

NOTES:

- 1.) VERTICAL DATA (CONTOURS AND/OR SPOT ELEVATIONS ) SHOWN HEREON ARE BASED ON THE FOOT EQUIVALENT ELEVATION OF 5713.74', FOUND RIVET REPRESENTING AN EXTENSION OF THE WEST PROPERTY CORNER , LOT 20, SUBJECT PROPERTY, SAID RED LEDGES PHASE 1 AMENDED SUBDIVISION, COLLECTED WITH GPS ON THE UTAH VRS NETWORK (GEOID G2012BU0)
- 2.) THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF SHAUN COREY, PLS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUGUST 31, 2023.
- 3.) THIS TOPOGRAPHIC SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 4.) PROPERTY LINES SHOWN HERON ARE COMPILED FROM RECORD INFORMATION FOR REFERENCE ONLY. NO BOUNDARY SURVEY WAS PERFORMED BY YORK ENGINEERING.
- 5.) THIS TOPOGRAPHIC SURVEY PLAT IS NOT PROOF OF OWNERSHIP.
- 6.) THIS TOPOGRAPHIC SURVEY PLAT MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
- 7.) THIS TOPOGRAPHIC SURVEY PLAT WAS PREPARED FOR RML DESIGN. YORK ENGINEERING ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- 8.) CONTOUR INTERVAL: 2'
- 9.) ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS
- 10.) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 11.) UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND FACILITIES AND EXISTING BLUE STAKE MARKINGS FOUND ON SITE AT THE TIME OF SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
- 12.) NOTIFY BLUE STAKE (801) 208-2100 OR BLUESTAKES.ORG.

SITE PLAN GENERAL NOTES:

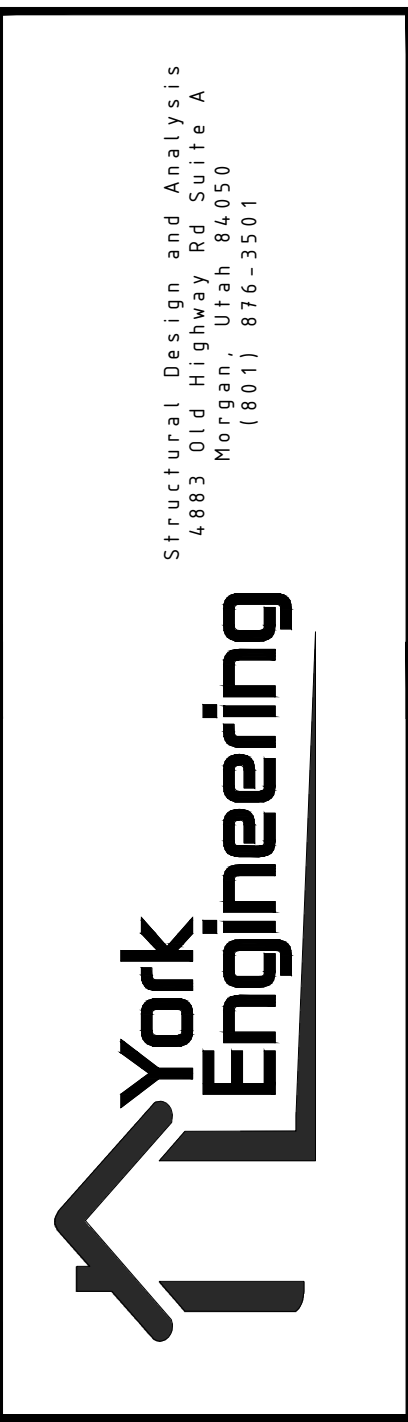
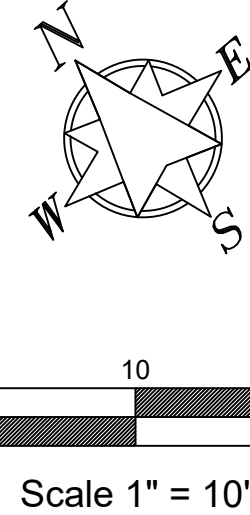
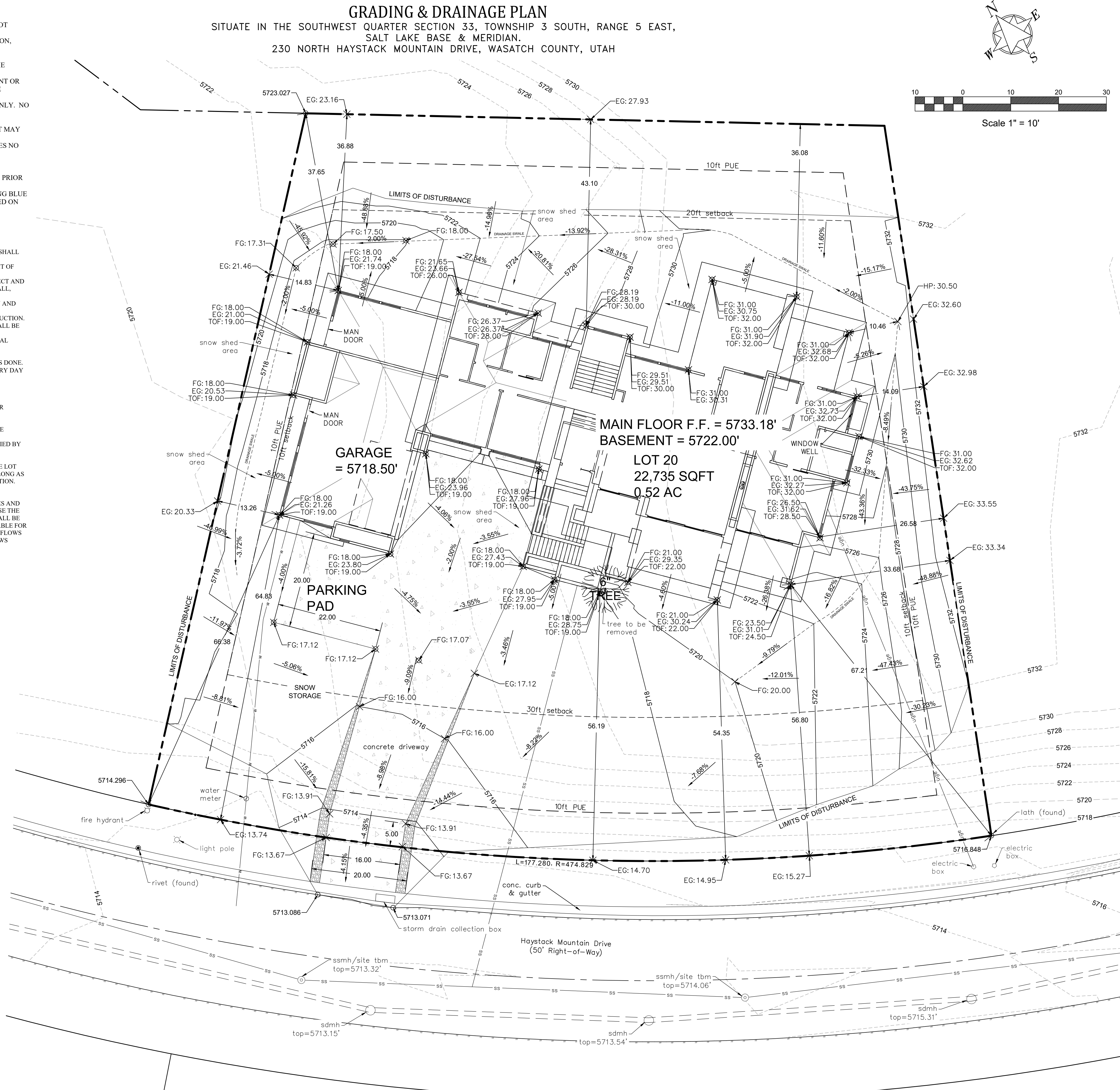
- 1.) DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- 2.) BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT OF WAY. TRAFFIC PLAN, BONDING AND INSURANCE WILL BE REQUIRED.
- 3.) IF RETAINING WALLS REQUIRED, A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT AND APPROVE ANY RETAINING WALL THAT IS HIGHER THAN 4 FEET FROM BOTTOM FINISH GRADE TO TOP OF WALL, ONCE CONSTRUCTED.
- 4.) RETAINING WALLS ENCRANCHING INTO EASEMENTS REQUIRE AN EXCEPTION FROM THE CITY AND COUNTY AND NEED APPROVAL PRIOR TO CONSTRUCTION.
- 5.) PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
- 6.) SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOUS FRENCH DRAIN AT FOUNDATION, ON SITE.
- 7.) MAINTAIN NATURAL EXISTING GRADE AT ALL SIDES OF LOT TO RETAIN STORM WATER ON SITE FOR NATURAL PERCOLATION. CONTRACTOR TO ENSURE NO PONDING OF WATER OCCURS.
- 8.) WINDOW WELL ELEVATIONS MUST BE A MINIMUM 3 INCHES ABOVE FINISHED GRADE.
- 9.) ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
- 10.) STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY
- 11.) GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
- 12.) BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
- 13.) A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SIT FOR ALL CONCRETE, PAINT STUCCO OR MASONRY WORK. WASHOUT ON THE WORKGROUND IS PROHIBITED.
- 14.) TEMPORARY AND PERMANENT SLOPES MUST BE ADEQUATELY VEGETATED.
- 15.) WATER AND SEWER STUBS MUST BE RE-ROUTED AND SHALL NOT BE UNDER THE DRIVEWAY OR OTHER SITE CONCRETE PRIOR TO CONNECTING TO HOME.
- 16.) FIRE HYDRANT TO BE LOCATED WITHIN 300' OF STRUCTURE. LOCATION OF FIRE HYDRANT HAS BEEN VERIFIED BY CITY ENGINEER AND FIRE MARSHAL TO BE WITHIN 300' OF PROPOSED STRUCTURE.
- 17.) NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- 18.) EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- 19.) PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL LEAVE AN AGREEMENT/EASEMENT WITH THE ADJUTED PROPERTY OWNERS.
- 20.) CONTRACTOR TO RECEIVE APPROVAL TO DO REQUIRED WORK WITHIN PUBLIC UTILITY EASEMENT (P.U.E.)

NOTABLE AREAS

|                     |      |      |
|---------------------|------|------|
| PARKING PAD         | 440  | SQFT |
| WALKWAY             | 273  | SQFT |
| DRIVEWAY (CONCRETE) | 2035 | SQFT |
| DRIVEWAY (GRAVEL)   | 127  | SQFT |
| ROOF                | 6059 | SQFT |
| TOTAL               | 8934 | SQFT |

LEGEND

|         |                              |   |                          |
|---------|------------------------------|---|--------------------------|
| -----   | Survey Limits                | ⊙ | Rod Found                |
| -----   | Adjacent Lot Line            | ○ | Telephone Pedestal       |
| -----   | Property Line                | ① | Telephone Manhole        |
| -----   | Subdivision Boundary         | ⊠ | Telephone Box            |
| -----   | Right of Way                 | ⊕ | Fire Hydrant             |
| -----   | Centerline Road              | ⊗ | Water Valve              |
| -----   | Easement Line                | ⊗ | Water Meter              |
| -----   | Existing Contour             | ○ | Electric Box             |
| ss      | Sanitary Sewer and Manhole   | ⊕ | Monument                 |
| ss      | Storm Line and Manhole       | ⊕ | Fiber Optic Marker       |
| w       | Waterline                    | ⊕ | Electric Transformer     |
| uge     | Underground Electric Line    | ⊕ | Light Pole               |
| fo      | Underground Fiber Optic Line | ⊕ | Irrigation Control Valve |
| gos     | Underground Gas Line         | ⊕ | Rivet in Curb Found      |
| -----   | Asphalt                      | ⊕ | Utility Pole             |
| X-----X | Fence Wire                   | ⊕ | Sign                     |



GRADING & DRAINAGE PLAN  
LOT 20 - RED LEDGES PHASE 1-AMENDED  
230 NORTH HAYSTACK MOUNTAIN DRIVE  
HEBER CITY, WASATCH COUNTY, UTAH

| REVISIONS |
|-----------|
|           |

|                 |           |
|-----------------|-----------|
| DESIGNED BY:    | NA        |
| DRAWN BY:       | KTC       |
| CHECKED BY:     | KMY       |
| SCALE:          | 1" = 10'  |
| DATE:           | 3/12/2024 |
| PROJECT NUMBER: | NA        |

SHEET  
1 OF 3

SWPPP NOTES:

- SWPPP SIGN MUST BE INSTALLED ON CONSTRUCTION SITE, OR POST SWPPP SIGN NEAR THE MAIN ENTRANCE OF THE PROJECT THE NOI COVERS. THE SIGN MUST INCLUDE YOUR SWPPP CONTACT INFORMATION NOI NUMBER.
- SWPPP OPERATOR/OWNER IS TO PERFORM A REQUIRED WEEKLY INSPECTION AND DOCUMENT IT IDENTIFYING ISSUES ENCOUNTERED AND ACTIONS TAKEN TO CORRECT THEM.
- ALL STORMWATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPING IS DONE.
- STREET CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AND DIRT AT THE END OF EVERY DAY.
- GRAVEL BAGS (OR EQUIVALENT BMP) TO BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWNSTREAM FROM SITE DURING CONSTRUCTION.
- BERMS OR SWALES MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
- A LINED CONCRETE WASHOUT AREA MUST BE PROVIDED AT THE SITE FOR ALL CONCRETE, PAINT, STUCCO, OR MASONRY WORK. WASHOUT ON GROUND IS PROHIBITED.
- CONTRACTOR IS RESPONSIBLE FOR THE SWPPP AND EROSION CONTROL DURING CONSTRUCTION.
- SWPPP OPERATOR/OWNER SHALL MAINTAIN ALL STORM WATER MANAGEMENT CONTROL MEASURES. SITE WILL HAVE GOOD HOUSEKEEPING PRACTICES UP TO AND INCLUDING PROPER TRASH COLLECTION AND REMOVAL, PROPER DISPOSAL OF ALL CONSTRUCTION MATERIALS AND CHEMICALS; AND MAINTENANCE OF ALL BMPs.
- SEDIMENTATION BMPs SHOWN ON THESE PLANS ARE TO BE INSTALLED WITHIN THE SAME WORKING DAY THAT LAND DISTURBANCE OCCURS.
- ALL AREAS TO BE REVEGETATED ARE TO RECEIVE REVEGETATION BMPs PRIOR TO THE COMPLETION OF THE PROJECT.
- THE PROJECT OWNER IS RESPONSIBLE FOR MAINTAINING THE STREETS, STORM DRAINS, AND CHANNELS, DITCHES AND SWALES FREE FROM DEBRIS SOIL, MUD, OR OTHER MATERIAL THAT WOULD CAUSE A PUBLIC SAFETY CONCERN, VIOLATE THE CITY'S UPDES PERMIT, STATE OR FEDERAL LAWS, OR PREVENT THE FACILITY FROM OPERATING.
- LIMIT OF DISTURBANCE BARRIERS ARE TO BE PLACED AND MAINTAINED UNTIL WRITTEN NOTIFICATION IS RECEIVED FROM THE ENGINEERING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR MAINTAINING LIMIT OF DISTURBANCE BARRIERS.
- IF DISTURBANCE OCCURS OUTSIDE THE LIMIT OF DISTURBANCE WORK WILL STOP AND REMAIN STOPPED UNTIL THE WRITTEN RESPONSE IS RECEIVED FROM THE CITY.
- THE OWNER IS TO BE RESPONSIBLE FOR ADDITIONAL GRADING INFORMATION AS REQUIRED THROUGHOUT THE REMAINDER OF THE PROJECT.
- ALL SWPPP PLANS AND PROTECTION MUST BE IN PLACE PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT. NOT DIRT/SOILS PILES IN THE STREETS OR ROADWAYS.

STABILIZED CONSTRUCTION ENTRANCE:

- QUARRY SPALLS TO BE ADDED IF PAD IS NO LONGER IN ACCORDANCE WITH SPECIFICATIONS. IF NOT PROPERLY WORKING TO KEEP STREETS CLEAN, INSTALL WHEEL WASH, SWEEP STREETS, OR WASH STREETS IF THE WASH WATER CAN BE COLLECTED.
- PLACE STABILIZED CONSTRUCTION ENTRANCE AND STAGING YARD AS SHOWN ON DRAWING.

STORM WATER:

- MACHINERY AND VEHICLES SHOULD BE INSPECTED DAILY TO ENSURE THEY ARE NOT LEAKING FLUIDS
- PROPERLY RECYCLE AND DISPOSE OF WASTE FLUIDS.
- TRASH AND RECYCLE RECEPTACLES SHOULD BE KEPT ONSITE FOR THE DURATION OF THE PROJECT.
- DO NOT DUMP ANYTHING ONTO SIDEWALKS, STREETS, OR PARKING STRIPS. STORM DRAINS AND INLETS ARE TO BE INSPECTED REGULARLY AND CLEANED TO ENSURE SEDIMENT DOES NOT BLOCK THE DRAINS.
- MINIMIZE SAND OR SALT USAGE DURING WINTER MONTHS. INSTEAD USE ALTERNATIVES SUCH AS CALCIUM CHLORIDE. IF THESE MATERIALS ARE STORED OUTDOORS, COVER THEM TO PREVENT RUNOFF CONTAMINATION.

CONCRETE WASHOUT & PAVEMENT DISPOSAL:

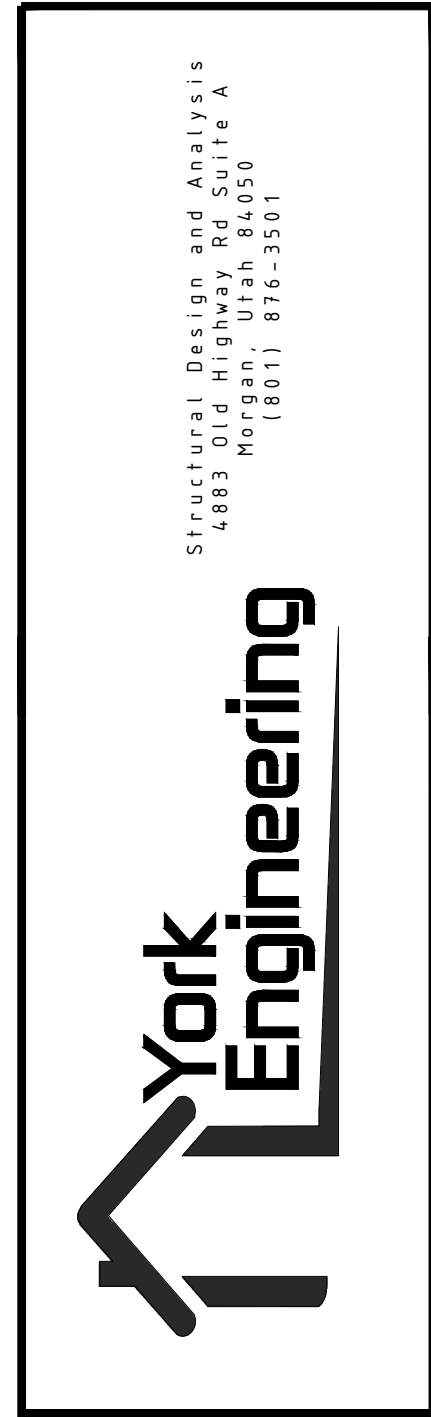
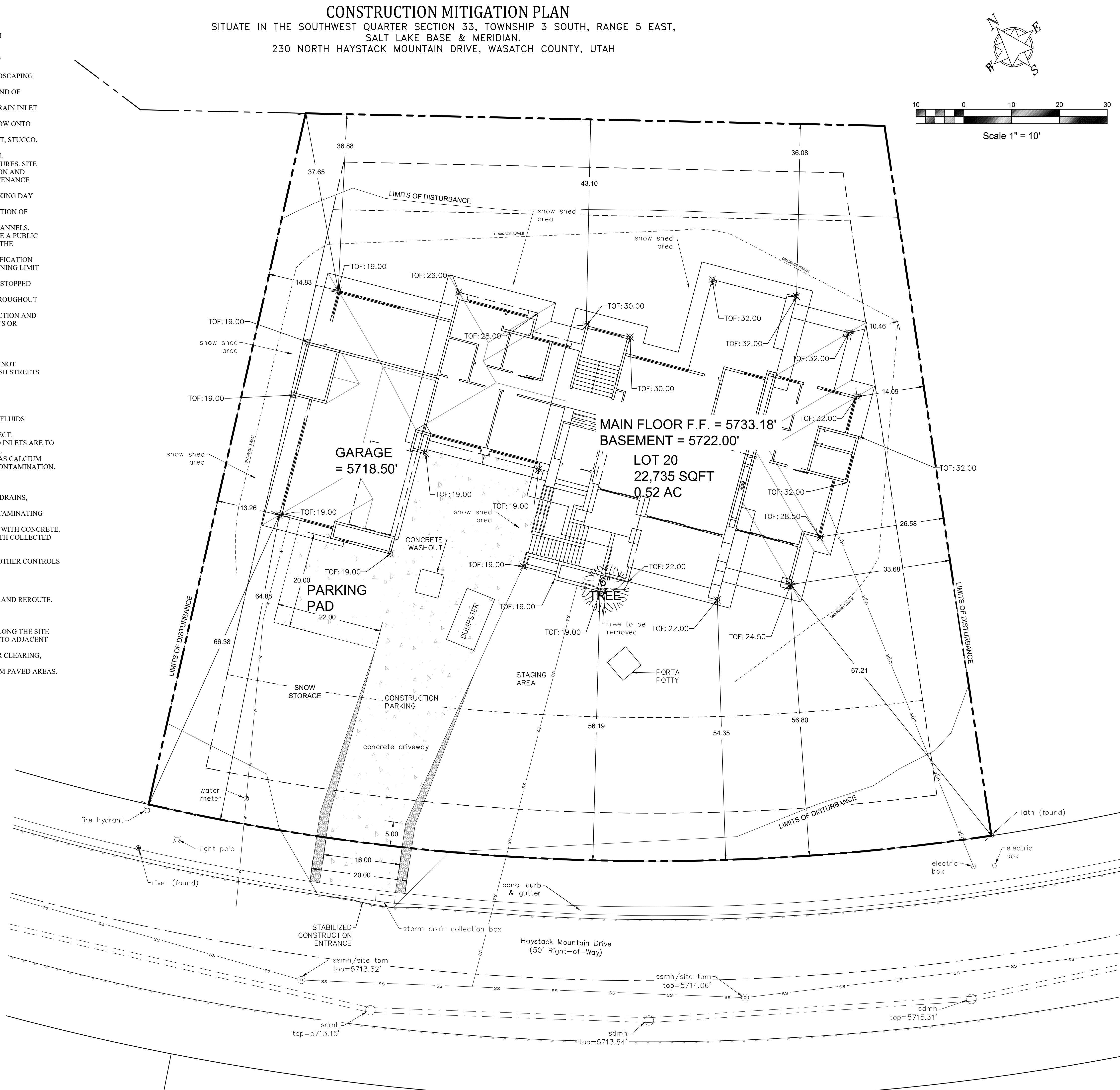
- CONCRETE, CEMENT, AND MORTARS ARE TO NEVER BE WASHED OUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR WATERCOURSES.
- CONCRETE, ASPHALT, AND SEALANTS TO BE APPLIED DURING DRY WEATHER TO PREVENT CONTAMINATING STORM WATER RUNOFF.
- STORM DRAIN INLETS AND MANHOLES SHOULD BE COVERED AND PROTECTED WHEN WORKING WITH CONCRETE, ASPHALT, AND SIMILAR MATERIALS. INLETS SHOULD BE INSPECTED AND CLEANED WEEKLY WITH COLLECTED SEDIMENTS REMOVED TO SOIL STOCKPILE.
- PAVING MACHINES SHOULD BE PARKED OVER DRIP PANS OR ABSORBENT MATERIALS.
- DRAINAGE WAYS SHOULD BE PROTECTED USING EARTH DIKES, STRAW BALES, SAND BAGS, OR OTHER CONTROLS TO DIVERT OR TRAP AND FILTER RUNOFF.

SILT FENCE & SEDIMENTATION:

- IF FENCE IS DAMAGED, REPAIR OR REPLACE IMMEDIATELY. INTERCEPT CONCENTRATED FLOWS AND REROUTE.
- INSPECT FENCE WEEKLY OR AFTER A STORM
- REMOVE ACCUMULATING SEDIMENT
- REGULARLY INSPECT PROJECT SITE FOR EXCESSIVE EROSION OR SEDIMENTATION
- PRIOR TO STARTING WORK, STABILIZE SLOPES, AREAS ADJACENT TO BODIES OF WATER, AND ALONG THE SITE PERIMETER TO PREVENT EROSION AND SEDIMENT TRANSPORT INTO RECEIVING WATER AND ONTO ADJACENT PROPERTIES AND ROADWAYS.
- MINIMIZE SITE DISTURBANCE AND VEGETATION CLEARING. BEFORE COMMENCING GRADING OR CLEARING, DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, AND VEGETATION TO BE PRESERVED.
- PRIOR TO THE COMPLETION OF THE PROJECT, THOROUGHLY SWEEP SEDIMENT AND DEBRIS FROM PAVED AREAS.
- DUST CONTROL MEASURES SHOULD BE REAPPLIED AS NEEDED TO KEEP DUST TO A MINIMUM.
- INSTALL EROSION CONTROL BLANKETS ON ALL CUT AND FILL SLOPES 2(H):1(V) OR GREATER.

LEGEND

|         |                              |   |                          |
|---------|------------------------------|---|--------------------------|
| -----   | Survey Limits                | ⊙ | Rod Found                |
| -----   | Adjacent Lot Line            | ⊙ | Telephone Pedestal       |
| -----   | Property Line                | ⊙ | Telephone Manhole        |
| -----   | Subdivision Boundary         | ⊙ | Telephone Box            |
| -----   | Right of Way                 | ⊙ | Fire Hydrant             |
| -----   | Centerline Road              | ⊙ | Water Valve              |
| -----   | Easement Line                | ⊙ | Water Meter              |
| -----   | 5738                         | ⊙ | Electric Box             |
| ss      | Sanitary Sewer and Manhole   | ⊙ | Monument                 |
| ss      | Storm Line and Manhole       | ⊙ | Fiber Optic Marker       |
| w       | Waterline                    | ⊙ | Electric Transformer     |
| uge     | Underground Electric Line    | ⊙ | Light Pole               |
| fo      | Underground Fiber Optic Line | ⊙ | Irrigation Control Valve |
| gos     | Underground Gas Line         | ⊙ | Rivet in Curb Found      |
| -----   | Asphalt                      | ⊙ | Utility Pole             |
| x-----x | Fence Wire                   | ⊙ | Sign                     |



CONSTRUCTION MITIGATION PLAN  
LOT 20 - RED LEDGES PHASE 1-AMENDED  
230 NORTH HAYSTACK MOUNTAIN DRIVE  
HEBER CITY, WASATCH COUNTY, UTAH

| REVISIONS |
|-----------|
|           |

|                 |           |
|-----------------|-----------|
| DESIGNED BY:    | NA        |
| DRAWN BY:       | KTC       |
| CHECKED BY:     | KMY       |
| SCALE:          | 1" = 10'  |
| DATE:           | 3/12/2024 |
| PROJECT NUMBER: | NA        |

SHEET  
2 OF 3

