

SITE DEVELOPMENT CONSTRUCTION PLANS

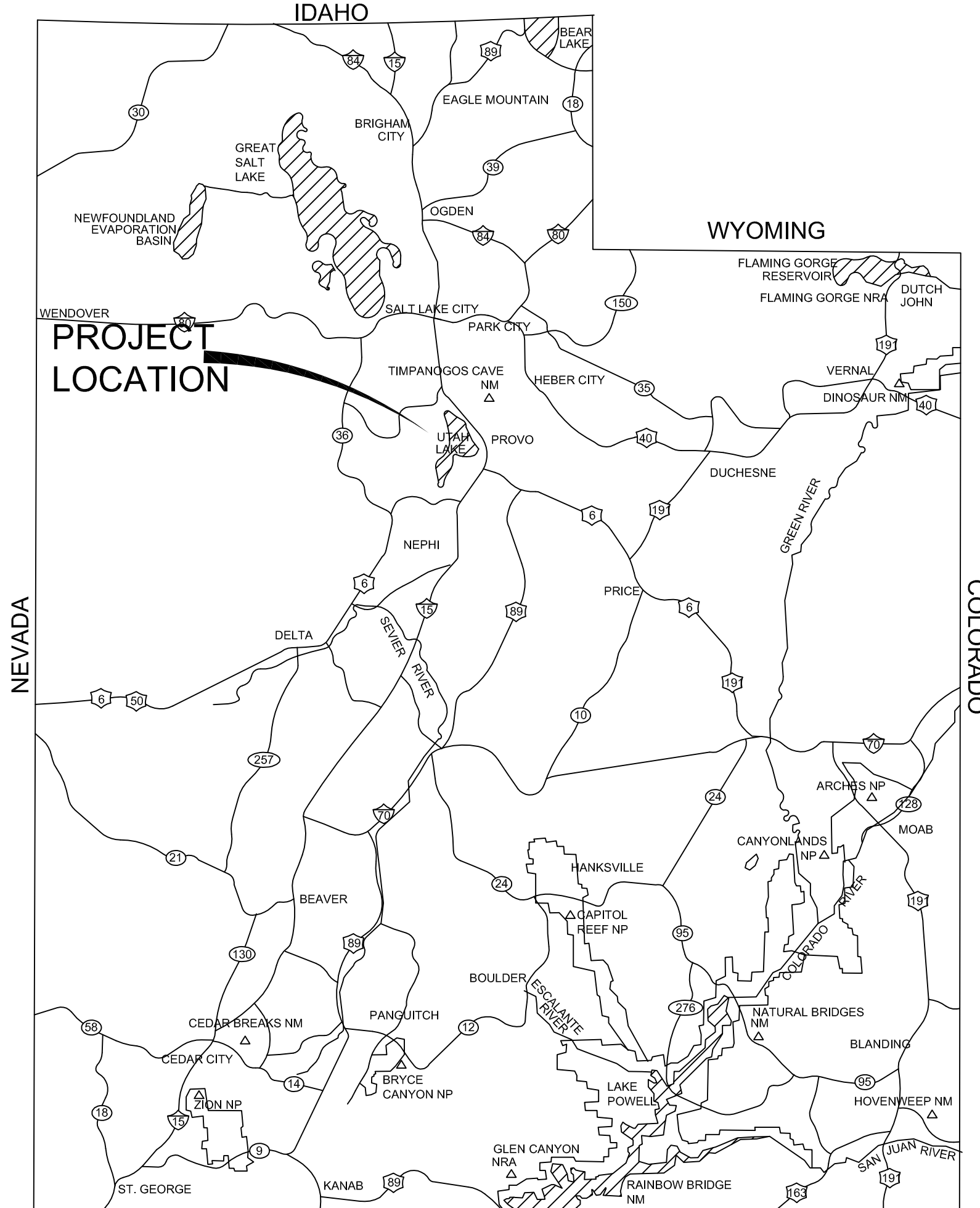
HEATHERWOOD SINGLE FAMILY PHASE 3

NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

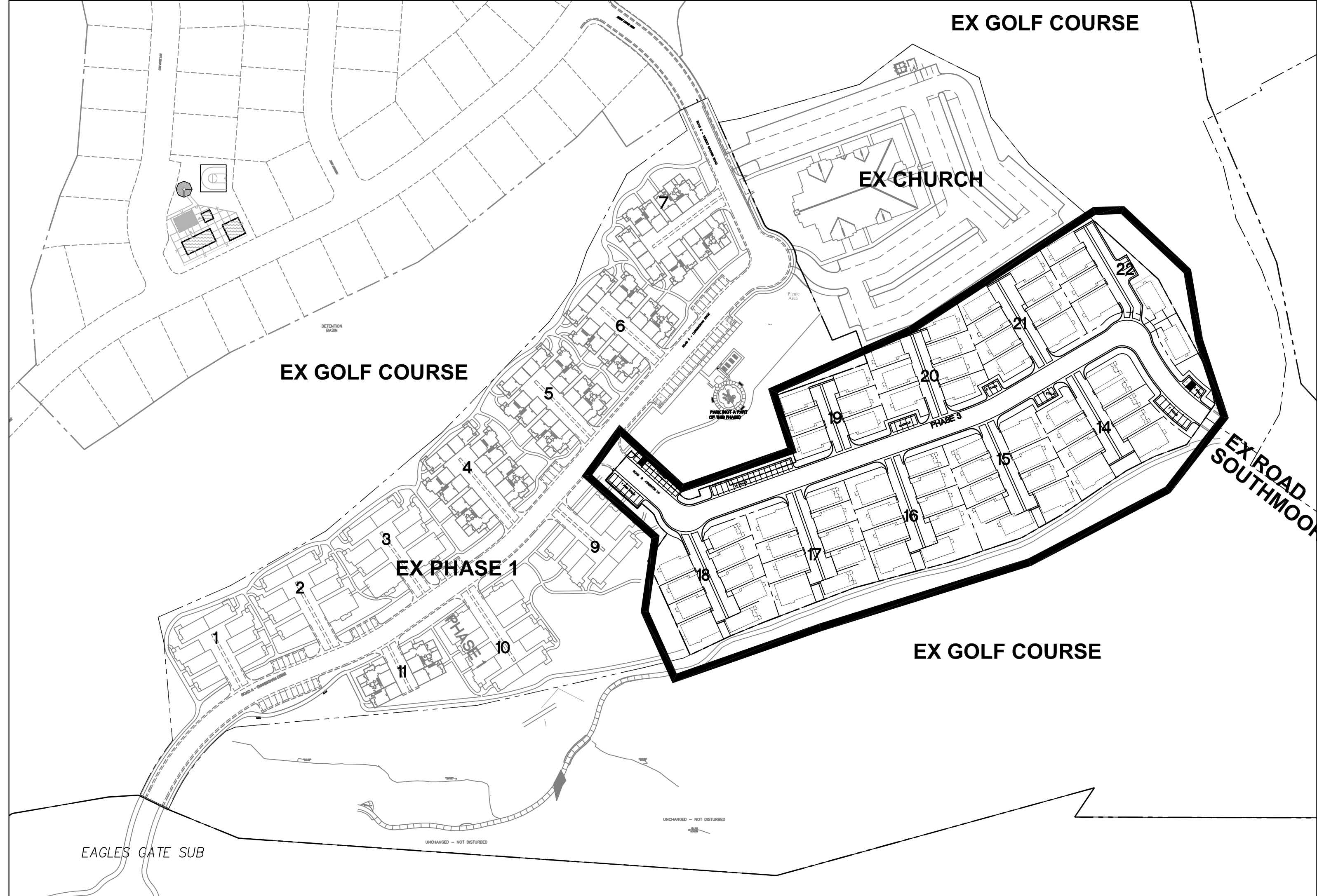
PRELIMINARY

REVISIONS		
DESCRIPTION	DATE	SHEETS AFFECTED

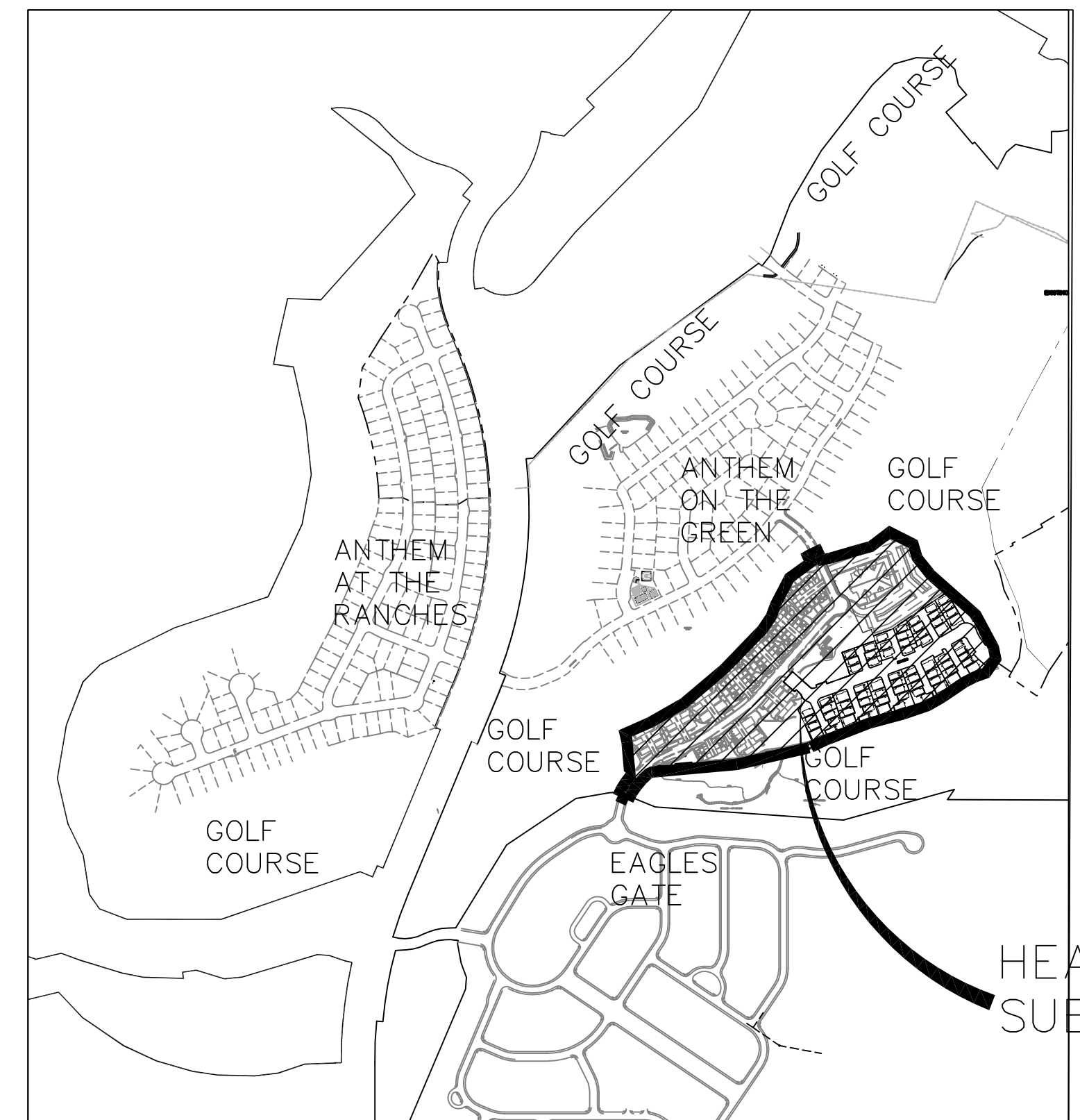
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D2	SANITARY SEWER DETAILS
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D4	STORM WATER DETAILS



N.T.S.



VICINITY MAP
N.T.S.



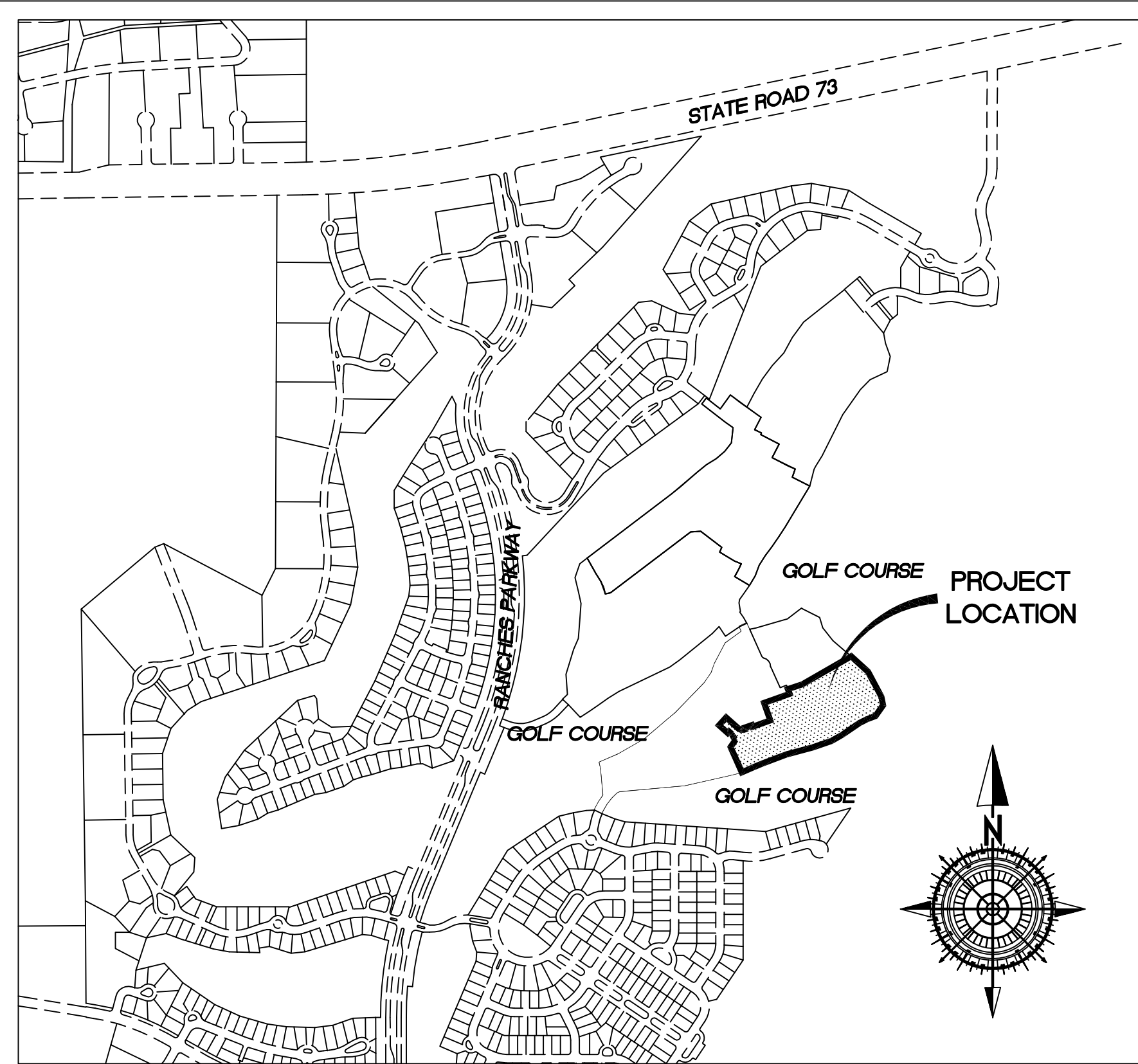
VICINITY MAP

N.T.S.

DEC. 15, 2017

 **GATEWAY CONSULTING, inc.**
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

12-15-17 DATE:	HEATHERWOOD PROJECT:	1-TITLE FILE:	SHEET NO. 1
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VICINITY MAP

HEATHERWOOD ON THE GREEN PHASE 3 PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

BASIS OF BEARINGS
NORTH 00°54'56" WEST, 2697.59 FEET BETWEEN THE BRASS CAP MONUMENTS FOUND MARKING THE WEST QUARTER AND NORTHWEST CORNERS OF SAID SECTION 20, AS SHOWN ON ANTHEM AT THE RANCHES SUBDIVISION PHASE 1, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.
PROJECT BENCHMARK
FOUND BRASS CAP MONUMENT AT NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
ELEV 4935.16

BUILDING ADDRESSES			
LOT	ADDRESS	LOT	ADDRESS
1	XXXX	41	XXXX
2		42	
3		43	
4		44	
5		45	
6		46	
7		47	
8		48	
9		49	
10		50	
11		51	
12		52	
13		53	
14		54	
15		55	
16		56	
17		57	
18		58	
19		59	
20		60	
21		61	
22		62	
23		63	
24		64	
25		65	
26		66	
27		67	
28		68	
29		69	
30		70	
31		71	
32		72	
33			
34			
35			
36			
37			
38			
39			
40			

NOTES

- EAGLE MOUNTAIN CITY IS HEREBY GRANTED AN EMERGENCY ACCESS EASEMENT OVER ALL STREETS AND COMMON AND LIMITED COMMON AREAS FOR EMERGENCY VEHICLES, AND WITHIN ALL ROADS FOR PUBLIC UTILITIES AND DRAINAGE EASEMENTS.
- EAGLE MOUNTAIN CITY IS HEREBY GRANTED A PUBLIC UTILITY EASEMENT OVER ALL STREETS AND COMMON AND LIMITED COMMON AREAS FOR PUBLIC UTILITIES, AND WITHIN ALL ROADS FOR PUBLIC UTILITIES AND DRAINAGE.

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. _____ as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be known as:
HEATHERWOOD ON THE GREEN PHASE 3
PLANNED UNIT DEVELOPMENT
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point N 00°54'56" W 925.52 feet along the section line, and N 89°05'04" E 4,116.79 feet, from the brass cap monument found marking the West Quarter corner of said Section 20 (basis of bearings being North 00°54'56" W 2,697.59 feet between the brass cap monuments found marking the West Quarter and Northwest corners of said Section 20, as shown on Anthem at the Ranches Subdivision Phase 1, recorded in the Office of the Utah County Recorder), and running thence along phase 2 boundary the following 2 calls: 1) thence N 70°03'55" E 87.68 feet; thence N 56°01'16" E 323.62 feet; thence S 49°09'18" E 8.27 feet; thence S 47°45'12" E 142.04 feet; thence S 28°14'09" E 165.20 feet; thence S 11°14'24" E 51.03 feet; thence S 34°53'35" W 76.82 feet; thence S 69°45'29" W 53.80 feet; thence S 63°03'22" W 49.60 feet; thence S 55°43'34" W 122.46 feet; thence S 60°08'56" W 71.33 feet; thence S 71°08'59" W 116.48 feet; thence S 74°57'35" W 157.02 feet; thence S 69°09'53" W 151.83 feet; thence S 67°33'58" W 55.90 feet; thence S 64°48'14" W 80.94 feet to phase 1 boundary, thence along said boundary the following 18 calls: 1) thence N 24°14'37" W 161.23 feet; 2) thence N 35°11'13" E 52.68 feet to a 50.00-foot radius curve to the right (center bears N 35°11'13" East); 3) thence northwesterly 32.40 feet along the arc of said curve through a central angle of 37°07'35" (chord bears N 36°15'00" W 31.84 feet) to the point of reverse curvature with a 15.00-foot radius curve to the left; 4) thence northwesterly 8.07 feet along the arc of said curve through a central angle of 30°48'33" (chord bears N 33°05'39" W 7.97 feet); 5) thence N 48°30'05" W 21.71 feet; 6) thence S 41°29'55" W 11.00 feet; 7) thence N 48°30'05" W 67.00 feet; 8) thence N 41°29'55" E 61.00 feet; 9) thence S 48°30'05" E 107.83 feet to the point of curvature with a 15.00-foot radius curve to the left; 10) thence southeasterly 15.96 feet along the arc of said curve through a central angle of 60°56'56" (chord bears S 78°58'33" E 15.21 feet); 11) thence N 70°32'59" E 13.83 feet; 12) thence N 19°27'01" W 10.00 feet; 13) thence N 70°32'59" E 48.50 feet; 14) thence S 19°27'01" E 10.00 feet; 15) thence N 70°32'59" E 109.54 feet; 16) thence N 19°27'01" W 108.75 feet; 17) thence N 70°32'59" E 156.98 feet; 18) thence N 19°27'01" W 22.55 feet to the point of beginning.
Contains 6.66 acres, more or less.

DATE: _____

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S):
PRINTED NAME OF OWNER _____ AUTHORIZED SIGNATURE(S) _____

ACKNOWLEDGEMENT
On the _____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____ NOTARY PUBLIC SIGNATURE _____

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY _____

QUESTAR GAS COMPANY PLAT LANGUAGE

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.
Approved this _____ day of _____, 20____. Questar Gas Company

By _____

Title _____

ROCKY MOUNTAIN POWER PLAT LANGUAGE

- 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.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates 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
 - A recorded easement or right-of-way
 - The law applicable to prescriptive rights
 - Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

DIRECT COMMUNICATIONS PLAT LANGUAGE

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS _____ DATE _____

UTILITY DEDICATION

OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT AND RIGHT-OF-WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AND LIMITED COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVES) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO.

ACCEPTANCE BY LEGISLATIVE BODY
The City Council of Eagle Mountain City, County of Utah, Approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED BY CITY ENGINEER _____ ATTEST BY CITY RECORDER _____
(See Seal Below) (See Seal Below)

SURVEYOR OF RECORD:

SURVEYOR LOGO HERE

SHEET NO.

1 / 2

PROJECT ENGINEER:

GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

HEATHERWOOD ON THE GREEN PHASE 3 PLANNED UNIT DEVELOPMENT

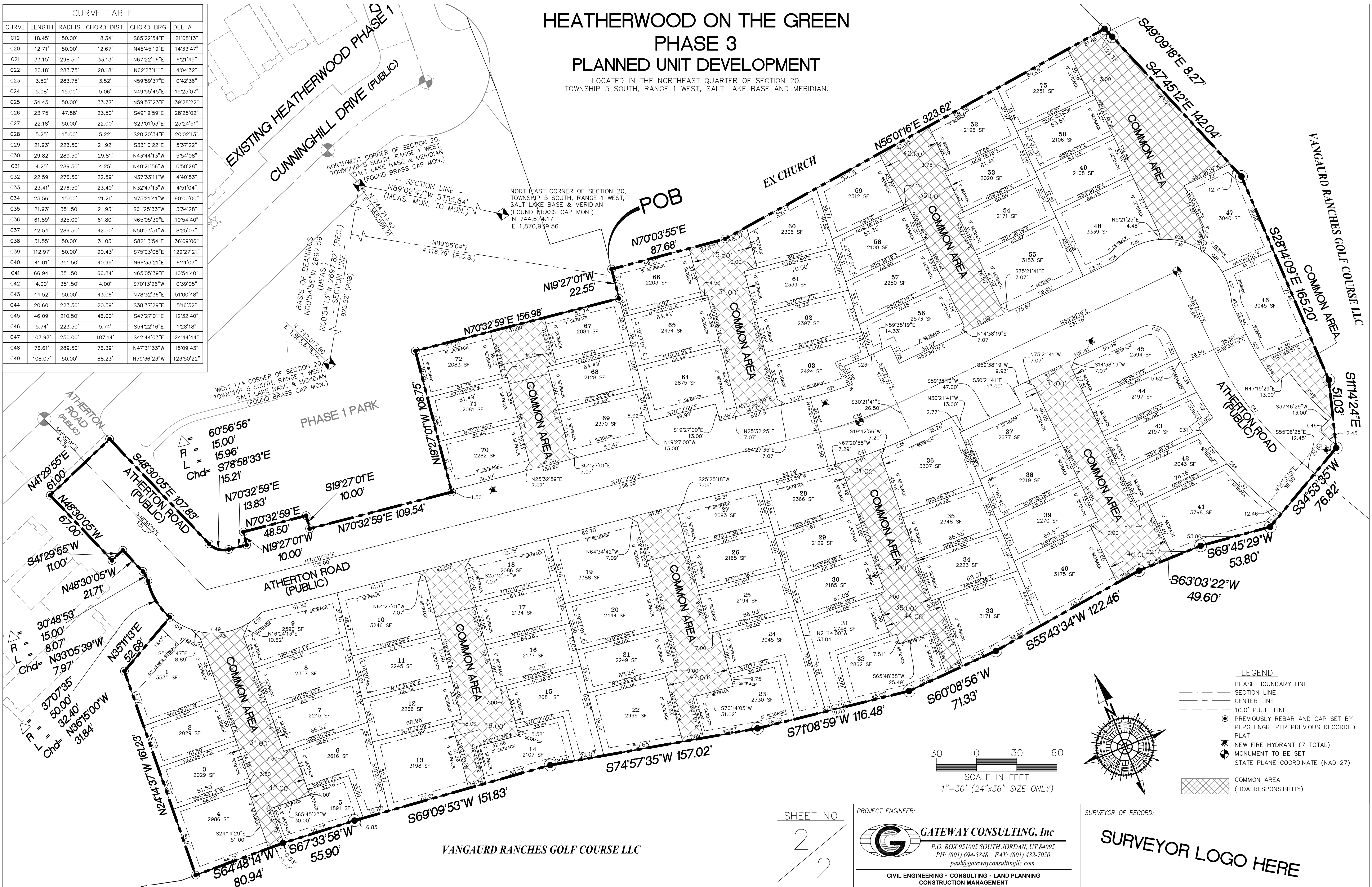
LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY ENGINEER'S SEAL CLERK-RECORDER SEAL

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C19	18.45'	50.00'	18.34'	S65°22'54"E	21°08'13"
C20	12.71'	50.00'	12.67'	N45°45'19"E	14°33'47"
C21	33.15'	298.50'	33.13'	N67°22'06"E	6°21'45"
C22	20.18'	283.75'	20.18'	N62°23'11"E	4°04'32"
C23	3.52'	283.75'	3.52'	N59°59'37"E	0°42'36"
C24	5.08'	15.00'	5.06'	N49°55'45"E	19°25'07"
C25	34.45'	50.00'	33.77'	N59°57'23"E	39°28'22"
C26	23.75'	47.88'	23.50'	S49°19'59"E	28°25'02"
C27	22.18'	50.00'	22.00'	S23°01'53"E	25°24'51"
C28	5.25'	15.00'	5.22'	S20°20'34"E	20°02'13"
C29	21.93'	223.50'	21.92'	S33°10'22"E	5°37'22"
C30	29.82'	289.50'	29.81'	N43°44'13"W	5°54'08"
C31	4.25'	289.50'	4.25'	N40°21'56"W	0°50'28"
C32	22.59'	276.50'	22.59'	N37°33'11"W	4°40'53"
C33	23.41'	276.50'	23.40'	N32°47'13"W	4°51'04"
C34	23.56'	15.00'	21.21'	N75°21'41"W	90°00'00"
C35	21.93'	351.50'	21.93'	S61°25'33"W	3°34'28"
C36	61.89'	325.00'	61.80'	N65°05'39"E	10°54'40"
C37	42.54'	289.50'	42.50'	N50°53'51"W	8°25'07"
C38	31.55'	50.00'	31.03'	S82°13'54"E	36°09'06"
C39	112.97'	50.00'	90.43'	S75°03'08"E	129°27'21"
C40	41.01'	351.50'	40.99'	N66°33'21"E	6°41'07"
C41	66.94'	351.50'	66.84'	N65°05'39"E	10°54'40"
C42	4.00'	351.50'	4.00'	S70°13'26"W	0°39'05"
C43	44.52'	50.00'	43.06'	N78°32'36"E	51°00'48"
C44	20.60'	223.50'	20.59'	S38°37'29"E	5°16'52"
C45	46.09'	210.50'	46.00'	S47°27'01"E	12°32'40"
C46	5.74'	223.50'	5.74'	S54°22'16"E	1°28'18"
C47	107.97'	250.00'	107.14'	S42°44'03"E	24°44'44"
C48	76.61'	289.50'	76.39'	N47°31'33"W	15°09'43"
C49	108.07'	50.00'	88.23'	N79°36'23"W	123°50'22"

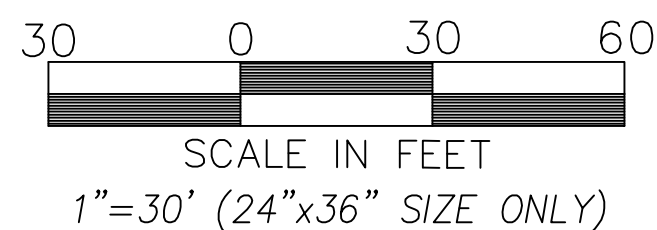
HEATHERWOOD ON THE GREEN PHASE 3 PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.



LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PREVIOUSLY REBAR AND CAP SET BY PEPP ENGR. PER PREVIOUS RECORDED PLAT
- ⊕ NEW FIRE HYDRANT (7 TOTAL)
- ⊕ MONUMENT TO BE SET
- STATE PLANE COORDINATE (NAD 27)
- COMMON AREA (HOA RESPONSIBILITY)

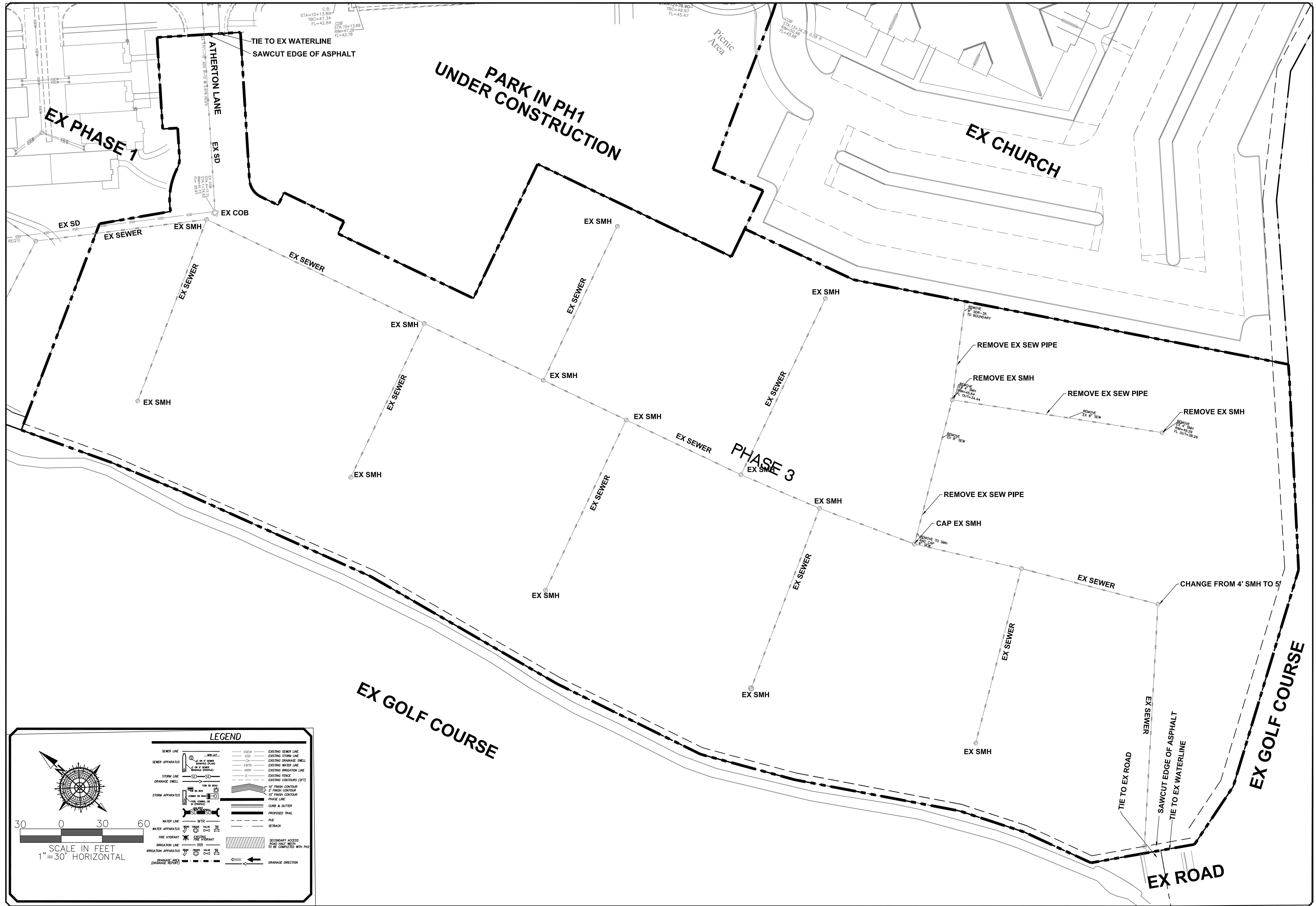


SHEET NO
2 / 2

PROJECT ENGINEER:
GATEWAY CONSULTING, Inc
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

SURVEYOR OF RECORD:
SURVEYOR LOGO HERE



LEGEND

SEWER LINE	SEWER	EXISTING SEWER LINE
SEWER APPARATUS	SEWER	EXISTING STORM LINE
STORM LINE	STORM	EXISTING DRAINAGE SWELL
DRAINAGE SWELL	WTR	EXISTING WATER LINE
	WTR	EXISTING IRRIGATION LINE
	IRR	EXISTING FENCE
	IRR	EXISTING CONTOURS (DPT)
	IRR	10' FINISH CONTOUR
	IRR	2' FINISH CONTOUR
	IRR	PHASE LINE
	IRR	CURB & GUTTER
	IRR	PIE
	IRR	SETBACK
	IRR	SECONDARY ACCESS ROAD WALK PROPOSED TO BE COMPLETED WITH PH3
	IRR	PROPOSED TRAIL
	IRR	DRAINAGE DIRECTION

SCALE IN FEET
1" = 30' HORIZONTAL

NO.	DESCRIPTION	DATE	APP'D.

ORIG. DATE: 7-1-16	SCALE: 1"=30'
SURVEY BY: GPW	CHECKED BY: GPW
DRAWN BY: GPW	DESIGNED BY: GPW

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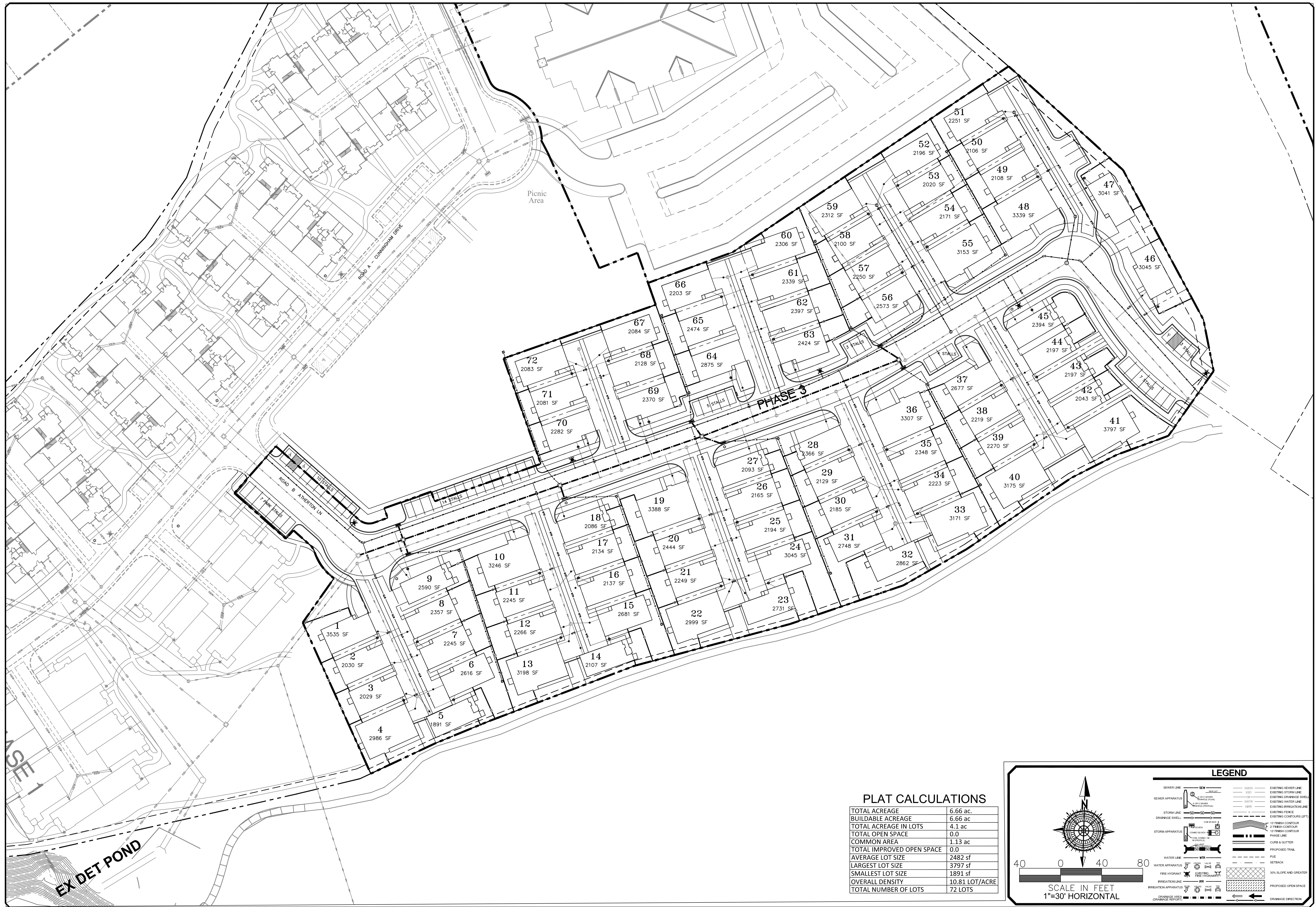
**HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN**

EXISTING SITE and DEMOLITION

PRINT DATE: 12-15-17

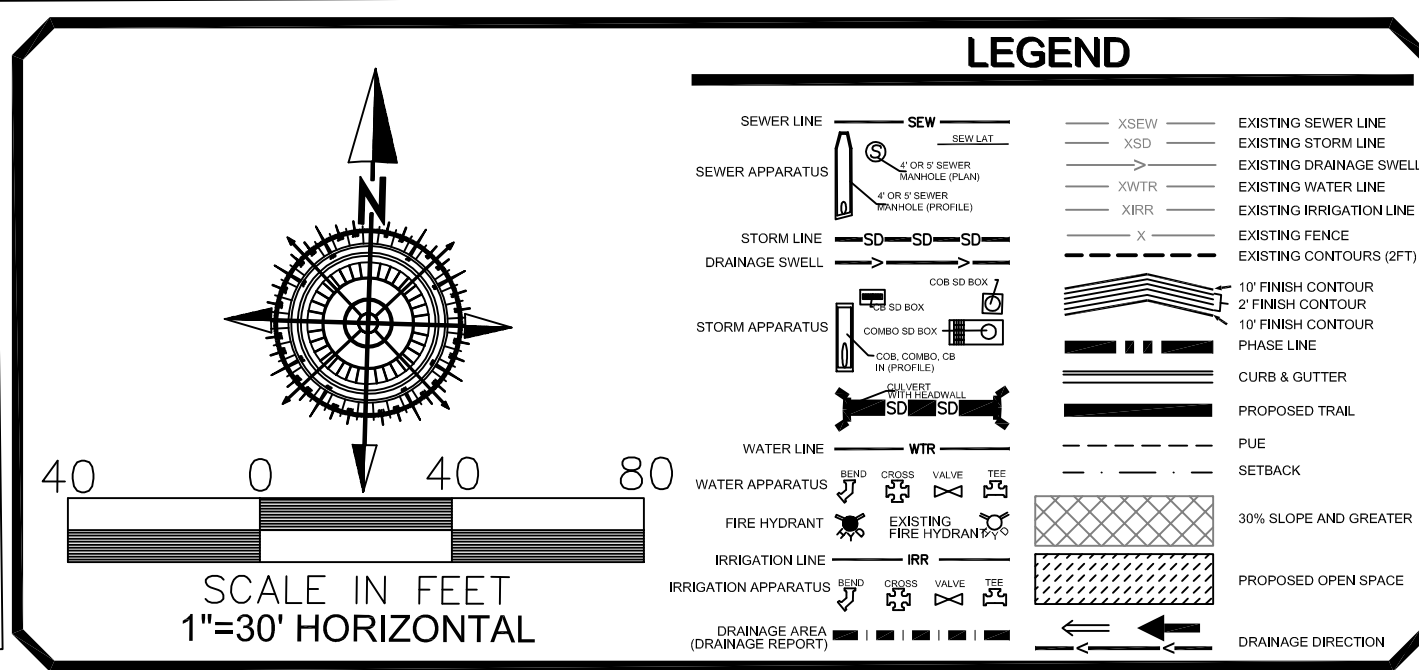
EAGLE MTN
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION



PLAT CALCULATIONS

TOTAL ACREAGE	6.66 ac.
BUILDABLE ACREAGE	6.66 ac
TOTAL ACREAGE IN LOTS	4.1 ac
TOTAL OPEN SPACE	0.0
COMMON AREA	1.13 ac
TOTAL IMPROVED OPEN SPACE	0.0
AVERAGE LOT SIZE	2482 sf
LARGEST LOT SIZE	3797 sf
SMALLEST LOT SIZE	1891 sf
OVERALL DENSITY	10.81 LOT/ACRE
TOTAL NUMBER OF LOTS	72 LOTS



NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	6-1-16
SURVEY BY:	CPW
DRAWN BY:	CPW
DESIGNED BY:	CPW
CHECKED BY:	CPW
SCALE:	1"=40'

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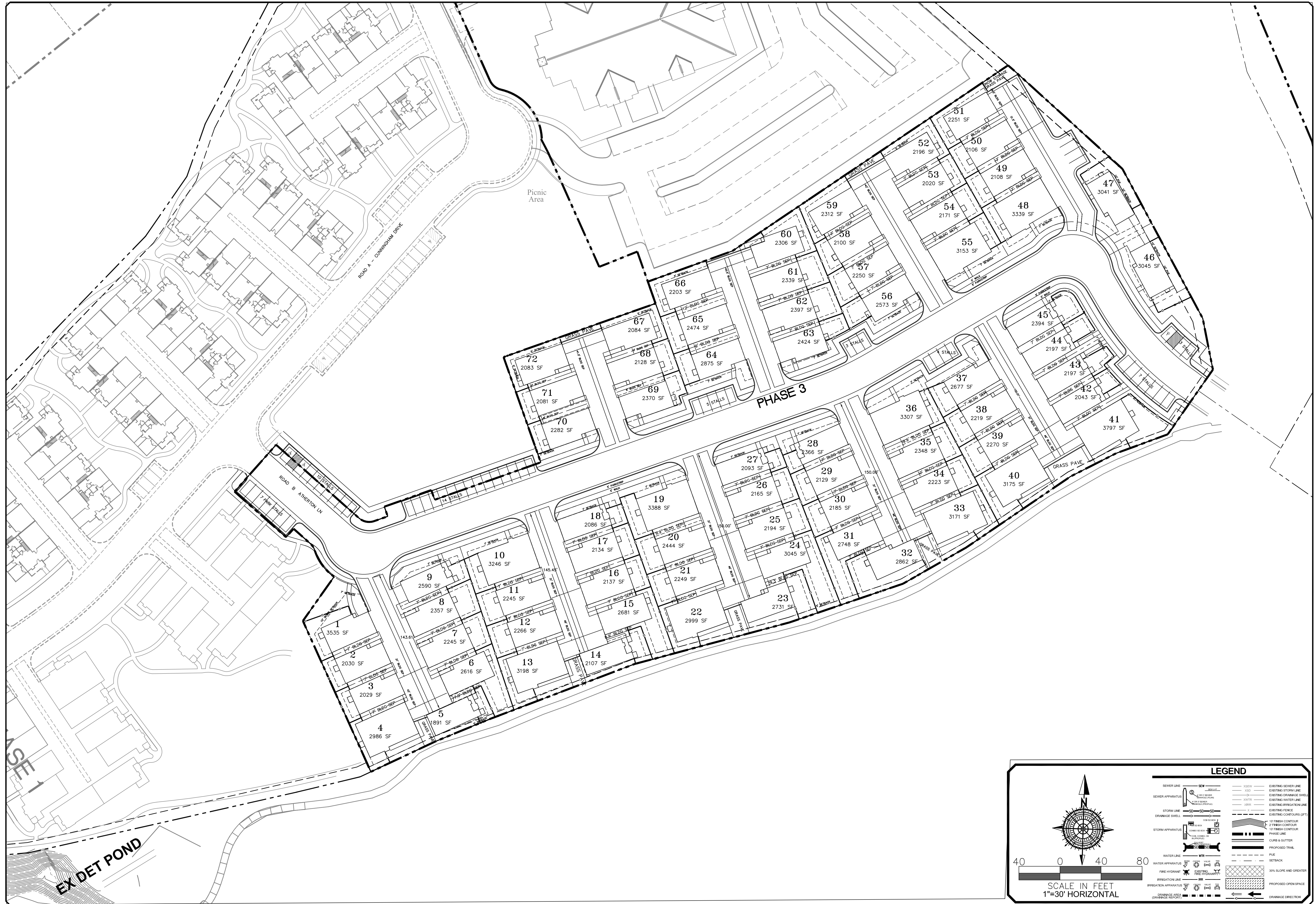
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 CONSTRUCTION MANAGEMENT

**HEATHERWOOD PH3 SUBDIVISION
 EAGLE MOUNTAIN
 OVERALL SITE PLAN**

12-15-17

EAGLE MOUNTAIN

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE: 6-1-16
 SURVEY BY: GPW
 DRAWN BY: GPW
 DESIGNED BY: GPW
 CHECKED BY: GPW
 SCALE: 1"=40'

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 CIVIL ENGINEERING * CONSULTING * LAND PLANNING
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HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN
OVERALL SETBACK AND FENCE PLAN
 12-15-17

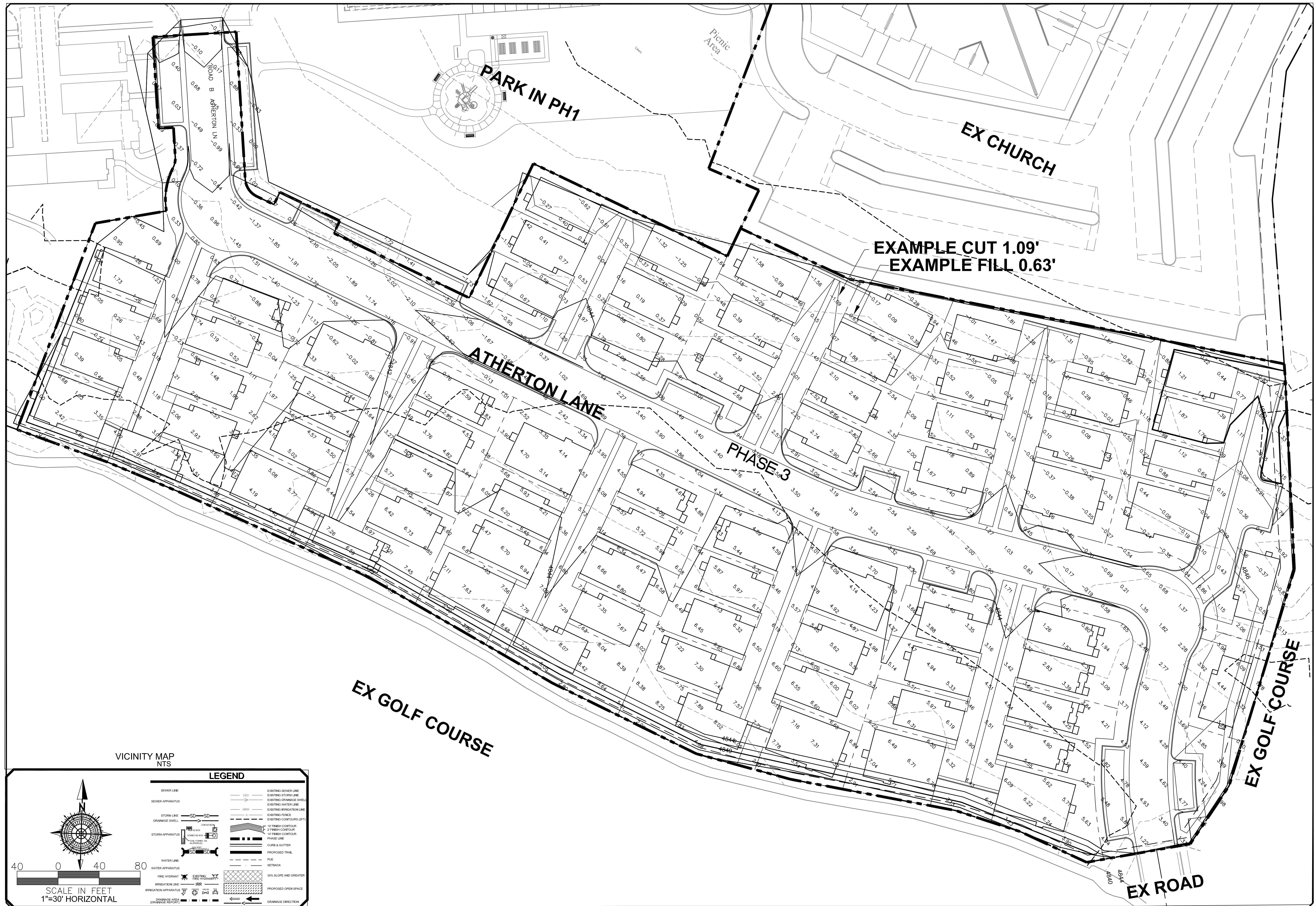
EAGLE MOUNTAIN

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND

SEWER LINE	SEW	EXISTING SEWER LINE	SEW
SEWER APPARATUS	SA	EXISTING STORM LINE	STL
STORM LINE	STL	EXISTING WATER LINE	WTL
STORM APPARATUS	SA	EXISTING CHARGE SWELL	CS
WATER LINE	WTL	EXISTING IRRIGATION LINE	IRL
WATER APPARATUS	WA	EXISTING FENCE	F
FIRE HYDRANT	FR	EXISTING CONTOUR (FT)	C
IRRIGATION LINE	IRL	2' FRESH CONTOUR	C
IRRIGATION APPARATUS	IA	5' FRESH CONTOUR	C
CHARGE AREA (ORANGE SLOPE)	CS	PHASE LINE	PL
		CURB & GUTTER	CG
		PROPOSED TRAIL	PT
		PIE	PIE
		SETBACK	SB
		30% SLOPE AND GREATER	S
		PROPOSED OPEN SPACE	POS
		DRAINAGE DIRECTION	DD

40 0 40 80
SCALE IN FEET
1"=30' HORIZONTAL



VICINITY MAP
NTS

LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE
STORM LINE	EXISTING STORM LINE
STORM APPARATUS	EXISTING WATER LINE
WATER LINE	EXISTING IRRIGATION LINE
WATER APPARATUS	EXISTING CONTOURS (GPT)
FIRE HYDRANT	10' FINISH CONTOUR
IRRIGATION LINE	15' FINISH CONTOUR
IRRIGATION APPARATUS	PHASE LINE
	CURB & GUTTER
	PROPOSED TRAIL
	PUE SETBACK
	5% SLOPE AND GREATER
	PROPOSED OPEN SPACE
	GRAVAGE AREA (GRAVAGE REPORT)
	GRAVAGE DIRECTION

40 0 40 80
SCALE IN FEET
1"=30' HORIZONTAL

NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	6-1-16
SURVEY BY:	GFW
DRAWN BY:	GFW
DESIGNED BY:	GFW
CHECKED BY:	GFW
SCALE:	1"=30'

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CONSTRUCTION MANAGEMENT

**HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN**

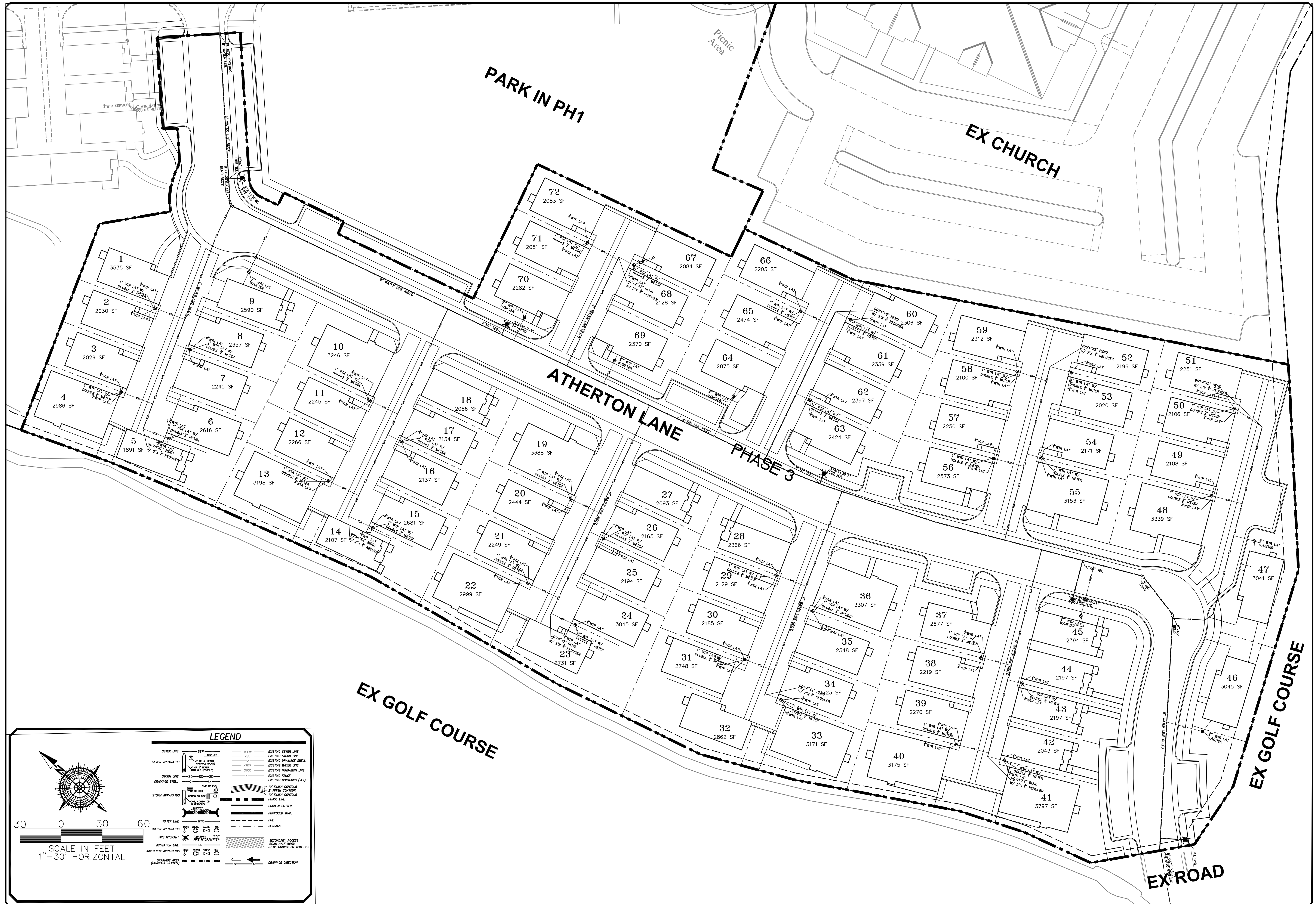
GRADING SHEET (1"=30')

12-15-17

EAGLE MTN
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. **G**



ORIG. DATE:	7-1-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'
NO.	DESCRIPTION
DATE	APPD.

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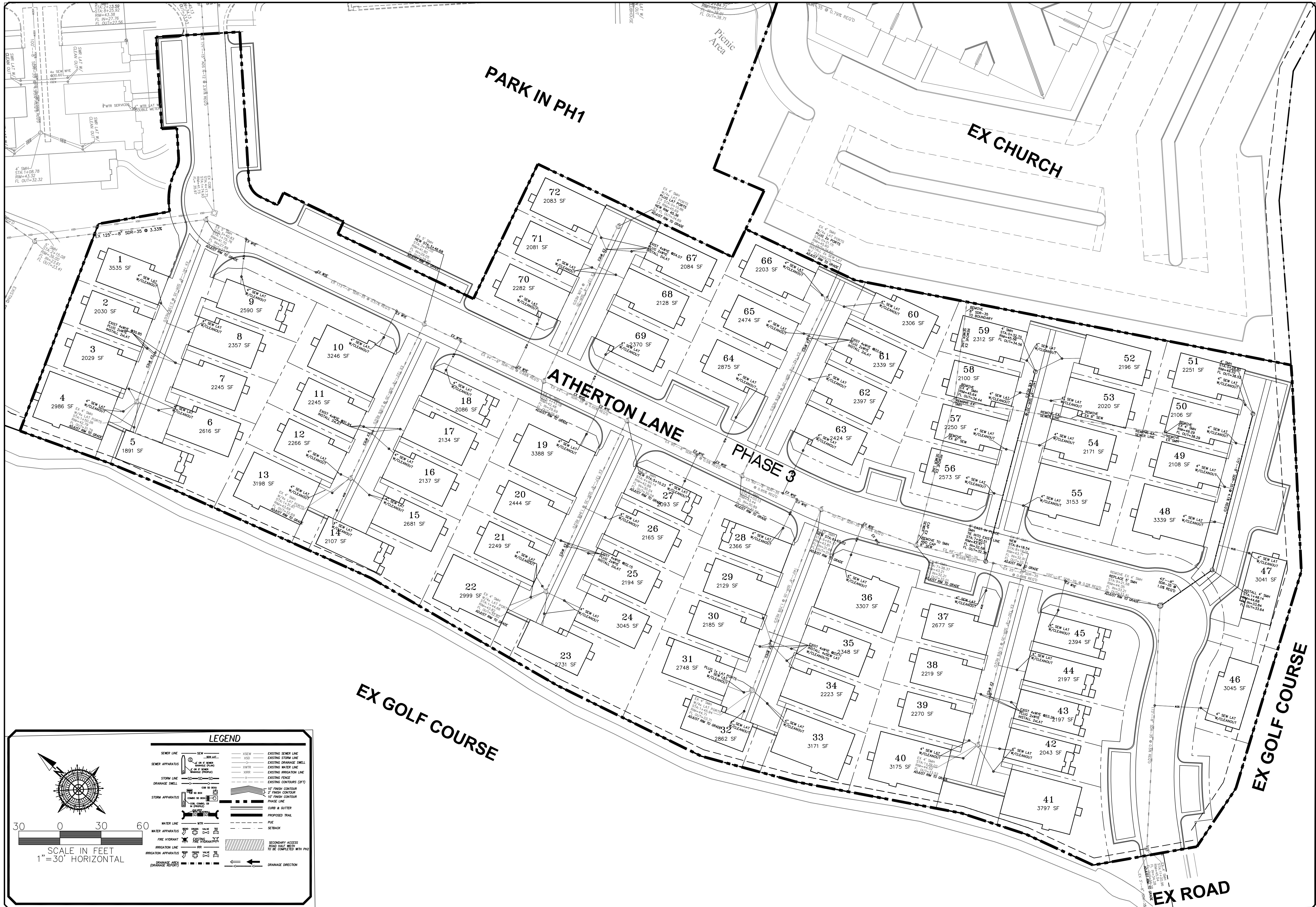
HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN
 OVERALL WATER
 UTILITY SHEET

PRINT DATE: 12-15-17

EAGLE MTN
 CITY

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NO. **U1**



LEGEND

	SEW	EXISTING SEWER LINE
	SEW APP	EXISTING SEWER APPARATUS
	STORM	EXISTING STORM LINE
	STORM APP	EXISTING STORM APPARATUS
	WTR	EXISTING WATER LINE
	WTR APP	EXISTING WATER APPARATUS
	FH	EXISTING FIRE HYDRANT
	IRR	EXISTING IRRIGATION LINE
	IRR APP	EXISTING IRRIGATION APPARATUS
	DRN	EXISTING DRAINAGE LINE
	DRN APP	EXISTING DRAINAGE APPARATUS
	EXIST SEW	EXISTING SEWER LINE
	EXIST SEW APP	EXISTING SEWER APPARATUS
	EXIST STORM	EXISTING STORM LINE
	EXIST STORM APP	EXISTING STORM APPARATUS
	EXIST WTR	EXISTING WATER LINE
	EXIST WTR APP	EXISTING WATER APPARATUS
	EXIST FH	EXISTING FIRE HYDRANT
	EXIST IRR	EXISTING IRRIGATION LINE
	EXIST IRR APP	EXISTING IRRIGATION APPARATUS
	EXIST DRN	EXISTING DRAINAGE LINE
	EXIST DRN APP	EXISTING DRAINAGE APPARATUS
	10' FINISH	EXISTING 10' FINISH CONTOUR
	2' FINISH	EXISTING 2' FINISH CONTOUR
	PHASE	EXISTING PHASE LINE
	C&G	EXISTING CURB & GUTTER
	TRAIL	PROPOSED TRAIL
	PAVE	PROPOSED PAVEMENT
	SETBACK	PROPOSED SETBACK
	SEC ACCESS	PROPOSED SECONDARY ACCESS ROAD
	DRN DIR	PROPOSED DRAINAGE DIRECTION

SCALE IN FEET
1" = 30' HORIZONTAL

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 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultingllc.com

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 CONSTRUCTION MANAGEMENT

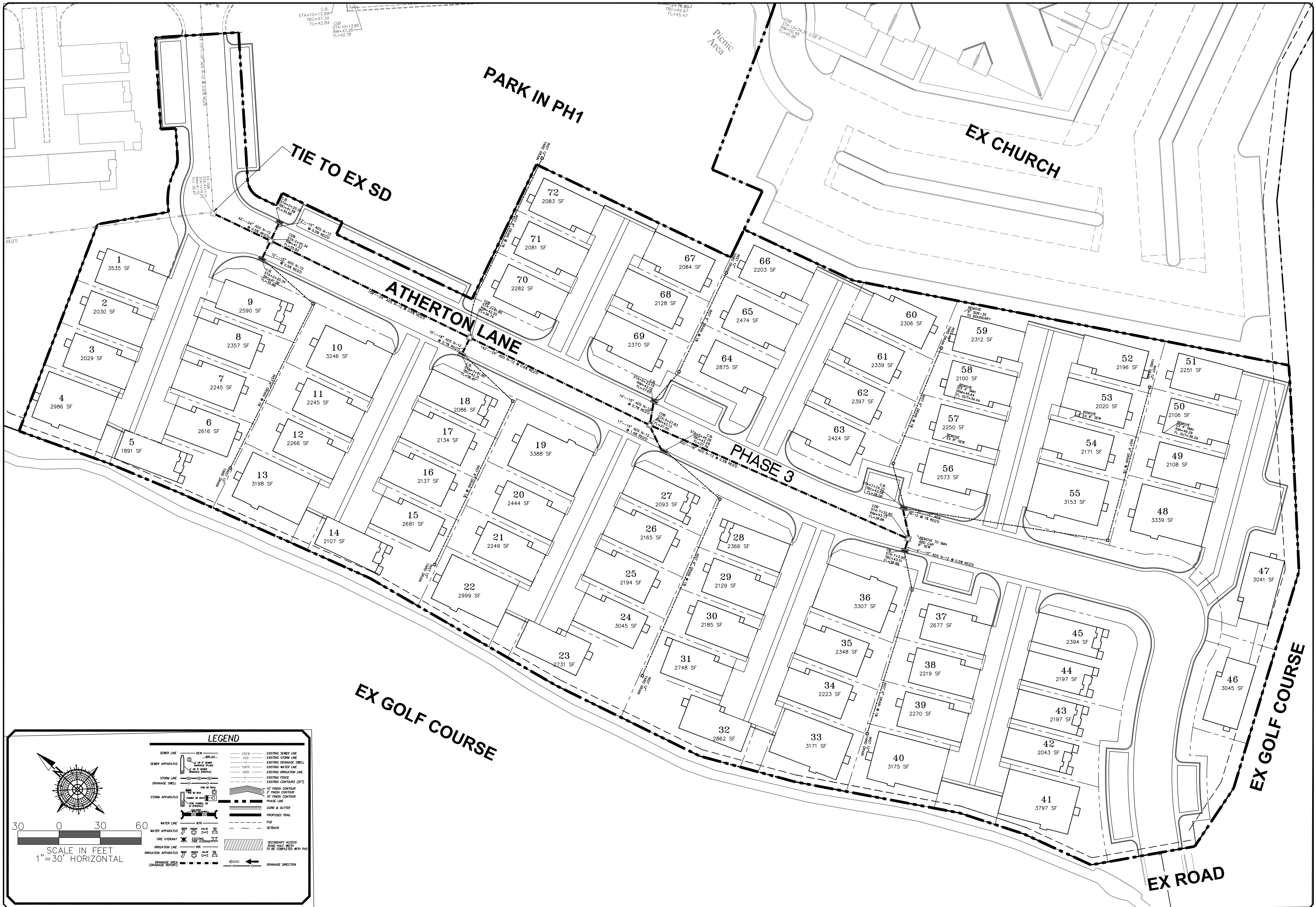
HEATHERWOOD PH3 SUBDIVISION
 EAGLE MOUNTAIN
 CITY

OVERALL SEWER UTILITY SHEET
 PRINT DATE: 12-15-17

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NO. **U2**

ORIG. DATE:	7-1-16	NO.	DESCRIPTION	DATE	APP'D.
SURVEY BY:	CPW				
DRAWN BY:	CPW				
DESIGNED BY:	CPW				
CHECKED BY:	CPW				
SCALE:	1"=30'				



LEGEND

SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING DRAINAGE SWELL
STORM LINE	EXISTING WATER LINE
DRAINAGE SWELL	EXISTING PROPOSED LINE
STORM APPARATUS	EXISTING FENCE
WATER LINE	EXISTING CONTOUR (OPT)
WATER APPARATUS	EXISTING CONTOUR
FIRE HYDRANT	PHASE LINE
IRRIGATION APPARATUS	CLUMP & GUTTER
	PROPOSED TRAIL
	PIKE
	SETBACK
	SECONDARY ACCESS ROAD DAILY TRAFFIC TO BE COMPLETED WITH PH3
	DRAINAGE DIRECTION

SCALE IN FEET
1" = 30' HORIZONTAL

NO.	DESCRIPTION	DATE	APPD.

ORIG. DATE:	7-1-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

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CIVIL ENGINEERING CONSULTING LAND PLANNING CONSTRUCTION MANAGEMENT

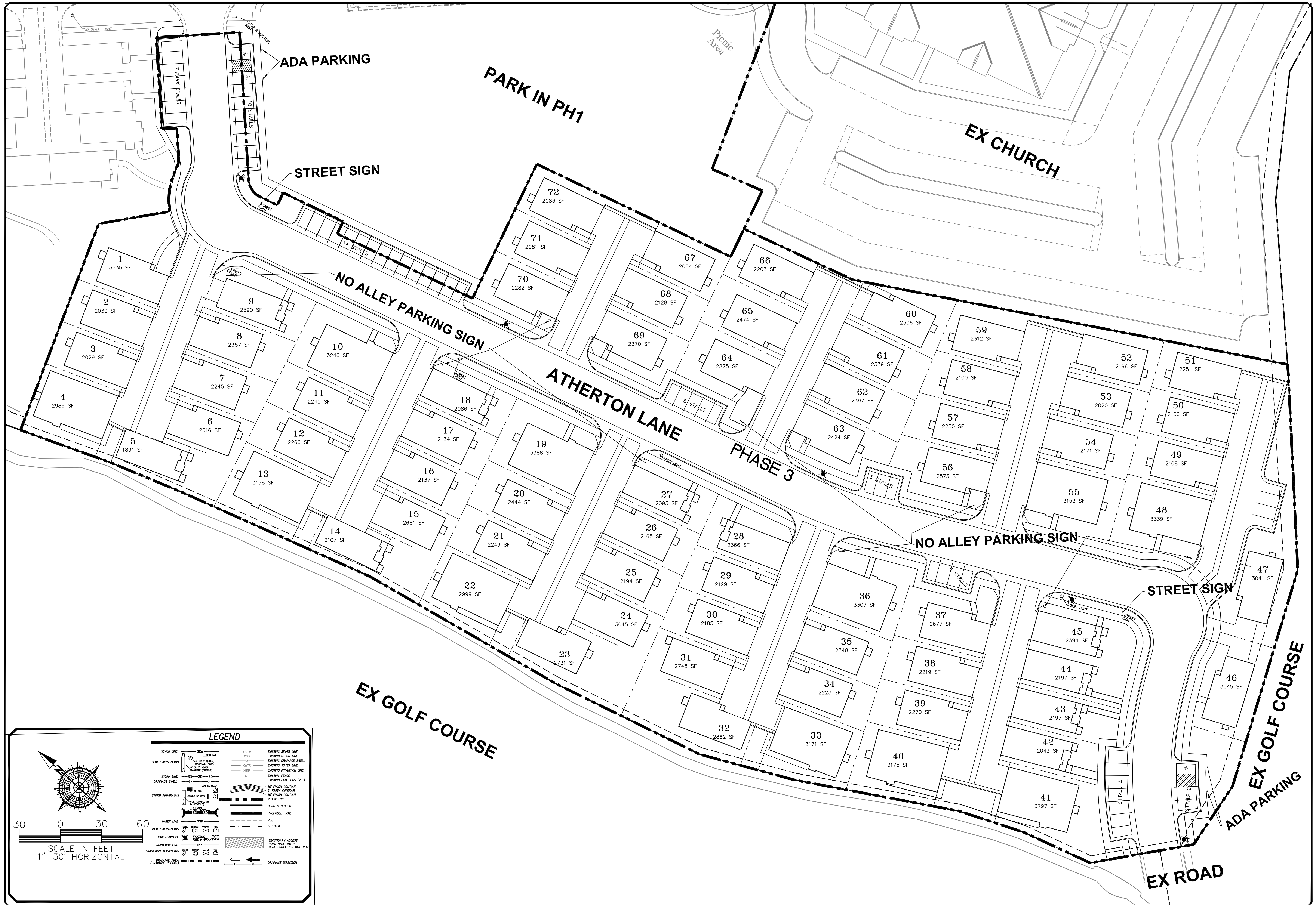
**HEATHERWOOD PH3 SUBDIVISION
 EAGLE MOUNTAIN**

OVERALL STORM DRAIN UTILITY SHEET
 PRINT DATE: 12-15-17

EAGLE MTN
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. **U3**



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	7-1-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

GATEWAY CONSULTING, Inc.
 P.O. BOX 951005 SOUTHL JORDAN, UT 84095
 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultingllc.com

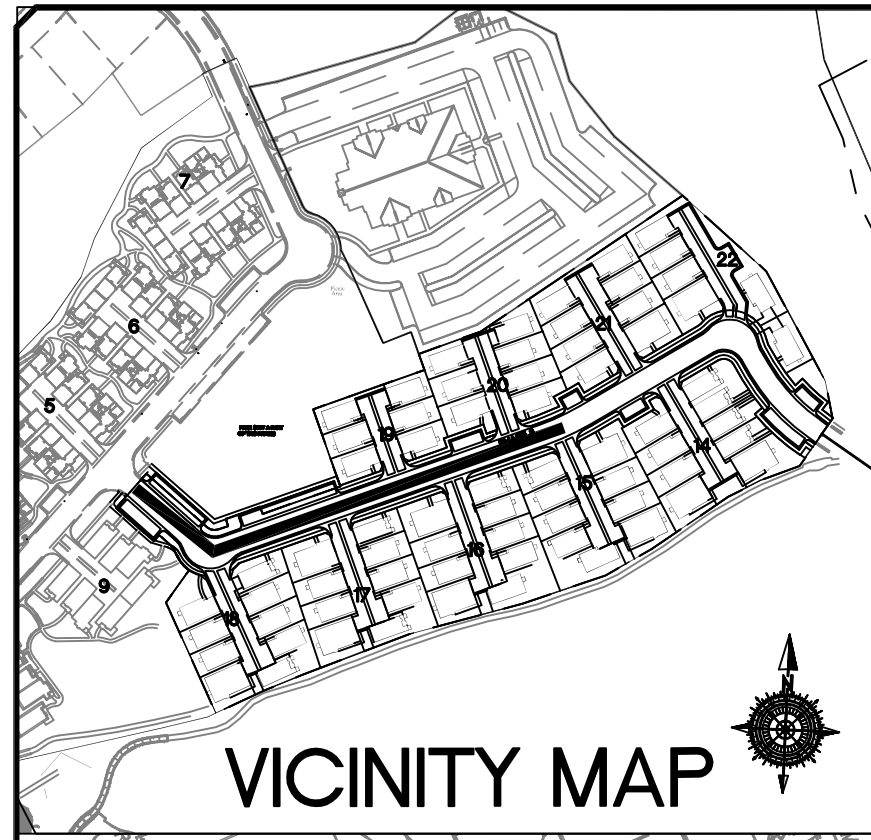
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 CONSTRUCTION MANAGEMENT

HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN
 OVERALL SIGN AND STREET LIGHTING
 PRINT DATE: 12-15-17

EAGLE MTN
 CITY

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NO. **U4**



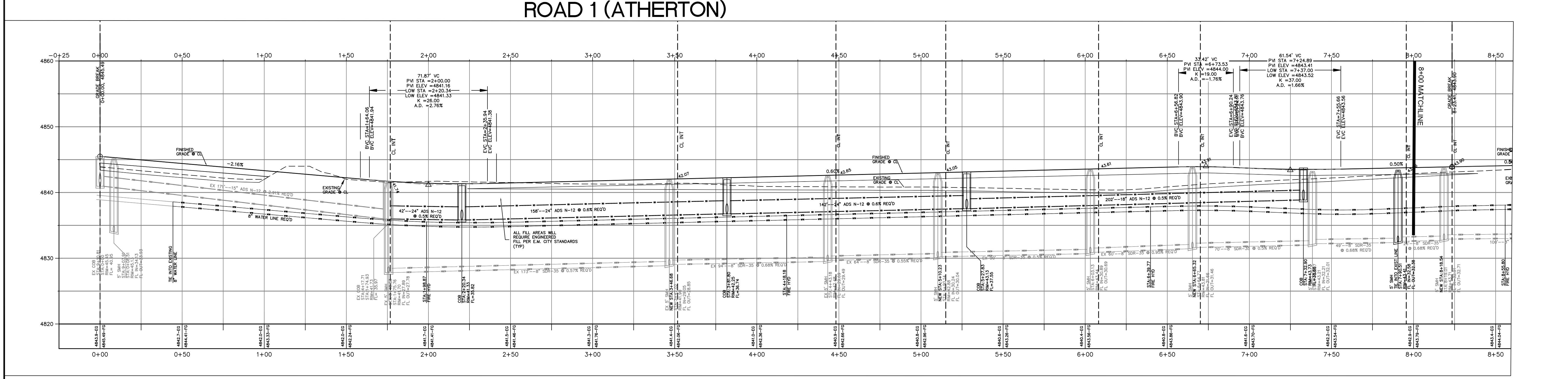
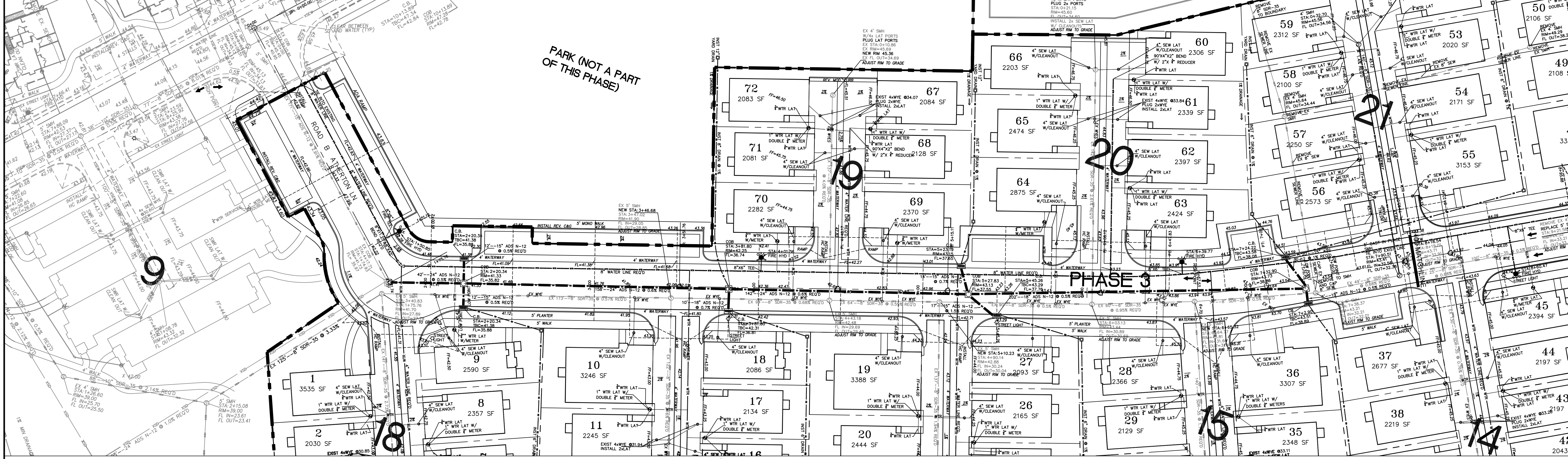
VICINITY MAP

LEGEND

	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED STORM INLET
	PROPOSED STORM DRAINAGE
	PROPOSED STORM FLOOD FENCE
	PROPOSED STORM DRAINAGE STRUCTURE
	PROPOSED STORM DRAINAGE STRUCTURE
	PROPOSED STORM DRAINAGE STRUCTURE
	PROPOSED STORM DRAINAGE STRUCTURE

SCALE IN FEET
1" = 30' HORIZONTAL

0 30 60



HEATHERWOOD PH3 TOWNHOMES
EAGLE MOUNTAIN
ROAD 1 (ATHERTON)
STA: 0+00 TO 8+00

PRINT DATE: 12-15-17

EAGLE MTN
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

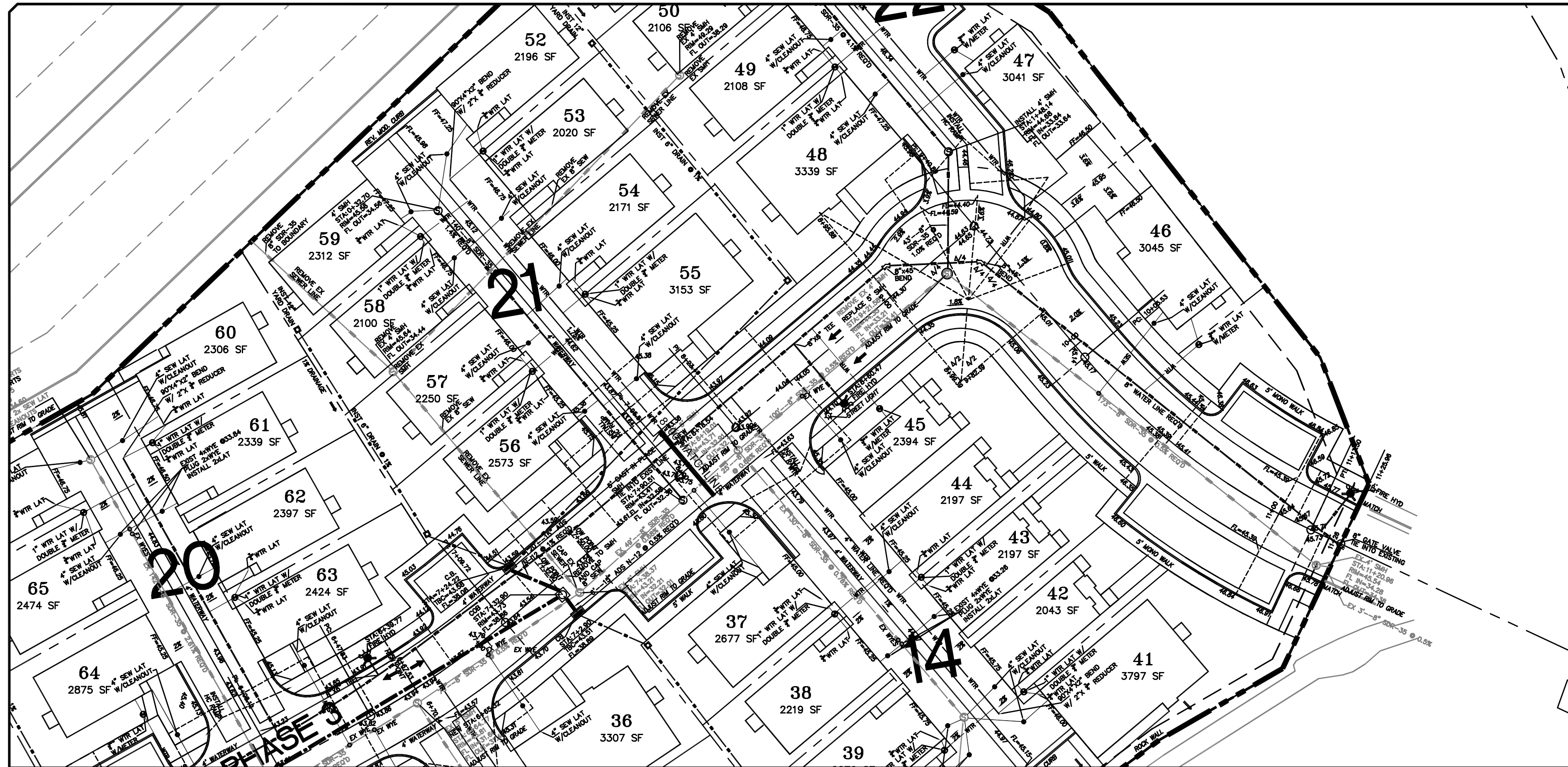
SHEET NO. **PP1**

DATE: _____
NO. _____
DESCRIPTION: _____
SCALE: 1"=30'
CHECKED BY: GPW
DESIGNED BY: GPW
DRAWN BY: GPW
SURVEY BY: GPW
ORIG. DATE: 6-1-16

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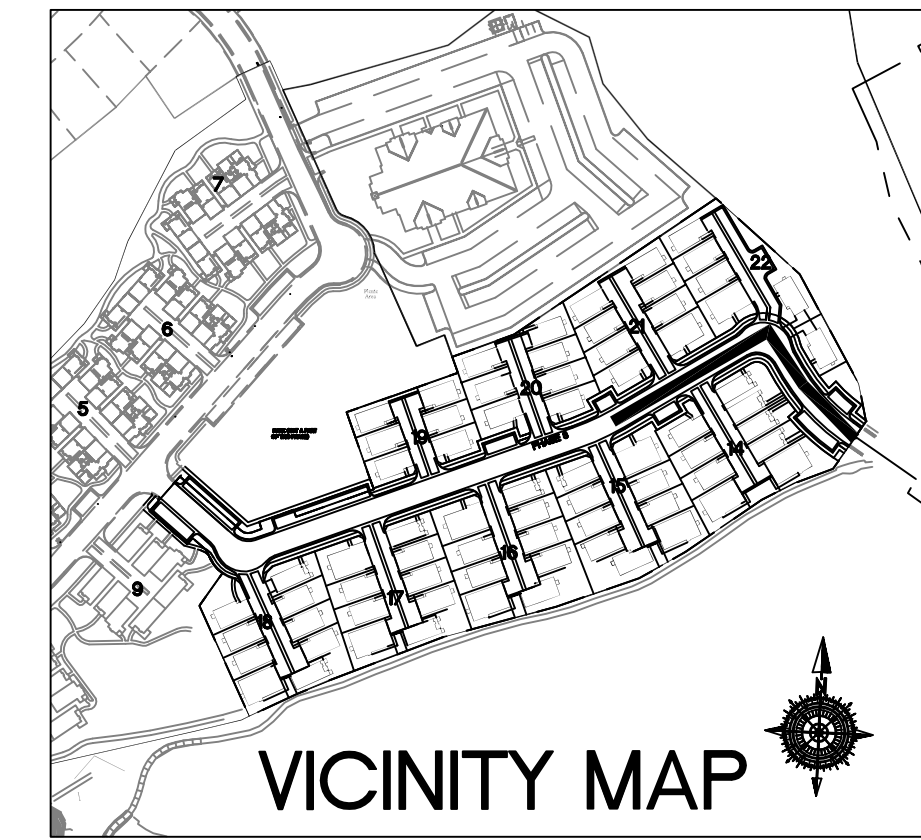
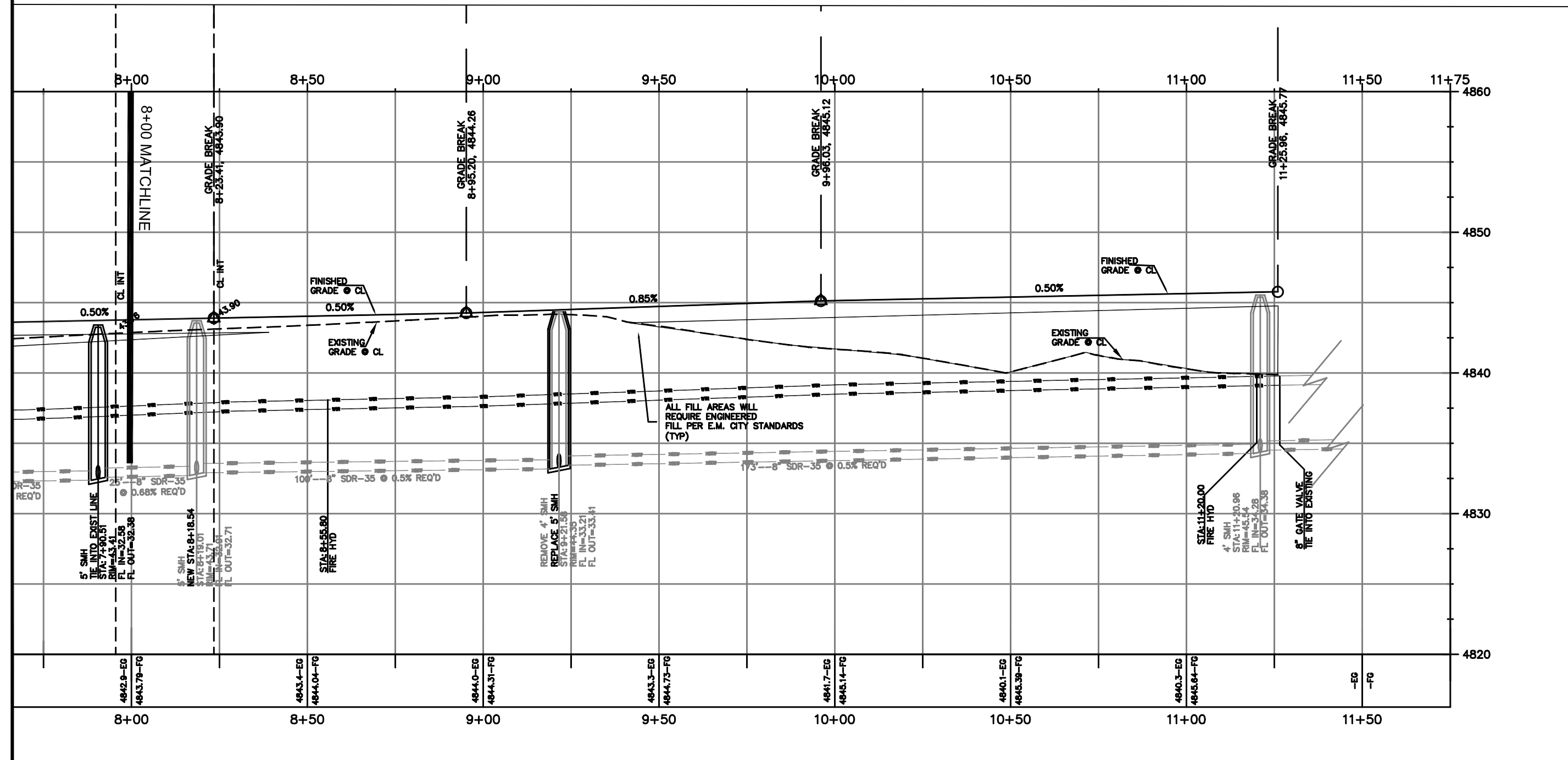
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CONSTRUCTION MANAGEMENT

APPD



ROAD 1 (ATHERTON)

ROAD 1



NO.	DESCRIPTION	DATE	APPD

ORIG. DATE:	6-1-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

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CIVIL ENGINEERING * LAND PLANNING
 CONSTRUCTION MANAGEMENT

HEATHERWOOD PH3 TOWNHOMES
 EAGLE MOUNTAIN
 ROAD 1
 STA: 8+00 TO 11+50
 PRINT DATE: 12-15-17

EAGLE MTN
 CITY

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NO. PP2

LEGEND

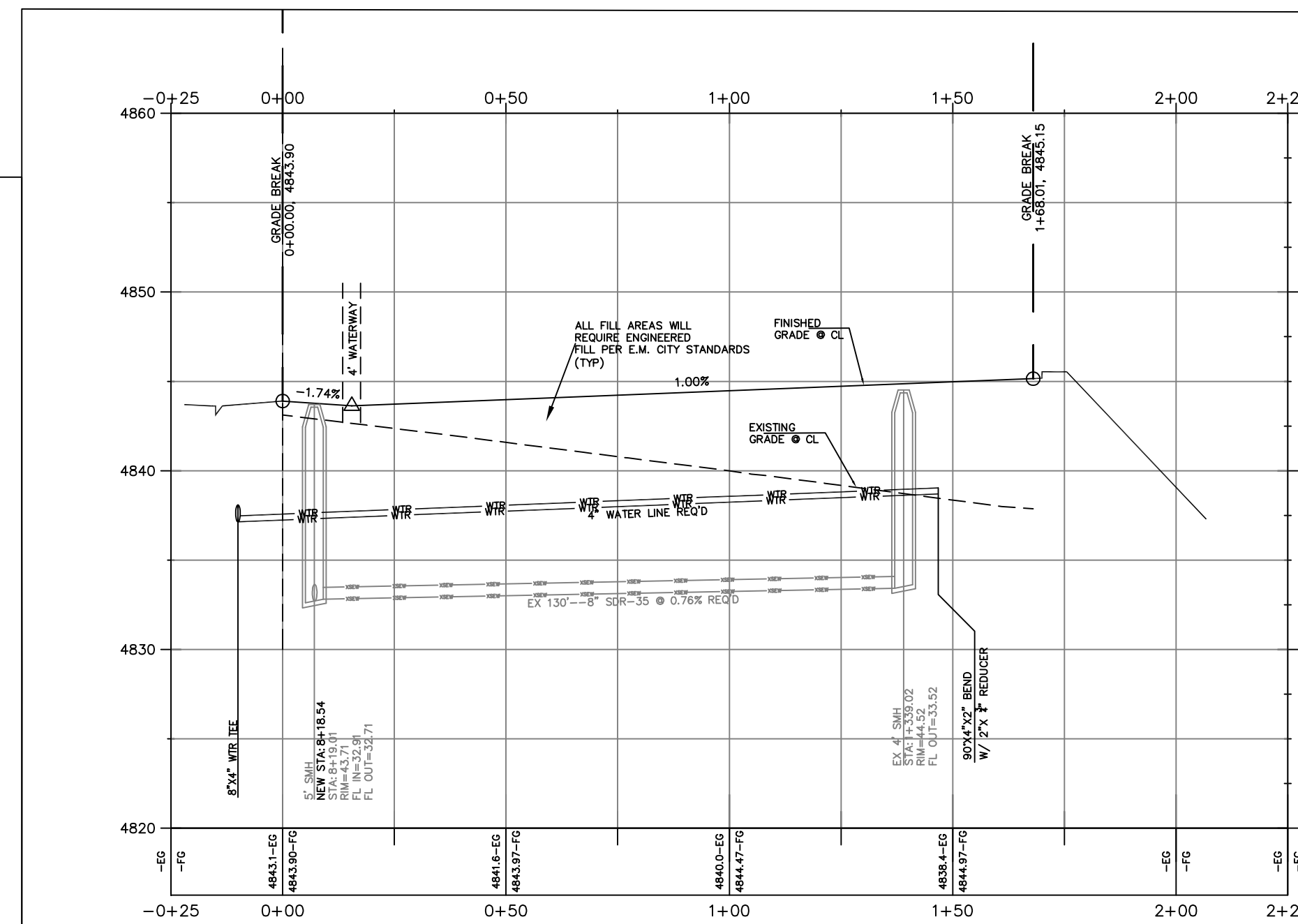
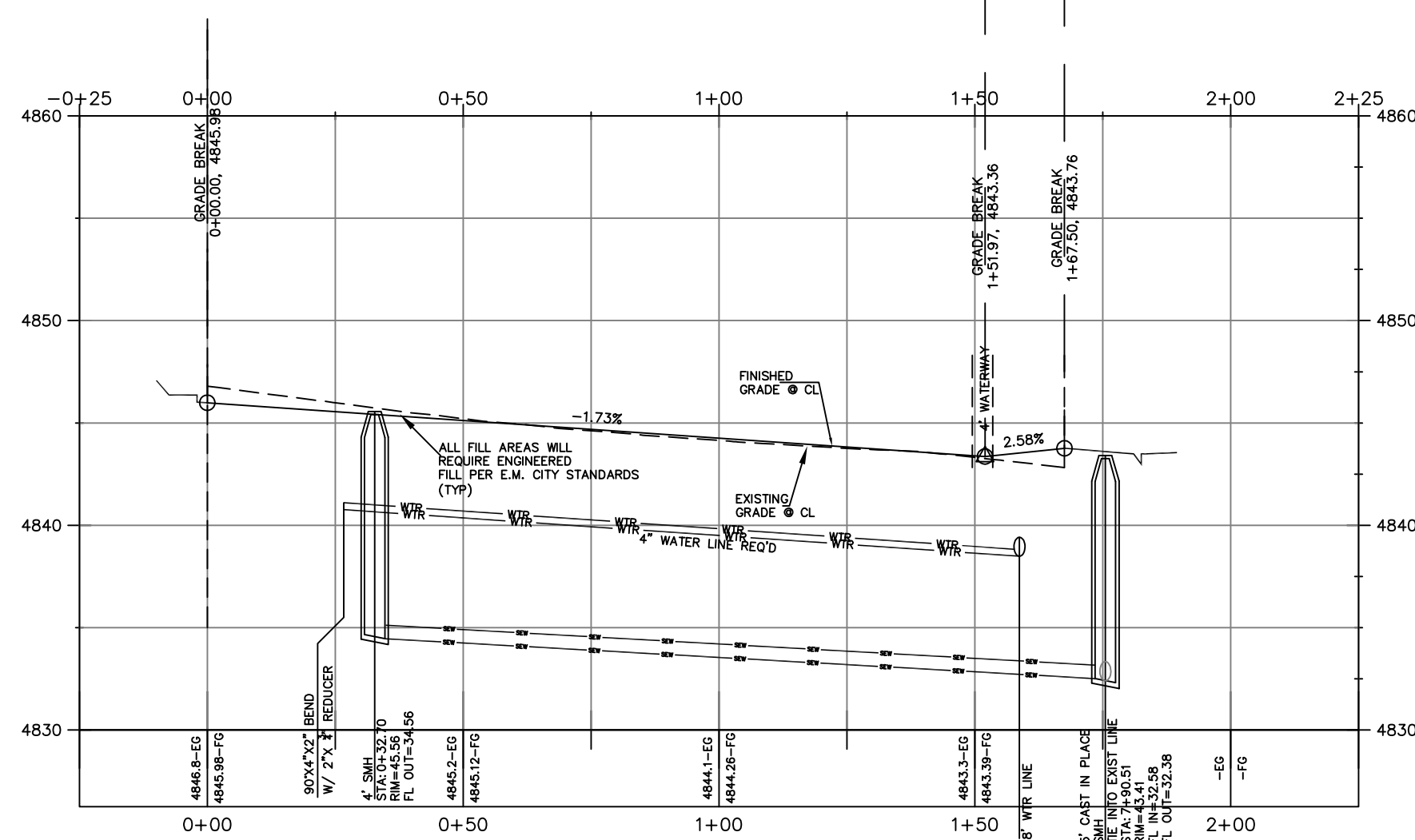
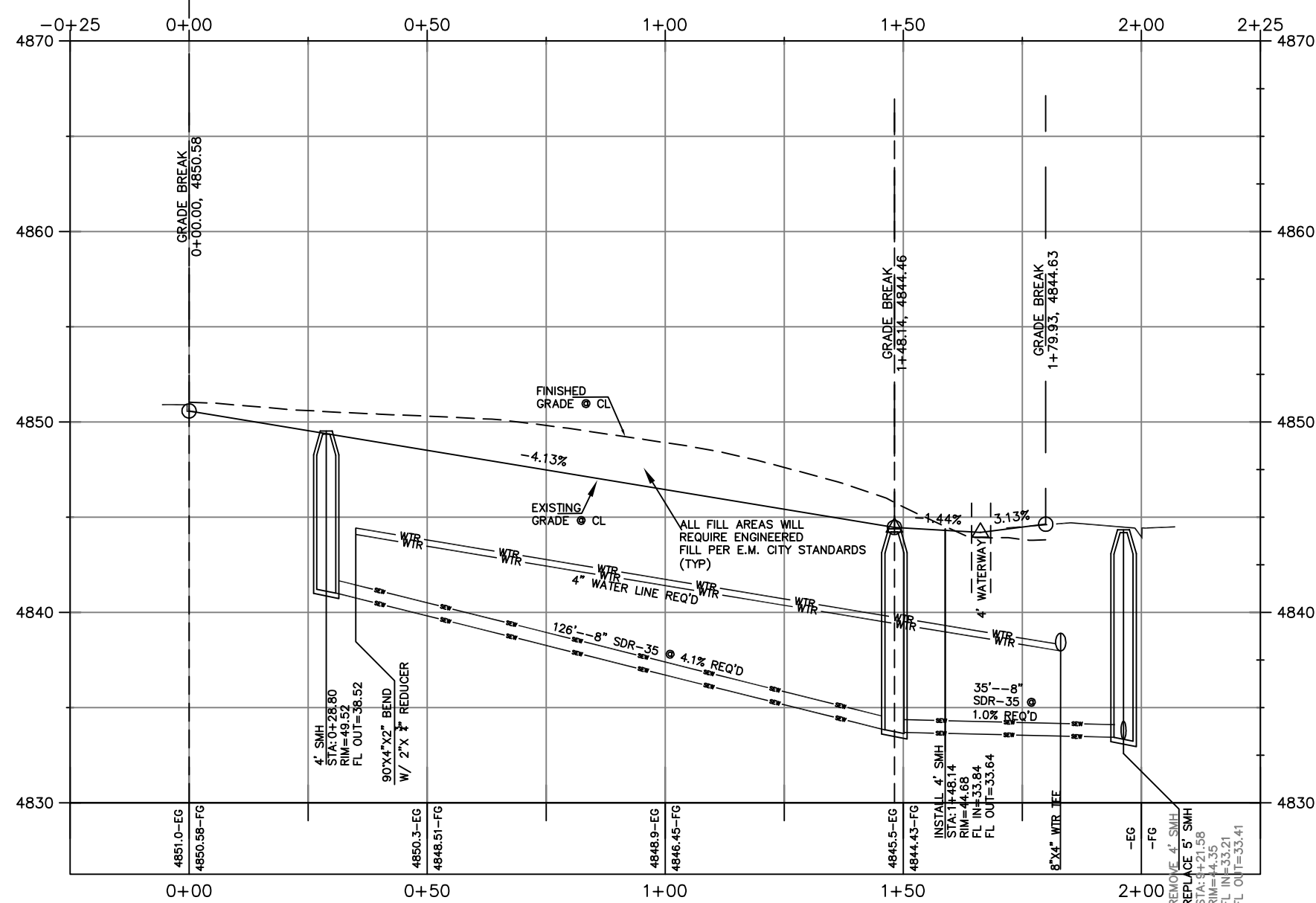
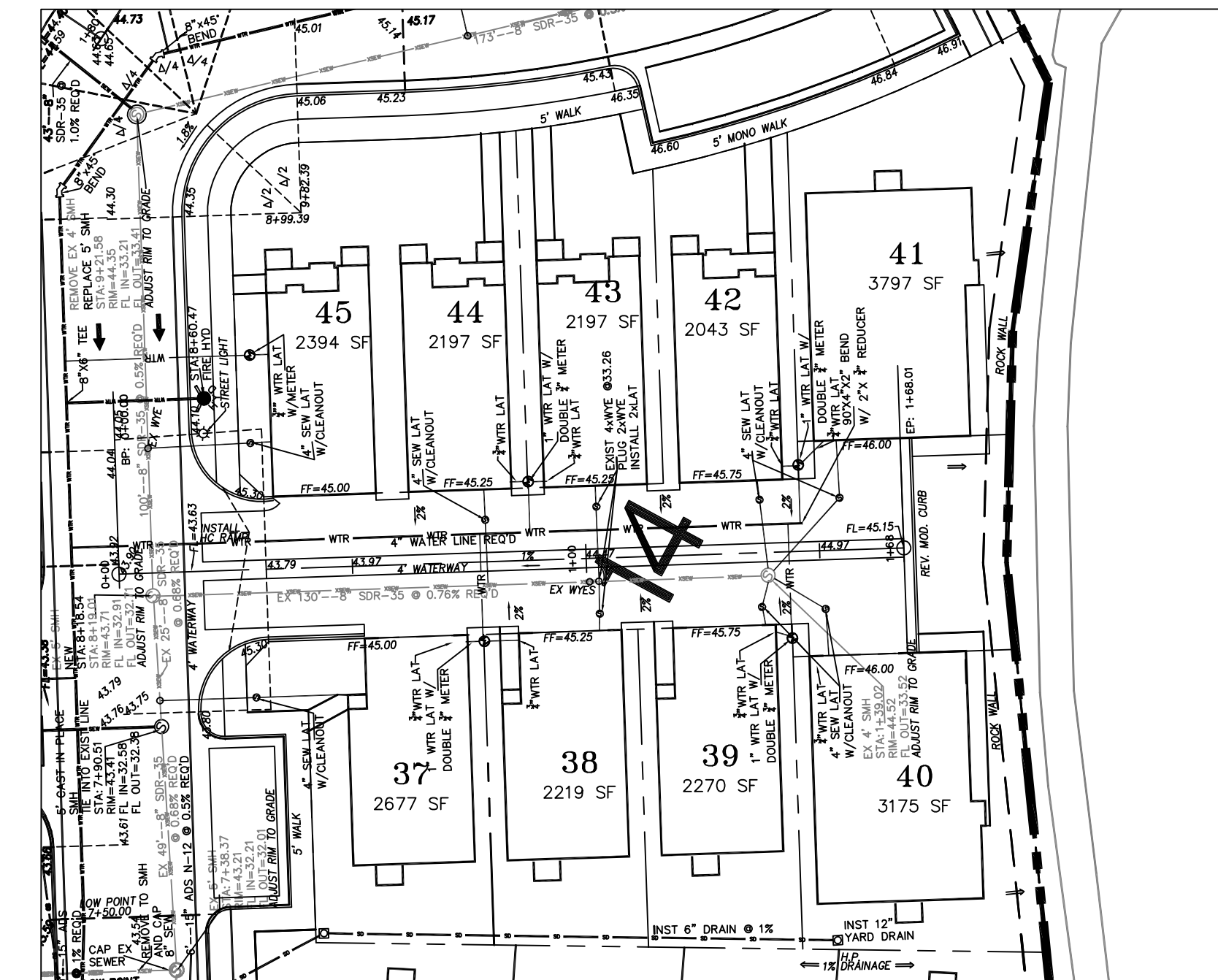
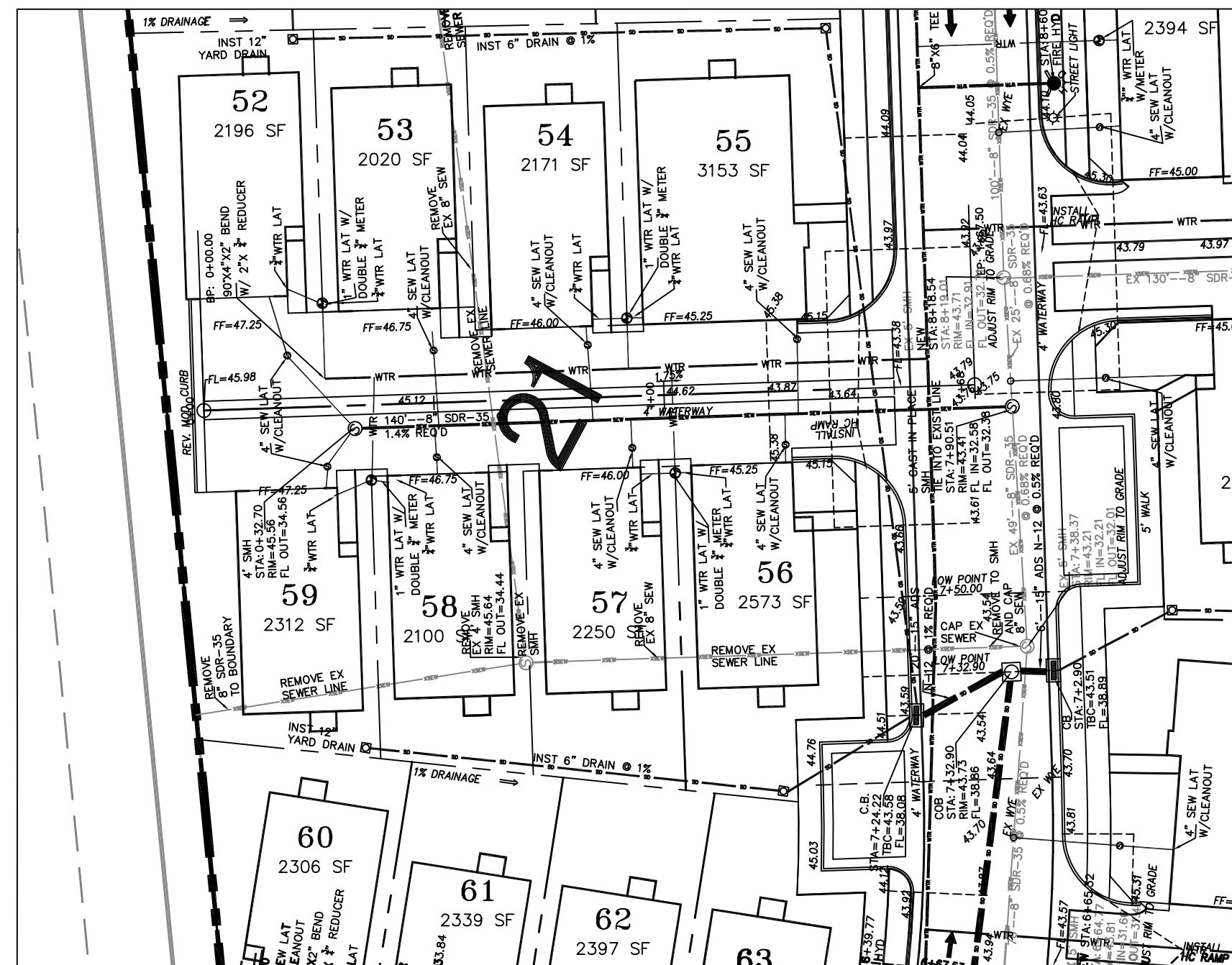
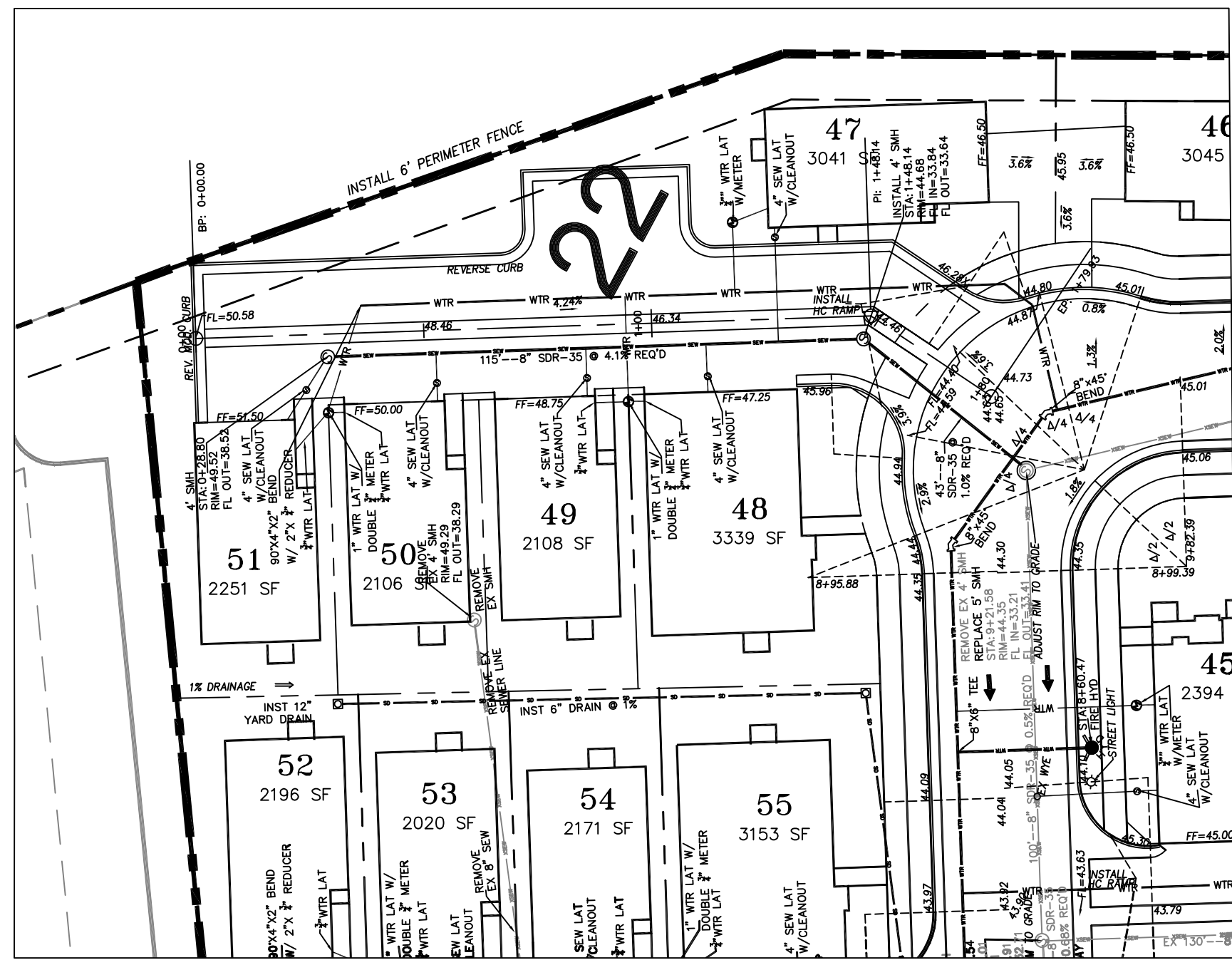
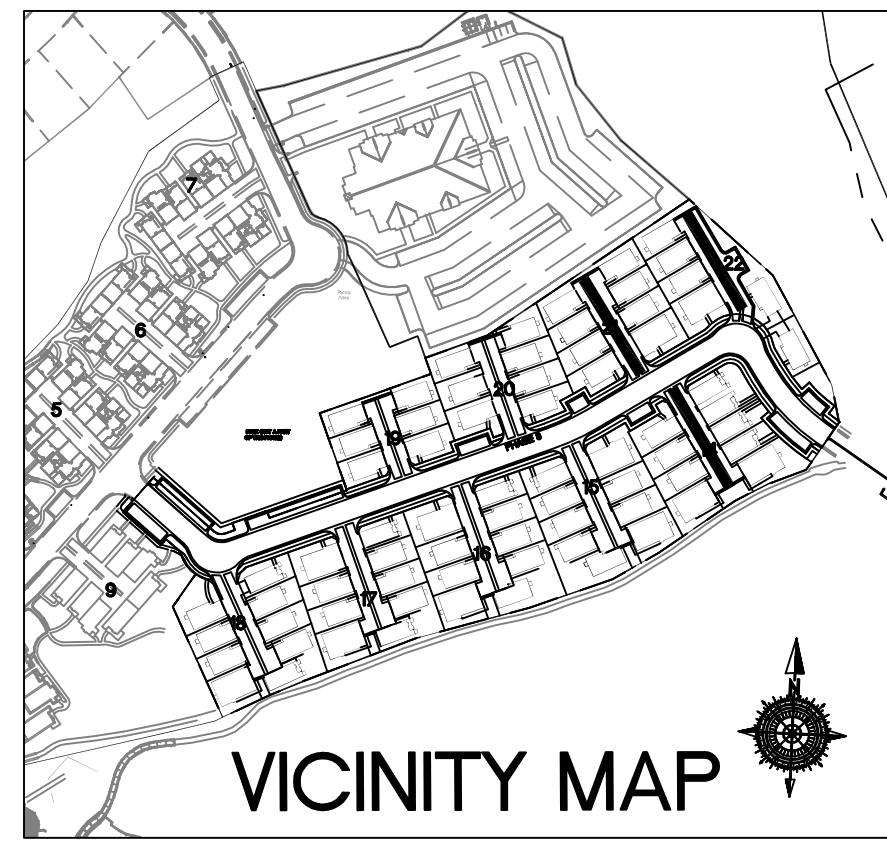
SEWER LINE	EXISTING SEWER LINE	EXISTING STORM LINE	EXISTING DRAINAGE SWELL
SEWER APPARATUS	EXISTING WATER LINE	EXISTING FENCE	EXISTING FENCE
STORM LINE	EXISTING IRRIGATION LINE	EXISTING FENCE	EXISTING FENCE
DRAINAGE SWELL	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
STORM APPARATUS	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
WATER LINE	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
WATER APPARATUS	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
FIRE HYDRANT	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
IRRIGATION LINE	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
IRRIGATION APPARATUS	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE
DRAINAGE AREA (DRAINAGE REPORT)	EXISTING FENCE	EXISTING FENCE	EXISTING FENCE

SCALE IN FEET
 1" = 30' HORIZONTAL

LEGEND

SEWER LINE	EXISTING SEWER LINE
STORM LINE	EXISTING STORM LINE
DRAINAGE SWELL	EXISTING DRAINAGE SWELL
STORM APPARATUS	EXISTING STORM LINE
WATER LINE	EXISTING WATER LINE
WATER APPARATUS	EXISTING WATER LINE
FIRE HYDRANT	EXISTING FIRE HYDRANT
IRRIGATION LINE	EXISTING IRRIGATION LINE
IRRIGATION APPARATUS	EXISTING IRRIGATION LINE
CHANGE AREA (CHANGE REPORT)	EXISTING IRRIGATION LINE
1/2" FINISH CONTOUR	EXISTING CONTOUR (GPT)
2" FINISH CONTOUR	EXISTING CONTOUR
10" FINISH CONTOUR	EXISTING CONTOUR
PRVISE LINE	EXISTING CONTOUR
CURB & GUTTER	EXISTING CONTOUR
PROPOSED TRAIL	EXISTING CONTOUR
BACKSLOPE	EXISTING CONTOUR
30% SLOPE AND GREATER	EXISTING CONTOUR
PROPOSED OPEN SPACE	EXISTING CONTOUR
DRAINAGE DIRECTION	EXISTING CONTOUR

SCALE IN FEET
1" = 30' HORIZONTAL



NO.	DESCRIPTION	DATE	APPROVED

ORIG. DATE:	6-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

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HEATHERWOOD PH3 TOWNHOMES
 EAGLE MOUNTAIN
 DRIVEWAYS 14, 21-22
 PRINT DATE: 12-15-17

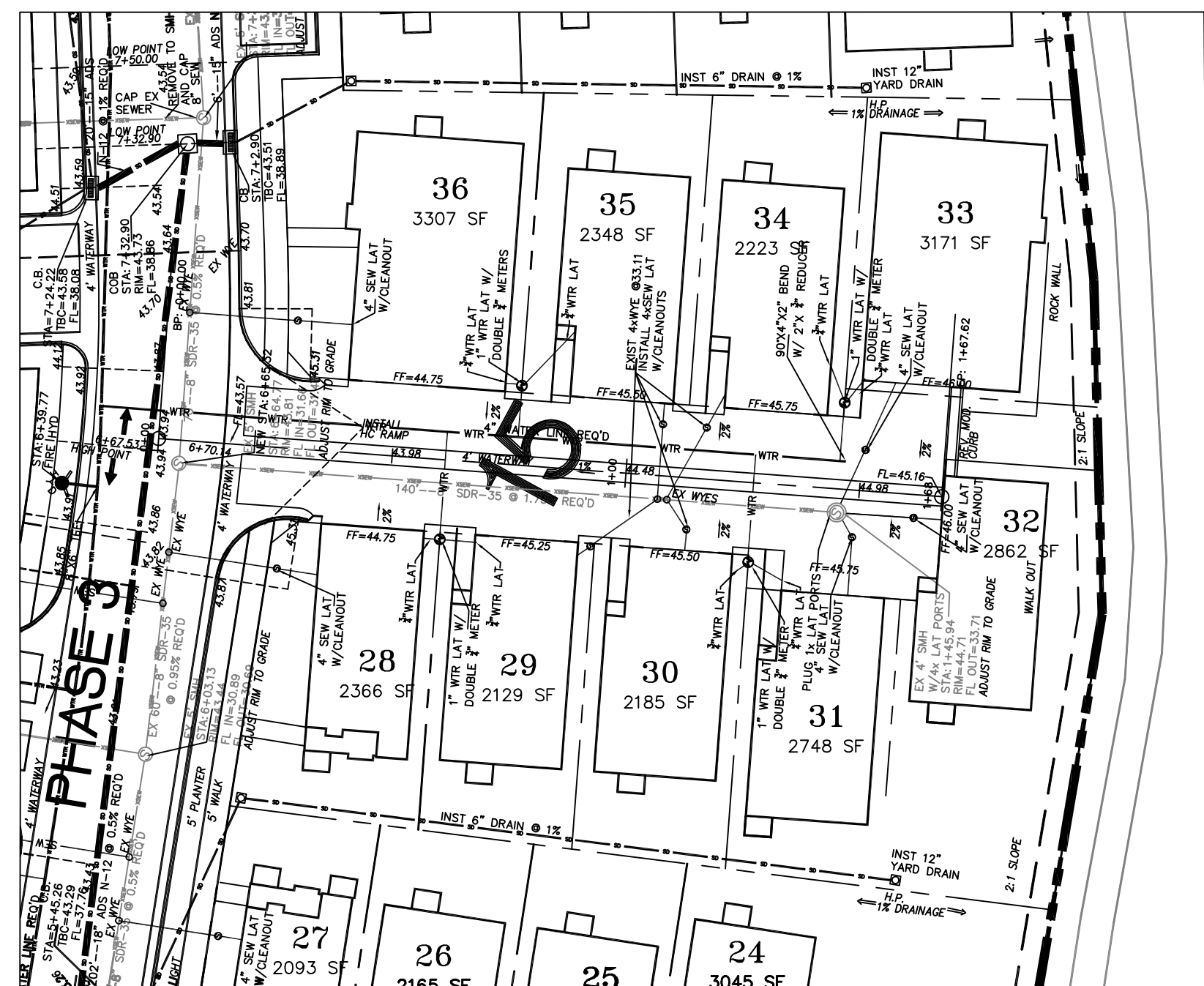
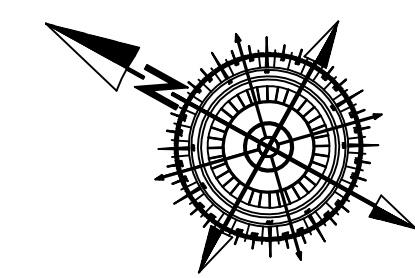
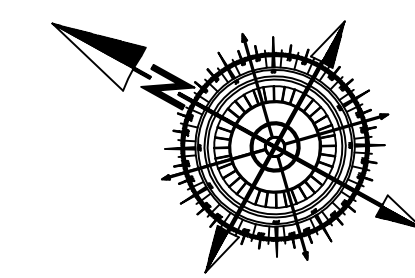
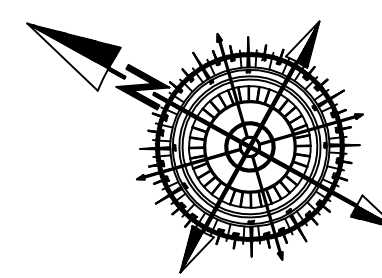
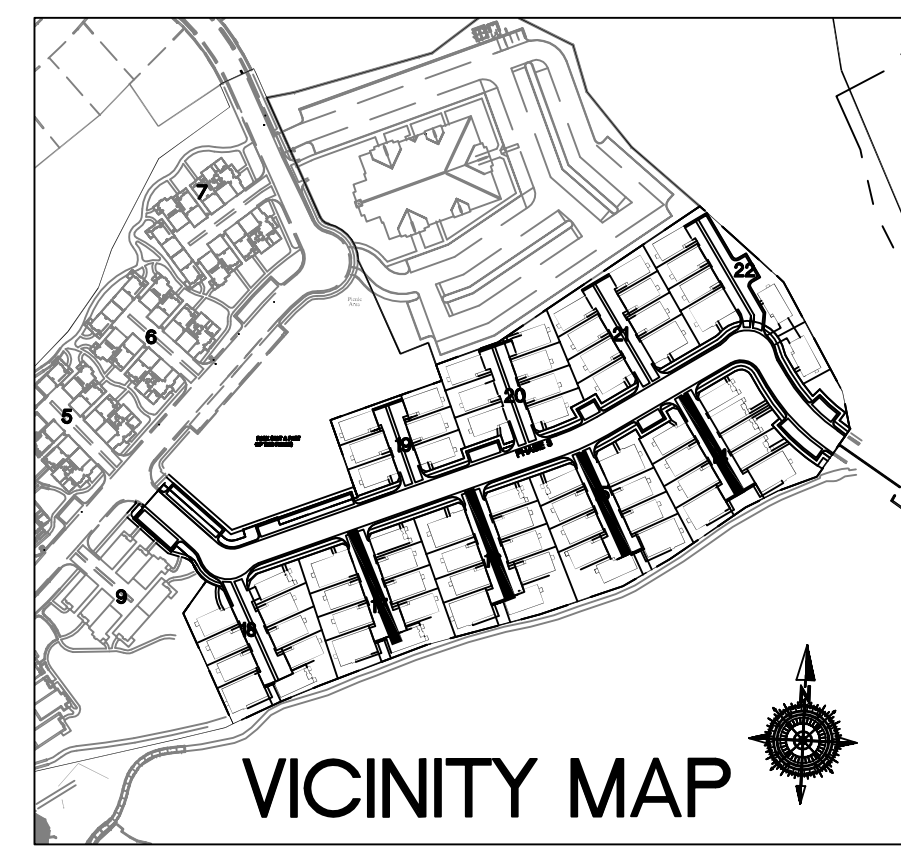
EAGLE MTN
 CITY

PRELIMINARY
 NOT FOR
 CONSTRUCTION

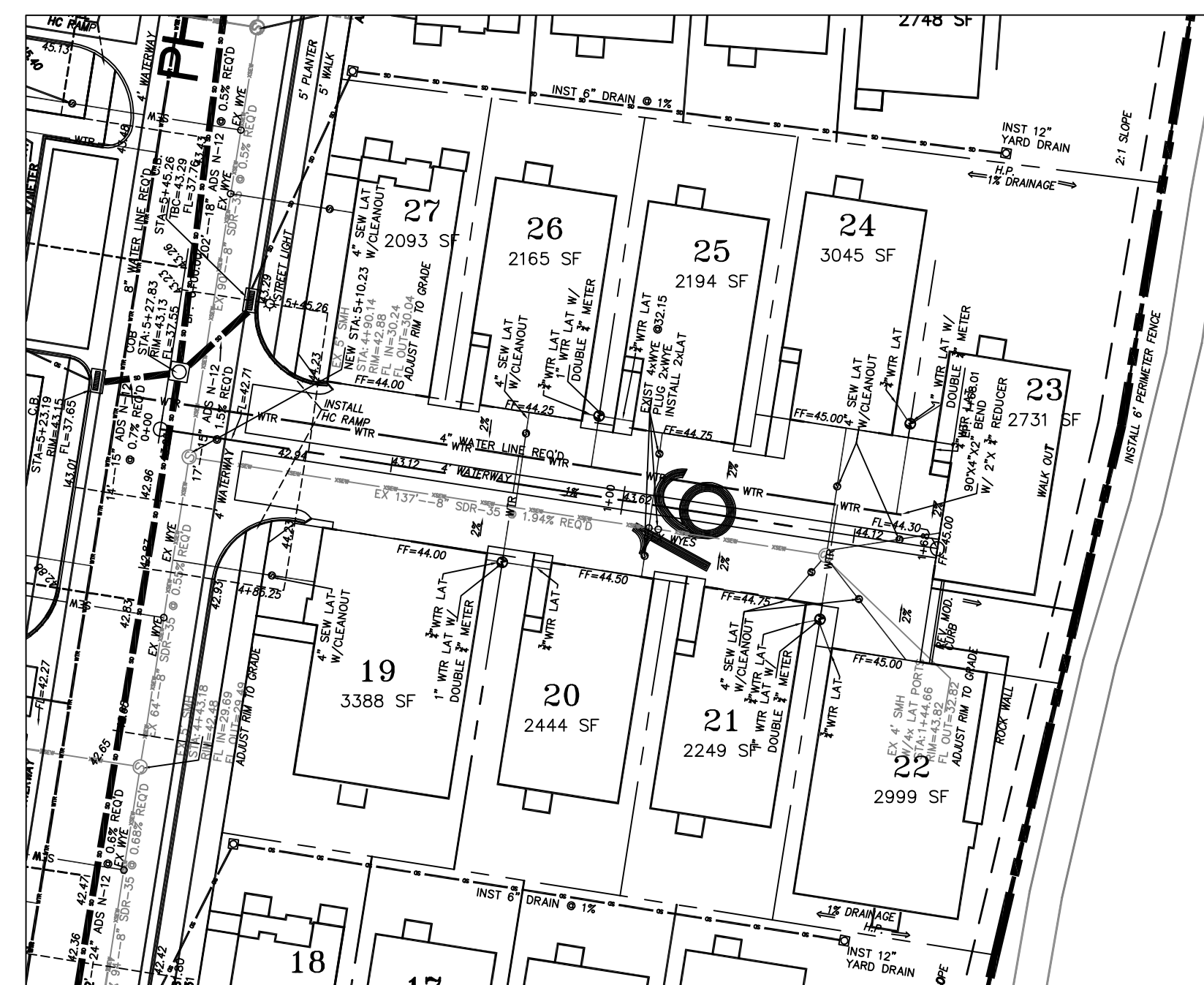
LEGEND

SEWER LINE	EXISTING SEWER LINE	EXISTING SEWER LINE
SEWER APPARATUS	EXISTING STORM LINE	EXISTING STORM LINE
STORM LINE	EXISTING DRAINAGE SHELL	EXISTING DRAINAGE SHELL
DRAINAGE SHELL	EXISTING WATER LINE	EXISTING WATER LINE
STORM APPARATUS	EXISTING REGISTRATION LINE	EXISTING REGISTRATION LINE
WATER LINE	EXISTING FENCE	EXISTING FENCE
FIRE HYDRANT	EXISTING CONTOUR (5 FT)	EXISTING CONTOUR (5 FT)
IRRIGATION LINE	2' FINISH CONTOUR	2' FINISH CONTOUR
IRRIGATION APPARATUS	2' FINISH CONTOUR	2' FINISH CONTOUR
DRAINAGE AREA	PHASE LINE	PHASE LINE
DRAINAGE REPORT	CURB & GUTTER	CURB & GUTTER
	PROPOSED TRAIL	PROPOSED TRAIL
	PIPE	PIPE
	SETBACK	SETBACK
	30% SLOPE AND GREATER	30% SLOPE AND GREATER
	PROPOSED OPEN SPACE	PROPOSED OPEN SPACE
	DRAINAGE DIRECTION	DRAINAGE DIRECTION

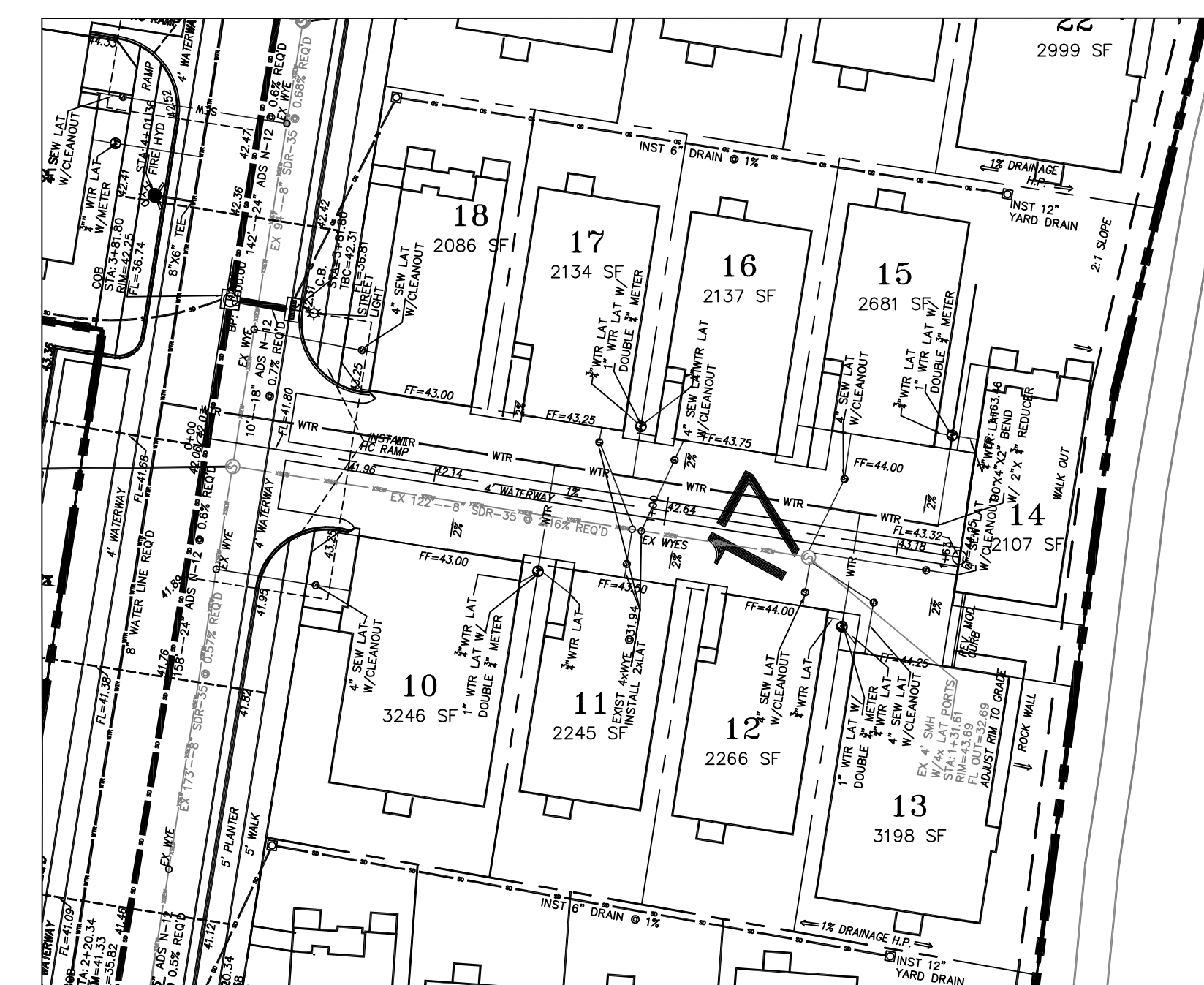
30 0 30 60
SCALE IN FEET
1"=30' HORIZONTAL



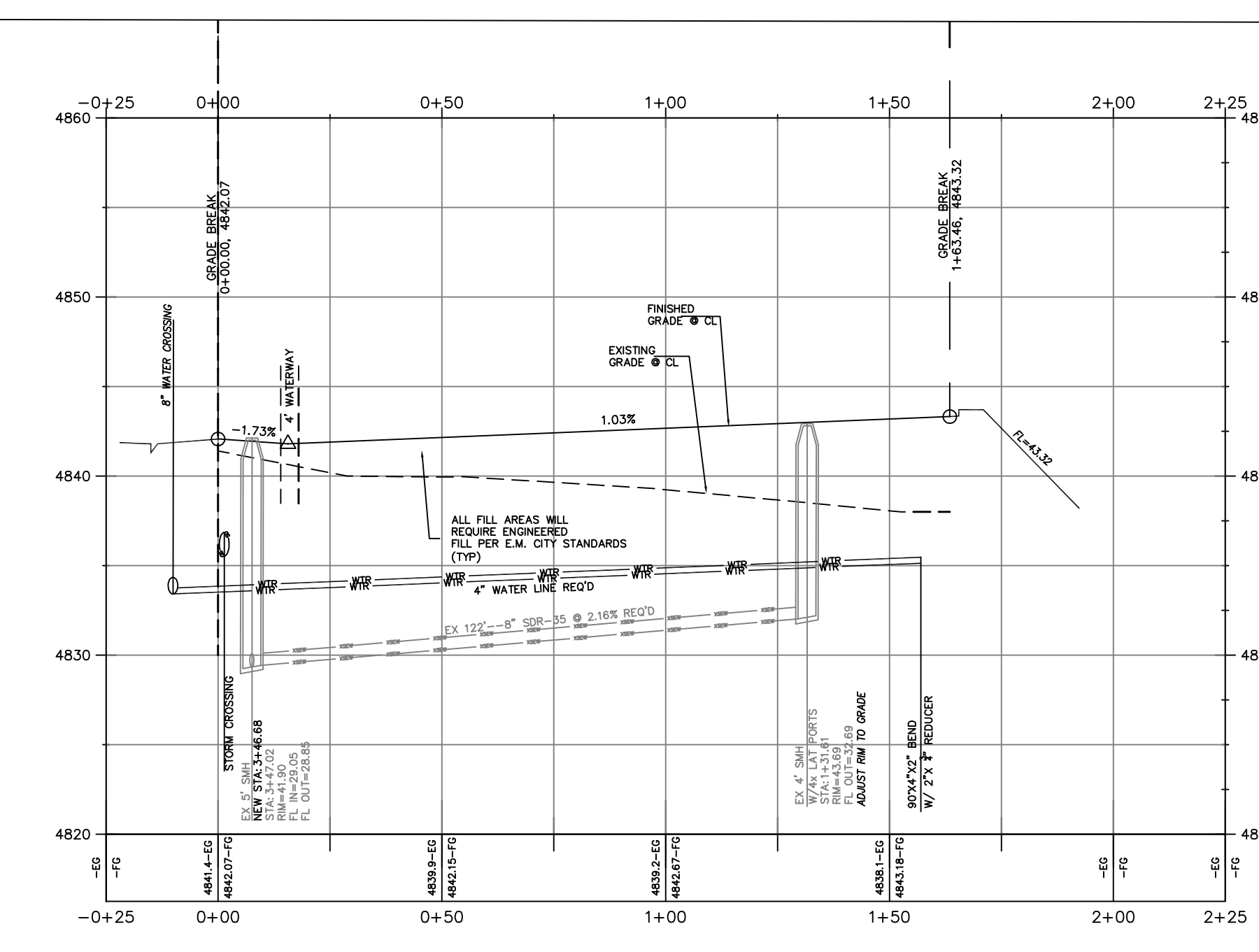
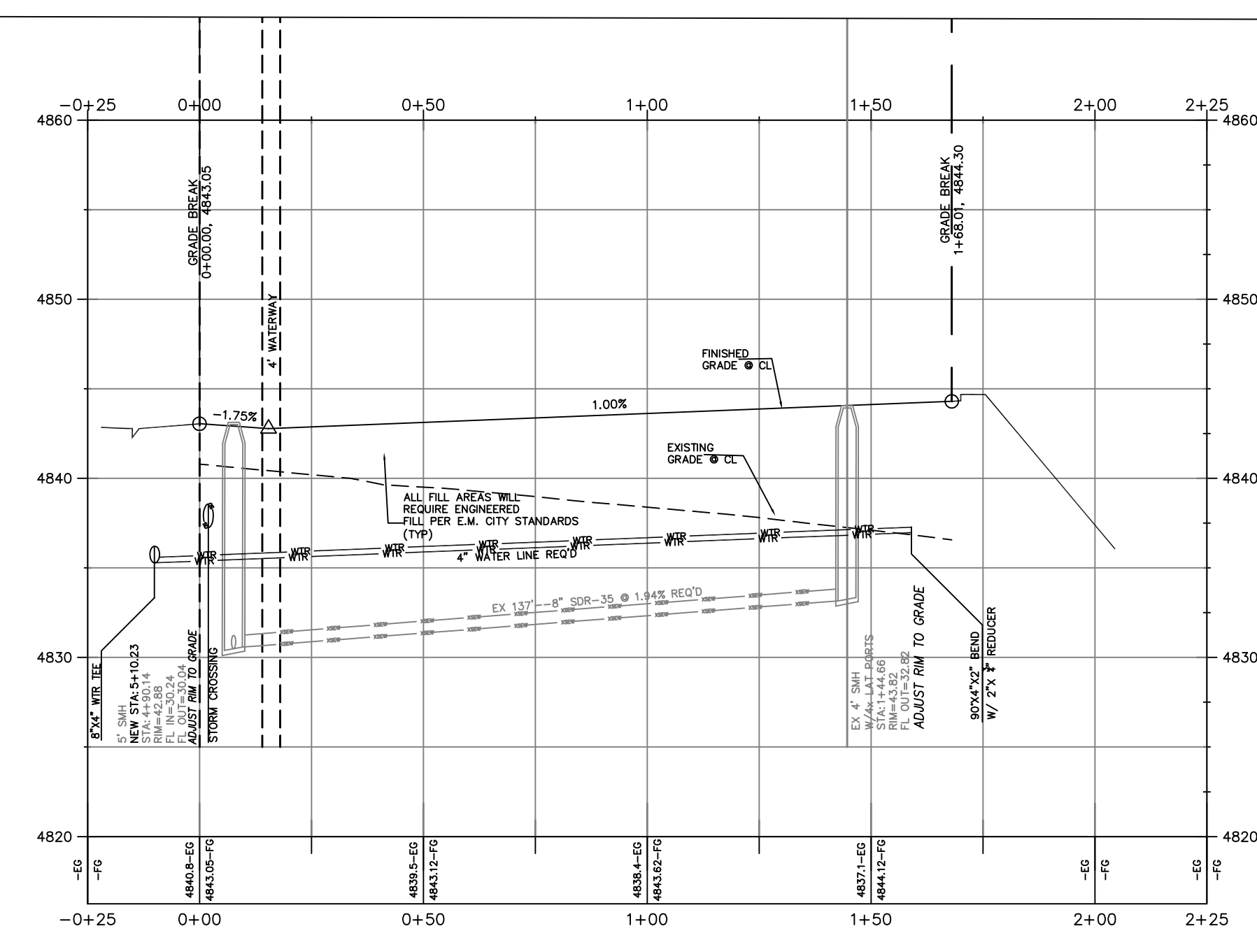
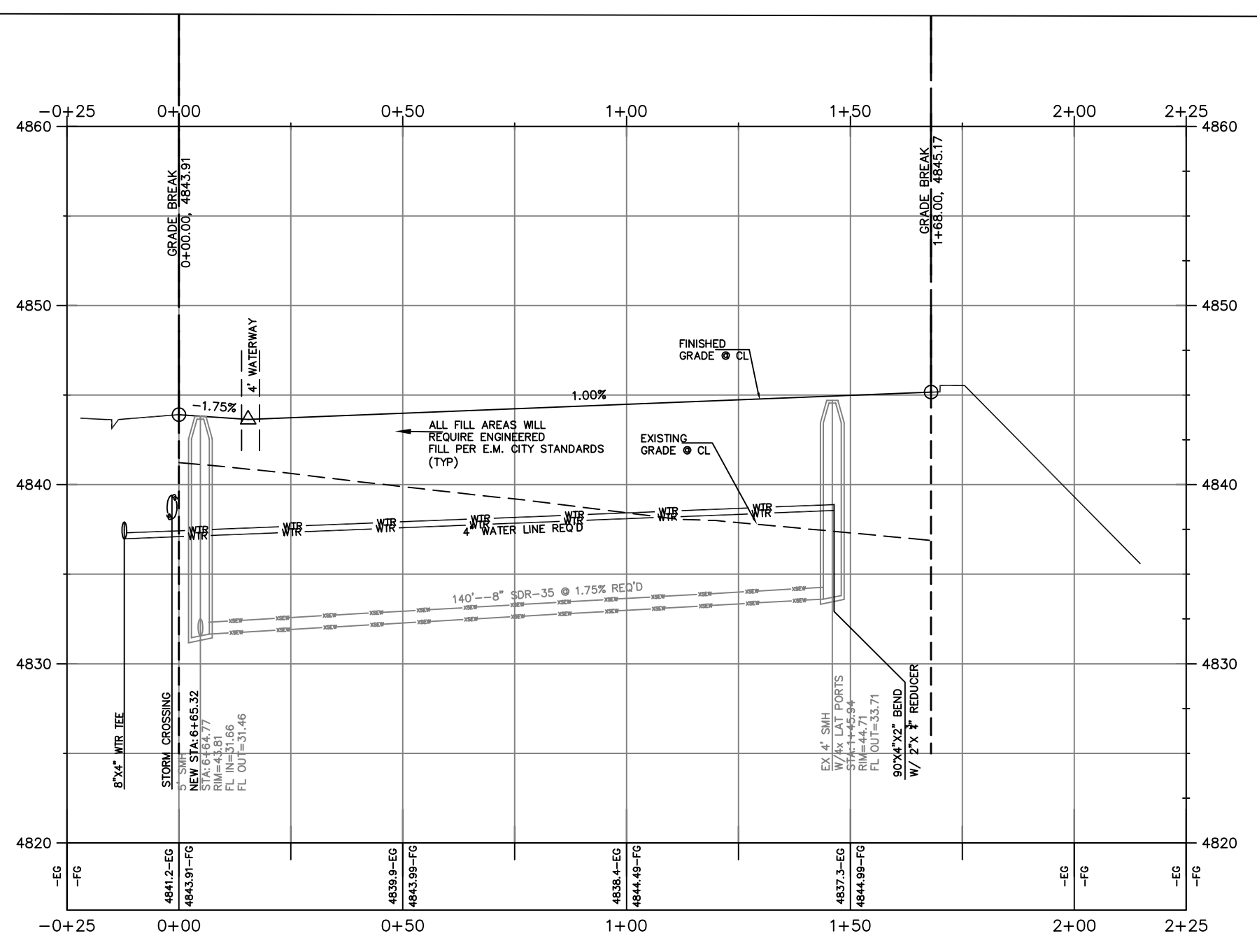
DRIVEWAY 15



DRIVEWAY 16



DRIVEWAY 17



ORIG. DATE:	6-1-18	NO.	DESCRIPTION	DATE	APPD.
SURVEY BY:	GPW				
DRAWN BY:	GPW				
DESIGNED BY:	GPW				
CHECKED BY:	GPW				
SCALE:	1"=30'				

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**HEATHERWOOD PH3 TOWNHOMES
 EAGLE MOUNTAIN
 DRIVEWAYS 15-17**

PRINT DATE: 12-15-17

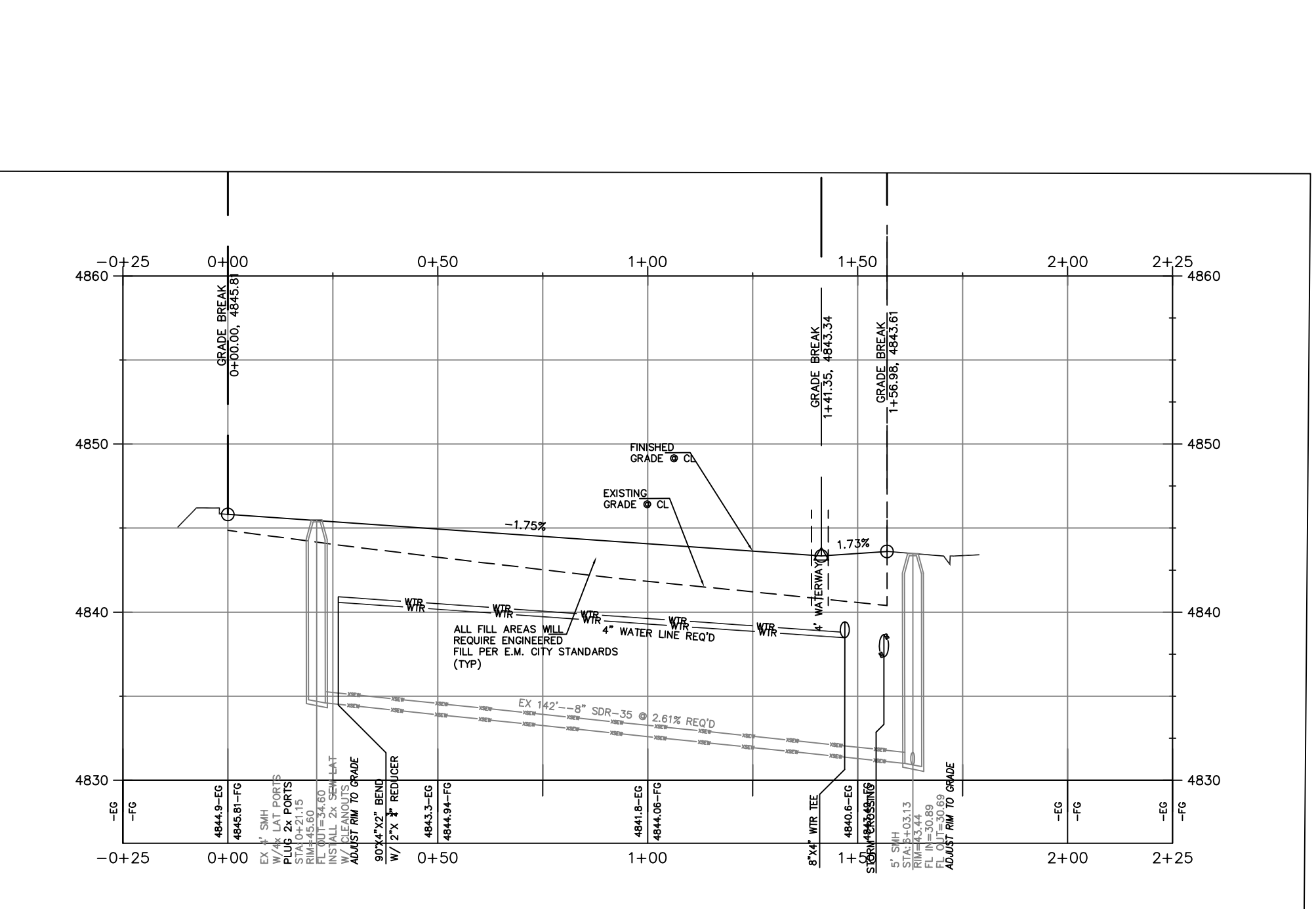
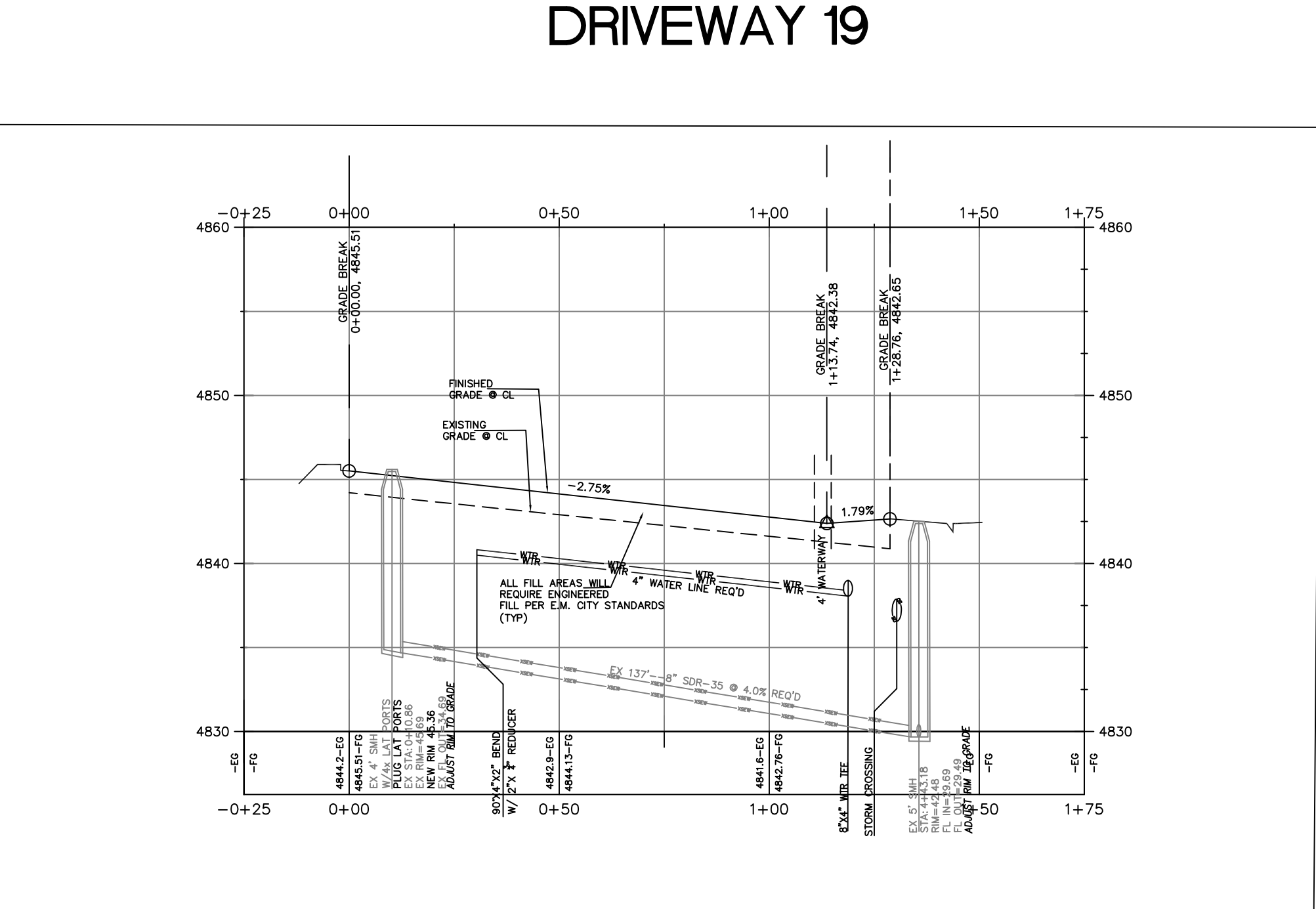
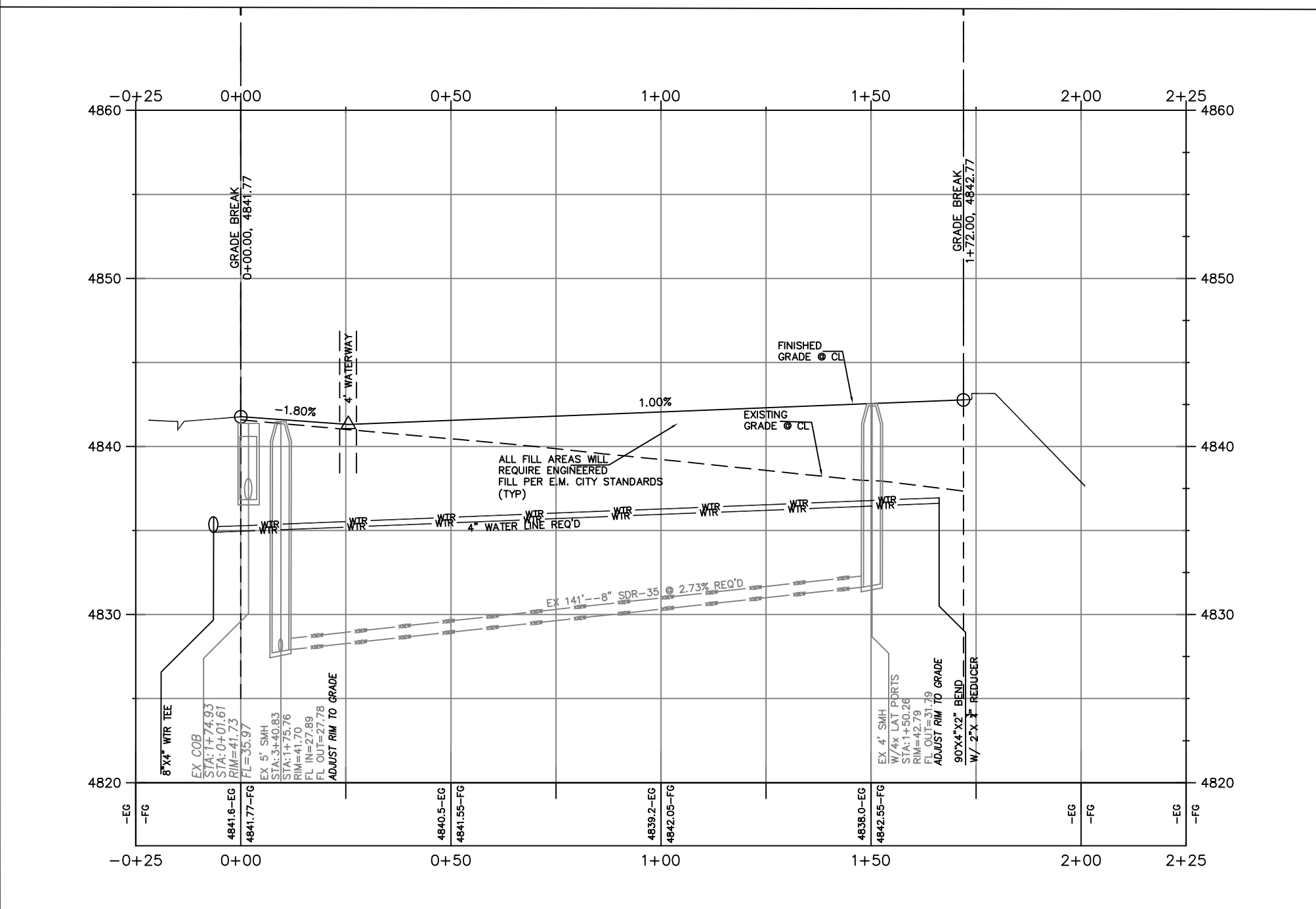
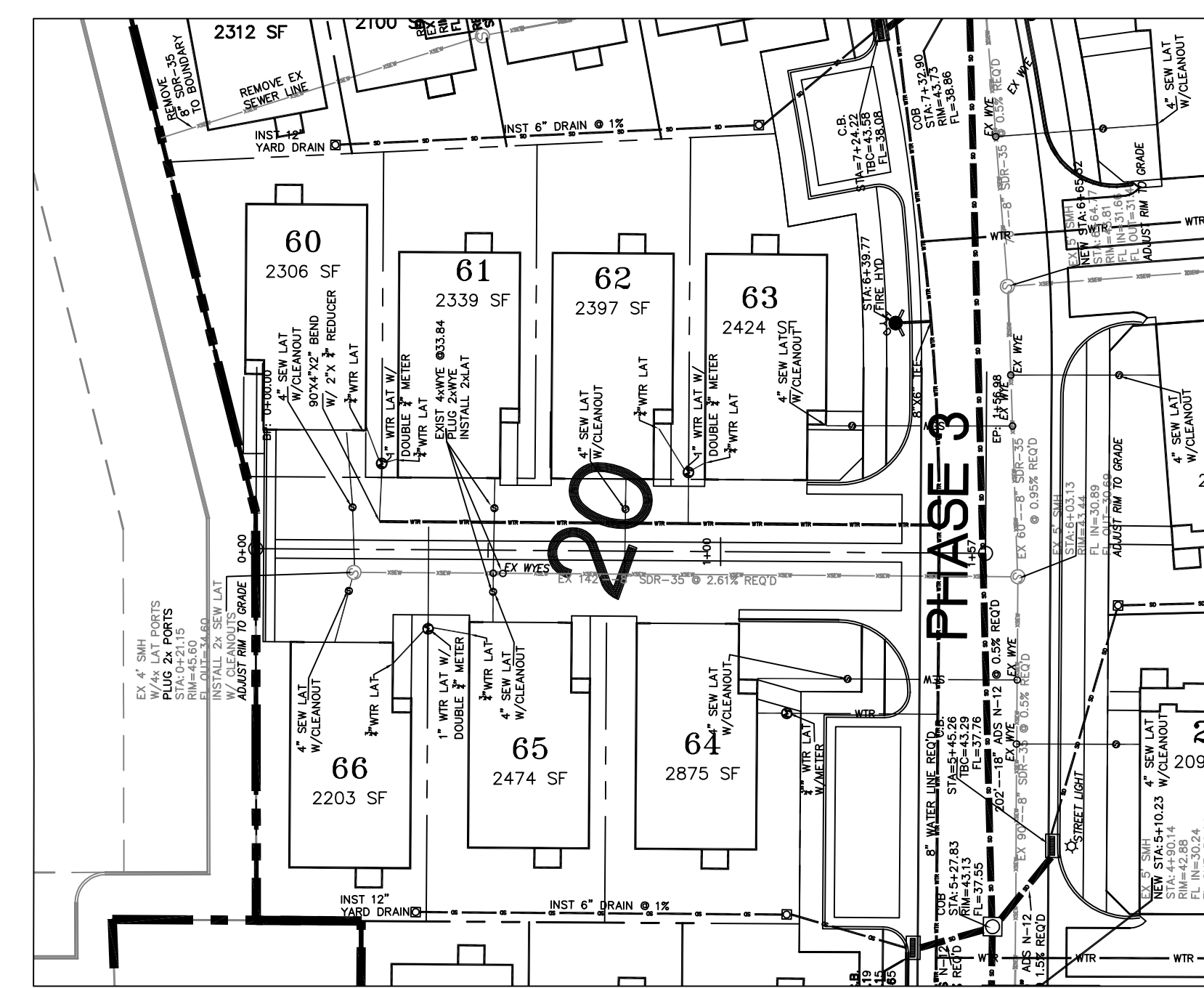
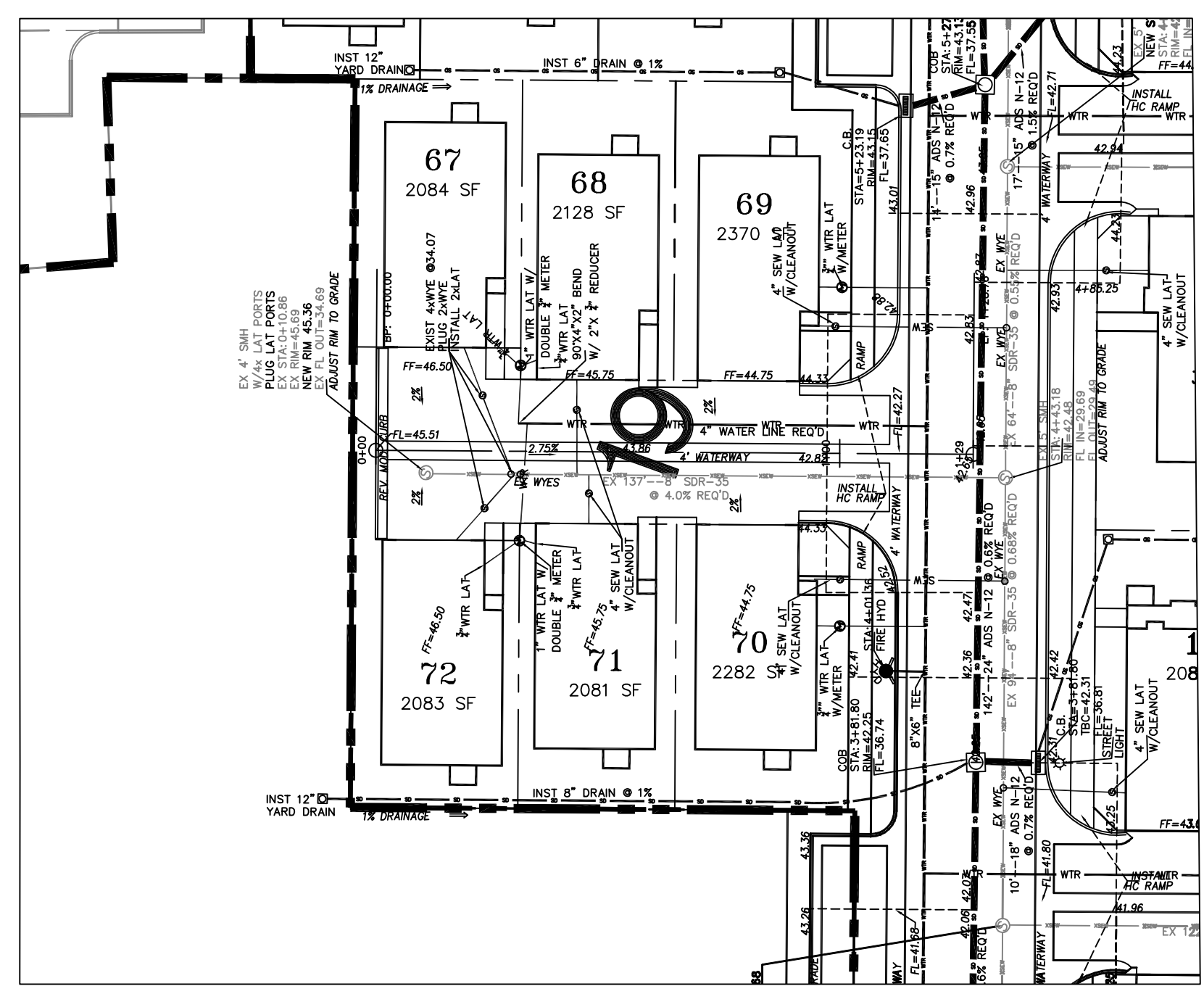
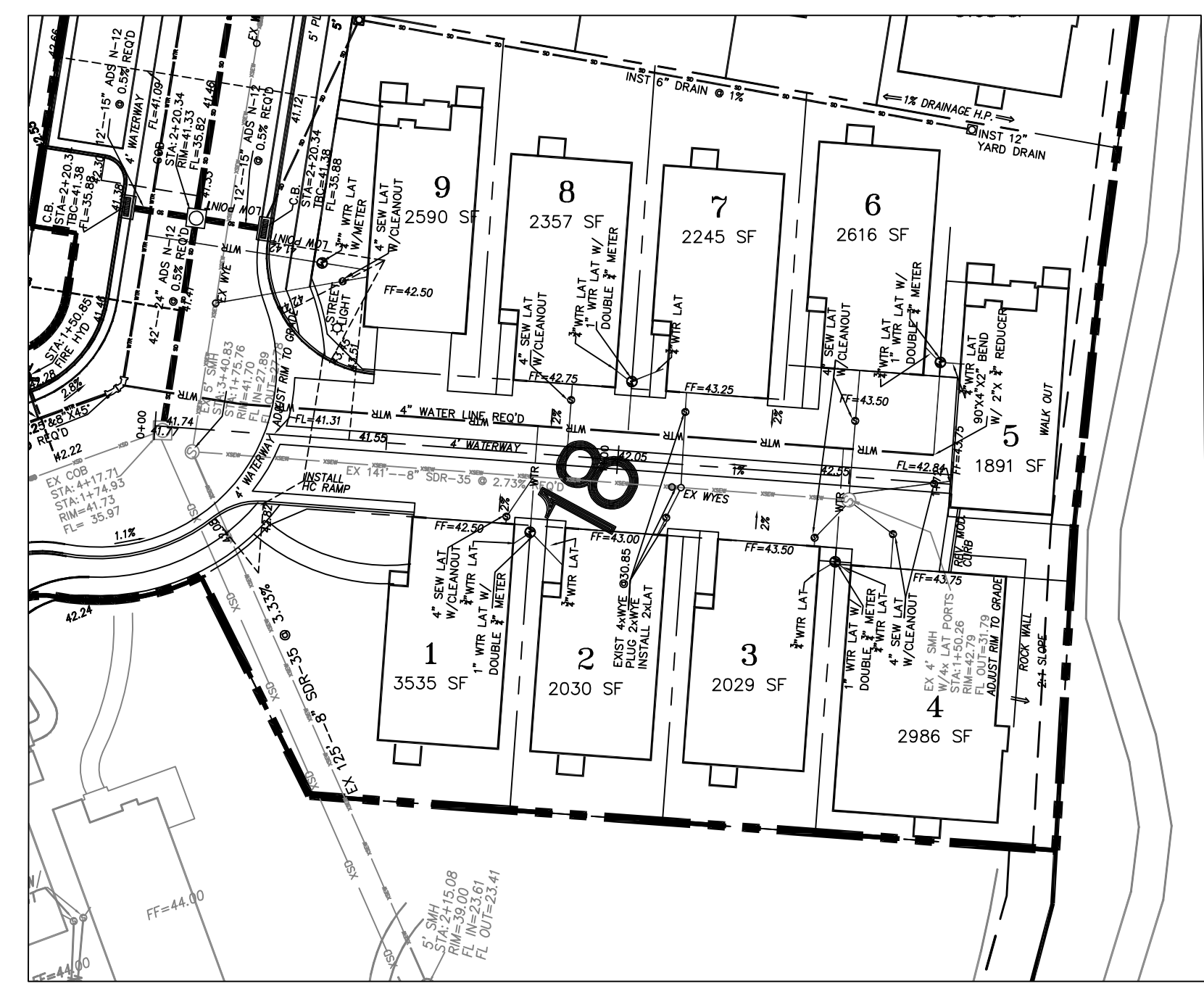
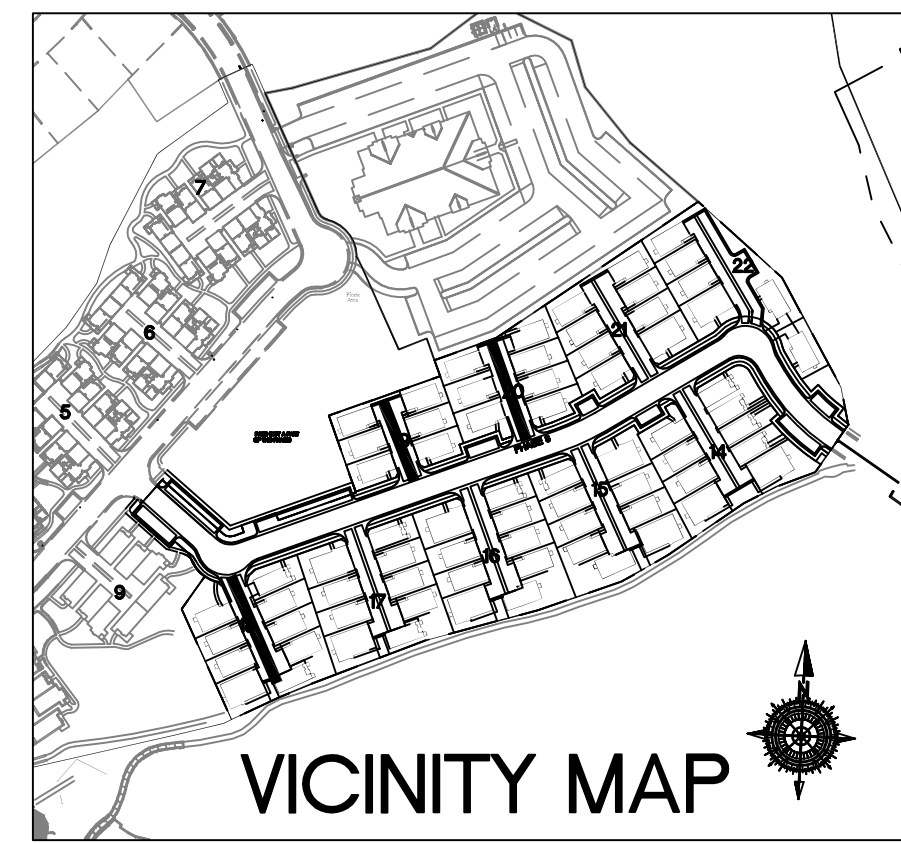
**EAGLE MTN
 CITY**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

LEGEND

SEWER LINE	XSEW	EXISTING SEWER LINE
SEWER APPARATUS	XSD	EXISTING SEWER LINE
STORM LINE	XSTR	EXISTING STORM LINE
DRAINAGE SWELL	XWTR	EXISTING DRAINAGE SWELL
STORM APPARATUS	XWR	EXISTING WATER LINE
WATER LINE	XWR	EXISTING IRRIGATION LINE
WATER APPARATUS	XWR	EXISTING FENCE
FIRE HYDRANT	XWR	EXISTING CONTOURS (FT)
IRRIGATION LINE	XWR	10' FINISH CONTOUR
IRRIGATION APPARATUS	XWR	12' FINISH CONTOUR
		15' FINISH CONTOUR
		20' FINISH CONTOUR
		PROPOSED TRAIL
		SETBACK
		30% SLOPE AND GREATER
		PROPOSED OPEN SPACE
		DRAINAGE DIRECTION

30 0 30 60
SCALE IN FEET
1" = 30' HORIZONTAL



NO.	DESCRIPTION	DATE	APPD

ORIG. DATE:	6-116
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=30'

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 CONSTRUCTION MANAGEMENT

**HEATHERWOOD PH3 TOWNHOMES
 EAGLE MOUNTAIN
 DRIVEWAYS 15-17**

PRINT DATE: 12-15-17

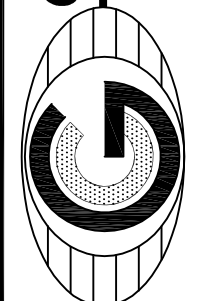
**EAGLE MTN
 CITY**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 5-1-16	OPW	OPW	OPW	1"=30'
SURVEY BY:	OPW	OPW	OPW	
DRAWN BY:				
DESIGNED BY:				
CHECKED BY:				
SCALE:				

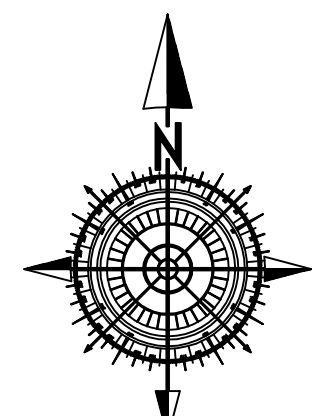
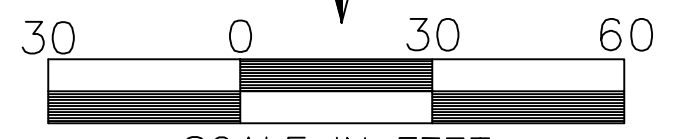

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HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN
 SWPPP
 PRINT DATE: 12-15-17

EAGLE MTN
 CITY

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NO. **SWPPP**



 SCALE IN FEET
 1" = 30' HORIZONTAL

LEGEND

TEMP DRAINAGE CHANNEL		EXISTING SEWER LINE	
STORM LINE		EXISTING STORM LINE	
OLEY FENCE		EXISTING WALKWAY	
INLET PROTECTION		EXISTING IRREGULAR LINE	
GUTTER PROTECTION		EXISTING CONTOUR (2 FT)	
		EXISTING CONTOUR (5 FT)	
		EXISTING OVERHEAD POWER	
		10' FINISH CONTOUR	
		5' FINISH CONTOUR	
		PHASE LINE	
		CURB & GUTTER	
		STORM LINE	
		STORM APPARATUS	
		DRAINAGE DIRECTION	

SEE PAGES ER1 and ER2 FOR DETAILS

GENERAL EROSION CONTROL NOTES

DURING CONSTRUCTION

GENERAL EROSION CONTROL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE EAGLE MTN CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST, THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

ADDITIONAL EROSION CONTROL NOTES

POST CONSTRUCTION

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, CITY REVIEW ENGINEER AND CITY INSPECTOR.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE CITY ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER, CONTRACTOR, CITY REVIEW ENGINEER AND CITY INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH OR TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO EAGLE MTN CITY ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES	
% Pure	Grass Type
20.00	Hard fescue
15.00	Pubescent wheat grass
15.00	Orchard grass (sod forming)
15.00	smooth brom grass
20.00	Stream bank wheat grass (sod forming)
15.00	Western wheat grass

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED:
 - UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33, EXCAVATING AND GRADING
 - JORDANELLE SPECIAL SERVICES DISTRICT
 - UNIFORM FIRE CODE

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND EAGLE MTN CITY SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT.

22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY, 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT I.E. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR TO PLACEMENT OF EROSION BLANKETS.

25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET – ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL – PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS, COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW – COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

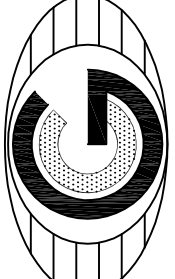
ELEVATION	SEEDING WINDOW
4000 TO 6000 FT	SEPT. 15 TO DEC. 1
ABOVE 6000 FT	SEPT. 1 TO NOV 15

RIPRAP – PLACE STONES TO SECURE A ROCK MASS, CONFORMING TO THE GRADES AND DIMENSIONS SHOWN ON THE PLANS. DISTRIBUTE AND MANIPULATE THE STONES IN A MANNER THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACE BETWEEN THE LARGER FRAGMENTS. PLACE IN A MANNER THAT RESULTS IN UNSEGREGATED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE THICKNESS INDICATED ON THE PLANS. EXCAVATE AT THE TOE OF THE SLOPE AND EMBED RIPRAP TO PROTECT AGAINST UNDERCUTTING. COMPACT PROPERLY PLACED LOOSE RIPRAP SO THAT IT IS FREE FROM ANY IRREGULAR SURFACE PROTRUSIONS OVER 3 INCHES IN HEIGHT.

NO.	DESCRIPTION	DATE	APP'D

6-1-14					
ORIG. DATE:	SURVEY BY:	DRAWN BY:	DESIGNED BY:	CHECKED BY:	SCALE:
					N/A

GATEWAY CONSULTING, Inc.
 P.O. BOX 051008 SOUTH JORDAN, UT 84005
 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultinginc.com



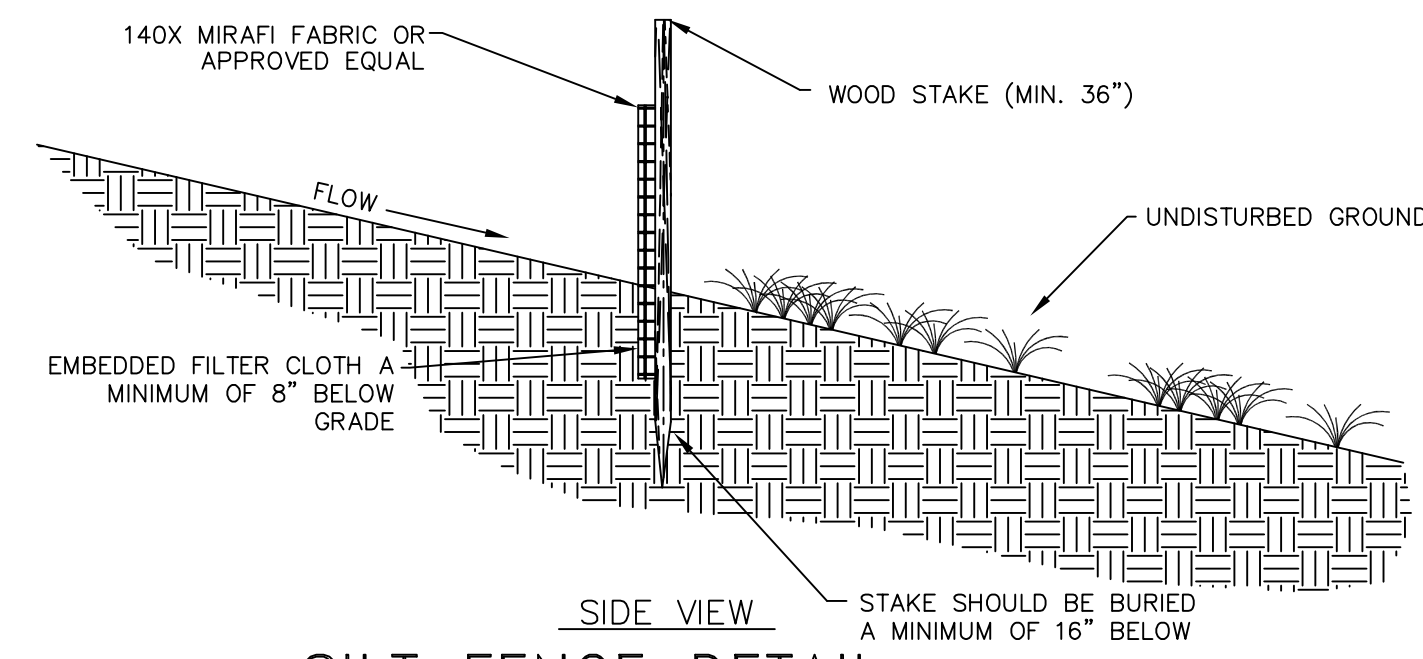
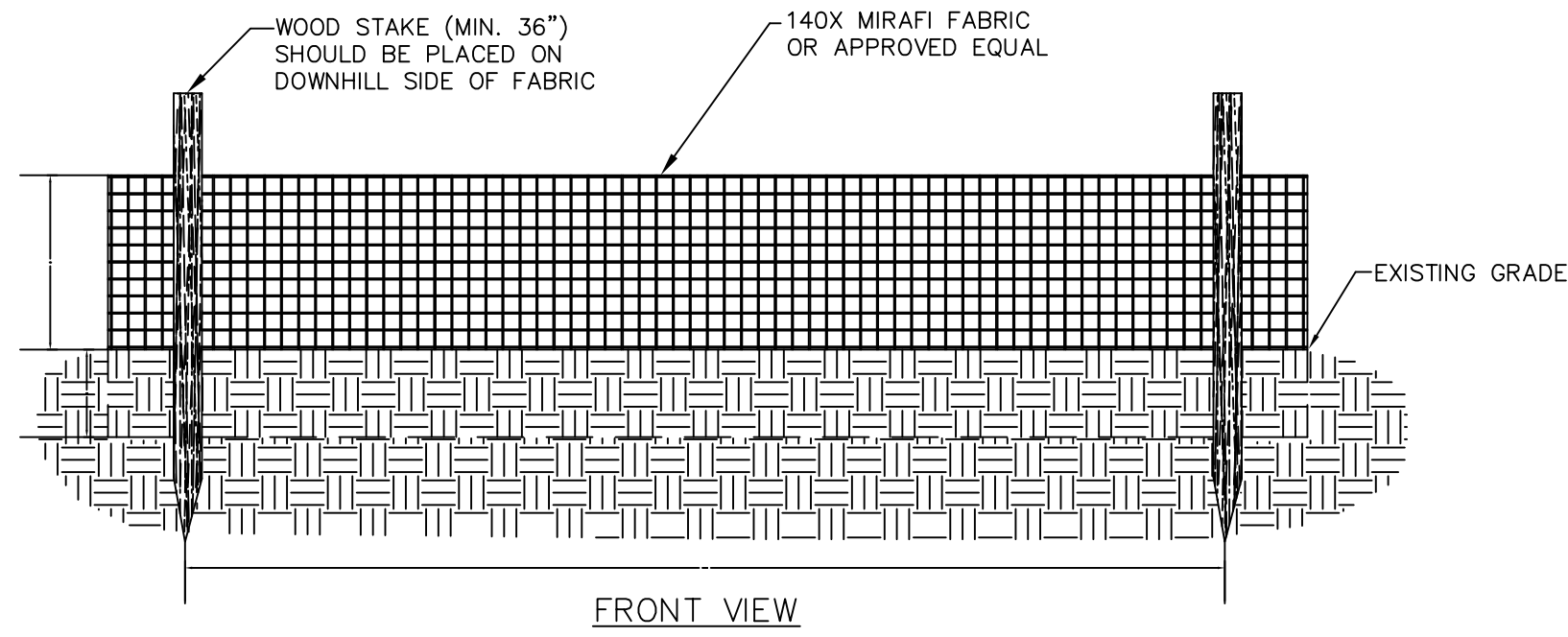
CIVIL ENGINEERING CONSULTING LAND PLANNING CONSTRUCTION MANAGEMENT

HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN
 EROSION CONTROL
 DETAILS and NOTES

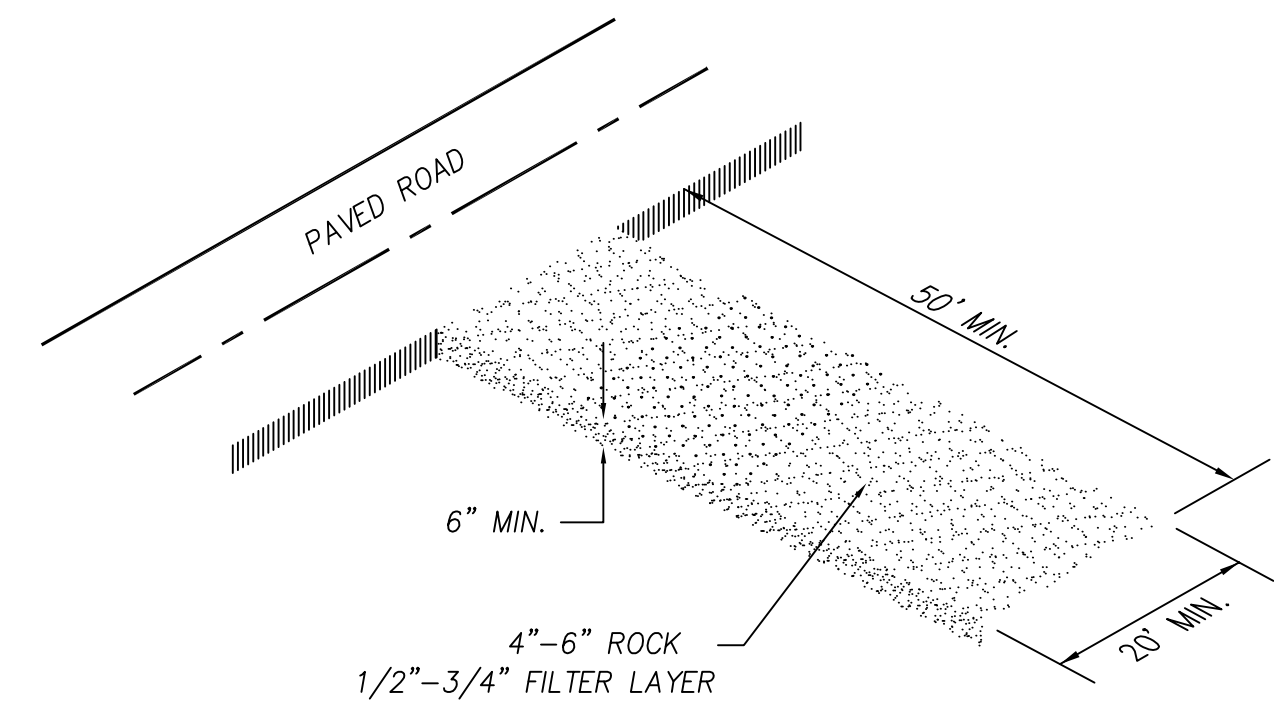
12-15-17

EAGLE MTN
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SILT FENCE DETAIL
NOT TO SCALE



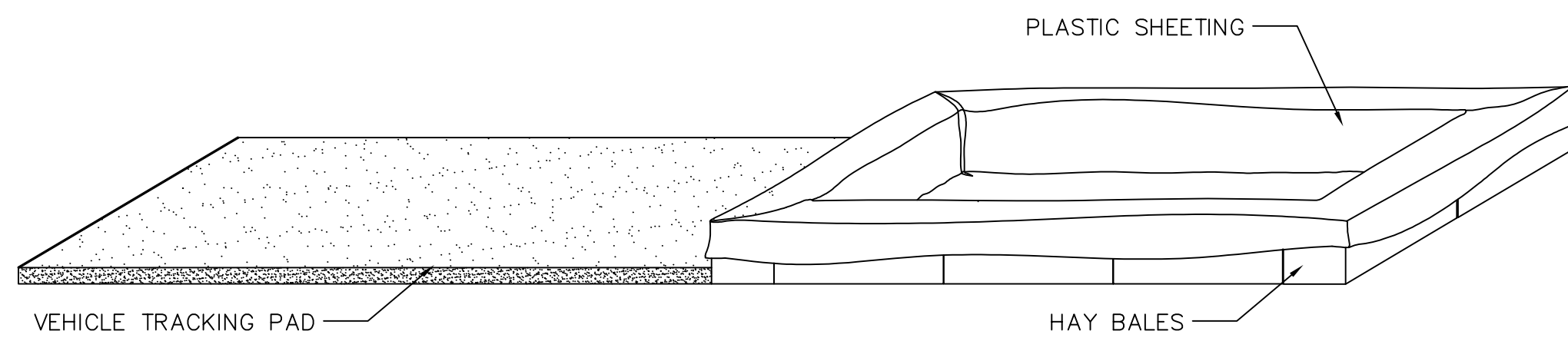
- NOTES:**
- 1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
 - 2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
 - 3-PLACE COURSE AGGREGATE 1 TO 2-1/2 INCHES SIZE TO A MINIMUM DEPTH OF 8 INCHES
 - 4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

VEHICLE TRACKING DETAIL
NOT TO SCALE

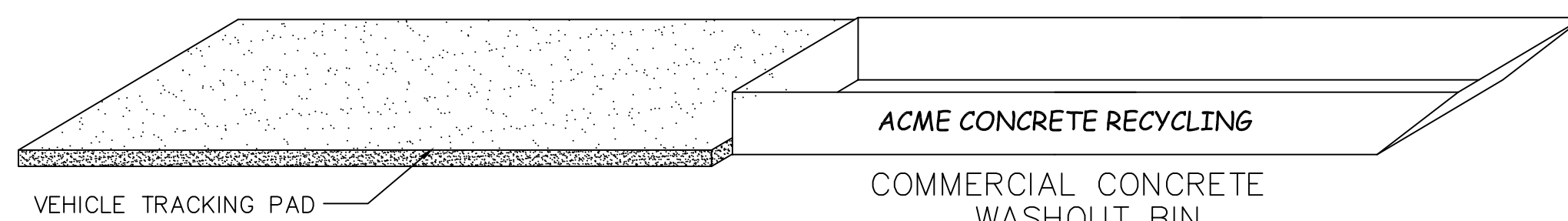
- BMP**
- 1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
 - 2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
 - 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
 - 4-LOCATE ONSITE WASHOUT AREA MORE THEN 50 FT AWAY FROM NEAREST STORM INLET.
 - 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

- USE OF CONCRETE WASHOUT**
- 1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
 - 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
 - 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE END OF EACH WORK DAY.
 - 4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
 - 5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

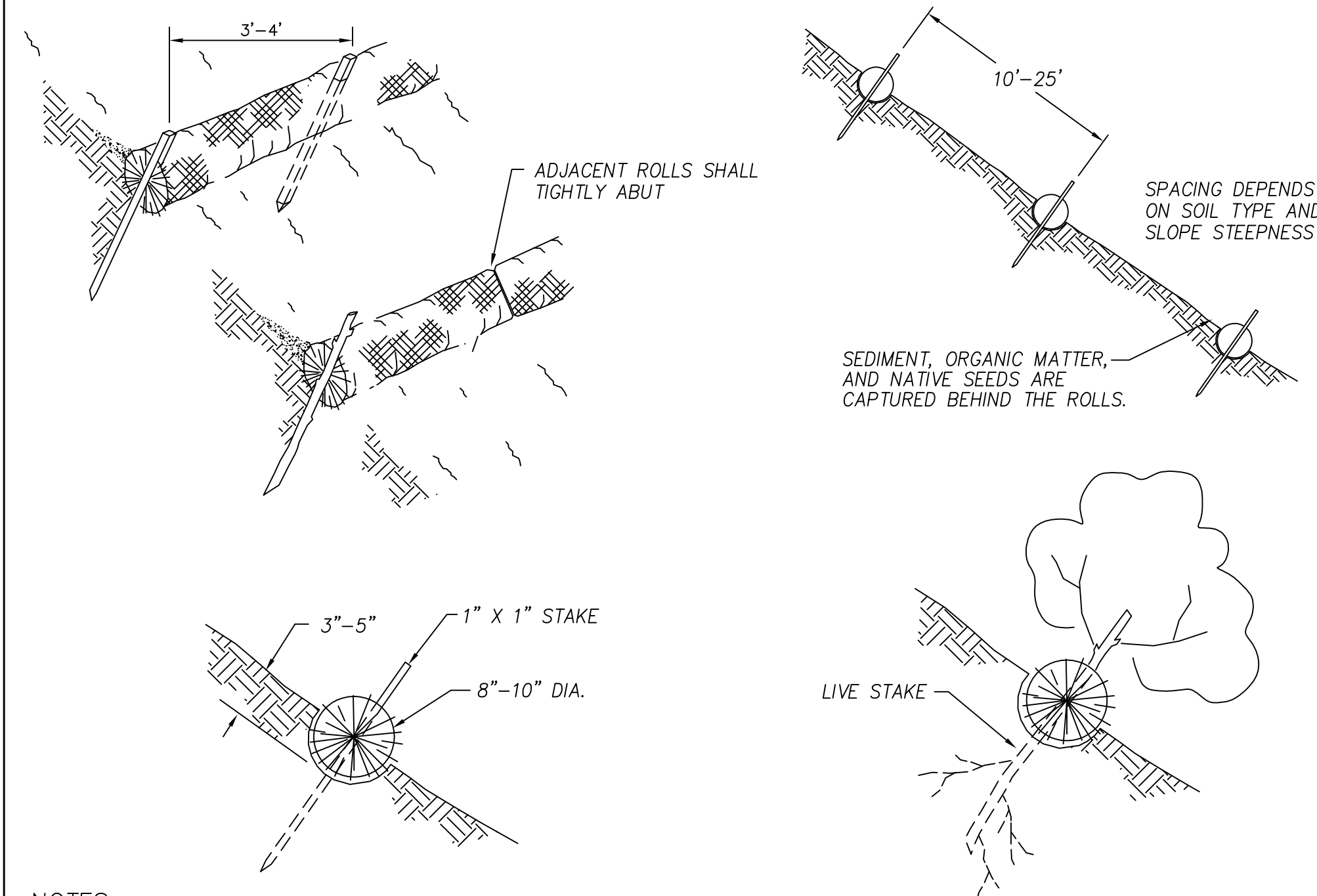
CONCRETE WASHOUT AREA
NOT TO SCALE



CONCRETE WASHOUT PIT
OPTION 1



COMMERCIAL CONCRETE WASHOUT BIN
OPTION 2



NOTES:

Straw wattles shall be installed as soon as construction will allow or when designated by the Engineer. Straw wattles shall be placed in shallow trenches and staked along the contour of disturbed or newly constructed slopes, in accordance with the Plans, perpendicular to the flow direction and parallel to the slope contour.

The wattles shall be installed at the intervals designated by the Engineer.

Trench construction and wattle installation shall begin from the base of the slope and work uphill. Excavated material shall be spread evenly along the uphill slope and compacted using hand tamping or other method approved by the Engineer. On gradually sloped or clay-type soils trenches shall be 2 to 3 inches deep. On loose soils, in high rainfall areas, or on steep slopes, trenches shall be 3 to 5 inches deep, or half the thickness of the wattle.

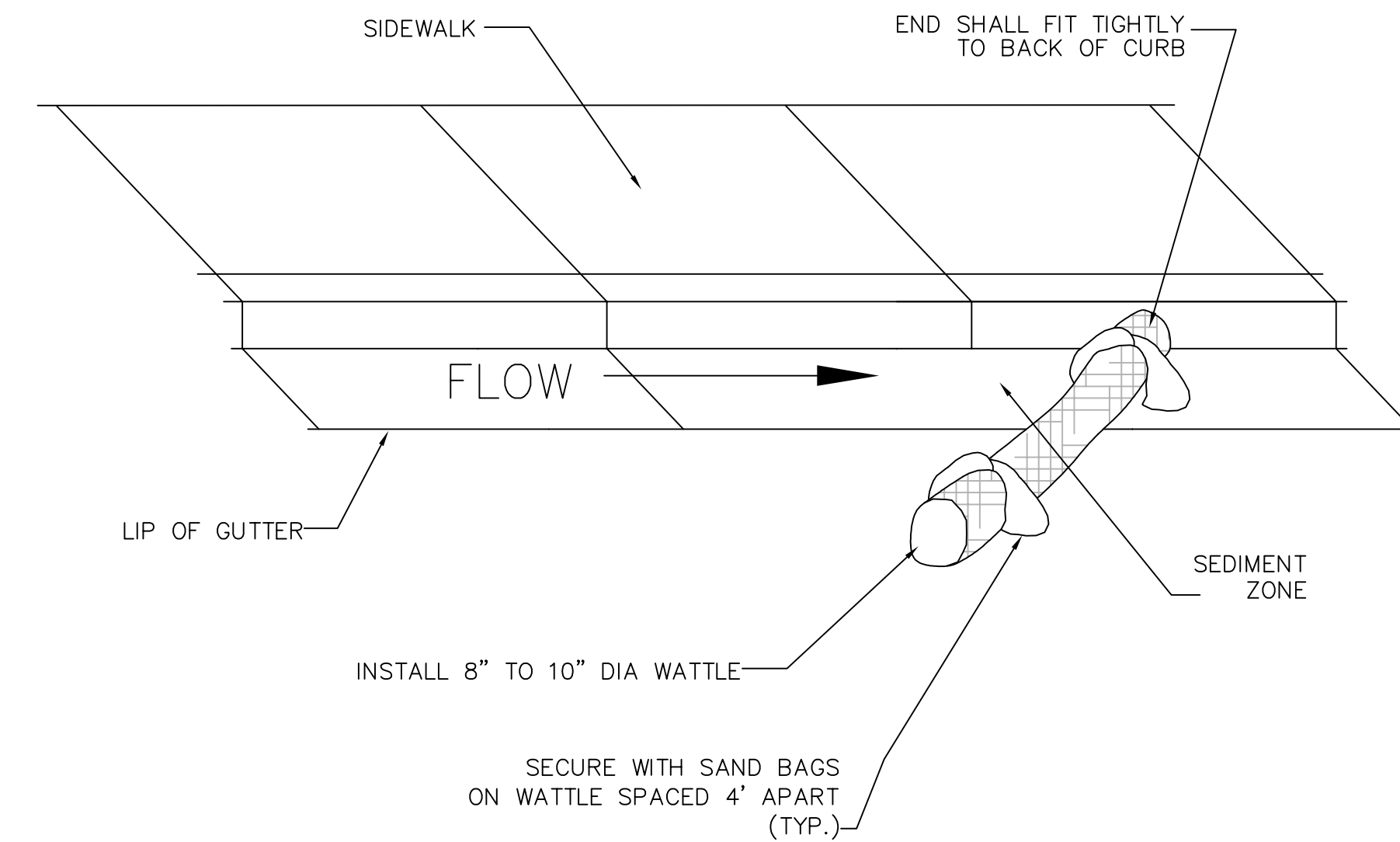
The wattle shall be install snugly into the trench, abutting adjacent wattles tightly, end to end, without overlapping the ends. Wattles shall be staked at each end and at 4 foot centers along their entire length. When trench conditions require, pilot holes for the stakes shall be driven through the wattle and into the soil using a straight bar. Stakes shall be driven through the middle of the wattle, leaving 2 to 3 inches of the stake protruding above the wattle.

Wattles shall be inspected regularly to ensure they remain thoroughly entrenched and in contact with the soil, and immediately after a runoff producing rainfall.

STRAW WATTLE (SILT FENCE ALTERNATIVE)
NOT TO SCALE

- NOTE:**
- TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
- SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.
- INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

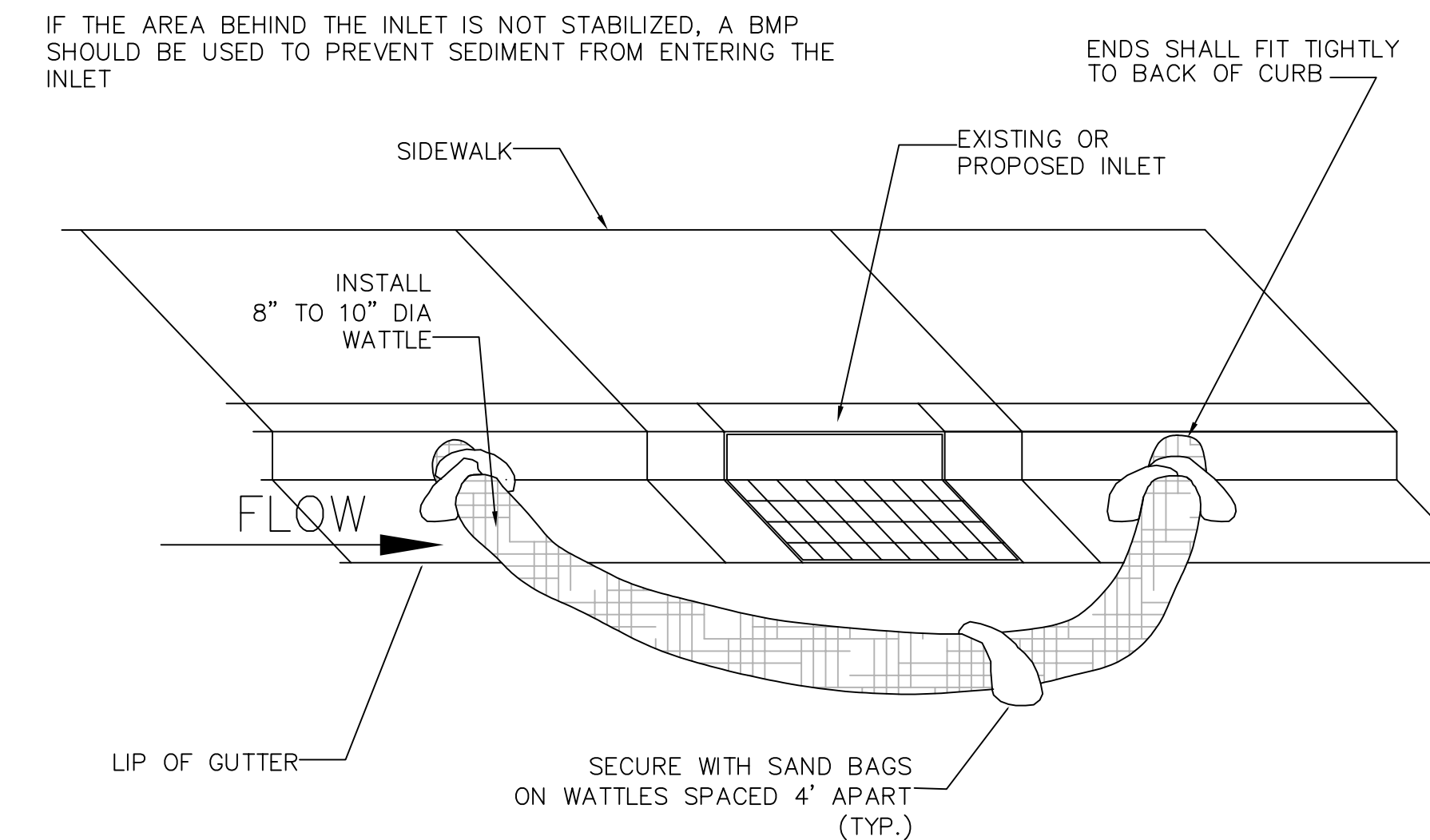
GUTTER PROTECTION SETUP



NOTE:

INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



INLET PROTECTION BARRIERS
NOT TO SCALE

See EAGLE MTN specifications for further information.

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	6-1-14	SCALE:	N/A
SURVEY BY:	GPW	CHECKED BY:	GPW
DRAWN BY:	GPW	DESIGNED BY:	GPW

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7650
jpaal@gatewayconsultingllc.com

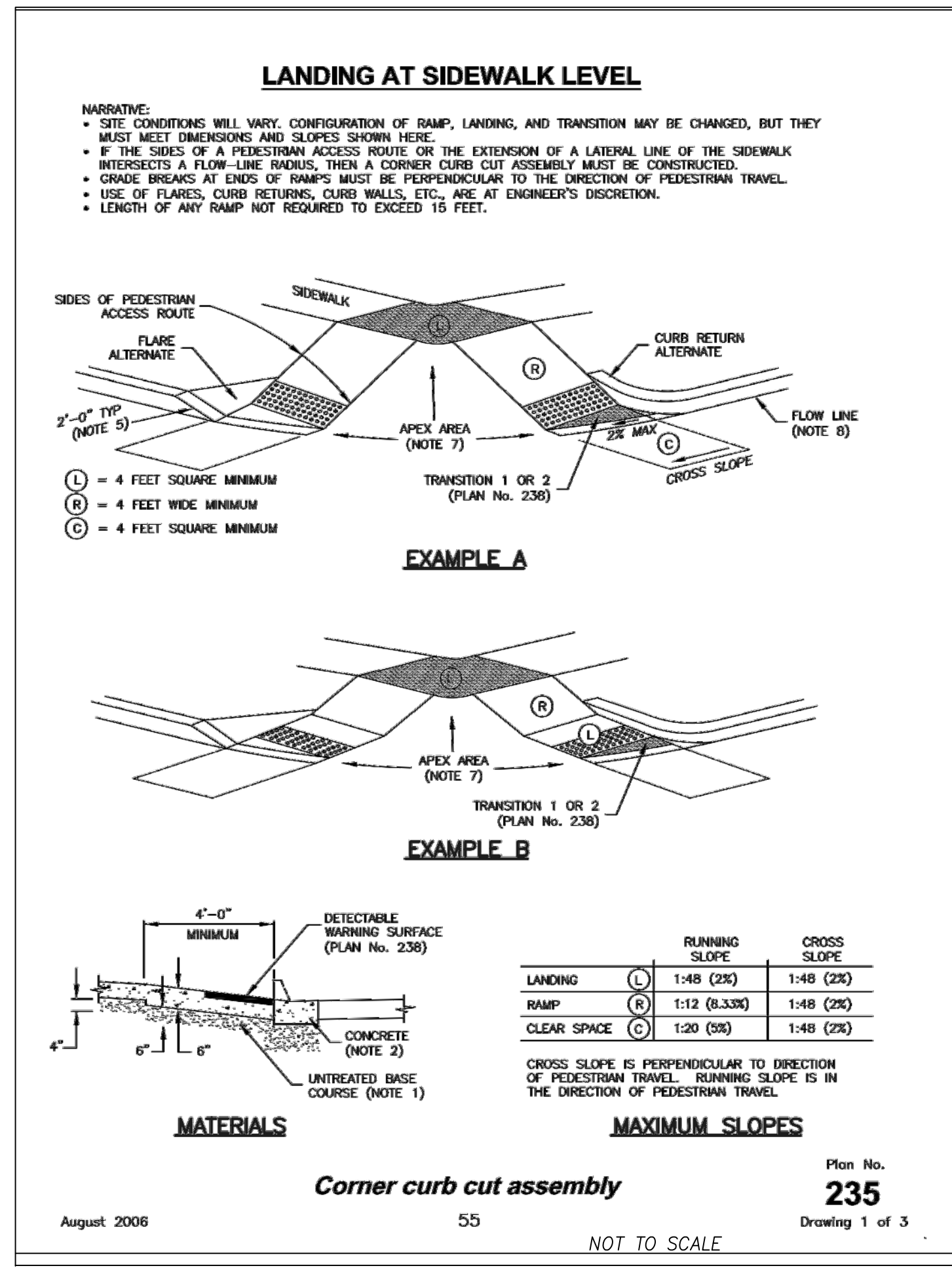
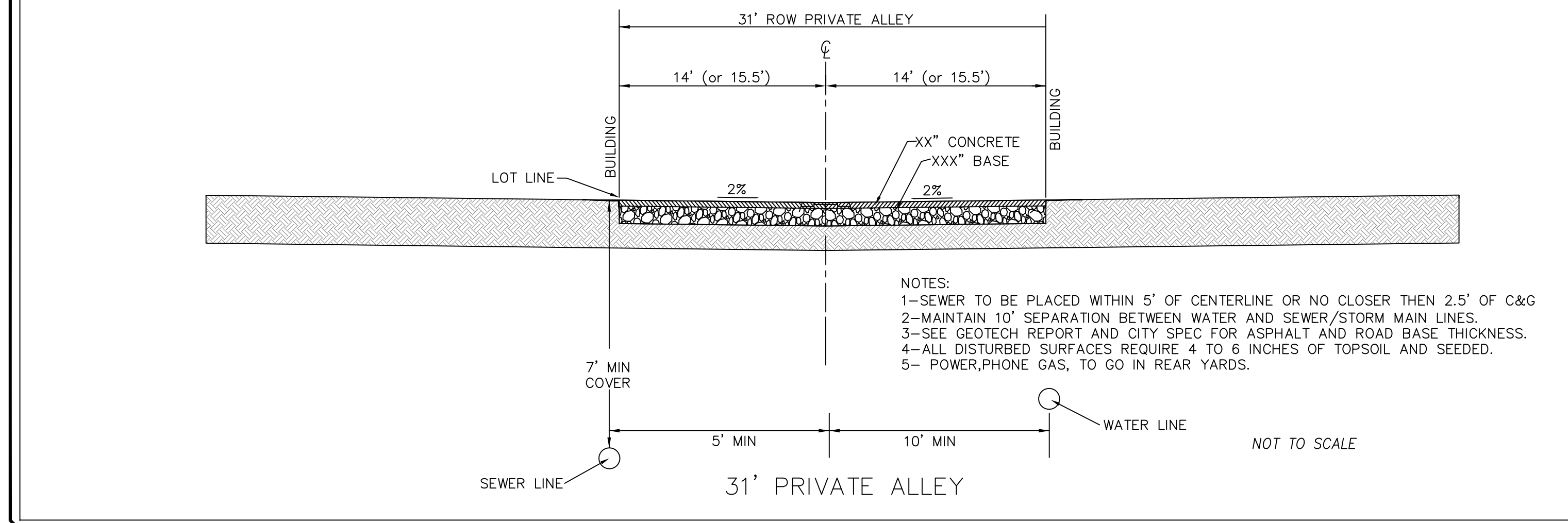
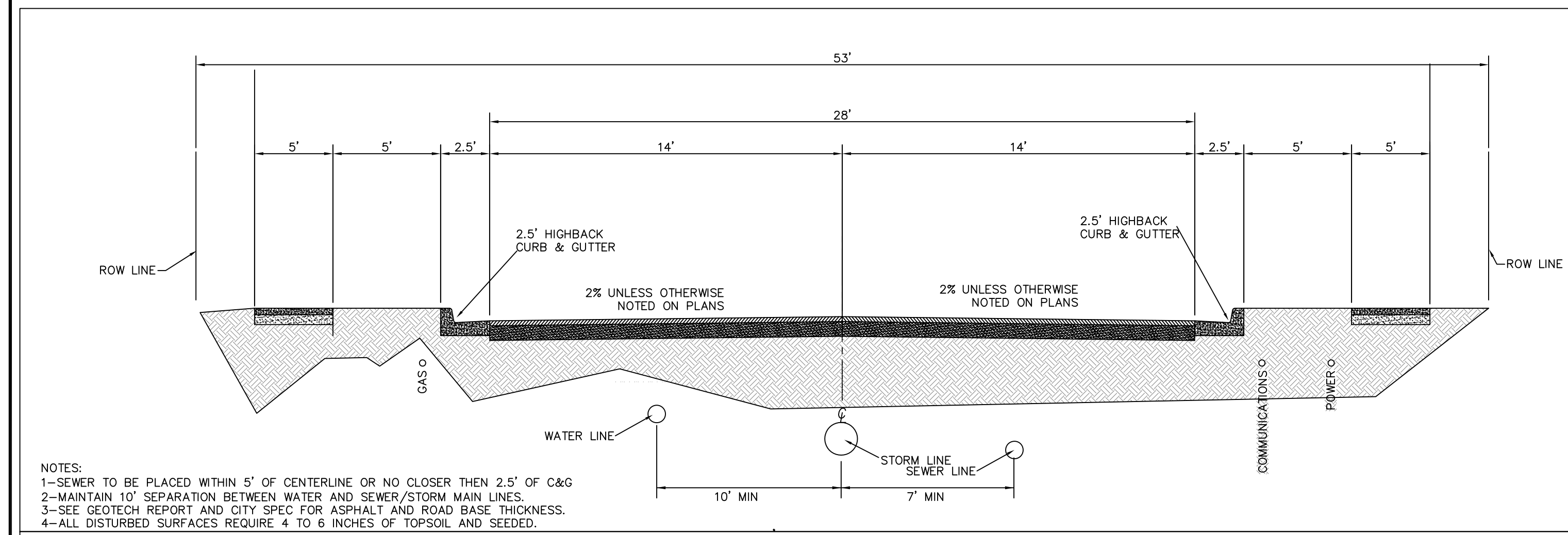
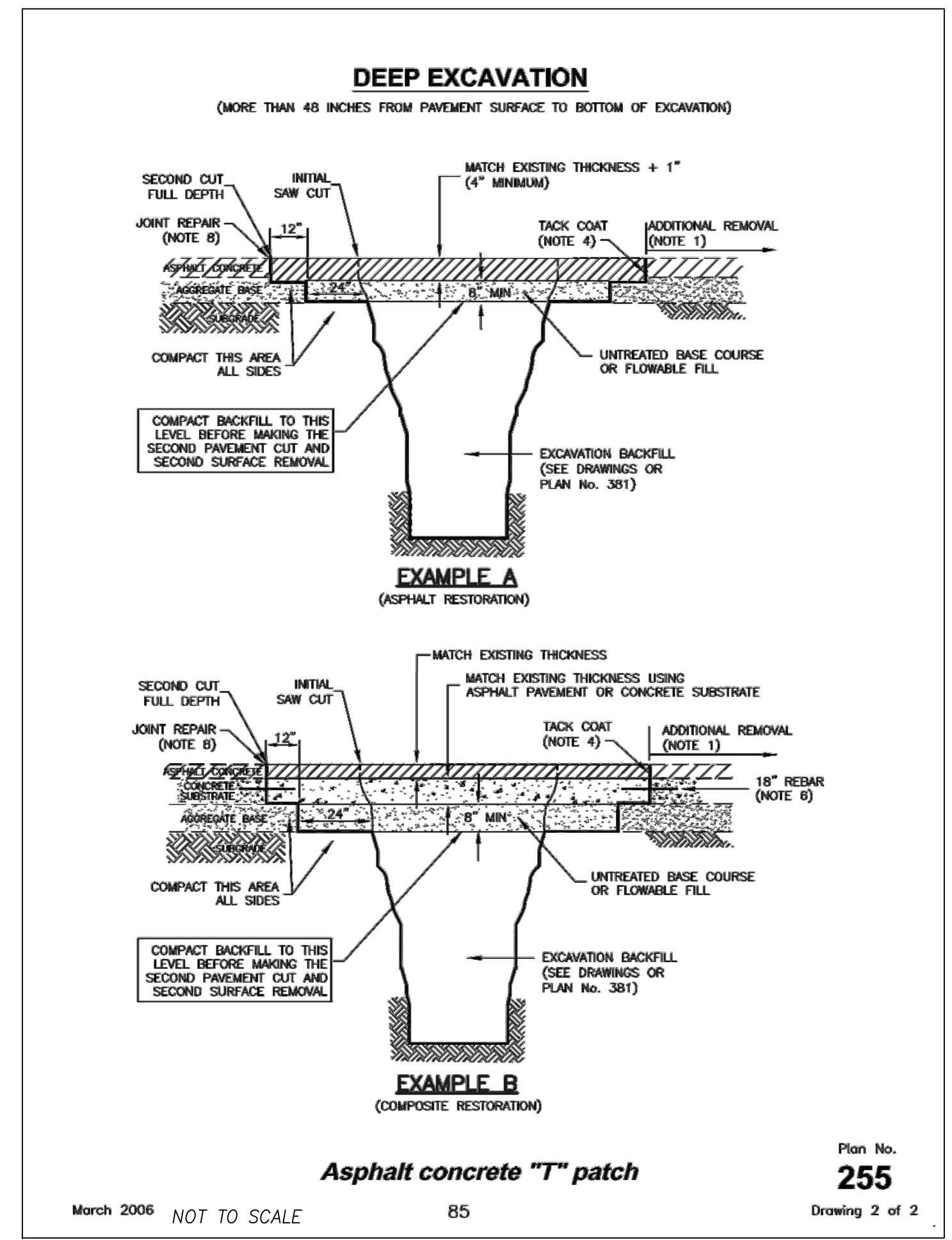
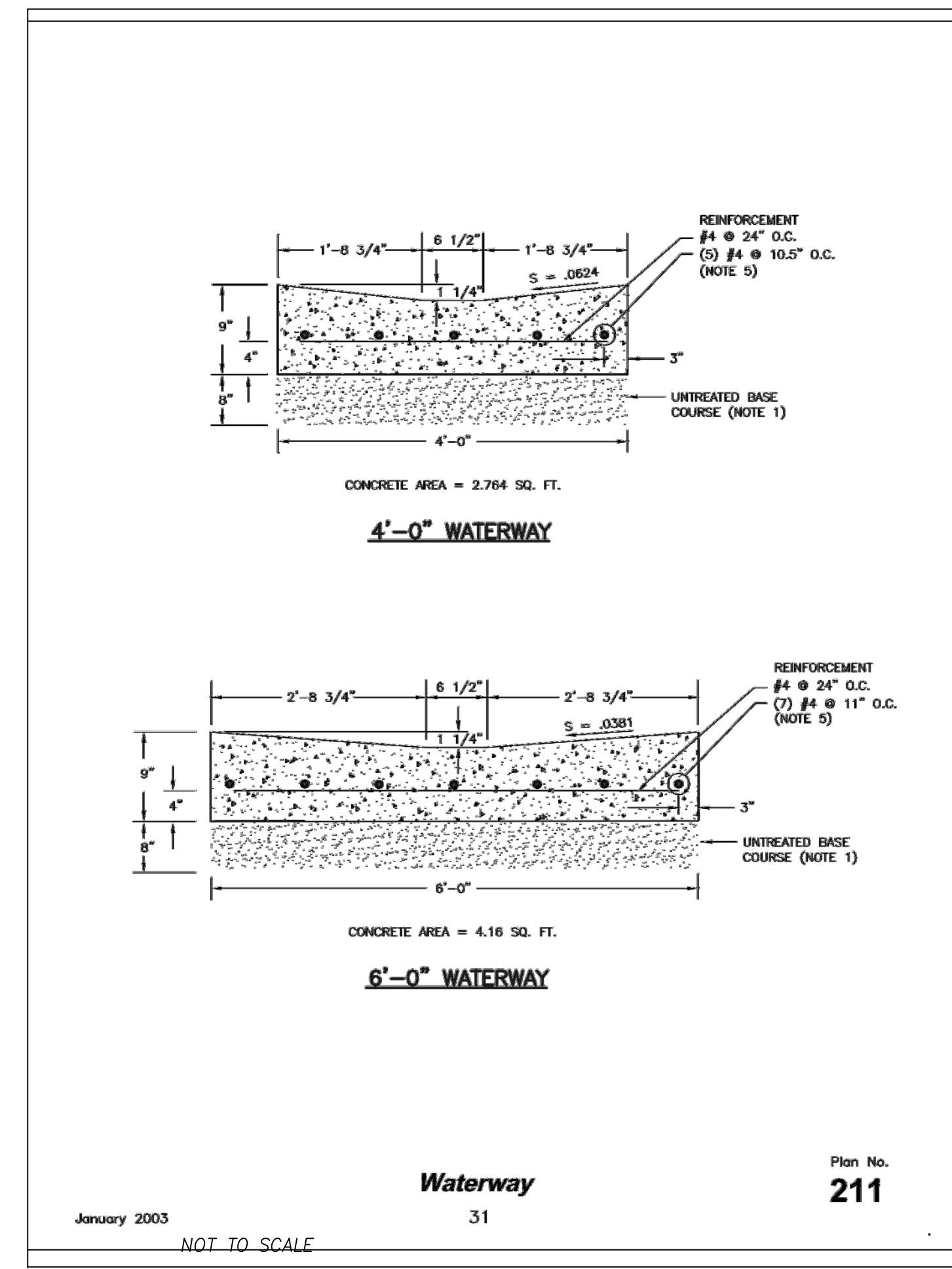
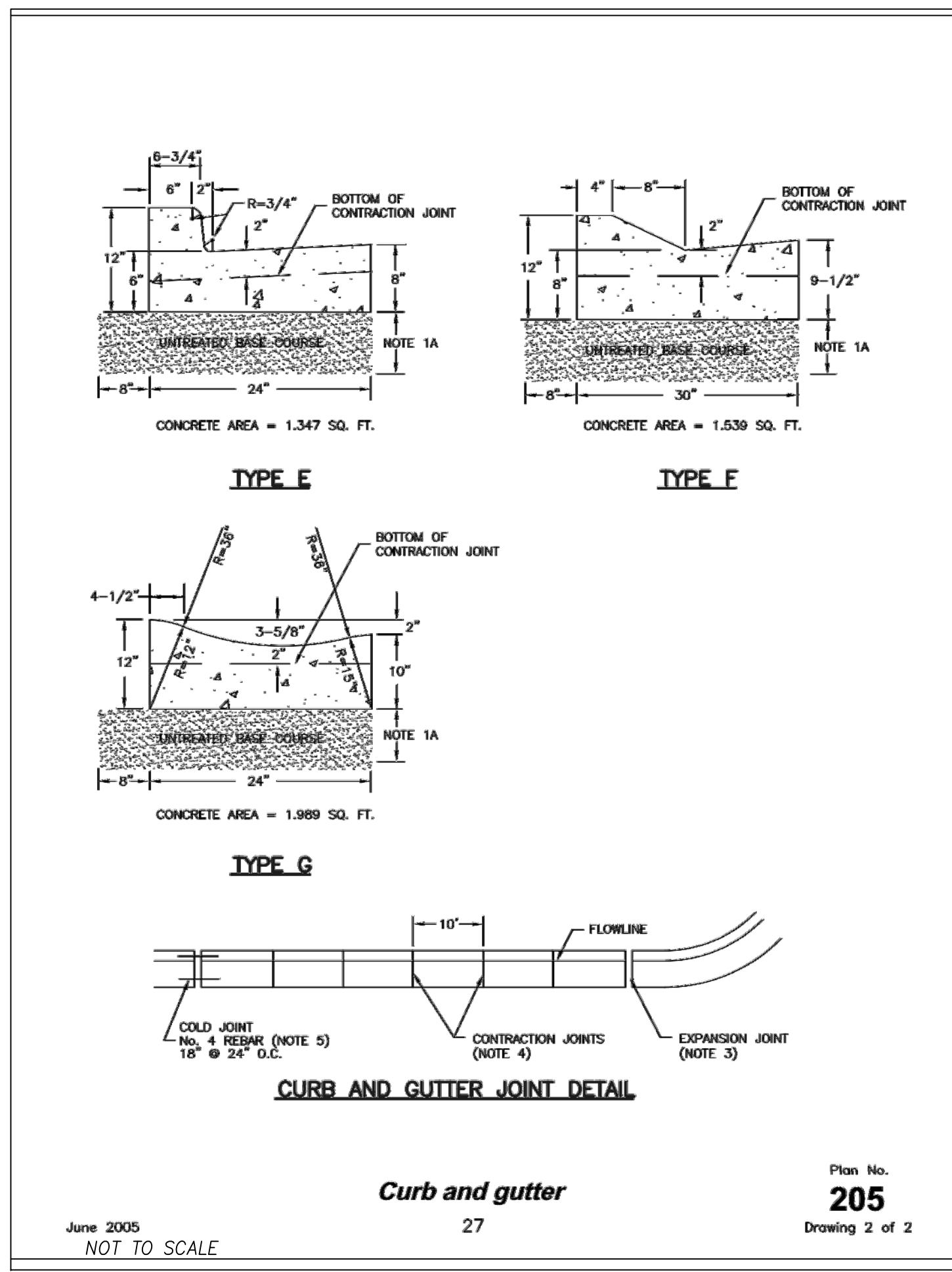
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

HEATHERWOOD PH3 SUBDIVISION
EAGLE MOUNTAIN
EROSION CONTROL
DETAILS and NOTES

12-15-17

EAGLE MTN
CITY

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CONSTRUCTION



- Corner curb cut assembly**
- UNTREATED BASE COURSE:** Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 - CONCRETE:** Class 4000 per APWA Section 03 30 04.
 - If necessary, provide concrete that achieves design strength in less than 7 days. Caution, concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
 - EXPANSION JOINT:** Make expansion joints vertical.
 - Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
 - CONTRACTION JOINT:** Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - Maximum length to width ratio for non-square panels is 1.5 to 1.
 - Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
 - FLARE:** If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
 - DETECTABLE WARNING SURFACE:** A detectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
 - APEX AREA:** The apex area may have curb and gutter, curb walls, flares, ramps, landings, detectable warning surface and landscaping. Flow-line grade may exceed 2 percent to match street grade.
 - PROTECTION AND REPAIR:**
 - Protect concrete from deicing chemicals during cure.
 - Fill flow line with water. Repair construction that doesn't drain.
- 56

DATE: 6-1-16
NO. DESCRIPTION
SCALE: N/A

ORIG. DATE: 6-1-16
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DRAWN BY: GPW
DESIGNED BY: GPW
CHECKED BY: GPW
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GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

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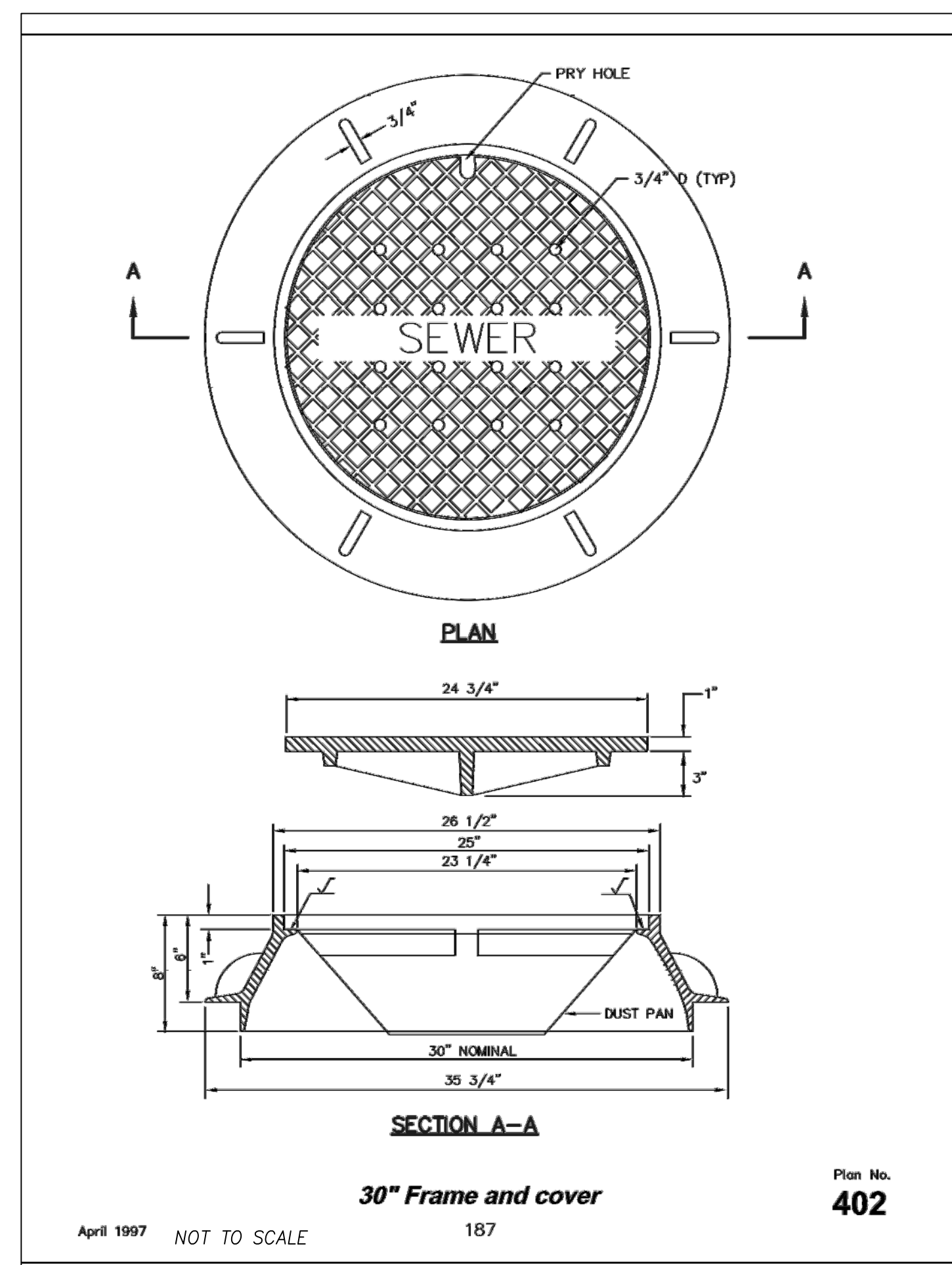
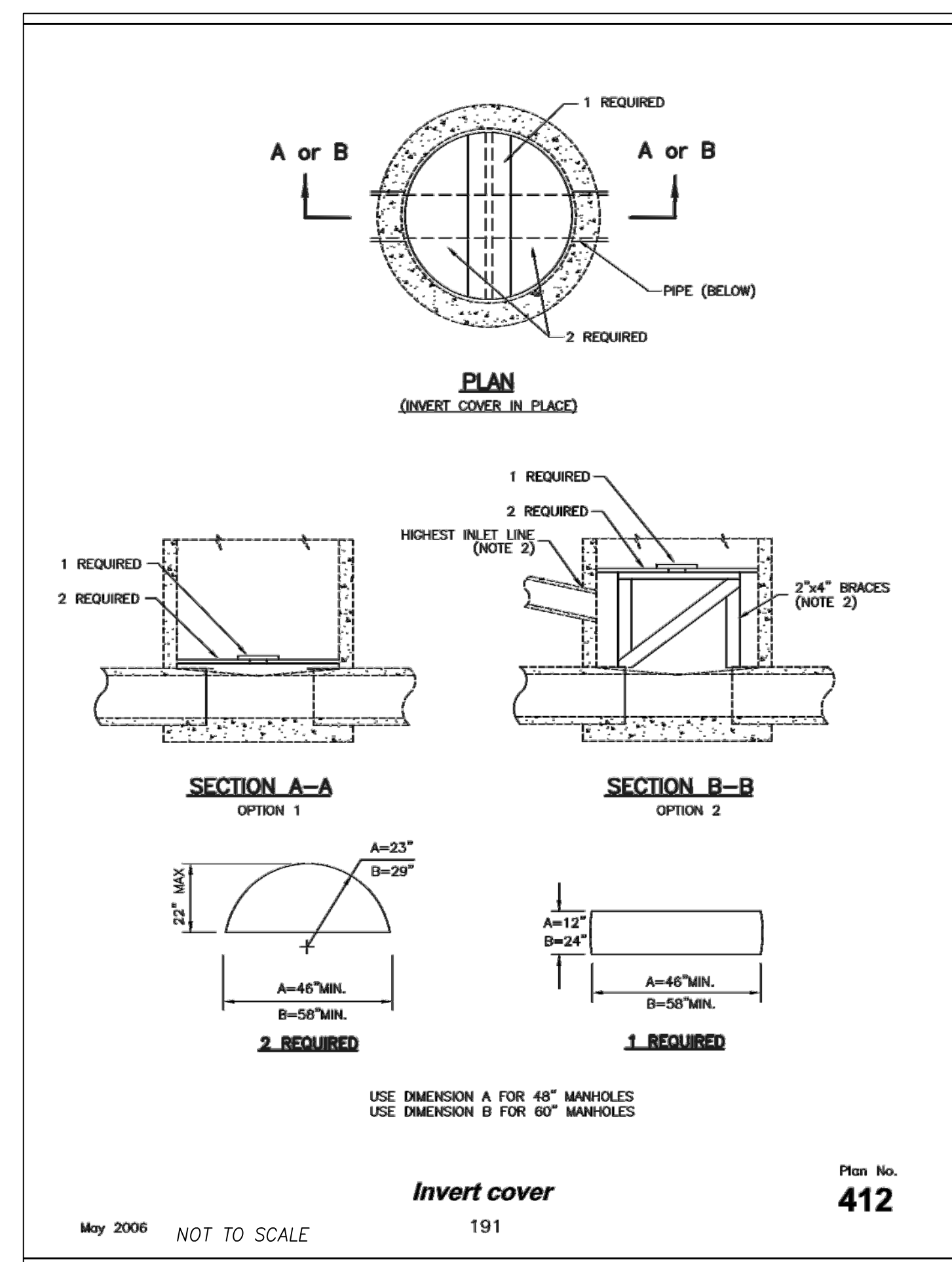
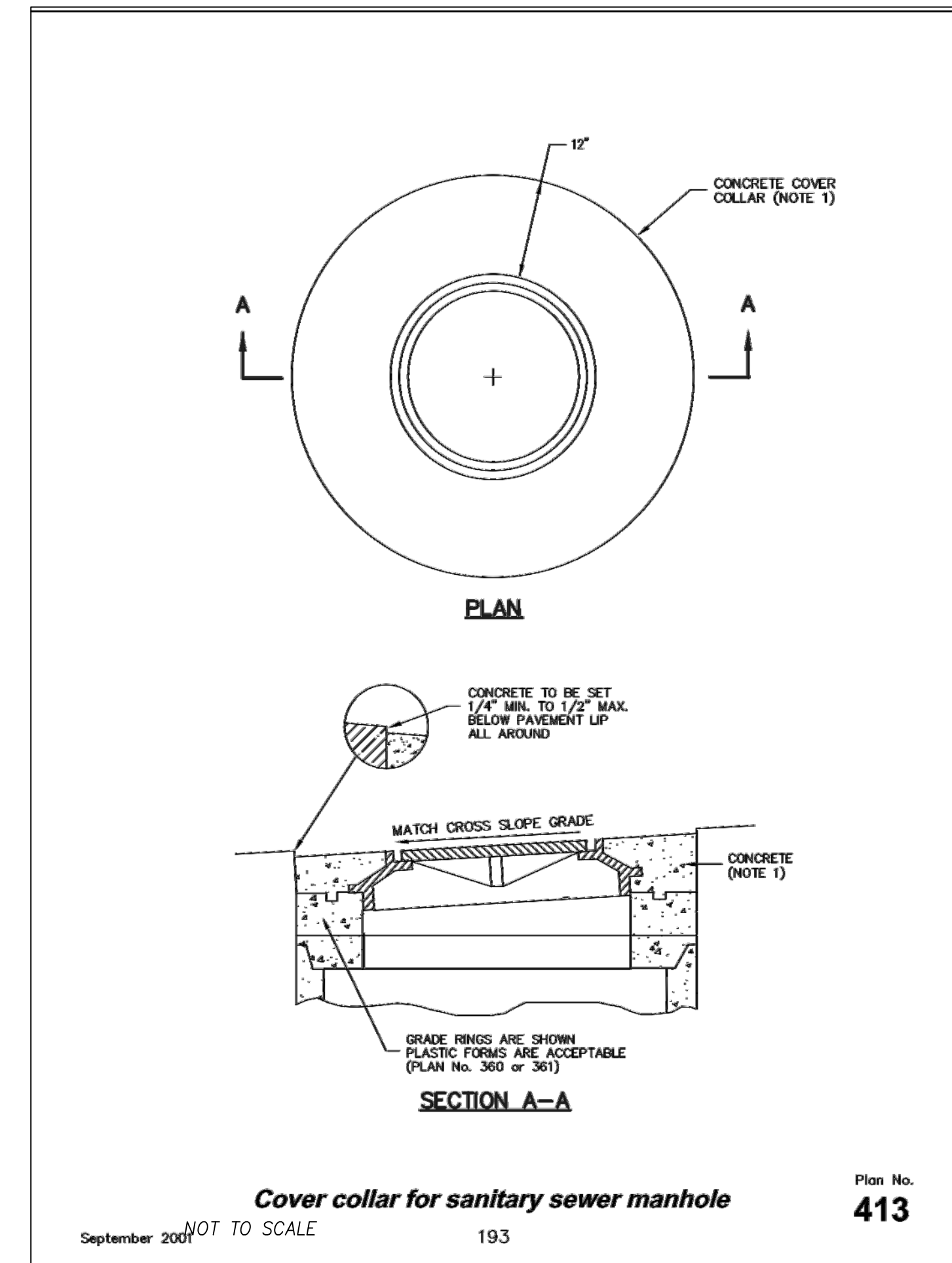
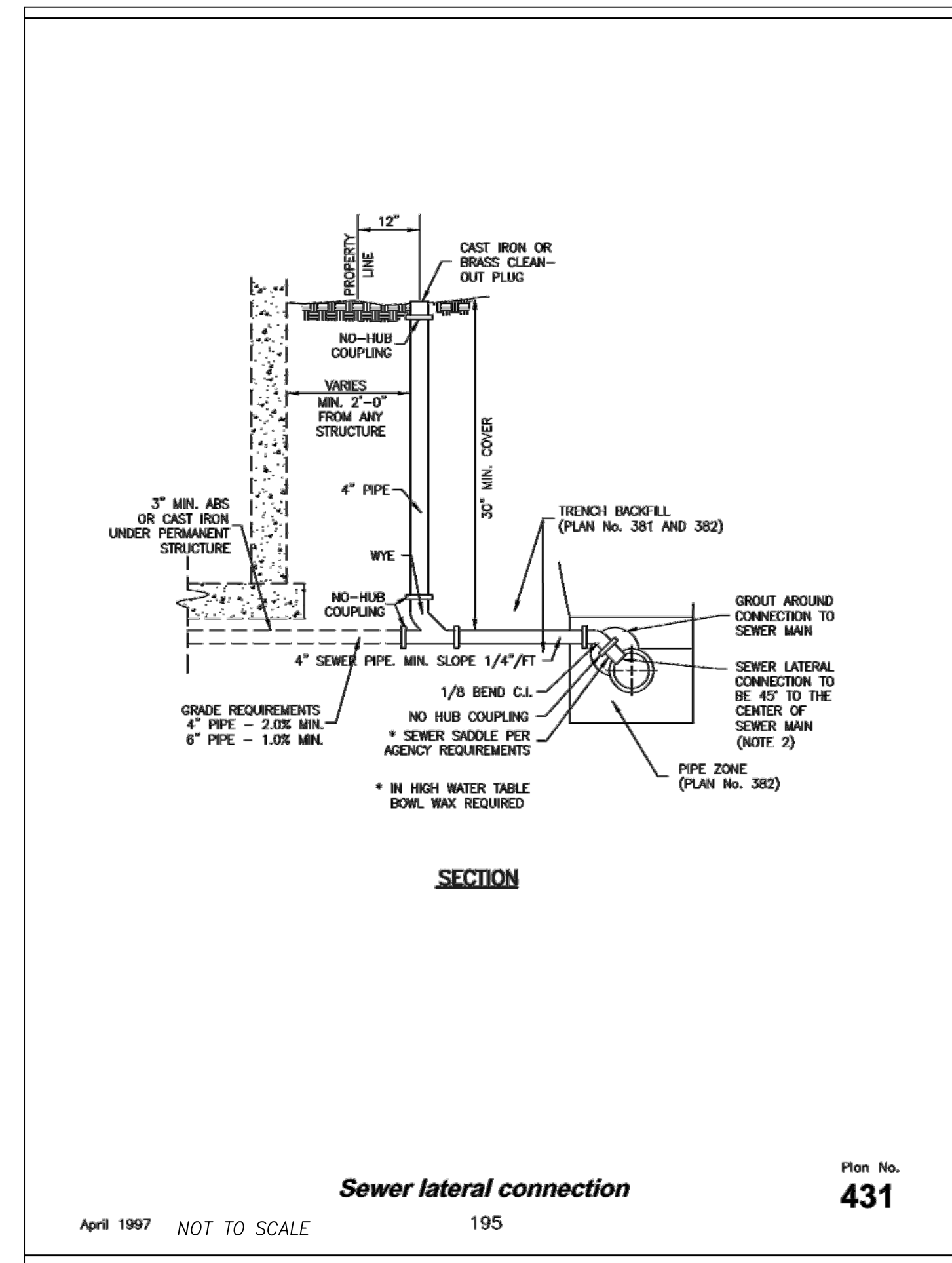
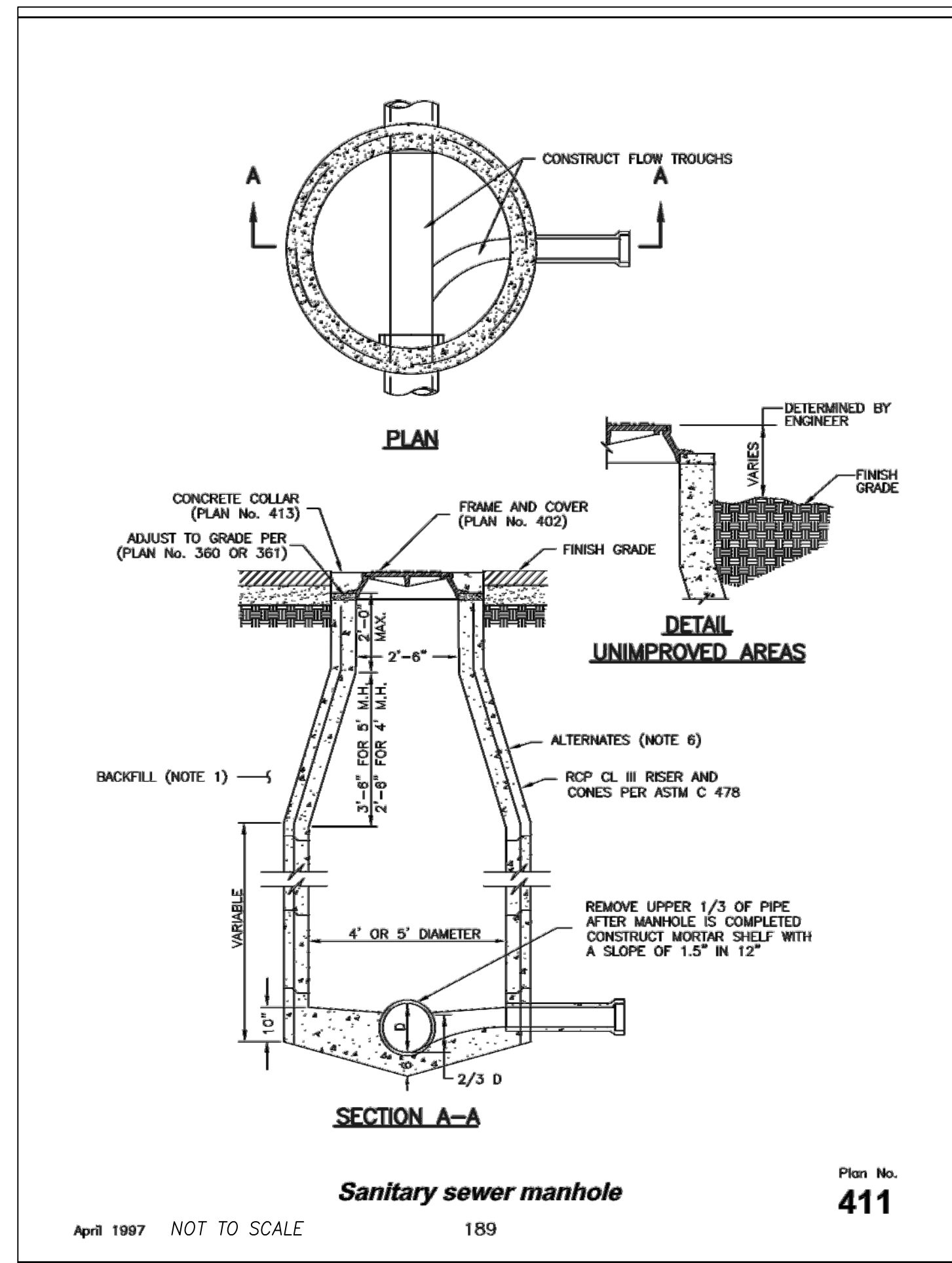
HEATHERWOOD PH3 TOWNHOMES
EAGLE MOUNTAIN
STREET DETAILS

12-11-17

EAGLE MOUNTAIN
CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. **D1**



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	6-1-16
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 PH: (801) 694-5848 FAX: (801) 432-7050
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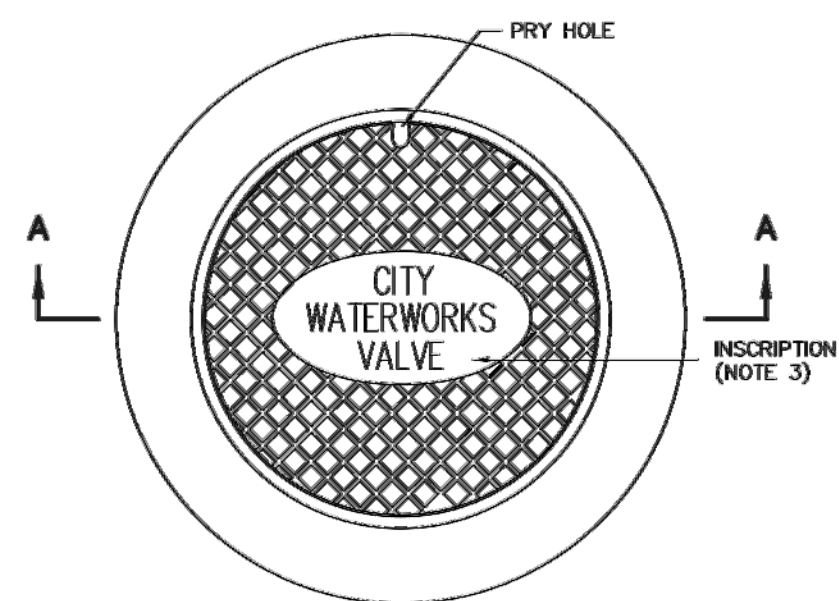
HEATHERWOOD PH3 TOWNHOMES
 EAGLE MOUNTAIN
 SANITARY SEWER DETAILS

12-11-17

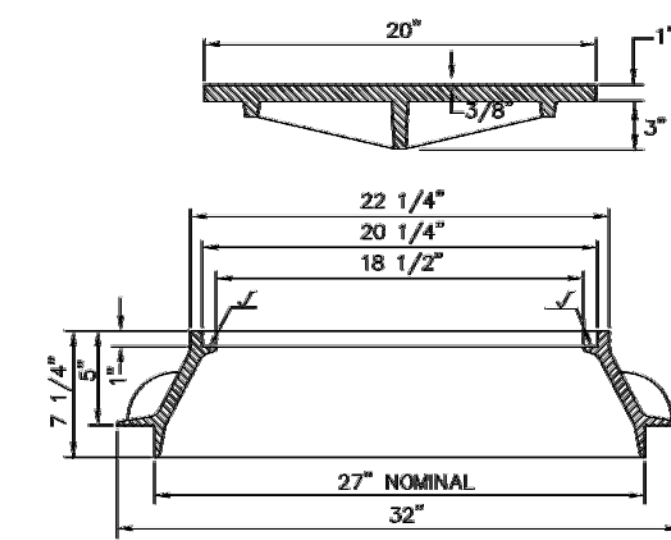
EAGLE MOUNTAIN CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. D2



PLAN



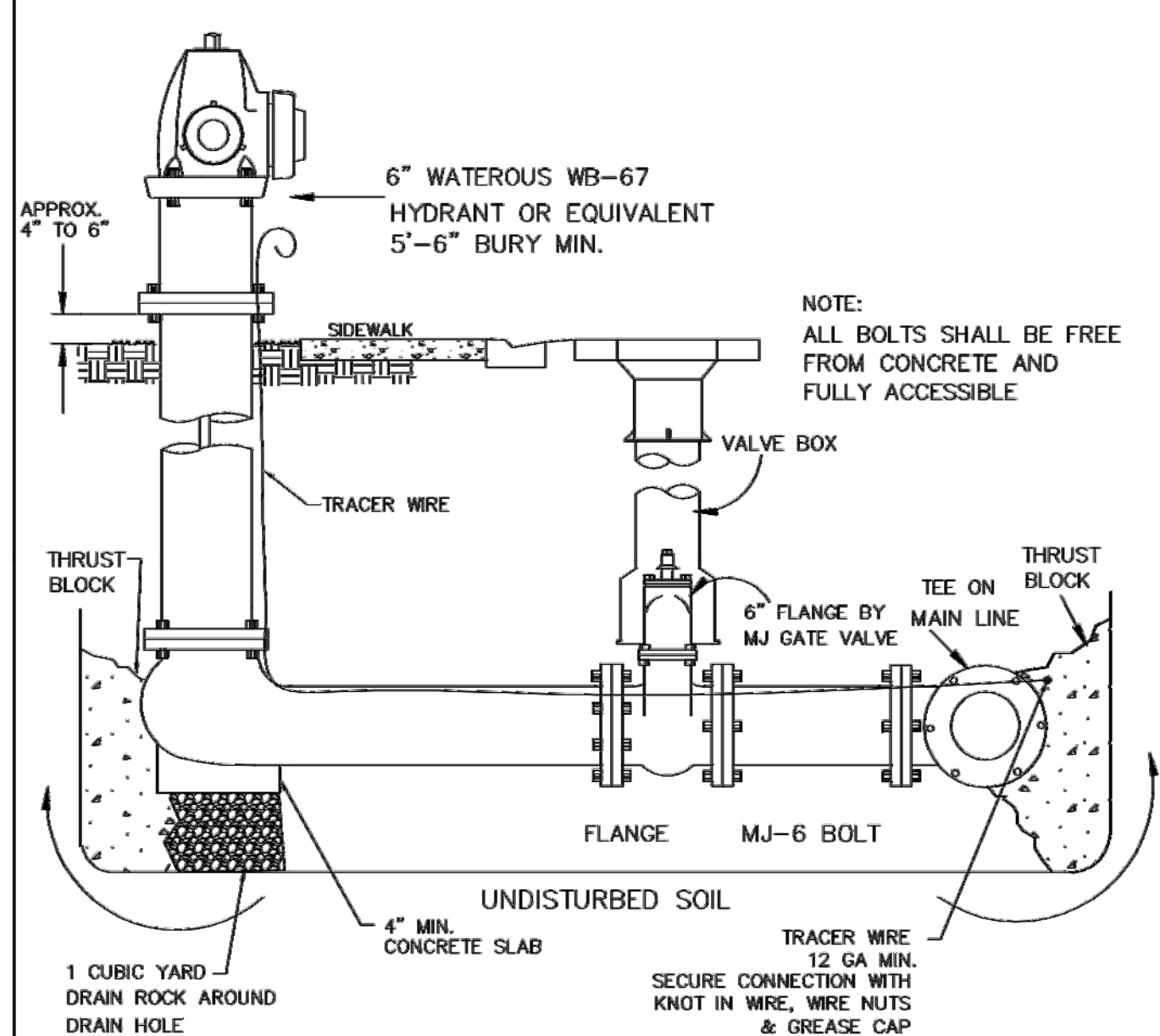
SECTION A-A

27" Frame and cover

April 1997 NOT TO SCALE 207

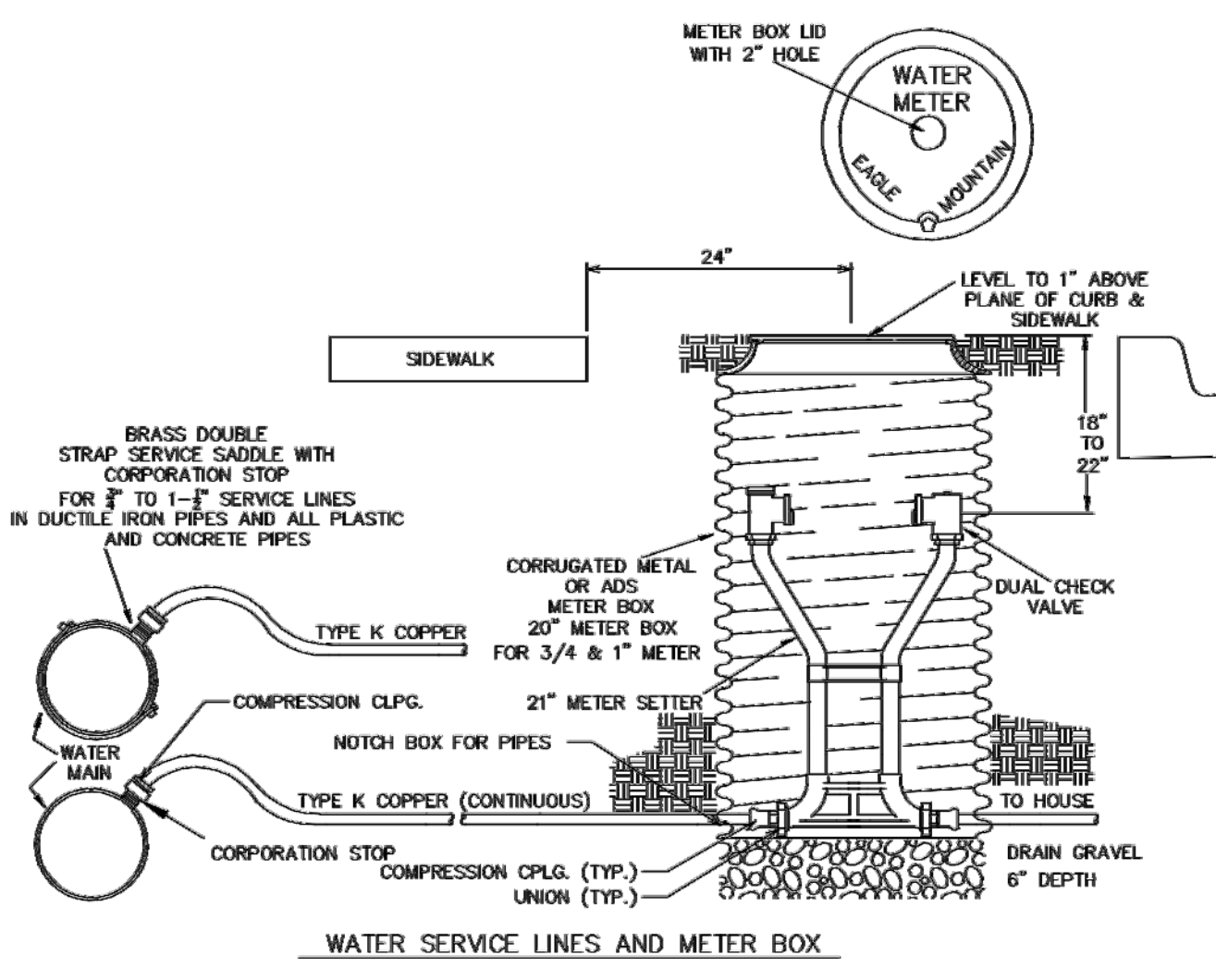
Plan No. 502

DESIGNED BY	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	FIRE HYDRANT & VALVE	REVISION NO.	FH-1
REVIEWED BY					
DATE					
SCALE	NOT TO SCALE				



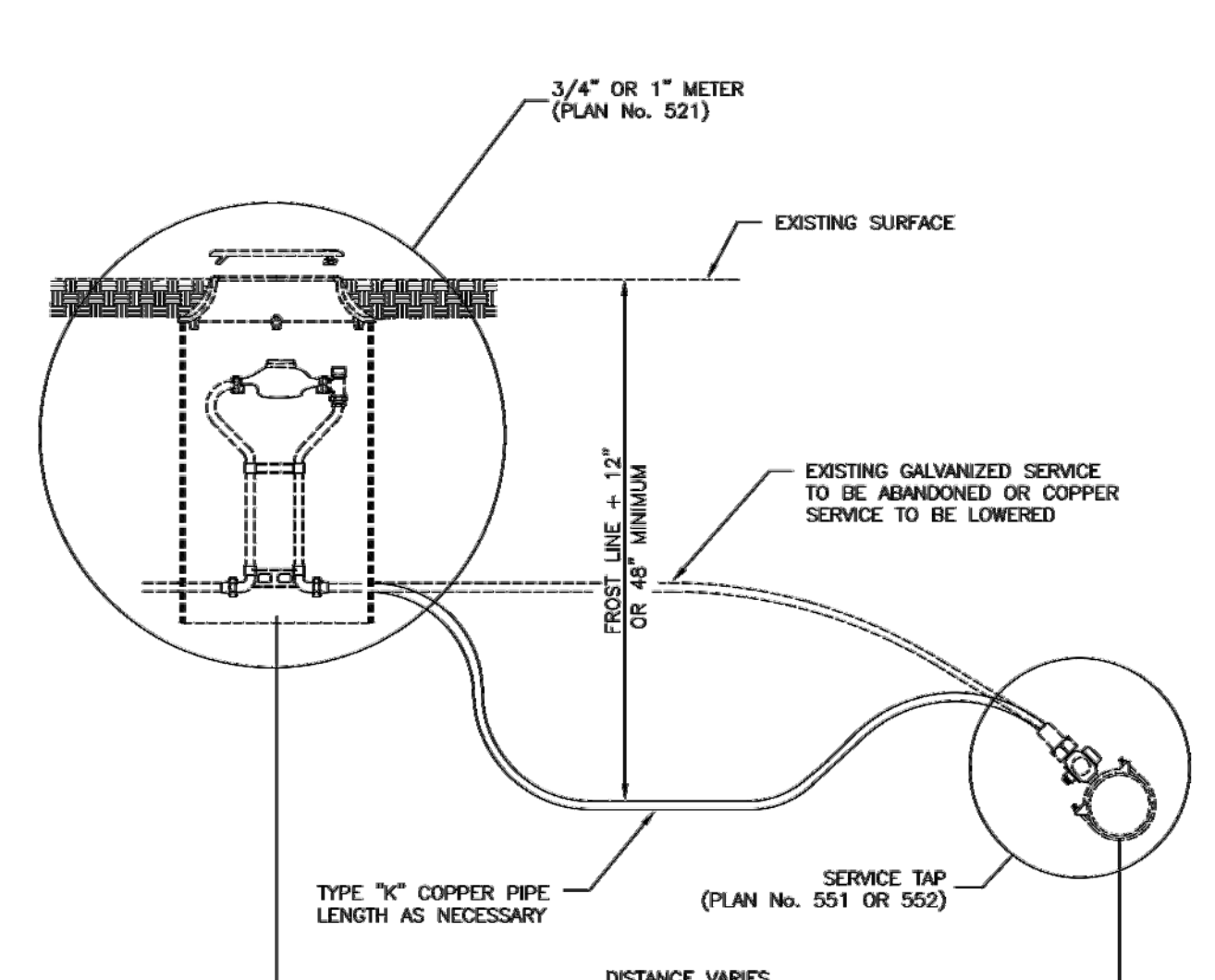
- NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
 2. TRACER WIRE TO BE RUN UP HYDRANT BARREL

DESIGNED BY	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	WATER LINE, SETTER & CAN	REVISION NO.	WSC-1
REVIEWED BY					
DATE					
SCALE	NOT TO SCALE				



- NOTE: 2" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING # 2A

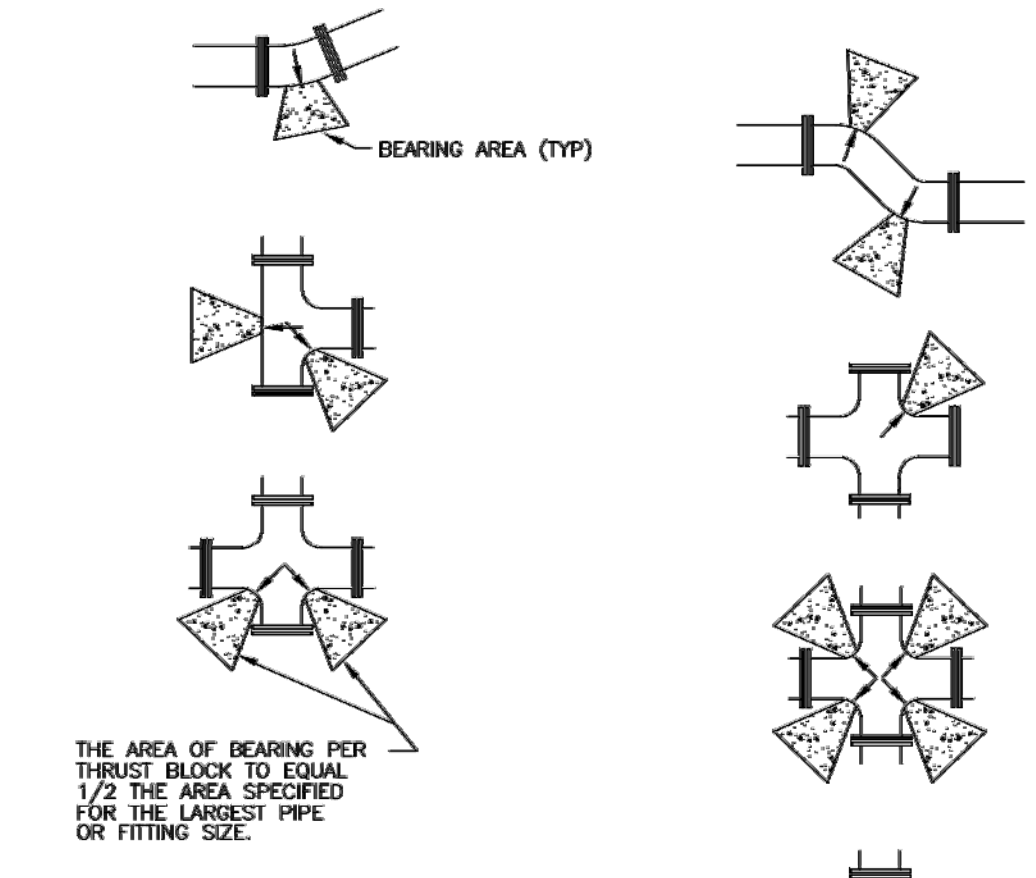
DESIGNED BY	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	WATER SERVICE ADJUSTMENT	REVISION NO.	
REVIEWED BY					
DATE					
SCALE	NOT TO SCALE				



Water service line

August 2001 NOT TO SCALE 229

Plan No. 541

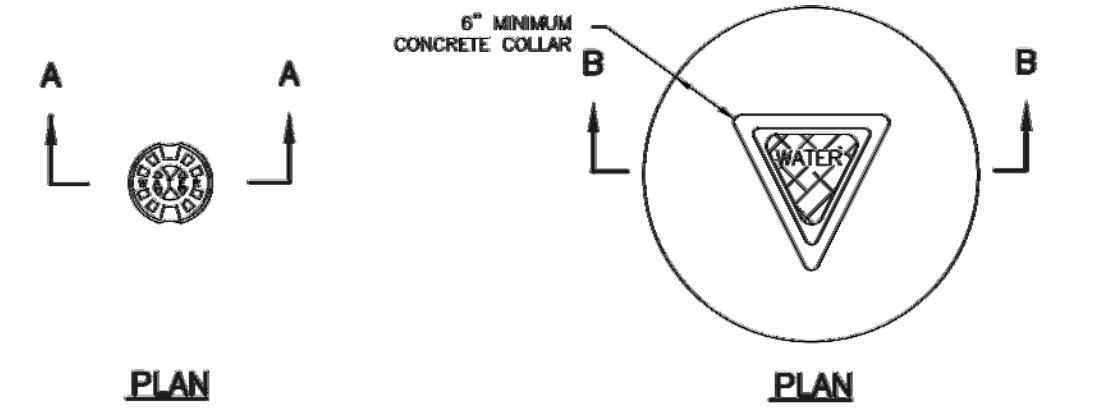


MINIMUM BEARING AREA IN SQ. FT.				
SIZE OF PIPE	45° BENDS	90° BENDS	22 1/2° BENDS	1/4° BENDS
4"	2	3	2	2
6"	4	5.5	3	1.5
8"	6.5	9.5	5	2.75
12"	14	20	11	5.5
14"	19	26.5	14.5	7.5
16"	24	34	18.5	9.5
20"	27	52	28.5	14.5
24"	53	74	41	21
30"	81	114	62	32

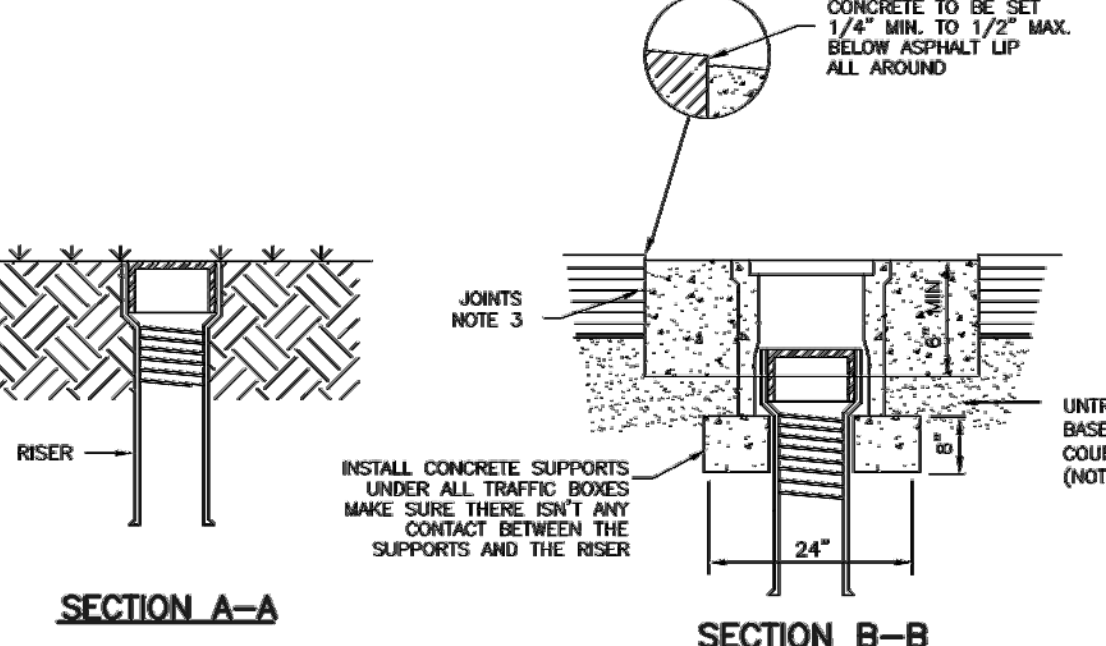
Direct bearing thrust block

April 1997 NOT TO SCALE 239

Plan No. 561



PLAN



SECTION A-A

SECTION B-B

Cover collar for water valve boxes

August 2001 NOT TO SCALE 249

Plan No. 574

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	6-1-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paat@gatewayconsultingllc.com

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CONSTRUCTION MANAGEMENT

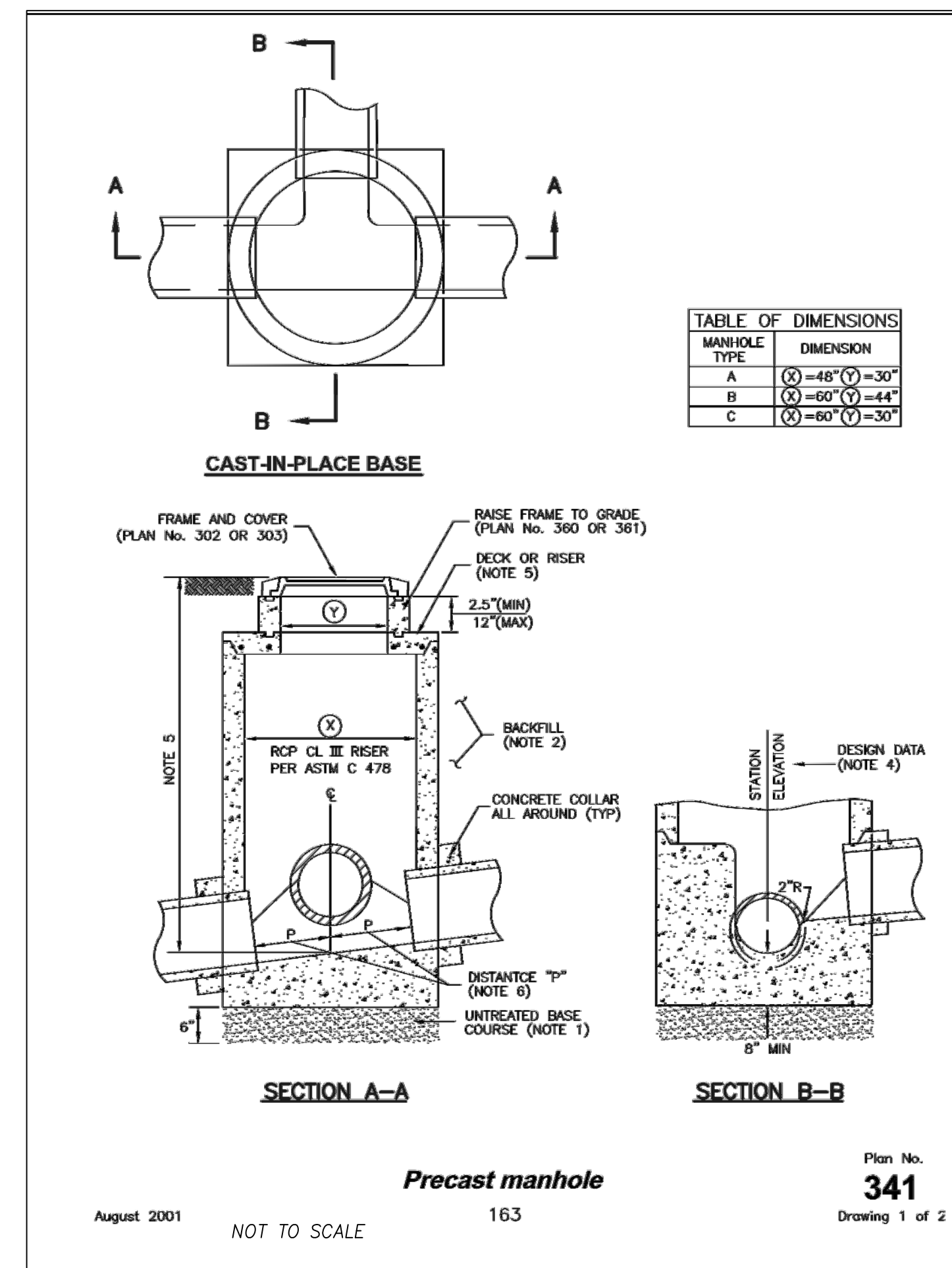
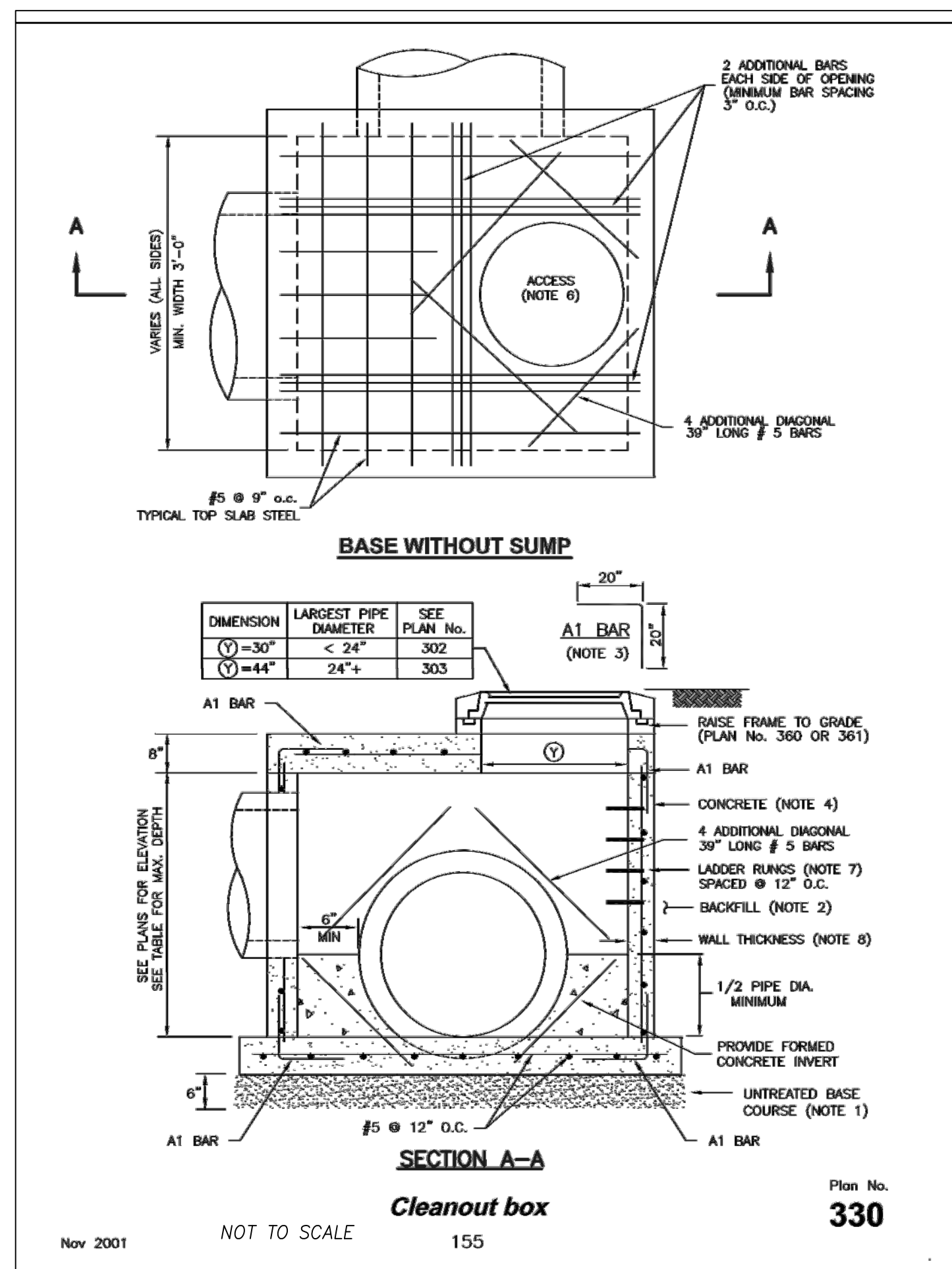
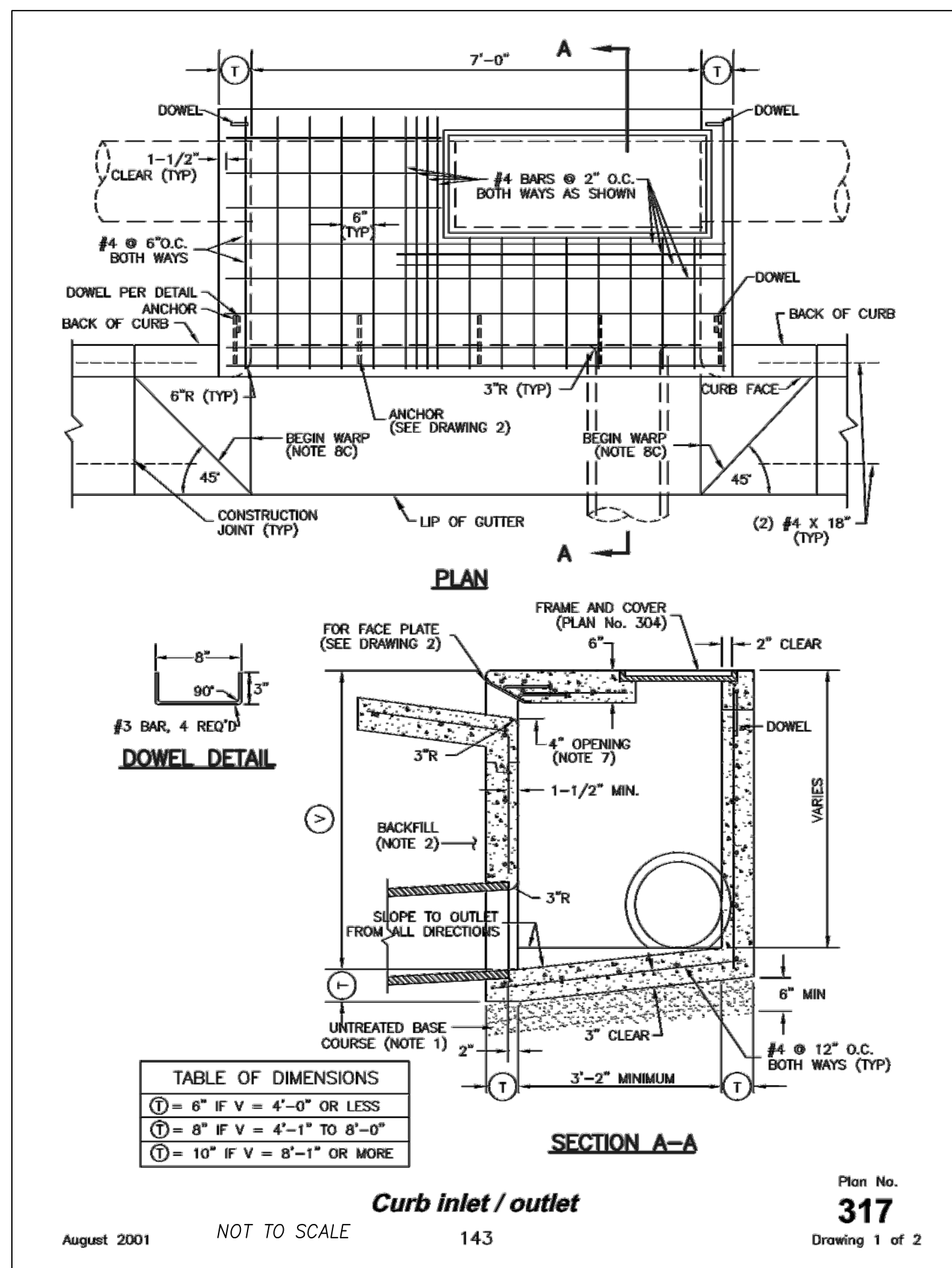
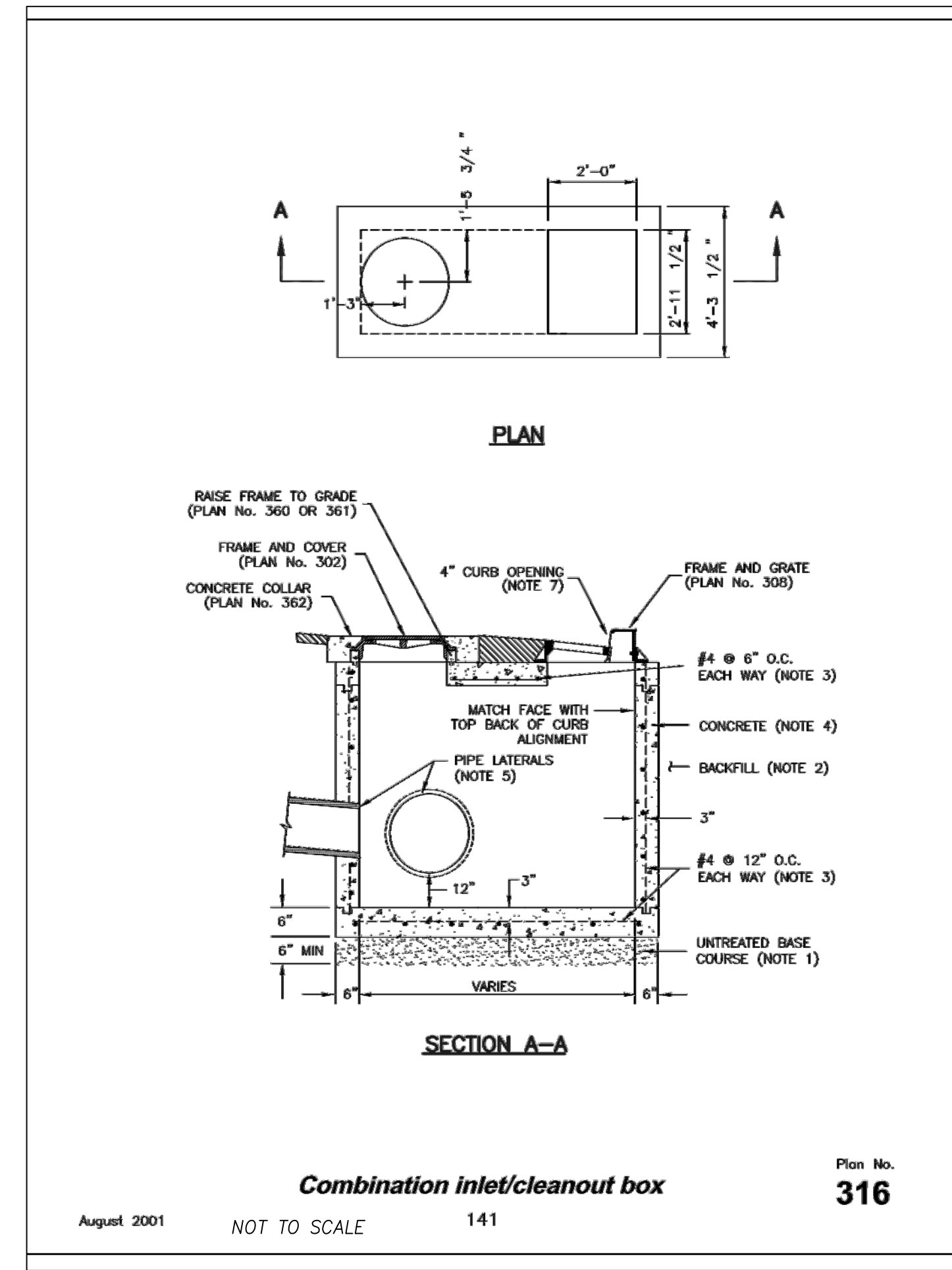
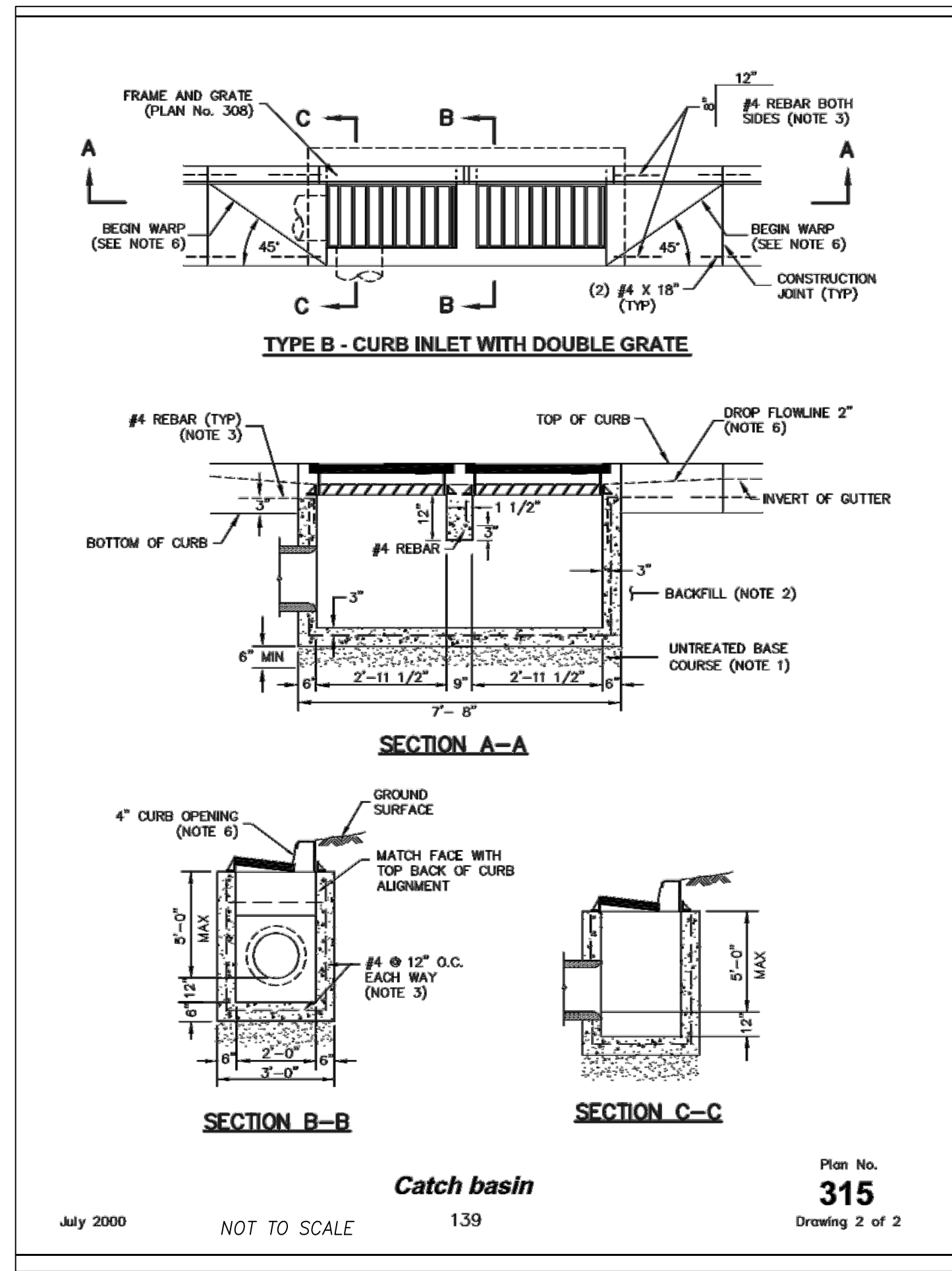
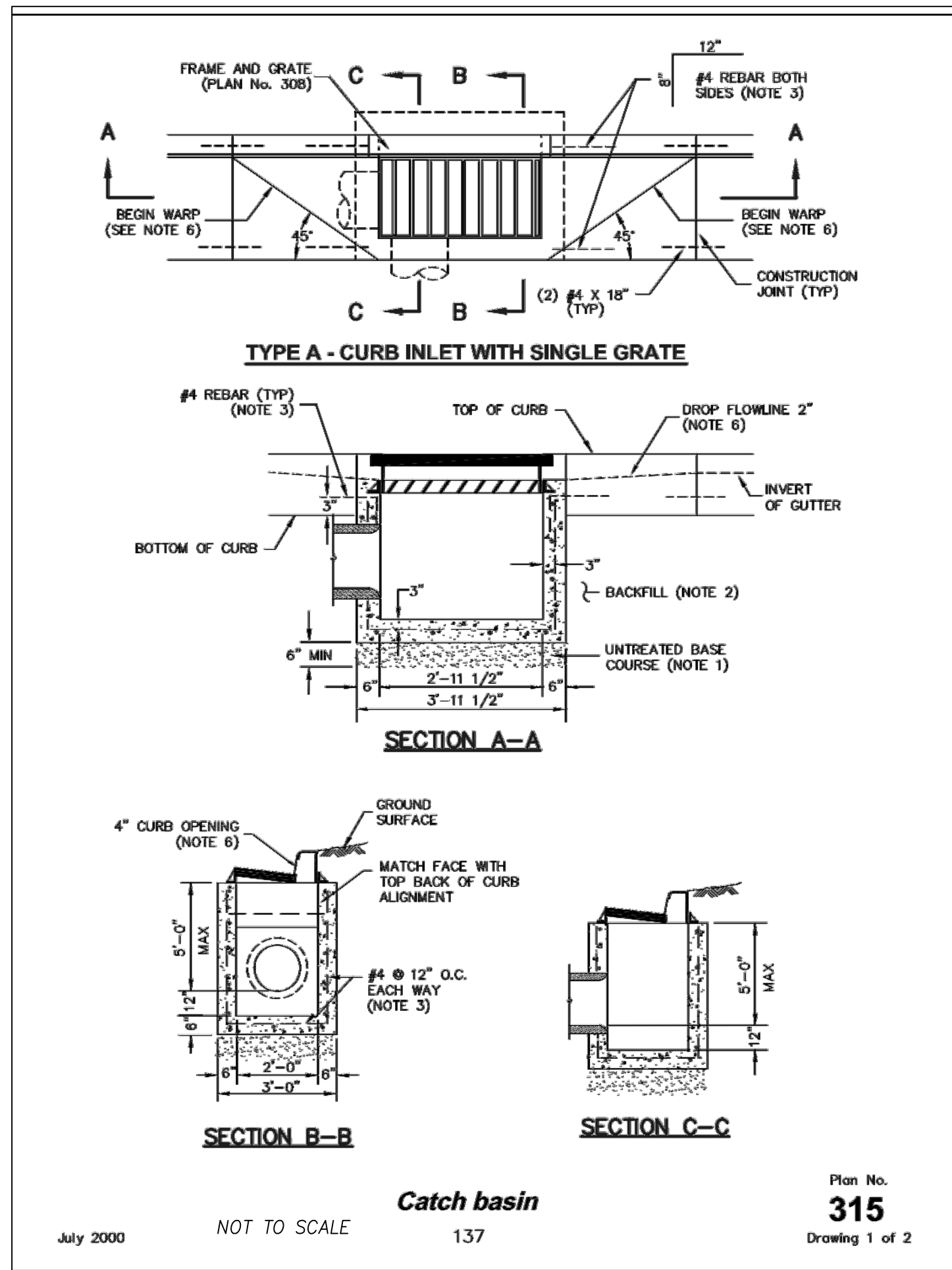
HEATHERWOOD PH3 TOWNHOMES
EAGLE MOUNTAIN
CULINARY WATER DETAILS

12-11-17

EAGLE MOUNTAIN CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. D3



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE:	6-1-16
SURVEY BY:	GPW
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

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 P.O. BOX 951005 SOUTH JORDAN, UT 84095
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HEATHERWOOD PH3 TOWNHOMES
 EAGLE MOUNTAIN
 STORM WATER DETAILS

12-11-17

EAGLE MOUNTAIN
 CITY

PRELIMINARY
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 CONSTRUCTION