

**Attachment - D**  
**Preliminary Plat**



Know what's below.  
Call before you dig.

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

# AUTUMN SKY TOWNHOMES

5390 WEST BALANCED ROCK LANE  
HERRIMAN, UTAH

## INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
C-100	SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN

FOR REVIEW  
NOT FOR CONSTRUCTION

DATE PRINTED  
November 14, 2022

### 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.

### DEVELOPER:

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

DAVID KILLPACK  
(801) 718-3222

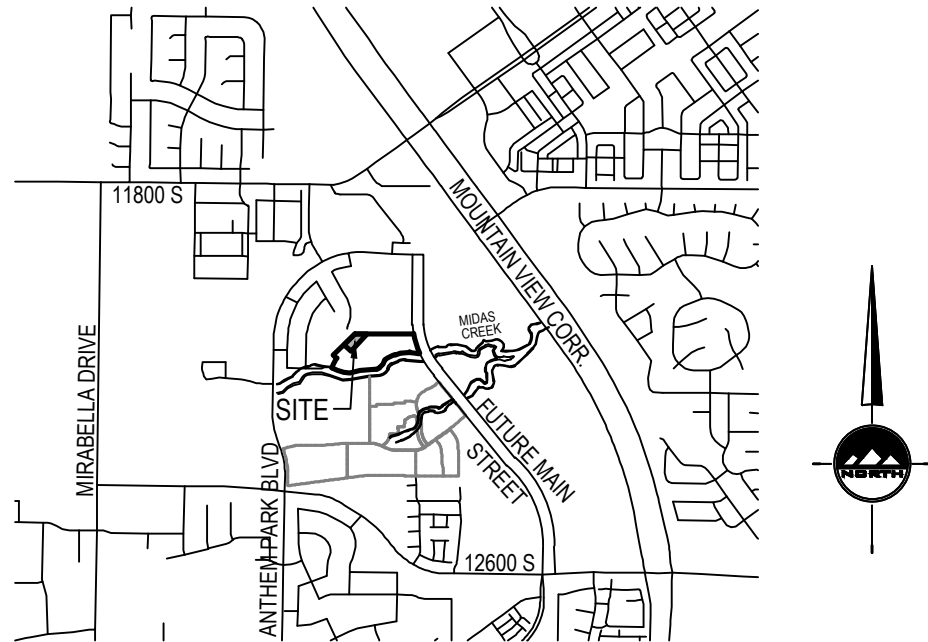
### NOTICE TO DEVELOPER/ CONTRACTOR

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.

### VICINITY MAP



NO SCALE

### GENERAL NOTES

- ALL WORK SHALL CONFORM TO HERRIMAN CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SOUTH QUARTER CORNER SECTION 26, T3S, R2W SALT LAKE BASE & MERIDIAN ELEV. = 4926.66.



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

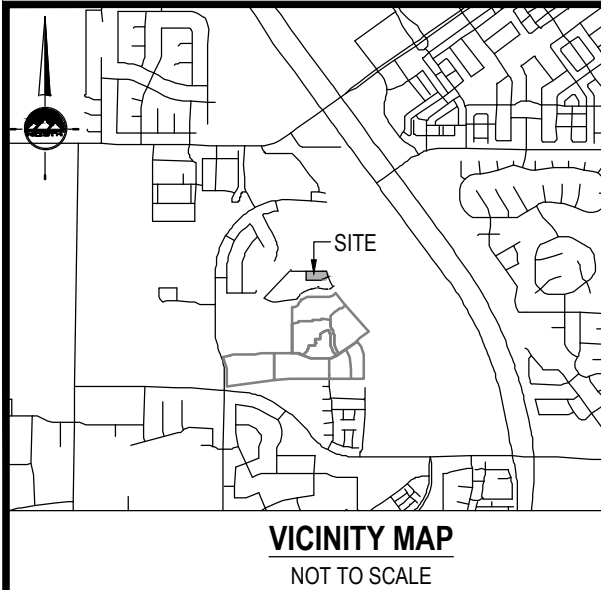
FOR:  
TRIUMPH DESIGN BUILD  
5151 SOUTH 900 EAST, SUITE 250  
SALT LAKE CITY, UTAH

CONTACT:  
DAVID KILLPACK  
PHONE: (801) 718-3222

AUTUMN SKY TOWNHOMES  
PHASE 2B AMENDED  
5390 WEST BALANCED ROCK LANE  
HERRIMAN, UTAH

COVER

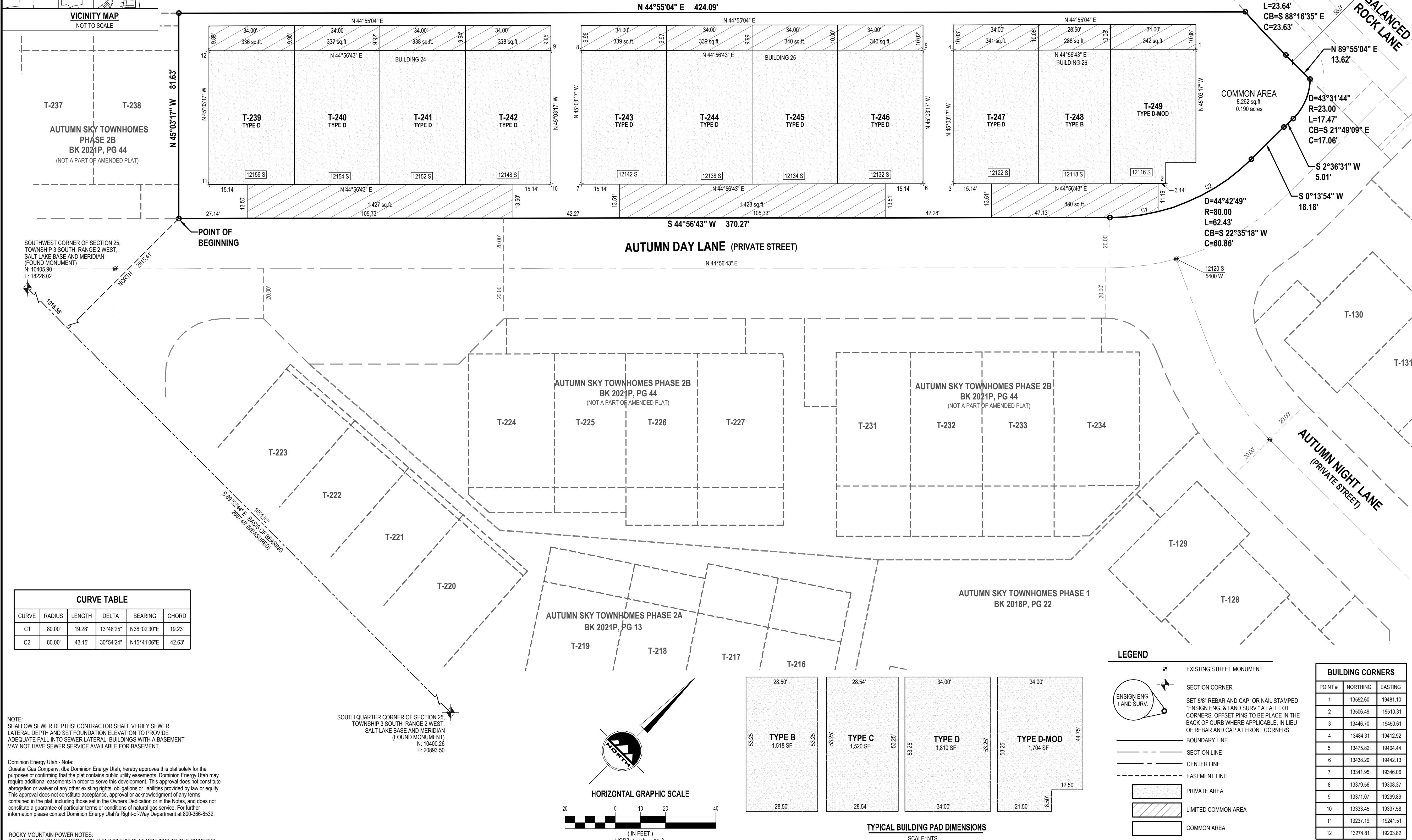
PROJECT NUMBER  
5971K  
PROJECT MANAGER  
JKF  
PRINT DATE  
2022-11-14  
DESIGNED BY  
JKF



# AUTUMN SKY TOWNHOMES PHASE 2B AMENDED

AMENDING UNITS 239 - 249, LIMITED COMMON AREA AND COMMON AREA OF  
AUTUMN SKY TOWNHOMES PHASE 2B  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

HERRIMAN CITY  
26-25-151-006



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	80.00'	19.28'	13°48'25"	N38°02'30"E	19.23'
C2	80.00'	43.15'	30°54'24"	N15°41'06"E	42.63'

NOTE:  
SHALLOW SEWER DEPTHS: CONTRACTOR SHALL VERIFY SEWER  
LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE  
ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT  
MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

Domion Energy Utah - Note:  
Questar Gas Company, d/b/a Domion Energy Utah, hereby approves this plat solely for the  
purposes of confirming that the plat contains public utility easements. Domion Energy Utah may  
require additional 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 acknowledgment of any terms  
contained in the plat, including those set in the Owners Dedication or in the Notes, and does not  
constitute a guarantee of particular terms or conditions of natural gas service. For further  
information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

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 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:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

DEVELOPER  
AUTUMN SKY TOWNHOMES, LLC  
5151 S. 900 E. STE. 250  
SALT LAKE CITY, UTAH 84117  
PHONE: 801.269.1508

RECORD OF SURVEY  
ROS NO.: S-2620-10-0784  
COUNTY SURVEYOR REVIEWER DATE

TABULATIONS	
TOTAL PLAT ACREAGE	0.808 ACRES
TOTAL UNIT ACREAGE	0.448 ACRES
TOTAL ACREAGE IN STREETS	0.000 ACRES
TOTAL ACREAGE IN COMMON AREA	0.190 ACRES
TOTAL ACREAGE LIMITED COMMON AREA	0.170 ACRES
NUMBER OF UNITS	11

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____ 20____ BY: SOUTH VALLEY SEWER DISTRICT.
SOUTH VALLEY SEWER DISTRICT MANAGER

HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____ 20____ BY: HEALTH DEPARTMENT.
DIRECTOR, SALT LAKE COUNTY HEALTH DEPARTMENT

CENTURYLINK COMMUNICATIONS
APPROVED THIS _____ DAY OF _____ 20____ BY: CENTURYLINK COMMUNICATIONS.
CENTURYLINK COMMUNICATIONS

COMCAST
APPROVED THIS _____ DAY OF _____ 20____ BY: COMCAST.
COMCAST

DOMINION ENERGY
APPROVED THIS _____ DAY OF _____ 20____ BY: DOMINION ENERGY.
DOMINION ENERGY

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____ 20____ BY: ROCKY MOUNTAIN POWER.
ROCKY MOUNTAIN POWER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____ 20____ BY: HERRIMAN PLANNING COMMISSION.
CHAIR, HERRIMAN PLANNING COMMISSION

HERRIMAN CITY MUNICIPAL WATER
APPROVED THIS _____ DAY OF _____ 20____ BY: HERRIMAN CITY MUNICIPAL WATER.
HERRIMAN CITY

HERRIMAN CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ HERRIMAN CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ 20____
HERRIMAN CITY ATTORNEY

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

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

BOUNDARY DESCRIPTION
A portion of Autumn Sky Townhomes Phase 2B subdivision, recorded February 12, 2021 in Book 2021P at Page 44 in the Office of the Salt Lake County Recorder, being more particularly described as follows:  Beginning at a point on the Northwesterly Right-of-Way Line of Autumn Day Lane, said point being South 89°52'44" East 1,016.56 feet along the section line and North 2,815.41 feet from the Southwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, (said Southwest Corner of Section 25 being South 00°04'36" West 5,289.65 feet from the Northwest Corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian); and running  thence North 45°03'17" West 81.63 feet to the northerly boundary line of said Autumn Sky Phase 2B subdivision; thence along said southerly boundary line the following three (3) courses: (1) North 44°55'04" East 424.09 feet; (2) Southeastery 23.64 feet along the arc of a 375.00 foot radius curve to the left (center bears North 03°31'45" East and the chord bears South 88°16'35" East 23.63 feet; (3) North 89°55'04" East 13.62 feet to the Westerly Right-of-Way Line of Autumn Day Lane; thence along said Westerly and Northwesterly Right-of-Way Line the following five (5) courses: (1) Southeastery 17.47 feet along the arc of a 23.00 foot radius curve to the right (center bears South 46°24'59" West and the chord bears South 21°49'09" East 17.06 feet with a central angle of 43°31'44"); (2) South 02°36'31" West 5.01 feet; (3) South 00°13'54" West 18.18 feet; (4) Southwestery 62.43 feet along the arc of a 80.00 foot radius curve to the right (center bears North 89°46'06" West and the chord bears South 22°35'18" West 60.86 feet with a central angle of 44°42'49"); (5) South 44°56'43" West 370.27 feet to the point of beginning.
Contains 35,195 Square Feet or 0.808 Acres and 11 Units

UTILITY DEDICATION
By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Herriman City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "COMMON AREA & LIMITED COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.
RESERVATION OF COMMON AREAS
By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.
OWNER'S DEDICATION
Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the <b>AUTUMN SKY TOWNHOMES PHASE 2B AMENDED</b> AMENDING UNITS 239 - 249, LIMITED COMMON AREA AND COMMON AREA OF AUTUMN SKY TOWNHOMES PHASE 2B do hereby dedicate the streets, easements and other public areas as indicated hereon for the perpetual use of the public. Pursuant to Code 10-3a-604d the owner hereby conveys the common area and private streets as indicated hereon to the Autumn Sky Townhome HOA. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____, A.D. 20____.
AUTUMN SKY TOWNHOMES, LLC
By: _____ Its: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH County of Salt Lake On the _____ day of _____, A.D. 20____, personally appeared before me _____, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a _____ of _____, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY. COMMISSION NUMBER: _____

AUTUMN SKY TOWNHOMES PHASE 2B AMENDED
AMENDING UNITS 239 - 249, LIMITED COMMON AREA AND COMMON AREA OF AUTUMN SKY TOWNHOMES PHASE 2B LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN HERRIMAN CITY, SALT LAKE COUNTY, UTAH
SALT LAKE COUNTY RECORDER
RECORDED # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER

# 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. **266882** 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.

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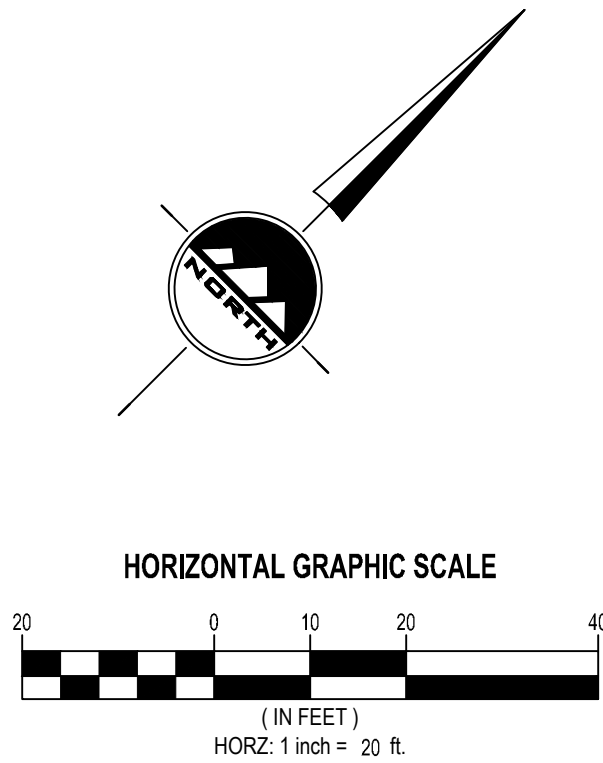
Contains 35,195 Square Feet or 0.808 Acres and 11 Units

A circular seal for a Professional Land Surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF UTAH" at the bottom. In the center, it reads "No. 266882", "PATRICK M. HARRIS", and "STATE OF UTAH".

DATE \_\_\_\_\_

PATRICK M. HARRIS  
P.L.S. 266882






BUILDING COUNT			
	3-PLEX	4-PLEX	TOTAL UNITS
PHASE 1	1	7	21
PHASE 2	3	10	49
TOTAL	4	17	80
26 TOTAL PARKING STALLS			

HERRIMAN CITY  
26-25-151-006



- GENERAL NOTES**
- ALL WORK TO COMPLY WITH HERRIMAN CITY STANDARDS AND SPECIFICATIONS.
  - 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.



**ENSIGN**  
THE STANDARD IN ENGINEERING

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

**LAYTON**  
Phone: 801.547.1100

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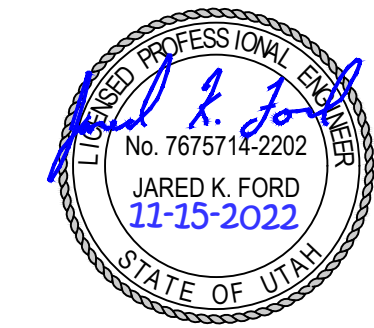
**RICHFIELD**  
Phone: 435.896.2983

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)

FOR:  
TRIUMPH DESIGN BUILD  
5151 SOUTH 900 EAST, SUITE 250  
SALT LAKE CITY, UTAH

CONTACT:  
DAVID KILLPACK  
PHONE: (801) 718-3222

**AUTUMN SKY TOWNHOMES  
PHASE 2B AMENDED**  
5390 WEST BALANCED ROCK LANE  
HERRIMAN, UTAH



SITE PLAN

PROJECT NUMBER  
5971K

PRINT DATE  
2022-11-14

PROJECT MANAGER  
JKF

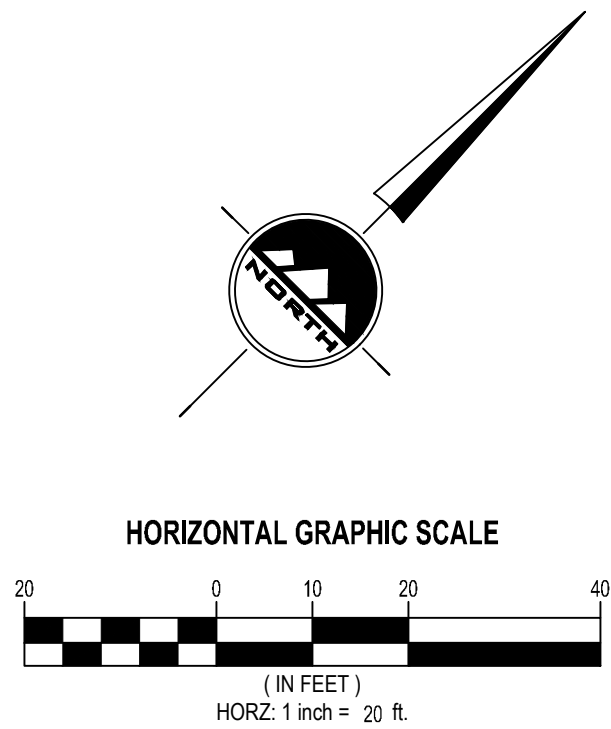
DESIGNED BY  
JKF

C-100

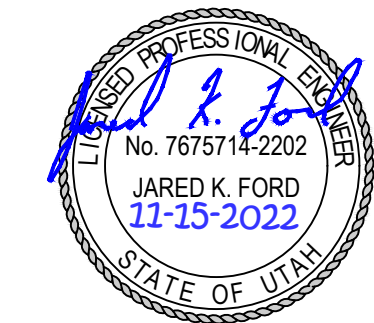


GENERAL NOTES

1. ALL WORK TO COMPLY WITH HERRIMAN CITY 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 HERRIMAN 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 MECHANICAL/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.
13. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
14. RCP CLIII STORM DRAIN LINE SHALL BE INSTALLED PER APWA STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
15. CATCH BASIN PER APWA STANDARD PLAN NO. 315 AND SPECIFICATIONS.
16. COMBINATION INLET/CLEANOUT BOX PER APWA STANDARD PLAN NO. 316 AND SPECIFICATIONS.
17. CLEANOUT BOX PER APWA STANDARD PLAN NO. 331 AND SPECIFICATIONS.



AUTUMN SKY TOWNHOMES  
PHASE 2B AMENDED  
5390 WEST BALANCED ROCK LANE  
HERRIMAN, UTAH



GRADING PLAN

PROJECT NUMBER 5971K  
PROJECT MANAGER JKJF  
PRINT DATE 2022-11-14  
DESIGNED BY JKJF

C-200

FOR:  
TRIUMPH DESIGN BUILD  
5151 SOUTH 900 EAST, SUITE 250  
SALT LAKE CITY, UTAH  
CONTACT:  
DAVID KILLPACK  
PHONE: (801) 718-3222

WWW.ENSIGNENG.COM

SANDY  
45 W 10000 S, Suite 500  
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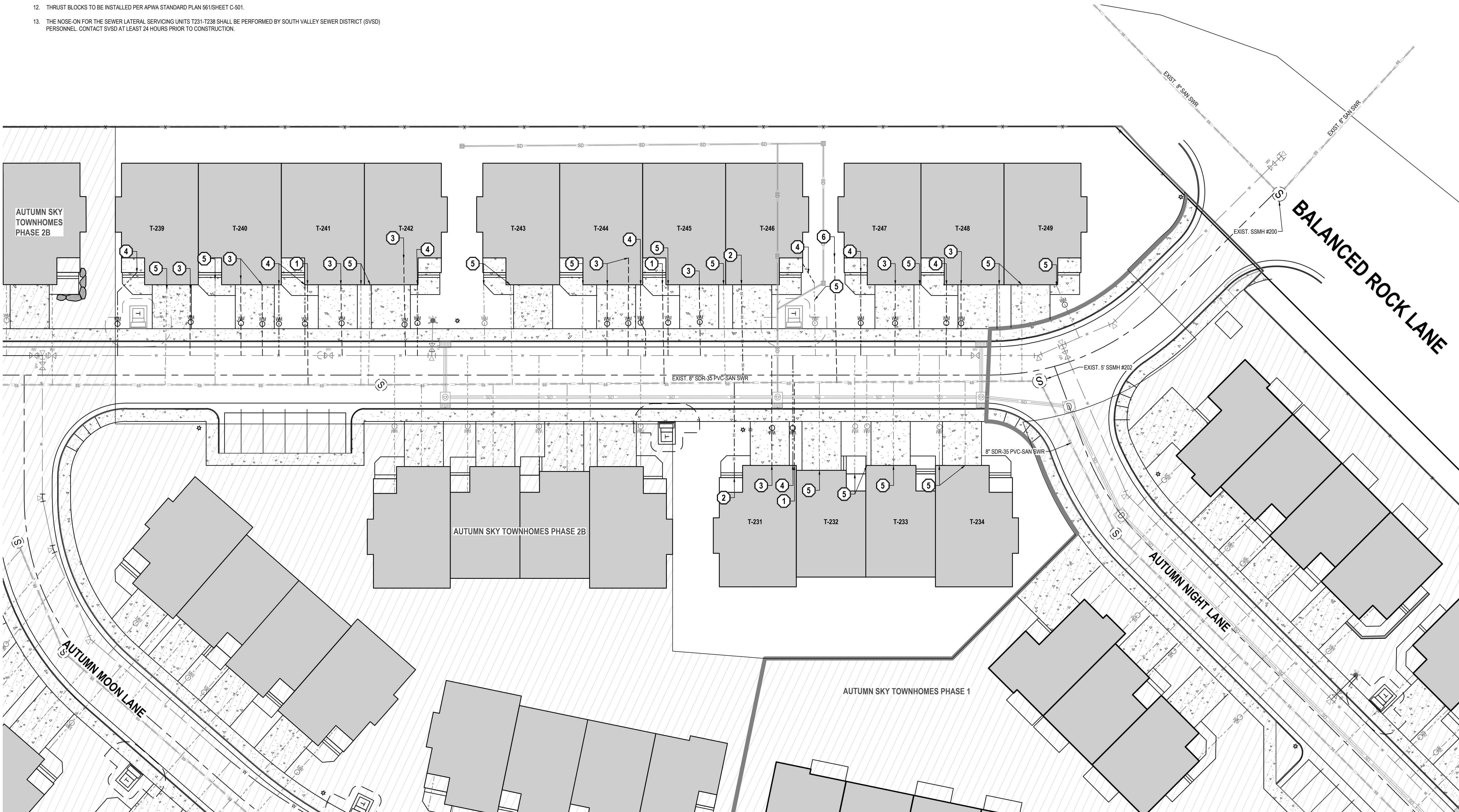
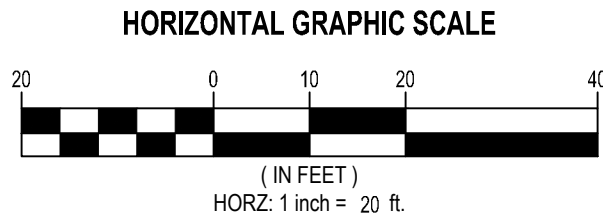
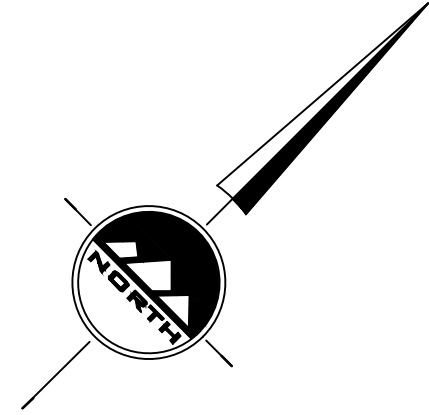
GENERAL NOTES

- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
- DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- 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.
- THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
- NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
- THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
- THRUST BLOCKS TO BE INSTALLED PER APWA STANDARD PLAN 561/SHEET C-501.
- THE NOSE-ON FOR THE SEWER LATERAL SERVICING UNITS T231-T238 SHALL BE PERFORMED BY SOUTH VALLEY SEWER DISTRICT (SVSD) PERSONNEL. CONTACT SVSD AT LEAST 24 HOURS PRIOR TO CONSTRUCTION.

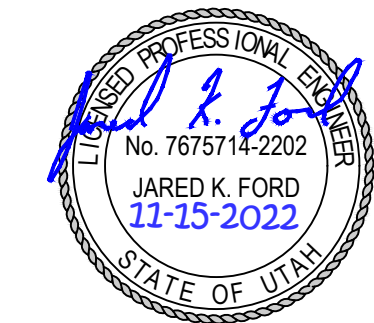
SCOPE OF WORK:

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

- REMOVE AND RELOCATE EXISTING SANITARY SEWER LATERAL.
- SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER SOUTH VALLEY SEWER DISTRICT STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
- REMOVE AND RELOCATE EXISTING WATER SERVICE LATER AND WATER METER.
- NEW OR RELOCATED  $\frac{3}{4}$ " CULINARY WATER SERVICE LATERAL AND WATER METER PER HERRIMAN CITY STANDARDS AND SPECIFICATIONS.
- PRESERVE AND PROTECT ALL EXISTING IMPORVEMENTS UNLESS OTHERWISE NOTED.
- CAP AND ABANDON EXISTING SEWER LINE PER SVSD STANDARDS.
- CAP AND ABANDON OR RELOCATE EXISTING WATER LINE PER HERRIMAN CITY STANDARDS.



**AUTUMN SKY TOWNHOMES  
PHASE 2B AMENDED**  
5390 WEST BALANCED ROCK LANE  
HERRIMAN, UTAH



UTILITY PLAN

PROJECT NUMBER  
5971K  
PROJECT MANAGER  
JKF

PRINT DATE  
2022-11-14  
DESIGNED BY  
JKF

C-300

**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:  
TRIUMPH DESIGN BUILD  
5151 SOUTH 900 EAST, SUITE 250  
SALT LAKE CITY, UTAH

CONTACT:  
DAVID KILLPACK  
PHONE: (801) 718-3222