

Attachment A

Application



Preliminary Subdivision Plat Application

SUBDIVISION INFORMATION			
Property Address: 13752 ^s 7300 ^w Herriman UT. 84096			
Parcel Numbers: 32-04-276-025-0000			
<input type="checkbox"/> New Lots/Units	1	Number of lots/units	Total Acres: .99 Acre
<input type="checkbox"/> Plat Amendment		Number of new lots/units	
Name of Proposed Subdivision: Palmer D. Subdivision			
APPLICANT INFORMATION			
Name of Applicant: Palmer Helsten			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]			
Applicants Affiliation with the Subject Property:			
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Engineer	<input type="checkbox"/> Architect	<input type="checkbox"/> Other
Engineer: (if not listed above)			
Email of Engineer:		Phone of Engineer:	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above)			
Email of Owner:		[REDACTED]	
OFFICE USE ONLY			
Date Received: 6-14-2022	Received By: MDM	File Number: 52022-090	Fee: \$310-
Zone: A-1	Assigned Planner:		Receipt # 1189227

APPLICANT'S AFFIDAVIT

State of Utah)
City of Herriman)

I (we), Palmer Helsten, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed

Palmer Helsten

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this 9th of March, in the year 20 21, before me Jake Barlow JB, personally appeared Palmer Helsten, proved to me through satisfactory evidence of identification, which was Utah DL, to be the person whose name is signed on the preceding document in my presence.

Notary Signature



*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property at _____ Herriman, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Boards considering this application.


Signed _____

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this _____ of _____, in the year 20 _____, before me _____, personally appeared _____, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding document in my presence.

Notary Signature



Preliminary Plat Checklist		City Use Only	
Applicant Submitted		Accepted	N/A Initials
Initial <u>PH</u>	Preliminary Plat Application, including the appropriate fee		
Initial <u>PH</u>	Existing Conditions Inventory (Land Development Code 10-17-4)		
	Preliminary plat submittal information (Land Development Code 10-5-15), which includes:		
Initial <u>PH</u>	The boundary lines and legal description of the property to be subdivided, with all dimensions shown		
Initial <u>PH</u>	The location of existing permanent buildings and structures, on or within 50 feet of the proposed subdivision		
Initial <u>PH</u>	The layout of streets showing location, widths, and other dimensions of proposed streets (designated by actual or proposed names and numbers), crosswalks, alleys, easements, and streetlights		
Initial <u>PH</u>	The layout, numbers, and typical dimensions of lots		
Initial _____	Land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision		
Initial <u>PH</u>	Minimum building setback lines		
Initial <u>PH</u>	Easements proposed for water, sewer, drainage, utility lines, and other purposes		
Initial <u>PH</u>	The location of the subdivision as it relates to any associated lot owned by the applicant, including a sketch of the prospective future street system on any unplatted portion of the property, and the street system proposed within the subdivision in accordance with the future street system of the surrounding area and the general plan		
Initial <u>PH</u>	The boundary lines of adjacent unsubdivided land within 100 feet of the property proposed for subdivision, showing ownership and property monuments		
Initial <u>PH</u>	A vicinity map of the subdivision, drawn at a scale of 500 feet to the inch, showing all lots and streets in the subdivision, and all abutting streets with street names		
Initial <u>PH</u>	The names and addresses of the applicant, the engineer or surveyor of the subdivision, and the owners of land immediately adjoining the subdivision		
Initial <u>PH</u>	A contour map at intervals of at least two feet, showing all unusual topographic features with verification by a qualified engineer or land surveyor		
Initial <u>PH</u>	The location of existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply mains, and culverts and other utilities within the property or within 100 feet thereof, indicating pipe sizes, grades, and manholes		
Initial <u>PH</u>	The location, widths, and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots with the size and buildable area of each proposed lot in square footage and proper labeling of spaces to be dedicated to the public		



Applicant Submitted		Accepted	N/A Initials
Initial <u>P.H.</u>	The location, principal dimension, and names of all existing and recorded streets, alleys, and easements, both within the proposed subdivision and within 100 feet of the boundary thereof, showing whether recorded or claimed by usage		
Initial <u>P.H.</u>	The location and dimensions to the nearest existing benchmark or monument, and section line		
Initial <u>P.H.</u>	The location and principal dimensions of all water courses, public utilities, and other features and existing structures on the land adjacent to the proposed subdivision, including railroads, power lines, and topography		
Initial <u>P.H.</u>	The location of existing bridges, culverts, surface or subsurface drainage channels, utilities, buildings or other structures, pumping stations, or appurtenances, within the subdivision or within 200 feet thereof, and all known wells or springs, and location of any 100-year flood plain as delineated by the Federal Emergency Management Agency		
Initial <u>P.H.</u>	Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants		
Initial <u>P.H.</u>	A plan showing how the applicant proposes to handle storm water drainage for an event with a 100-year return interval, as determined by the city engineer		
Initial <u>P.H.</u>	A plan for providing street lighting in the subdivision		
Initial <u>P.H.</u>	Plans showing any required landscaping and/or parkstrip tree planting		
Initial <u>P.H.</u>	A soil erosion and sedimentation control plan prepared by a registered civil engineer; if the site requires substantial cutting, clearing, grading, or other earthmoving operations in the construction of improvements if required by the city engineer		
	The following documents:		
Initial <u>P.H.</u>	Certification of to the accuracy of the preliminary plat by the land owner		
Initial <u>P.H.</u>	Certification of the accuracy of the preliminary plat and any traverse to permanent survey monuments by a land surveyor registered to practice in the State of Utah		
Initial <u>P.H.</u>	Copies of any agreements with adjacent property owners relevant to the proposed subdivision		
Initial <u>P.H.</u>	A geologic hazards, geotechnical, and/or soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with city standards and specifications, if required by the city engineer		
Initial <u>P.H.</u>	Evidence that all utilities and services will be available for the subdivision		
Initial <u>P.H.</u>	A traffic report prepared by a qualified traffic engineer, if required by the city engineer;		
Initial <u>P.H.</u>	Evidence of compliance with other applicable federal, state and local laws and regulations, if requested by the community development director		
Initial <u>P.H.</u>	A copy of proposed protective covenants, if subsurface drains or common open space are to be located within the subdivision		
Initial <u>P.H.</u>			



Preliminary Plat Process

- 1 A pre-application meeting is not required prior to submitting an application, but is highly recommended. Pre-application meetings are held on Tuesday afternoons, as needed.
- 2 Following the submission of all required documents, the complete application will be distributed to City department heads and any government departments or agencies deemed appropriate. The City shall have at least 14 days to review the application prior to scheduling a Development Review Conference (DRC).
- 3 The Planning Department will schedule a Development Review Conference (DRC) with the developer, engineer, and department heads. The DRC will review the preliminary plat application for compliance with applicable approval requirements. DRC's are held on Wednesdays at 9:00am at Herriman City Hall (5355 W. Herriman Main Street). The applicant will receive written minutes of all DRC comments.
- 4 The developer shall contact the Community Development Coordinator at the City to schedule a neighborhood meeting. A neighborhood meeting must be held prior to being placed on the Planning Commission Agenda.
- 5 The Planning Commission will schedule and hold a public hearing on the proposed preliminary plat application. A 10-day notice is mailed by the City to all affected entities. Public hearings are held at Herriman City Hall. Before approval or disapproval of the preliminary plat, the Planning Commission may reasonably require the applicant to provide additional information, data, or studies as may be needed to determine compliance with approval requirements.
- 6 Following the public hearing, the Planning Commission may approve, approve subject to conditions, or disapprove the preliminary plat based on written findings and recommendations regarding compliance with approval requirements.
- 7 After receiving Planning Commission approval, the developer submits a Final Plat Application to the Engineering Department for review and approval. This shall include a full set of engineered drawings compliant with the Herriman City Land Development Code and Engineering Standards.
- 8 Staff will then review and approve the final plat application. No further Planning Commission or City Council meetings are required.

All information should be submitted electronically to planning@herriman.org.

For questions regarding submittal requirements or process, please contact the Planning Department at 801-446-5323, or email planning@herriman.org.

Herriman City

5355 W Herriman Main St

Herriman, UT 84096

801.446.5323

Receipt No: 1189227

Receipt Date: 06/14/2022

Timestamp: 06/14/2022 12:56 PM

Payor: Palmer Helsten

217 Zoning Land Use Fees	310.00
Subdivision Application Fee	
	<hr/>
	\$310.00

Credit Card - In House 033523	\$310.00
Tendered Amount:	\$310.00
Cash Back:	\$0.00
Total Applied:	\$310.00

Property Address 13752^s 7300^w HERRIMAN UT, 84096

ACRES 2.50

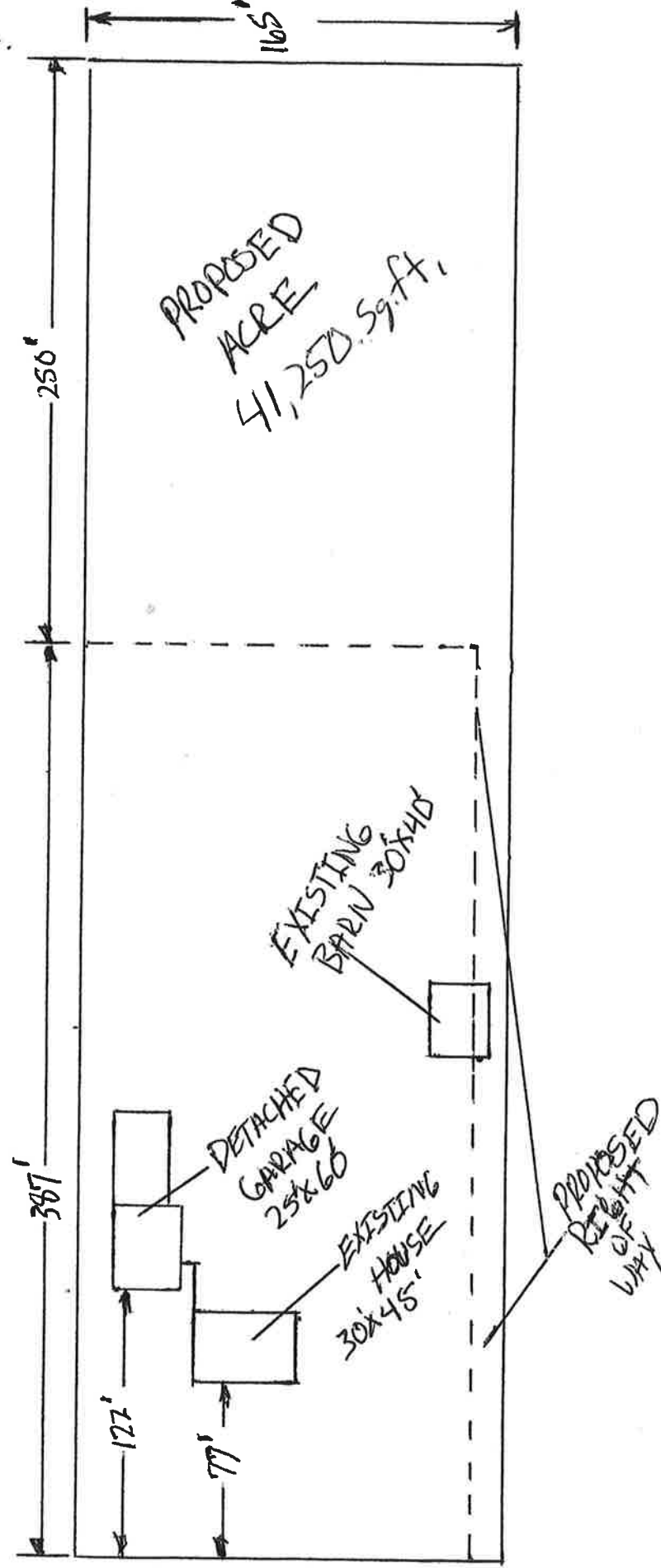
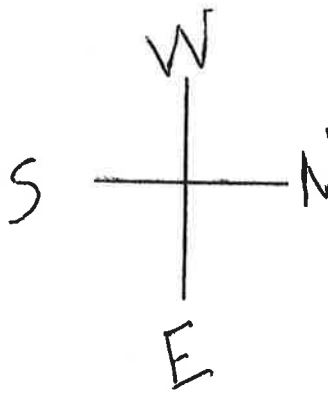
ABOVE SQ. FT. 1440

TAX AREA 70

TYPE III S.F.R.

Parcel # 32-09-776-025-0000

SITE PLAN



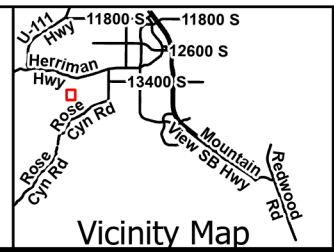
7300 W

Attachment B

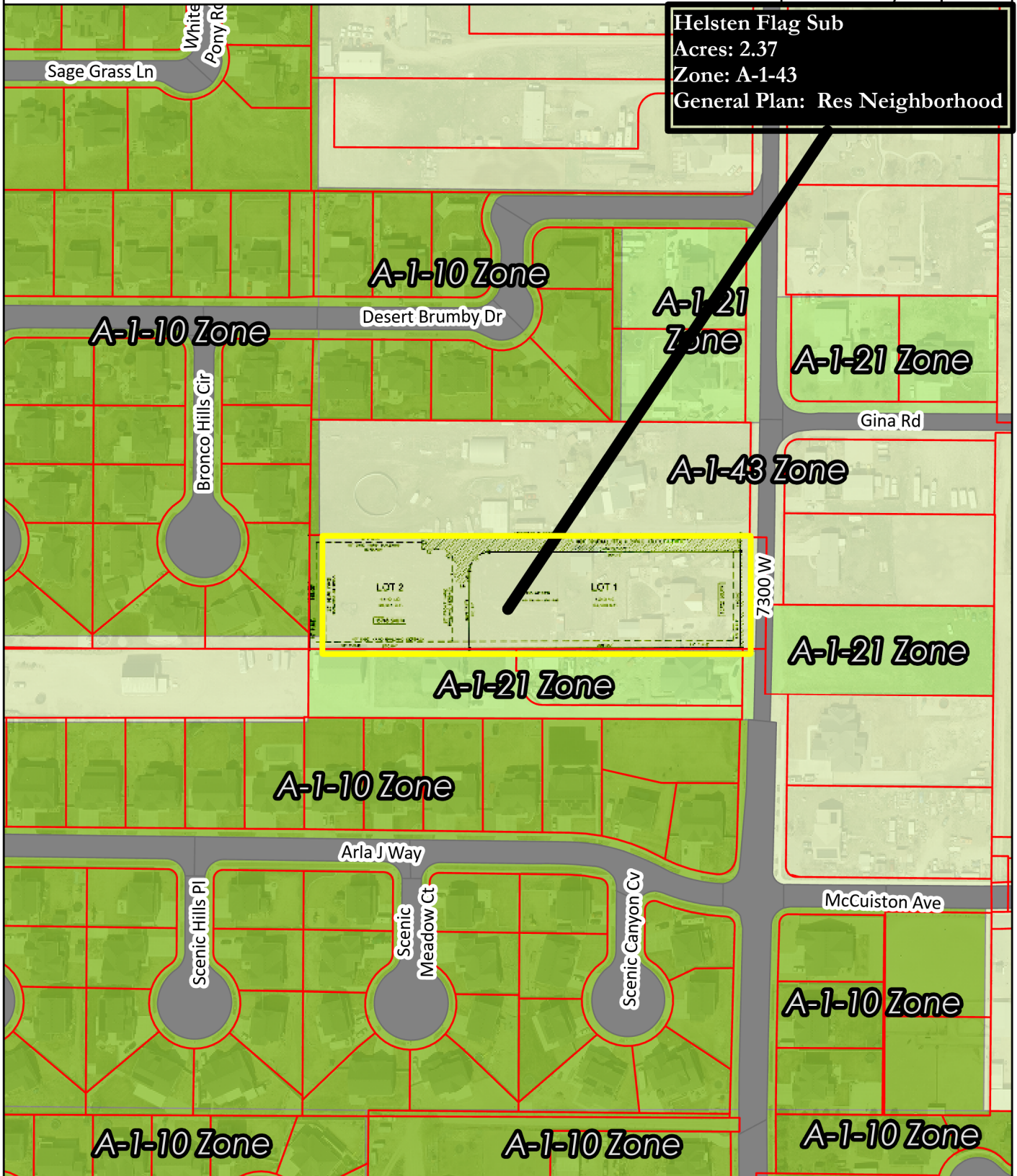
Vicinity Map

Helsten Flag Lot Sub

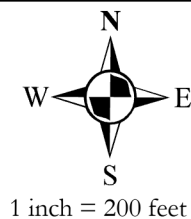
13752 S 7300 West



Helsten Flag Sub
Acres: 2.37
Zone: A-1-43
General Plan: Res Neighborhood



Herriman Planning & Zoning



Attachment C

Preliminary Plat

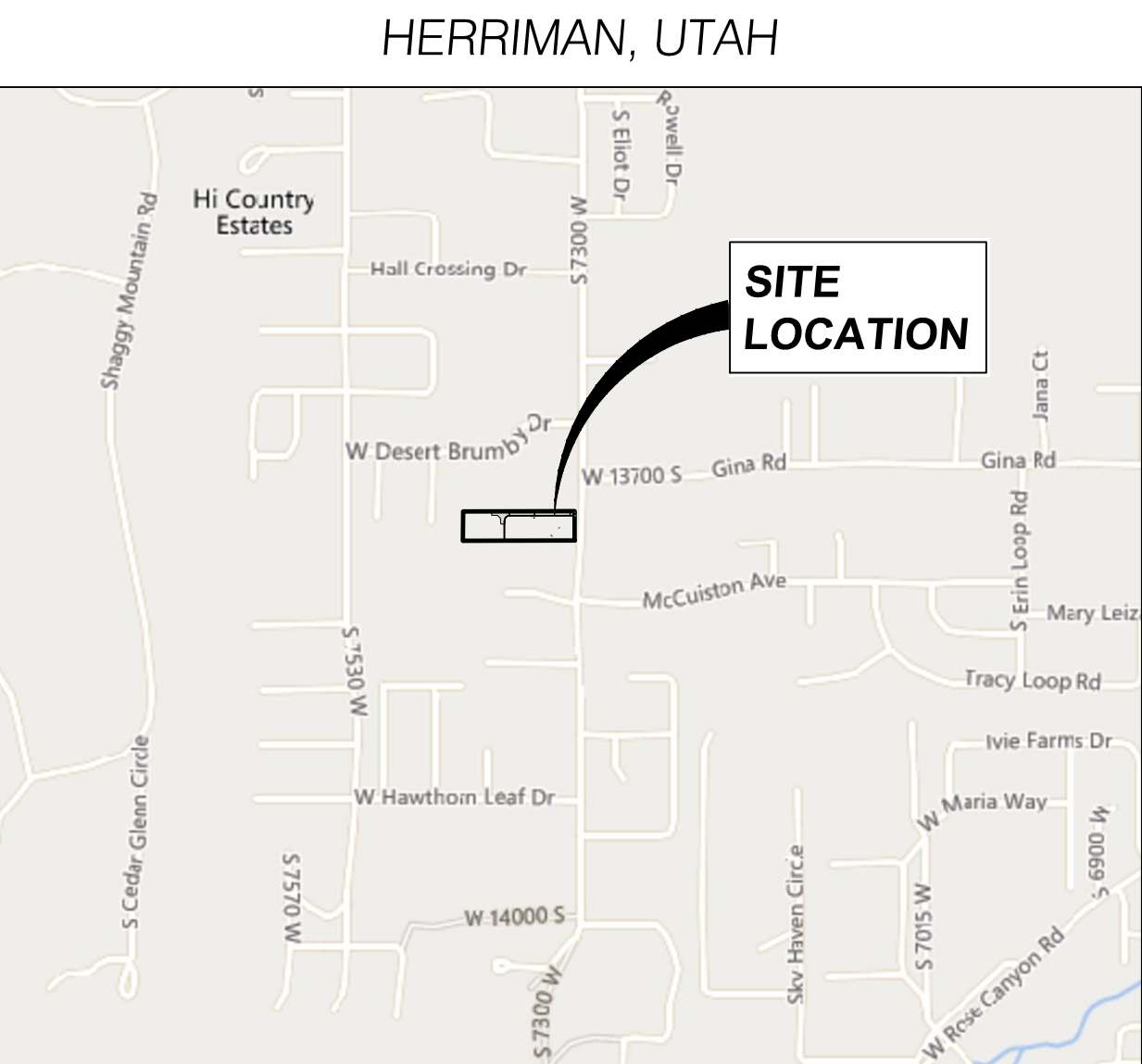
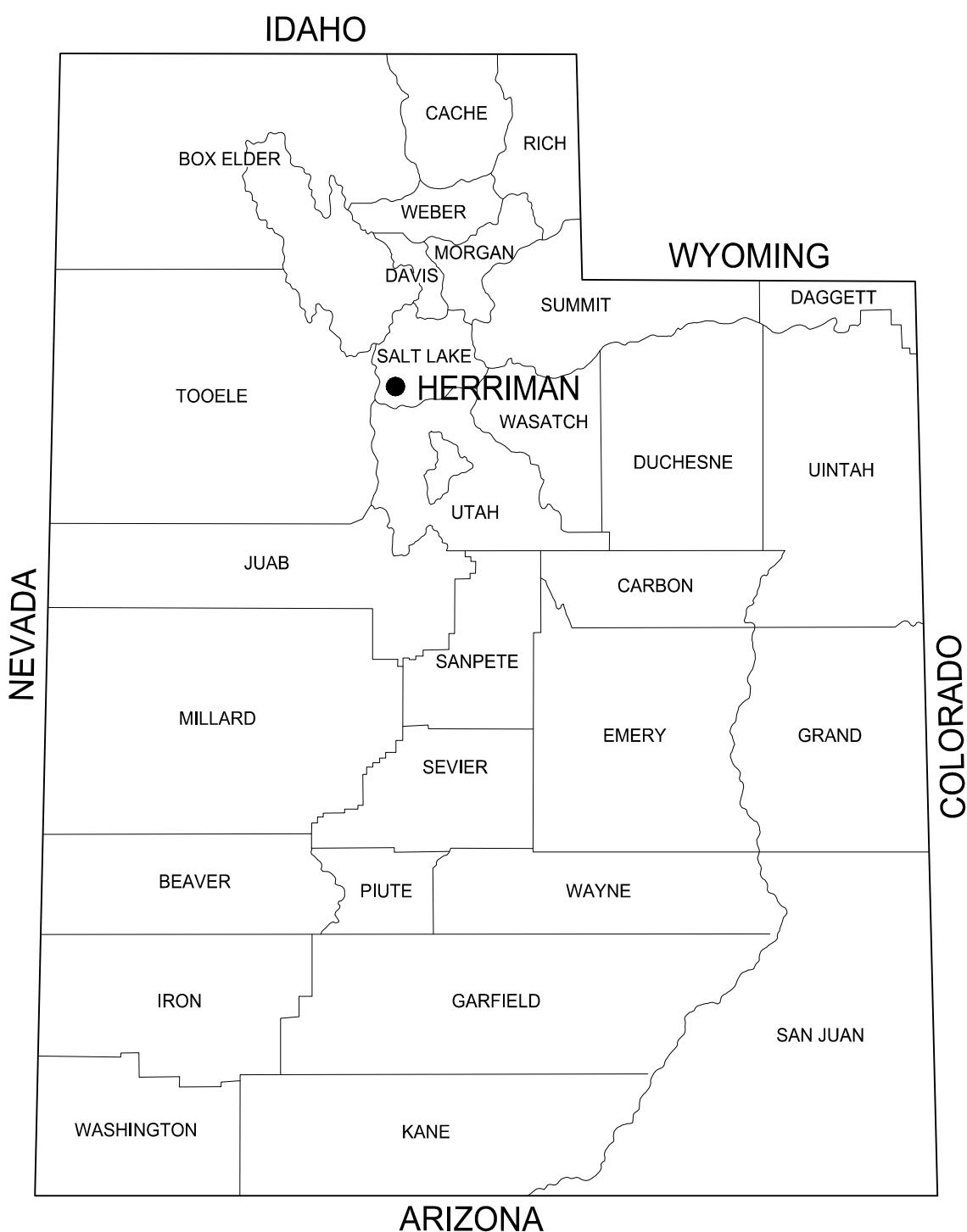
CONSTRUCTION PLANS FOR

HELSTEN SUBDIVISION PLAT A

A RESIDENTIAL SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SLB&M
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

DECEMBER 2022



NOTES:

- ALL CONSTRUCTION IS TO BE DONE PER THE HERRIMAN CITY PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS.
- GRADING FOR EACH LOT SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO RETAIN STORMWATER RUNOFF ON-SITE IN ACCORDANCE WITH HERRIMAN CITY'S STANDARDS AND SPECIFICATIONS.

AREA TABULATION

TOTAL ACRES	2.500 ACRES
TOTAL LOT ACRES	2.375 ACRES
RIGHT OF WAY AREA	0.125 ACRES
AVERAGE LOT SIZE	1.188 ACRES
NUMBER OF LOTS	2

INDEX OF PLAN SHEETS

C001	COVER SHEET
	SUBDIVISION PLAT
C002	GENERAL NOTES
C101	SITE / UTILITY PLAN
C102	GRADING / DRAINAGE PLAN
C103	STORMWATER MANAGEMENT PLAN
C501	STANDARD DETAILS
C502	STANDARD DETAILS

DEVELOPER
PALMER HELSTEN
13752 S 7300 W
HERRIMAN CITY, UT 84096
TEL: 801-898-2714



ENGINEER

SURVEYOR

LEGACY
ENGINEERING AND SURVEYING, LLC

PO BOX 374
ANNABELLA, UTAH 84711
TEL: (801) 420-2180

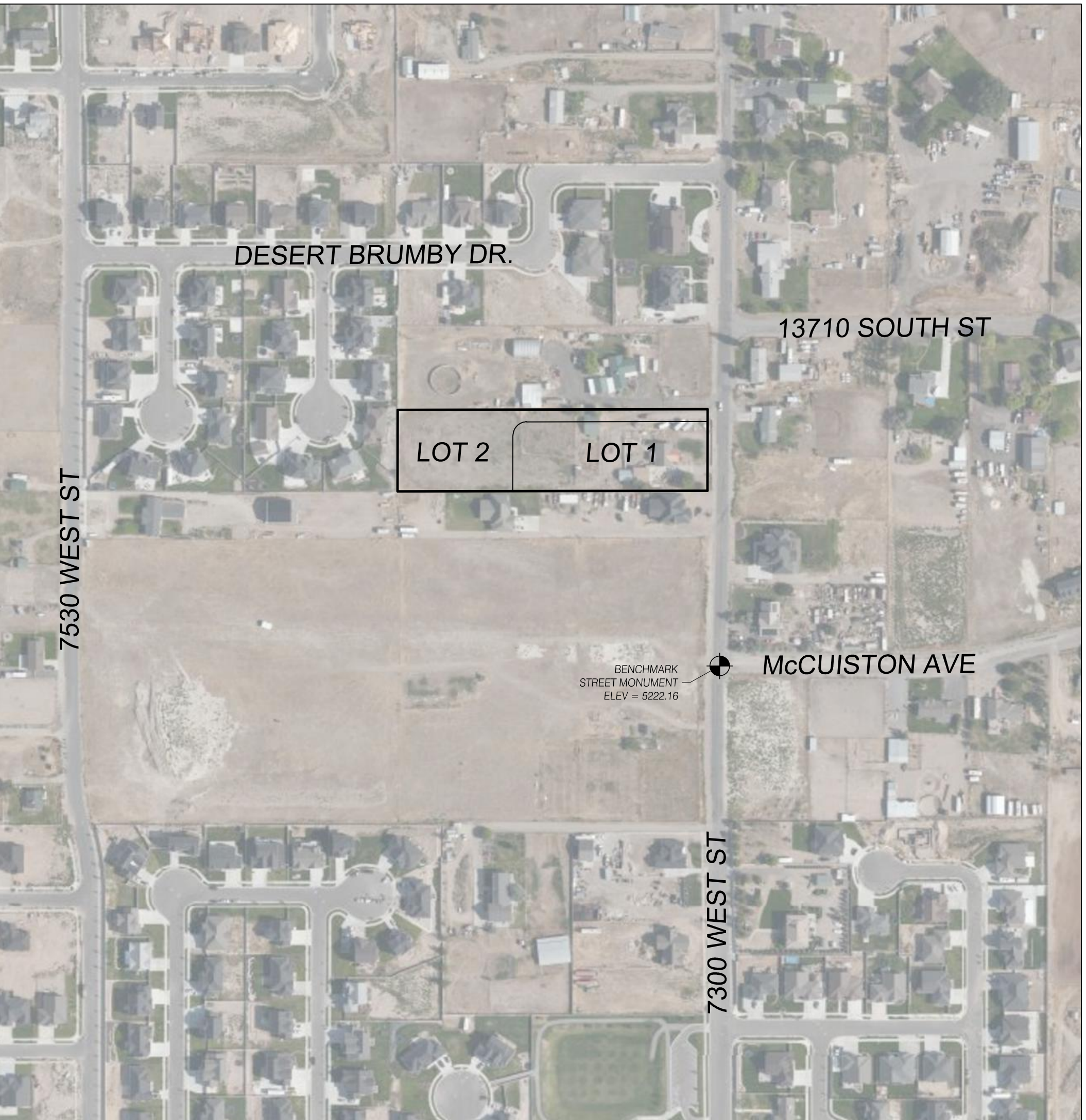


PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

EXISTING FEATURES	
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CULINARY WATER LINE
	CULINARY WATER VALVE
	OVERHEAD POWER LINE
	NATURAL GAS LINE
	IRRIGATION LINE
	STORM DRAIN
	FENCE LINE
	DRAINAGE CULVERT
	CONCRETE SURFACING (SIDEWALK, CURB, GUTTER, ETC.)
	EDGE OF CONCRETE
	EDGE OF ASPHALT SURFACING
	FIRE HYDRANT
	WATER METER
	STRUCTURE
PROPOSED FEATURES	
	SANITARY SEWER LINE
	CULINARY WATER LINE
	CULINARY WATER VALVE
	FIRE HYDRANT
	NATURAL GAS LINE
	IRRIGATION LINE
	DRAINAGE CULVERT
	EDGE OF CONCRETE
	CULINARY WATER METER
	CONCRETE SURFACING
	ASPHALT SURFACING
	STREET LIGHT

PROJECT BENCHMARK:

BRASS CAP MONUMENT LOCATED AT THE INTERSECTION OF McCUISTON AVE.
AND 7300 WEST STREET
ELEVATION = 5222.16



VERIFY SCALE BAR IS ONE INCH IN ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		BY
		REVISION
		DATE
		NO.
DESIGN T. HANSEN	DRAWN T. HANSEN	CHECK E. HANSEN
APPROV T. HANSEN		
PO BOX 374 ANNABELLA, UTAH 84711 TEL: (801) 420-2180		
<div><div><div>LEGACY</div><div>ENGINEERING AND SURVEYING, LLC</div></div></div>		
HELSTEN SUBDIVISION PLAT A HERRIMAN, UTAH		
COVER SHEET		
PROJ	22-050	
DATE	12-28-2022	
SHEET	C001	










LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 4,
TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
CITY OF HERRIMAN, SALT LAKE COUNTY, UTAH.



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	43.83'	28.00'	39.49'	N45°02'25"E	89°41'00"
C2	44.14'	28.00'	39.71'	S44°57'35"E	90°19'00"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	20.00'	S0°07'05"E
L2	21.73'	N89°52'55"E
L3	21.85'	S0°11'55"W
L4	20.00'	S89°48'05"E
L5	17.27'	N0°11'55"E

LEGEND:

-  FOUND SECTION CORNER MONUMENT
(BRASS CAP)
-  PROPERTY CORNER (SET 5/8" X 24" BAR AND CAP)
PLASTIC CAP STAMPED ALS, INC. PLS # 376079
-  CALCULATED POINT (NOT FOUND/SET)
-  PROPERTY BOUNDARY
-  SECTION LINE
-  DEED LINE/PLATTED LOT LINE
-  RIGHT-OF-WAY LINE
-  PUBLIC UTILITIES EASEMENT LINE
-  INTERIOR LOT LINE



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

DEVELOPER/OWNER

PALMER D. HELSTEN
13752 SOUTH 7300 WEST
HERRIMAN CITY, UTAH 84096
TEL: 801-898-2714

DATE: NOVEMBER 20, 2022

TABULATIONS:

1. TOTAL PLAT ACREAGE	108,899 S.F.	=	2.500 ACRES
2. TOTAL LOT ACREAGE	103,454 S.F.	=	2.375 ACRES
3. TOTAL ACREAGE IN STREETS	5,445 S.F.	=	0.125 ACRES
4. TOTAL ACREAGE IN OPEN SPACE	0	=	ACRES
5. AVERAGE LOT SIZE	1.1875	=	ACRES
6. NUMBER OF LOTS	2		

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE NO. 376079, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE CENTERLINE OF 7300 WEST STREET (7300 WEST STREET BEING A 66 FOOT WIDE RIGHT-OF-WAY FOR UTILITY AND ROADWAY PURPOSES), LOCATED IN HERRIMAN CITY, UTAH, SAID POINT BEING 2237.13 FEET S01°15'55"W ALONG THE SECTION LINE AND 660.0 FEET S89°52'55"W FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 4, SAID POINT BEING THE REAL POINT OF BEGINNING, THENCE S01°15'55"W 165.00 FEET ALONG THE CENTERLINE OF SAID 7300 WEST STREET, THENCE S89°52'55"E 660.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 4, THENCE A RECORDED SUBDIVISION, THENCE N01°15'55"E 165.00 FEET ALONG THE EAST LINE OF MUSTANG MEADOWS AMENDED, A RECORDED SUBDIVISION, THENCE N89°52'55"E 660.00 FEET ALONG THE SOUTH LINE OF ROBINSON ESTATES, A RECORDED SUBDIVISION, TO THE POINT OF BEGINNING.

CONTAINING 2.500 ACRES OF LAND (108,899 S.F.).

CONTAINING 2 LOTS TOTAL.

BASIS OF BEARINGS = S0°11'55"W ALONG THE EAST LINE OF SAID SECTION 4.

KNOWN ALL MEN BY THESE PRESENTS THAT _____, THE _____
UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE
SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE _____

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D., 20____

PALMER D. HELSTEN

STATE OF UTAH : S.S.
COUNTY OF SALT LAKE :

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____,
PERSONALLY APPEARED _____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE EXECUTED
THE SAME.

NOTARY PUBLIC

SCALE: 1" = 40 FEET

SHEET 1 OF 1

CENTURY LINK COMMUNICATION APPROVED THIS _____ DAY OF _____ A.D. 20_____.		COMCAST APPROVED THIS _____ DAY OF _____ A.D. 20_____.		DOMINION ENERGY APPROVED THIS _____ DAY OF _____ A.D. 20_____.		ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D. 20_____.		HERRIMAN CITY APPROVED THIS _____ DAY OF _____ A.D. 20_____.		HERRIMAN CITY MUNICIPAL WATER APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY HERRIMAN CITY MUNICIPAL WATER		CHECKED FOR ZONING ZONE: _____ DATE: _____ AREA: _____ WIDTH: _____ NAME: _____	
CENTURY LINK		COMCAST		DOMINION ENERGY COMPANY		ROCKY MOUNTAIN POWER		ATTEST: _____ RECORDER _____ PLANNING DIRECTOR _____		_____ HERRIMAN CITY			
SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE SOUTH VALLEY SEWER DISTRICT.		PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE HERRIMAN CITY PLANNING COMMISSION.		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.		APPROVED AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20_____ BY THE HERRIMAN CITY ATTORNEY.		SALT LAKE VALLEY HEALTH DEPARTMENT APPROVAL APPROVED THIS _____ DAY OF _____ A.D. 20_____ BY THE SALT LAKE VALLEY HEALTH DEPARTMENT.		RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE \$ _____ SALT LAKE COUNTY RECORDER _____			
SOUTH VALLEY SEWER DISTRICT, MANAGER		CHAIR, HERRIMAN CITY PLANNING COMMISSION		DATE _____ HERRIMAN CITY ENGINEER _____		HERRIMAN CITY ATTORNEY _____		SALT LAKE VALLEY HEALTH DEPARTMENT _____					

NOTES:

1.

PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT HERRIMAN CITY TO SET UP AND HOLD A PRE-CONSTRUCTION CONFERENCE.

2.

PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE HERRIMAN CITY ENGINEERING DEPARTMENT.

3.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM CONSTRUCTION ACTIVITIES PER THE CONSTRUCTION DOCUMENTS. ANY ADDITIONS, DELETIONS, OR MODIFICATIONS SHALL FIRST MEET WITH THE WRITTEN APPROVAL OF THE ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION.

4.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE LATEST VERSION OF THE HERRIMAN CITY STANDARDS AND SPECIFICATIONS, THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD PLANS AND THE TECHNICAL SPECIFICATIONS FOR THESE DRAWINGS.

5.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAYS, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7.

THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE. CONTRACTOR SHALL NOT DESTROY, REMOVE, OR DISTURB ANY EXISTING SURVEY MONUMENTS WITHOUT AUTHORIZATION OF HERRIMAN CITY ENGINEERING DEPARTMENT OR SALT LAKE COUNTY SURVEYOR. NO PAVEMENT CUTTING OR REMOVAL SHALL BEGIN UNTIL ALL SURVEY MARKERS OR MONUMENTS POINTS THAT HAVE THE POTENTIAL OF BEING DISTURBED BY THE CONSTRUCTION OPERATIONS HAVE BEEN PROPERLY REFERENCED BY A REGISTERED LAND SURVEYOR. ALL SURVEY MONUMENTS OR POINTS DISTURBED BY THE CONTRACTOR SHALL BE ACCURATELY RESET BY A REGISTERED LAND SURVEYOR AFTER ALL RESTORATION AND RESURFACING HAS BEEN COMPLETED.

8.

THE CONTRACTOR SHALL BE RESPONSIBLE TO:

A.

CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B.

REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C.

MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D.

THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND RE-INSPECTIONS AT THEIR OWN EXPENSE.

9.

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

10.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE WHICH ARE TO REMAIN IN PLACE UNLESS OTHERWISE INDICATED IN THE APPROVED PLANS OR IN WRITING BY THE OWNER. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY(S).

11.

THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION, DIMENSION AND LAYOUT OF ALL IMPROVEMENTS. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, MODIFICATIONS, AND FIELD 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 ACCEPTANCE.

12.

CONTRACTOR SHALL RESTORE ALL EXISTING IMPROVEMENTS TO PRE-CONSTRUCTION CONDITIONS PER OWNERS SPECIFICATIONS. THIS WORK SHALL BE INCLUDED IN THE CONTRACTORS LUMP SUM PRICE FOR EACH SITE.

13.

ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A SAFE MANNER AND IN ACCORDANCE WITH THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

14.

CONTRACTOR SHALL NOT PAVE WITHOUT PRIOR APPROVAL OF PUBLIC WORKS INSPECTOR FOR ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY OR FOR A PUBLIC FACILITY. TIMING OF ASPHALT PAVING SHALL BE IN ACCORDANCE WITH APWA SPECIFICATION SECTION 32.12.16.13. THAT IS, CONTRACTOR SHALL NOT PAVE UNTIL THE AIR TEMPERATURE IS 45° F AND RISING. CONTRACTOR SHALL CEASE PAVING IF AIR TEMPERATURE FALLS BELOW 50° F. CONTRACTOR SHALL NOT PAVE IF WIND OR GROUND COOLS MIX MATERIAL BEFORE COMPACTION. CONTRACTOR SHALL NOT PAVE IF SURFACE IS WET OR WEATHER IS UNSUITABLE.

15.

IF THE CONTRACTOR CHOOSES TO WORK ON THE PROJECT WITHIN THE PUBLIC RIGHT-OF WAY WHEN HOT MIX ASPHALT MIX IS NOT AVAILABLE, THE CONTRACTOR SHALL OBTAIN PRIOR WRITTEN APPROVAL FROM THE PUBLIC WORKS INSPECTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY ASPHALT SURFACING MATERIAL. WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT AT NO ADDITIONAL COST TO HERRIMAN CITY.

16.

TRENCHING OPERATIONS SHALL BE PERFORMED SO AS TO PROTECT THE EXISTING CURB AND GUTTER. DAMAGED CURB AND GUTTER SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE AND PER APWA STANDARDS. TRENCH SUPPORTS AND DEWATERINGS SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. THE MAXIMUM LINEAR FOOTAGE OF OPEN TRENCH DURING WORKING HOURS SHALL BE 300 FEET OR AS REQUIRED BY THE PUBLIC WORKS INSPECTOR, WHICHEVER IS MORE STRINGENT. ALL TRENCHES SHALL BE BACKFILLED AND/OR PLATED DURING NON-WORKING HOURS.

17.

DEWATERING: GROUND WATER AND SURFACE WATER CONTROL SHALL BE PERFORMED AND RESPONSIBLY HANDLED BY THE CONTRACTOR ACCORDING TO, AND IN COMPLIANCE WITH, ALL LOCAL GOVERNING AUTHORITIES. HEAVY GROUND WATER AND/OR SURFACE WATER PUMPING MAY BE REQUIRED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE POTENTIAL PUMPING NEEDS. THE CONTRACTOR SHALL PROVIDE THEIR OWN PROCTOR, GROUND WATER AND/OR SURFACE WATER DATA.

18.

CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF EXCAVATIONS, AND ANY DAMAGE OF UTILITIES RESULTING FROM SETTLEMENT.

19.

CONTRACTOR SHALL SEAL THE END OF NEW PIPELINE IN ORDER TO PREVENT ANY GROUND WATER OR DEBRIS FROM ENTERING NEW PIPES DURING CONSTRUCTION.

20.

CONTRACTOR SHALL RESTORE OR REPLACE ANY SPRINKLING SYSTEMS AND LANDSCAPING DAMAGED DURING CONSTRUCTION TO EQUAL OR BETTER CONDITIONS THAN WHAT EXISTING PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE HERRIMAN CITY.

21.

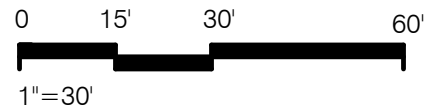
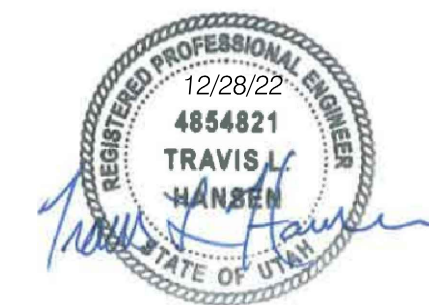
CONTRACTOR SHALL SAW CUT ASPHALT, SIDEWALK TO THE NEAREST JOINT, AND WHERE REQUIRED CURB AND GUTTER TO THE NEAREST JOINT AT THE LIMITS OF ALL TRENCH EXCAVATION.

22.

WORKING HOURS SHALL COMPLY WITH HERRIMAN CITY STANDARDS. THAT IS, CONSTRUCTION ACTIVITIES SHALL BE BETWEEN 7:00 AM AND 9:00 PM MONDAY THROUGH FRIDAY. NO CONSTRUCTION ACTIVITIES ARE ALLOWED OUTSIDE THAT TIMEFRAME UNLESS OTHERWISE AUTHORIZED BY THE HERRIMAN CITY PUBLIC WORKS INSPECTOR.

23.

ALTERNATIVE PATHWAYS MUST BE PROVIDED BY CONTRACTOR FOR ALL EXISTING PATHWAY CLOSURES. CONTRACTOR MUST OBTAIN WRITTEN APPROVAL FROM THE CITY ENGINEERING PRIOR TO CLOSURE OF ANY EXISTING PATHWAYS TO ENSURE THAT ESTABLISHED SAFE WALK ROUTES ARE MAINTAINED. CLOSURE OF EXISTING PATHWAYS THAT ARE NOT DESIGNATED AS SAFE WALK ROUTES MAY BE COORDINATED WITH THE PUBLIC WORKS INSPECTOR.
- | | | | |
|--|--------------------|--------------------|-----------------------|
| VERIFICATION SCALE
BAR IS ONE INCH IN ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY | | BY | |
| | | REVISION | |
| | | DATE | |
| | | NO. | |
| DESIGN
T. HANSEN | DRAWN
T. HANSEN | CHECK
E. HANSEN | APPROVED
T. HANSEN |
| PO BOX 374
ANNABELLA, UTAH 84711
TEL: (801) 420-2180 | | | |
| LEGACY ENGINEERING AND SURVEYING, LLC | | | |
| HELSTEN SUBDIVISION PLAT A
HERRIMAN, UTAH | | COVER SHEET | |
| PROJ 22-050 | | | |
| DATE 12-28-2022 | | | |
| SHEET C001 | | | |



HELSTEN SUBDIVISION PLAT A
HERRIMAN, UTAH

SITE / UTILITY PLAN

PROJ 22-050
DATE 12-28-2022
SHEET

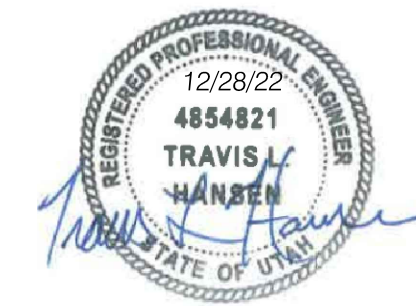
C101

LEGACY
ENGINEERING AND SURVEYING, LLC

PO BOX 374
ANNABELLA, UTAH 84711
TEL: (801) 420-2180

DESIGN	DRAWN	CHECK	APPROV	NO.	DATE	REVISION	BY
T. HANSEN	T. HANSEN	E. HANSEN	T. HANSEN				

VERIFY SCALE
BAR IS ONE INCH IN
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY



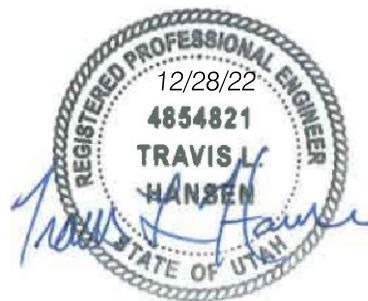
S
NORTH

HELSTEN SUBDIVISION PLAT A HERRIMAN, UTAH		GRADING / DRAINAGE PLAN
PROJ <u>22-050</u>		
DATE <u>12-28-2022</u>		
SHEET C102		

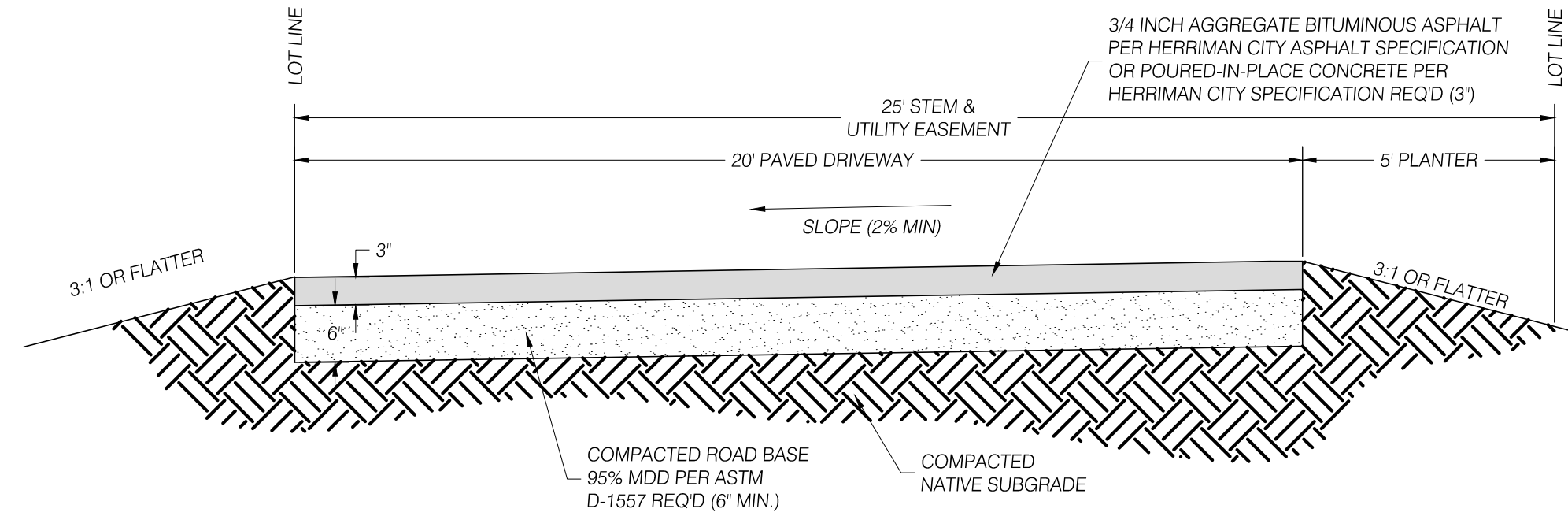
DESIGN	T HANSEN			
DRAWN	T HANSEN			
CHECK	E HANSEN			
APPROV	T HANSEN	NO.	DATE	REVISION
				BY



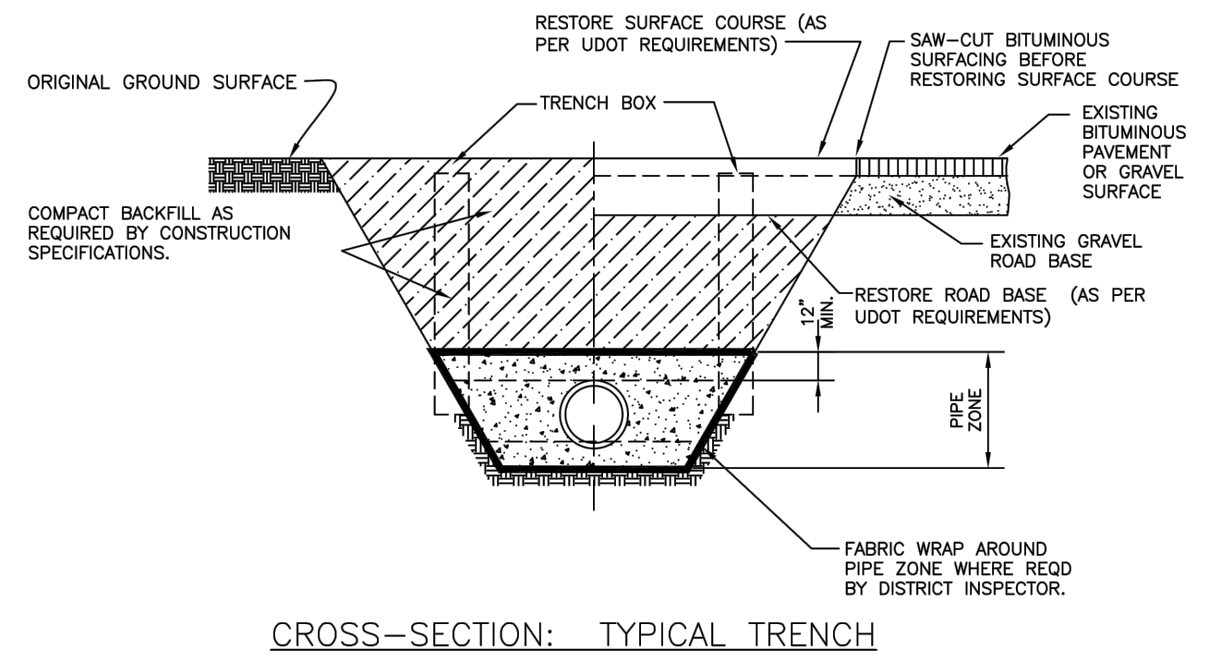
- NOTES:
1. MAINTAIN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL STORM WATER REGULATIONS AT ALL TIMES.
 2. SILT FENCE IS TO BE INSTALLED ALONG THE DOWNHILL PERIMETER OF THE PROJECT AND OTHER LOCATIONS AS NEEDED TO PREVENT STORM WATER RUN OFF FORM LEAVING THE SITE. BMP: SF
 3. CONTROL DUST AT ALL TIMES. BMP: DC
 4. STABILIZED CONSTRUCTION ENTRANCE TO BE RELOCATED AS NECESSARY. BMP: SCEWA



VERIFY SCALE BAR IS ONE INCH IN ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY											
DESIGN T. HANSEN		DRAWN T. HANSEN		CHECK E. HANSEN		APPROVED T. HANSEN		NO.		DATE	
PROJECT HELSTEN SUBDIVISION PLAT A HERRIMAN, UTAH		PROJECT NO. ANNABELLA, UTAH 84711 TEL: (801) 420-2180		PROJECT NAME STORM WATER MANAGEMENT PLAN		PROJECT LOCATION 7300 WEST STREET		PROJECT OWNER LEGACY ENGINEERING AND SURVEYING, LLC		PROJECT DATE 12-28-2022	
PROJECT NO. 22-050		PROJECT DATE 12-28-2022		PROJECT SHEET C103		PROJECT BY T. HANSEN		PROJECT REVISION BY		PROJECT DATE	



TYPICAL DRIVEWAY X-SECTION
NOT TO SCALE



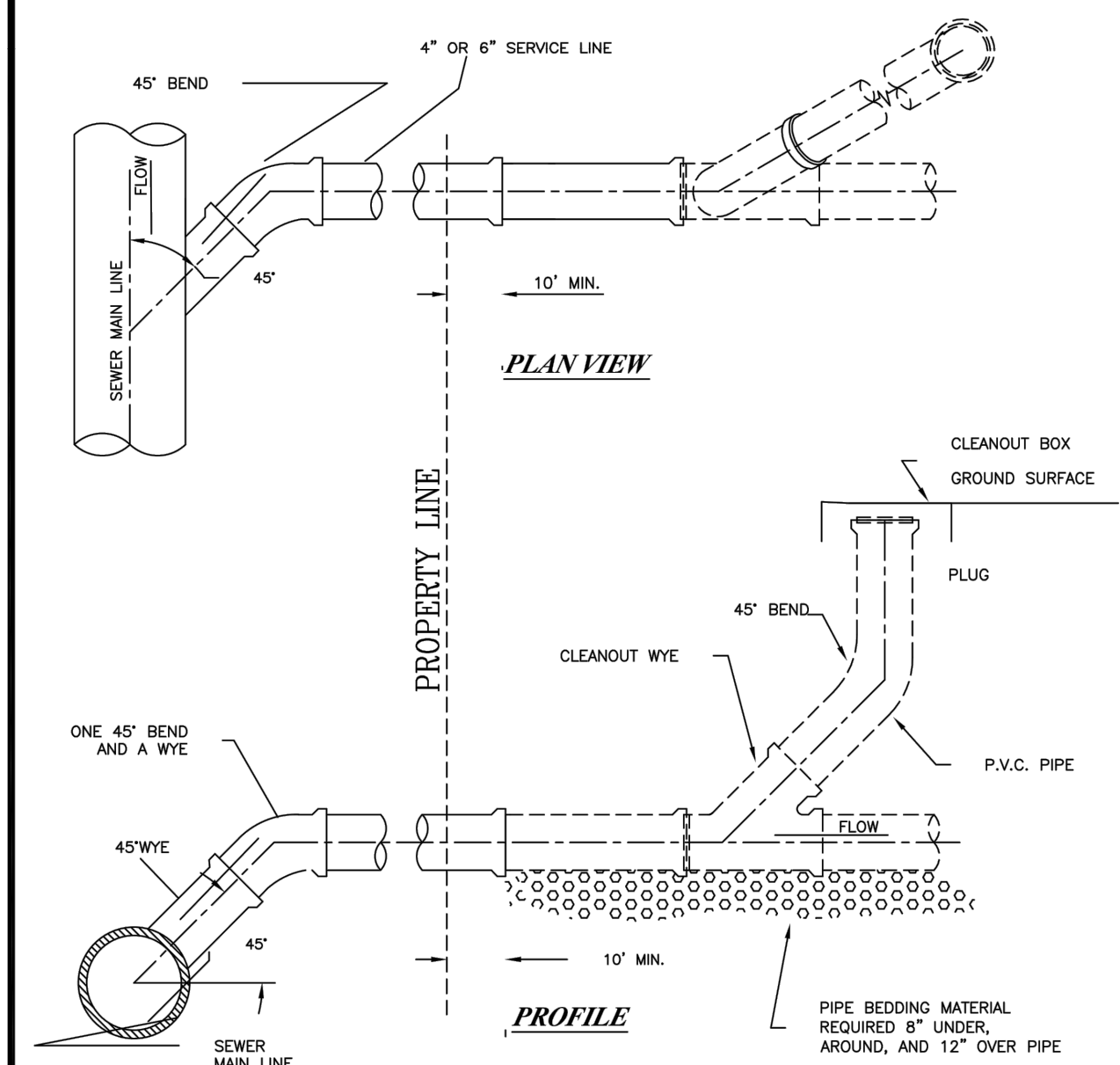
- NOTES:**
1. ALL SEWER LINES TO BE INSTALLED IN PUBLIC RIGHT-OF-WAY OR RECORDED SEWER EASEMENT UNLESS OTHERWISE APPROVED BY SOUTH VALLEY SEWER DISTRICT.
 2. THE DISTRICT RECOMMENDS CONTRACTOR MEET ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
 3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 50' OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE DISTRICT ENGINEER TO MODIFY GRADE OF PIPELINE IN ORDER TO GO AROUND UTILITIES.
 4. TESTING: ALL NEW SANITARY SEWERS TO BE "TELEVIEWED" AND NECESSARY REPAIRS MADE BEFORE ACCEPTANCE. ALL LINES SHALL BE PRESSURE TESTED TO 4.0 psi MIN. FOR 5 MINUTES. A MANDREL OR BALL CAN BE USED TO VERIFY DEFORMATION OF A PIPE AS DETERMINED FROM THE VIDEO UNLESS SPECIFIED OTHERWISE.
 5. ASPHALT RESTORATION SHALL MATCH EXISTING TO A MAXIMUM OF 6" AND SHALL INCLUDE A 6" UNTREATED BASE COURSE AND 12" GRANULAR BORROW COURSE AS PER UDOT STANDARDS.



DESIGN	DRAWN	CHECK	APPROVED
NOV 2020	NOV 2020	NOV 2020	NOV 2020

SOUTH VALLEY SEWER DISTRICT
STANDARD SEWER TRENCH DETAIL

DATE	NOV 2020	NOV 2020	NOV 2020	NOV 2020
SS-1A				



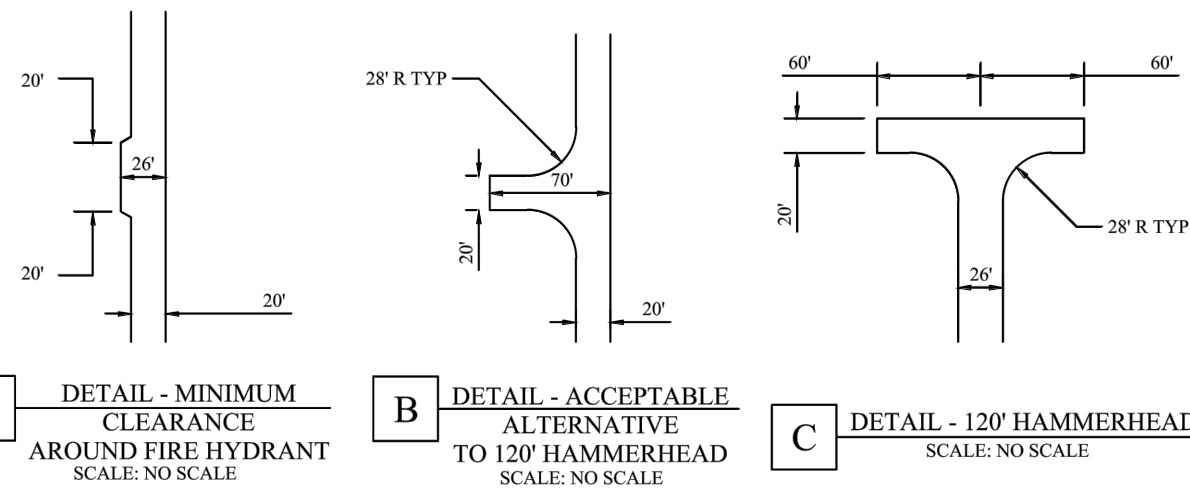
- NOTES:**
1. ALL SERVICES SHALL BE 4" DIAMETER MINIMUM, UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO 10' INSIDE OF PROPERTY LINES.
 2. MINIMUM GRADE SHALL BE 1% FOR 6" SERVICE LINES AND 2% FOR 4" SERVICE LINES. MINIMUM GRADE OF 1% CAN BE USED FOR 4" SERVICE LINES WHERE REQUIRED AND AS APPROVED BY THE DISTRICT.
 3. CLEAN-OUTS SHALL BE INSTALLED EVERY 100 FEET.
 4. ALL 90° CONNECTIONS TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
 5. 90° FITTINGS ARE NOT ALLOWED. 90° SHALL BE MADE WITH TWO 45° BENDS OR A COMBO WYE AND 45° BEND.
 6. DIRECT NOSE-ON CONNECTIONS ARE USED WHEN CONNECTING TO EXISTING MAIN LINE. ALL NOSE-ON WORK IS TO BE DONE BY DISTRICT PERSONNEL.



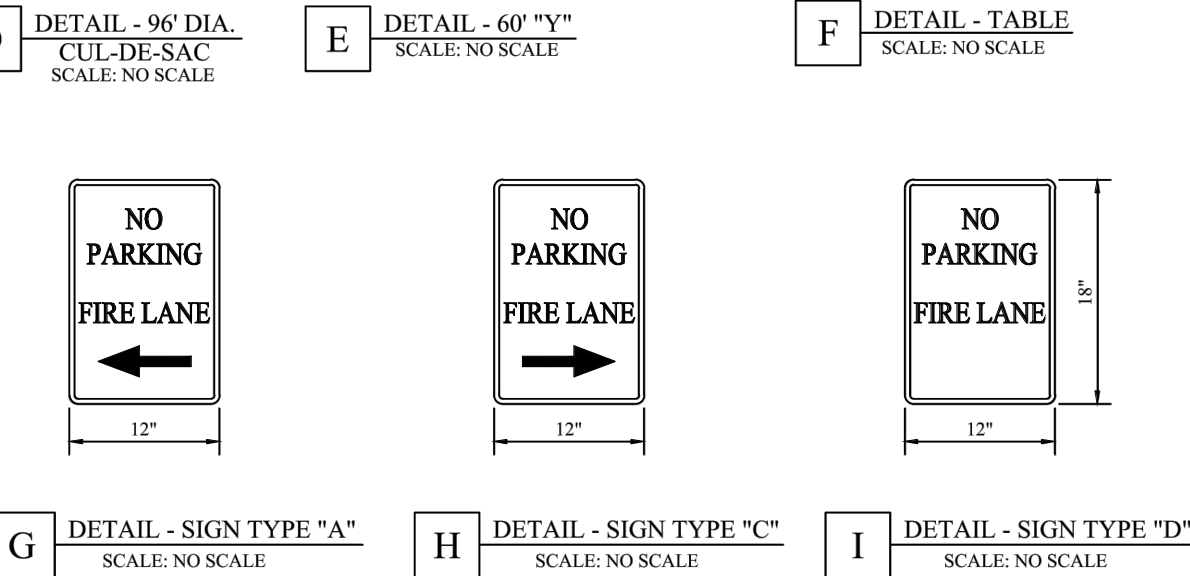
DESIGN	DRAWN	CHECK	APPROVED
NOV 2020	NOV 2020	NOV 2020	NOV 2020

SOUTH VALLEY SEWER DISTRICT
STANDARD SEWER SERVICE CONNECTION AND CLEAN-OUT

DATE	NOV 2020	NOV 2020	NOV 2020	NOV 2020
SS-3A				



LENGTH (FEET)	WIDTH (FEET)	TURNAROUNDS REQUIRED
0-150	20	NONE REQUIRED
151-500	20	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE BELOW
501-750	20	120-FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE BELOW
OVER 750		SPECIAL APPROVAL REQUIRED



SEE NOTES ON RD-07A

HERRIMAN CITY
ENGINEERING DEPARTMENT
ROADWAY
FIRE APPARATUS ACCESS ROADS

RD-07

- NOTES:**
1. FIRE APPARATUS ACCESS ROADS SHALL BE IN ACCORDANCE WITH THIS DETAIL AND ALL OTHER APPLICABLE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE.
 2. ACCESS AND LOADING FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY THE WAY OF AN APPROVED ALL-WEATHER MAINTAINABLE ACCESS ROAD WITH ASPHALT, OR CONCRETE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. ACCESS ROADS SHALL HAVE A MINIMUM CLEAR WIDTH OF 20 FEET AND A MINIMUM CLEAR HEIGHT OF 13 FEET 6 INCHES.
 3. ACCESS ROAD WIDTH WITH A HYDRANT, WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET.
 4. GRADE: FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE. EXCEPTION: GRADES STEEPER THAN 10% AS APPROVED BY FIRE CODE OFFICIAL.
 5. TURNING RADIUS: THE MINIMUM TURNING RADIUS SHALL BE 28 FEET INSIDE DIAMETER AND 48 FEET OUTSIDE DIAMETER FOR FIRE APPARATUS ACCESS ROADS.
 6. DEAD ENDS: DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH TABLE DETAIL F.
 7. BRIDGES AND ELEVATED SURFACES: BRIDGES AND ELEVATED SURFACES MUST BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATION FOR HIGHWAY BRIDGES AND DESIGNED TO CARRY THE LOADS OF FIRE APPARATUS (75,000 POUNDS).
 8. WHERE TWO ACCESS POINTS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES.
 9. FIRE APPARATUS ACCESS ROAD GATES. GATES SECURING THE FIRE APPARATUS ROADS SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND MUST COMPLY WITH ALL OF THE FOLLOWING CRITERIA:
 - 9.A. THE MINIMUM GATE WIDTH SHALL BE 20 FEET FOR A SINGLE GATE, OR 12 FEET FOR A DOUBLE GATE.
 - 9.B. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
 - 9.C. CONSTRUCTION OF GATES SHALL BE OF MATERIAL THAT ALLOW MANUAL OPERATION BY ONE PERSON.
 - 9.D. GATE COMPONENTS SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE.
 - 9.E. ELECTRIC GATES SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONAL FOR EMERGENCY ACCESS. EMERGENCY OPENING DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
 - 9.F. MANUAL OPENING GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK UNLESS THEY HAVE A KEY BOX CONTAINING THE KEYS TO THE LOCK, BE INSTALLED AT THE GATE LOCATION.
 - 9.G. LOCKING DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
 10. SIGNS: WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH PERMANENT "NO PARKING - FIRE LANE" SIGNS COMPLYING WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 2009 EDITION OR CURRENT EDITION. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED.
 - 10.A. ROADS OR ALLEYS 20 TO 28 FEET WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.
 - 10.B. ROADS 28 TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE OF THE ROAD (FIRE HYDRANT SIDE) WITH 150 FOOT SPACING.
 - 10.C. ANY QUESTIONS PLEASE CALL FIRE CODE OFFICIAL @ 801-743-7221

HERRIMAN CITY
ENGINEERING DEPARTMENT
ROADWAY
FIRE APPARATUS ACCESS ROADS

RD-07A

VERIFY SCALE
BAR IS ONE INCH IN
ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS
SHEET, ADJUST SCALES
ACCORDINGLY

DESIGN	DRAWN	CHECK	APPROVED
T. HANSEN	T. HANSEN	E. HANSEN	T. HANSEN

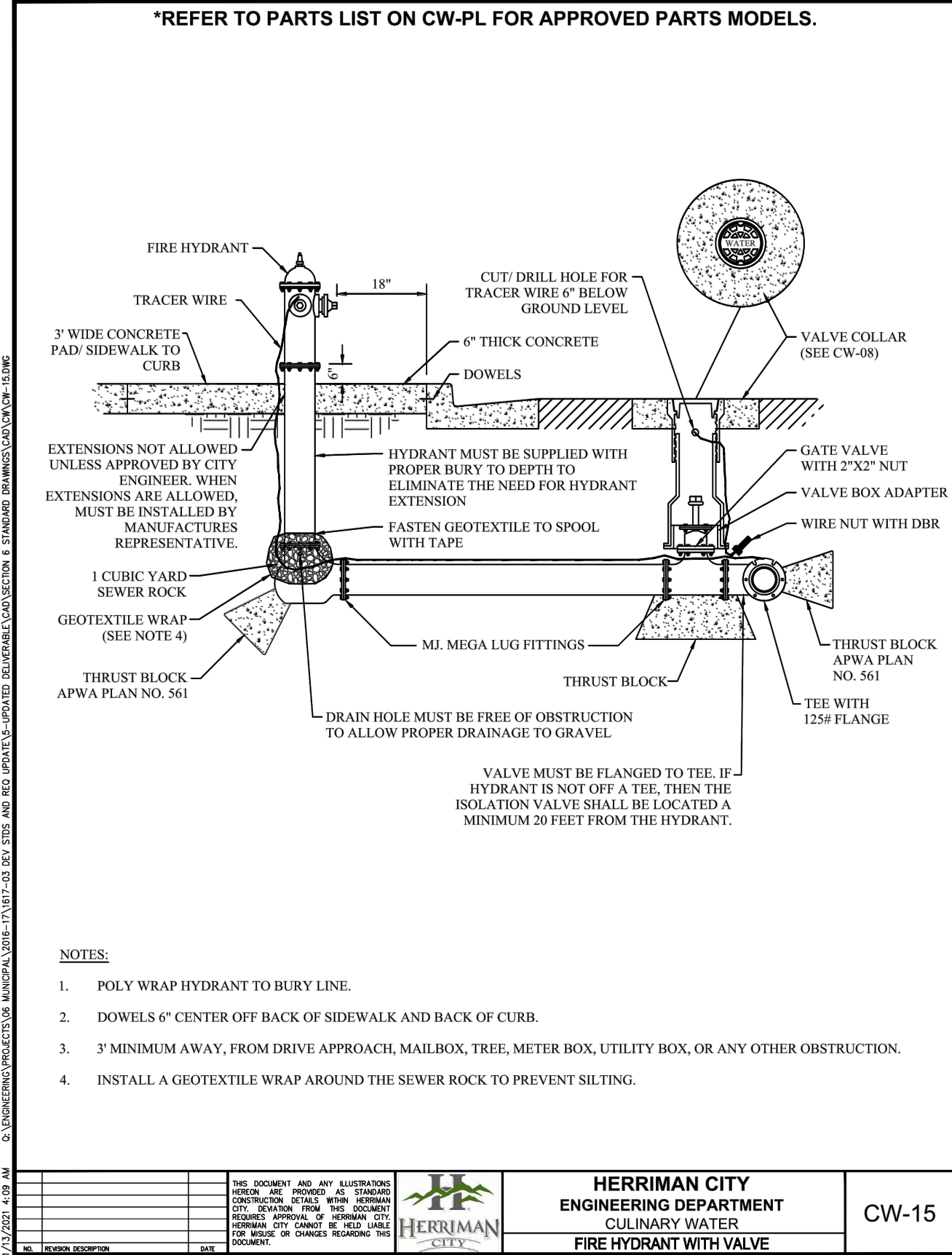
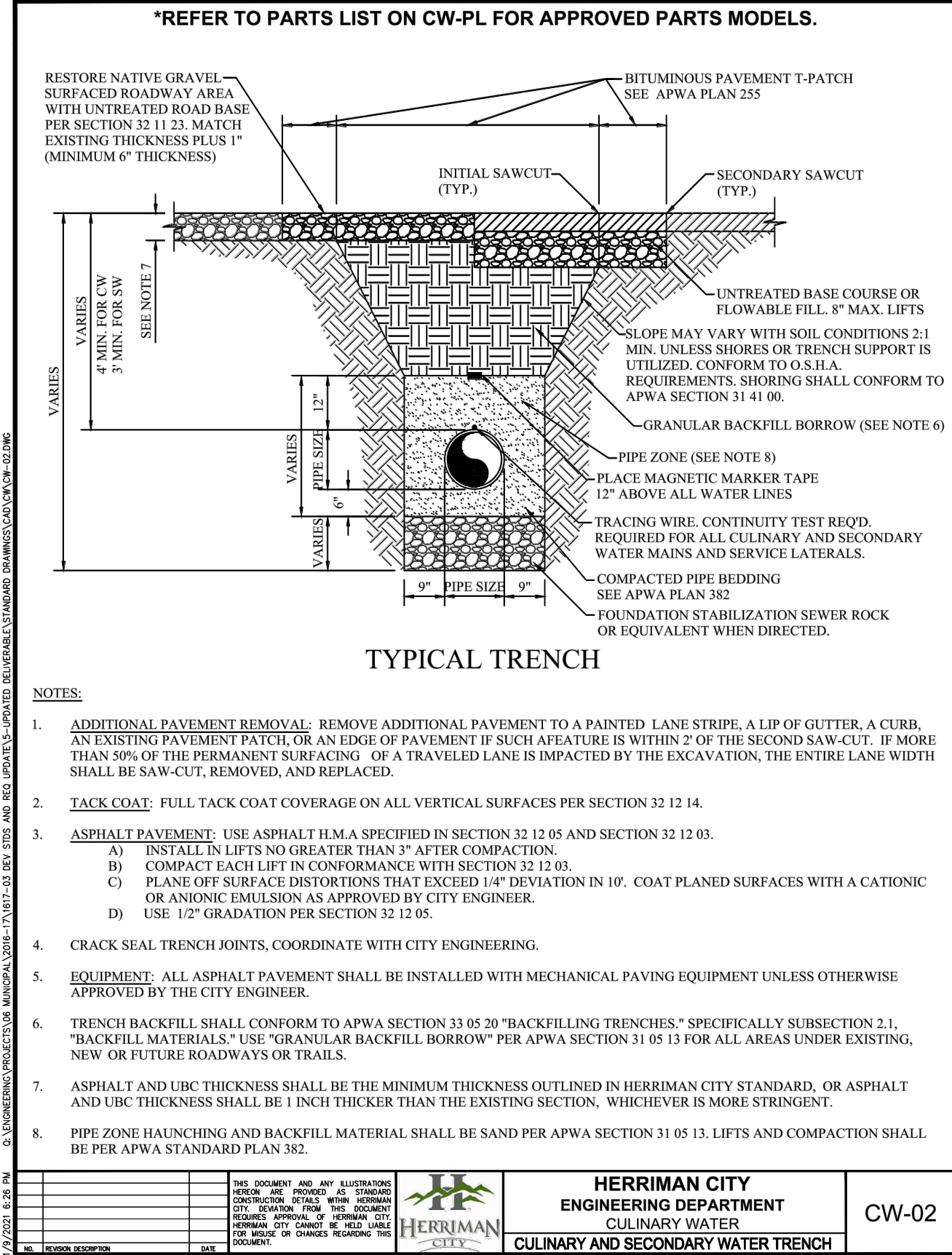
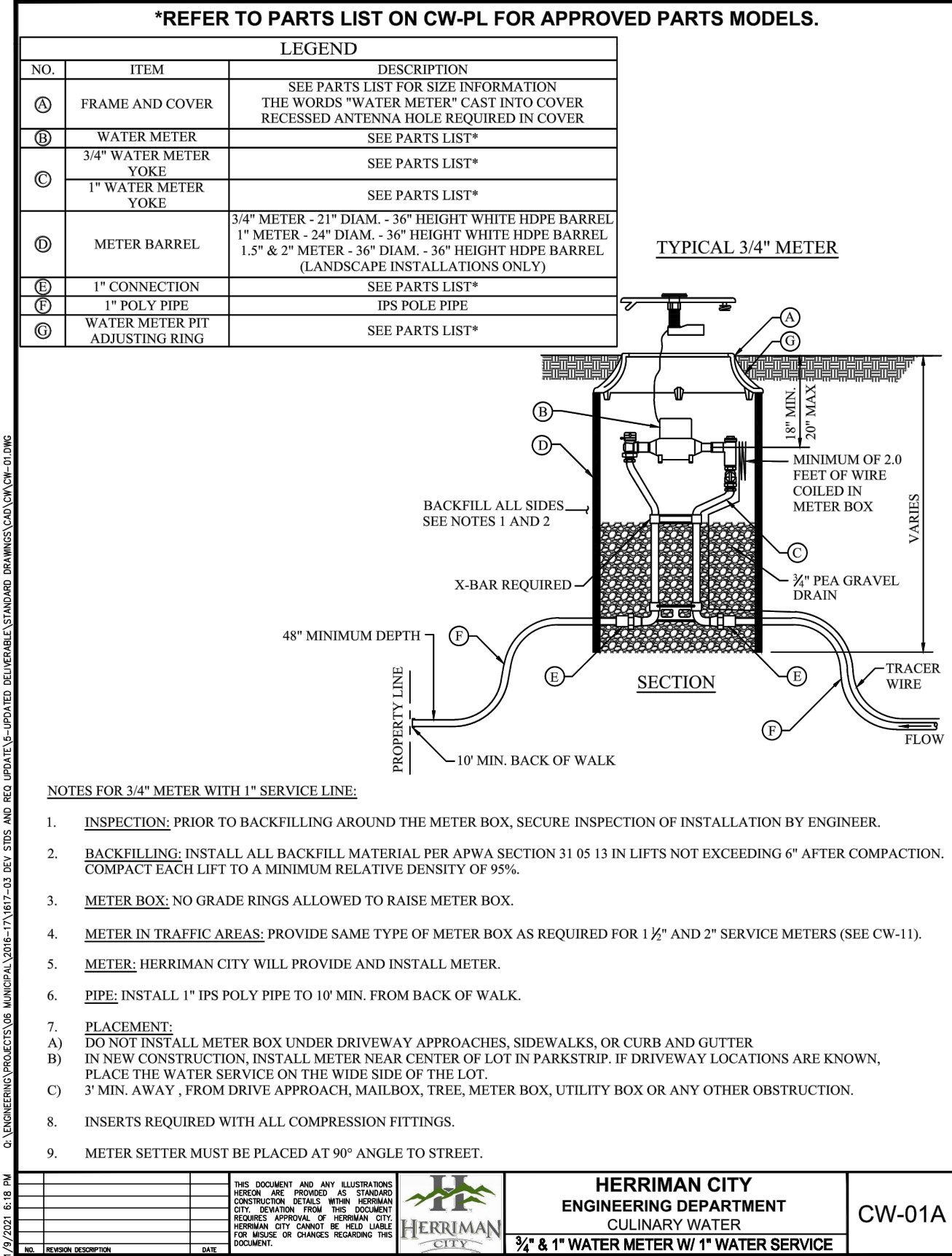
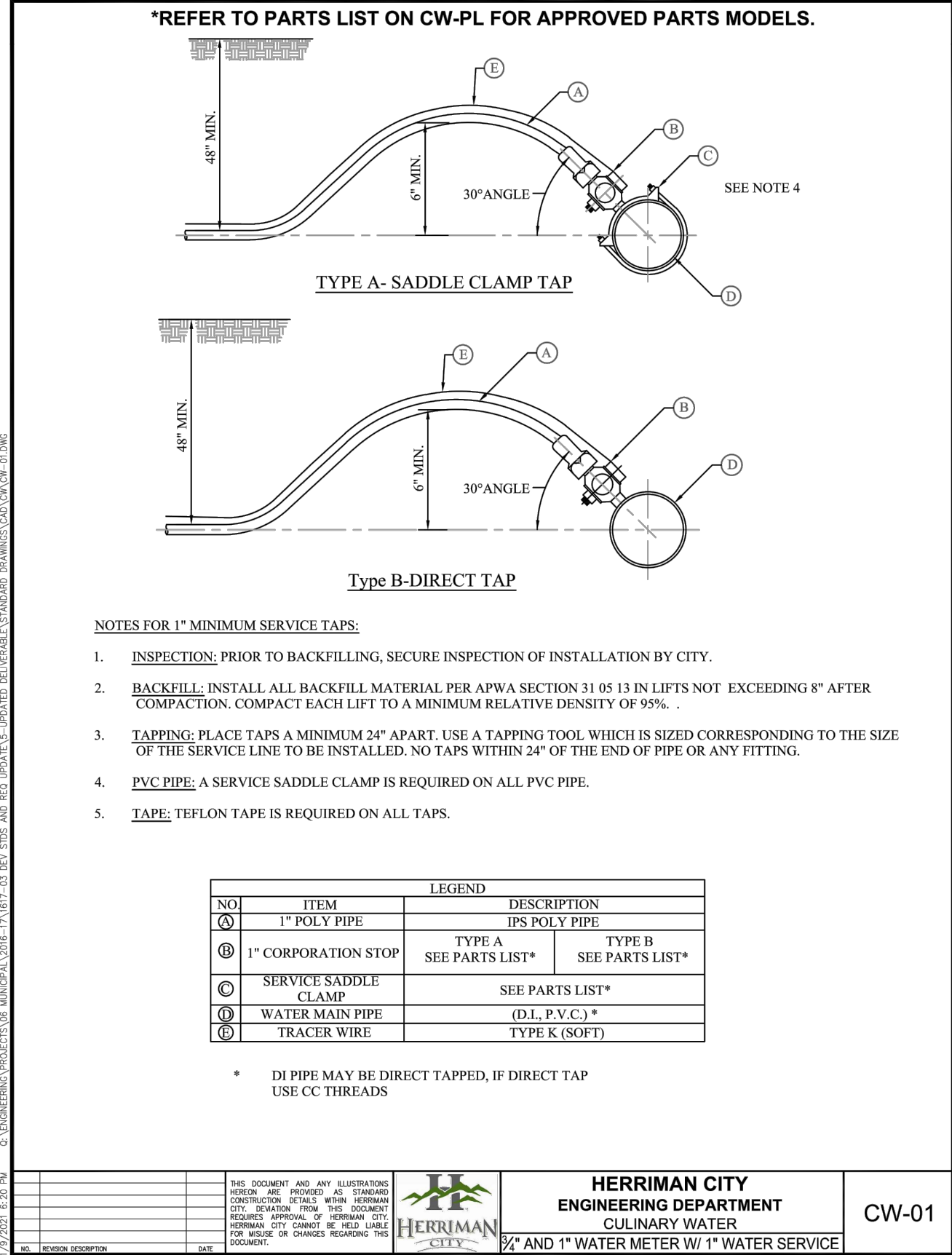
PO BOX 374
ANNABELLA, UTAH 84711
TEL: (801) 420-2180

LEGACY
ENGINEERING AND SURVEYING, LLC

HELDEN SUBDIVISION PLAT A
HERRIMAN, UTAH
STANDARD DETAILS

PROJ 22-050
DATE 12-28-2022
SHEET

C501



HERRIMAN CITY APPROVED CULINARY WATER EQUIPMENT LIST

EQUIPMENT TYPE	Model
Dismantling Joints	Romac DJ400
Butterfly Valve	Mueller "Linsal III"
Gate Valves 3 Inches and Larger	Mueller Gate Valve or Resilient Seat Gate Valve
Swing Check Valve (2-inch to 24-inch)	Mueller Swing-Type
Globe Check Valve (2-inch to 24-inch)	VAL-MATIC model #VM-1400A/1800-S
Control Valve	CLA-VAL
Underground Packaged Pressure Reducing Station	Per Specification 33 12 18
Combination Valves	A.R.I. D-040
Ball Valve Curb Stop	Ford Ball Valve Curb Stop B11-333WOR Mueller 102883
Combination Air Valve	A.R.I. D-040 or Approved Equal
Valve Box	Tyler 564A Cast Iron
Valve box adaptor	Adaptor Inc. Model VBA-II
Service Saddle Clamp	Ford FB 202 B Mueller BR2B Series
Dry-Barrell Fire Hydrant	Mueller Super Centurion 250 Model A-423 Waterous WB67-250 Clow Medallion
2" Blow Off Hydrant	Mainguard No. 78 or Approved Equal Truflow #TF500
Hydrant Lock	As manufactured by Kupferle Foundry Co., St. Louis, MO. or approved Equal
1" Corporation Stop	Type A: Ford FB 1101-4-Q-NL IPS Saddle Type A: Mueller B-25029N if direct tapped Type B: Ford-FB 1001-4-Q-CC threaded Type B: Mueller B-25009N
1 1/2" Corporation Stop	Ford FB1600-67-NL Mueller B-20045N
2" Corporation Stop	Ford FB1800-7-NL Mueller B-20045N
3/4" Water Meter Yoke	Mueller 240B2434-2-49N A.Y. McDonald 728-218DWPP

HERRIMAN CITY APPROVED CULINARY WATER EQUIPMENT LIST

EQUIPMENT TYPE	Model
1" Water Meter Yoke	Ford Copper VBHC74-95581-03 A.Y. McDonald 728-218DWPP
1 1/2" Water Meter Yoke	Ford Copper VHH876-C15745-002-NL
2" Water Meter Yoke	A.Y. McDonald 728-218DWPP #
Water Meter Setter	FORD VBHC72-95581-01 AY Mc Donald NL Meter Setter 728-218DWPP
1 1/2" Custom Setter with Bypass	VBHH76-188-11-66-NL
2" Custom Setter with Bypass	VBHH77-188-11-77-NL
Water Meter	Neptune 5/8" x 3/4" T-10 Meter with AutoDetect register
2" Water Meter	Neptune T-10 Model
Meter Barrel Frame and Cover (3/4" Meter)	#
Meter Barrel Frame and Cover (1" Meter)	#
Meter Barrel Frame and Cover (1 1/2" and 2" Meters)	#
Meter Box Equipment Valve Riser Set	692-3200
Water Meter Pit Adjusting Ring	30" Barrel: D&L L-2336 36" Barrel: D&L L-2338
Radio Unit	Neptune R900 Pit Meter Interface Unit (MIU) Radio
Sampling Station	Eclipse #88-SS Sampling Station (Manufactured by Kupferle Foundry, St. Louis, MO 63102)
Restraint	Tyler Union Series 1500 Dual Wedge
1" Connection	1" Ford Compression Fitting 1644-Q w/ insert Mueller compression fittings w/ insert
1" Adaptor	Ford 1644-Q Mueller H-15429N
Compression Coupling with Inserts	Ford - C66-44-NL-Q Mueller - H-15400N
MJ Water Valve Connection Joint Restraints	EBAA Iron MEGALUG, Tyler TUFGrip, Star Fittings USA
Vent caps	Christy's Vent Caps manufactured by T. Christy Enterprises, Inc., Anaheim, CA

HERRIMAN CITY APPROVED CULINARY WATER EQUIPMENT LIST

EQUIPMENT TYPE	Model
Drinking Fountain	Elkay, Model LK4420BF1UDB
49" Cast Iron Frame and Lid with 30" Inner Cast Lid	D&L Supply DL A-1381 or equal
Pipe supports	Stanchion Saddle MSS Type 37 Grinnell Figure 264 of approved equal
Galvanized ladder	#
Epoxy Adhesive	Hilti HIT-RE-500 Epoxy Adhesive

Attachment D

Existing Property Plat

Attachment E

Public Notice



Planning Commission Meeting

April 5, 2023

Time: 7pm

Place: 5355 W Herriman Main St.

Please Contact Herriman City Planning
With Questions/ Concerns At:

planning@herriman.org

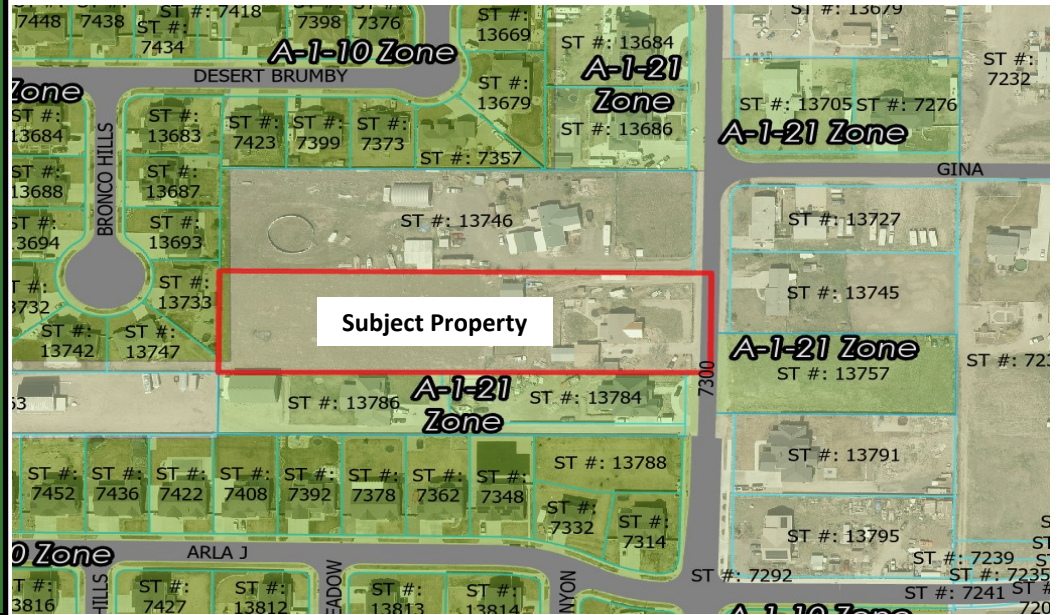
OR

801-727-0938

Comments Due by April 5, 2023

PUBLIC NOTICE

You are encouraged to attend a Public Hearing regarding a request that has been made by Palmer Helsten to create a two (2) lot (flag lot) subdivision known as Palmer D Subdivision located generally at 13752 S 7300 West in the A-1-43 (Agricultural) Zone.



Scan the QR Code or go to www.herriman.org/Public-Notices for more plat information

Staff Reports available at <https://www.herriman.org/pc-agendas-minutes> on March 29, 2023