

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER CITY, UTAH



THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH

DATE PRINTED
August 18, 2025

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						C-508	DETAIL SHEET

NOTICE TO DEVELOPER/ CONTRACTOR

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

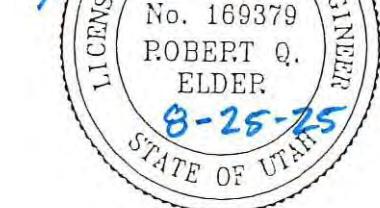
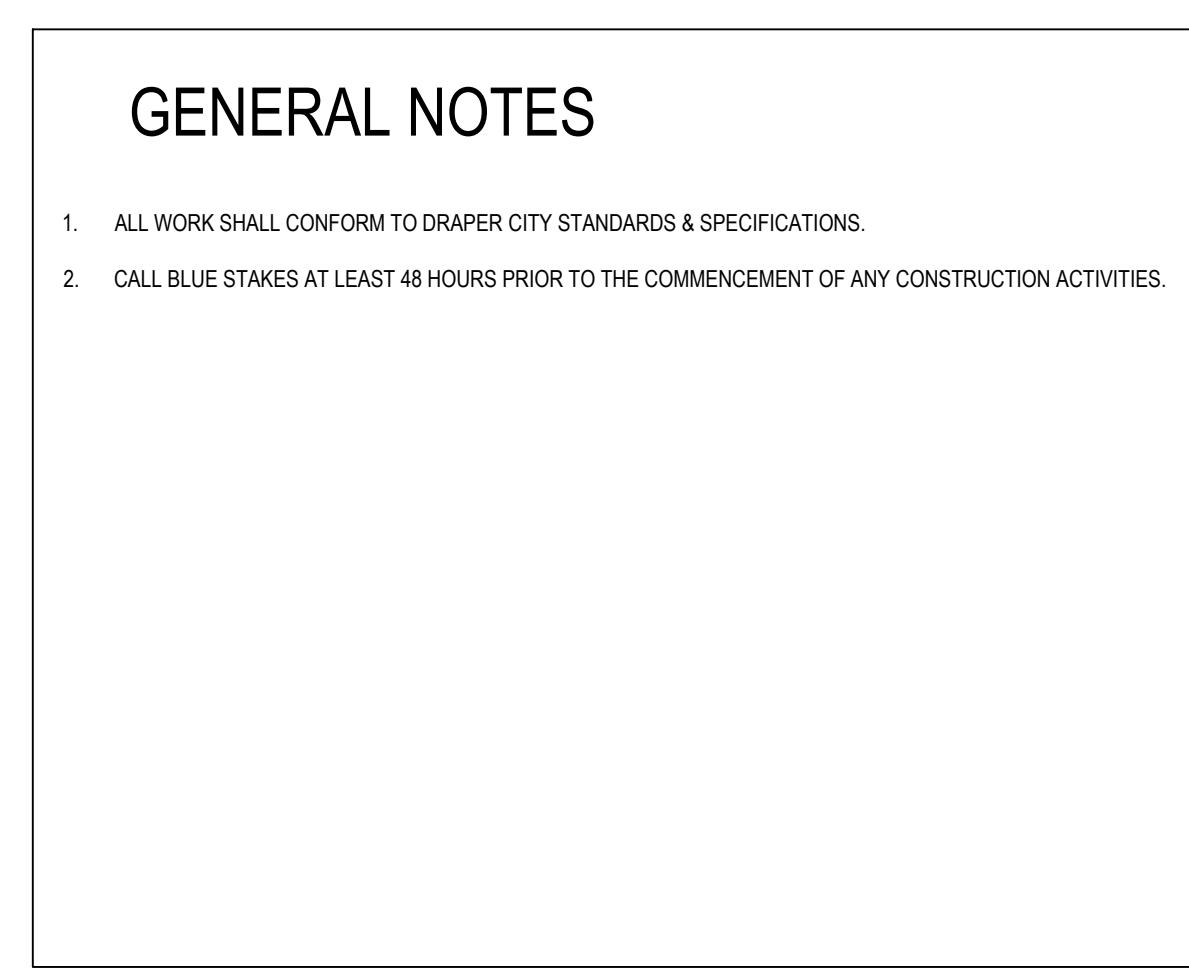
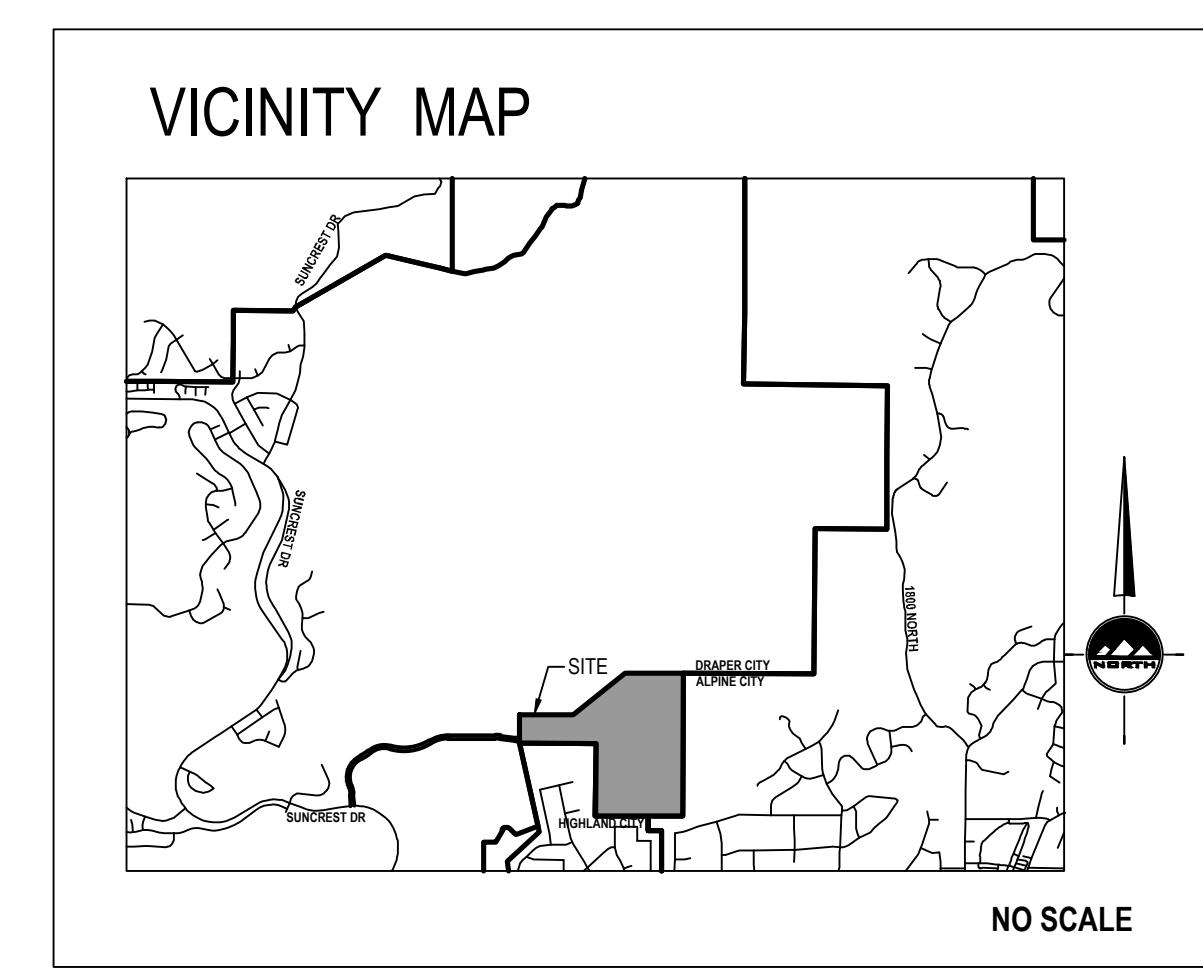
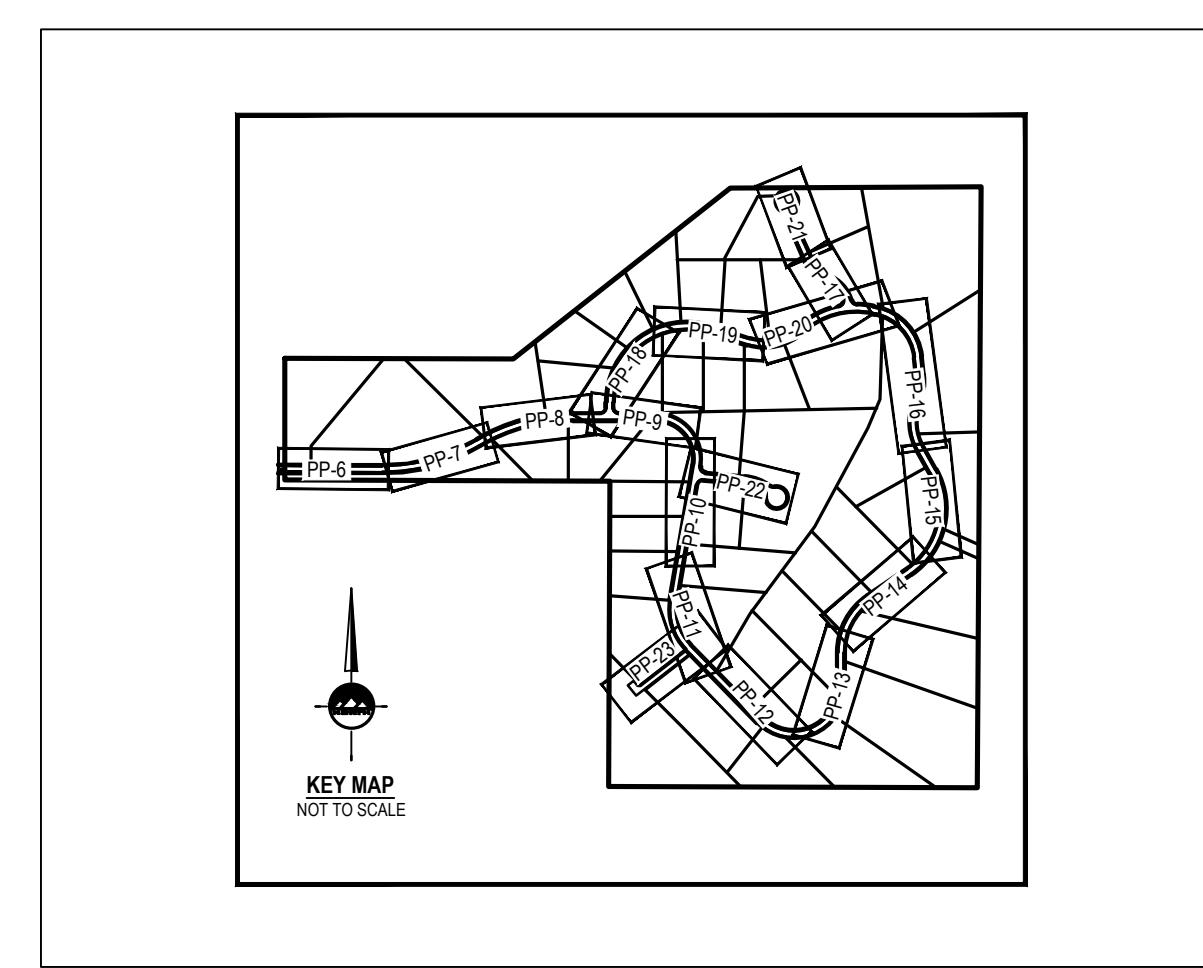
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO DRAPER CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



COVER

PROJECT NUMBER
8684C
PRINT DATE
8/18/25
DRAWN BY
J. GERA
CHECKED BY
R. ELDER
PROJECT MANAGER
R. ELDER



BENCHMARK
NORTH QUARTER CORNER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5246.28'

SURVEYOR'S NARRATIVE
I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between North Quarter Corner and Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian measuring North 89°48'28" West 2,651.41 feet.

COMMITMENT DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 14, AND THE NORTH HALF OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER OF SAID SECTION 23, AND RUNNING THENCE NORTH 89°48'21" WEST ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1399.36 FEET; THENCE SOUTH 00°21'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND A DISTANCE OF 2882.07 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND, SAID POINT ALSO BEING THE NORTH LINE OF SWISS ONE PLANNED UNIT RESIDENTIAL DEVELOPMENT PHASE 3, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°47'36" WEST 1983.21 FEET, ALONG SAID NORTH LINE, AND A PROLONGATION THEREOF, MORE OR LESS, TO THE QUARTER SECTION LINE OF SAID SECTION 23, THENCE NORTH 00°15'13" EAST ALONG THE SECTION LINE A DISTANCE OF 1322.97 FEET TO THE POINT OF BEGINNING.

To: The Ridges at Alpine, a Utah limited liability company; K Six, LLC, a Utah limited liability company; Northern Title Company; and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly adopted and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 14, 18 and 19 of Table A hereof.

The field work was completed on: September 21, 2023

Date of Plat or Map: April 17, 2024.

5/30/24
Date
Patrick M. Harris
License No. 286882

Note: For conditions of record shown herein as well as specific references to items in the title report, please refer to a title report supplied by Greenbrier Title Insurance Agency, Inc. of Salt Lake City, under Commitment No. NTUT-124338, dated effective March 4, 2024.

Schedule B-2 Exceptions:

1. Taxes for the year 2024 are now a lien, not yet due or payable. Taxes for the year 2023 have been paid in the amount of \$18,422.21 Tax Serial No. 11-008-0012. (not survey related)

2. Said property may be included within the taxing assessment district of 010 Highland, Utah County, Utah and may be subject to the charges and assessments thereof. (Charges are current according to the information available from the county records.) (not survey related)

3. This exception has been deleted and will not appear in a final report or policy to be issued.

4. This exception has been deleted and will not appear in a final report or policy to be issued.

5. This exception has been deleted and will not appear in a final report or policy to be issued.

6. GREENBELT APPLICATION
Recorded: December 29, 2009
Entry No.: 132434-2009
(not survey related)

7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate land survey of Land and not shown by the Public Records.

8. The rights of parties in possession of subject property under unrecorded contracts, leases, rental or occupancy agreements and any claims and/or liens thereunder. (not survey related)

9. Lack of Access to and from the Land. Note: We are unable to ascertain from the records of the premises herein described a means of ingress and egress to and from a legally dedicated road or highway.

10. Easements/Rights of Ways, Covenants & Restrictions, Reservations, Warnings, Roadways, Building Setback Lines, Notes, Common Area(s) etc. as delineated and/or dedicated on the recorded plats.

11. Areas of the subject land may lie within the Salt Lake Aqueduct.

12 MOUNTAIN FUEL EASEMENT
An Easement for the purpose shown below and right incidental thereto as set forth in a document
Grantee: Mountain Fuel Supply Company
Purpose: Public Utilities Easement
Recorded: November 19, 1947
Entry No.: 12905
Book/Page: 480/106
(shown on survey)

13. MOUNTAIN FUEL EASEMENT
An Easement for the purpose shown below and right incidental thereto as set forth in a document
Grantee: Mountain Fuel Supply Company
Purpose: Public Utilities Easement
Recorded: November 19, 1947
Entry No.: 12905-1947
Book/Page: 480/112 (does not affect)

AMENDMENT TO EASEMENT
Grantee: Mountain Fuel Supply Company
Recorded: November 19, 1947
Entry No.: 12924-1947
Book/Page: 480/133 (does not affect)

AMENDMENT TO EASEMENT
Grantee: Mountain Fuel Supply Company
Recorded: December 10, 1950
Entry No.: 14119-1950
Book/Page: na111 (does not affect)

14. AMENDMENT TO EASEMENT
Grantee: Mountain Fuel Supply Company
Recorded: June 4, 1952
Entry No.: 87-1951
Book/Page: 550/154 (shown on survey)

15. GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY
Recorded: April 24, 1990
Entry No.: 12692-1990
Book/Page: 2684/43 (blanket in nature)

16. GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY
Recorded: April 24, 1990
Entry No.: 12693-1990
Book/Page: 2684/157 (shown on survey)

17. GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY
Recorded: April 24, 1990
Entry No.: 12694-1990
Book/Page: 2684/171 (shown on survey)

18. GRANT OF NON-EXCLUSIVE RIGHT-OF-WAY
Recorded: April 24, 1990
Entry No.: 12695-1990
Book/Page: 2684/185 (blanket in nature)

19. Subject to the Terms and Conditions of a SPECIAL WARRANTY DEED, recorded April 20, 1994, Entry Number 32984-1994, in Book 3423, at Page 468 in the Office of the Recorder of Utah County, Utah. (blanket in nature)
Said instrument was re-recorded on December 2, 1994, Entry No. 91574-1994, in Book 3580 at Page 215, of the Official Records.

20. Subject to the Terms and Conditions of a SPECIAL WARRANTY DEED, recorded May 5, 1994, Entry Number 37664-1994, in Book 3436, at Page 264 in the Office of the Recorder of Utah County, Utah. (blanket in nature)
Said instrument was re-recorded on December 2, 1994, as Entry No. 91575-1994, in Book 3580 at Page 225, of the Official Records.

21. Subject to the Terms and Conditions of a SPECIAL WARRANTY DEED, recorded July 25, 1995, Entry Number 47264-1995, in Book 3726, at Page 439 in the Office of the Recorder of Utah County, Utah. (blanket in nature)

22. DEVELOPMENT AGREEMENT
Recorded: October 12, 1999
Entry No.: 109671-1999
Book/Page: 626/1 (blanket in nature)

23. AMENDED DEVELOPMENT AGREEMENT
Recorded: December 20, 2001
Entry No.: 10462-2000 (blanket in nature)

24. AMENDED DEVELOPMENT AGREEMENT
Recorded: January 7, 2004
Entry No.: 2046-2004 (blanket in nature)

25. COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME AS SET FOR IN APPLICABLE STATE LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (BLANKET IN NATURE)
Entry No.: 101665-2000
Entry No.: 93174-2002
Entry No.: 77102-2010
Entry No.: 3994-2014

26. TANK SITE, WATERLINE AND ACCESS EASEMENT

Recorded: July 21, 2005
Entry No.: 79419-2005
(shown on survey)

27. MASTER REIMBURSEMENT AGREEMENT

Recorded: July 12, 2006
Entry No.: 87472-2006 (not survey related)

28. NOTICE OF REINVESTMENT FEE COVENANT

Recorded: September 13, 2011
Entry No.: 77169-2010 (not survey related)

29. ASSIGNMENT OF RIGHTS AND OBLIGATIONS OF DECLARANT

Recorded: March 5, 2012
Entry No.: 17735-2012 (not survey related)

30. ASSIGNMENT OF RIGHTS AND OBLIGATIONS OF DECLARANT

Recorded: November 9, 2012
Entry No.: 99033-2012 (not survey related)

31. ASSIGNMENT AND ASSUMPTION OF CONTRACTS BY AND BETWEEN ZIONS FIRST NATIONAL BANK AND DRAPER CITY

Recorded: November 9, 2012
Entry No.: 99034-2012 (not survey related)

32. Subject to the Terms and Conditions of a PURCHASE AND CONSTRUCTION AGREEMENT IN FAVOR OF SOUTH VALLEY SEWER DISTRICT, recorded May 2, 2017, Entry Number 43725-2017, in the Office of the Recorder of Utah County, Utah. (blanket in nature)

33. An Easement for the purpose shown below and right incidental thereto as set forth in a document
Grantee: Qwestar Gas Company
Purpose: Natural Gas Easement
Recorded: June 26, 2017
Entry No.: 61607-2017
(shown on survey)

34. This commitment has been submitted to our underwriter for review and approval. You will receive prompt notification of any such changes, additions, or unwillingness to insure. All insurance liability minimums have been met.

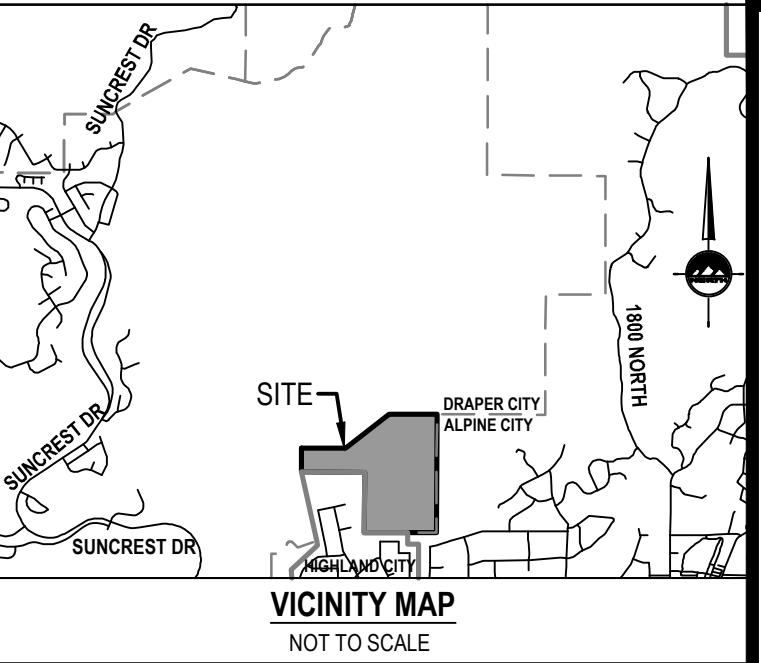
TABLE A

1. All monuments used and set are shown on survey.
2. Parcel address Not Assigned N/A, Highland, UT 84003
3. Parcel is located in Flood Zone AE and Zone X, per FEMA FIRM map 4904C0158F effective June 19, 2020.
4. Subject parcel contains 4,791,723 Square Feet or 110.003 Acres.
5. Substantial features are shown on survey.
6. Utilities are shown on survey.
7. Adjacent owners are shown on survey.
8. Distance to nearest intersecting street is shown on survey.
18. All plottable easements are shown on survey.

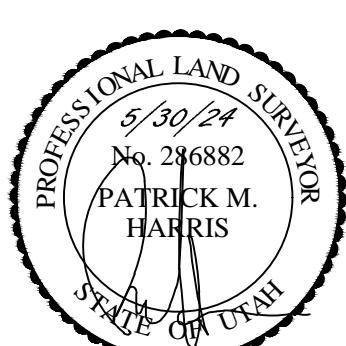
LEGEND

	SECTION CORNER		CITY LIMITS BOUNDARY LINE
	MONUMENT		RIGHT OF WAY
	EXIST REBAR AND CAP		CENTERLINE
	SET ENSIGN REBAR AND CAP		PROPERTY LINE
	WATER METER		ADJACENT PROPERTY LINE
	WATER VALVE		DEED LINE
	FIRE HYDRANT		TANGENT LINE
	SANITARY SEWER MANHOLE		EXIST DITCH FLOW LINE
	STORM DRAIN CLEAN OUT		FENCE
	STORM DRAIN CATCH BASIN		EDGE OF ASPHALT
	STORM DRAIN COMBO BOX		SANITARY SEWER LINE
	SIGN		STORM DRAIN LINE
	ELECTRICAL BOX		LAND DRAIN LINE
	UTILITY MANHOLE		CULINARY WATER LINE
	UTILITY POLE		SECONDARY WATER LINE
	LIGHT		IRRIGATION LINE
	CABLE BOX		OVERHEAD POWER LINE
	TELEPHONE BOX		GAS LINE
	SHRUB		CONCRETE
	SCHEDULE B-2 EXCEPTIONS		BUILDING
			EASEMENT

Note to the client, insurer and lender: With regard to Table A, item 11 source information from plans and markings will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, in some situations, item 11 or other information by local regulators from which the surveyor may be required to result in an incomplete rendering, in which case the surveyor shall show on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or private utility locate request may be necessary.



ALPINE HOLLOW LAND TITLE & TOPOGRAPHIC SURVEY
15900 SOUTH 2800 EAST
DRAPER, UTAH



**ALTA/NSPS
LAND TITLE
& TOPOGRAPHIC
SURVEY**

PROJECT NUMBER: 8684F
PRINT DATE: 2024-05-30
PROJECT MANAGER: P. Hams
DESIGNED BY:

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

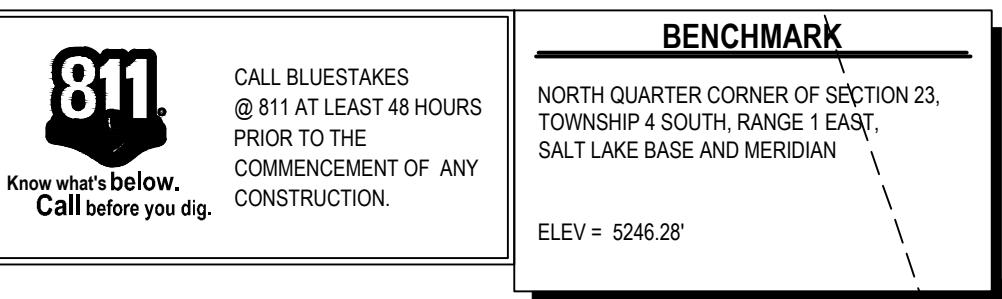
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FO:
THE RIDGES AT ALPINE, LLC
5150 S. 900 E., SUITE 2501
SALT LAKE CITY, UT 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-3222

1 OF 2

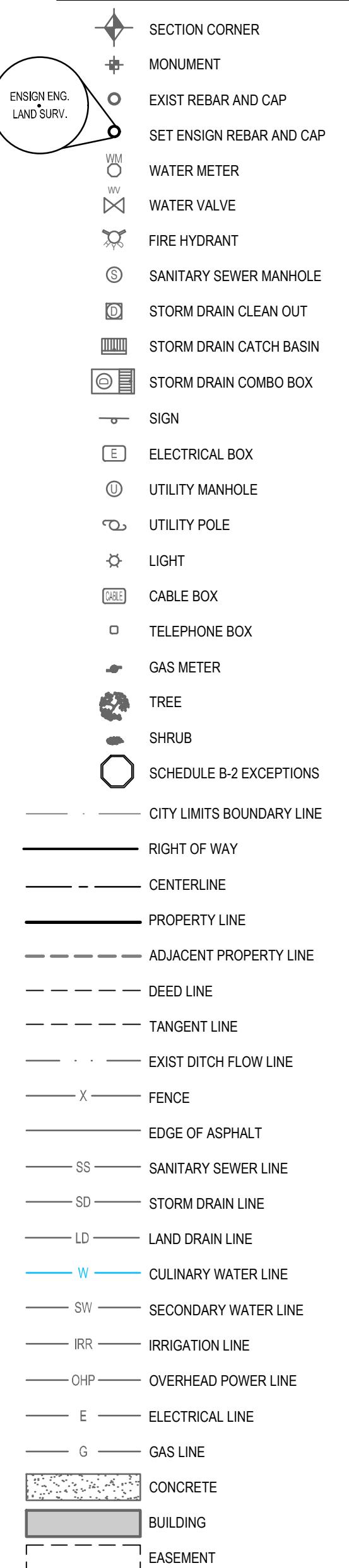


BENCHMARK

NORTH QUARTER CORNER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ELEV = 5246.28'

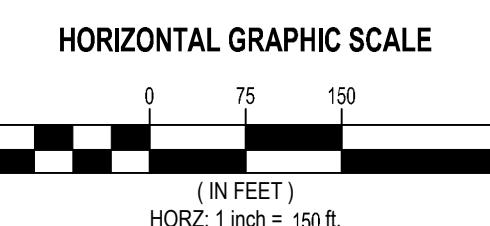
DRAPER CITY
11:008:0014

LEGEND



**ALPINE HOLLOW
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY**

15900 SOUTH 2800 EAST
DRAPER, UTAH



**ALTA/NSPS
LAND TITLE
& TOPOGRAPHIC
SURVEY**

PROJECT NUMBER 6684F PRINT DATE 2024-05-30
PROJECT MANAGER P. Harris DESIGNED BY

2 OF 2

LOCATED IN THE SOUTHWEST AND
SOUTHEAST QUARTERS OF SECTION 14,
AND THE NORTHEAST QUARTER
OF SECTION 23
TOWNSHIP 4 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
DRAPER CITY, SALT LAKE COUNTY, UTAH

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

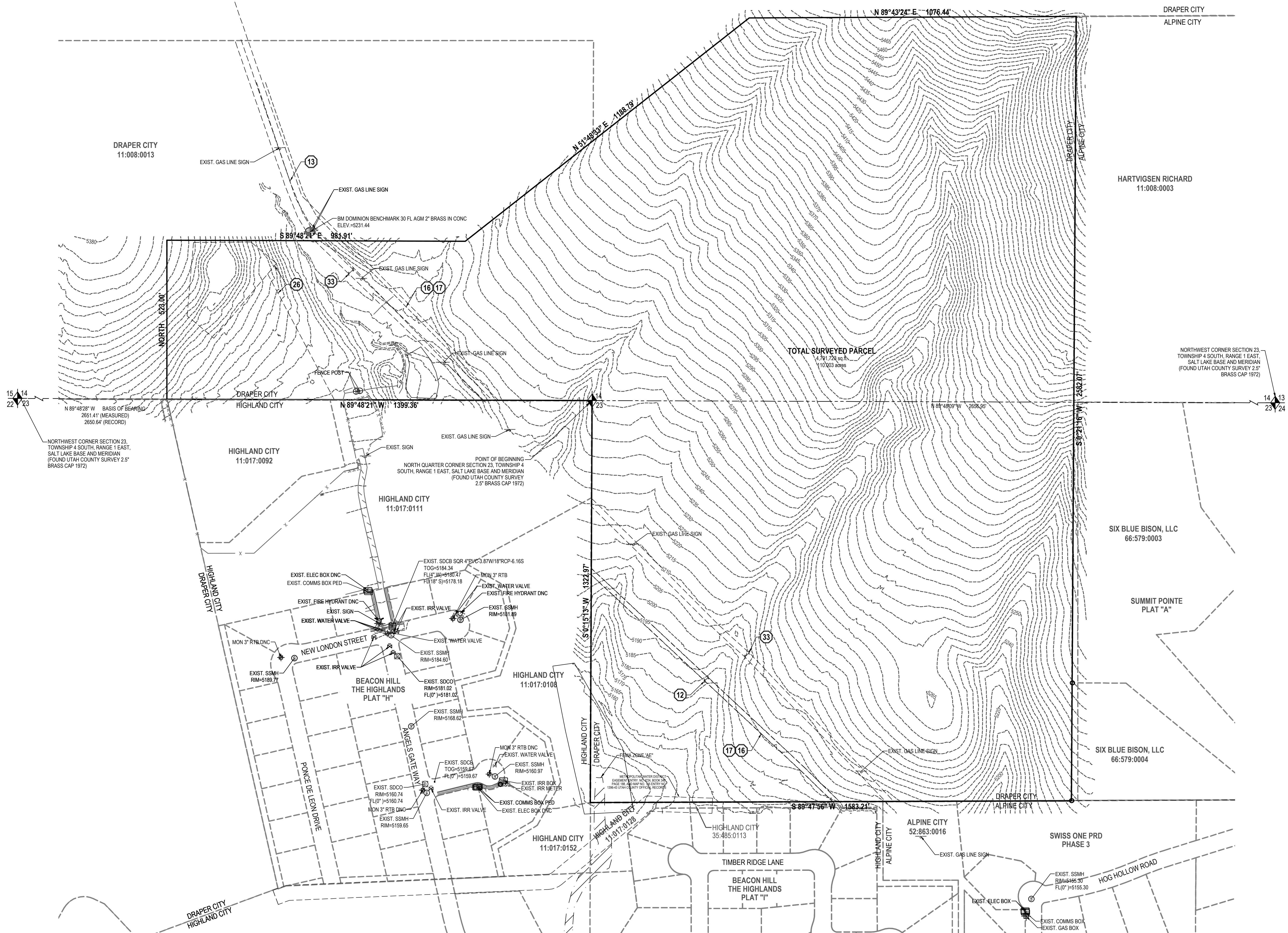
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
THE RIDGES AT ALPINE, LLC
5150 S. 300 E., SUITE 250
SALT LAKE CITY, UT 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222



ALPINE PEAKS SUBDIVISION PHASE 2 PLAT

LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

AUGUST 2025
FINAL PLAT

DRAPER CITY
PARCEL NO. 11-008-0014

LEGEND				
EXISTING STREET MONUMENT				
PROPOSED STREET MONUMENT				
SECTION CORNER				
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."				
BOUNDARY LINE				
SECTION LINE				
CENTER LINE				
EASEMENT LINE				
PROTECTED HILLSIDE (30%-OR-GREATER-SLOPE AREA)				

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	328.00'	613.21'	107.0659'	S53°33'30"W 527.73'
C2	228.00'	238.45'	59°55'19"	N77°09'20"E 227.73'
C3	350.00'	234.14'	38°19'48"	S66°21'35"W 229.80'
C4	350.00'	185.09'	30°17'57"	S62°20'39"W 182.94'
C5	350.00'	234.14'	38°19'48"	S66°21'35"W 229.80'
C6	350.00'	101.47'	16°36'41"	N88°10'11"W 101.12'
C7	350.00'	36.13'	5°54'54"	S88°28'56"E 36.12'
C8	350.00'	65.34'	10°41'47"	S45°12'44"W 65.25'
C9	150.00'	63.08'	24°05'42"	N16°52'40"W 62.62'
C10	150.00'	101.85'	38°54'14"	N48°22'38"W 99.90'
C11	150.00'	131.25'	50°08'04"	N42°45'42"W 127.10'
C12	150.00'	33.68'	12°15'12"	N11°15'44"W 33.61'
C13	150.00'	114.88'	43°52'47"	S45°53'21"E 112.09'
C14	472.00'	49.79'	6°02'38"	S20°55'38"E 49.77'
C15	228.00'	285.49'	71°44'35"	N41°59'43"W 267.20'
C16	278.00'	85.28'	17°34'34"	N2°39'45"E 84.95'
C17	18.00'	28.27'	90°00'00"	N45°00'00"E 25.46'
C18	18.00'	28.27'	90°00'00"	S45°00'00"E 25.46'
C19	300.00'	369.29'	70°31'43"	S35°15'52"W 346.41'
C20	300.00'	177.75'	33°56'55"	S87°30'11"W 175.17'
C21	300.00'	13.82'	2°38'21"	N74°12'11"W 13.82'
C22	356.00'	153.22'	24°39'37"	S12°19'49"W 152.04'
C23	356.00'	111.89'	18°00'29"	S33°39'52"W 111.43'
C24	356.00'	143.72'	23°07'53"	S54°14'03"E 142.75'
C25	356.00'	129.13'	20°46'56"	S76°11'27"W 128.24'
C26	356.00'	127.59'	20°32'04"	N83°09'03"W 126.91'
C27	256.00'	164.19'	36°44'48"	N88°44'35"E 161.39'
C28	256.00'	103.55'	23°10'36"	N58°46'56"E 102.84'
C29	200.00'	136.39'	39°04'23"	N87°34'48"E 133.76'
C30	200.00'	72.78'	20°50'57"	N57°37'08"E 72.38'
C31	322.00'	58.03'	10°19'46"	S52°21'29"W 57.96'
C32	322.00'	250.73'	44°36'53"	S79°49'43"W 244.45'
C33	200.00'	250.43'	71°44'29"	N41°59'46"W 234.38'
C34	256.00'	76.69'	17°34'24"	S20°39'45"E 76.39'
C35	378.00'	199.89'	30°19'39"	S62°20'39"W 197.57"
C36	18.00'	33.43'	106°25'09"	N24°17'04"E 28.83'
C37	18.00'	22.26'	70°51'57"	S53°07'39"E 20.87'
C38	256.00'	41.31'	9°14'43"	N73°14'40"W 41.26'
C39	178.00'	155.73'	50°08'04"	N42°45'42"W 150.83'
C40	122.00'	93.43'	43°52'47"	S45°53'21"E 91.17"
C41	444.00'	38.52'	4°98'16"	S20°23'27"E 38.51"
C42	15.00'	15.03'	57°24'56"	S10°48'09"W 14.41"
C43	59.00'	133.65'	129°47'13"	N25°22'59"W 106.85'
C44	59.00'	109.41'	106°15'08"	S36°35'50"W 94.40"
C45	59.00'	54.37'	52°47'43"	S42°55'36"E 52.46"
C46	15.00'	13.46'	51°25'08"	N43°36'53"W 13.01"
C47	500.00'	52.74'	6°02'38"	S20°55'38"E 52.72"
C48	178.00'	136.32'	43°52'47"	S45°53'21"E 133.01"
C49	122.00'	82.84'	38°54'14"	N48°22'38"W 81.26'
C50	378.00'	70.57'	10°41'47"	N83°12'44"W 70.47'
C51	206.00'	30.48'	8°28'37"	S65°45'41"W 30.45"
C52	206.00'	26.69'	7°25'23"	N77°48'41"W 26.67'
C53	444.00'	8.31'	1°04'22"	S23°24'46"E 8.31"
C54	28.00'	9.24'	18°54'20"	S41°57'12"W 9.20"
C55	50.00'	265.88'	304°19'54"	S73°37'58"E 46.69"
C56	29.22'	12.61'	24°43'05"	N6°06'39"W 12.51"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°51'50"E	15.43'
L2	N0°16'36"W	0.50'
L3	S72°05'41"W	3.15'

SOUTHWEST CORNER SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
(FOUNDED UTAH COUNTY SURVEY 2.5"
BRASS CAP 1972)

238.43'

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3.27 THIS PLAT CONVEYS TO THE OWNER(S) OR
OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE
RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS
DELIVERY OF THE PURDE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY
FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONVEYS THE PUBLIC UTILITY EASEMENTS
AND APPROVED LOCATIONS FOR THE PUBLIC UTILITY EASEMENTS.
3. THIS DEVELOPMENT IS SFD 35 under Suncrest Development.
4. Building areas allowed within areas that have a slope greater than 30%.
5. Private streets, shared lighting, private culinary water infrastructure, and private storm drainage infrastructure to be
provided by each individual owner.
6. All common areas to be dedicated to the HOA.
7. Drainage easements shown are private and to be maintained by the HOA.
8. All lots will require a fire sprinkler system, with a pump installed on the system, to be installed with home
construction. Sprinkler systems shall be compliant with NFPA 13 and shall be reviewed by the fire marshal.
9. A portion of the road accessing the area depicted on this plat, which is shown on the plat recorded as

Notes:
1. A geotechnical evaluation report has been prepared for the Alpine Hollow Subdivision development by CMT
Technical Services. Dated March 20, 2025, the recommendations and specific requirements as outlined in the report
shall be followed with respect to all engineering and building conditions. A copy of said report is on file with the Draper City
and the Ridges at Alpine, LLC, and the City of Draper. All engineering and building conditions, as recorded in the
records of the Utah County Recorder.
2. Due to the potential of fluctuating ground water conditions in this area, the maximum depth of the finished floor
shall be no more than four feet below the native soils, to be verified by the geotechnical engineer. The geotechnical
report for this subdivision is available for review at Draper City hall.
3. This development is SFD 35 under Suncrest Development.
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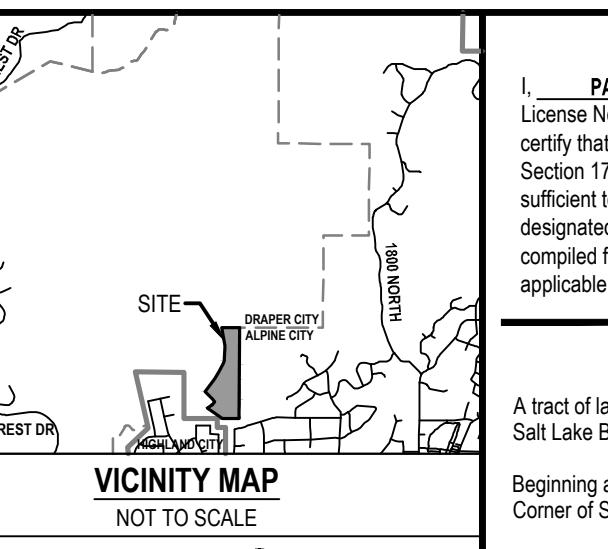
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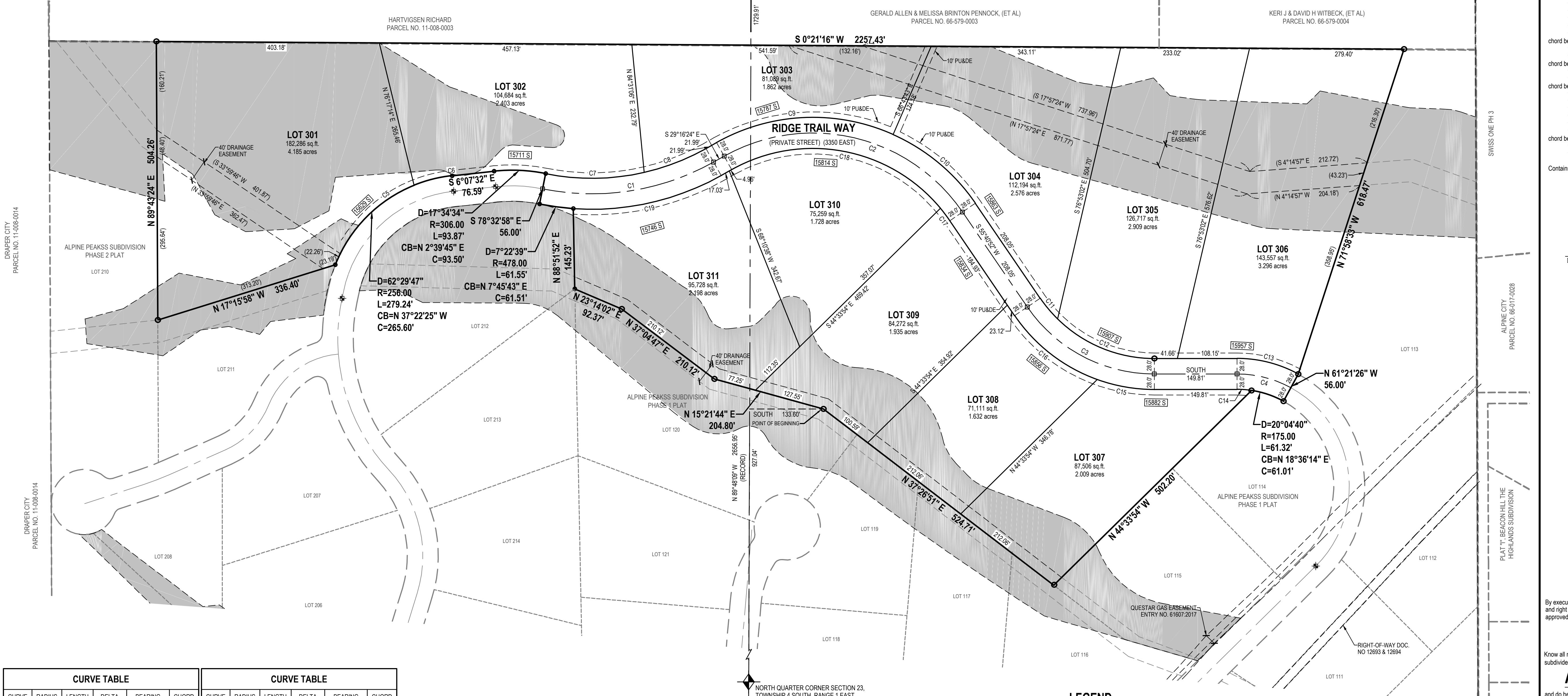
ALPINE PEAKS SUBDIVISION PHASE 3 PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14,
AND THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
DRAPER CITY, UTAH COUNTY, UTAH

AUGUST 2025
FINAL PLAT



VICINITY MAP
NOT TO SCALE



CURVE TABLE						CURVE TABLE					
CURV.	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURV.	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	450.00	319.85	4043.26°	S8°54'41"E	313.15'	C11	250.00'	49.06'	11°14'41"	S50°03'31"W	48.99'
C2	328.00'	486.34'	84°57'16"	N13°12'14"E	442.99'	C12	250.00'	193.89'	44°26'11"	S22°13'05"W	189.07'
C3	278.00'	270.17'	55°40'52"	S27°50'26"W	259.66'	C13	231.00'	115.48'	28°38'34"	N14°19'17"E	114.28'
C4	203.00'	101.48'	28°38'34"	N14°19'17"E	100.43'	C14	175.00'	26.16'	8°33'54"	N41°55'57"E	26.14'
C5	256.00'	208.25'	46°36'29"	N45°19'05"W	202.55'	C15	306.00'	105.27'	19°42'39"	S9°51'19"W	104.75'
C6	256.00'	70.99'	15°53'19"	N14°04'11"W	70.76'	C16	306.00'	192.11'	35°58'13"	S37°41'45"W	188.97'
C7	422.00'	179.61'	24°23'08"	S0°44'32"E	178.25'	C17	300.00'	28.28'	5°24'01"	N52°58'51"E	28.27'
C8	422.00'	120.34'	16°20'18"	S21°06'15"E	119.93'	C18	300.00'	416.54'	79°33'14"	N10°30'13"E	383.88'
C9	366.00'	331.64'	5322333'	N2°36'07"W	319.78'	C19	478.00'	278.20'	33°20'47"	S12°36'00"E	274.23'
C10	366.00'	196.21'	313°44'34"	N39°53'30"E	193.74'						

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR
OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE
RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS
DELIVERY OF THE PLAT CONCERNING THAT THE PLAT CONVEYS THE PUBLIC UTILITY EASEMENTS
AND APPROPRIATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS.
BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY
REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL
DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Water Note:
A geotechnical evaluation report has been prepared for the Alpine Hollow Subdivision development by CMT
Technical Services dated March 20, 2025, the recommendation and specific requirements as outlined in the
report shall be complied with for site, utility and building construction. A copy of said report is on file with
Draper City.

ENBRIDGE GAS UTAH - NOTE
Questar Gas Company, aka Enbridge Gas Utah ("Enbridge"), approves this
plat solely to confirm that the plat contains public utility easements. This
approval does not (a) affect any right Enbridge has under Title 54, Chapter
8a, a recorded easement or right-of-way, prescriptive rights, or any provision
of law; (b) constitute acceptance of any terms contained in any portion of the
plat; and (c) guarantee any terms or rights Enbridge's right to require
additional easements for gas service.

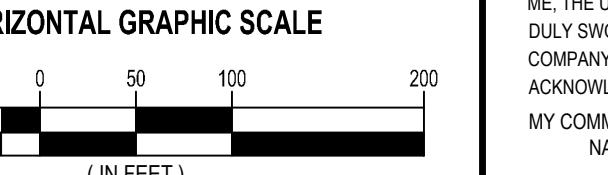
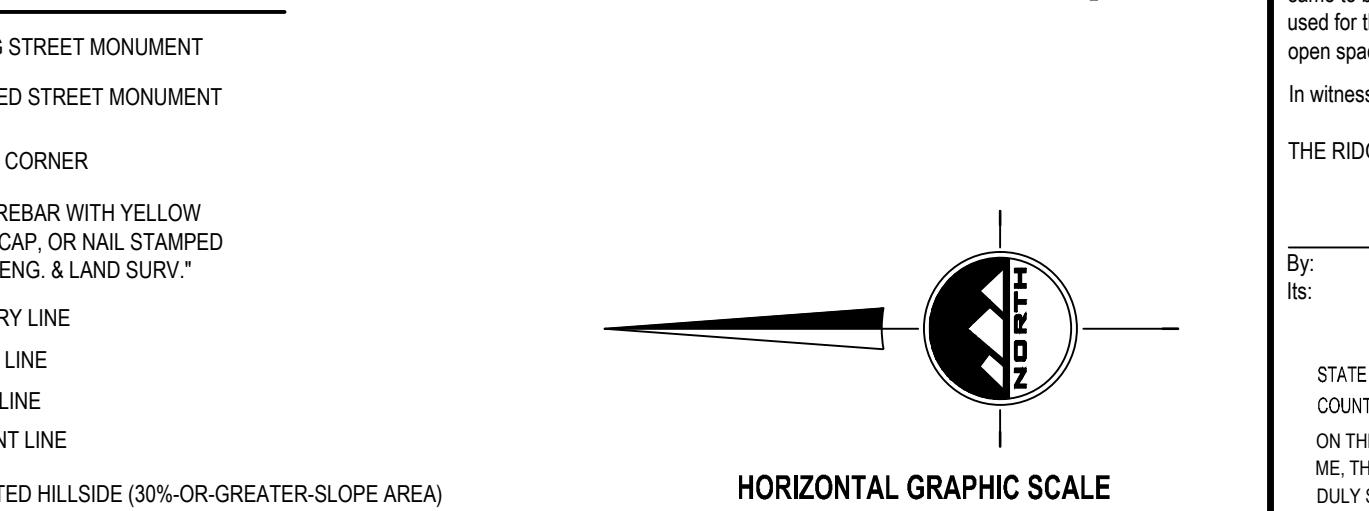
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report shall be complied with for site, utility and building construction. A copy of said report is on file with
Draper City.

2. Due to the potential of fluctuating groundwater conditions in this subdivision the maximum depth of the
finished floor can be no more than four feet below the native soils, to be verified by the geotechnical
engineer. The geotechnical report for this subdivision is available for review at Draper City Hall.

3. This development is SFD 35 under Suncrest Development.
4. Buildings are not allowed within areas that have a slope greater than 30%.

5. Easements shall be in accordance with the following standards as described in the 2024 edition of the International Wildland-Urban Interface Code (IWUIC) and the International Residential Code (IRC). Easements shall be non-combustible, non-combustible, and fire resistance-rated construction. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multi-layered glazed panels, glass block or have a fire
protection rating of not less than 20 minutes. Exterior doors shall be approved non-combustible
construction, solid-core wood not less than 1 3/4 inches thick, or have a fire protection rating of not less than
20 minutes. All properties shall comply with a vegetation management plan as described in the 2024
edition of the International Wildland-Urban Interface Code.

LEGEND



SURVEYOR'S CERTIFICATE
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold
License No. 286882, in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyor's Act; I further
certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with
Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are
sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the
designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data
compiled from records of the county recorders office. I further certify that all lots meet frontage width and area requirements of the
applicable zoning ordinances.

BOUNDARY DESCRIPTION

A tract of land situate in the Southeast Quarter of Section 14, and the Northeast Quarter of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being located South 89°48'09" East 927.04 feet along the section line and South 133.60 feet from the South Quarter

Section 17-23-17 and have verified all measurements; that the reference monuments shown on this subdivision plat in accordance with

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GENERAL NOTES

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APIA CURRENT EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
- CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION), THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT, CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
- CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN. ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE, A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO CORRECT THE CONFLICT. THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION UNTIL THE CONFLICT IS CORRECTED.
- IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APIA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMANCE ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ALL OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE ALL EXISTING UTILITIES WITH PROTECTION FROM NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIREMENT WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APIA STANDARD SPECIFICATIONS (CURRENT EDITION, SECTION 33.05.20 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED). NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APIA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APIA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN Dewatered CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

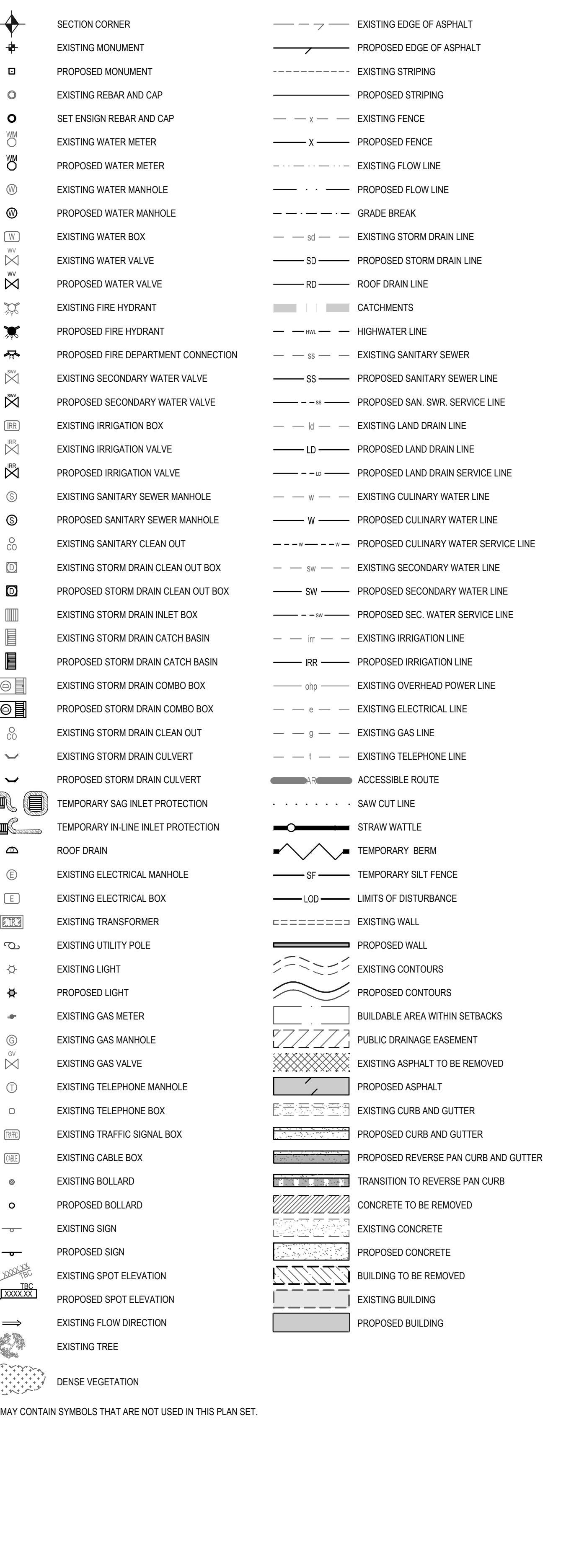
- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICAADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC INTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) 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.

DEMOLITION NOTES

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDA.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADE FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPAKED FILL.
- ALL DEBRIS PILES AND BERM SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 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.
- 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.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- 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 GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPLITS 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.

LEGEND

GENERAL NOTES

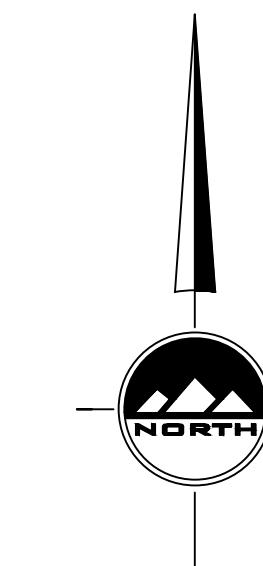
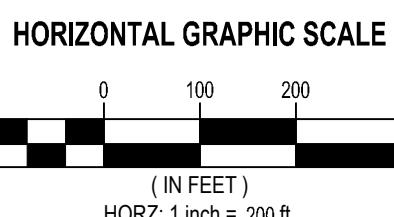
811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)

NOTE: THROUGHOUT THE DEVELOPMENT, ALL CONSTRUCTION PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE ROAD TO ALLOW FOR FIRE ACCESS.



SITE USAGE TABLE		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
RESIDENTIAL LOTS	91.47	83%
ROADWAYS/RIGHT OF WAY	10.53	10%
COMMON AREA/OPEN SPACE	8.00	7%
TOTAL DEVELOPMENT AREA	110.0	100%
PROPOSED DENSITY (UNITS/AC)	0.45	

SITE DENSITY TABLE		
DESCRIPTION	TOTAL	
RESIDENTIAL LOTS	50 LOTS	
TOTAL DEVELOPMENT AREA	110.0 ACRES	
PROPOSED DENSITY (UNITS/AC)	0.45	

GENERAL NOTES

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- ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
- SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
- ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 435.843.3590

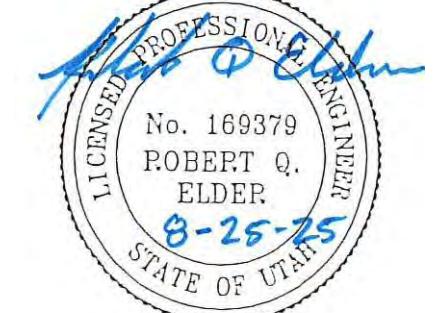
CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION
15900 SOUTH 2900 EAST
DRAPER, UTAH



OVERALL SITE PLAN

PROJECT NUMBER
8684C
PRINT DATE
8/18/25
DRAWN BY
J. GERA
CHECKED BY
R. ELDER
PROJECT MANAGER
R. ELDER

C-100

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
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CONSTRUCTION.

BENCHMARK

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SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- W-BEAM GUARDRAIL PER UDOT STANDARD DRAWING NO. BA 4A AND SPECIFICATIONS.
- 30" CURB AND GUTTER PER DRAPER CITY STANDARD PLAN ST-10 AND SPECIFICATIONS.
- 6" THICK SIDEWALK PER DRAPER CITY STANDARD PLAN ST-12 AND SPECIFICATIONS.
- INSTALL TYPE E ADA ACCESS CURB RAMP PER DRAPER CITY STD PLANS ST-04 AND ST-05.
- SUNCREST RESIDENTIAL STREET LIGHT PER DRAPER STD DWG S8491.
- FENCE.

LEGEND

DEBRIS FLOW



LINE TABLE: ALIGNMENTS

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	823.65	S89° 48' 12"E	(1553666.7452,7338257.3810)	(1554490.3869,7338254.5549)
L3	453.68	S89° 48' 21"E	(1554906.1376,7338198.1266)	(1555359.8145,7338196.5892)

CURVE TABLE: ALIGNMENTS

CURVE #	RADIUS	LENGTH	CHORD DIRECTION	START POINT	END POINT
C1	800.000	210.370	S82° 16' 12"E	(1554490.3869,7338254.5549)	(1554698.2453,7338226.3408)
C2	800.000	210.404	S82° 16' 17"E	(1554698.2453,7338226.3408)	(1554906.1376,7338198.1266)
C3	800.000	431.183	N74° 45' 13"E	(1555359.8145,7338196.5892)	(1555770.8042,7338308.6104)
C4	800.000	428.472	N74° 39' 23"E	(1555770.8042,7338308.6104)	(1556179.0829,7338420.6362)



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 435.843.3590

TOOELE
Phone: 435.865.1453

CEDAR CITY
Phone: 435.865.1453

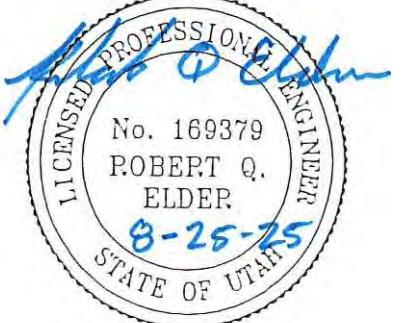
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

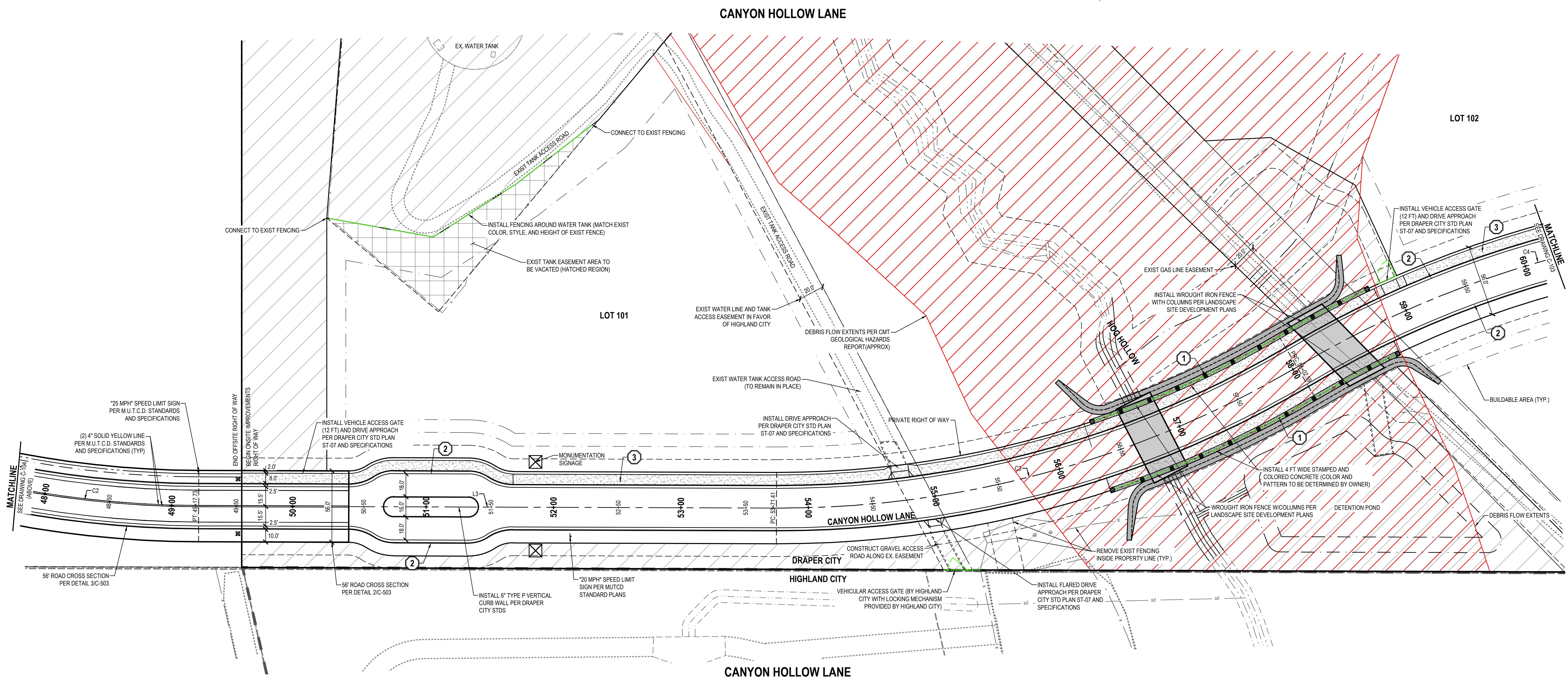
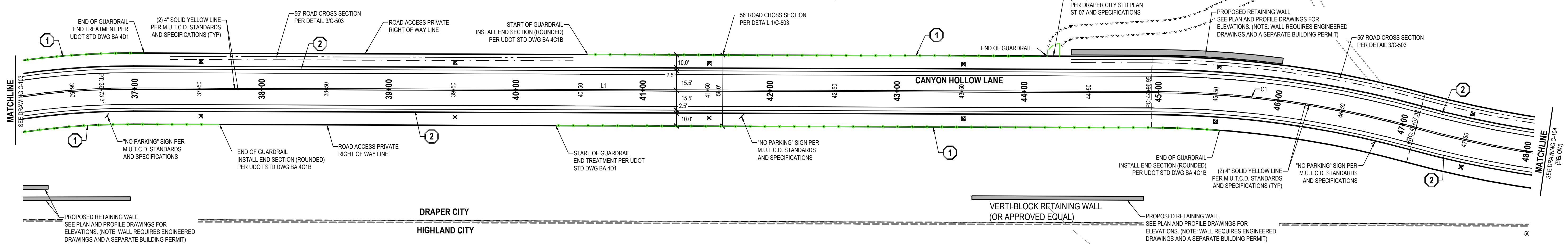
15900 SOUTH 2800 EAST
DRAPER, UTAH



SITE, SIGNAGE, AND STRIPING PLAN

PROJECT NUMBER
8684C
PRINT DATE
8/18/25
DRAWN BY
J. GERA
CHECKED BY
R. ELDER
PROJECT MANAGER
R. ELDER

C-102



811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)

EN SIGN
THE STANDARD IN ENGINEERING

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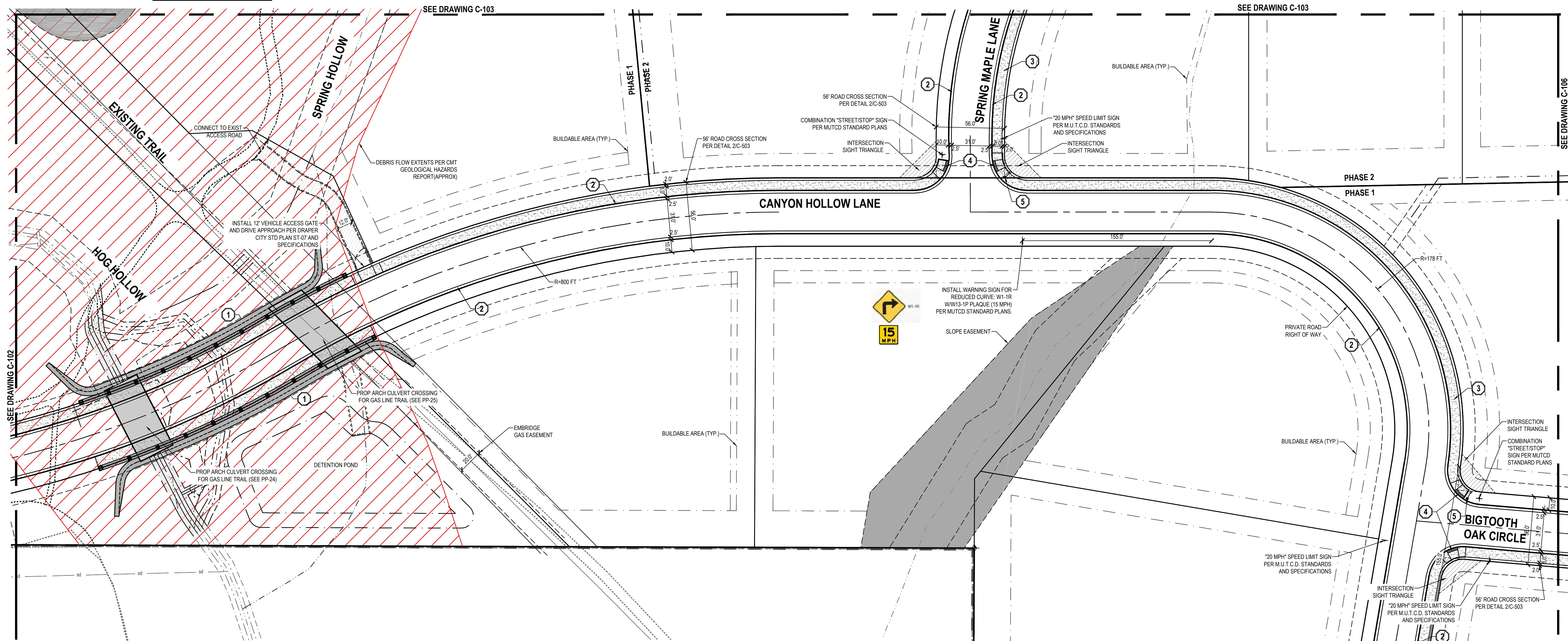
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ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



GENERAL NOTES

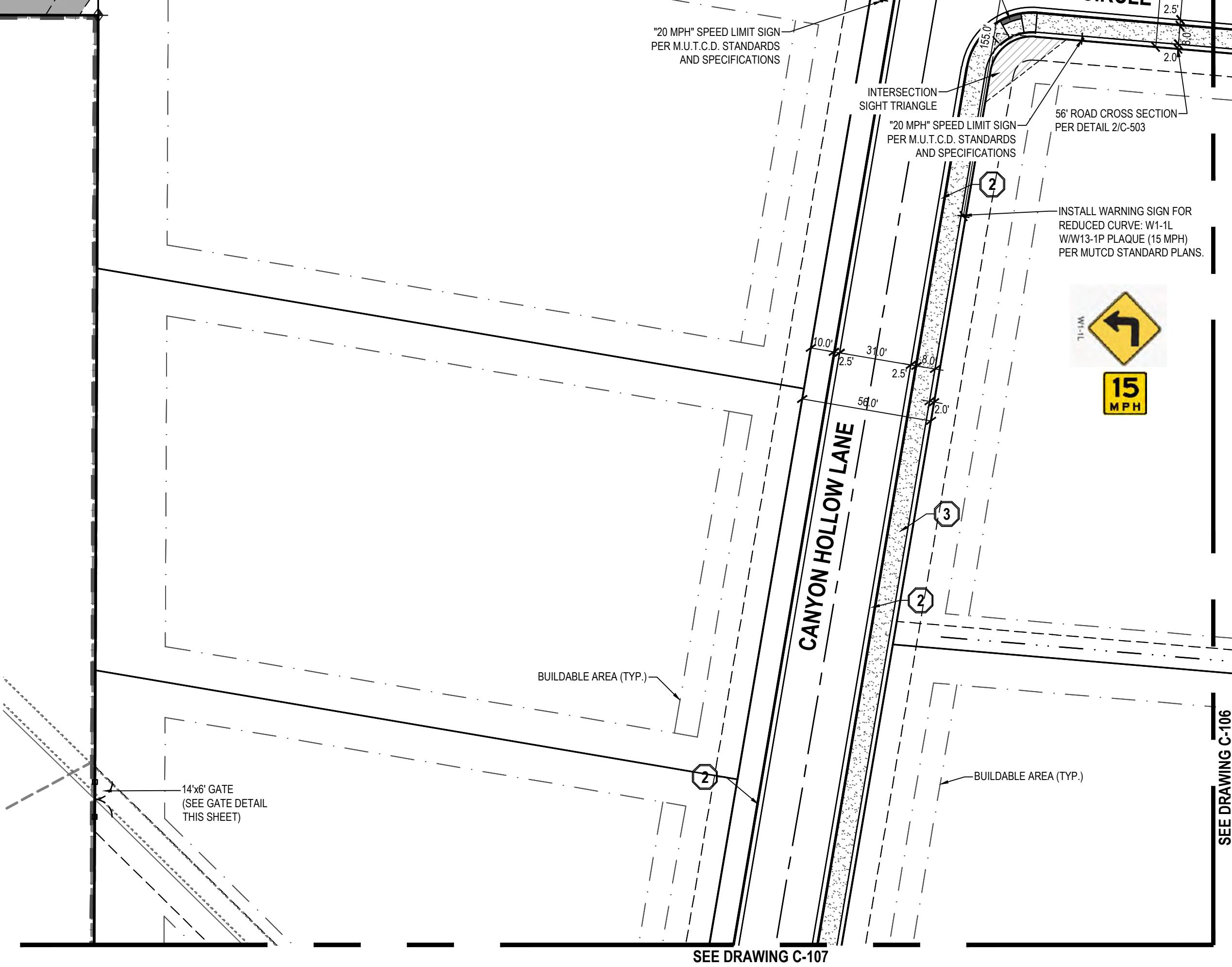
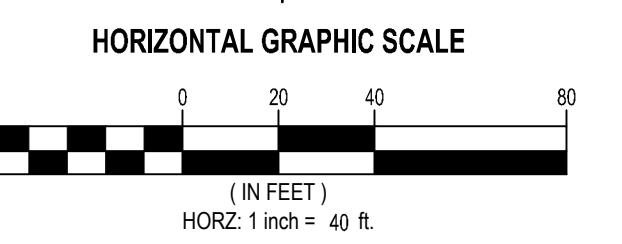
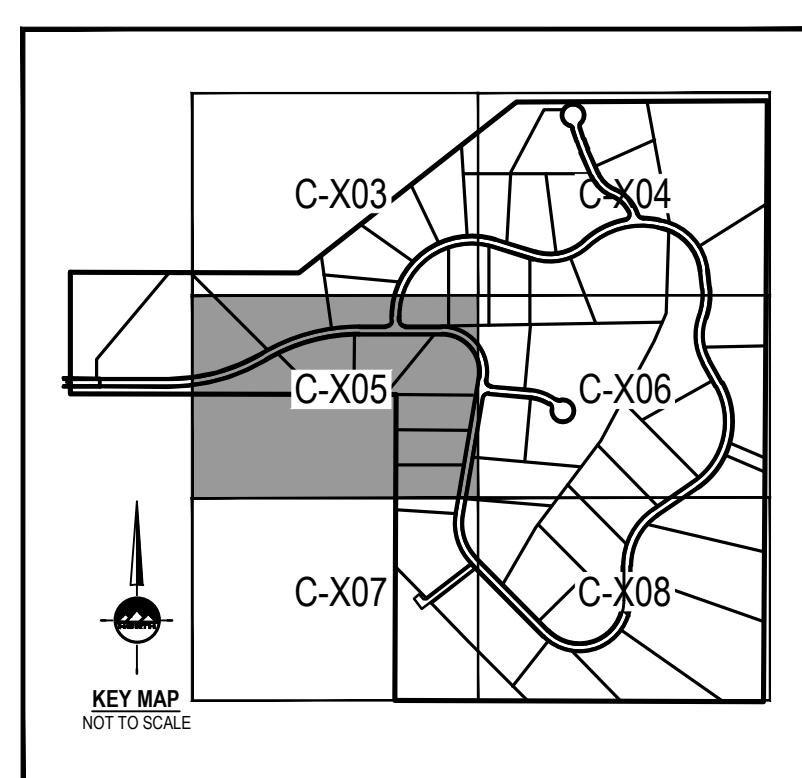
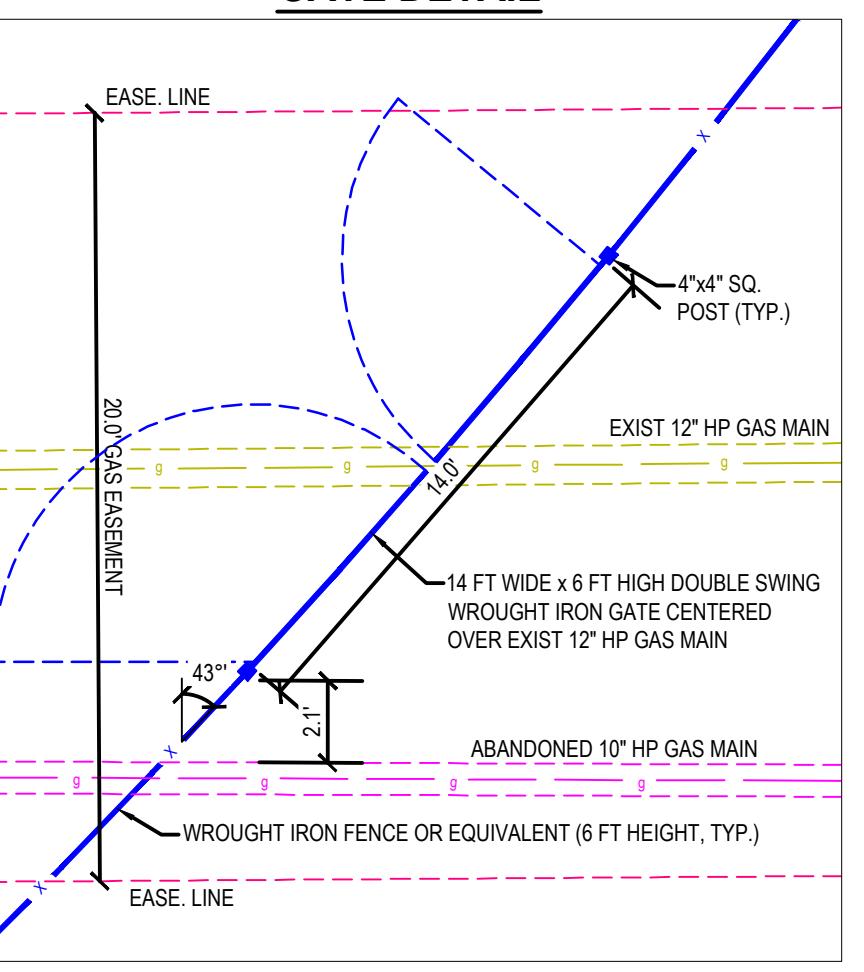
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SCOPE OF WORK:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① W-BEAM GUARDRAIL PER UDOT STANDARD DRAWING NO. BA 4A AND SPECIFICATIONS.
- ② 30" CURB AND GUTTER PER DRAPER CITY STANDARD PLAN ST-10 AND SPECIFICATIONS.
- ③ 6" THICK SIDEWALK PER DRAPER CITY STANDARD PLAN ST-12 AND SPECIFICATIONS.
- ④ INSTALL TYPE E ADA ACCESS CURB RAMP PER DRAPER CITY STD PLANS ST-04 AND ST-05.
- ⑤ SUNCREST RESIDENTIAL STREET LIGHT PER DRAPER STD DWG S8491.
- ⑥ FENCE.

GATE DETAIL



SITE PLAN

PROJECT NUMBER: 8864C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-105

SEE DRAWING C-106

SEE DRAWING C-107

SEE DRAWING C-108

SEE DRAWING C-109

SEE DRAWING C-110

SEE DRAWING C-111

SEE DRAWING C-112

SEE DRAWING C-113

SEE DRAWING C-114

SEE DRAWING C-115

SEE DRAWING C-116

SEE DRAWING C-117

SEE DRAWING C-118

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SEE DRAWING C-229

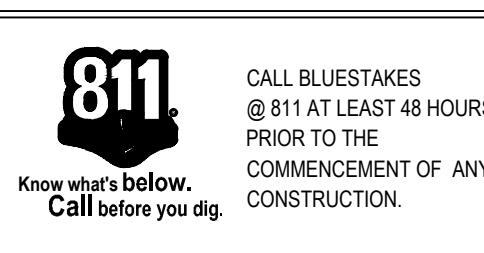
SEE DRAWING C-230

SEE DRAWING C-231

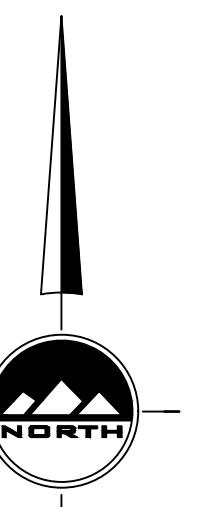
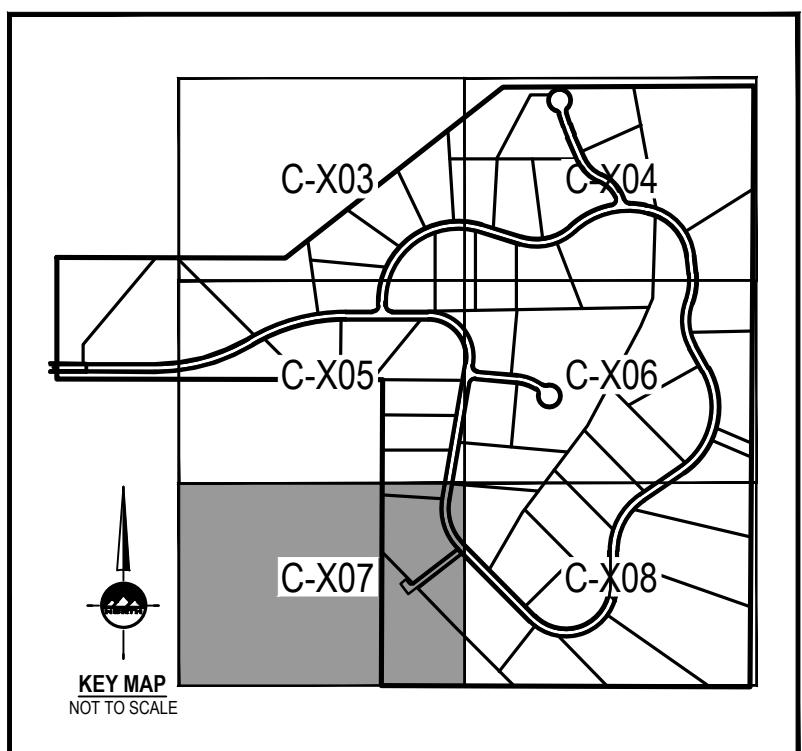
SEE DRAWING C-232

SEE DRAWING C-233

SEE DRAWING C-234



BENCHMARK



HORIZONTAL GRAPHIC SCALE

40 0 20 40

(IN FEET)

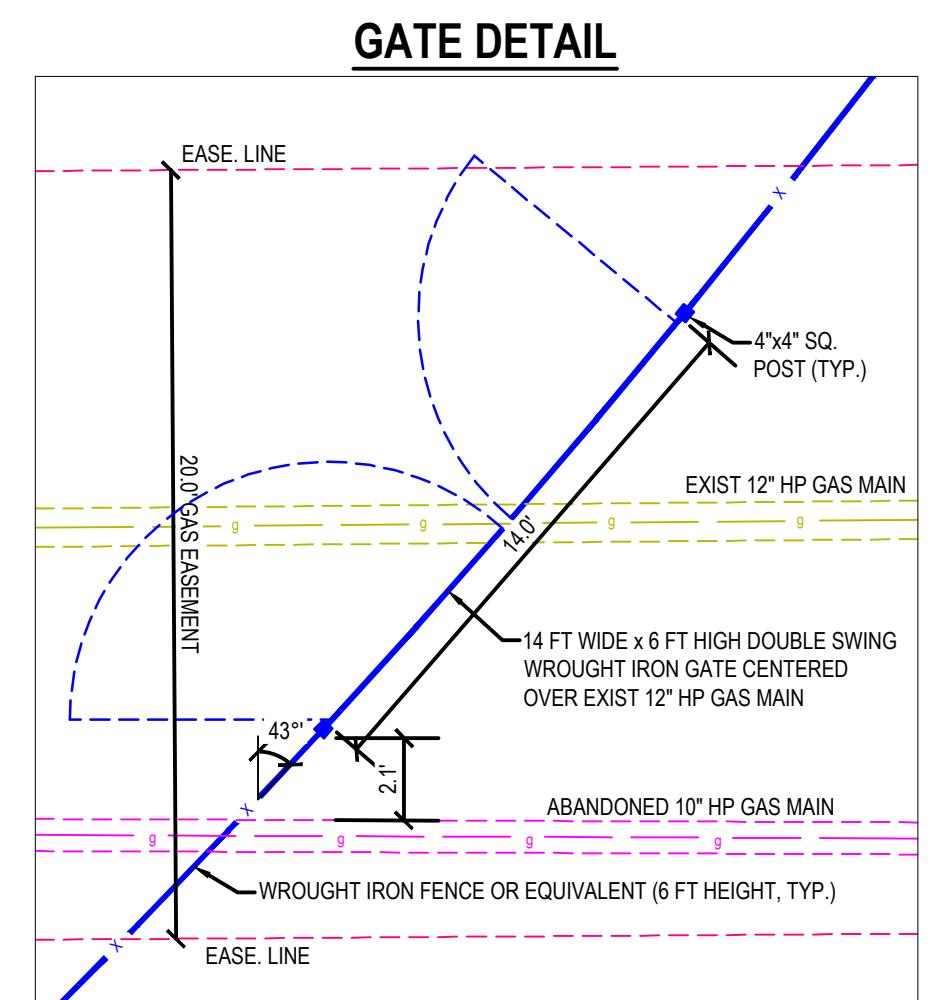
HORZ: 1 inch = 40 ft.

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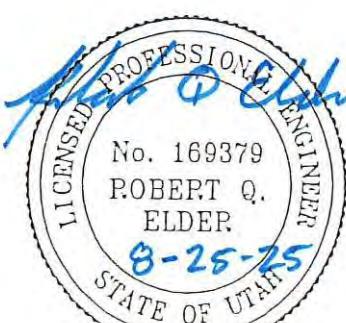
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- 6 FENCE.



ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST

DBAPDP ITAU



SITE PLAN

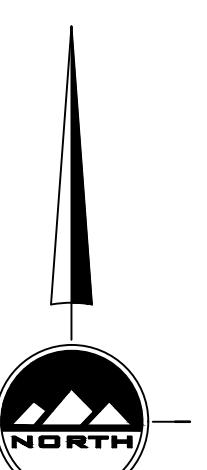
PROJECT NUMBER	PRINT DATE
8684C	8/18/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

811

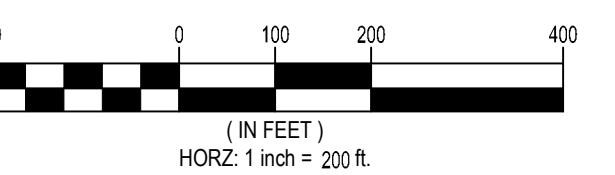
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)

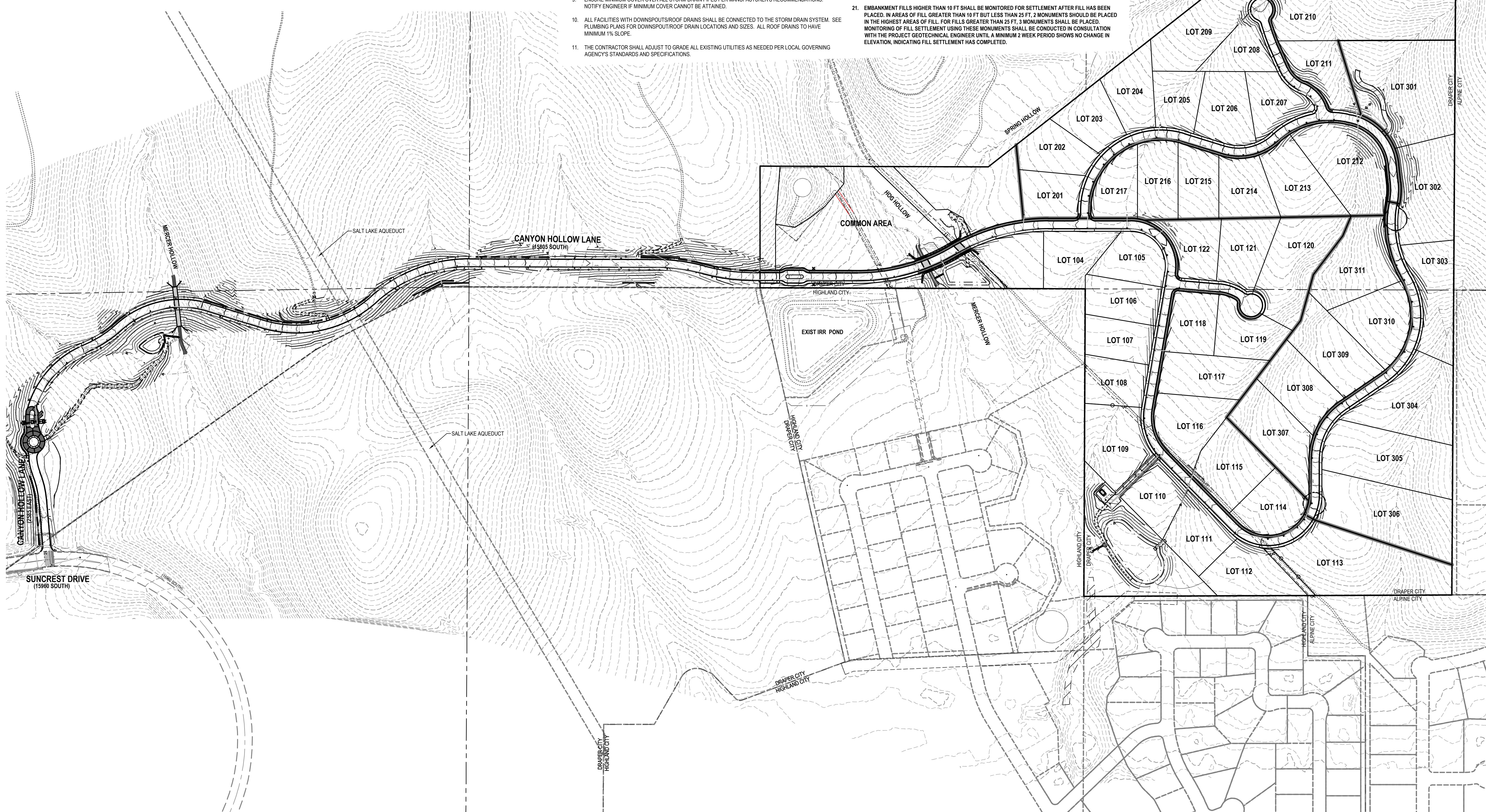


HORIZONTAL GRAPHIC SCALE



GENERAL NOTES

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- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
- LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY THE EXISTENCE AND LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
- ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
- ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
- ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- ON-SITE SOILS MAY BE SUITABLE FOR RE-USE PROVIDED IT MEETS THE REQUIREMENTS AS SPECIFIED IN SECTION 9.3. FILL MATERIAL AND IS PROPERLY PREPARED AND COMPAKTED PER SECTION 9.4. FILL PLACEMENT AND COMPAKATION OF THE CMT GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT FOR THE ALPINE HOLLOW SUBDIVISION DATED OCTOBER 31, 2024. ALL FILL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS LISTED THOSE SECTIONS.
- MULTIPLE SOILS ON THIS SITE HAVE POOR DRAINAGE CHARACTERISTICS. FOUNDATION DRAINS MUST BE INSTALLED WHEN THESE SOILS ARE ENCOUNTERED. FOUNDATION EXCAVATION MUST BE INSPECTED AND ASSESSED BY A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER FOUNDATION DRAINS ARE REQUIRED.
- ALL DELETERIOUS MATERIALS SHOULD BE REMOVED FROM WITHIN THE PROPOSED ACCESS ROAD, STRUCTURAL AND/OR DETENTION BASIN FOOTPRINTS. CLAYEY ALLUVIAL MATERIAL WITHIN THE EXISTING DRAINES, PLUS ANY LOOSE OR DISTURBED SOILS SHALL BE REMOVED PRIOR TO PLACING EMBANKMENT FILL FOR THE ROADWAY.
- TO HELP MAINTAIN STABILITY OF PROPOSED SLOPES ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V. STABILIZE CUT AND FILL SLOPES PER THE DETAILS SHOWN ON SHEET C-500 AND PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- FOR ALL STORM DRAIN PIPES THAT EXCEED 15% IN SLOPE, INSTALL PIPE ANCHORS PER DETAIL 2/C-501.
- ALL DOWNSHILL LOTS TO DRAIN TO REAR YARD RETENTION AREAS AND THEN RELEASE TO EXISTING DRAINAGE CHANNELS UNLESS OTHERWISE NOTED ON THESE PLANS.
- A MASS GRADING REPORT SHALL BE PROVIDED PRIOR TO THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACING UTILITIES AND PAVEMENT. THE REPORT SHOULD INCLUDE A SIGNED/STAMPED REVIEW LETTER BY THE PROJECT GEOTECHNICAL ENGINEER, VERIFYING THAT EARTHWORK/GRADING HAS BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT.
- EMBANKMENT FILLS HIGHER THAN 10 FT SHALL BE MONITORED FOR SETTLEMENT AFTER FILL HAS BEEN PLACED. IN AREAS OF FILL GREATER THAN 10 FT BUT LESS THAN 25 FT, 2 MONUMENTS SHOULD BE PLACED IN THE HIGHEST AREAS OF FILL. FOR FILLS GREATER THAN 25 FT, 3 MONUMENTS SHALL BE PLACED. MONITORING OF FILL SETTLEMENT USING THESE MONUMENTS SHALL BE CONDUCTED IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER UNTIL A MINIMUM 2 WEEK PERIOD SHOWS NO CHANGE IN ELEVATION, INDICATING FILL SETTLEMENT HAS COMPLETED.



ENSIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY

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Sandy, UT 84070
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LAYTON

Phone: 801.547.1100

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FOR
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

LICENSURE OF
ROBERT Q. ELDER
No. 169379
8-25-25
STATE OF UTAH

PROJECT NUMBER
8864C
PRINT DATE
8/18/25
DRAWN BY
J. GERA
CHECKED BY
R. ELDER
PROJECT MANAGER
R. ELDER

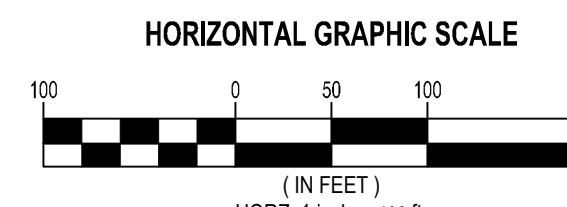
C-200

811

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BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)



LEGEND

30% SLOPE OR GREATER

PROVIDE ENERGY DISSIPATION FOR ALL
CULVERT CROSSINGS PER DETAIL 4/C-500

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4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
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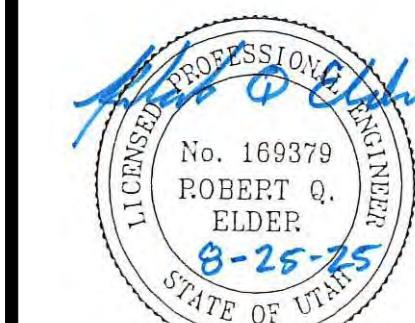
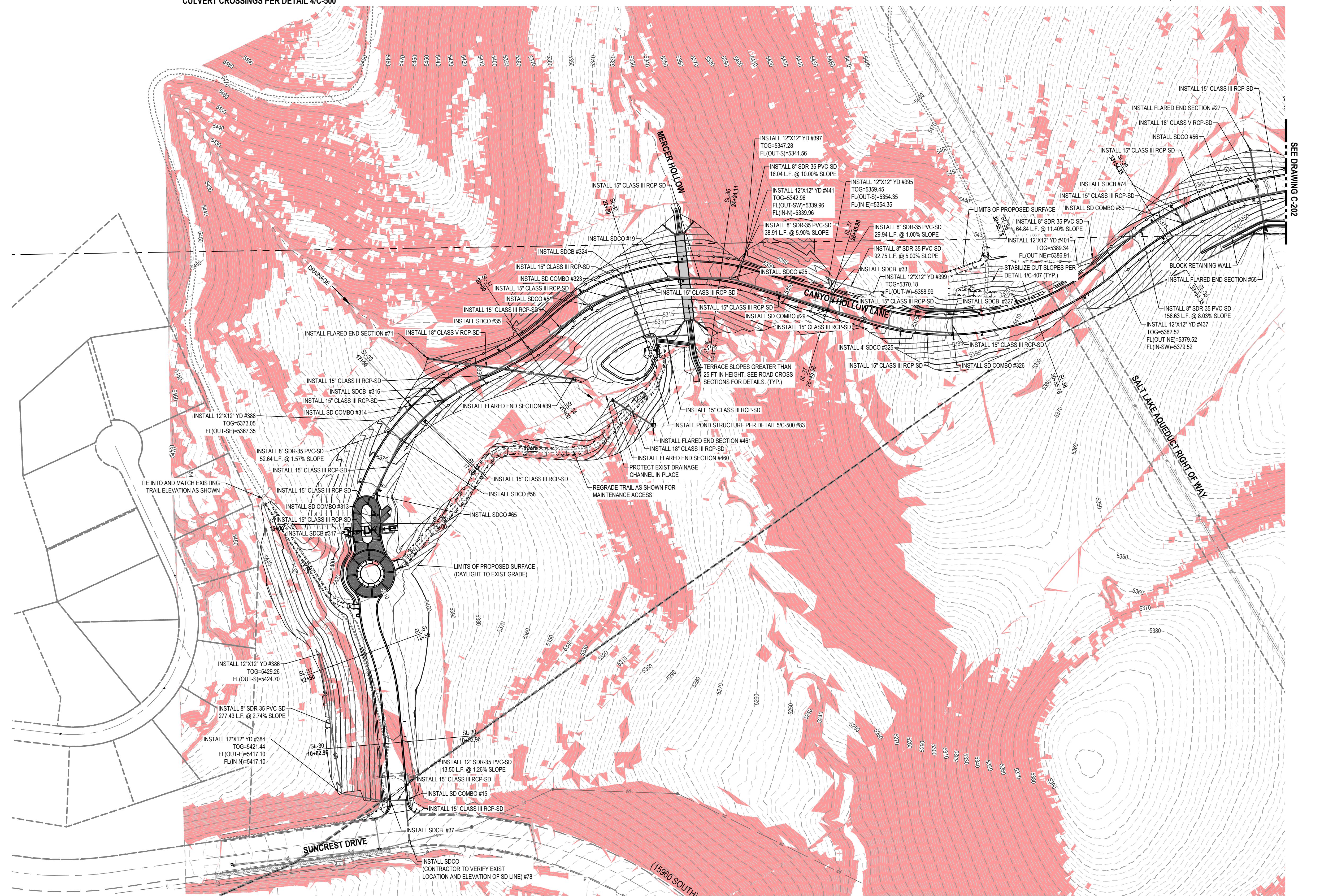
RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION
15900 SOUTH 2800 EAST
DRAPER, UTAHGRADING AND
DRAINAGE PLAN

PROJECT NUMBER
8684C
PRINT DATE
8/18/25
DRAWN BY
J. GERA
CHECKED BY
R. ELDER
PROJECT MANAGER
R. ELDER

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

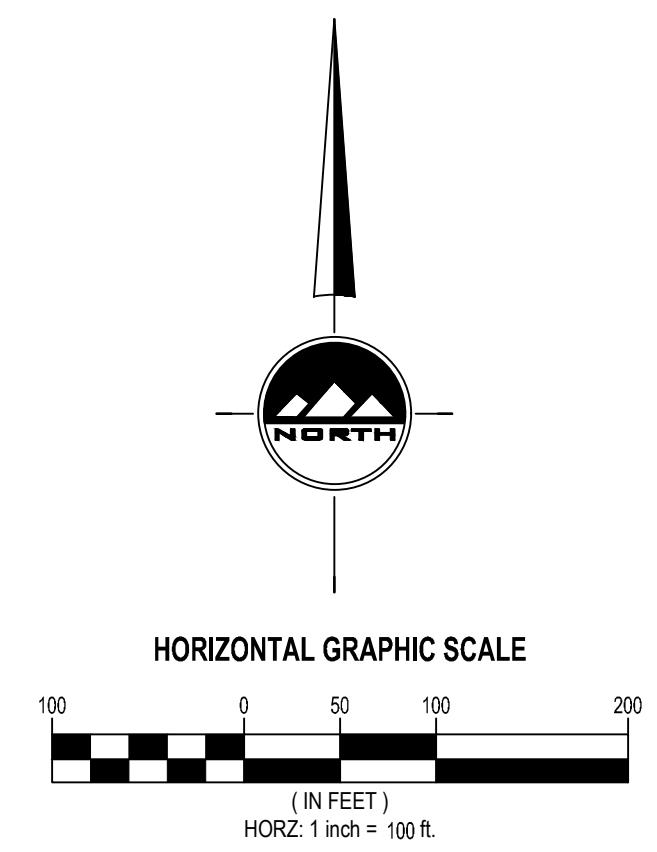
BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)

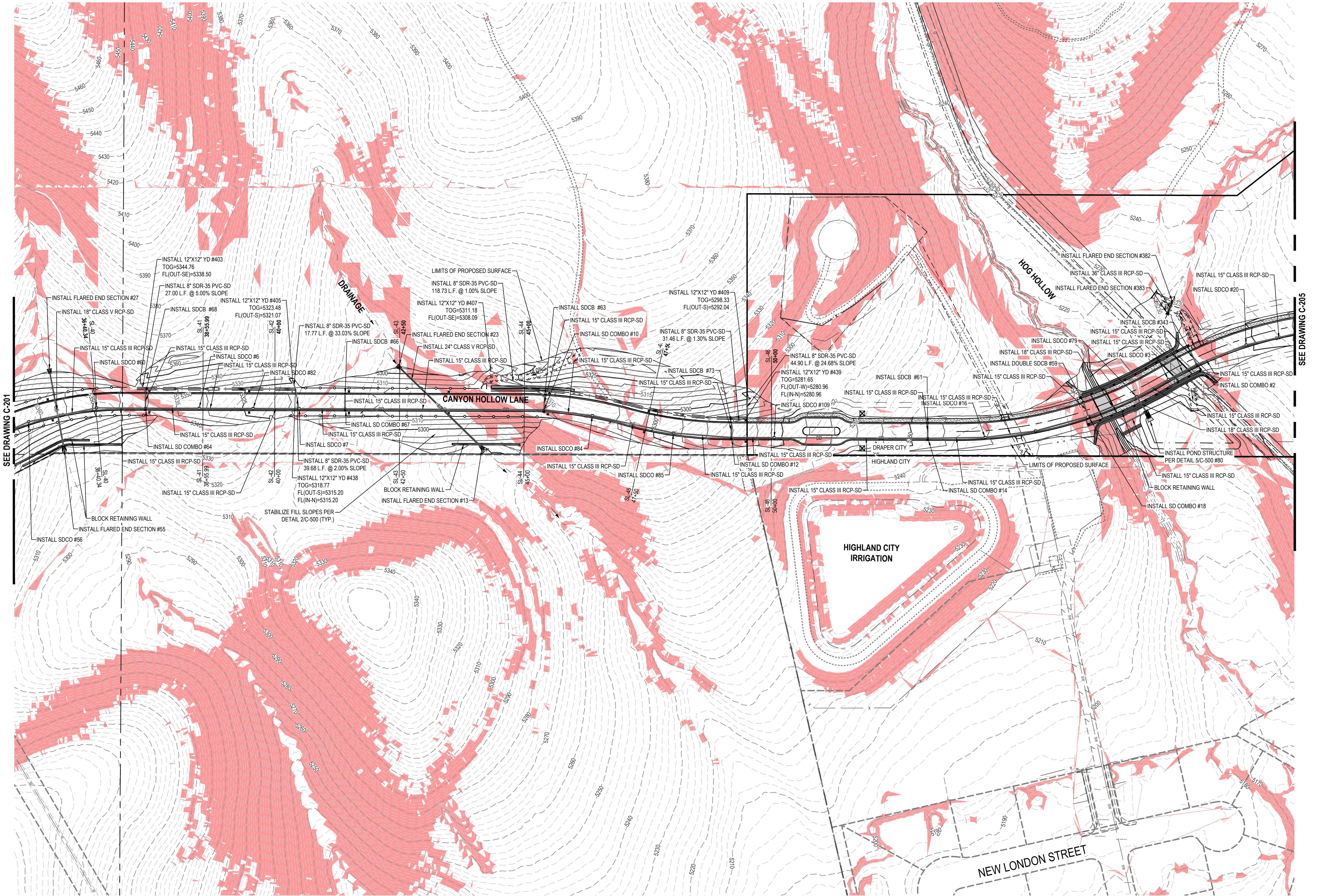
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LEGEND
30% SLOPE OR GREATER [Red shaded area]
PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS PER DETAIL 4/C-500



811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

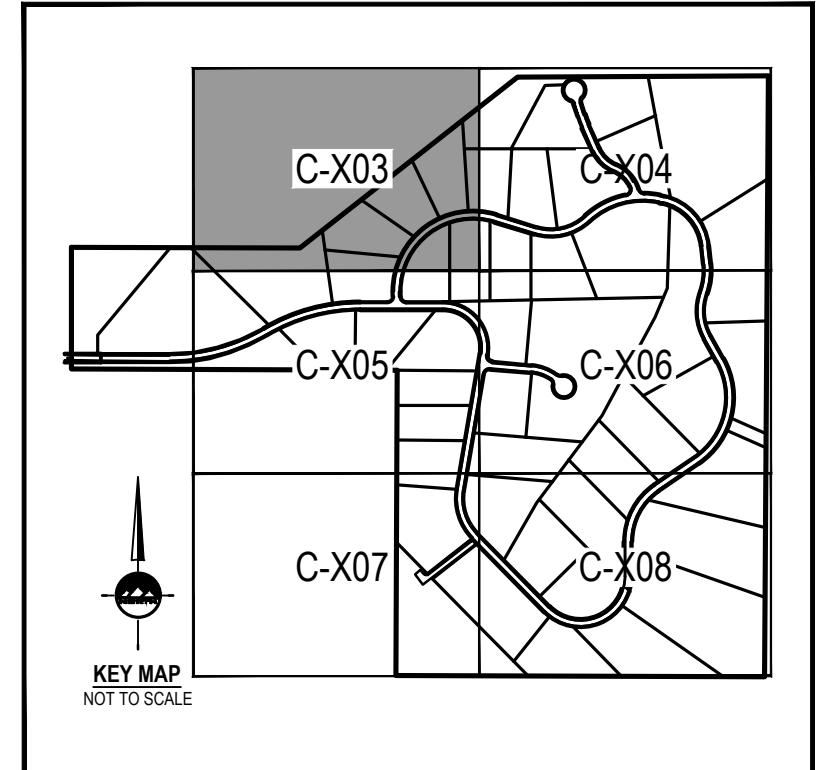
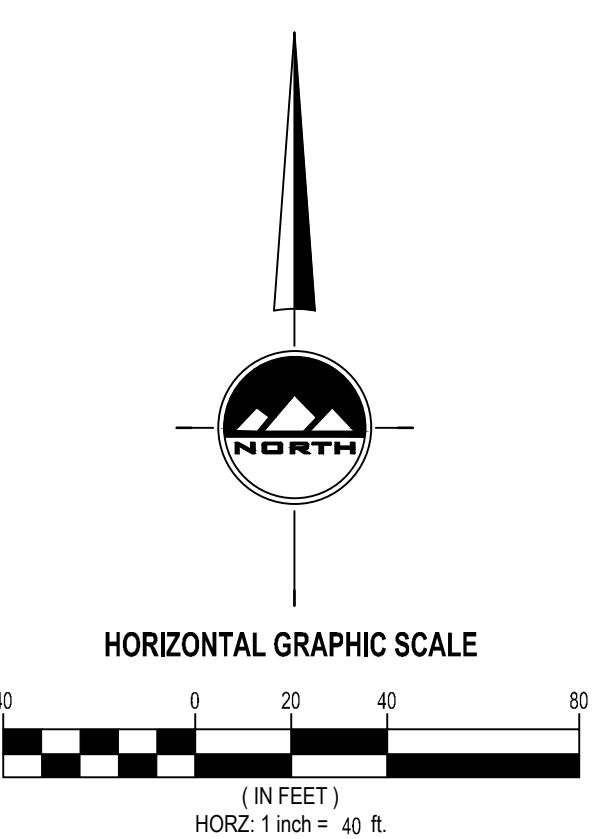
NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 23 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)

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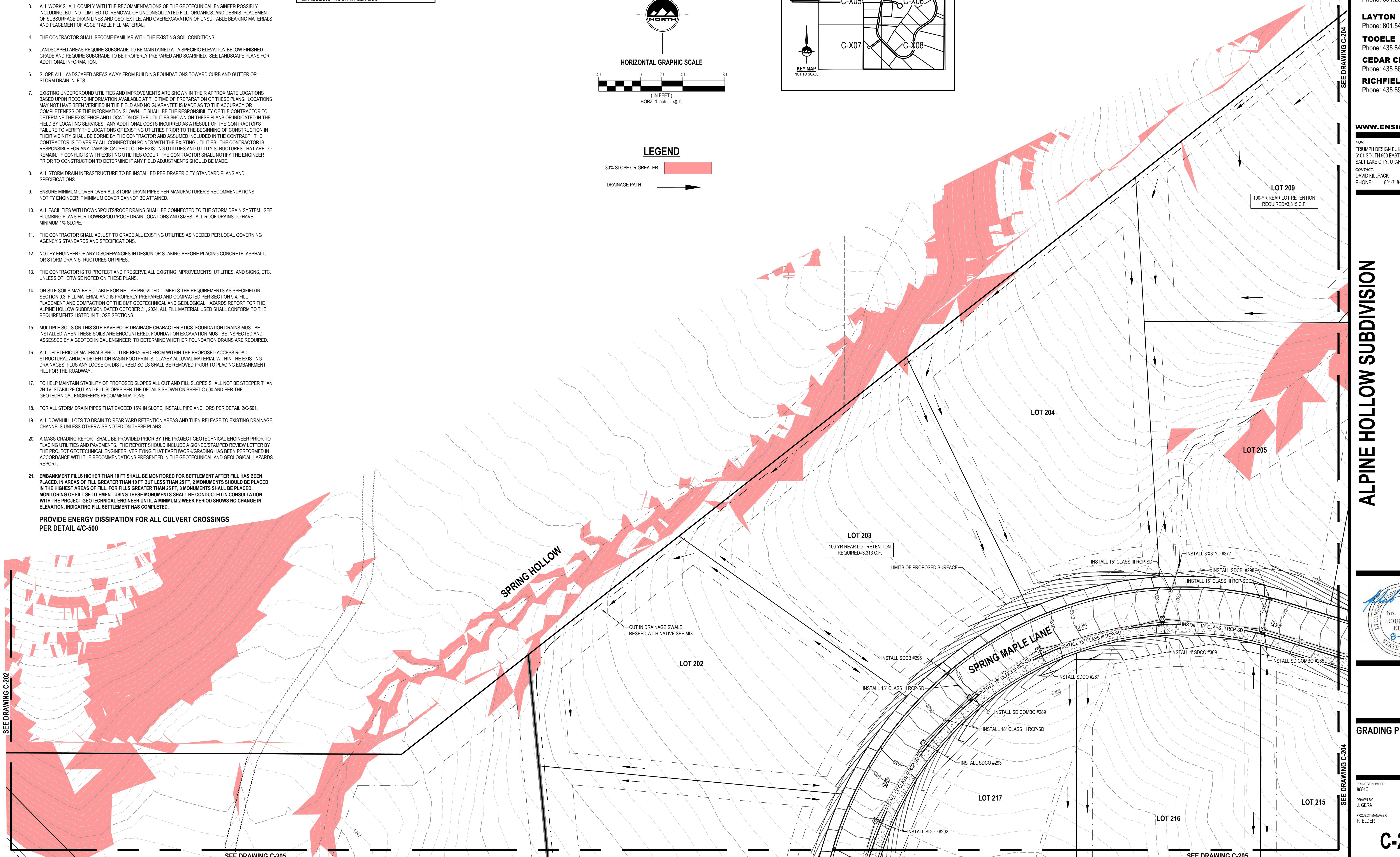
PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
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NOTE: WHERE REAR YARD RETENTION FOR A LOT IS CALLED FOR, VOLUMES ARE APPROXIMATE BASED ON CONCEPTUAL FOOTPRINTS AND BUILDABLE AREAS. REQUIRED RETENTION VOLUMES TO BE VERIFIED WITH BUILDING PERMIT SUBMITTAL AND SHOULD BE SHOWN AND PROVIDED FOR ON DETAILED LOT GRADING AND DRAINAGE PLAN.



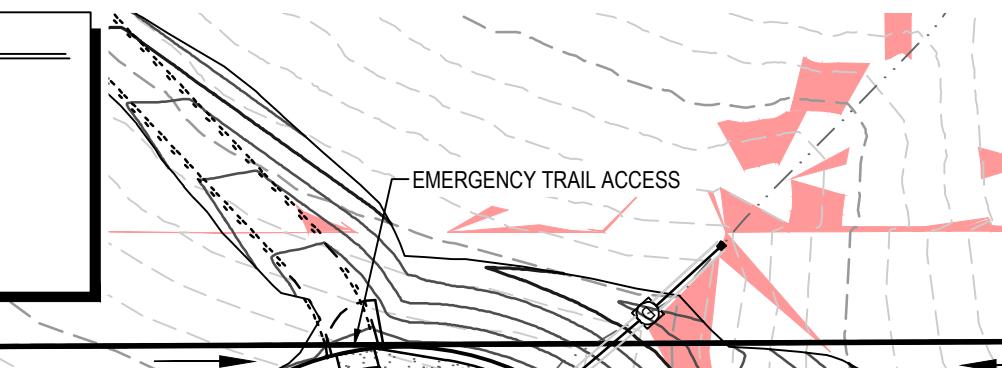
LEGEND

30% SLOPE OR GREATER
DRAINAGE PATH





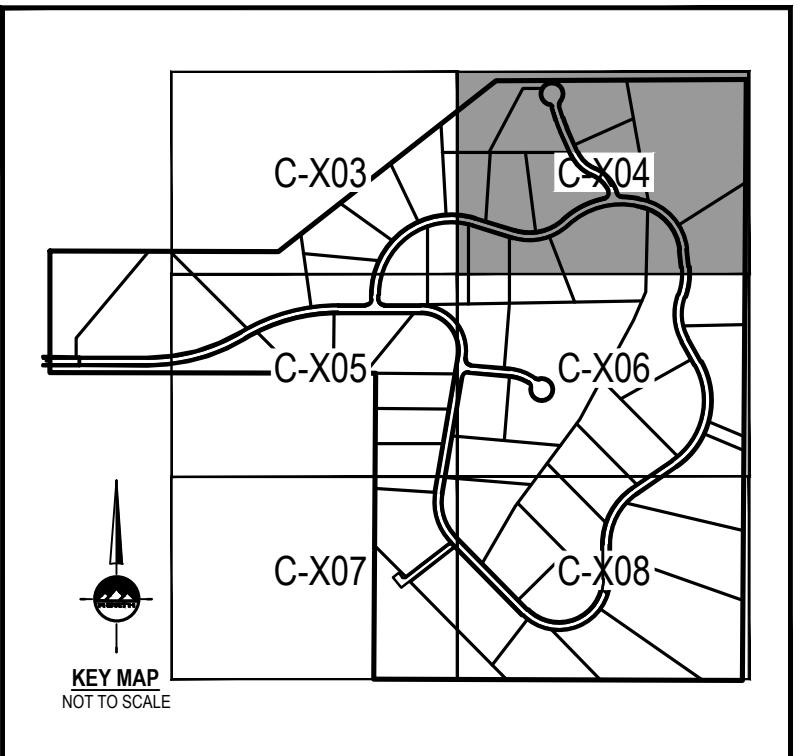
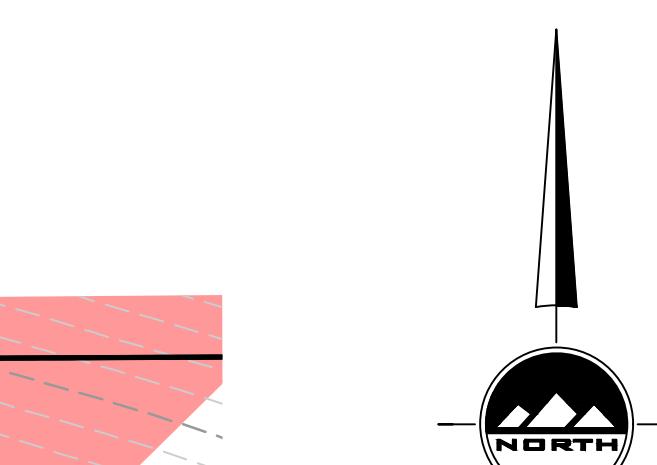
BENCHMARK
NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)
Know what's below. Call before you dig.



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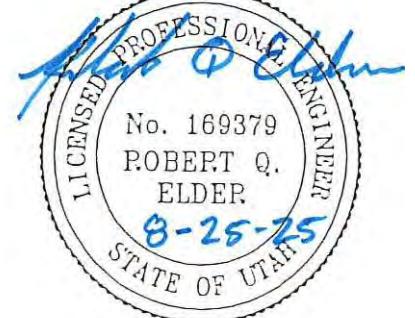
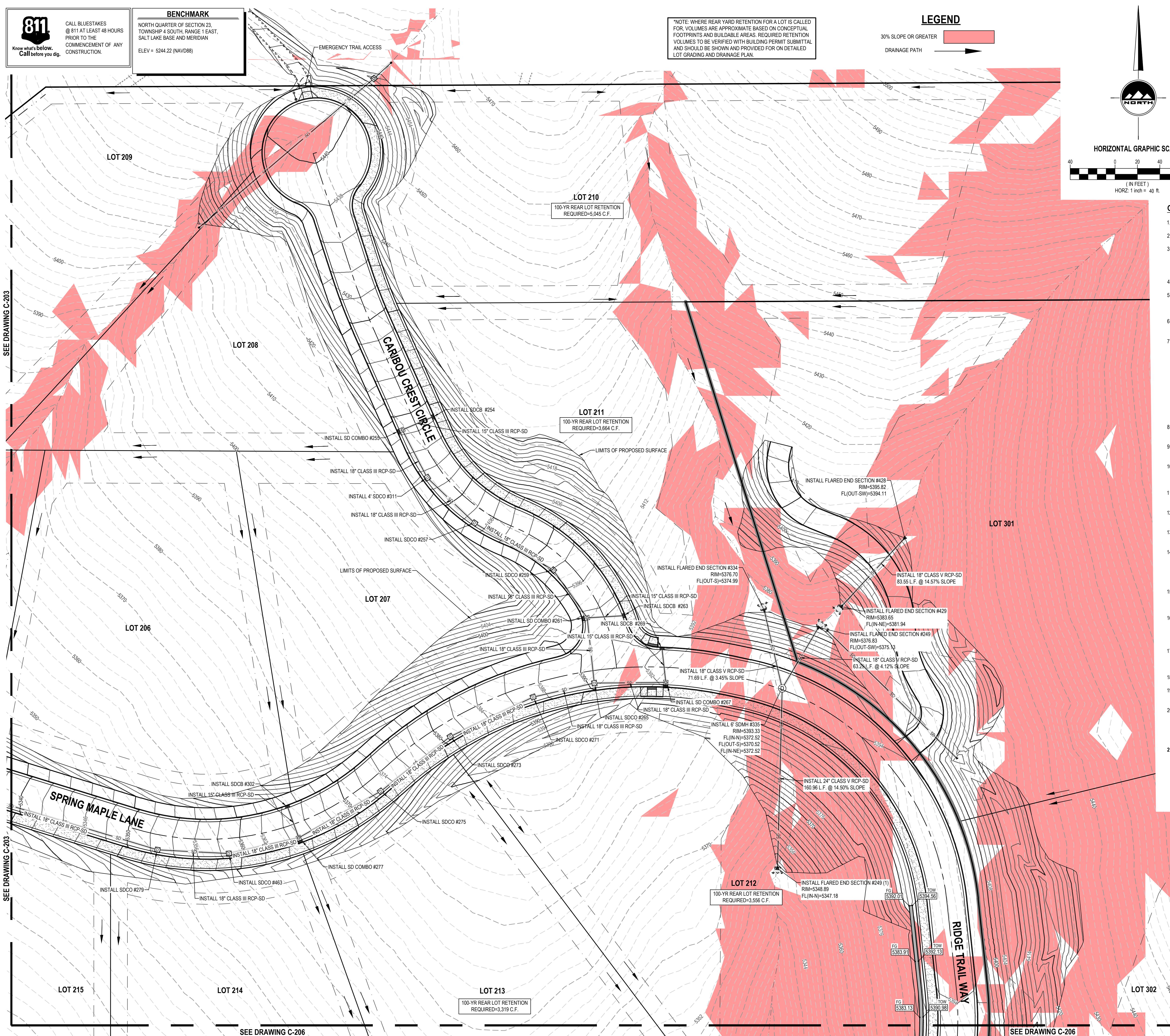
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CONTACT:
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PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION
15900 SOUTH 2800 EAST
DRAPE, UTAH



GRADING PLAN

PROJECT NUMBER: 8684C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-204



BENCHMARK

TH QUARTER OF SECTION 23,
NSHIP 4 SOUTH, RANGE 1 EAST,
LAKE BASE AND MERIDIAN
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ndy, UT 84070
one: 801.255.0529

AYTON
one: 801.547.1100

DOELE
one: 435.843.3590

one: 435.865.1453
CHFIELD
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WWW.ENSIGNENG.COM

R:
UMPH DESIGN BUILD
1 SOUTH 900 EAST, STE. 250
LT LAKE CITY, UTAH 84117
NTACT:
WID KILLPACK

ONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

**5900 SOUTH 2800 EAST
DRAPEL, UTAH**

GENERAL NOTES

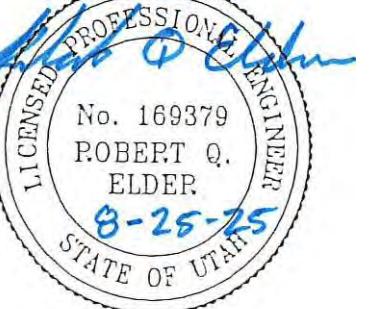
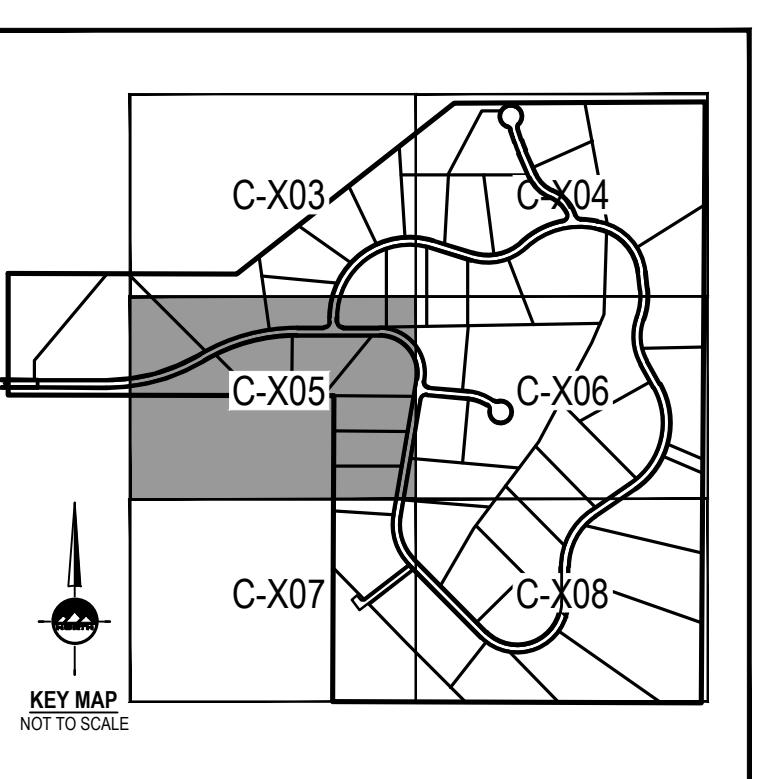
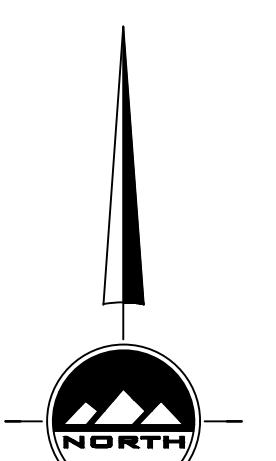
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12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. ON-SITE SOILS MAY BE SUITABLE FOR RE-USE PROVIDED IT MEETS THE REQUIREMENTS AS SPECIFIED IN SECTION 9.3: FILL MATERIAL AND IS PROPERLY PREPARED AND COMPACTED PER SECTION 9.4: FILL PLACEMENT AND COMPACTION OF THE CMT GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT FOR THE ALPINE HOLLOW SUBDIVISION DATED OCTOBER 31, 2024. ALL FILL MATERIAL USED SHALL CONFORM TO THE REQUIREMENTS LISTED IN THOSE SECTIONS.
15. MULTIPLE SOILS ON THIS SITE HAVE POOR DRAINAGE CHARACTERISTICS. FOUNDATION DRAINS MUST BE INSTALLED WHEN THESE SOILS ARE ENCOUNTERED. FOUNDATION EXCAVATION MUST BE INSPECTED AND ASSESSED BY A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER FOUNDATION DRAINS ARE REQUIRED.
16. ALL DELETERIOUS MATERIALS SHOULD BE REMOVED FROM WITHIN THE PROPOSED ACCESS ROAD, STRUCTURAL AND/OR DETENTION BASIN FOOTPRINTS. CLAYEY ALLUVIAL MATERIAL WITHIN THE EXISTING DRAINAGES, PLUS ANY LOOSE OR DISTURBED SOILS SHALL BE REMOVED PRIOR TO PLACING EMBANKMENT FILL FOR THE ROADWAY.
17. TO HELP MAINTAIN STABILITY OF PROPOSED SLOPES ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2H:1V. STABILIZE CUT AND FILL SLOPES PER THE DETAILS SHOWN ON SHEET C-500 AND PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
18. FOR ALL STORM DRAIN PIPES THAT EXCEED 15% IN SLOPE, INSTALL PIPE ANCHORS PER DETAIL 2/C-501.
19. ALL DOWNSHILL LOTS TO DRAIN TO REAR YARD RETENTION AREAS AND THEN RELEASE TO EXISTING DRAINAGE CHANNELS UNLESS OTHERWISE NOTED ON THESE PLANS.
20. A MASS GRADING REPORT SHALL BE PROVIDED PRIOR BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACING UTILITIES AND PAVEMENTS. THE REPORT SHOULD INCLUDE A SIGNED/STAMPED REVIEW LETTER BY THE PROJECT GEOTECHNICAL ENGINEER, VERIFYING THAT EARTHWORK/GRADING HAS BEEN PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL AND GEOLOGICAL HAZARDS REPORT.
21. EMBANKMENT FILLS HIGHER THAN 10 FT SHALL BE MONITORED FOR SETTLEMENT AFTER FILL HAS BEEN PLACED. IN AREAS OF FILL GREATER THAN 10 FT BUT LESS THAN 25 FT, 2 MONUMENTS SHOULD BE PLACED IN THE HIGHEST AREAS OF FILL. FOR FILLS GREATER THAN 25 FT, 3 MONUMENTS SHALL BE PLACED. MONITORING OF FILL SETTLEMENT USING THESE MONUMENTS SHALL BE CONDUCTED IN CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER UNTIL A MINIMUM 2 WEEK PERIOD SHOWS NO CHANGE IN ELEVATION, INDICATING FILL SETTLEMENT HAS COMPLETED.

**PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS
PER DETAIL 4/C-500**

LEGEND

30% SLOPE OR GREATER

DRAINAGE PATH



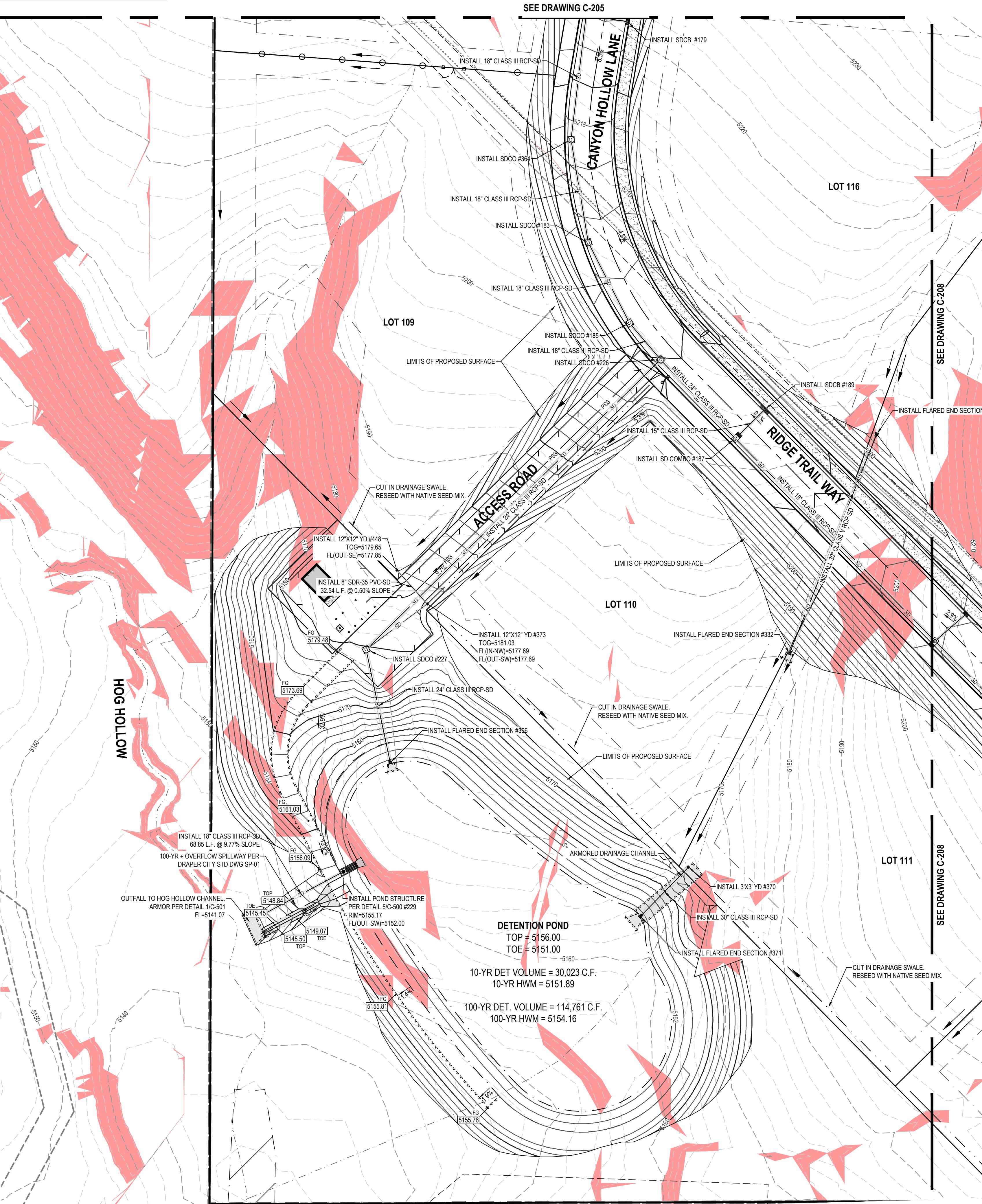
GRADING PLAN

OBJECT NUMBER PRINT DATE
34C 8/18/25
DRAWN BY CHECKED BY
GERA R. ELDER
OBJECT MANAGER
ELDER



BENCHMARK
NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST
ALT LAKE BASE AND MERIDIAN
EV = 5244.22 (NAVD88)

*NOTE: WHERE REAR YARD RETENTION FOR A LOT IS CALLED FOR, VOLUMES ARE APPROXIMATE BASED ON CONCEPTUAL FOOTPRINTS AND BUILDABLE AREAS. REQUIRED RETENTION VOLUMES TO BE VERIFIED WITH BUILDING PERMIT SUBMITTAL AND SHOULD BE SHOWN AND PROVIDED FOR ON DETAILED LOT GRADING AND DRAINAGE PLAN



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
7. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
8. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
9. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
10. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
11. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
12. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
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ELEVATION, INDICATING FILL SETTLEMENT HAS COMPLETED.

PROVIDE ENERGY DISSIPATION FOR ALL CULVERT CROSSINGS

PER DETAIL 1/2-500

LEGEND

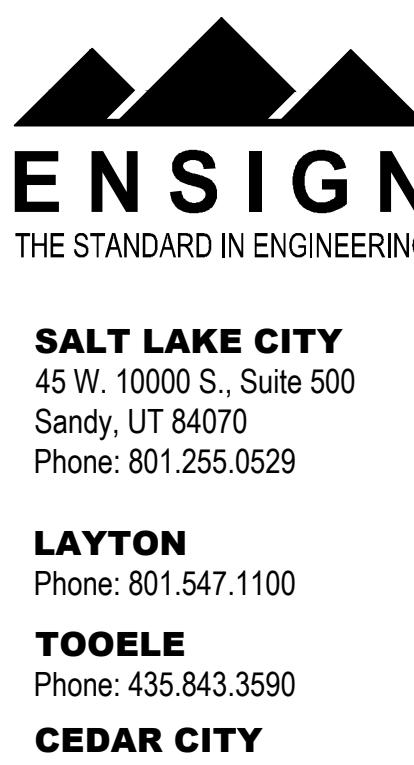
30% SLOPE OR GREATER



GRADING PLAN

PROJECT NUMBER	PRINT DATE
8684C	8/18/25
DRAWN BY	CHECKED BY
J. GERA	R. ELDER
PROJECT MANAGER	
R. ELDER	

C-207



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117

CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

**5900 SOUTH 2800 EAST
DRAPEL, UTAH**

SALT LAKE CITY
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 Sandy, UT 84070
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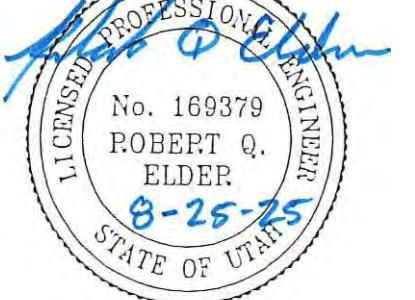
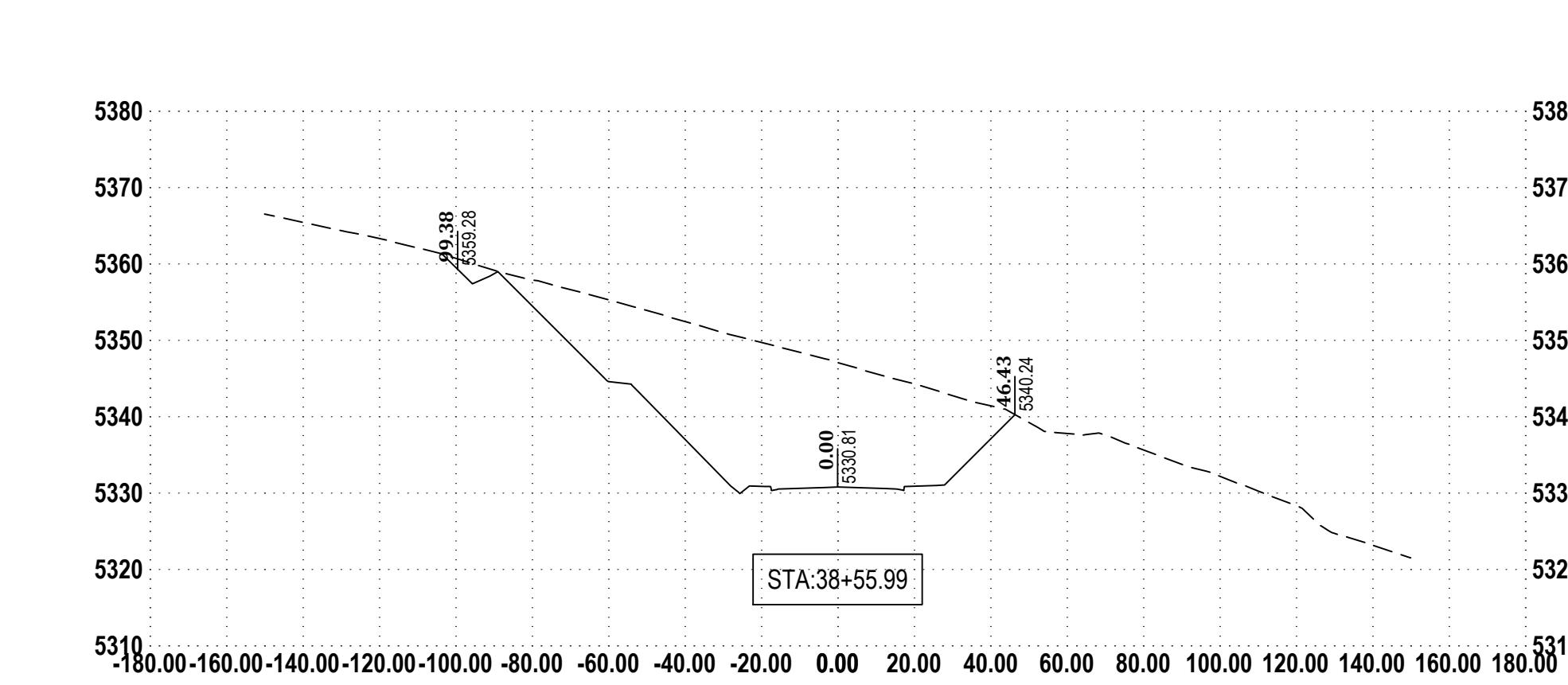
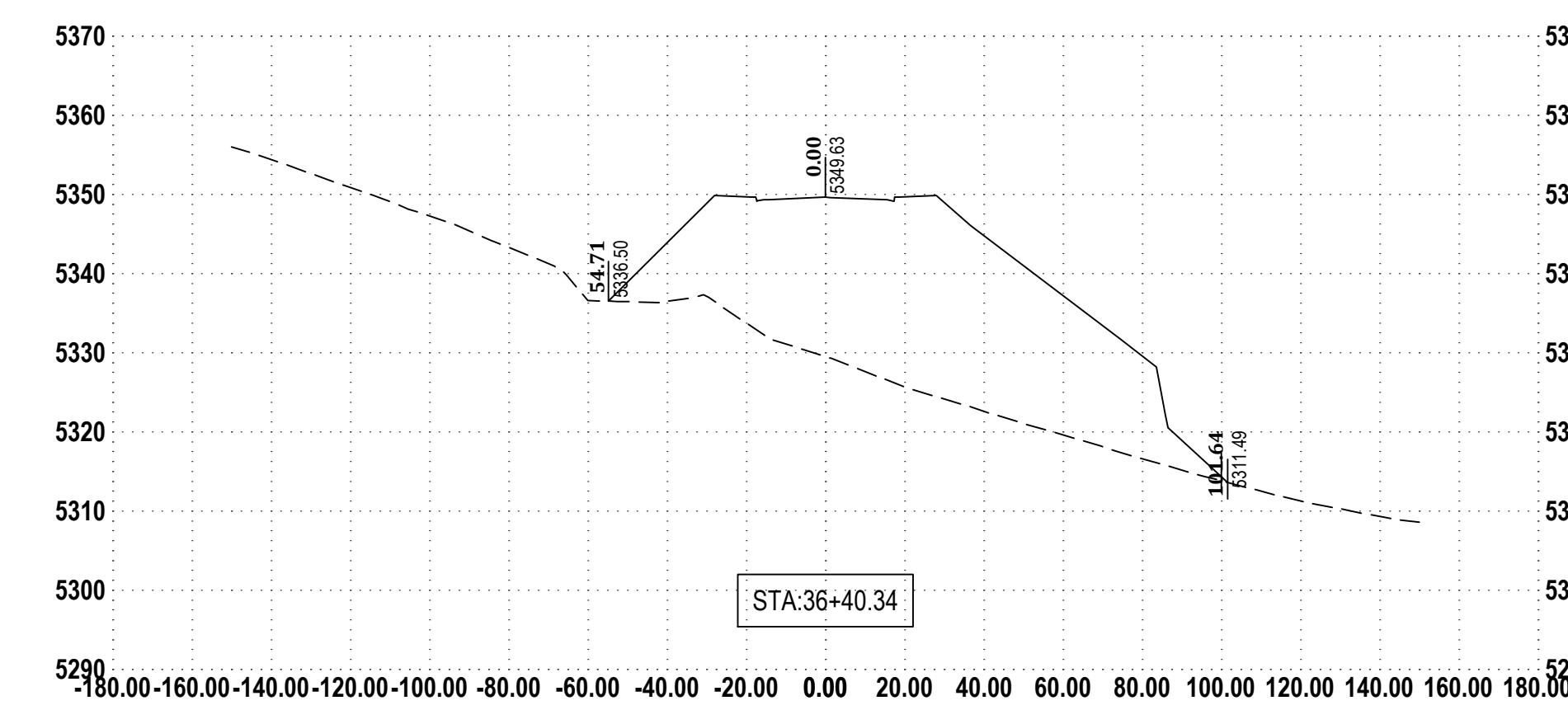
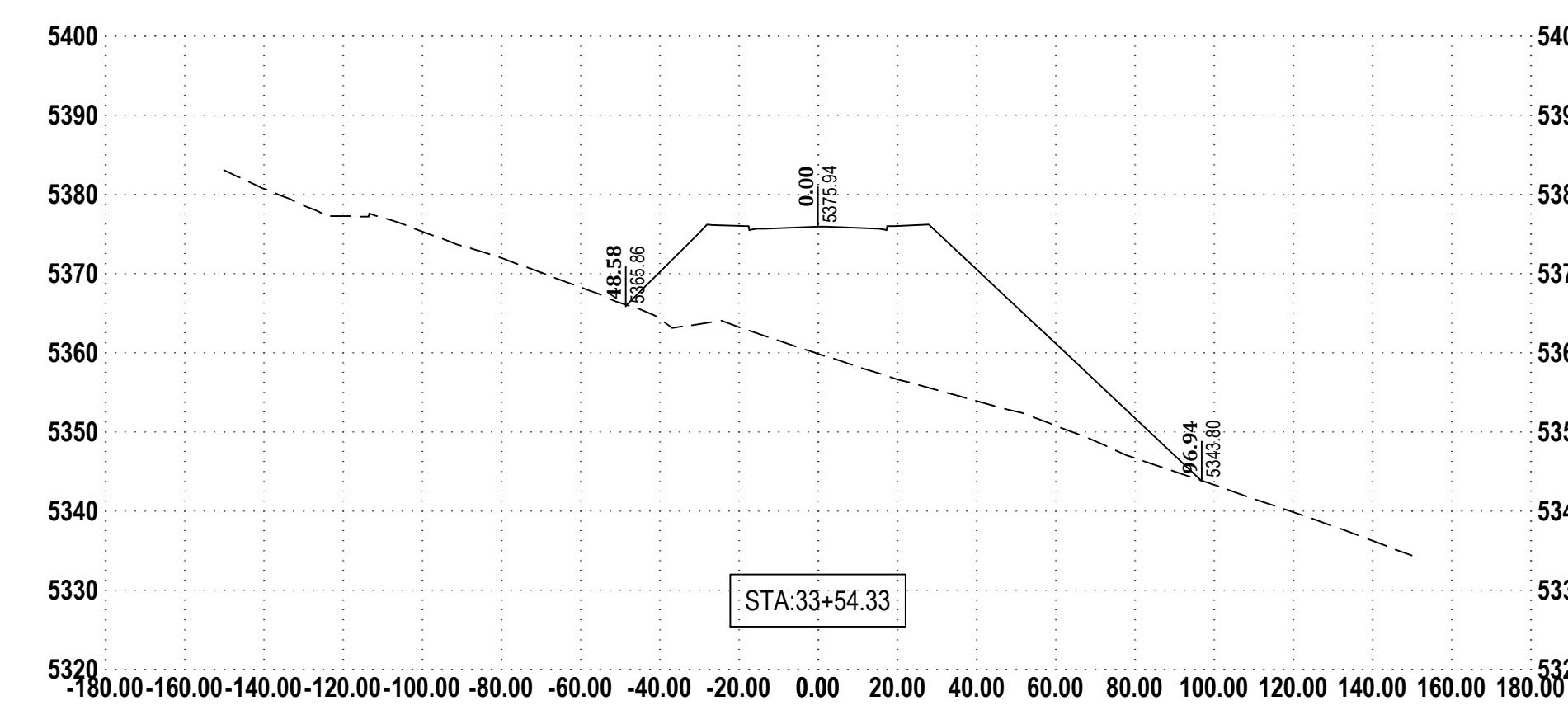
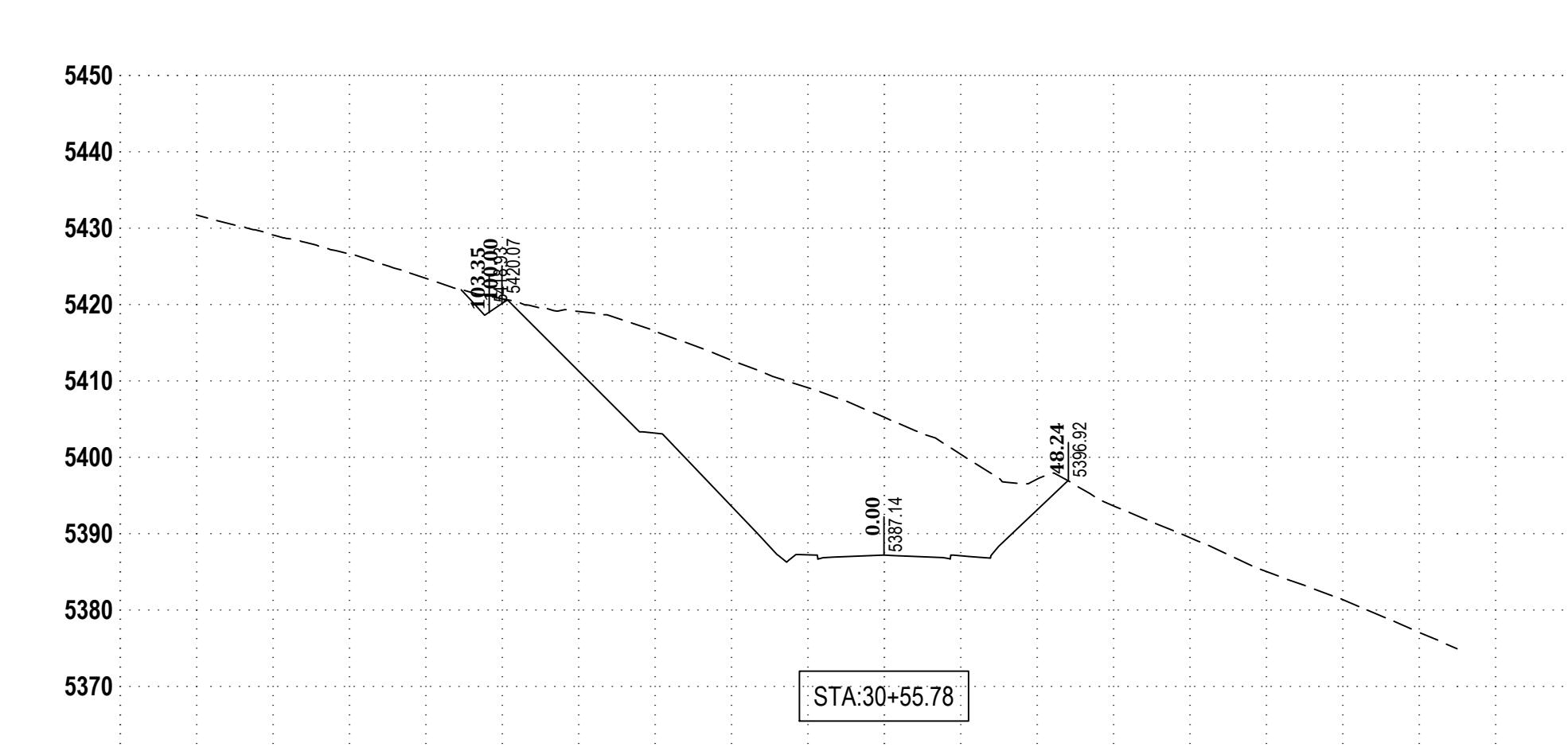
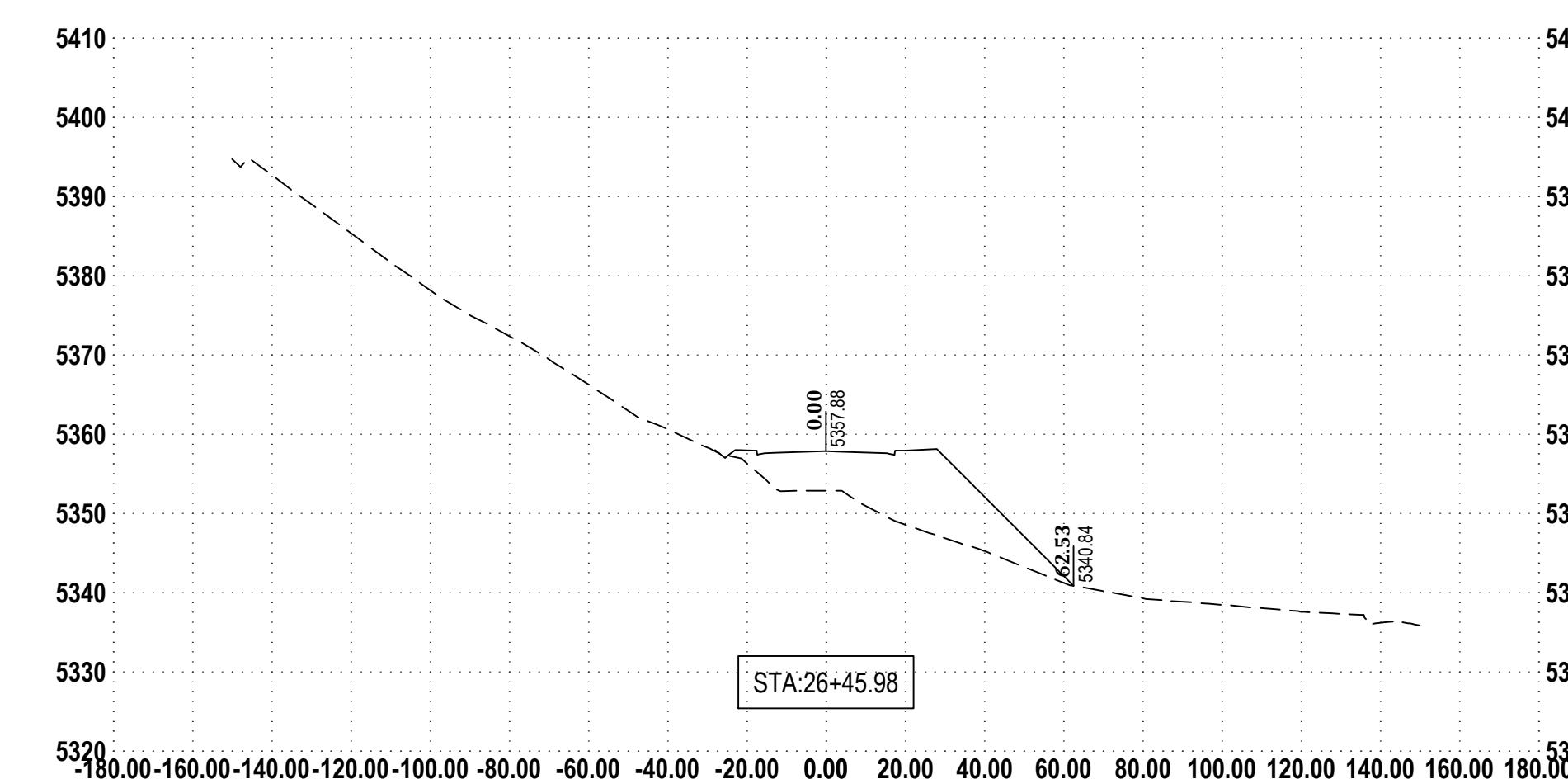
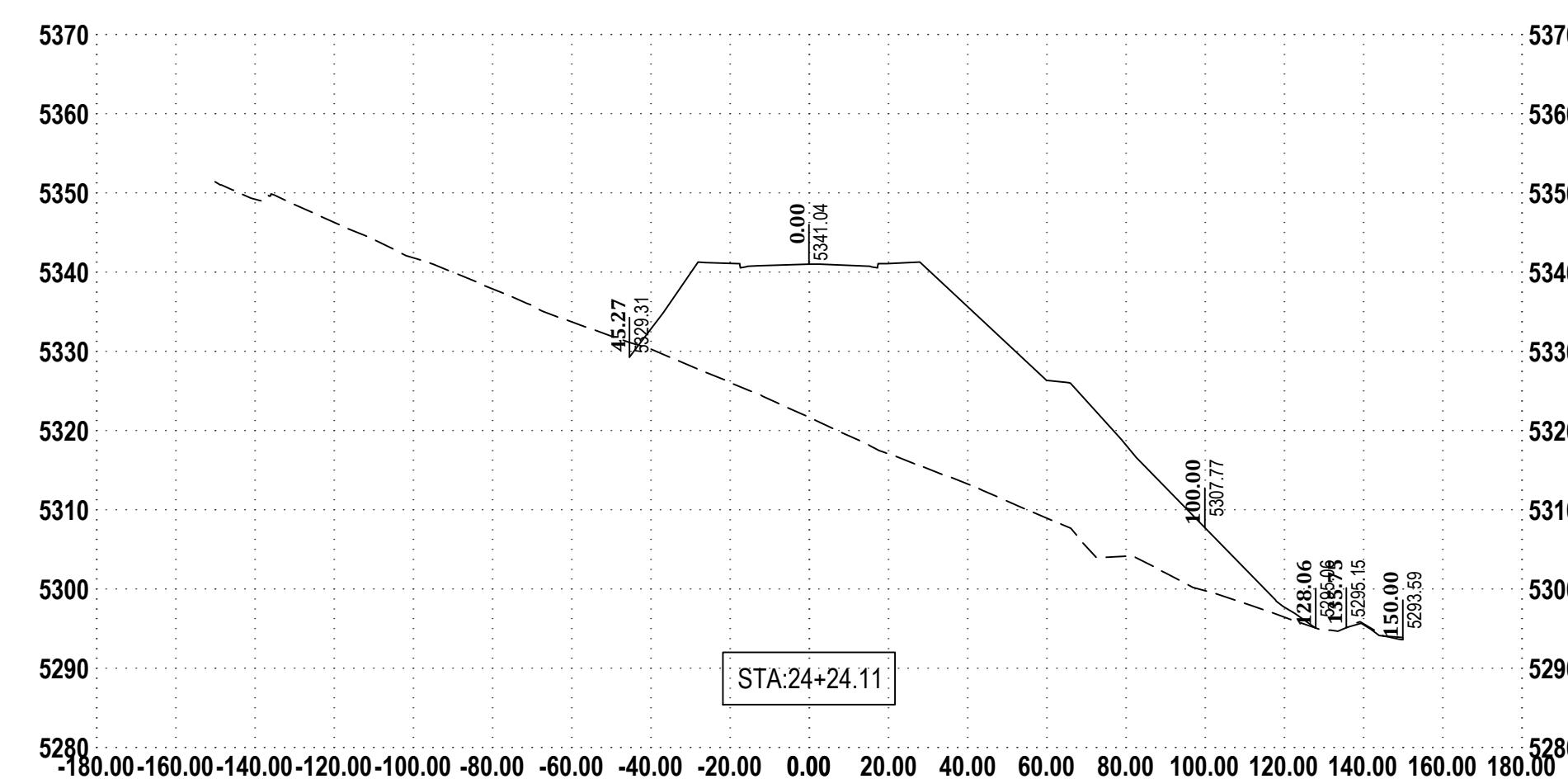
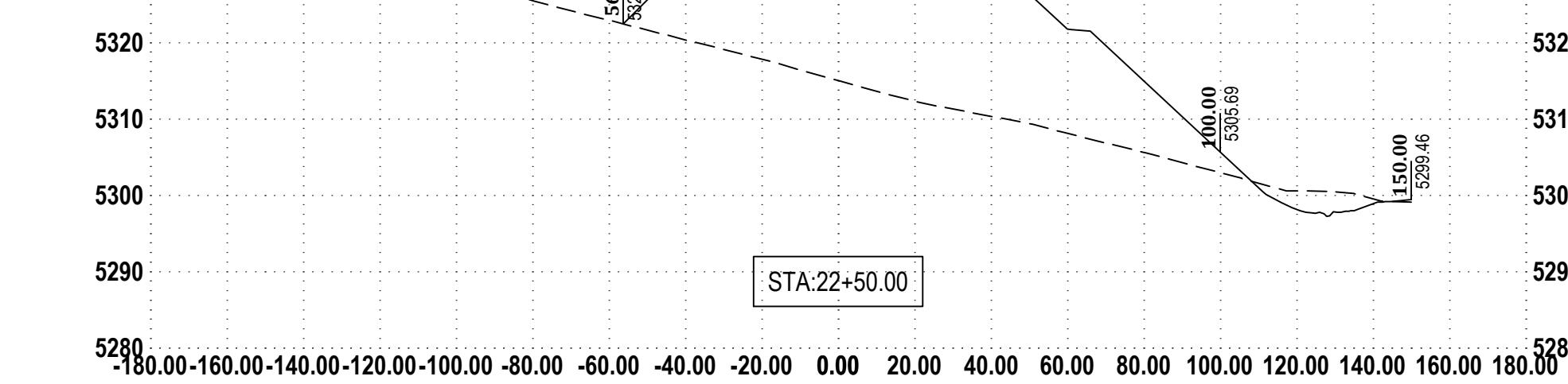
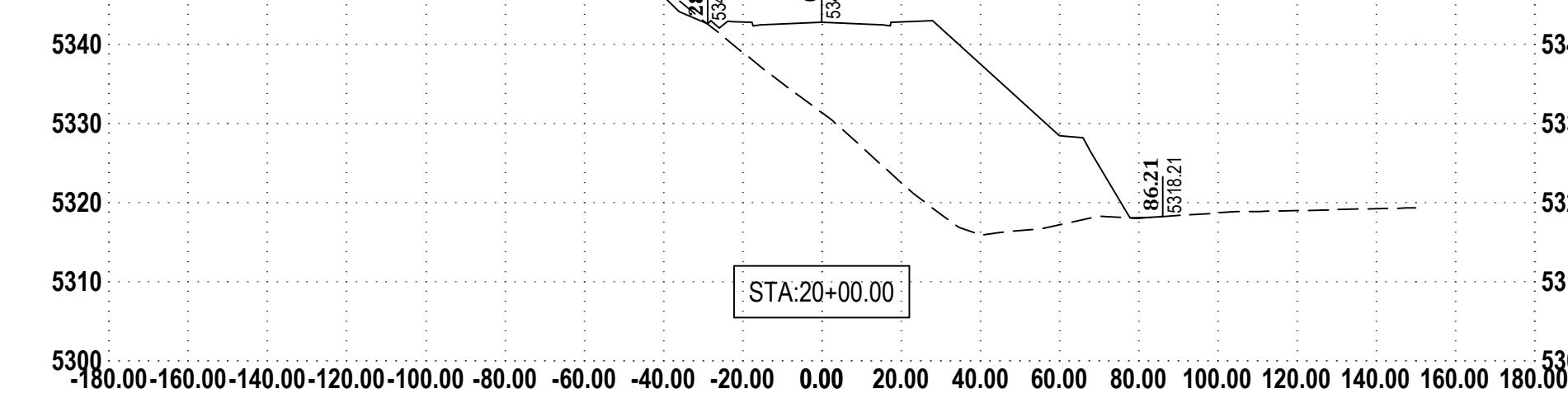
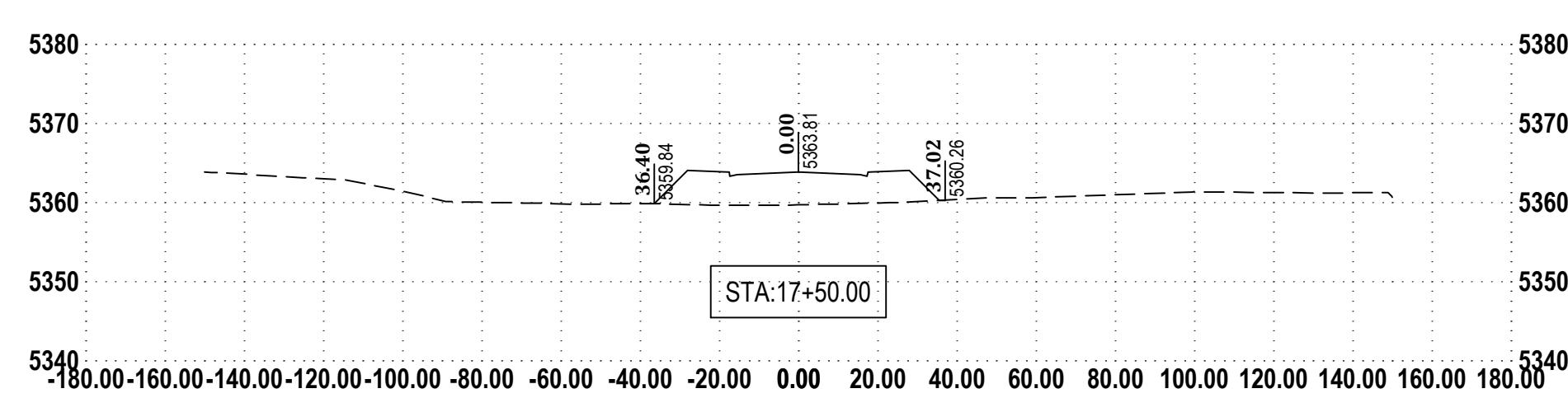
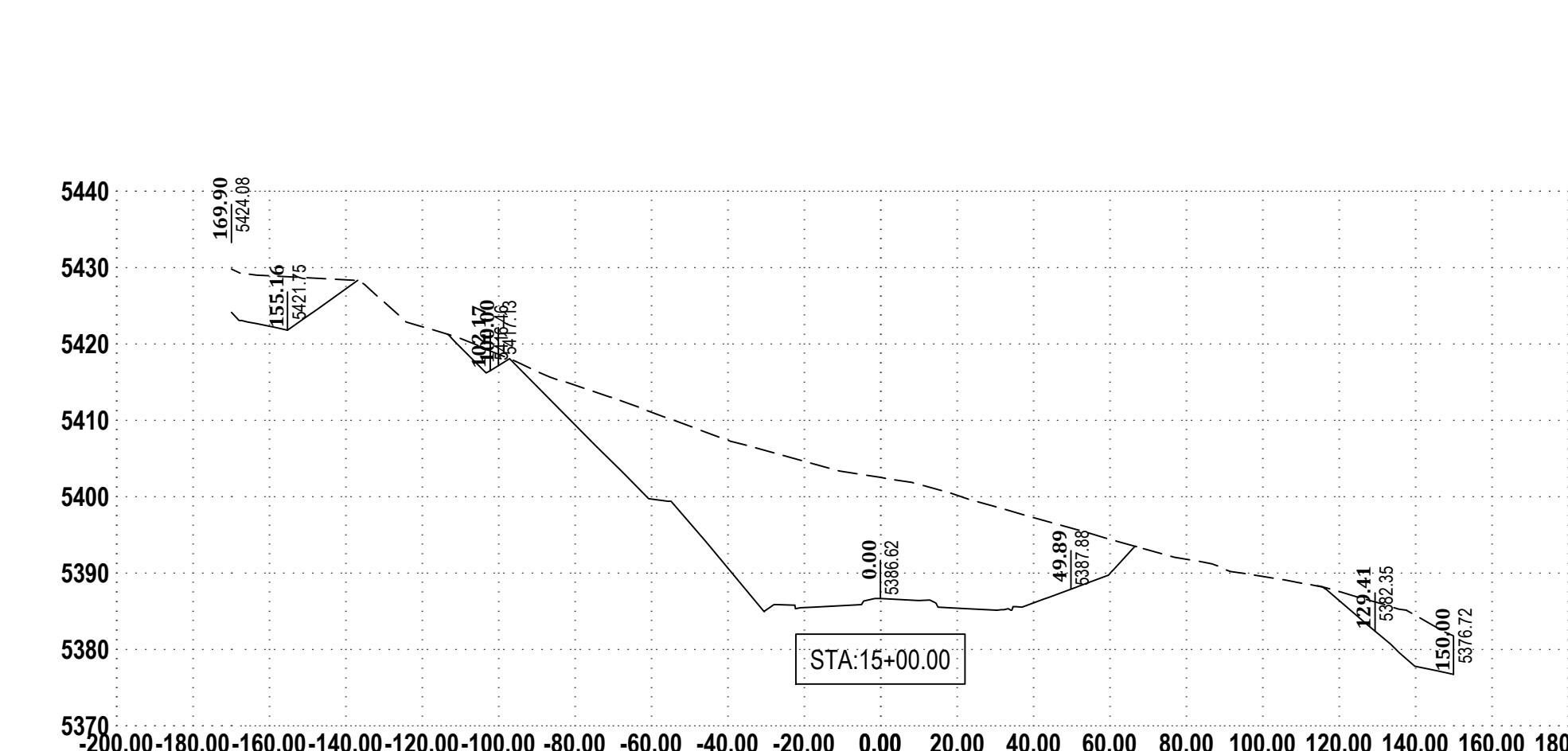
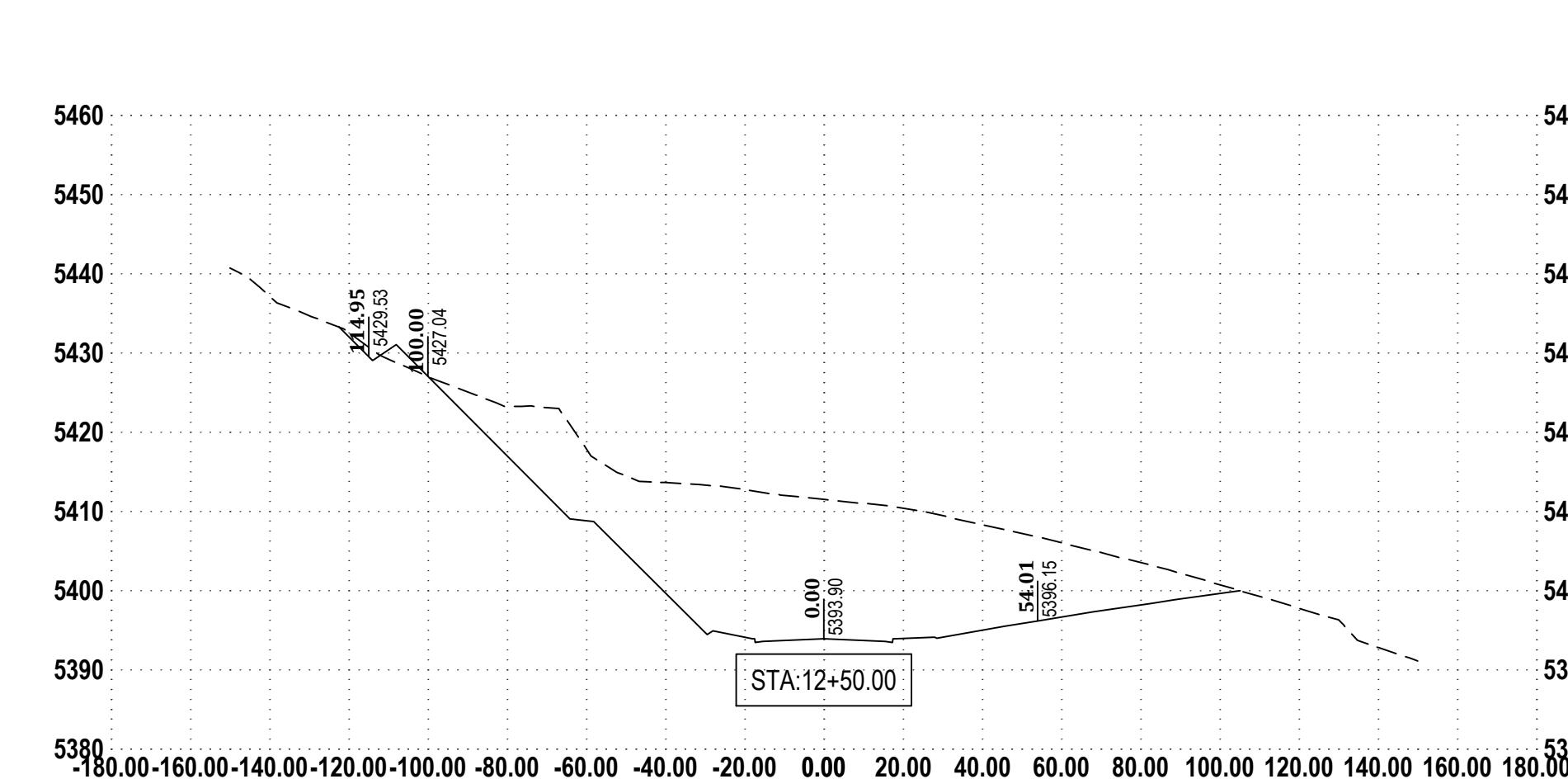
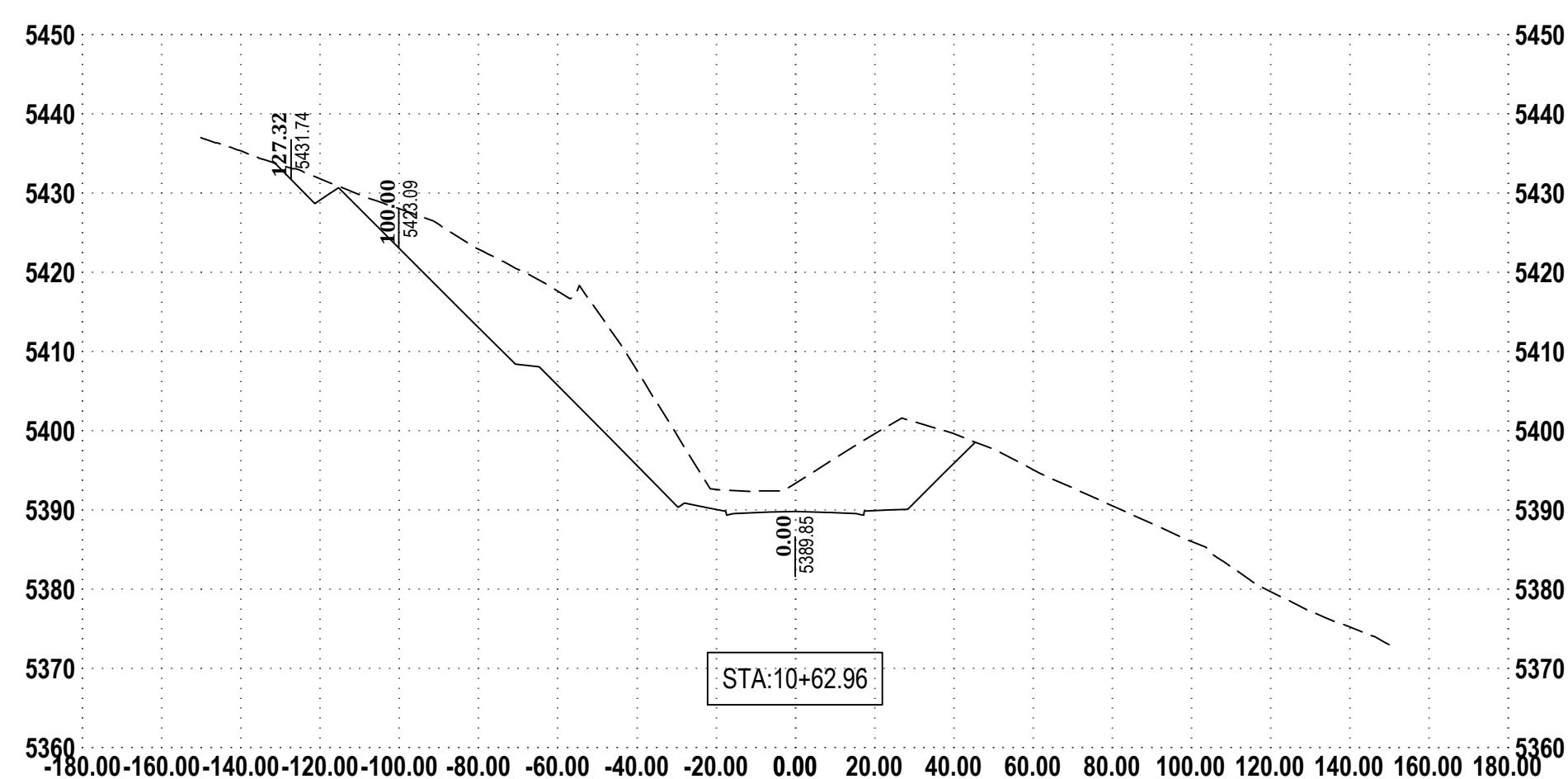
CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

 FOR
 TRIUMPH DESIGN BUILD
 5151 SOUTH 900 EAST, STE. 250
 SALT LAKE CITY, UTAH 84117

 CONTACT:
 DAVID KILLPACK
 PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION
**15900 SOUTH 2900 EAST
 DRAPER, UTAH**

ROADWAY CROSS SECTIONS

 PROJECT NUMBER: 8684C
 PRINT DATE: 8/18/25
 DRAWN BY: J. GERA
 CHECKED BY: R. ELDER
 PROJECT MANAGER: R. ELDER

SALT LAKE CITY
 45 W. 10000 S., Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

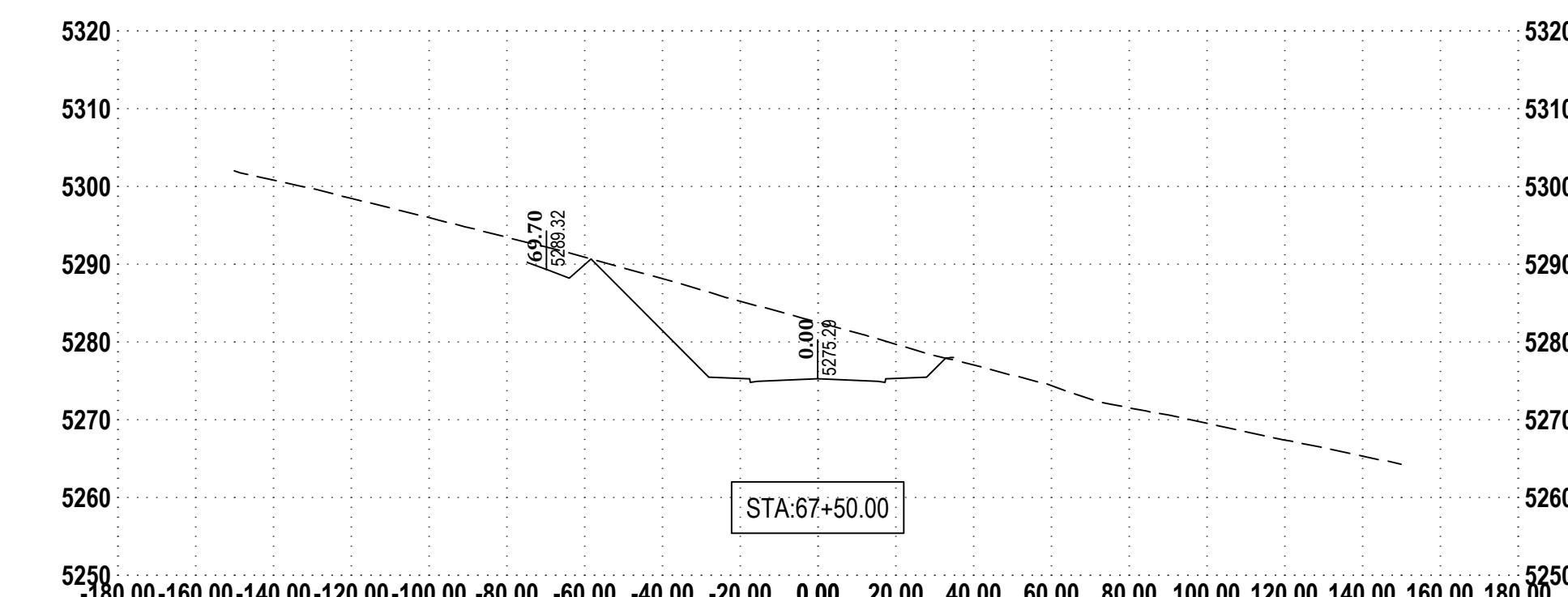
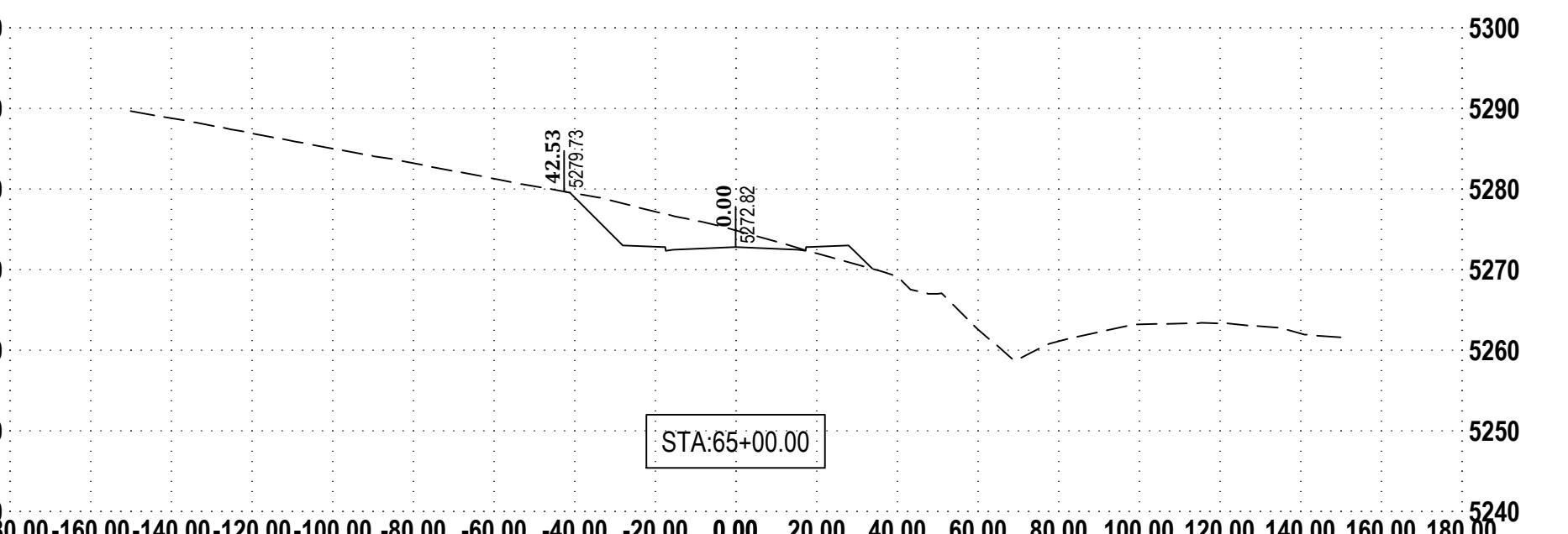
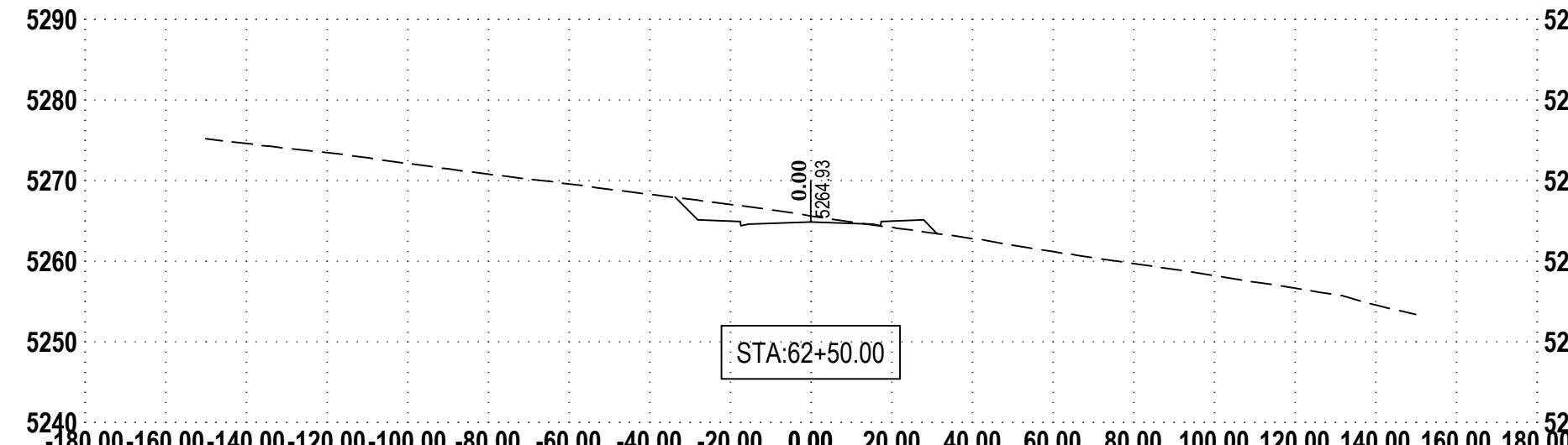
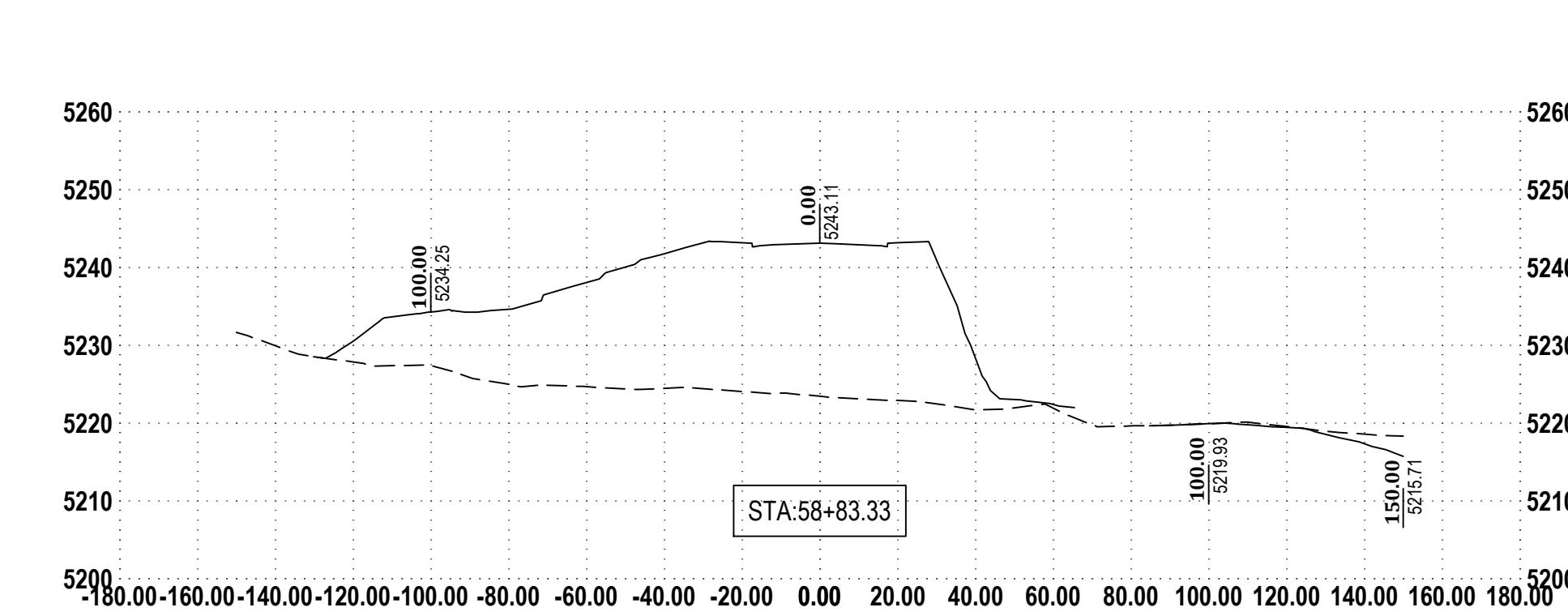
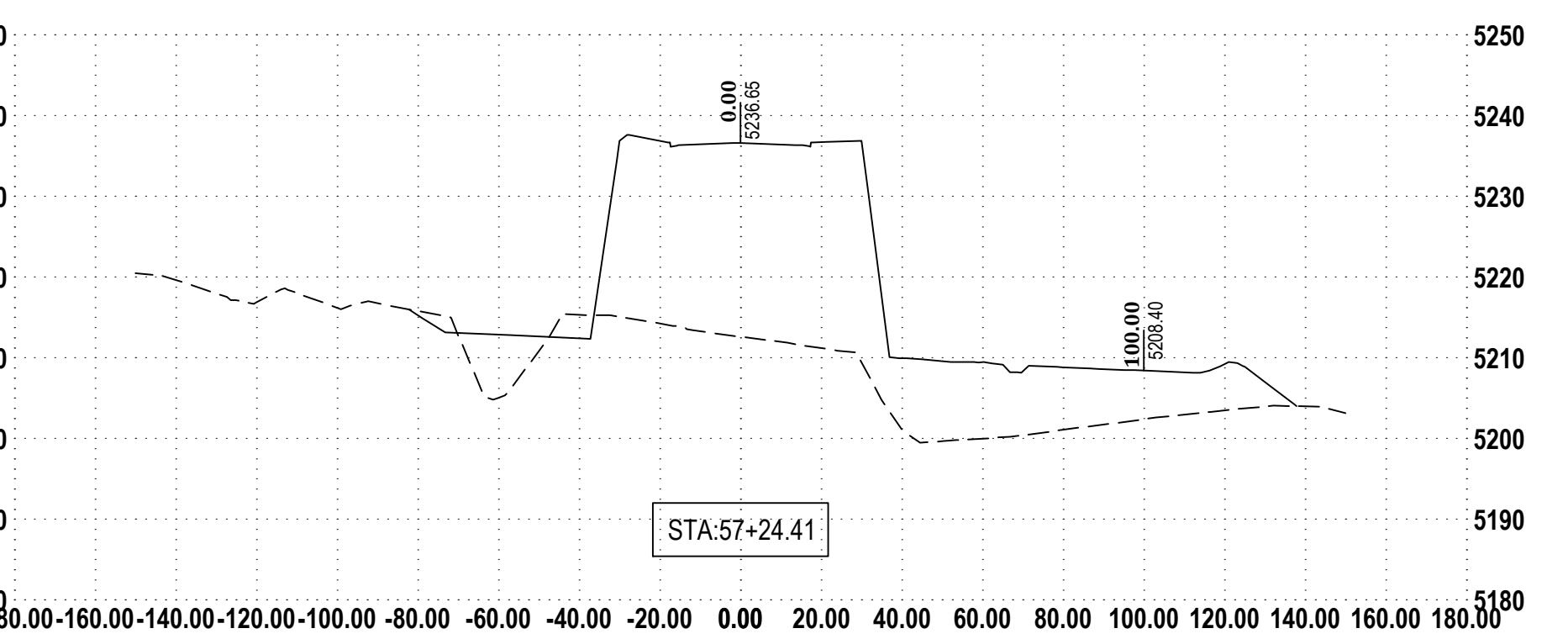
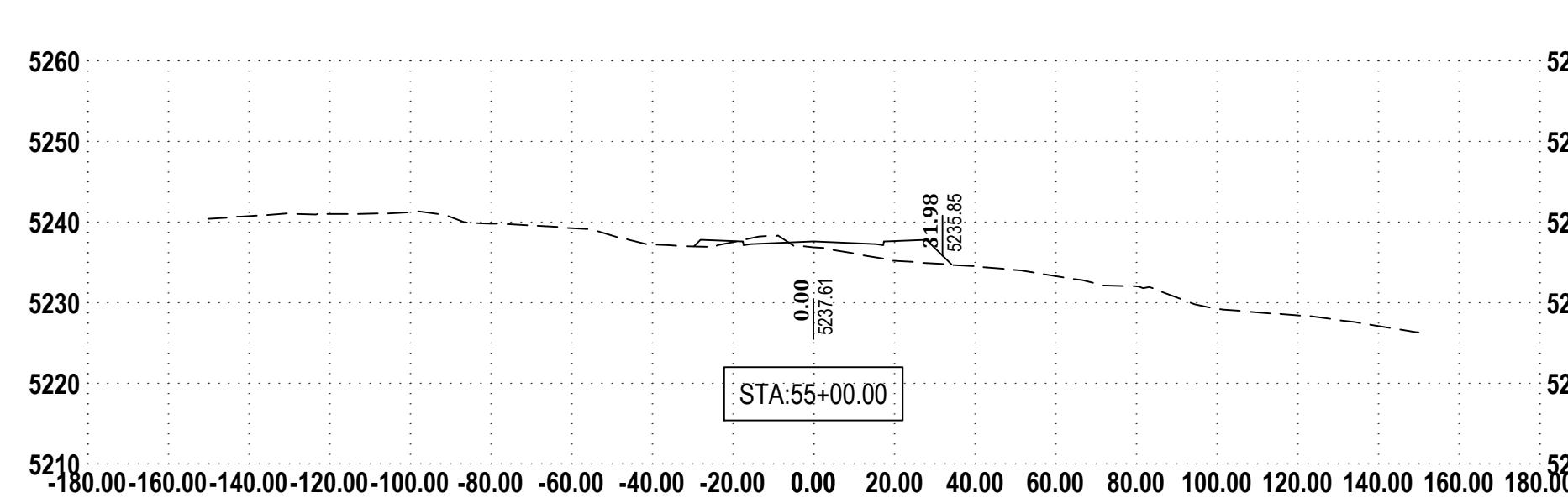
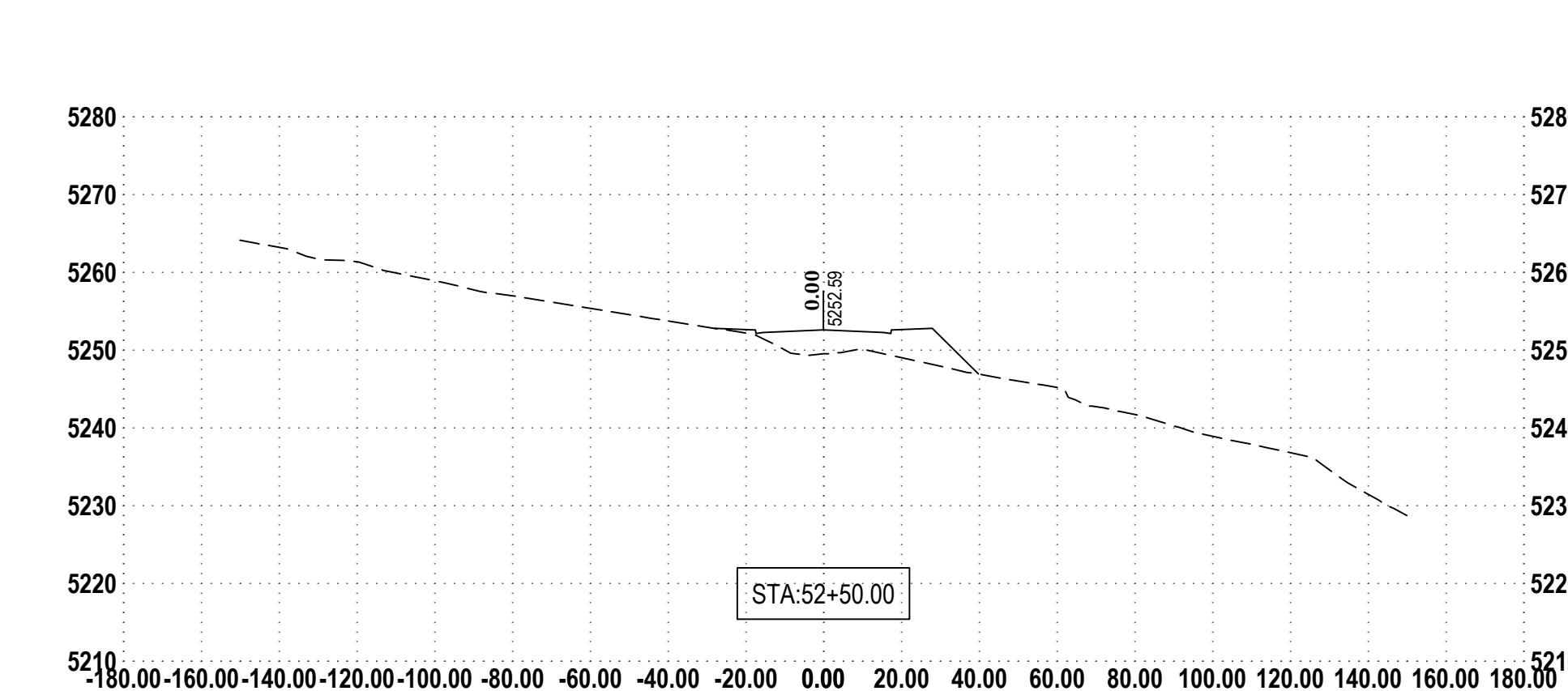
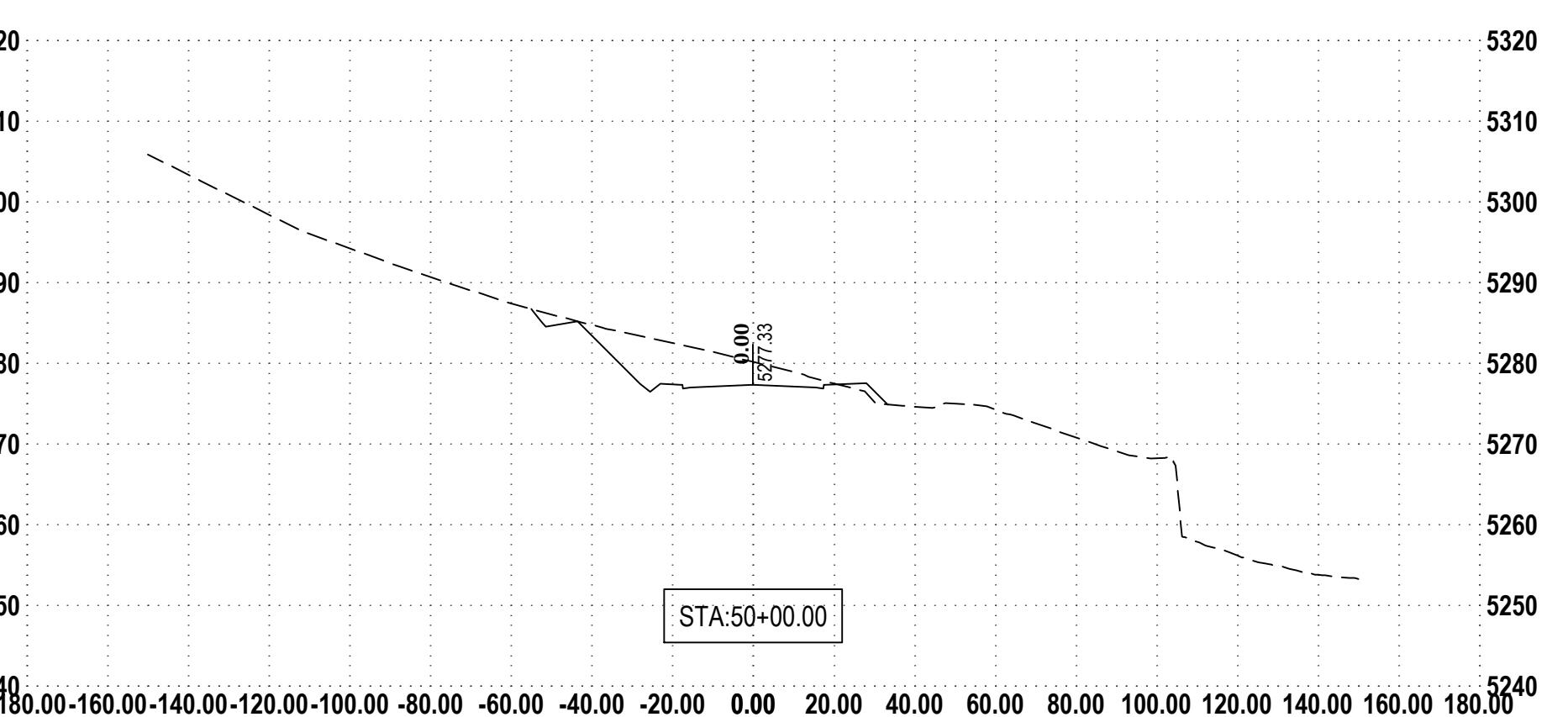
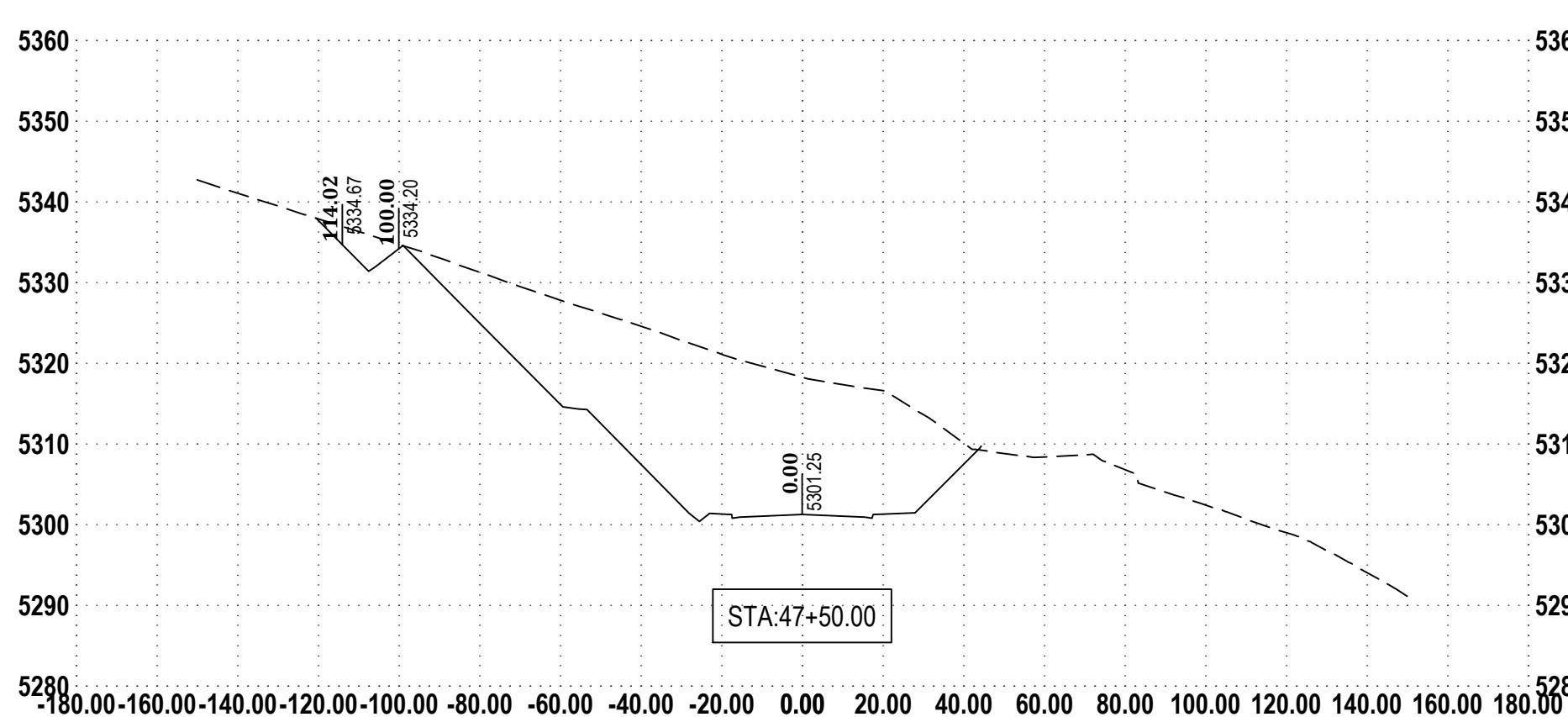
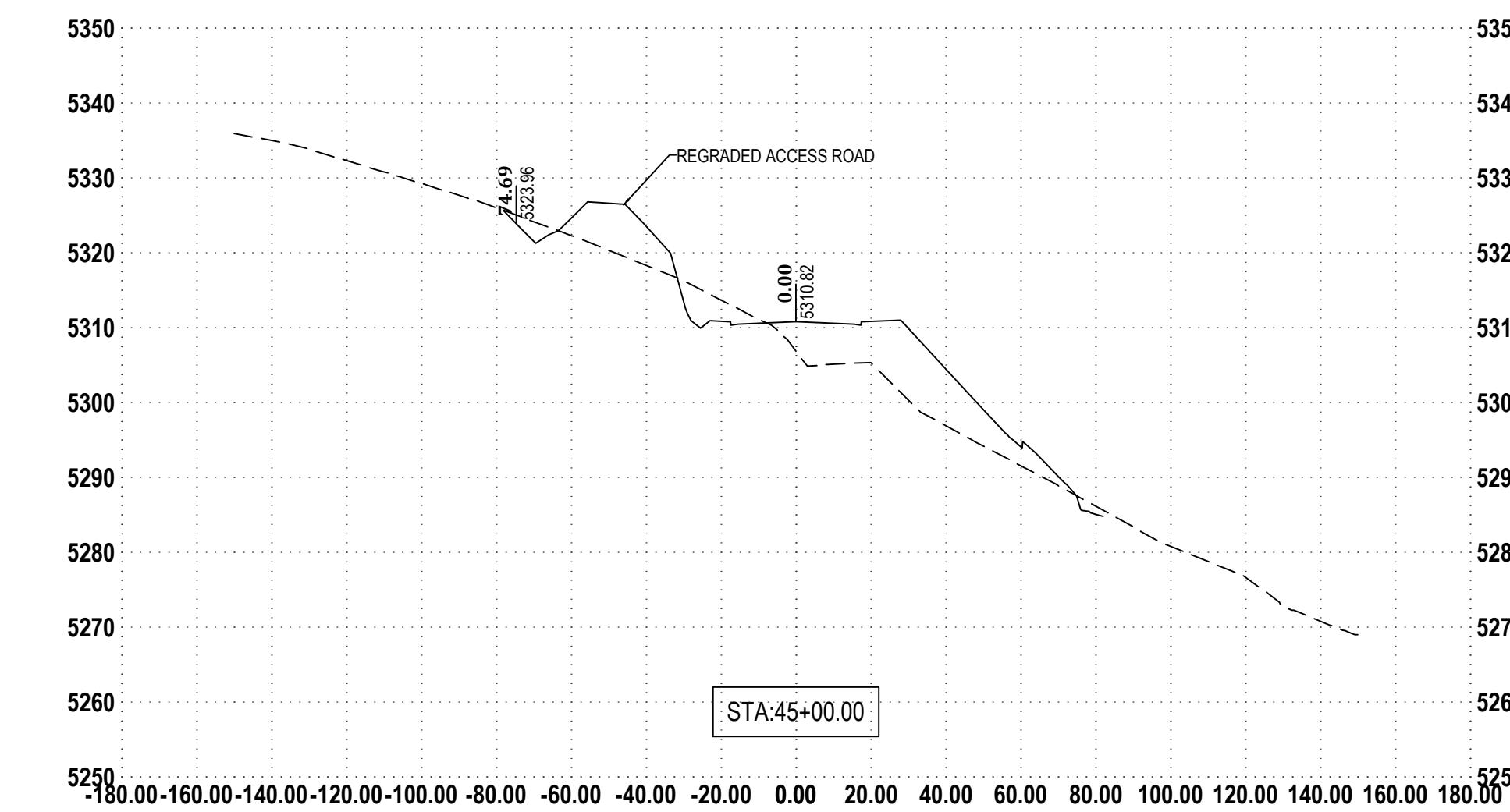
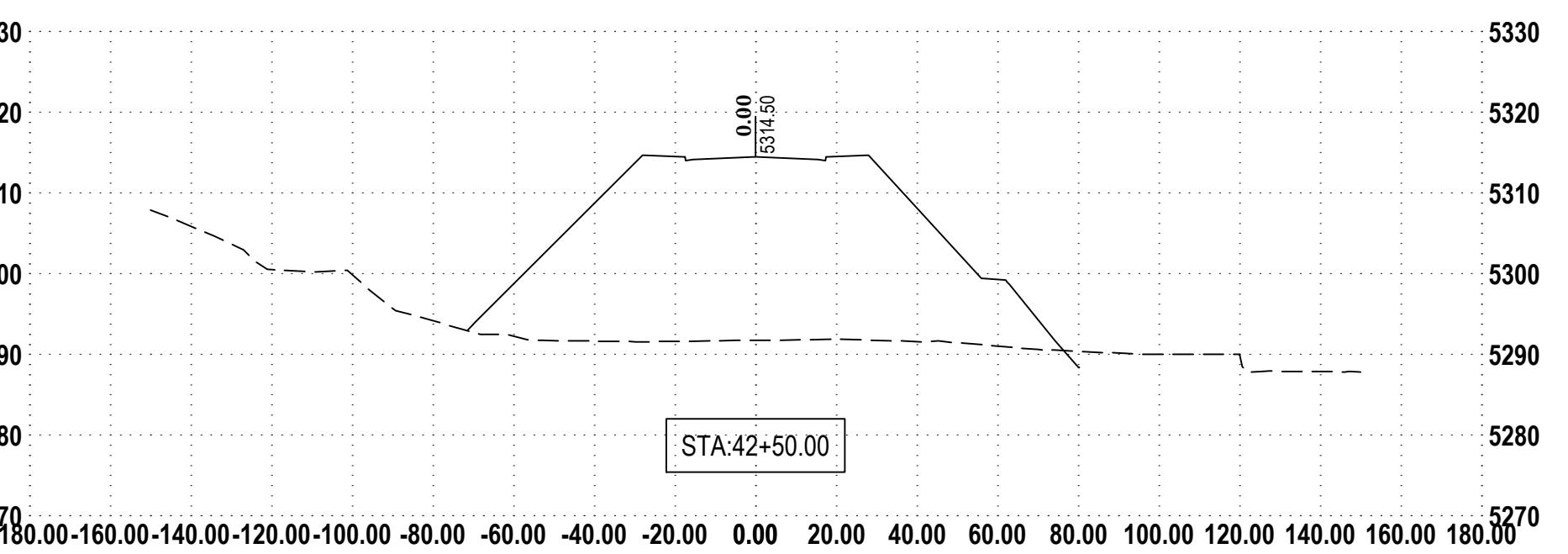
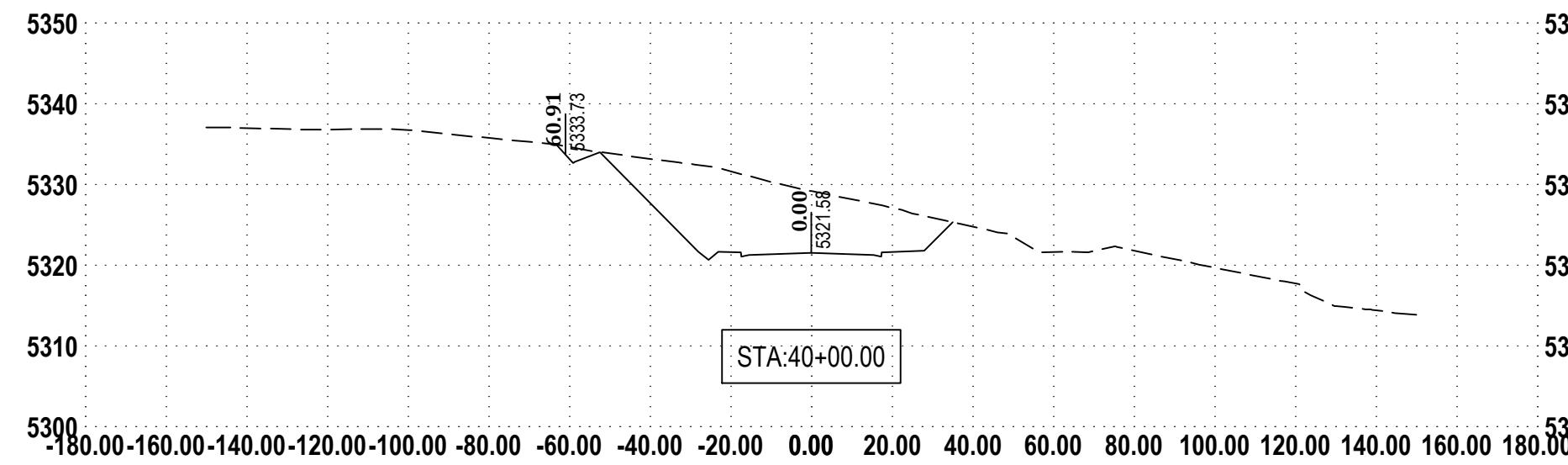
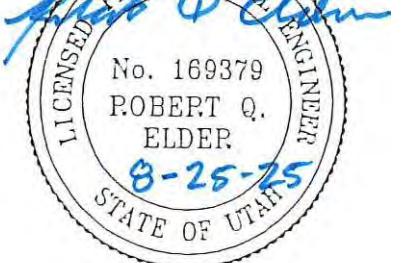
RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

 FOR
 TRIUMPH DESIGN BUILD
 5151 SOUTH 900 EAST, STE. 250
 SALT LAKE CITY, UTAH 84117

 CONTACT:
 DAVID KILLPACK
 PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

 15900 SOUTH 2900 EAST
 DRAPER, UTAH

ROADWAY CROSS SECTIONS

 PROJECT NUMBER: 8684C
 PRINT DATE: 8/18/25
 DRAWN BY: J. GERA
 CHECKED BY: R. ELDER
 PROJECT MANAGER: R. ELDER

SALT LAKE CITY
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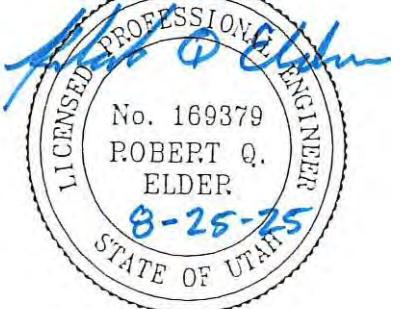
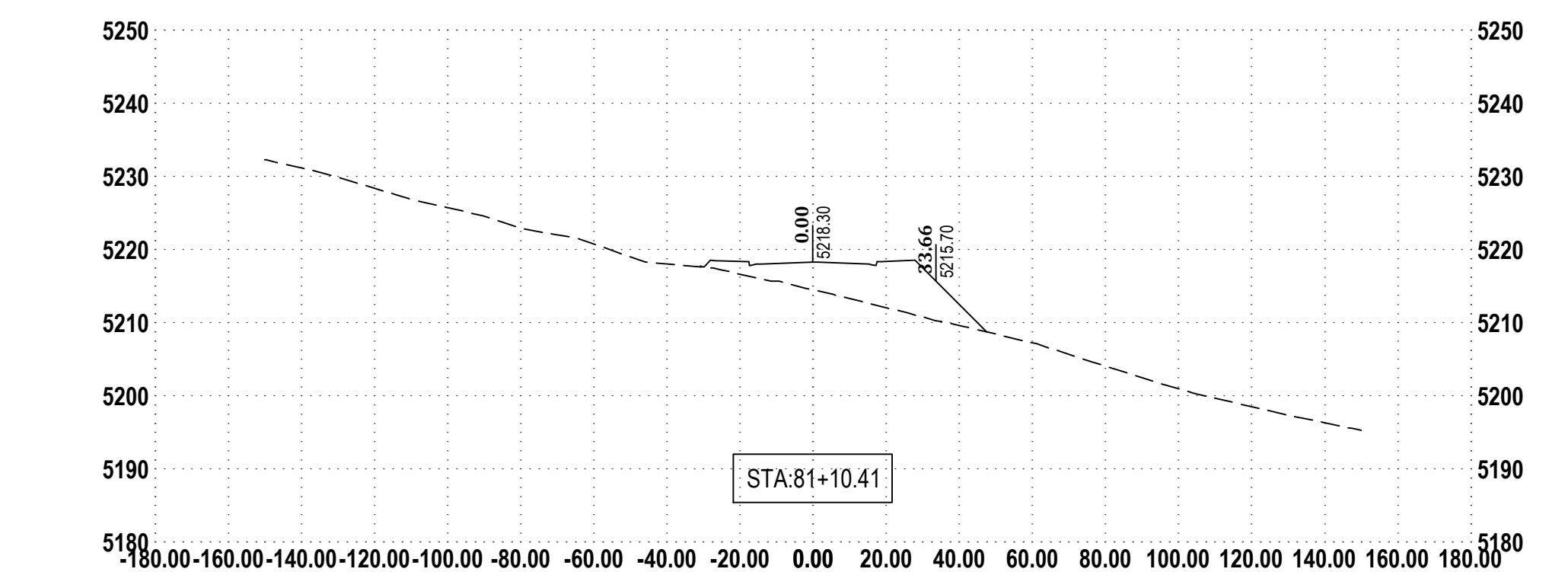
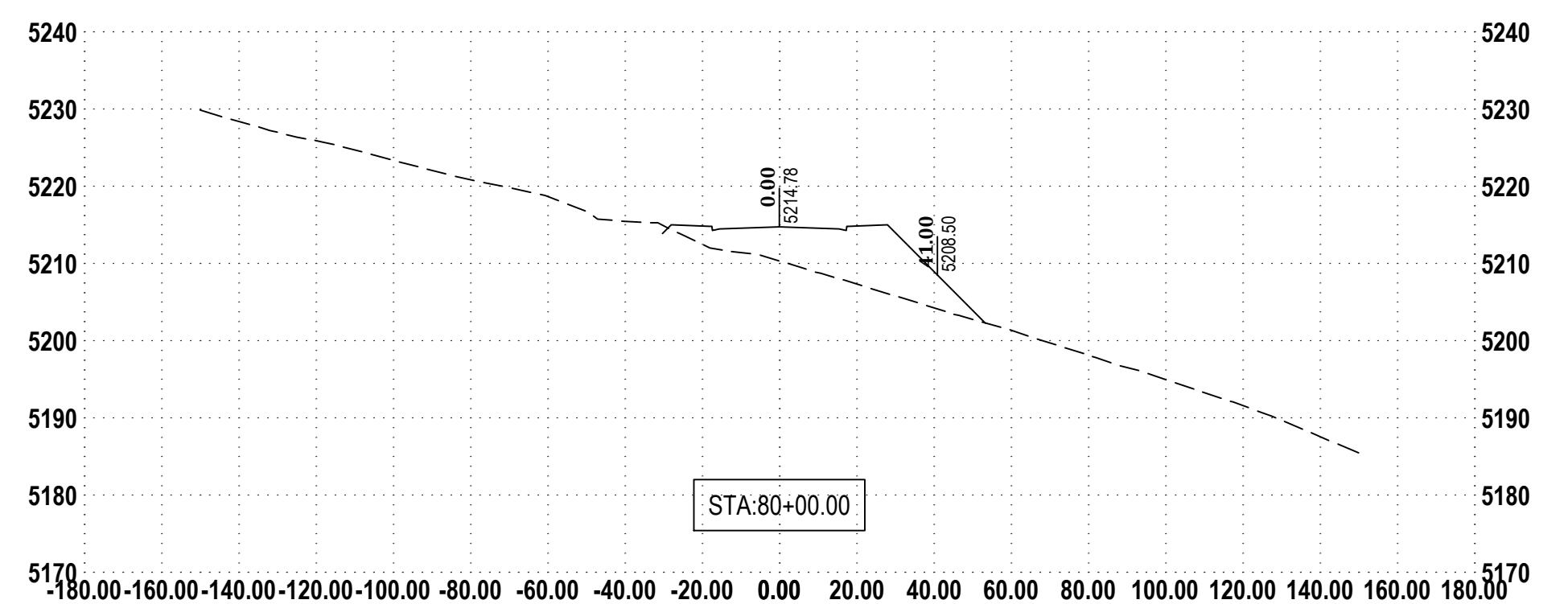
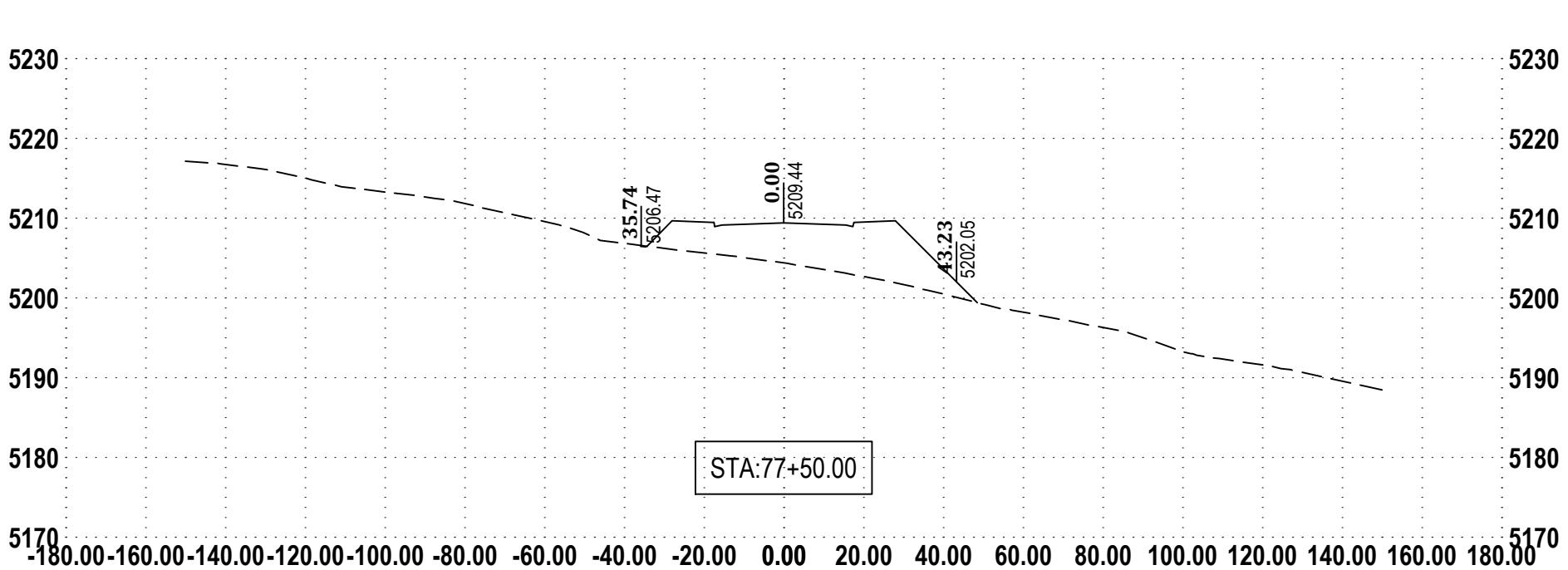
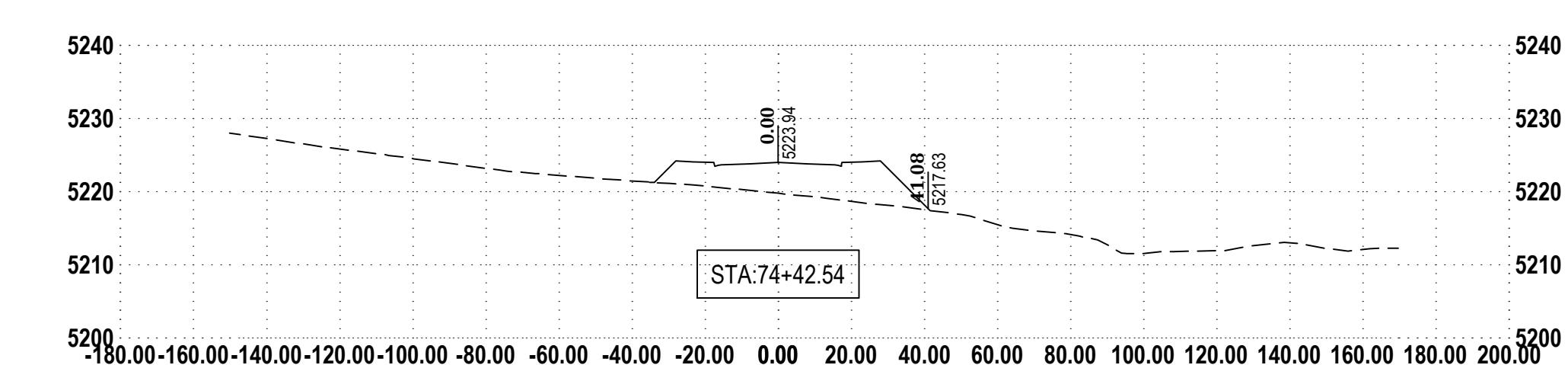
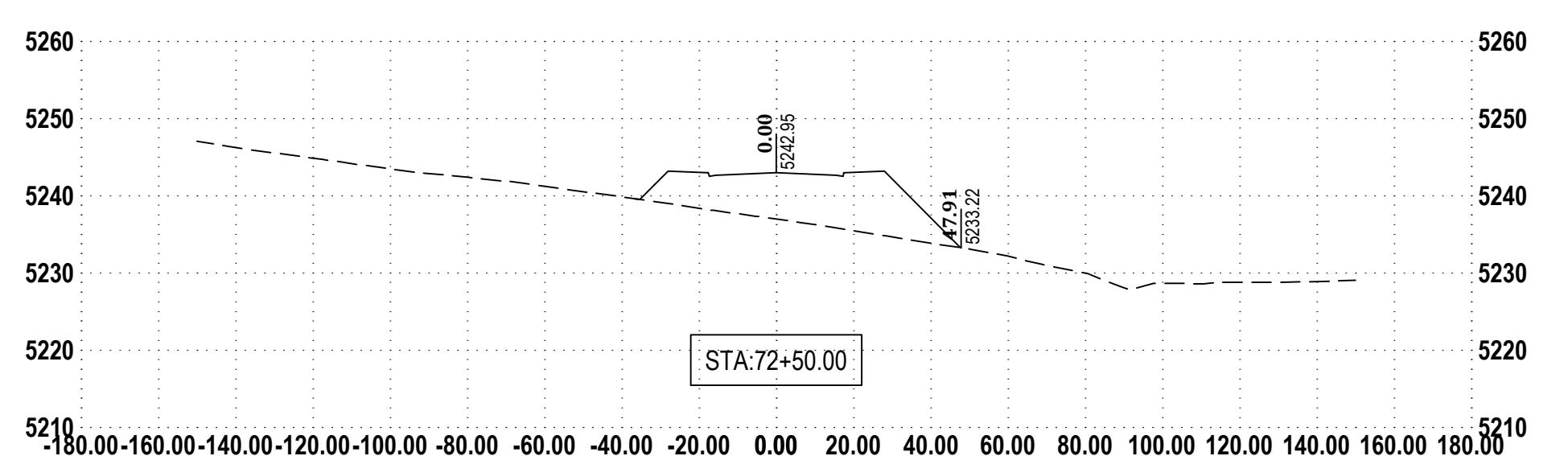
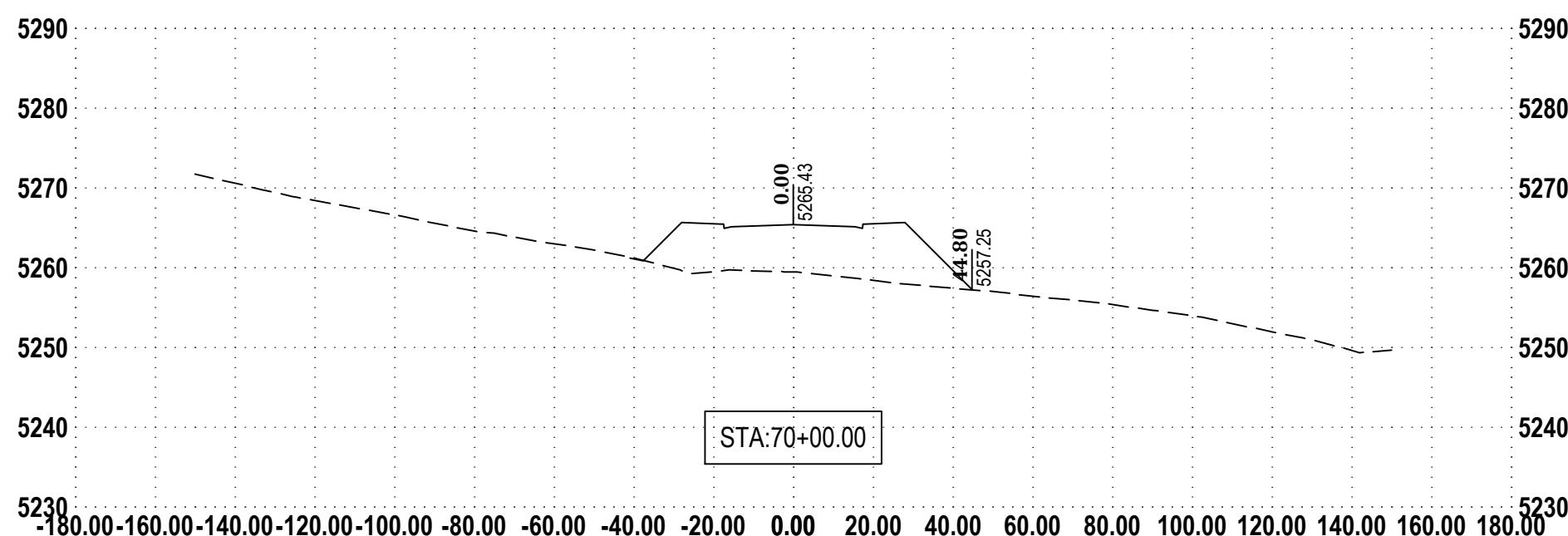
CEDAR CITY
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ALPINE HOLLOW SUBDIVISION

 15900 SOUTH 2800 EAST
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**ROADWAY
CROSS SECTIONS**

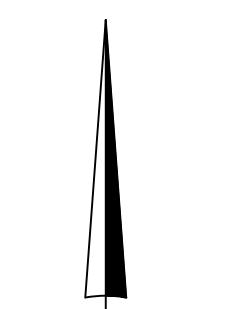
 PROJECT NUMBER: 8684C
 PRINT DATE: 8/18/25
 DRAWN BY: J. GERA
 CHECKED BY: R. ELDER
 PROJECT MANAGER: R. ELDER

811

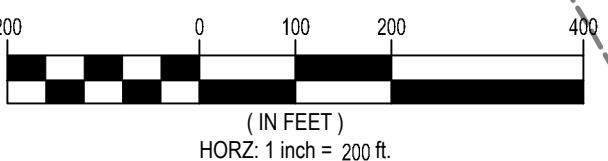
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)



HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORZ: 1 inch = 200 ft.

PHASE 1 WATER METER LOCATION		
Lot #	X	Y
101	1555241.33	7338225.99
102	1556031.47	7338436.39
103	1555994.65	7338370.28
105	1556673.65	7338296.51
106	1556656.12	7338068.04
107	1556630.60	7337918.00
108	1556600.16	7337738.98
109	1556614.16	7337455.90
110	1556723.32	7337341.08
111	1556909.37	7337151.47
112	1557052.71	7337041.29
113	1557243.61	7337059.89
114	1556643.66	7337544.41
115	1556908.31	7337233.77
116	1556691.06	7337459.13
117	1556666.08	7337786.65
118	1556814.64	7338128.84
119	1557009.59	7338031.28
120	1557103.01	7338107.30
121	1556978.68	7338163.22
122	1556817.27	7338185.82
132	1556298.55	7338392.64

PHASE 2 WATER METER LOCATION		
Lot #	X	Y
201	1556311.10	7338536.97
202	1556366.11	7338679.88
203	1556455.58	7338771.76
204	1556578.97	7338828.86
205	1556729.67	7338833.06
206	1556915.74	7338842.35
207	1557169.55	7338842.35
208	1557115.88	7339191.38
209	1557063.18	7339394.13
210	1557143.79	7339288.05
211	1557283.93	7339039.33
212	1557329.27	7338853.03
213	1557156.22	7338757.27
214	1556988.75	7338704.69
215	1556828.04	7338745.52
216	1556650.71	7338781.88
217	1556426.07	7338664.21

PHASE 3 WATER METER LOCATION		
Lot #	X	Y
301	1557588.94	7338856.91
302	1557685.92	7338422.09
303	1557726.57	7338240.53
304	1557565.82	7337684.20
305	1557369.01	7337484.83
306	1557357.03	7337244.86
307	1557311.40	7337491.10
308	1557373.04	7337608.12
309	1557540.69	7337736.06
310	1557731.65	7337973.00
311	1557649.19	7338278.86

GENERAL NOTES

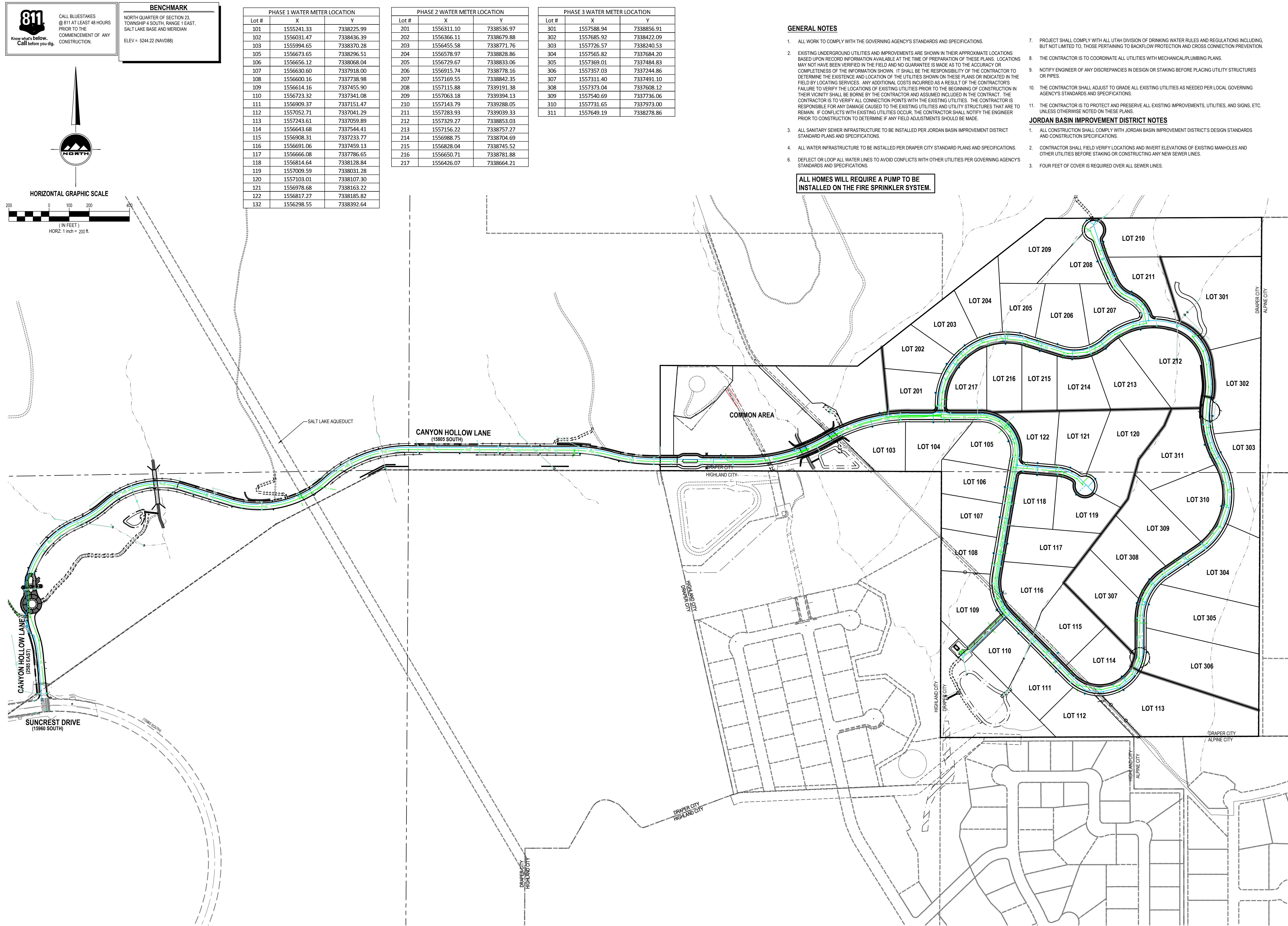
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- ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
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- DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

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- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

JORDAN BASIN IMPROVEMENT DISTRICT NOTES

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- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

ALL HOMES WILL REQUIRE A PUMP TO BE
INSTALLED ON THE FIRE SPRINKLER SYSTEM.



811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTH QUARTER OF SECTION 23,
TOWNSHIP 4 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
ELEV = 5244.22 (NAVD88)

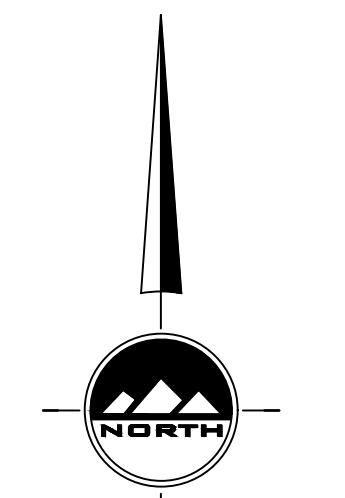
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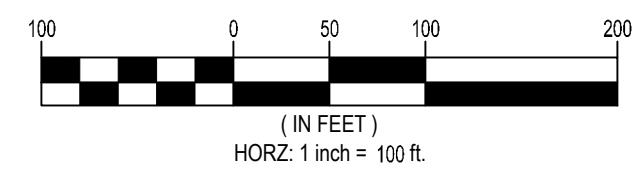
SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 4" SDR-35 PVC SANITARY SEWER LATERAL INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN. LATERALS SHALL HAVE A 2% MINIMUM SLOPE.
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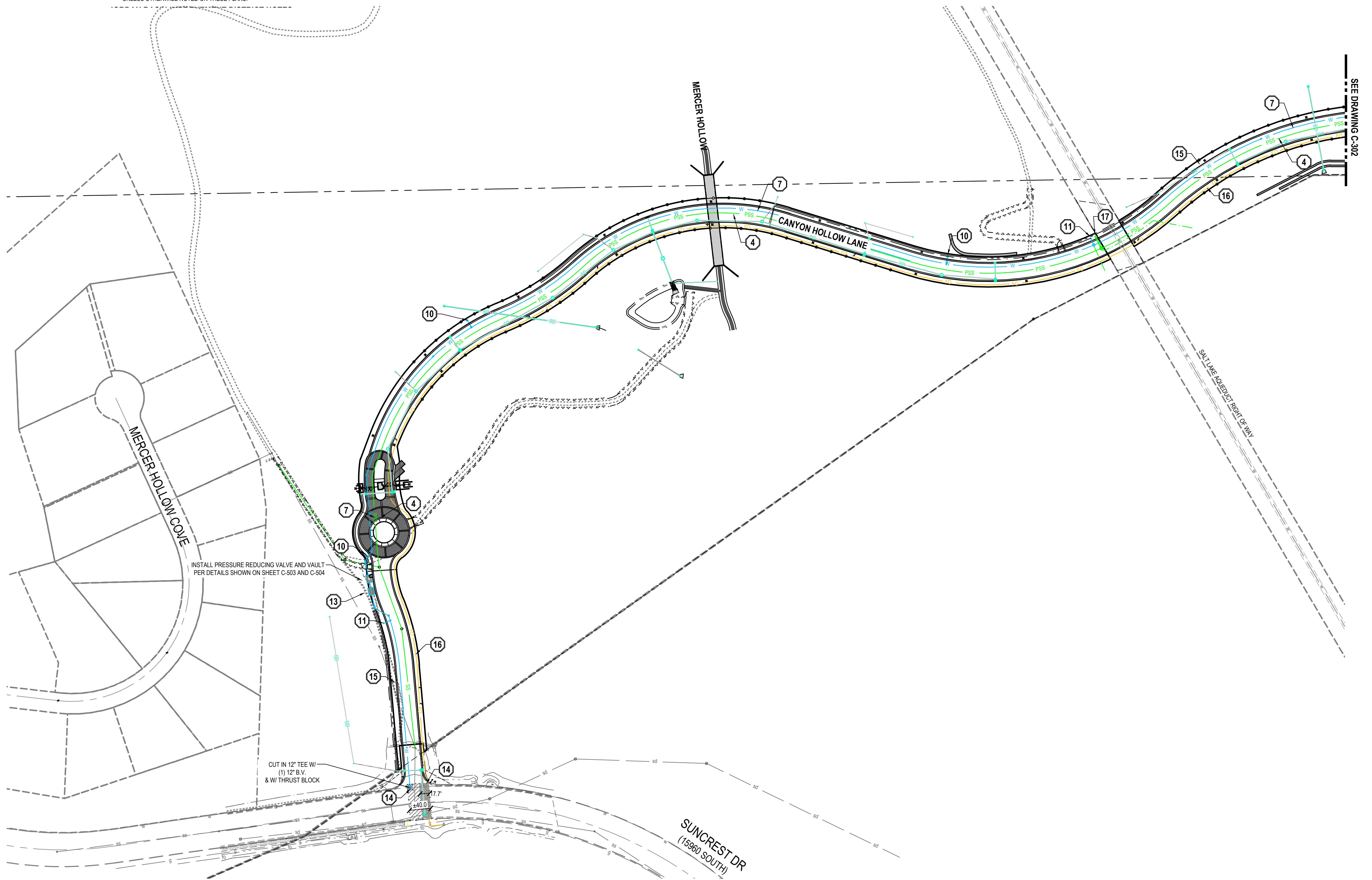


HORIZONTAL GRAPHIC SCALE



JORDAN BASIN IMPROVEMENT DISTRICT NOTES

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811

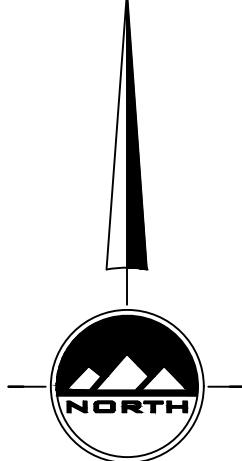
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BENCHMARK

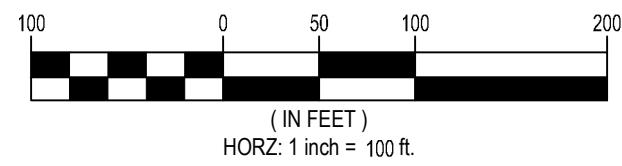
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NOTE:
LOTS 101, 102, AND 103 EACH REQUIRE A PRIVATE EJECTOR PUMP (E-ONE OR EQUAL) TO PROVIDE ADEQUATE SEWER SERVICE TO LOT.

EN SIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

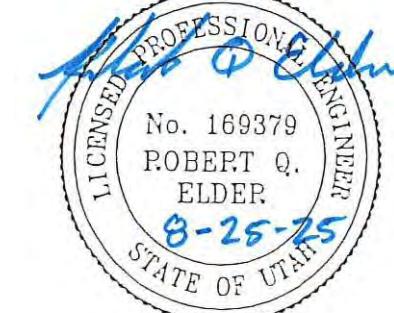
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TRIUMPH DESIGN BUILD
5151 SOUTH 900 EAST, STE. 250
SALT LAKE CITY, UTAH 84117
CONTACT:
DAVID KILLPACK
PHONE: 801-718-3222

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2800 EAST
DRAPER, UTAH



UTILITY PLAN

PROJECT NUMBER: 8684C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-302

811

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
ELEV = 5244.22 (NAVD88)

BENCHMARK

NORTH QUARTER OF SECTION 23,
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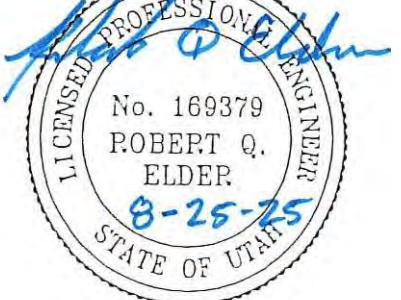
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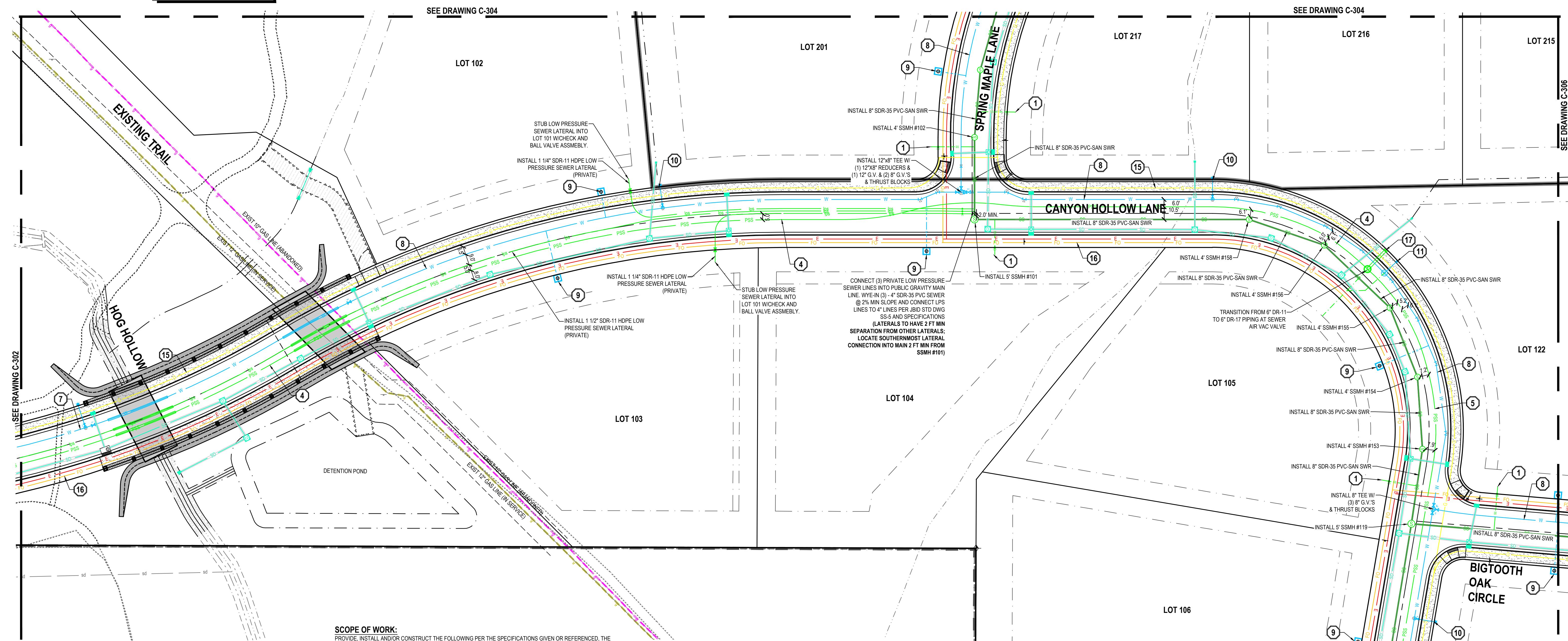
ALPINE HOLLOW SUBDIVISION



UTILITY PLAN

PROJECT NUMBER: 8684C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-305



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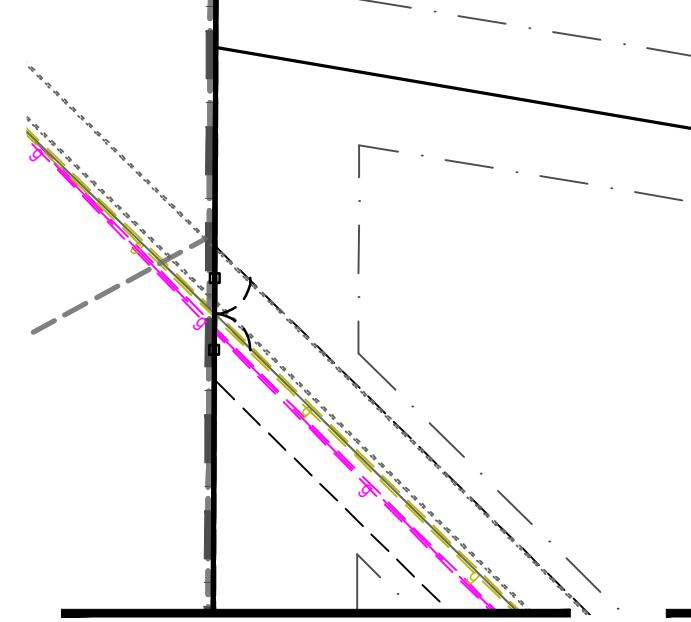
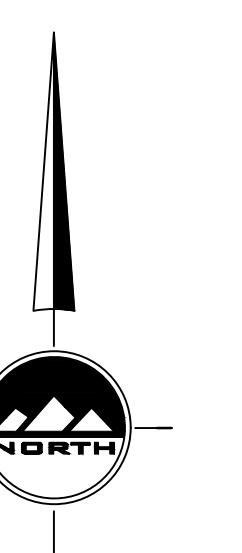
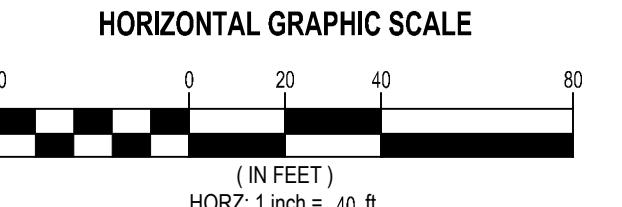
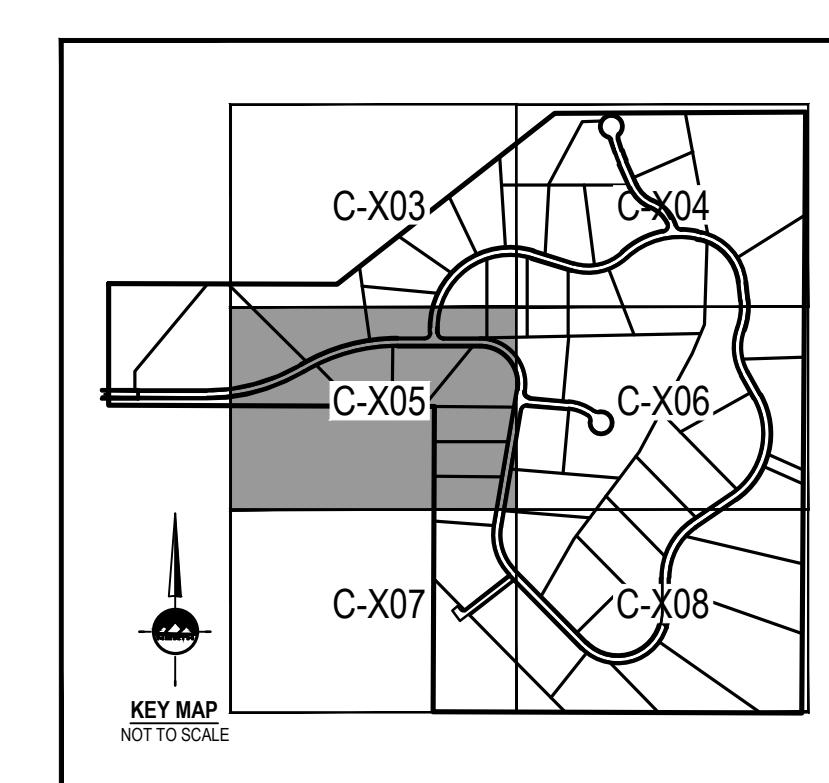
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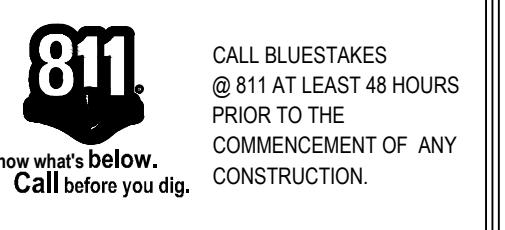
A FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA-13D SHALL BE INSTALLED WITH EVERY HOME. OWNER TO SUBMIT FIRE SPRINKLER DESIGN WITH BUILDING PERMIT APPLICATION OF EACH LOT.

EMBRIDGE GAS MARKERS TO BE PROTECTED IN PLACE AT ALL TIME DURING AND AFTER CONSTRUCTION.



SEE DRAWING C-306

SEE DRAWING C-307



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SEE DRAWING C-305

LOT 214

LOT 213

LOT 212

SEE DRAWING C-304

LOT 302

SEE DRAWING C-305

LOT 121

LOT 120

LOT 122

LOT 311

LOT 303

SEE DRAWING C-305

LOT 118

LOT 119

LOT 310

SEE DRAWING C-308

LOT 117

SEE DRAWING C-308

LOT 309

LOT 304

SEE DRAWING C-308

ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2900 EAST
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EN SIGN
THE STANDARD IN ENGINEERING

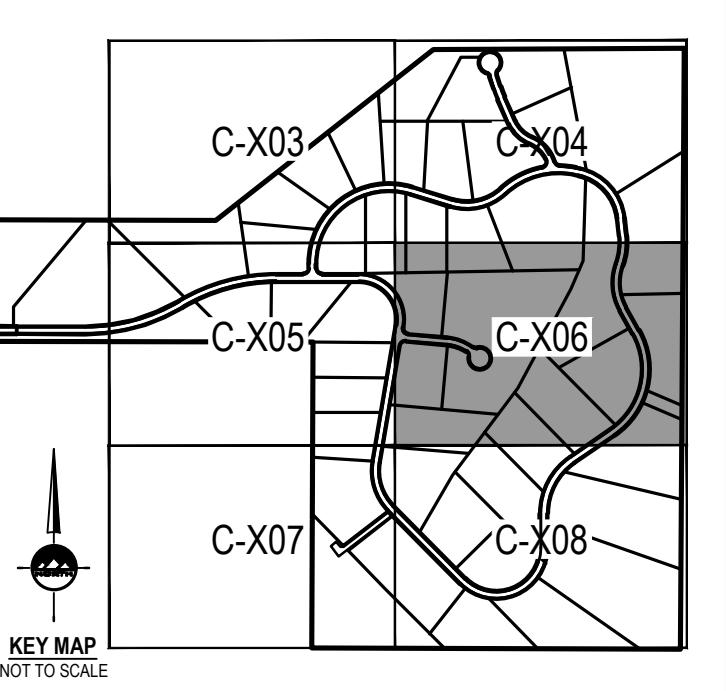
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER JORDAN BASIN IMPROVEMENT DISTRICT STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER DRAPER CITY STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATER LINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
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3. FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 4" SDR-35 PVC SANITARY SEWER LATERAL INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN. LATERALS SHALL HAVE A 2% MINIMUM SLOPE.
2. SANITARY SEWER CLEANOUT PER JIBID STANDARDS AND SPECIFICATIONS.
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4. (PSS) 6" DR-17 HDPE SWR FORCE MAIN. INSTALLATION AND TRENCHING PER JIBID SPECIFICATIONS.
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8. 8" C-900 DR14 CLASS 305 POTABLE WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
9. INSTALL 1-1/2" WATER METER AND 1-1/2" CTS POLY PIPE PER DRAPER CITY STD DWG 3098 AND SPECIFICATIONS. UPSIZE TO 2" CTS POLY PIPE 12" AFTER METER.
10. FIRE HYDRANT ASSEMBLY COMPLETE PER DRAPER CITY STD DWG 3056 AND SPECIFICATIONS (INSTALL FLAG WITH HYDRANT DUE TO SNOW DRIFT).
11. 3" COMBINATION AIR VACUUM VALVE ASSEMBLY PER DRAPER CITY STD DWG 3075 AND SPECIFICATIONS.
12. INSTALL TEMPORARY FIRE HYDRANT AT END OF WATER LINE BETWEEN PHASES. FIRE HYDRANT TO BE INSTALLED PER DRAPER CITY STD DWG 3056 AND SPECIFICATIONS.
13. 8" CULINARY WATER METER AND CONCRETE VAULT W/ BYPASS PER DRAPER STD DWG 3118 AND SPECIFICATIONS.
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17. 2" VENT-O-MAT RGXII AIR RELEASE AND VACUUM VALVE FOR SEWER FORCE MAIN. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS AND DETAIL 3/C-501.

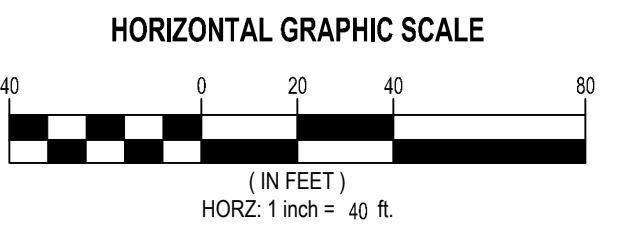
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UTILITY PLAN

PROJECT NUMBER: 8684C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER



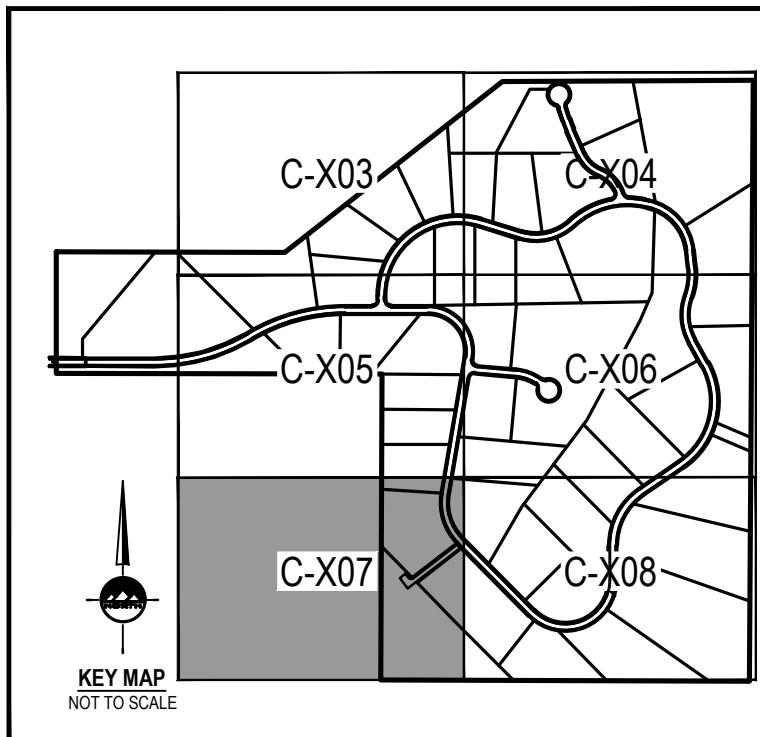
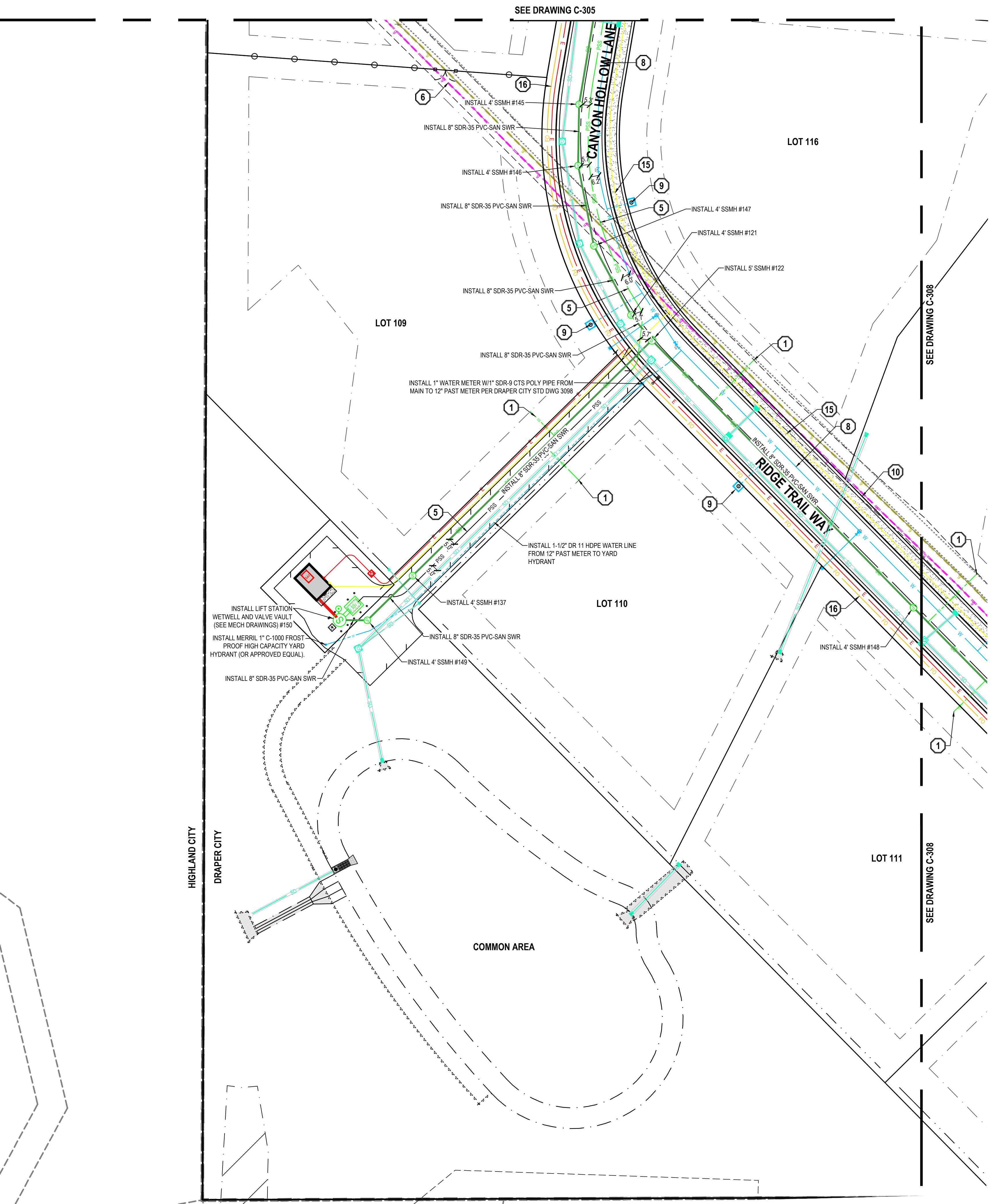
C-306

811

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CONTACT:
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PHONE: 801-718-3222

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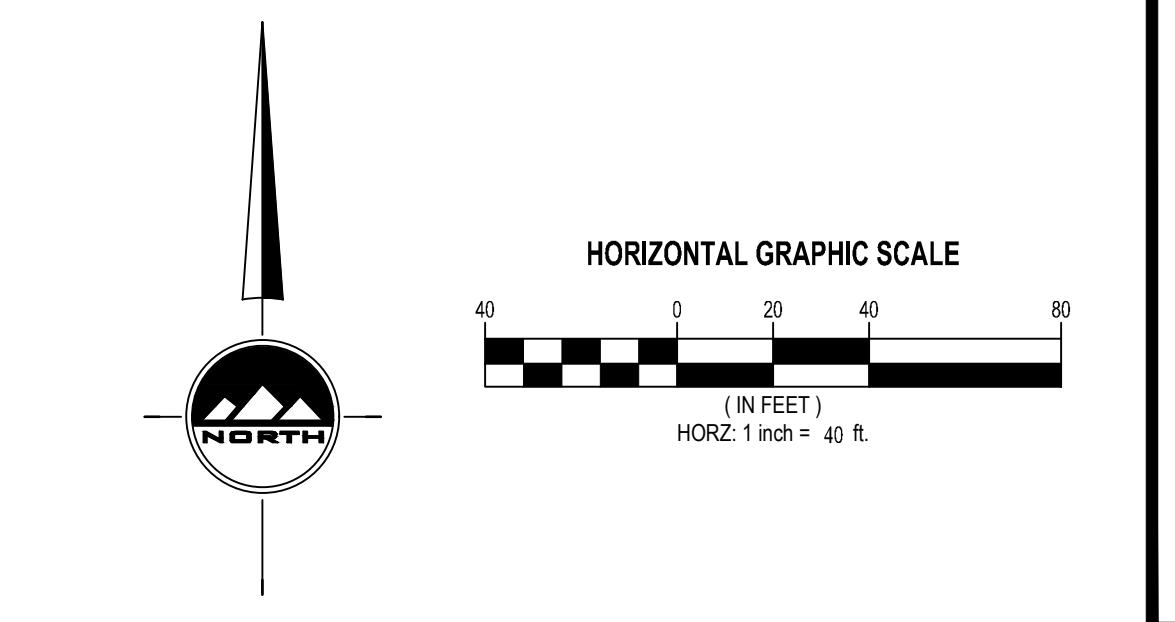
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ENBRIDGE GAS LINE IDENTIFICATION MARKERS TO BE PROTECTED IN PLACE AT ALL TIME DURING AND AFTER CONSTRUCTION.



811

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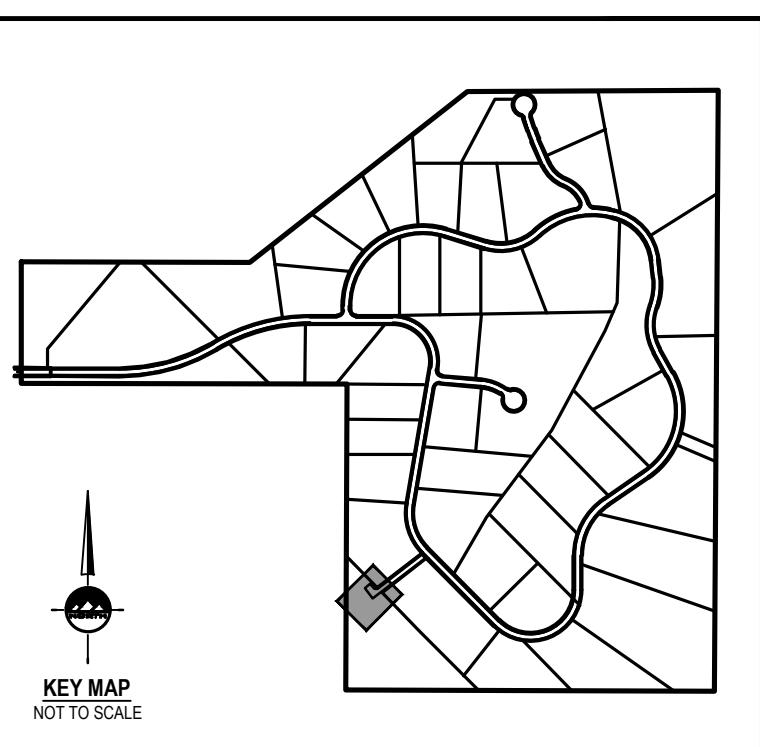
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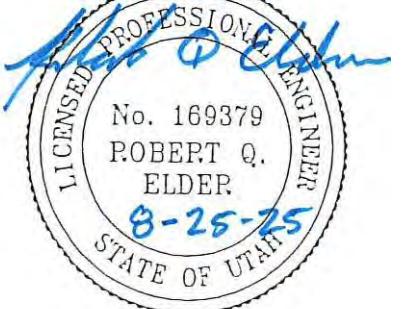
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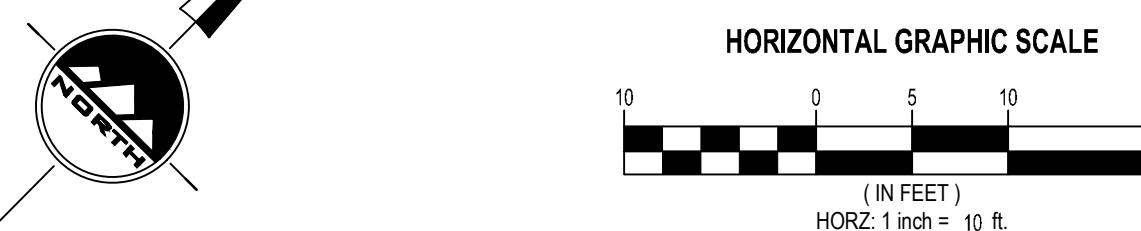
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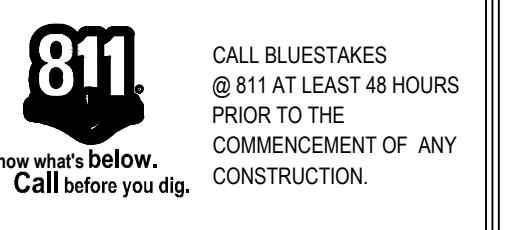


UTILITY PLAN



PROJECT NUMBER: 8684C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER

C-307A

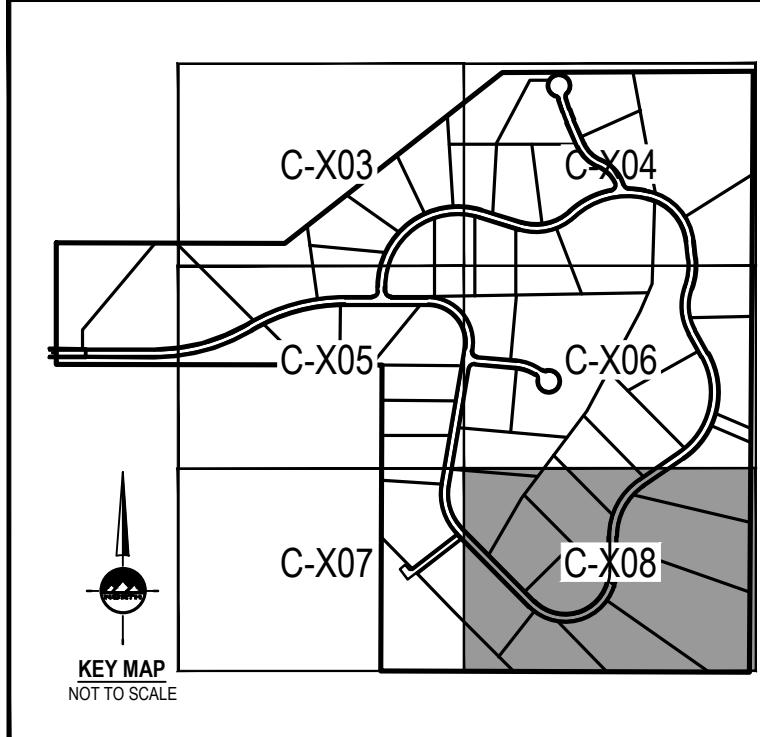
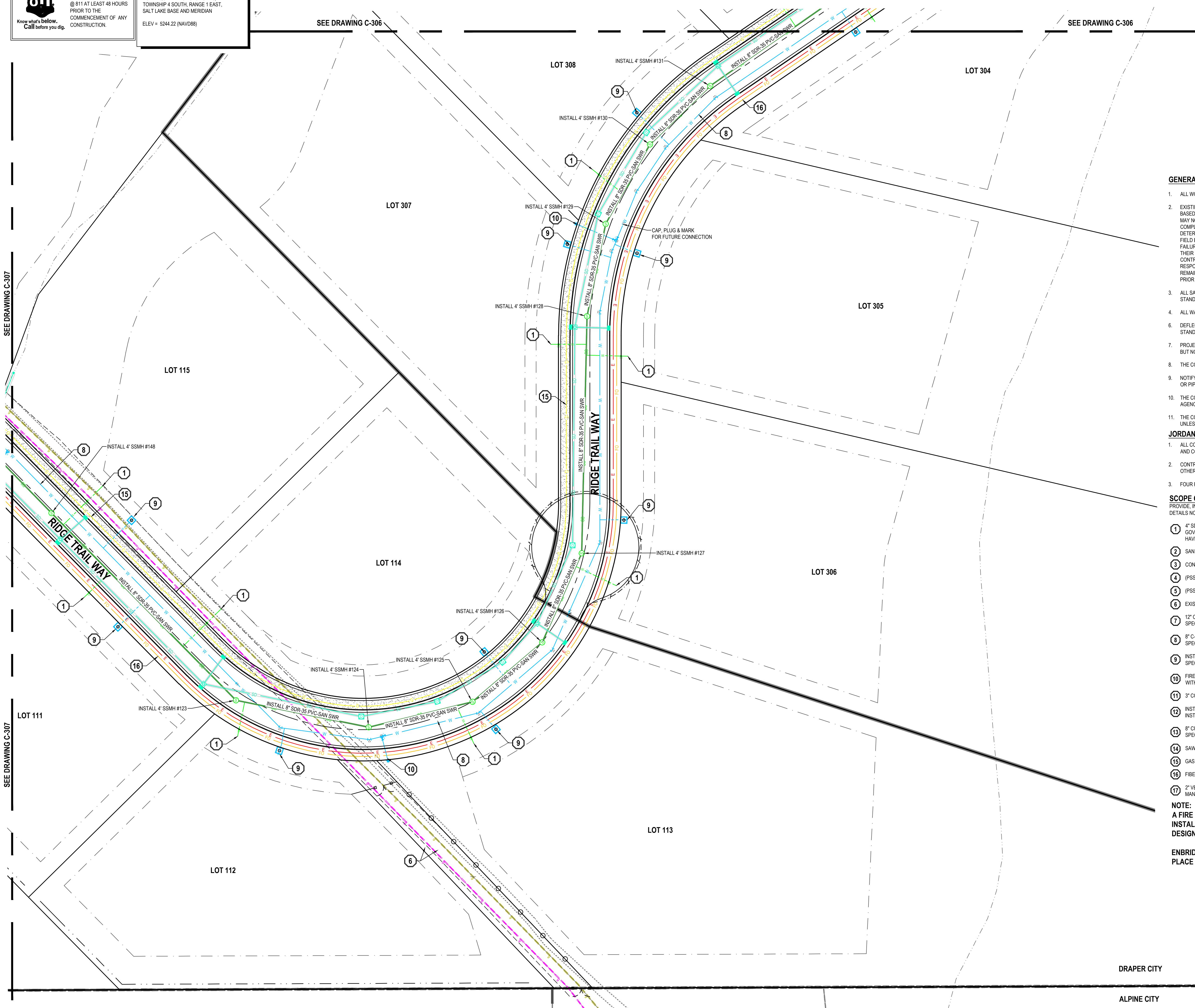


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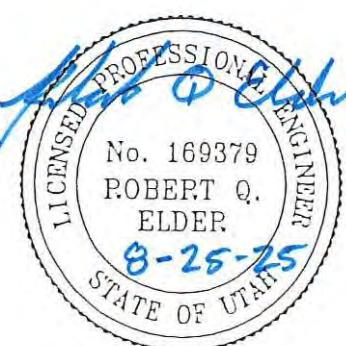
SEE DRAWING C-306

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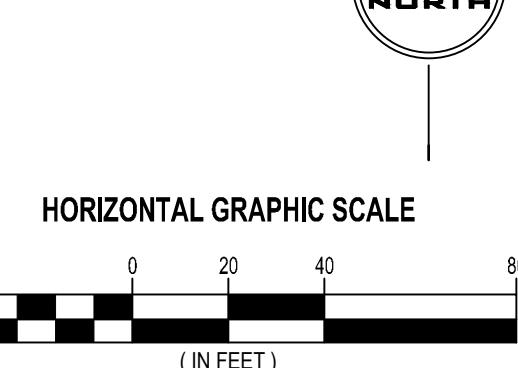


ALPINE HOLLOW SUBDIVISION

15900 SOUTH 2900 EAST
DRAPER, UTAH



UTILITY PLAN



C-308

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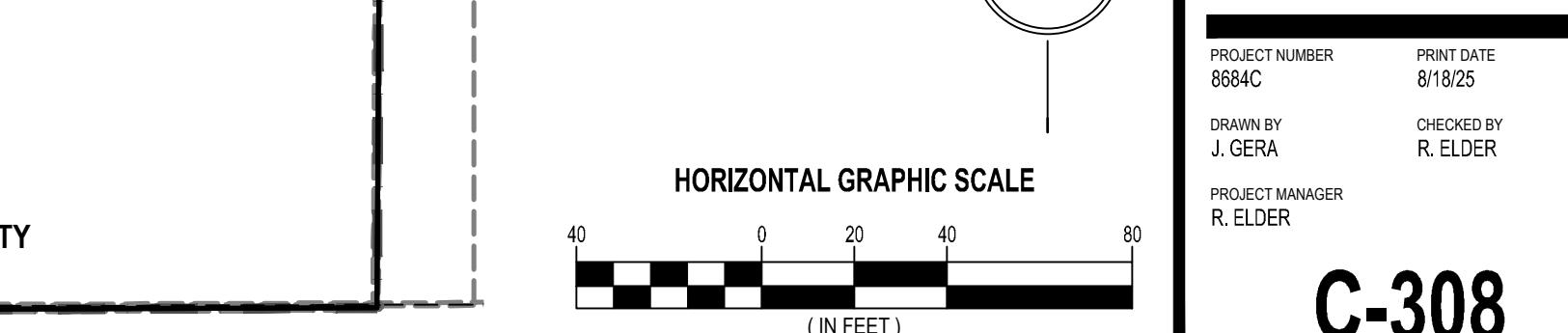
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- (PSS) 6" DR-17 HDPE SWR FORCE MAIN. INSTALLATION AND TRENCHING PER JBD SPECIFICATIONS.
- (PSS) 6" DR-11 HDPE SWR FORCE MAIN. INSTALLATION AND TRENCHING PER JBD SPECIFICATIONS.
- EXISTING GAS LINE.
- 12" C-900 DR14 CLASS 305 POTABLE WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 8" C-900 DR14 CLASS 305 POTABLE WATER LINE PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- INSTALL 1-1/2" WATER METER AND 1-1/2" GTS POLY PIPE PER DRAPER CITY STD DWG 3058 AND SPECIFICATIONS. UPSIZE TO 2" GTS PIPE 12' AFTER METER.
- FIRE HYDRANT ASSEMBLY COMPLETE PER DRAPER CITY STD DWG 3056 AND SPECIFICATIONS (INSTALL FLAG WITH HYDRANT DUE TO SNOW DEPTH/SNOW DRIFT).
- 3" COMBINATION AIR VACUUM VALVE ASSEMBLY PER DRAPER CITY STD DWG 3075 AND SPECIFICATIONS.
- INSTALL TEMPORARY FIRE HYDRANT AT END OF WATER LINE BETWEEN PHASES. FIRE HYDRANT TO BE INSTALLED PER DRAPER CITY STD DWG 3056 AND SPECIFICATIONS.
- 8" CULINARY WATER METER AND CONCRETE VAULT W/8" BYPASS PER DRAPER CITY STD DWG 3118 AND SPECIFICATIONS.
- SAWCUT AND PATCH ASPHALT PER DRAPER CITY DETAIL ST-19 AND ST-21.
- GAS LINE. TO BE DESIGNED BY OTHERS.
- FIBER OPTIC LINE. TO BE DESIGNED BY OTHERS.
- 2" VENT-O-MAT RXII AIR RELEASE AND VACUUM VALVE FOR SEWER FORCE MAIN. INSTALLATION PER MANUFACTURER'S SPECIFICATIONS AND DETAIL 3C-501.

NOTE:

A FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA-13D SHALL BE INSTALLED WITH EVERY HOME. OWNER TO SUBMIT FIRE SPRINKLER DESIGN WITH BUILDING PERMIT APPLICATION OF EACH LOT.

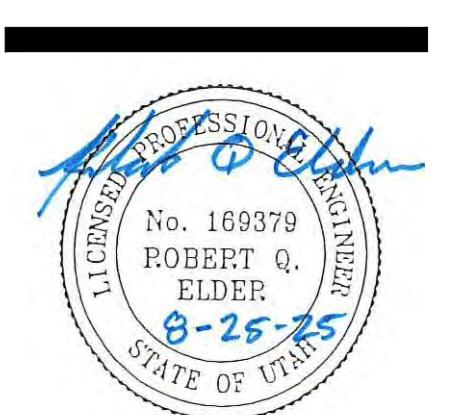
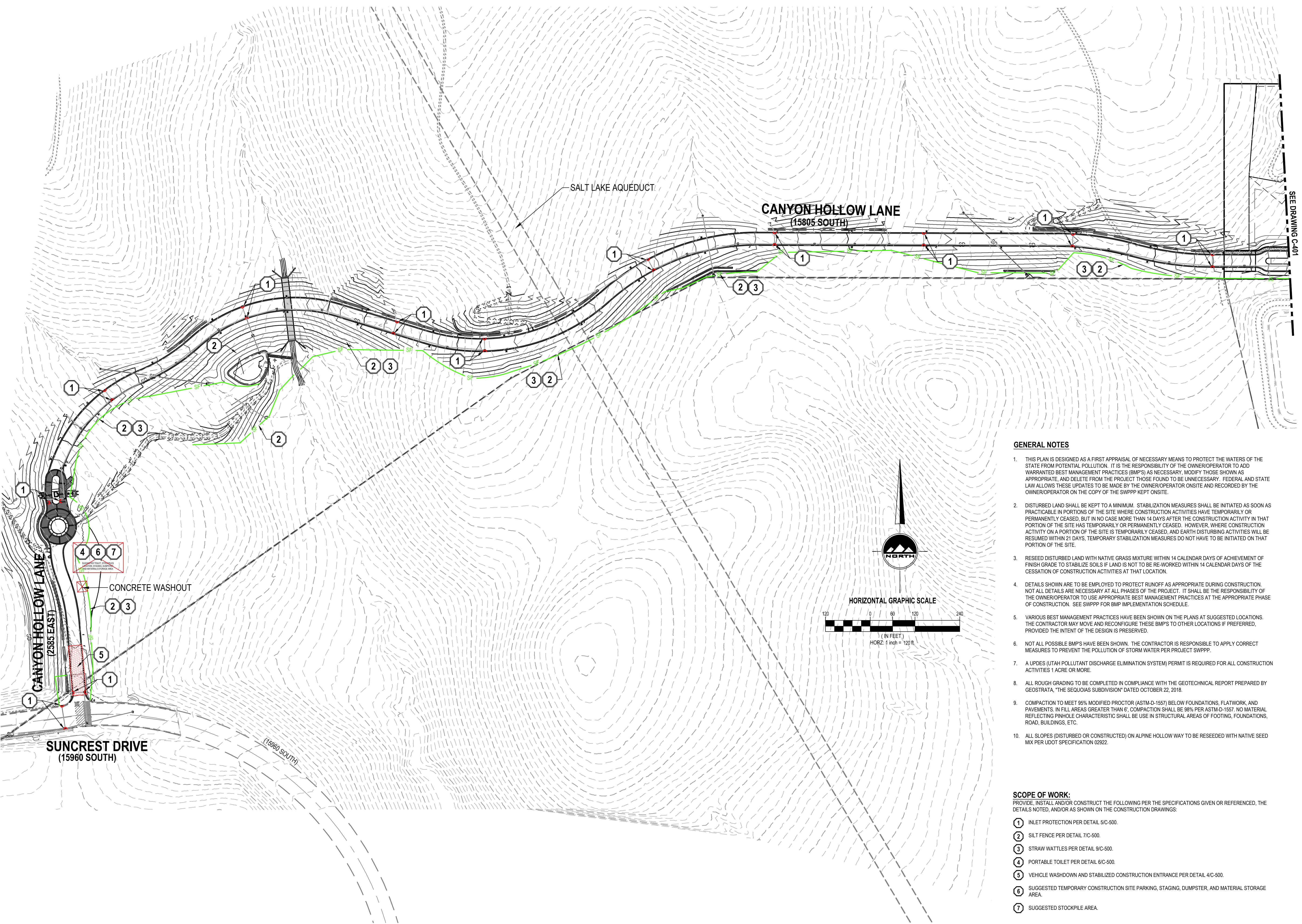
ENBRIDGE GAS LINE IDENTIFICATION MARKERS TO BE PROTECTED IN PLACE AT ALL TIME DURING AND AFTER CONSTRUCTION.

UTILITY PLAN



PROJECT NUMBER 8684C PRINT DATE 8/18/25
DRAWN BY J. GERA CHECKED BY R. ELDER
PROJECT MANAGER R. ELDER

HORIZONTAL GRAPHIC SCALE
(IN FEET) HORZ. 1 inch = 40 ft.



EROSION CONTROL PLAN

PROJECT NUMBER: 8834C
PRINT DATE: 8/18/25
DRAWN BY: J. GERA
CHECKED BY: R. ELDER
PROJECT MANAGER: R. ELDER