGE OF THE EXISTING ASPHALT. THE REMAINING PORTION OF THE HOLE SHALL BE FILLED WITH ASPHALT, WHICH WILL HAVE AN OVERALL THICKNESS OF THE EXISTING ASPHALT PLUS 1 INCH.

13. ALL FILL WITHIN THE PUBLIC RIGHT OF WAY SHALL BE A-1-A TO A-3, WITH THE EXCEPTION OF TOP SOIL IN THE PARK STRIP FOR LANDSCAPING AND TRENCH BACKFILL. TRENCH BACKFILL MATERIAL UNDER PAVEMENTS OR SURFACE IMPROVEMENTS SHALL BE CLEAN, NONCLUMPING, GRANULAR AND FLOWABLE, 2" MINUS, A-1-A TO A-2-7 SOILS ACCORDING TO AASHTO 145 SOIL CLASSIFICATION SYSTEM. LIME TREATED FLOWABLE FILLS, IF APPROVED, SHALL HAVE A 28-DAY STRENGTH OF 65 PSI. 16. ALL TRAFFIC ROAD CLOSURES INVOLVING 1 OR MORE LANES OF TRAFFIC MUST RECEIVE PRIOR APPROVAL FROM THE CITY ENGINEER, PUBLIC WORKS DIRECTOR OR HIS/HER REPRESENTATIVE. VMS PCMS BOARDS MUST BE PLACED A MINIMUM OF 7 DAYS IN ADVANCE OF ANY LANE CLOSURE ON COLLECTOR, MINOR COLLECTOR OR ARTERIAL STREET. VMS PCMS BOARDS MUST ALSO BE PLACED IN ADVANCE OF ANY LANE CLOSURES ON A SUBDIVISION STREET PER THE CITY ENGINEER'S DIRECTION.

17. ROUNDABOUTS, INCLUDING THEIR INGRESS AND EGRESS, SHALL BE CONSTRUCTED WITH CONCRETE PAVEMENT. ENGINEER SHALL DESIGN CROSS SECTION AND SUBMIT TO THE CITY FOR REVIEW AND APPROVAL.

1.3 GRANTSVILLE CITY GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER AND CITY ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE 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, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION: HORIZONTAL VERTICAL COMPACTION

A. PAVEMENT AREA SUBGRADE +/- 0.1' SEE SOILS REPORT FOR THICKNESS

B. ENGINEERED FILL +/- 0.1' SEE SOILS REPORT FOR THICKNESS COMPACTION. APPROVED QUALITY CONTROL TESTING WILL BE PERFORMED BY THE DEVELOPER OR HIS CERTIFIED REPRESENTATIVE WITH A COPY SENT TO THE CITY ENGINEER.

6. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GRANTSVILLE CITY ENGINEERING AND UTILITIES DEPARTMENT.

8. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE DEVELOPER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

10. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

1.4 GRANTSVILLE CITY FIRE DEPARTMENT NOTES

1. ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.

2. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING DEPARTMENT FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.

3. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED. HYDRA-FINDERS WILL BE INSTALLED PER GRANTSVILLE CITY STANDARDS DETAIL.

4. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.

5. ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.

6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT

LESS THAN FORTY-FIVE FEET (45') OUTSIDE RADIUS EQUALING 90' OR LARGER AND TWENTY-TWO FEET (22') INSIDE RADIUS AND SHALL BE PAVED.

7. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM FIRE DEPARTMENT VEHICLE ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF ONE HUNDRED FIFTY FEET (150') IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA. CONTRACTOR/ENGINEER SHALL FOLLOW LATEST INTERNATIONAL FIRE CODE REGULATIONS AT ALL TIMES IN REGARDS TO DISTANCE.

8. ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WIDTH SIGNS AT INTERVALS OF ONE-HUNDRED FEET (100') 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 SHALL BE INSTALLED AT LEAST 5', MEASURED FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT, WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PRESENT, SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.

9. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE GRANTSVILLE CITY F.D. APPROVAL. GATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.

10. ALL PRIVATE UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN EIGHT (8) INCHES IN DIAMETER AND HAVE A POST INDICATOR VALVE (PIV) BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV ISN'T FEASIBLE DUE TO SITE CONSTRAINTS, A WATER INDICATOR VALVE (WIV) MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR FIRE CODE OFFICIAL. FOR A WIV TO BE ALLOWED, ANOTHER VALVE MUST BE INSTALLED ON THE FIRE SERVICE LINE BACK AT THE CONNECTION TO THE WATER MAIN, WHICH WILL BE MAINTAINED BY THE CITY AS PART OF IT'S CULINARY WATER SYSTEM. ALL FIRE LINES MATERIAL SHALL BE DUCTILE IRON. (DUCTILE IRON FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE WIV).

11. POST INDICATOR VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIVALENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIVALENT.

12. ROADS AND ACCESSES SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS. SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.

13. ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING FDC CAP(S) WITH A SWIVEL COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND KEY LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

1.5 GRANTSVILLE CITY WATER NOTES

1. THE FOLLOWING GRANTSVILLE CITY WATER NOTES ARE INTENDED FOR GENERAL WATER STANDARDS ONLY AND ARE NOT ALL INCLUSIVE. THE CITY HAS INCLUDED THE CULINARY WATER DESIGN AND CONSTRUCTION STANDARDS WITHIN THE CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS.

2. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE ENGINEERING DEPARTMENT. FOLLOWING WATER PLAN APPROVAL, FORTY-EIGHT (48) HOUR NOTICE SHALL BE GIVEN TO THE ENGINEERING DEPARTMENT AND THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.

3. ALL WORK WITHIN GRANTSVILLE CITY SHALL CONFORM TO GRANTSVILLE CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.

4. FOR RESIDENTIAL DEVELOPMENTS –THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEWLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF WATER MAIN INSTALLATION. WATER METERS WILL BE SUPPLIED AND INSTALLED

BY THE GRANTSVILLE UTILITIES DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS, LOT NUMBER, METER SIZE AND PAY METER FEES PRIOR TO BUILDING PERMIT APPROVAL. THE DEVELOPER SHOULD ALSO PAY FOR RENTAL OF A HYDRANT METER, AND/OR USE THE GRANTSVILLE CITY PUBLIC WATER STANDPIPE LOCATED BY THE PUBLIC WORKS BUILDING.

5. FOR COMMERCIAL AND CONDOMINIUM DEVELOPMENTS –THE DEVELOPER SHALL PURCHASE AND INSTALL METER BOXES AND SETTERS ACCORDING TO CITY STANDARDS. WATER METERS WILL BE SUPPLIED BY GRANTSVILLE CITY PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE) AND INSTALLED BY DEVELOPER.

6. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE GRANTSVILLE CITY CULINARY WATER DISTRIBUTION SYSTEM.

7. GRANTSVILLE CITY UTILITIES DEPARTMENT MUST APPROVE WATER SHUT DOWN WHICH MAY REQUIRE EVENING AND WEEKEND SHUT DOWN AS DEEMED NECESSARY, REQUIRING THE CONTRACTOR TO BE BILLED FOR OVERTIME. 48 HOUR NOTICE IS REQUIRED.

8. WATER STUB-OUT INSTALLATIONS WILL NOT BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE.

9. CONDITIONAL APPROVAL OF VALVED OUTLET (6" AND LARGER): IN THE EVENT THE WATER PLANS SHOW ONE OR MORE VALVED OUTLETS EXTENDING OUT OF PAVED AREAS, INSTALLATIONS OF THESE OUTLETS IS ACCEPTABLE, HOWEVER, IF THE OUTLETS ARE INCORRECTLY LOCATED OR NOT USED FOR ANY REASON WHEN THE PROPERTY IS DEVELOPED, THE DEVELOPER SHALL ABANDON THE OUTLETS AT THE CONNECTION TO THE ACTIVE MAIN IN ACCORDANCE WITH THE CITY STANDARDS AND AT THE DEVELOPER'S EXPENSE.

10. ALL LINES TO BE PRESSURE TESTED ACCORDING TO GRANTSVILLE CITY AND AWWA STANDARDS AND CHLORINATED PRIOR TO USE AND FINAL ACCEPTANCE.

11. ALL FITTINGS TO BE COATED WITH POLY FM GREASE AND WRAPPED WITH 8-MIL THICK POLYETHYLENE.

12. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.

13. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER OR DESIGNEE.

14. ALL WATER VAULTS WILL BE CONSTRUCTED PER GRANTSVILLE CITY STANDARD DRAWINGS AND SPECIFICATIONS. NO VAULTS ARE ALLOWED IN TRAFFIC AREAS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

15. LANDSCAPING AND IRRIGATION ADJACENT TO VAULTS SHALL DRAIN AWAY FROM VAULTS.

16. ONCE THE WATERLINE HAS BEEN TESTED, APPROVED AND CITY WATER IS FLOWING THROUGH THE PIPE, ONLY CITY PERSONNEL ARE AUTHORIZED TO SHUT DOWN AND CHARGE THE WATERLINE.

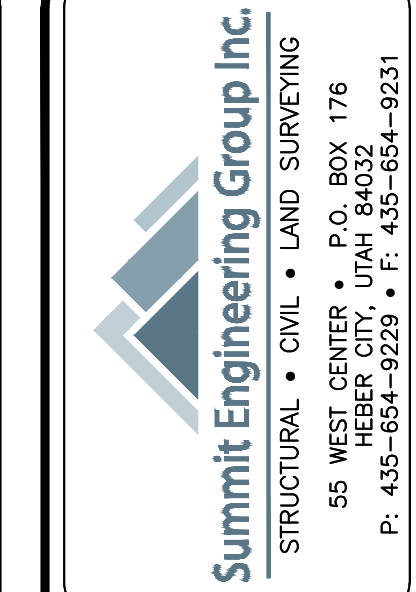
17. MEGALUG FOLLOWING RING OR AN APPROVED EQUIVALENT SHALL BE USED ON ALL FITTINGS.

18. APWA PLAN 562, CITY REQUIRES STAINLESS STEEL TIE-DOWN RESTRAINTS WITH TURNBUCKLES ONLY. 5/8" REBAR IS NOT ACCEPTABLE. MEGA LUG FOLLOWERS REQUIRED ON ALL FITTINGS AND ALL DIMENSIONS OF THRUST BLOCKING STILL APPLY. THRUST BLOCKS MAY BE ELIMINATED IF HORIZONTAL TIE DOWN RESTRAINTS HAVE BEEN PRE-ENGINEERED AND RECEIVE PRIOR CITY APPROVAL.

19. WATER MAINS WILL BE HOT TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS AND THE REQUEST IS APPROVED AT THE DISCRETION OF THE CITY ENGINEER OR DESIGNEE, THE CONTRACTOR MUST PROVIDE 48-HOUR NOTICE TO NEIGHBORS AND THOSE AFFECTED. IF BUSINESSES ARE IMPACTED BY THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERTIME FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.

20. CONTRACTORS ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARRELS AS THEY ARE INSTALLED.

21. HORIZONTAL SEPARATION OF 10' MIN BETWEEN WATERLINE AND SANITARY SEWER. CROSSINGS SHALL BE VERTICALLY SEPARATED BY 1.5' MIN WITH SEWER BELOW THE WATER LINE.



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DRAWING ALTERNATION
IF A NEW DESIGN OR REVISION IS REQUIRED, THE DESIGNER SHALL BE NOTIFIED BY THE CITY ENGINEER OR DESIGNEE. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE INDICATED BY A REVISION NUMBER AND DATE. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DESIGN AND FOR THE PROTECTION OF THE DESIGN FROM UNAUTHORIZED REVISIONS.

DATE (BY)		REVISIONS							
1	2	3	4	5	6	7	8		



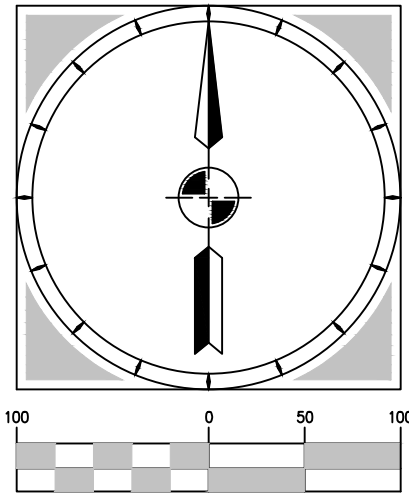
DESIGN ENGINEER
Alex Fisher
12/14/2023

PROJECT ENGINEER: BMB
PROJECT MANAGER:
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: GENERAL NOTES
C20-008

C-1.1

Z:\SEC Projects\CIVIL PROJECTS\2020 Civil Projects\C20-006 Northstar Ranch Phase 8\Working Files\Engineering\dwg\Phase 7-8 OVERALL C20-006 NSR PH 6-7-8 COVER NOTES.dwg



1 INCH = 100 FT
(SCALE IN FEET)

HORIZONTAL SCALE:
1"= 100' (22x34)
1"=200' (11x17)

PHASE
6-7-8

PRAIRIE HAWK WAY

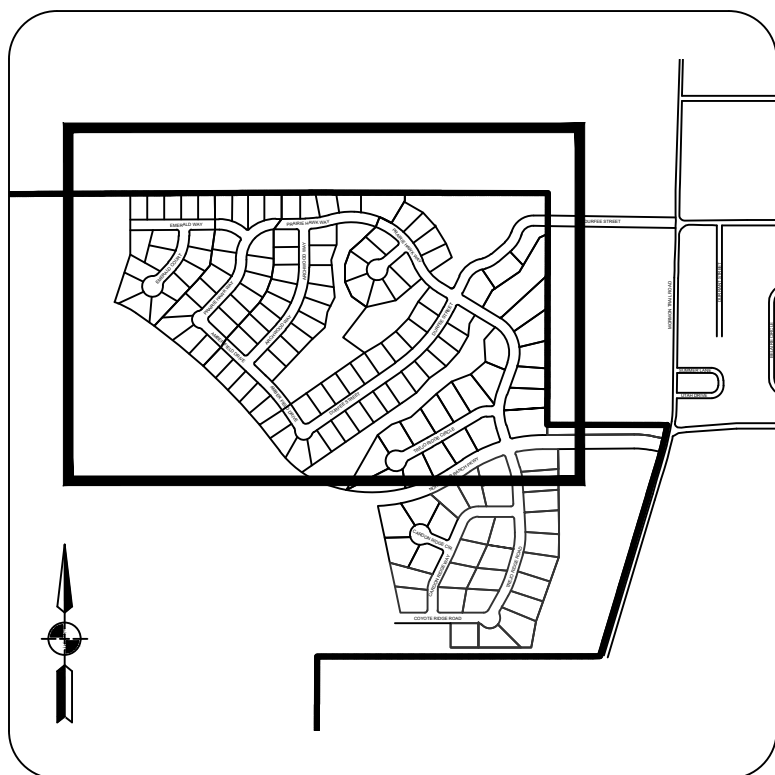
DURFEE STREET

TREJO RIDGE ROAD

DURFEE STREET

LEGEND

- PROJECT BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- NATURAL DRAINAGE DITCH



PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 776
SALT LAKE CITY, UTAH 84103
P: 435-451-9229 • F: 435-454-9231

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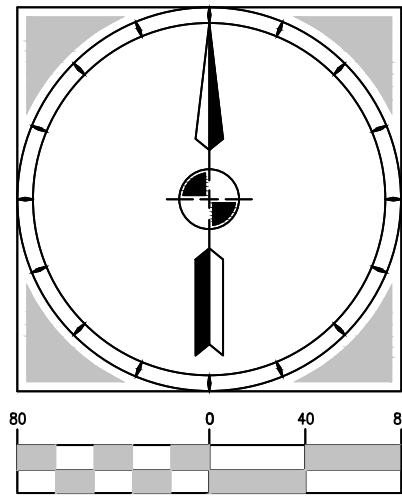
REVISIONS	DATE	BY
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3		
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5		
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Alex Johnson
12/14/2023
DESIGN ENGINEER

PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

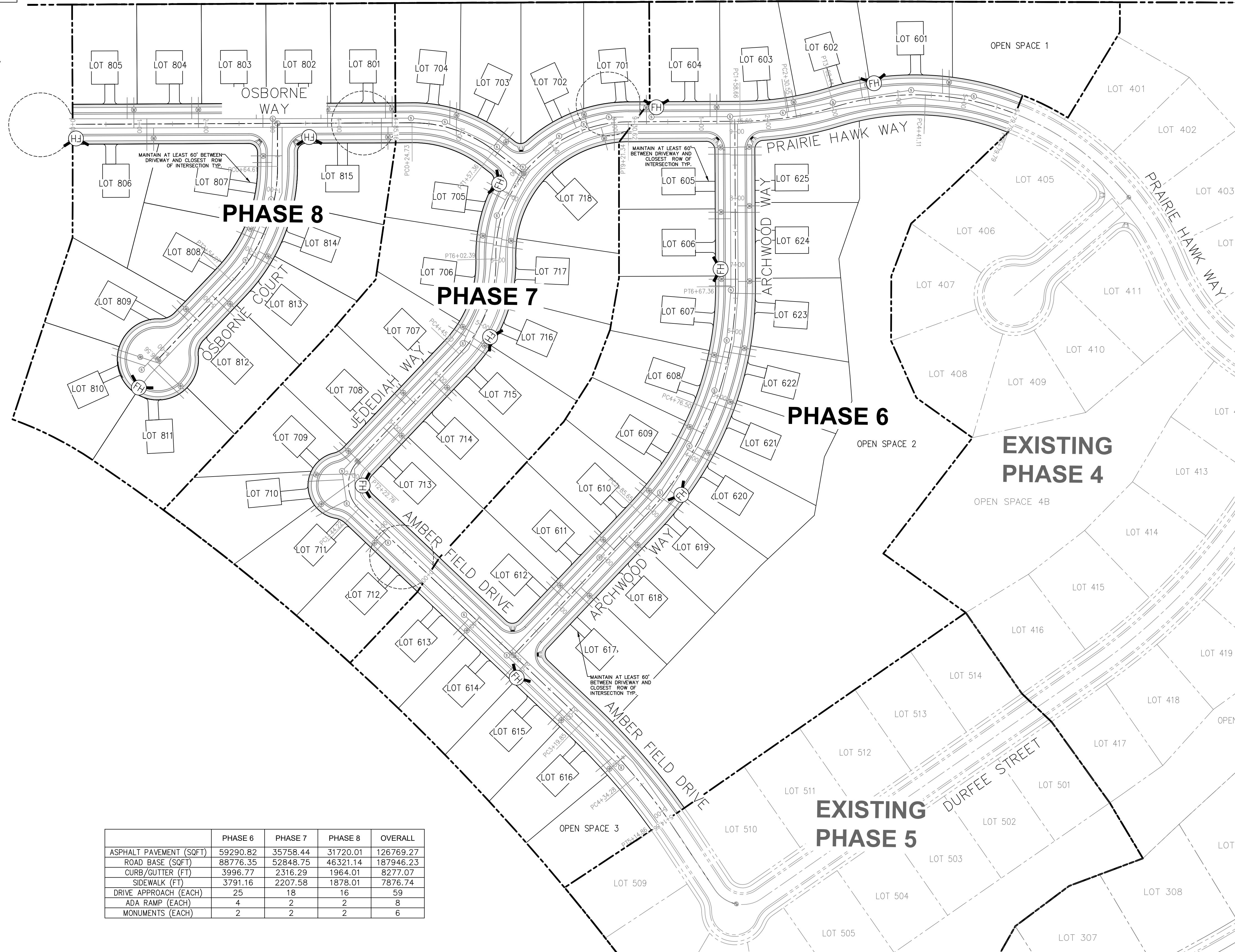
PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: EXISTING TOPOGRAPHY PLAN

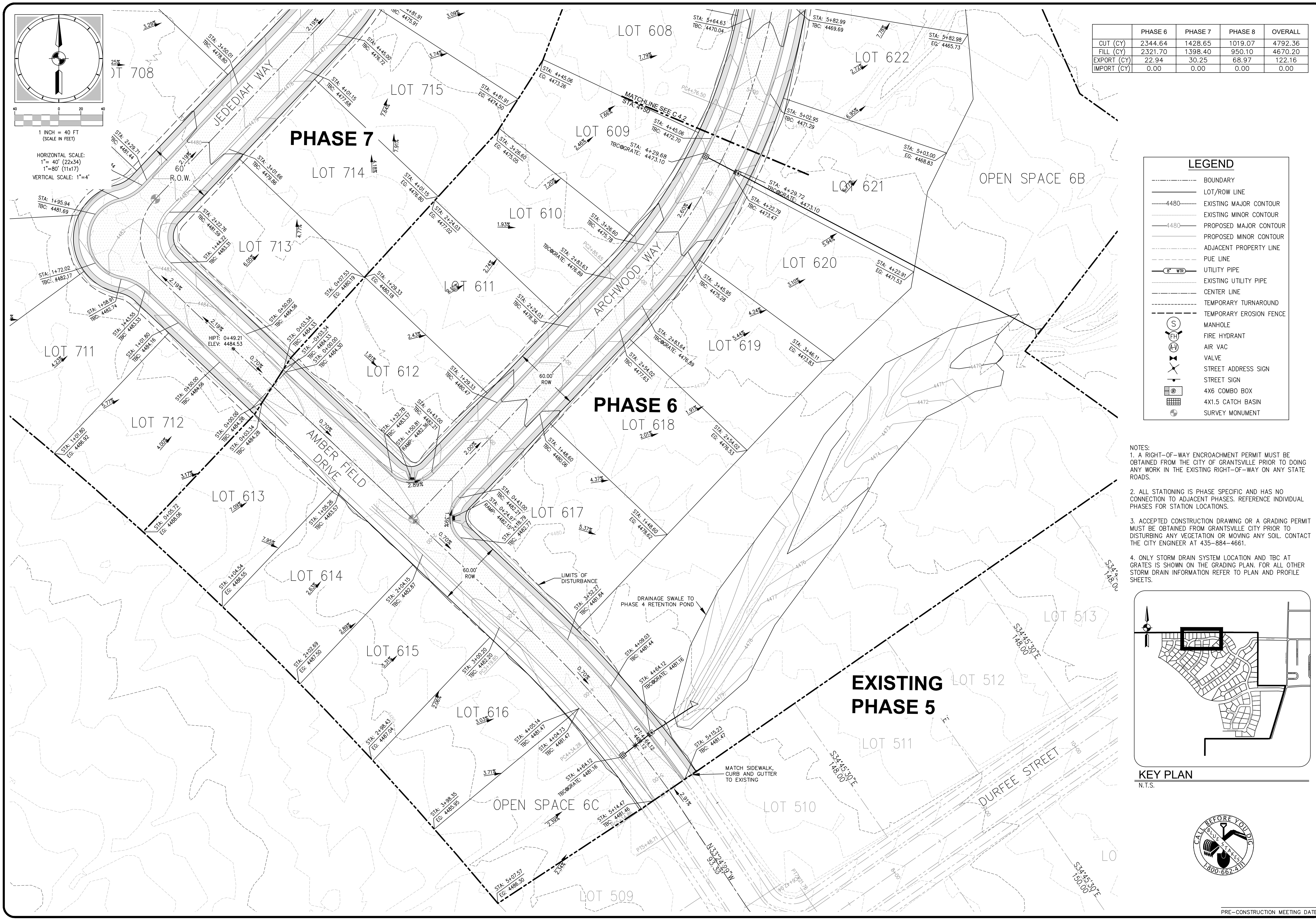
PROJECT: C20-008
SHEET: C-2.1



1" = 80 FT
(SCALE IN FEET)

HORIZONTAL SCALE:
1" = 80' (22x34)
1" = 160' (11x17)
VERTICAL SCALE: 1" = 4'



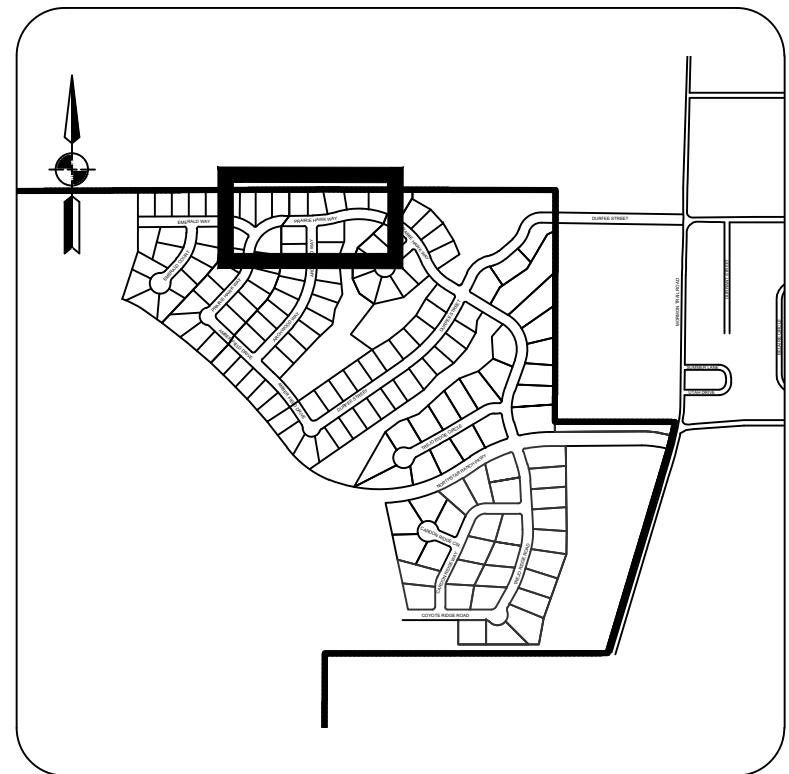


	PHASE 6	PHASE 7	PHASE 8	OVERALL
CUT (CY)	2344.64	1428.65	1019.07	4792.36
FILL (CY)	2321.70	1398.40	950.10	4670.20
EXPORT (CY)	22.94	30.25	68.97	122.16
IMPORT (CY)	0.00	0.00	0.00	0.00

LEGEND

- BOUNDARY
- LOT/ROW LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADJACENT PROPERTY LINE
- PUE LINE
- UTILITY PIPE
- EXISTING UTILITY PIPE
- CENTER LINE
- TEMPORARY TURNAROUND
- TEMPORARY EROSION FENCE
- MANHOLE
- FIRE HYDRANT
- AIR VAC
- VALVE
- STREET ADDRESS SIGN
- STREET SIGN
- 4X6 COMBO BOX
- 4X1.5 CATCH BASIN
- SURVEY MONUMENT

- NOTES:
- A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY STATE ROADS.
 - ALL STATIONING IS PHASE SPECIFIC AND HAS NO CONNECTION TO ADJACENT PHASES. REFERENCE INDIVIDUAL PHASES FOR STATION LOCATIONS.
 - ACCEPTED CONSTRUCTION DRAWING OR A GRADING PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEER AT 435-884-4661.
 - ONLY STORM DRAIN SYSTEM LOCATION AND TBC AT GRATES IS SHOWN ON THE GRADING PLAN. FOR ALL OTHER STORM DRAIN INFORMATION REFER TO PLAN AND PROFILE SHEETS.



KEY PLAN
N.T.S.



PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.
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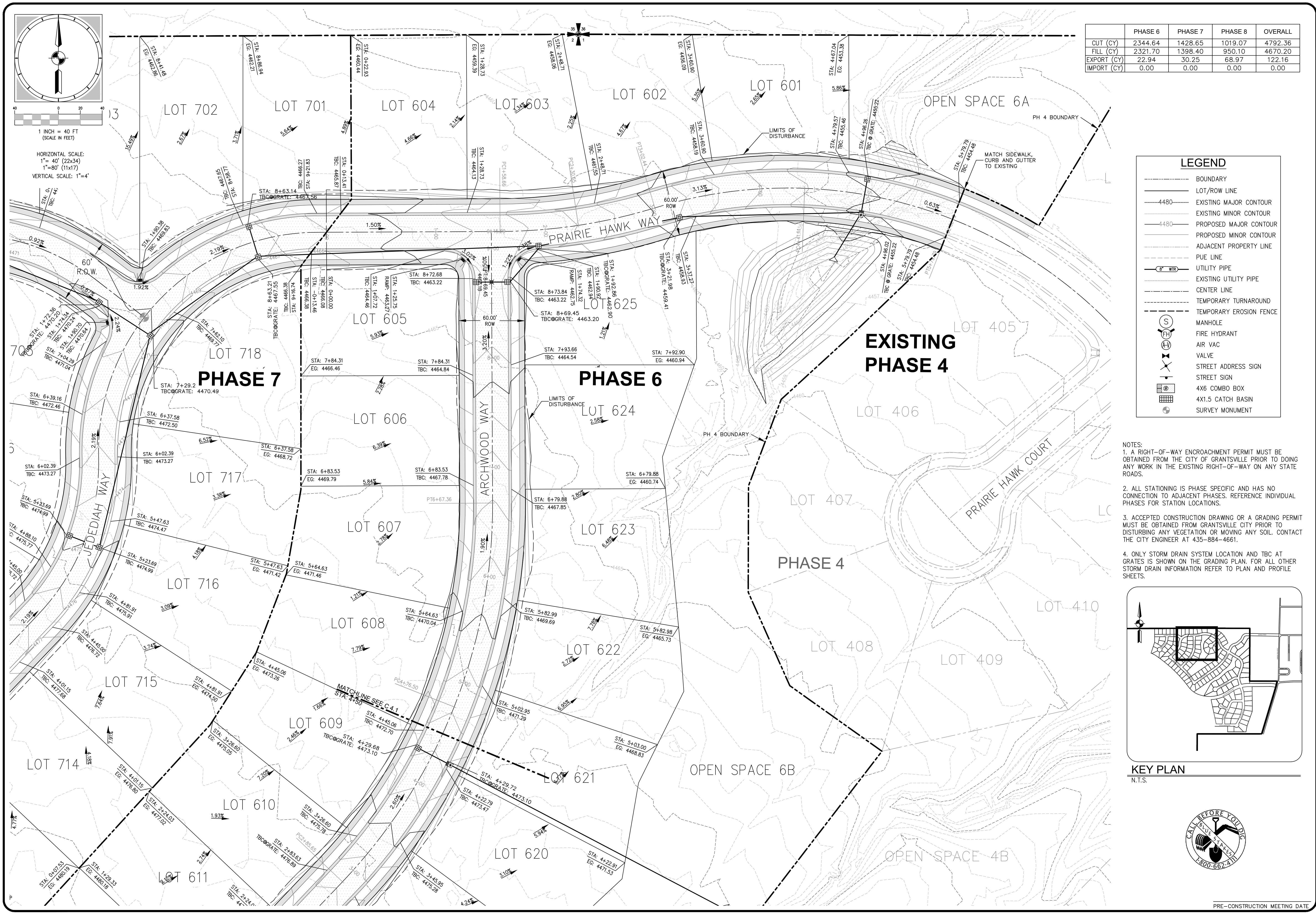
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REVISIONS

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PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: PHASE 6 GRADING PLAN
PROJECT: C20-008
SHEET: C-4.1

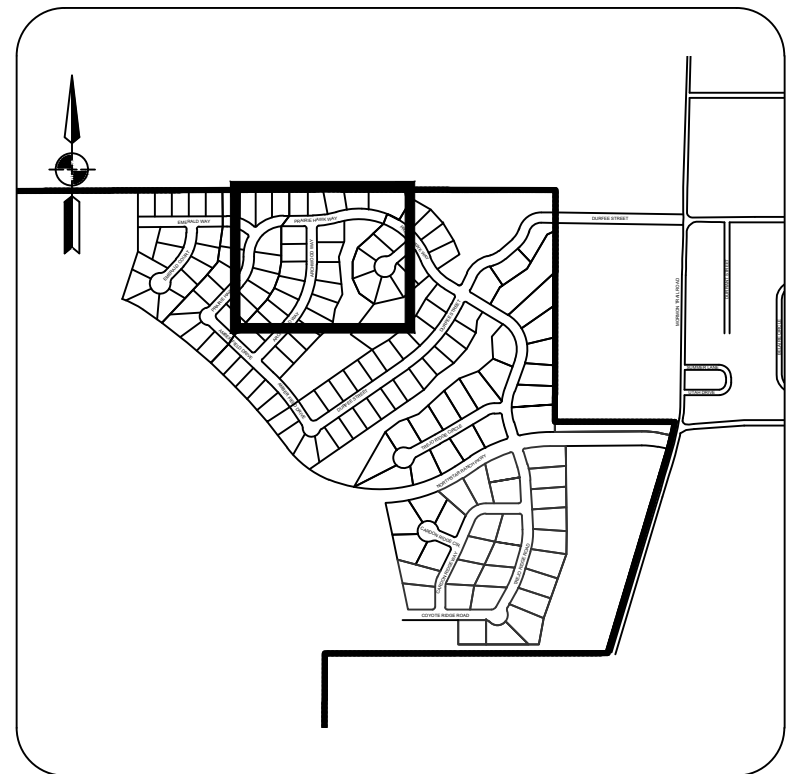


	PHASE 6	PHASE 7	PHASE 8	OVERALL
CUT (CY)	2344.64	1428.65	1019.07	4792.36
FILL (CY)	2321.70	1398.40	950.10	4670.20
EXPORT (CY)	22.94	30.25	68.97	122.16
IMPORT (CY)	0.00	0.00	0.00	0.00

LEGEND

- BOUNDARY
- LOT/ROW LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADJACENT PROPERTY LINE
- PUE LINE
- UTILITY PIPE
- EXISTING UTILITY PIPE
- CENTER LINE
- TEMPORARY TURNAROUND
- TEMPORARY EROSION FENCE
- MANHOLE
- FIRE HYDRANT
- AIR VAC
- VALVE
- STREET ADDRESS SIGN
- STREET SIGN
- 4X6 COMBO BOX
- 4X1.5 CATCH BASIN
- SURVEY MONUMENT

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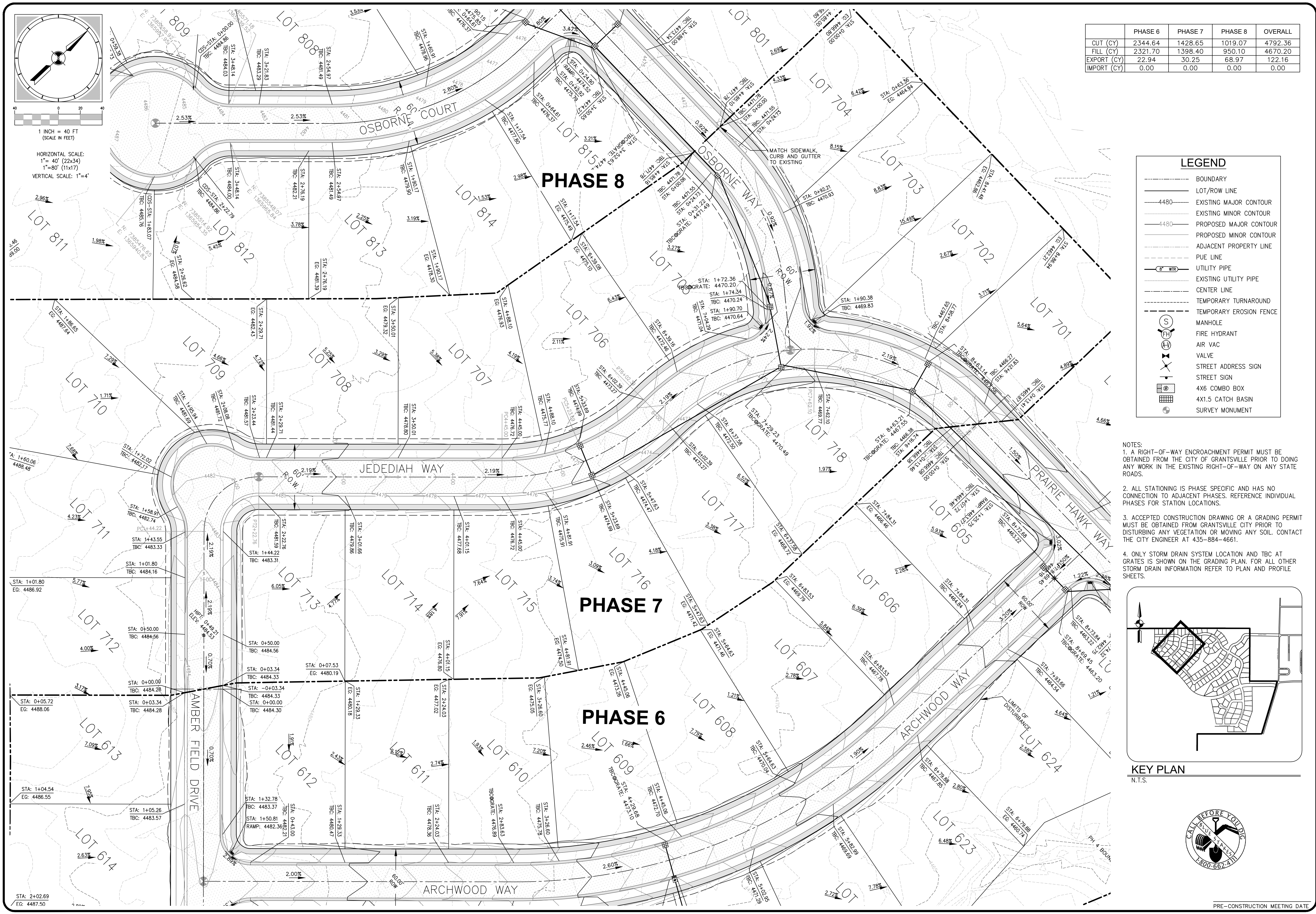
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SUMMIT ENGINEERING GROUP, INC.
DRAWN: ALEX FISHER
CHECKED: ALEX FISHER
IN THE STATE OF UTAH, I, ALEX FISHER, A PROFESSIONAL ENGINEER, CERTIFICATE NO. 1800-667-411, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ATTACHED DRAWING, AND THAT I AM A MEMBER IN GOOD STANDING OF THE UTAH SOCIETY OF PROFESSIONAL ENGINEERS.

DATE	BY	REVISIONS

DESIGNED BY: ALEX FISHER
CHECKED BY: ALEX FISHER
DATE: 12/14/2023
DESIGN ENGINEER: Alex Fisher

PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: PHASE 6 GRADING PLAN
PROJECT: C20-008
SHEET: C-4.2



	PHASE 6	PHASE 7	PHASE 8	OVERALL
CUT (CY)	2344.64	1428.65	1019.07	4792.36
FILL (CY)	2321.70	1398.40	950.10	4670.20
EXPORT (CY)	22.94	30.25	68.97	122.16
IMPORT (CY)	0.00	0.00	0.00	0.00

LEGEND

BOUNDARY

LOT/ROW LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

ADJACENT PROPERTY LINE

PUE LINE

UTILITY PIPE

EXISTING UTILITY PIPE

CENTER LINE

TEMPORARY TURNAROUND

TEMPORARY EROSION FENCE

MANHOLE

FIRE HYDRANT

AIR VAC

VALVE

STREET ADDRESS SIGN

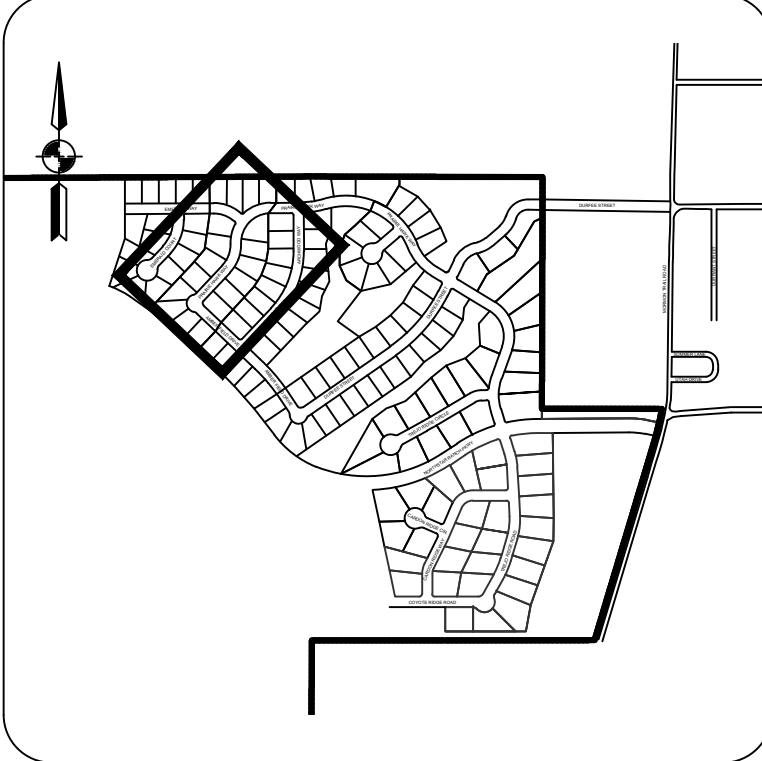
STREET SIGN

4X6 COMBO BOX

4X1.5 CATCH BASIN

SURVEY MONUMENT

- NOTES:
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PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.

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55 WEST CENTER CITY, UTAH 84032

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DRAWING ALTERNATE

1. IF AN ALTERNATE IS REQUIRED, THE PROJECT NUMBER SHALL BE SUFFICIENT TO IDENTIFY THE ALTERNATE. THE ALTERNATE NUMBER SHALL BE SUFFICIENT TO IDENTIFY THE ALTERNATE. THE ALTERNATE NUMBER SHALL BE SUFFICIENT TO IDENTIFY THE ALTERNATE.

DATE

BY

REVISIONS

1

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8

PROJECT ENGINEER

BMB

PROJECT MANAGER

SFS

DRAWN BY

ANF

ISSUE DATE

12/14/2023

PROJECT

C20-008

SHEET

C-4.3

PROJECT

NORTHSTAR RANCH PHASE 8

CONSTRUCTION SET OF PLANS

SHEET TITLE

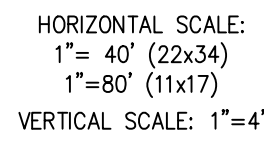
PHASE 7 GRADING PLAN

DESIGN ENGINEER

Alex Fisher

DATE

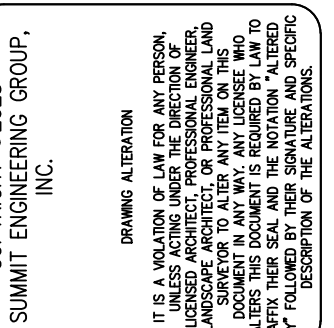
12/14/2023



LEGEND

-----	BOUNDARY
-----	LOT/ROW LINE
-----	EXISTING MAJOR CONTOUR
-----	EXISTING MINOR CONTOUR
-----	PROPOSED MAJOR CONTOUR
-----	PROPOSED MINOR CONTOUR
-----	ADJACENT PROPERTY LINE
-----	PUE LINE
-----	UTILITY PIPE
-----	EXISTING UTILITY PIPE
-----	CENTER LINE
-----	TEMPORARY TURNAROUND
-----	TEMPORARY EROSION FENCE
-----	MANHOLE
-----	FIRE HYDRANT
-----	AIR VAC
-----	VALVE
-----	STREET ADDRESS SIGN
-----	STREET SIGN
-----	X46 COMBO BOX
-----	X41.5 CATCH BASIN
-----	URVEY MONUMENT

PRE-CONSTRUCTION MEETING DATE _____



Alex Fisher
DESIGN ENGINEER

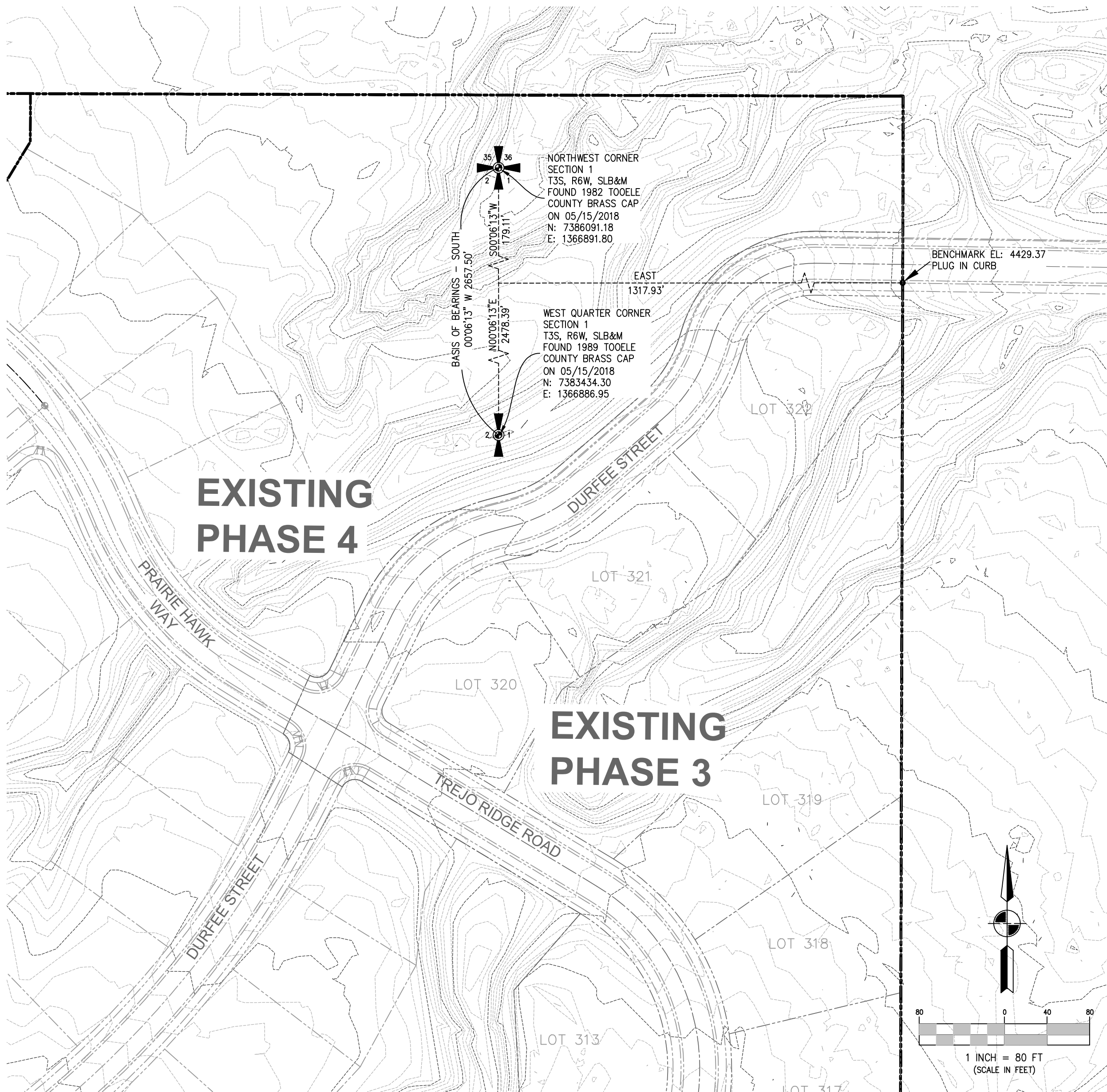
BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE 12/14/2023

NORTHSTAR RANCH PHASE 8 CONSTRUCTION SET OF PLANS	SHEET TITLE
PHASE 8 GRADING PLAN	

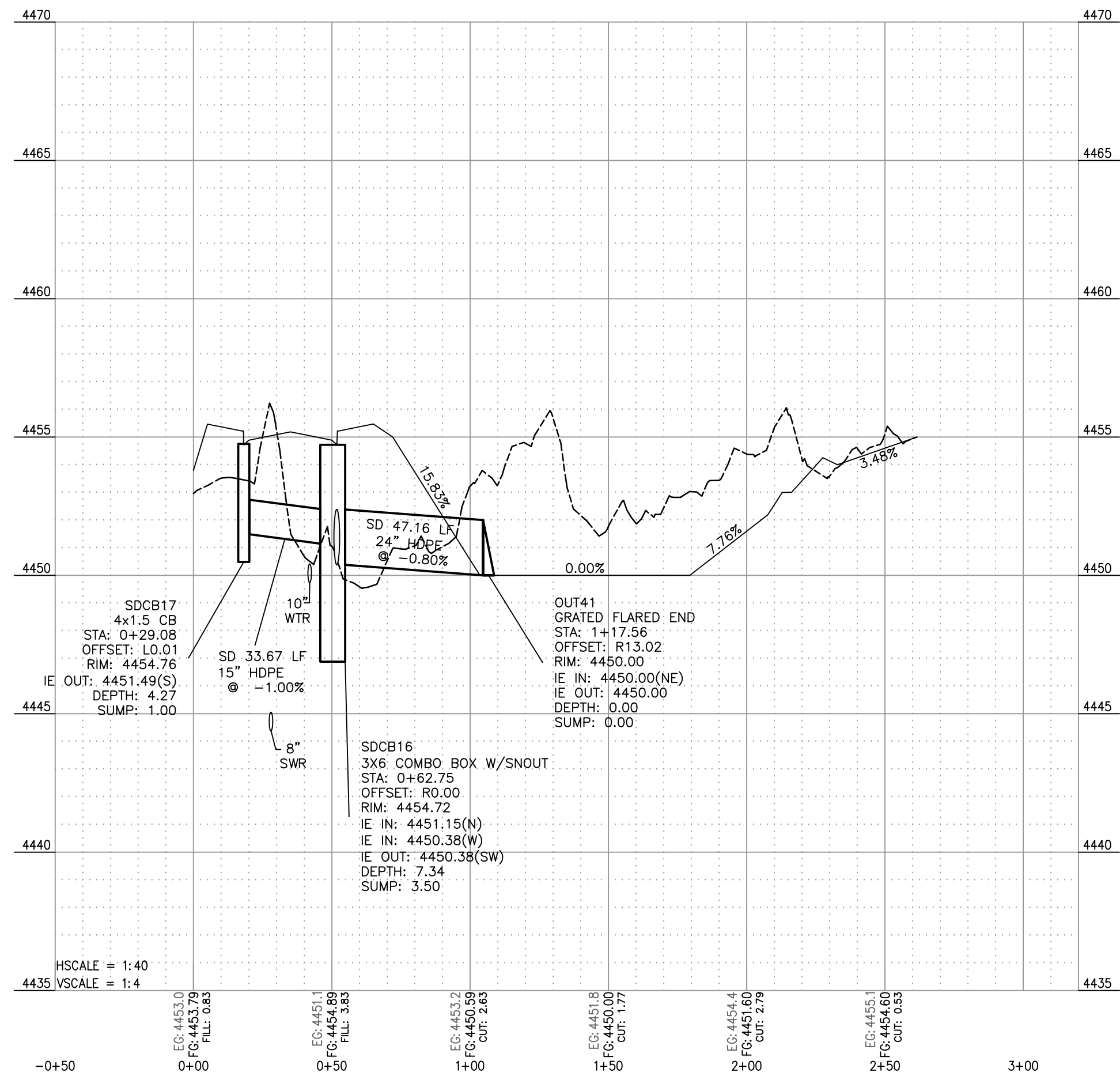
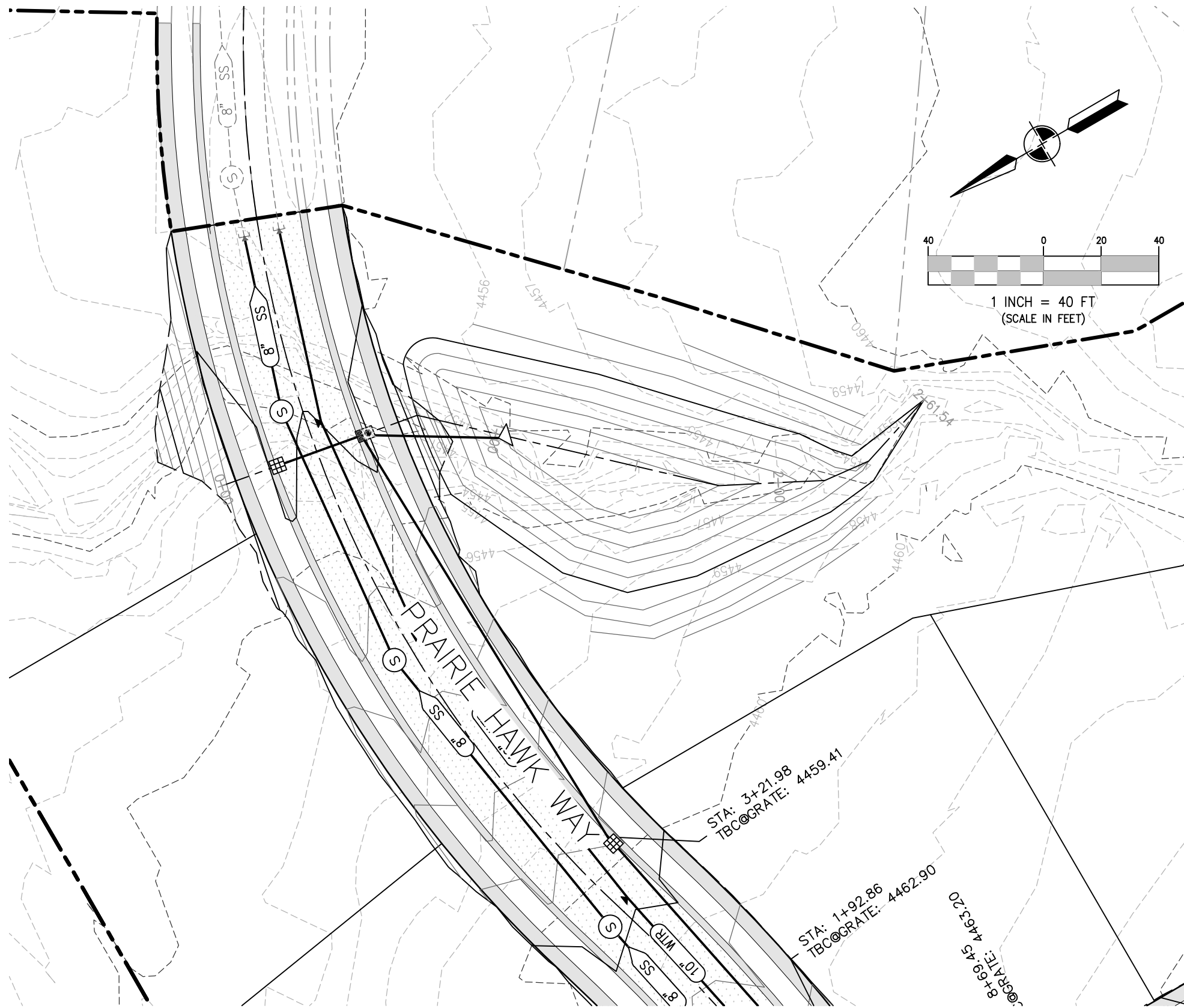
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C-4.4

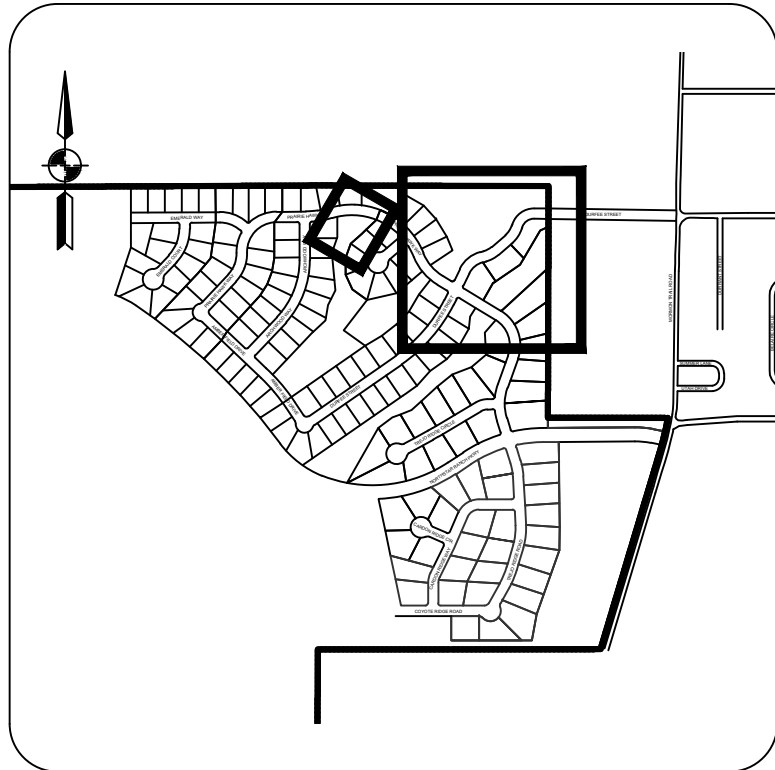


BENCHMARK ELEVATION TIE-IN



LEGEND	
---	BOUNDARY
---	LOT/ROW LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	ADJACENT PROPERTY LINE
---	PUE LINE
---	UTILITY PIPE
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---	AIR VAC
---	VALVE
---	STREET ADDRESS SIGN
---	STREET SIGN
---	4X6 COMBO BOX
---	4X1.5 CATCH BASIN
---	SURVEY MONUMENT

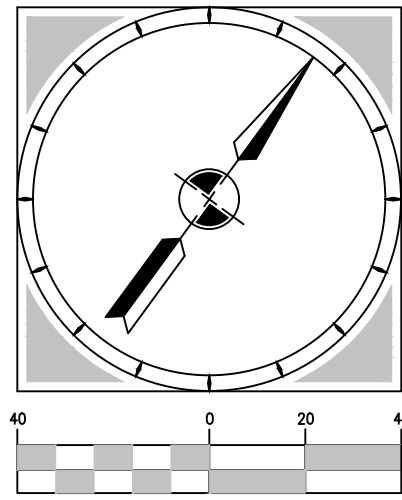
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KEY PLAN
N.T.S.



DATE	BY	REVISIONS
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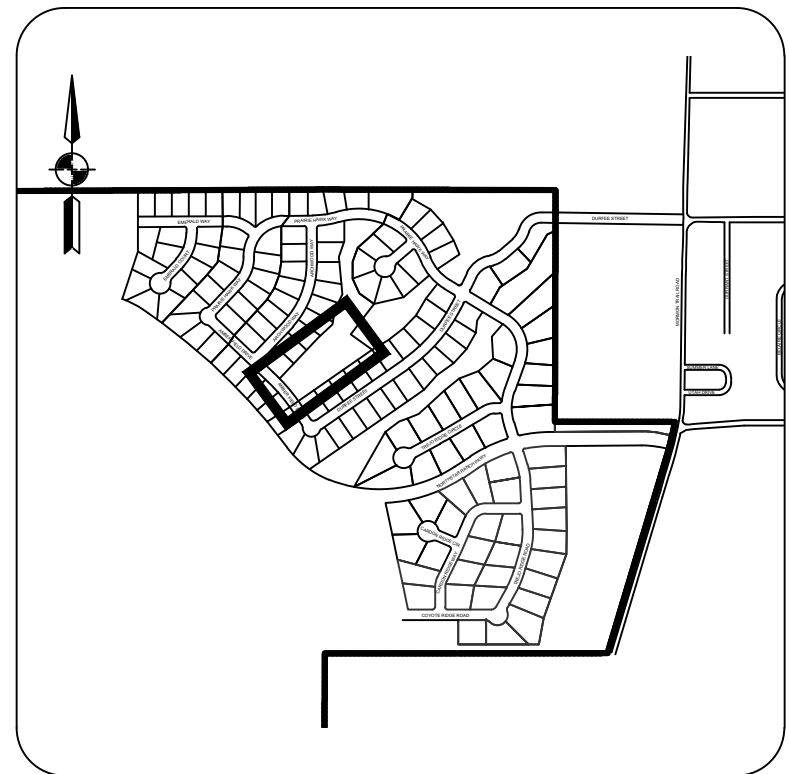


HORIZONTAL SCALE:
1"= 40' (22x34)
1"=80' (11x17)
VERTICAL SCALE: 1"=4'

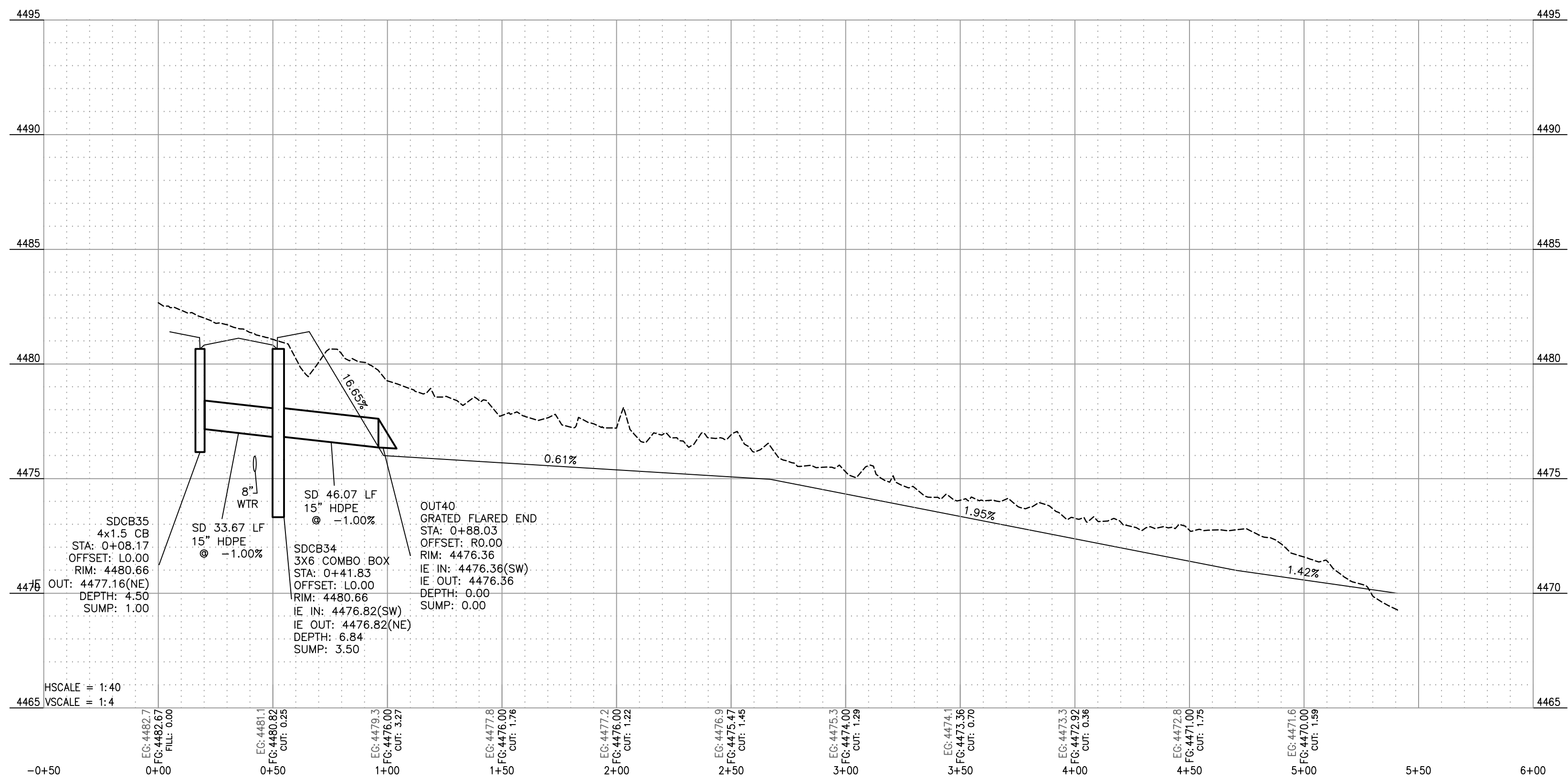


LEGEND	
---	BOUNDARY
---	LOT/ROW LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	ADJACENT PROPERTY LINE
---	PUE LINE
---	UTILITY PIPE
---	EXISTING UTILITY PIPE
---	CENTER LINE
---	TEMPORARY TURNAROUND
---	TEMPORARY EROSION FENCE
(S)	MANHOLE
(FH)	FIRE HYDRANT
(AV)	AIR VAC
(V)	VALVE
(X)	STREET ADDRESS SIGN
(S)	STREET SIGN
(CB)	4X6 COMBO BOX
(CB)	4X1.5 CATCH BASIN
(M)	SURVEY MONUMENT

- NOTES:
1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF GRANTSVILLE PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY ON ANY STATE ROADS.
 2. ALL STATIONING IS PHASE SPECIFIC AND HAS NO CONNECTION TO ADJACENT PHASES. REFERENCE INDIVIDUAL PHASES FOR STATION LOCATIONS.
 3. ACCEPTED CONSTRUCTION DRAWING OR A GRADING PERMIT MUST BE OBTAINED FROM GRANTSVILLE CITY PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEER AT 435-884-4661.
 4. ONLY STORM DRAIN SYSTEM LOCATION AND TBC AT GRATES IS SHOWN ON THE GRADING PLAN. FOR ALL OTHER STORM DRAIN INFORMATION REFER TO PLAN AND PROFILE SHEETS.



KEY PLAN
N.T.S.



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DRAWING ALTERNATION
IF IT IS NOT YET REVIEWED BY THE CITY ENGINEER, THE CITY ENGINEER'S REVIEW IS NOT A REVIEW OF THE PROJECT OR THE PROJECT'S DESIGN. THE CITY ENGINEER'S REVIEW IS A REVIEW OF THE PROJECT'S DESIGN AND THE CITY ENGINEER'S REVIEW IS A REVIEW OF THE PROJECT'S DESIGN AND THE CITY ENGINEER'S REVIEW IS A REVIEW OF THE PROJECT'S DESIGN.

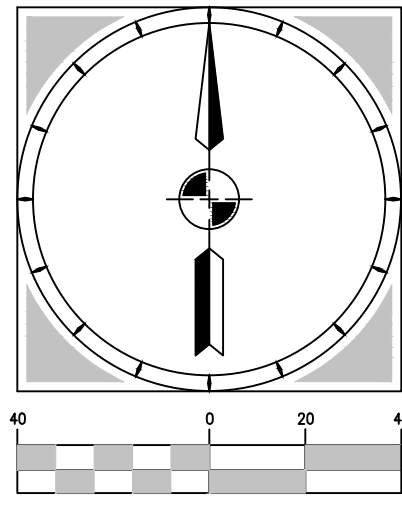
REVISIONS		DATE	BY
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DESIGNED BY: Alex Fisher
CHECKED BY: Alex Fisher
DATE: 12/14/2023
DESIGN ENGINEER

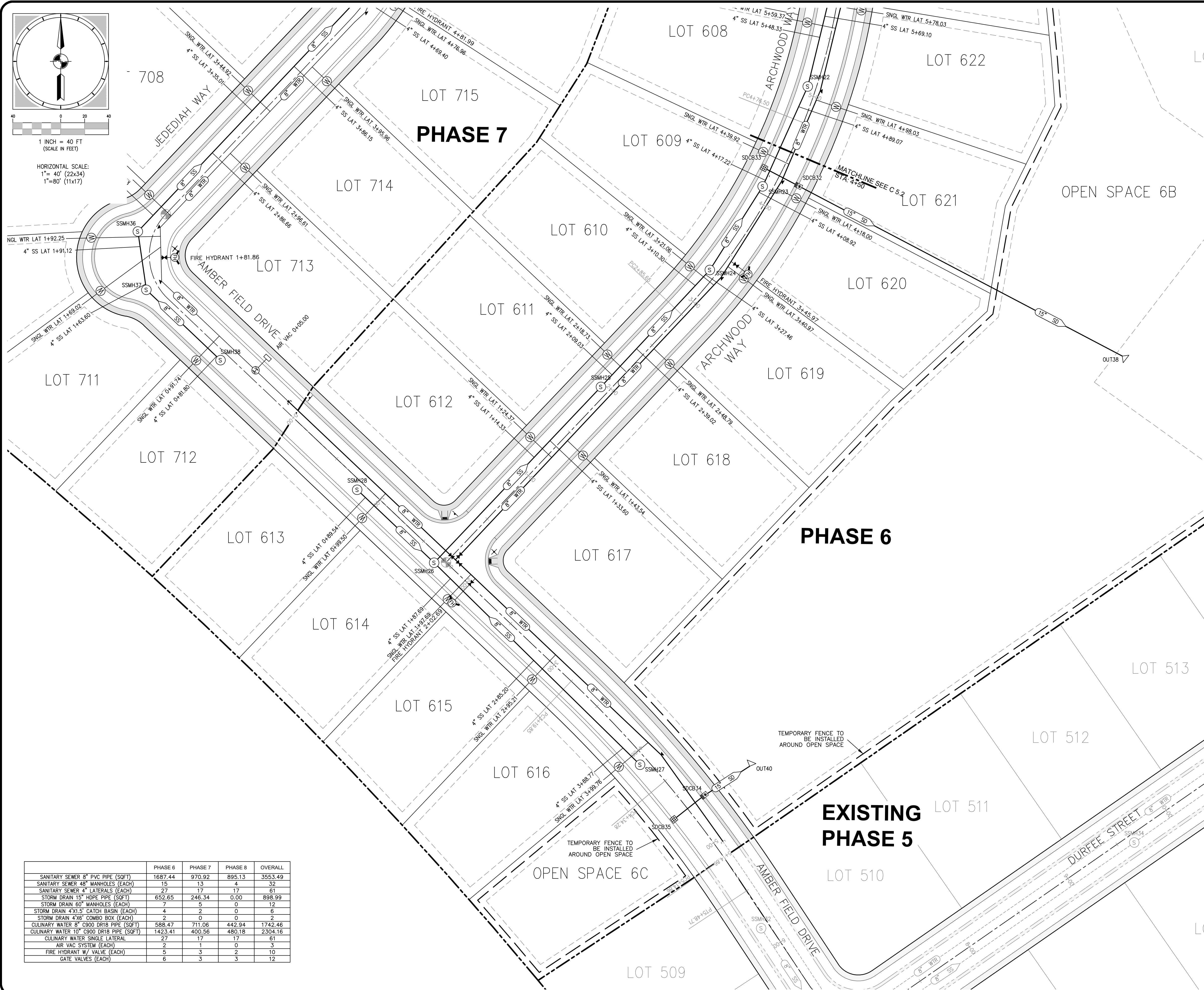
PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: SPILLWAY PLAN AND CROSS SECTION

PROJECT: C20-008
SHEET: C-4.6



HORIZONTAL SCALE:
1"= 40' (22x34)
1"= 80' (11x17)

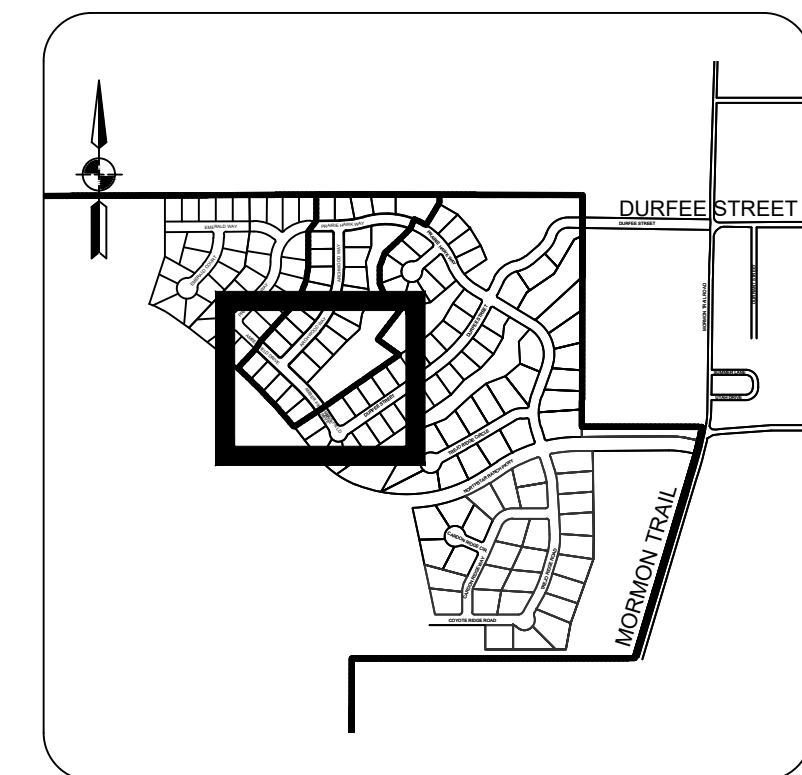


	PHASE 6	PHASE 7	PHASE 8	OVERALL
SANITARY SEWER 8" PVC PIPE (SOFT)	1687.44	970.92	895.13	3553.49
SANITARY SEWER 48" MANHOLES (EACH)	15	13	4	32
SANITARY SEWER 4" LATERALS (EACH)	27	17	17	61
STORM DRAIN 15" HDPE PIPE (SOFT)	652.65	246.34	0.00	898.99
STORM DRAIN 60" MANHOLES (EACH)	7	5	0	12
STORM DRAIN 4'X1.5' CATCH BASIN (EACH)	4	2	0	6
STORM DRAIN 4'X6 COMBO BOX (EACH)	2	0	0	2
CULINARY WATER 8" C900 DR18 PIPE (SOFT)	588.47	711.06	442.94	1742.46
CULINARY WATER 10" C900 DR18 PIPE (SOFT)	1423.41	400.56	480.18	2304.16
CULINARY WATER SINGLE LATERAL	27	17	17	61
AIR VAC SYSTEM (EACH)	2	1	0	3
FIRE HYDRANT W/ VALVE (EACH)	5	3	2	10
GATE VALVES (EACH)	6	3	3	12

LEGEND

- BOUNDARY
- LOT/ROW LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADJACENT PROPERTY LINE
- PUE LINE
- UTILITY PIPE
- EXISTING UTILITY PIPE
- CENTER LINE
- TEMPORARY TURNAROUND
- TEMPORARY EROSION FENCE
- MANHOLE
- FIRE HYDRANT
- AIR VAC
- VALVE
- STREET ADDRESS SIGN
- STREET SIGN
- 4X6 COMBO BOX
- 4X1.5 CATCH BASIN
- SURVEY MONUMENT

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 2. ALL STATIONING IS PHASE SPECIFIC AND HAS NO CONNECTION TO ADJACENT PHASES. REFERENCE INDIVIDUAL PHASES FOR STATION LOCATIONS.
 3. HORIZONTAL: 10' MINIMUM SEPARATION BETWEEN ALL CULINARY WATER AND SANITARY SEWER. VERTICAL: SANITARY SEWER BELOW WATER WITH A MINIMUM OF 1.5' OF SEPARATION.



KEY PLAN
N.T.S.



PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-5228 • F: 435-854-9231

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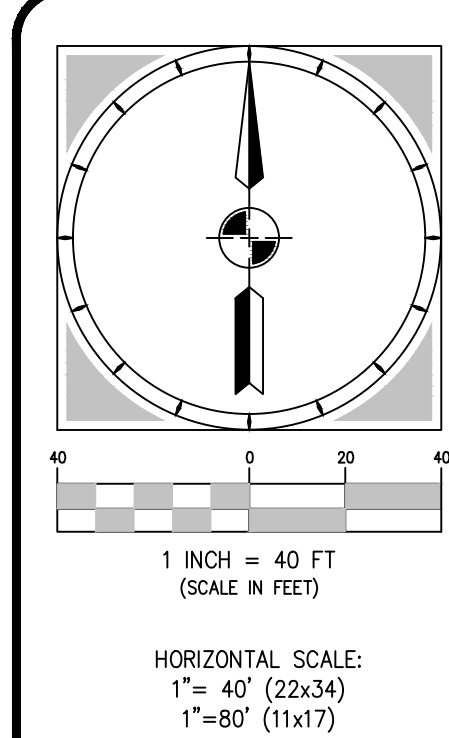
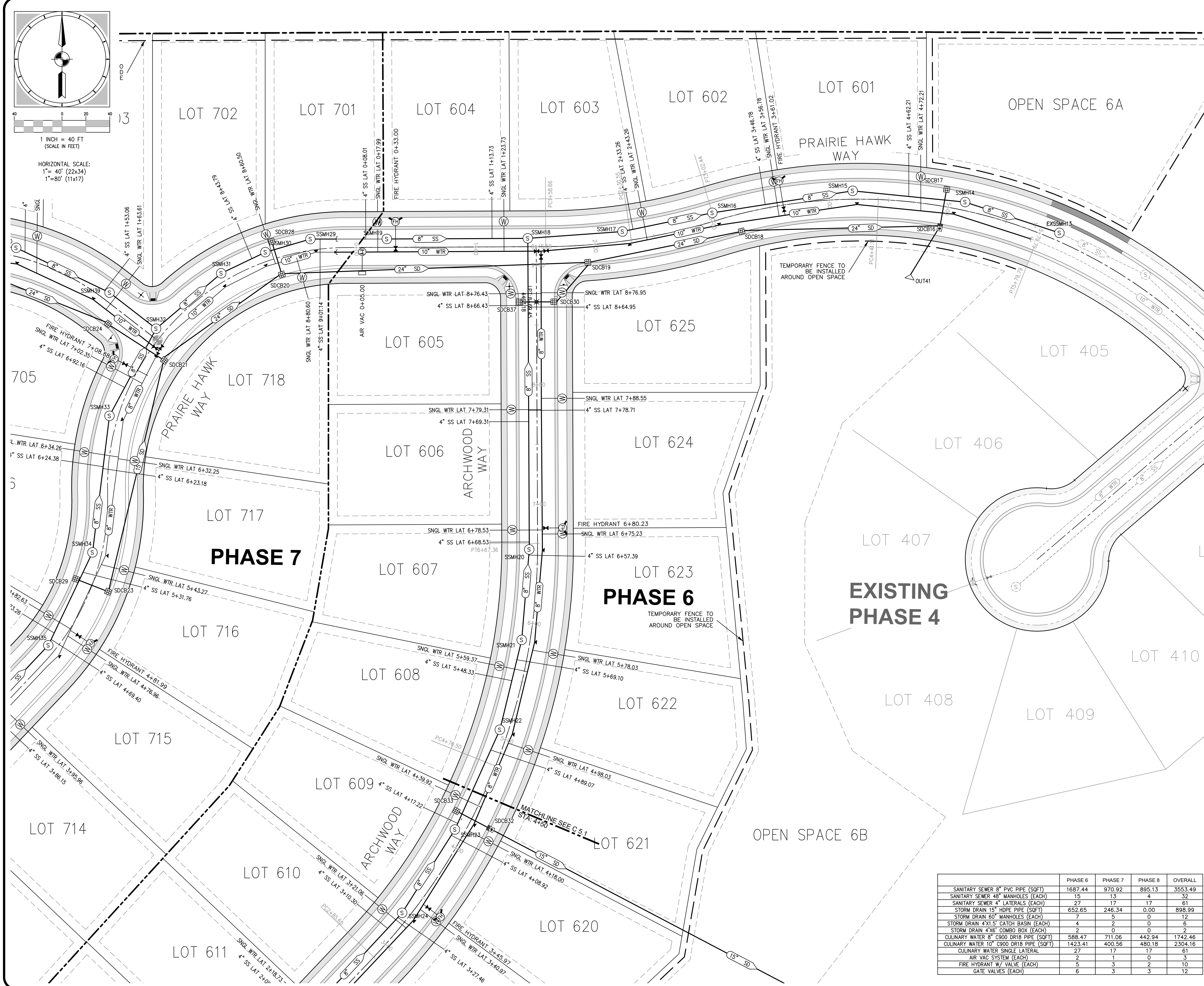
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DESIGNED BY: *Alex Fisher*
CHECKED BY: *Alex Fisher*
DATE: 12/14/2023
DESIGN ENGINEER

PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: PHASE 6 UTILITY PLAN

PROJECT: C20-008
SHEET: C-5.1



LEGEND

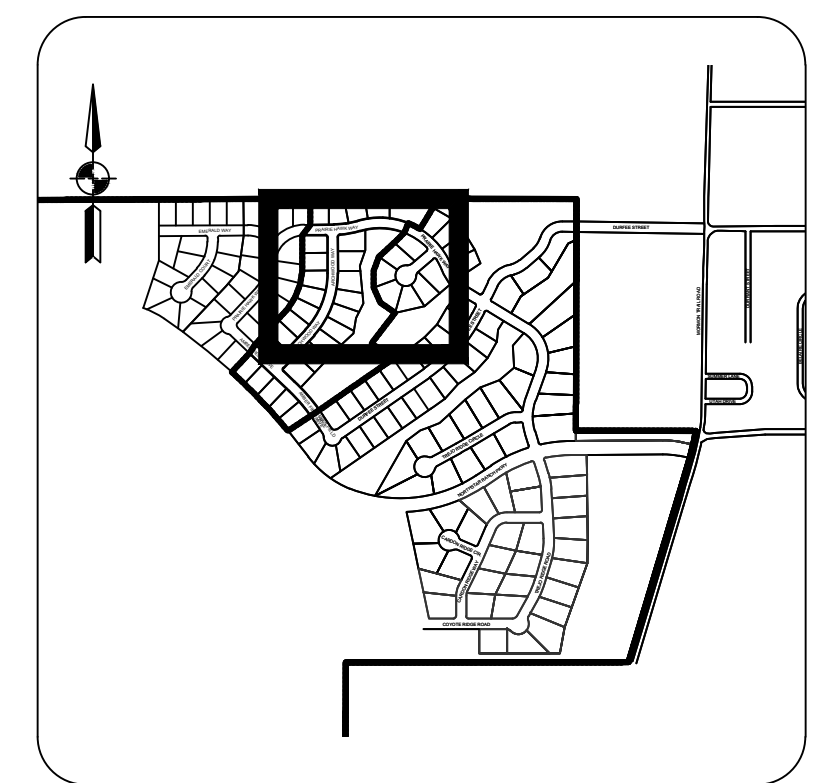
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- LOT/ROW LINE
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- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADJACENT PROPERTY LINE
- PUE LINE
- UTILITY PIPE
- EXISTING UTILITY PIPE
- CENTER LINE
- TEMPORARY TURNAROUND
- TEMPORARY EROSION FENCE
- MANHOLE
- FIRE HYDRANT
- AIR VAC
- VALVE
- STREET ADDRESS SIGN
- STREET SIGN
- 4X6 COMBO BOX
- 4X1.5 CATCH BASIN
- SURVEY MONUMENT

NOTES:

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3. HORIZONTAL: 10' MINIMUM SEPARATION BETWEEN ALL CULINARY WATER AND SANITARY SEWER. VERTICAL: SANITARY SEWER BELOW WATER WITH A MINIMUM OF 1.5' OF SEPARATION.



	PHASE 6	PHASE 7	PHASE 8	OVERALL
SANITARY SEWER 8" PVC PIPE (SOFT)	1687.44	970.92	895.13	3553.49
SANITARY SEWER 4" MAINHOLES (EACH)	15	13	4	32
SANITARY SEWER 4" LATERALS (EACH)	27	17	17	61
STORM DRAIN 15" HDPE PIPE (SOFT)	652.65	246.34	0.00	898.99
STORM DRAIN 60" MANHOLES (EACH)	7	5	0	12
STORM DRAIN 4'X1.5' CATCH BASIN (EACH)	4	2	0	6
STORM DRAIN 4'X6' COMBO BOX (EACH)	2	0	0	2
CULINARY WATER 8" C900 DR18 PIPE (SOFT)	588.47	711.06	442.94	1742.46
CULINARY WATER 10" C900 DR18 PIPE (SOFT)	1423.41	400.56	480.18	2304.16
CULINARY WATER SINGLE LATERAL	27	17	17	61
AIR VAC SYSTEM (EACH)	2	1	0	3
FIRE HYDRANT W/ VALVE (EACH)	5	3	2	10
GATE VALVES (EACH)	6	3	3	12



PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER CITY, P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-5228 • F: 435-854-9231

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DESIGN ENGINEER

PROJECT ENGINEER: BMB

PROJECT MANAGER: SFS

DRAWN BY: ANF

ISSUE DATE: 12/14/2023

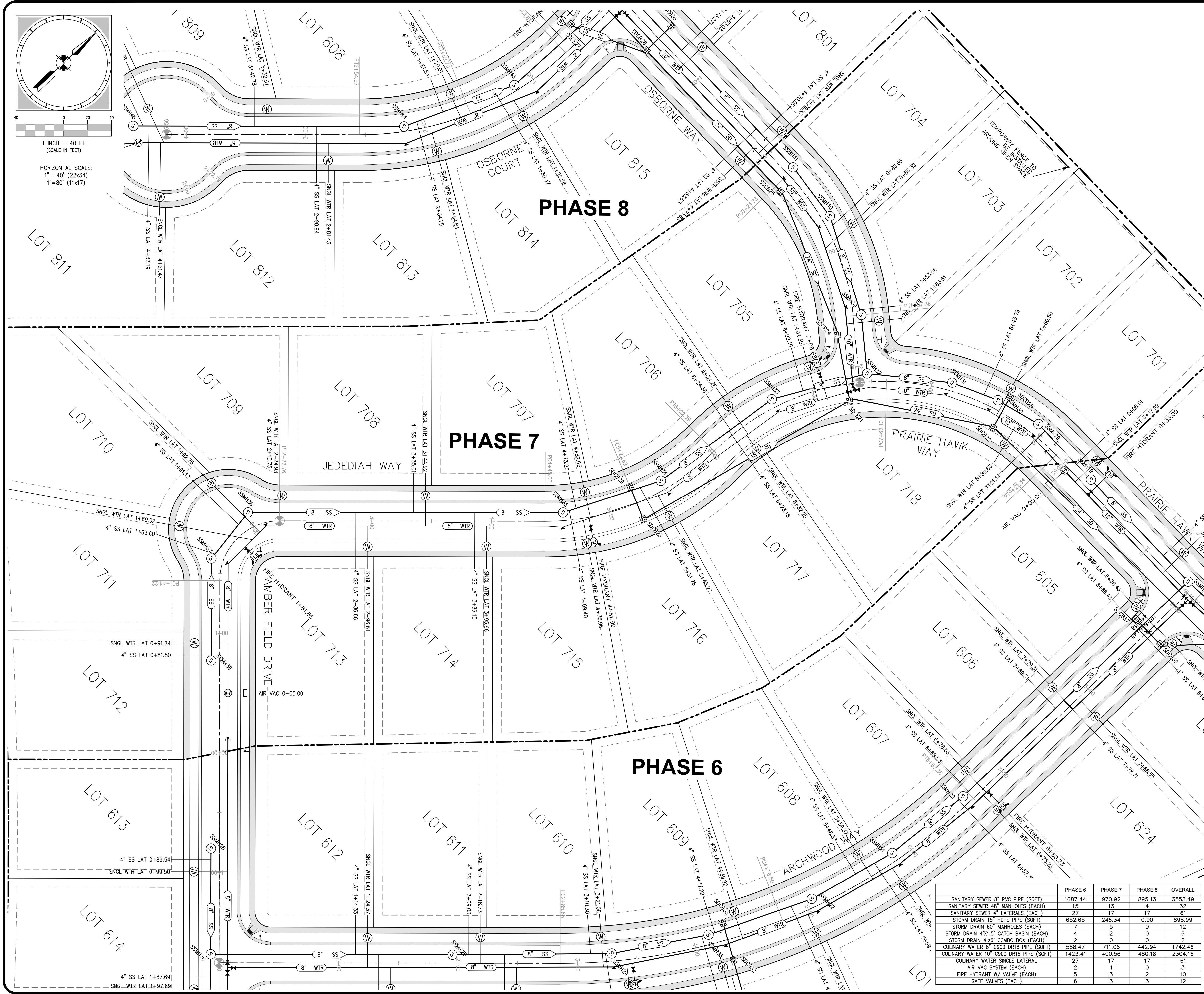
PROJECT: NORTHSTAR RANCH PHASE 8

CONSTRUCTION SET OF PLANS

SHEET TITLE: PHASE 6 UTILITY PLAN

PROJECT: C20-008

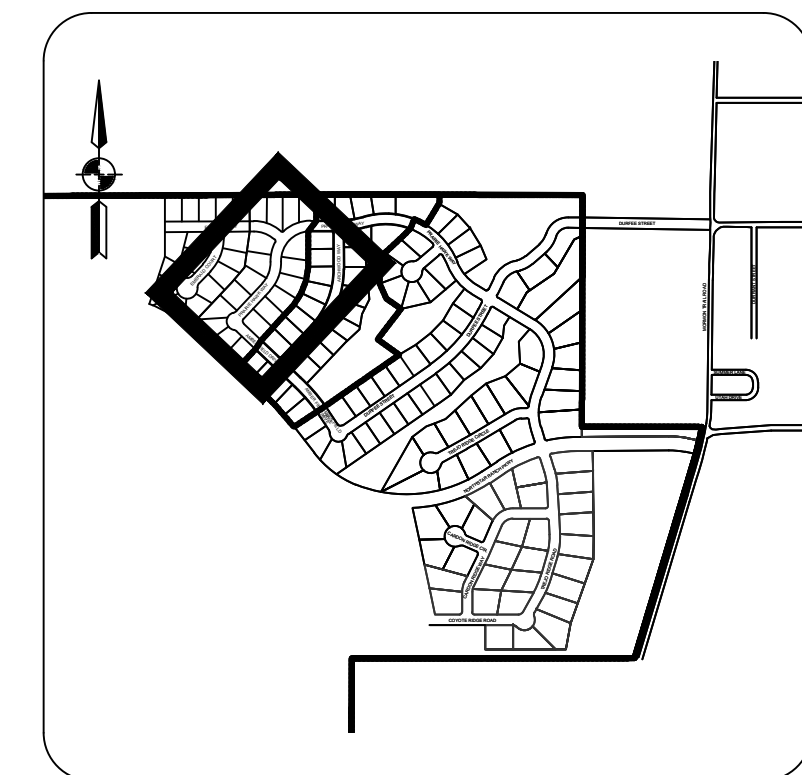
SHEET: C-5.2



LEGEND

- BOUNDARY
- LOT/ROW LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ADJACENT PROPERTY LINE
- PUE LINE
- UTILITY PIPE
- EXISTING UTILITY PIPE
- CENTER LINE
- TEMPORARY TURNAROUND
- TEMPORARY EROSION FENCE
- MANHOLE
- FIRE HYDRANT
- AIR VAC
- VALVE
- STREET ADDRESS SIGN
- STREET SIGN
- 4X6 COMBO BOX
- 4X1.5 CATCH BASIN
- SURVEY MONUMENT

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KEY PLAN
N.T.S.

	PHASE 6	PHASE 7	PHASE 8	OVERALL
SANITARY SEWER 8" PVC PIPE (SQFT)	1687.44	970.92	895.13	3553.49
SANITARY SEWER 48" MANHOLES (EACH)	15	13	4	32
SANITARY SEWER 4" LATERALS (EACH)	27	17	17	61
STORM DRAIN 15" HOPE PIPE (SQFT)	652.65	246.34	0.00	898.99
STORM DRAIN 60" MANHOLES (EACH)	7	5	0	12
STORM DRAIN 4'X1.5' CATCH BASIN (EACH)	4	2	0	6
STORM DRAIN 4'X6" COMBO BOX (EACH)	2	0	0	2
CULINARY WATER 8" CS90 DR18 PIPE (SQFT)	588.47	711.06	442.94	1742.46
CULINARY WATER 10" CS90 DR18 PIPE (SQFT)	1423.41	400.56	480.18	2304.16
CULINARY WATER SINGLE LATERAL	27	17	17	61
AIR VAC SYSTEM (EACH)	2	1	0	3
FIRE HYDRANT W/ VALVE (EACH)	5	3	2	10
GATE VALVES (EACH)	6	3	3	12

PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-9228 • F: 435-854-9231

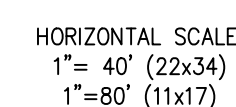
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DRAWING ALTERNATION
IF A DESIGNATION IS MADE FOR A DESIGN ALTERNATION, THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ALTERNATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ALTERNATION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ALTERNATION.

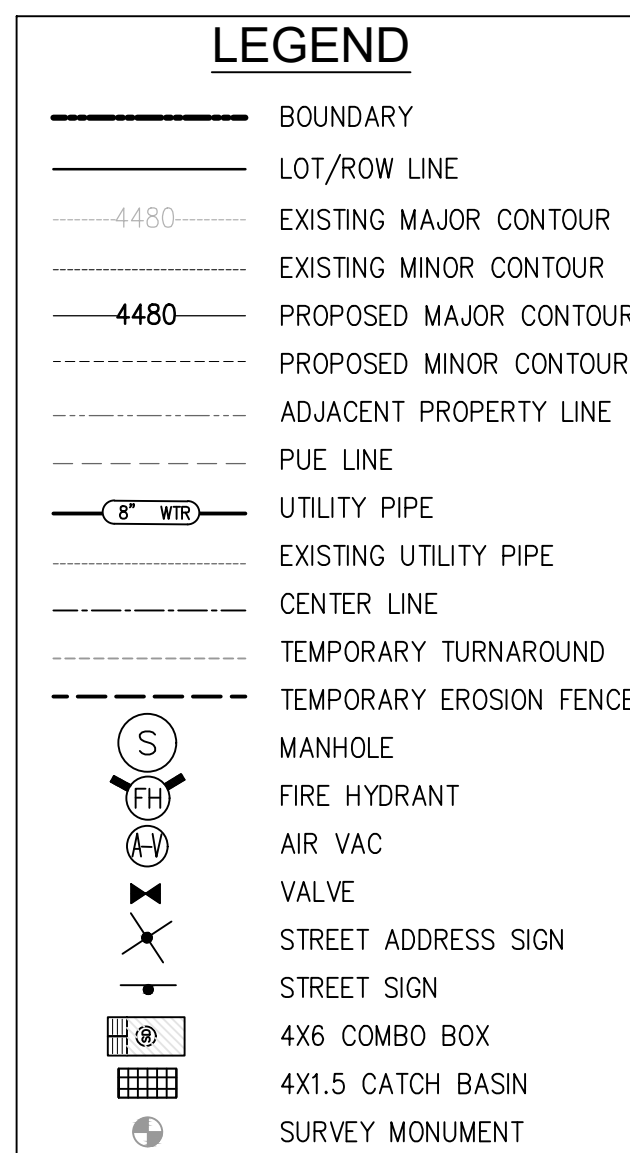
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PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: PHASE 7 UTILITY PLAN
PROJECT: C20-008
SHEET: C-5.3

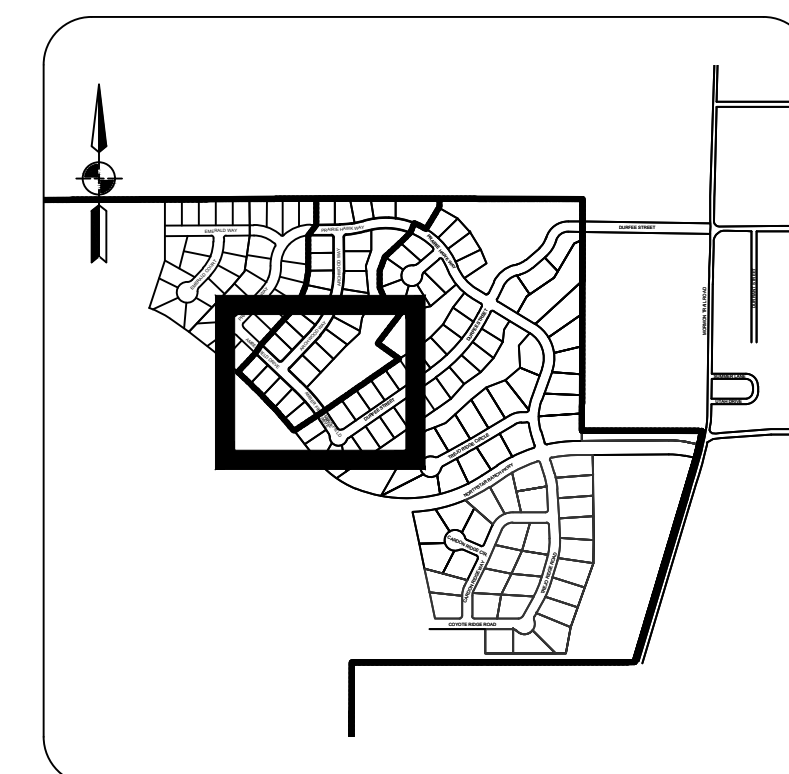


	PHASE 6	PHASE 7	PHASE 8	OVERALL
SANITARY SEWER 8" P.V. LINE (SQFT)	1687.44	970.92	895.13	3553.49
SANITARY SEWER 48" MANHOLES (EACH)	15	13	4	32
SANITARY SEWER 4" LATERALS (EACH)	27	17	17	61
STORM DRAIN 15" HDPE PIPE (SQFT)	652.65	246.34	0.00	898.99
STORM DRAIN 60" MANHOLES (EACH)	7	5	0	12
STORM DRAIN 4'x1.5' CATCH BASIN (EACH)	4	2	0	6
STORM DRAIN 4'x6' COMBO BOX (EACH)	2	0	0	2
CULINARY WATER 8" CS90 DRIP PIPE (SQFT)	588.47	711.06	442.94	1742.46
CULINARY WATER 10" CS90 DRIP PIPE (SQFT)	1423.41	400.56	180.68	2304.16
CULINARY WATER SIGNAL LATERAL	27	17	17	61
AIR VAC SYSTEM (EACH)	2	1	0	3
FIRE HYDRANT W/ VALVE (EACH)	5	3	2	10
CATCH VALVES (EACH)	6	3	0	12



NOTES:

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KEY PLAN
N.T.S.



PRE-CONSTRUCTION MEETING DATE _____



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INC.

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DESIGN ENGINEER DATE

PROJECT ENGINEER:
BMB
PROJECT MANAGER:

DRAWN BY:

12/14/2023

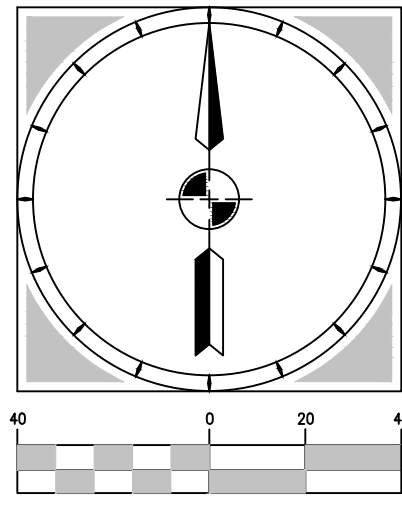
PROJECT
NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS

PHASE 8 UTILITY PLAN

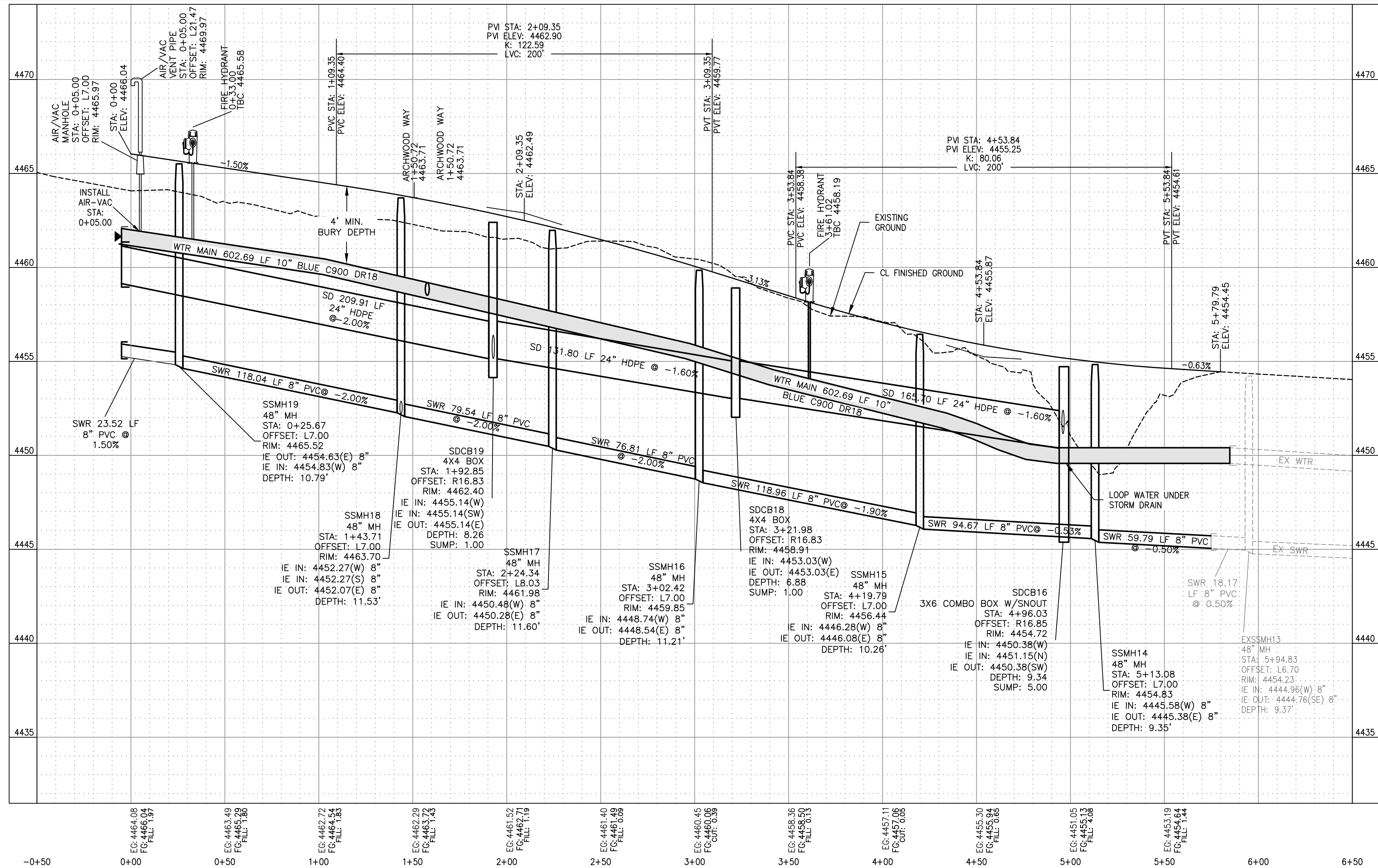
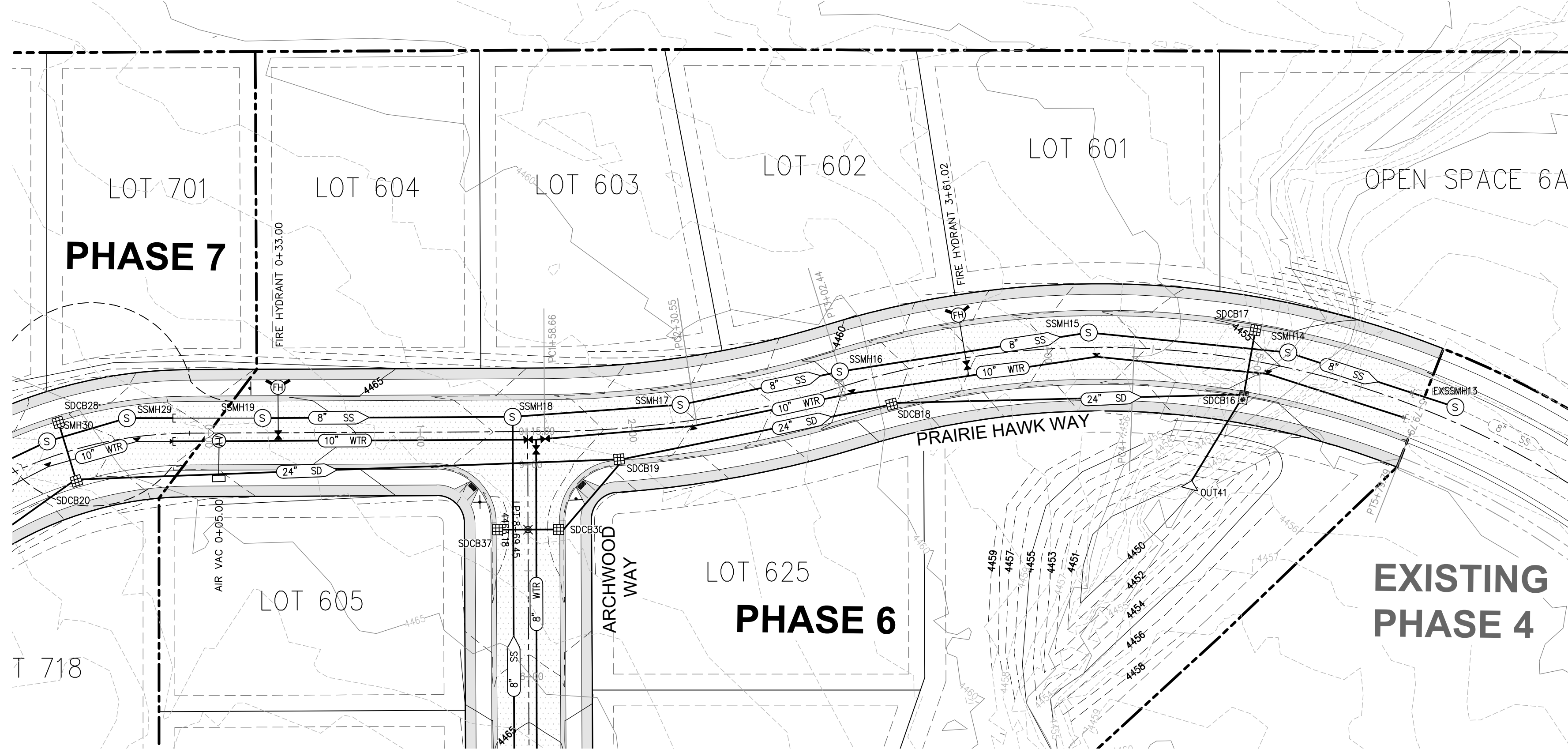
PROJECT
C20-008

SHEET
C-5.4

PRE-CONSTRUCTION MEETING DATE _____

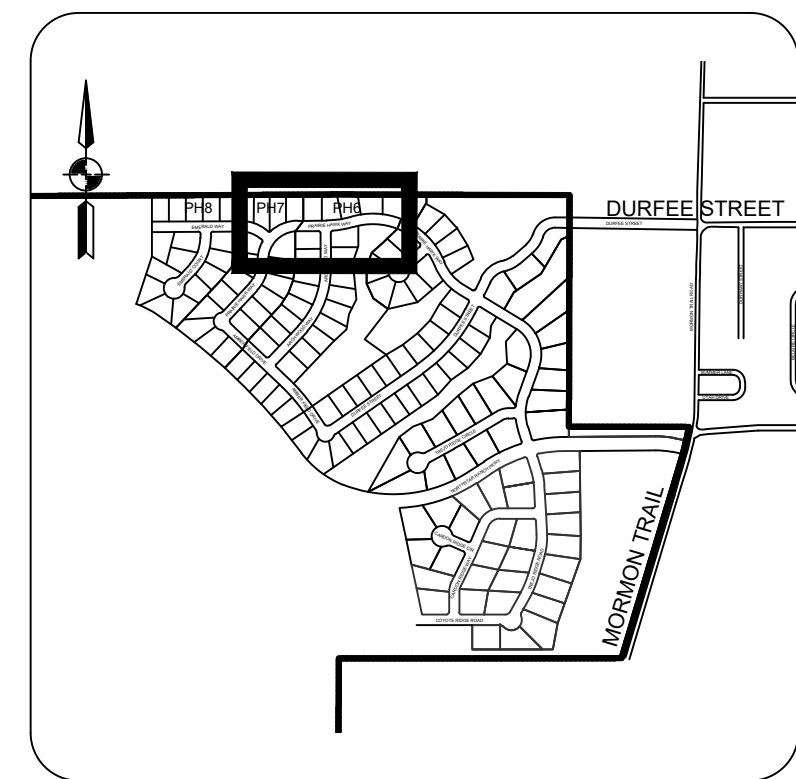


HORIZONTAL SCALE:
1"= 40' (22x34)
1"=80' (11x17)
VERTICAL SCALE: 1"=4'



LEGEND	
	BOUNDARY
	LOT/ROW LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	ADJACENT PROPERTY LINE
	PUE LINE
	UTILITY PIPE
	EXISTING UTILITY PIPE
	CENTER LINE
	TEMPORARY TURNAROUND
	TEMPORARY EROSION FENCE
	MANHOLE
	FIRE HYDRANT
	AIR VAC
	VALVE
	STREET ADDRESS SIGN
	STREET SIGN
	4X6 COMBO BOX
	4X1.5 CATCH BASIN
	SURVEY MONUMENT

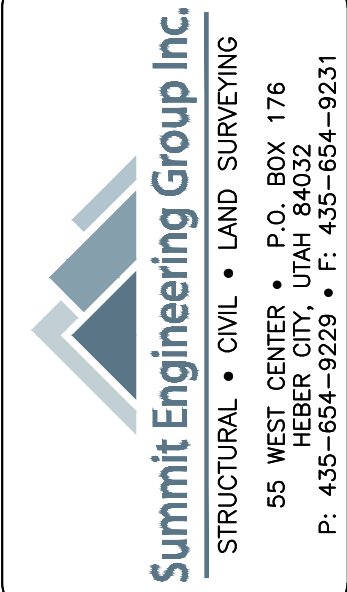
- NOTES:
1. INSTALL ALL CULINARY WATER AND SANITARY SEWER FEATURES ACCORDING TO GRANTSVILLE CITY AND OR APWA STANDARD DETAILS. IF DETAIL IS NOT INCLUDED IN THIS PLAN SET IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE NECESSARY DETAIL SHEET TO ENSURE THAT CITY STANDARDS ARE ADHERED TO AT ALL TIMES.
 2. ALL SERVICE LATERALS TO BE STUBBED OUT A MINIMUM OF 10 FEET BEHIND THE SIDEWALK.
 3. ALL STATIONING IS PHASE SPECIFIC AND HAS NO CONNECTION TO ADJACENT PHASES. REFERENCE INDIVIDUAL PHASES FOR STATION LOCATIONS.
 4. ALL EXISTING UTILITIES ARE SHOWN ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE DESIGN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICT BETWEEN EXISTING AND PROPOSED UTILITIES IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION.



KEY PLAN
N.T.S.



PRE-CONSTRUCTION MEETING DATE



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DRAWING ALTERNATION
IF A DESIGN OR CONSTRUCTION CHANGE IS REQUIRED, THE DESIGNER SHALL BE NOTIFIED BY THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

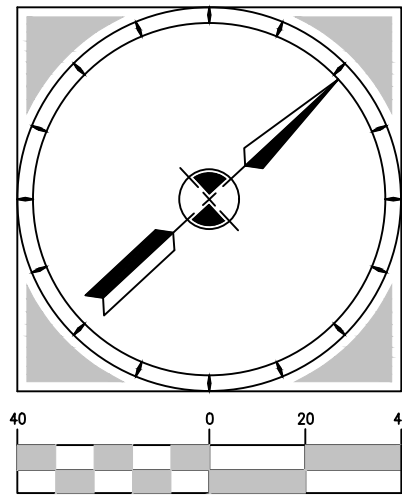
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DESIGN ENGINEER
ALEX FISHER
12/14/2023
DATE

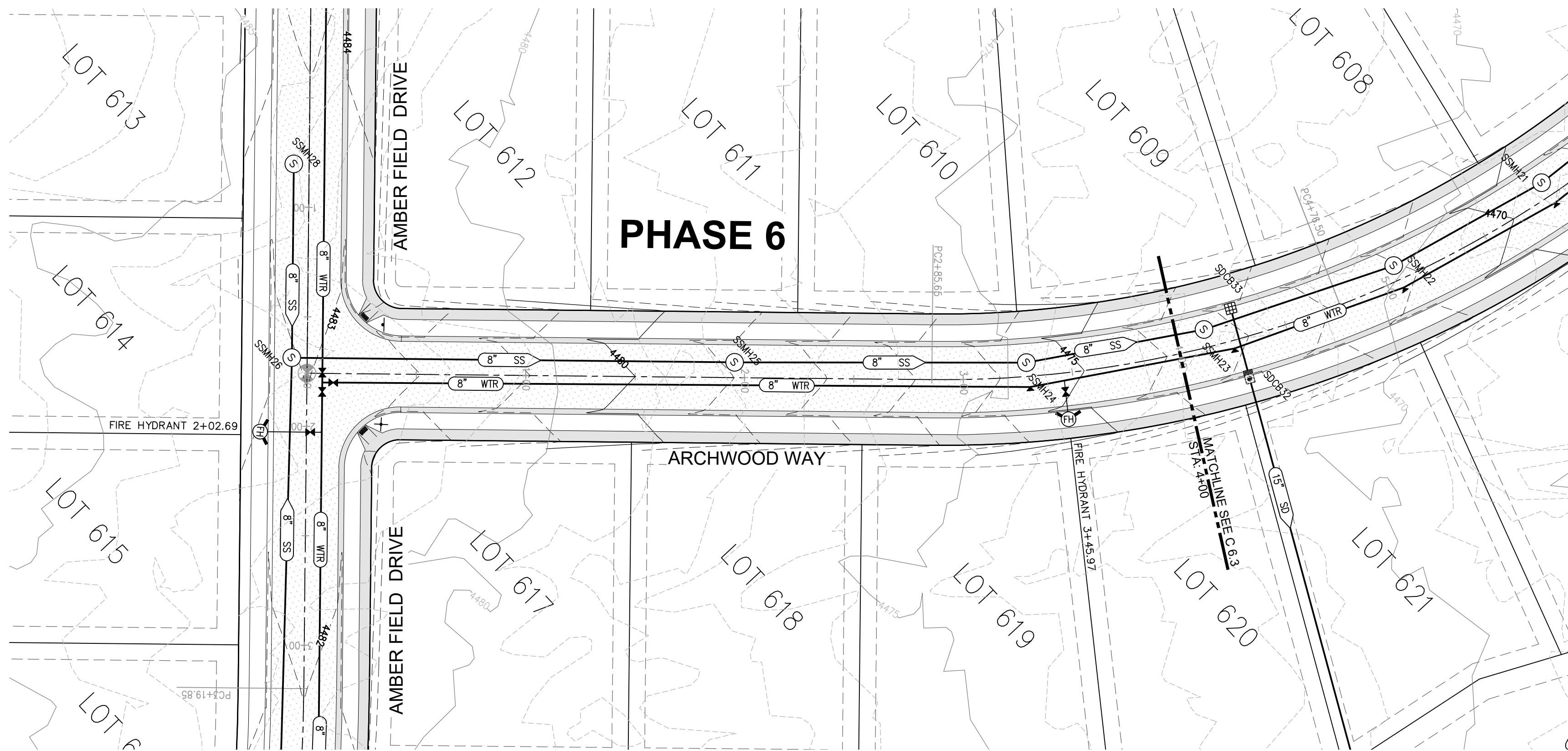
PROJECT ENGINEER:
BMB
PROJECT MANAGER:
SFS
DRAWN BY:
ANF
ISSUE DATE:
12/14/2023

PROJECT
NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE
PHASE 6 PRAIRIE HAWK
WAY PLAN AND PROFILE

PROJECT
C20-008
SHEET
C-6.1

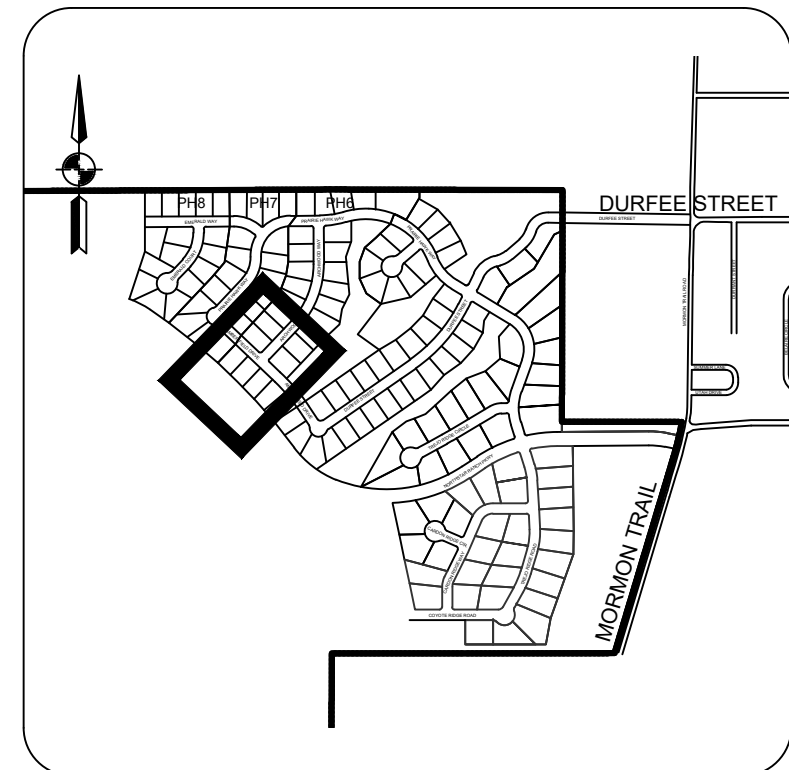
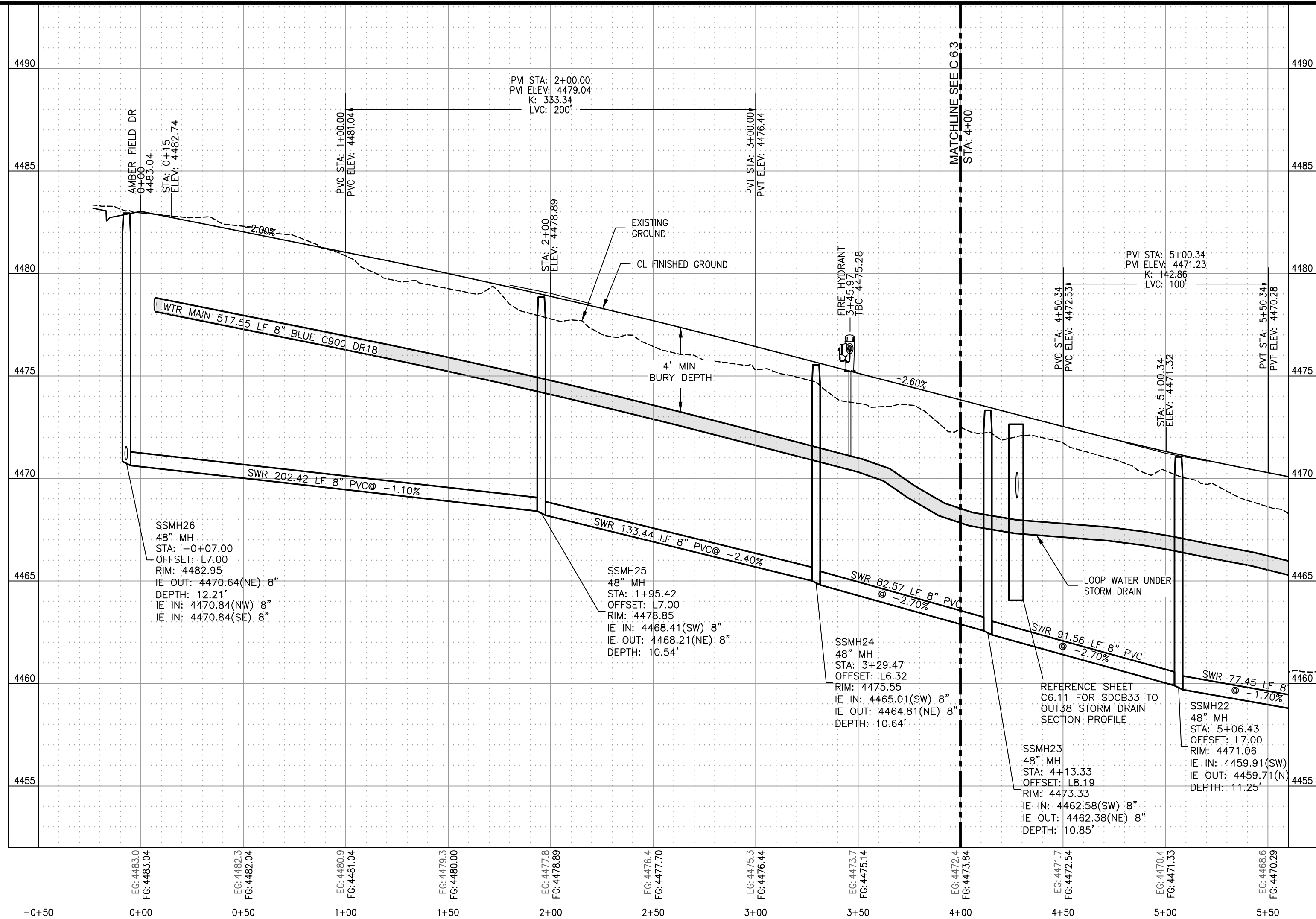


HORIZONTAL SCALE:
1"= 40' (22x34)
1"=80' (11x17)
VERTICAL SCALE: 1"=4'



LEGEND	
	BOUNDARY
	LOT/ROW LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	ADJACENT PROPERTY LINE
	PUE LINE
	UTILITY PIPE
	EXISTING UTILITY PIPE
	CENTER LINE
	TEMPORARY TURNAROUND
	TEMPORARY EROSION FENCE
	MANHOLE
	FIRE HYDRANT
	AIR VAC
	VALVE
	STREET ADDRESS SIGN
	STREET SIGN
	4X6 COMBO BOX
	4X1.5 CATCH BASIN
	SURVEY MONUMENT

- NOTES:
1. INSTALL ALL CULINARY WATER AND SANITARY SEWER FEATURES ACCORDING TO GRANTSVILLE CITY AND OR APWA STANDARD DETAILS. IF DETAIL IS NOT INCLUDED IN THIS PLAN SET IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE NECESSARY DETAIL SHEET TO ENSURE THAT CITY STANDARDS ARE ADHERED TO AT ALL TIMES.
 2. ALL SERVICE LATERALS TO BE STUBBED OUT A MINIMUM OF 10 FEET BEHIND THE SIDEWALK.
 3. ALL STATIONING IS PHASE SPECIFIC AND HAS NO CONNECTION TO ADJACENT PHASES. REFERENCE INDIVIDUAL PHASES FOR STATION LOCATIONS.
 4. ALL EXISTING UTILITIES ARE SHOWN ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE DESIGN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY CONFLICT BETWEEN EXISTING AND PROPOSED UTILITIES IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONTINUING CONSTRUCTION.



KEY PLAN
N.T.S.



PRE-CONSTRUCTION MEETING DATE

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-854-5228 • F: 435-854-8231

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DRAWING ALTERNATION
IF IT IS NOT YETING UNDER THE CONTROL OF THE ENGINEER, THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL CONSEQUENCES OF ANY AND ALL ACTIONS TAKEN OR NOT TAKEN BY ANY AND ALL PERSONS FOLLOWING THE INSTRUCTIONS OF THE ALTERNATION.

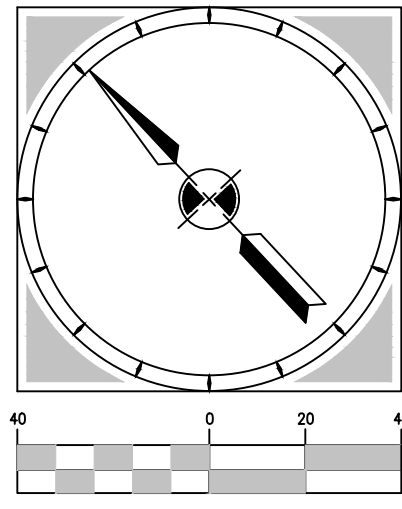
REVISIONS		DATE	BY
1			
2			
3			
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7			
8			

DESIGNED BY: ALEX FISHER
CHECKED BY: ALEX FISHER
DATE: 12/14/2023
DESIGN ENGINEER: Alex Fisher

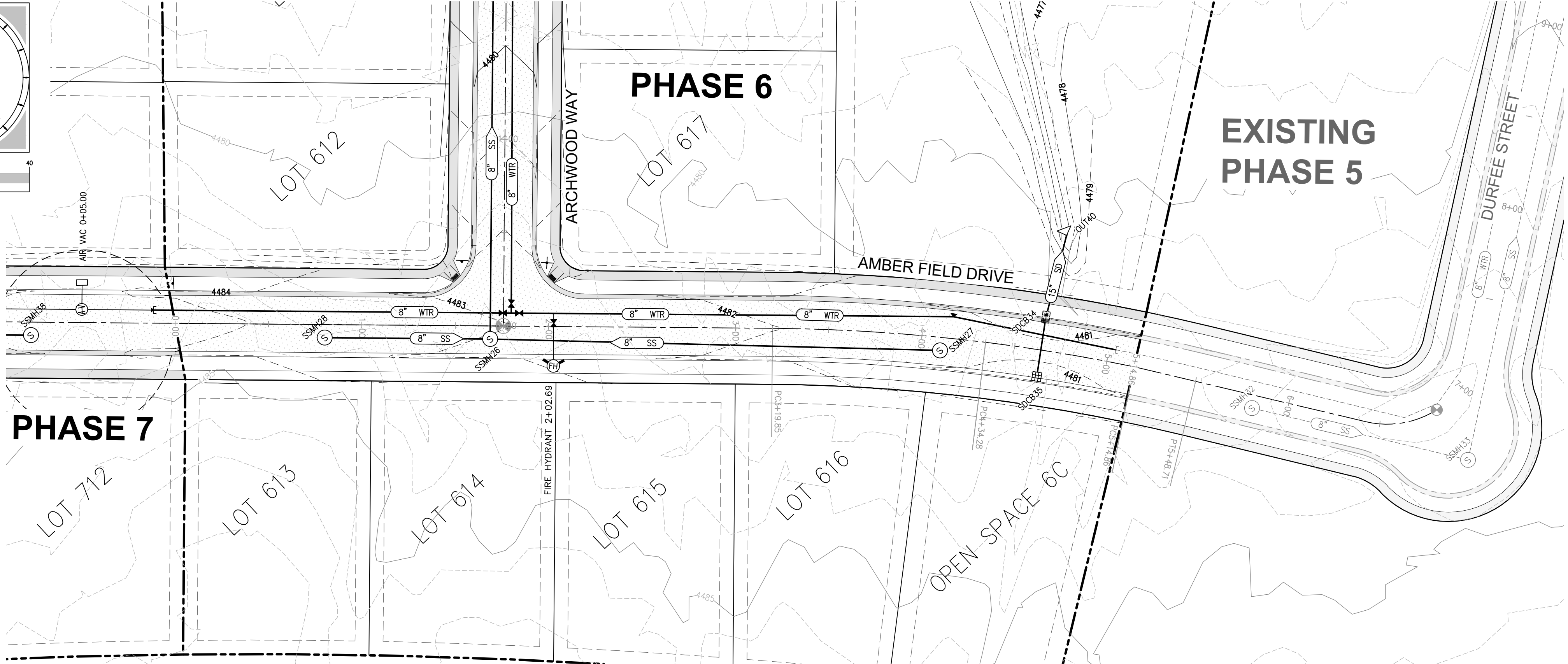
PROJECT ENGINEER: BMB
PROJECT MANAGER: SFS
DRAWN BY: ANF
ISSUE DATE: 12/14/2023

PROJECT: NORTHSTAR RANCH PHASE 8
CONSTRUCTION SET OF PLANS
SHEET TITLE: PHASE 6 ARCHWOOD WAY 0+00 TO 4+00 PLAN AND PROFILE

PROJECT: C20-008
SHEET: C-6.2

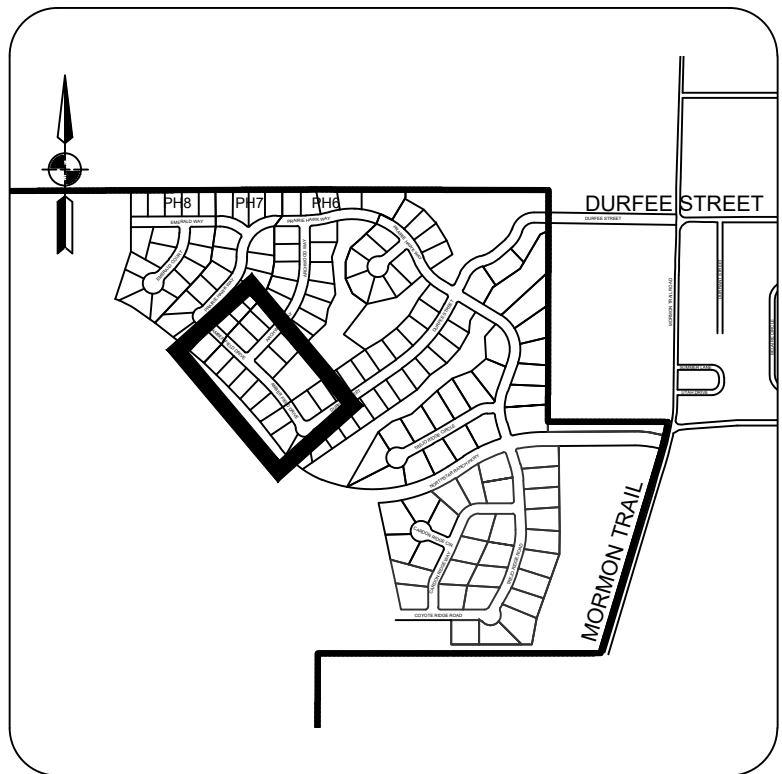
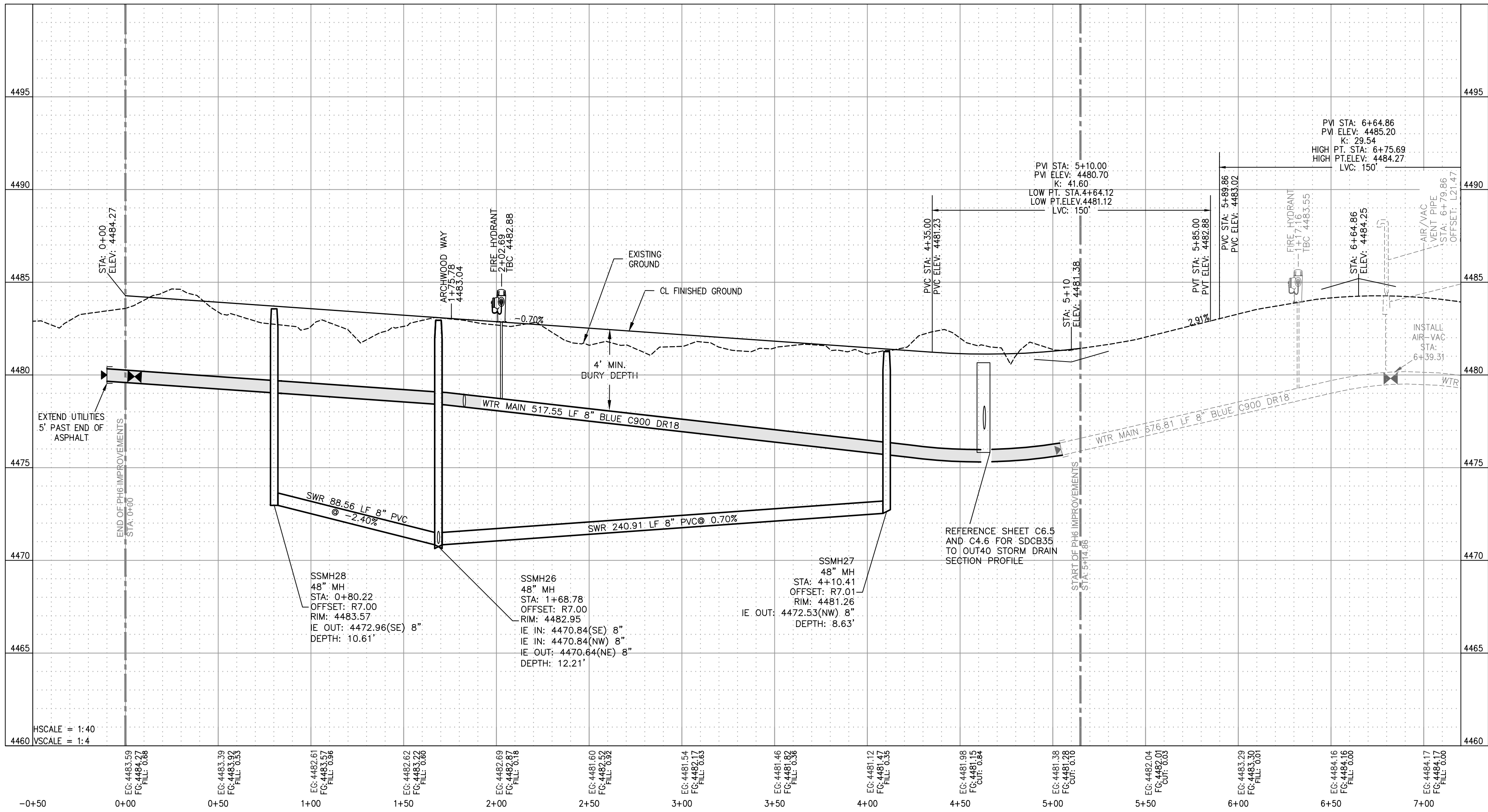


HORIZONTAL SCALE:
1"= 40' (22x34)
1"=80' (11x17)
VERTICAL SCALE: 1"=4'



LEGEND	
	BOUNDARY
	LOT/ROW LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	ADJACENT PROPERTY LINE
	PUE LINE
	UTILITY PIPE
	EXISTING UTILITY PIPE
	CENTER LINE
	TEMPORARY TURNAROUND
	TEMPORARY EROSION FENCE
	MANHOLE
	FIRE HYDRANT
	AIR VAC
	VALVE
	STREET ADDRESS SIGN
	STREET SIGN
	4X6 COMBO BOX
	4X1.5 CATCH BASIN
	SURVEY MONUMENT

- NOTES:
1. INSTALL ALL CULINARY WATER AND SANITARY SEWER FEATURES ACCORDING TO GRANTSVILLE CITY AND OR APWA STANDARD DETAILS. IF DETAIL IS NOT INCLUDED IN THIS PLAN SET IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE NECESSARY DETAIL SHEET TO ENSURE THAT CITY STANDARDS ARE ADHERED TO AT ALL TIMES.
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KEY PLAN
N.T.S.



PRE-CONSTRUCTION MEETING DATE

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REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		

DESIGNED BY: **Alex Fisher**
CHECKED BY: **Alex Fisher**
DATE: 12/14/2023
DESIGN ENGINEER

PROJECT ENGINEER: **BMB**
PROJECT MANAGER: **SFS**
DRAWN BY: **ANF**
ISSUE DATE: 12/14/2023

PROJECT: **NORTHSTAR RANCH PHASE 8**
CONSTRUCTION SET OF PLANS
SHEET TITLE: **PHASE 6 AMBER FIELD DRIVE -0+00 TO 5+15 PLAN AND PROFILE**

PROJECT: **C20-008**
SHEET: **C-6.4**