

# ORANGE GROVE PUD

PART OF THE SOUTH HALF OF SECTION 23,  
TOWNSHIP 9 NORTH, RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN  
BRIGHAM CITY, UTAH

## INDEX SHEET

### VICINITY MAP



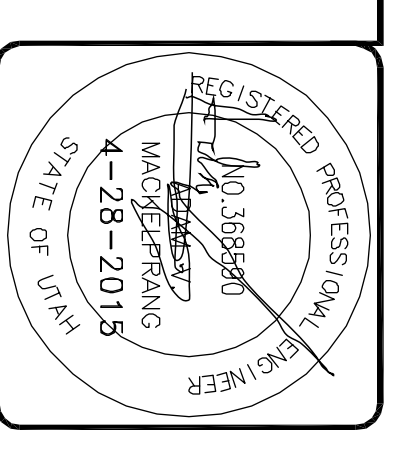
SHEET NO.	SHEET DESCRIPTION
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7	GRADING/DRAINAGE PLAN

**OWNER/DEVELOPER**  
**BLAIRE GARDNER**  
**GARDNER PROPERTIES GROUP**  
**801-628-6363**

**CIVIL ENGINEER**  
**ALLIANCE CONSULTING**  
**ENGINEERS, INC.**  
**150 EAST 200 NORTH SUITE P**  
**LOGAN, UTAH 84321**  
**435-755-5121**

#### GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AWWA STANDARDS AND SPECIFICATIONS, BRIGHAM CITY PUBLIC WORKS CONSTRUCTION STANDARDS, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC & PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
7. CONTRACTOR SHALL REPLACE SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR.
8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
9. DIMENSIONS SHOWN ARE TO THE CENTER OF THE PRELINE UNLESS OTHERWISE NOTED.
10. DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTHS. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED IN THE PLANS.
11. THRUST BLOCKS SHALL BE PLACED ON WATERLINES AT ALL DIRECTION CHANGES, FITTINGS, BENDS, ELBOWS, FIRE HYDRANTS AND GATES VALVES AS SHOWN IN THE PROJECT PLANS.
12. CONTRACTOR IS REQUIRED TO HAVE A SET OF PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTOR'S RISK AND EXPENSE IF ERRORS OCCUR.
13. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
15. ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.
16. THE CONTRACTOR SHALL COORDINATE ALL LIVE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE EXISTING WATER SYSTEM WITH THE CITY.
17. ON SLOPING AREAS, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
18. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL ALL PERMANENT AND POST CONSTRUCTION BMP'S AREA INSTALLED AND ACCEPTED.
19. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
20. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
21. ALL GATE VALVES SHALL BE LOCATED NEAR THE EXTENSION OF LOT PROPERTY LINES OUTSIDE THE INTERSECTION.
22. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS, HARDWARE, LABOR, ETC. TO CONSTRUCT VERTICAL AND HORIZONTAL BENDS IN PIPE AS NEEDED TO MEET THE REQUIRED GRADES, ALIGNMENTS AND COVER REQUIREMENTS.
23. THE CONTRACTOR SHALL COORDINATE WITH BRIGHAM CITY FOR ALL UTILITY INSPECTIONS PRIOR TO BACKFILLING.
24. ALL WATER SYSTEM COMPONENTS SHALL BE INSTALLED, PRESSURE TESTED, AND CALIBRATED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION.
25. ALL WATER LINE SERVICES ARE TO BE STUBBED INTO EACH LOT 15' BEYOND THE PROPERTY LINE AT WHICH POINT THE BARREL, SETTER AND OTHER APPURTENANCES ARE TO BE INSTALLED PER CITY STANDARDS.
26. WATER MAIN TO BE C-900 DR14. INSTALL PER BRIGHAM CITY STANDARDS AND SPECIFICATIONS.
27. SEWER SERVICES SHALL BE 4" SDR 35 PVC. INSTALL PER BRIGHAM CITY STANDARDS AND SPECIFICATIONS.
28. WATER, IRRIGATION AND SEWER SERVICES TO EXTEND 15 FEET INSIDE LOT LINES WITH A 2X4 MARKING THE END.
29. TOP ELEVATIONS ARE APPROXIMATE AND ALL MANHOLES ARE TO BE ADJUSTED TO FINISH GRADE.
30. MANHOLES ARE TO BE STANDARD PRECAST OFFSET CONE, WITH 30" CAST IRON RINGS AND LIDS, AND LADDERS. INSTALL PER BRIGHAM CITY STANDARDS AND SPECIFICATIONS.
31. ALL CATCH BASINS SHALL BE 2'X3' (TYPE II) PRECAST WITH A BICYCLE-SAFE CAST IRON GATE WITH ADJUSTABLE CURB HOOD. INSTALL PER BRIGHAM CITY STANDARDS AND SPECIFICATIONS.
32. SECONDARY WATER LINE MAIN TO BE 6" C-900 DR 14. SERVICES TO BE 1" CIP POLY (PER CITY STANDARD DRINKING (CS-21)) EXTENDED TO A JOINTION BOX AS SHOWN. THE JOINTION BOX SHALL BE 18" DIA. WITH 18" DIA. 1/2" THICK WALLS. THE JOINTION BOX SHALL BE CONNECTED TO THE SECONDARY WATER MAIN LINE IS CONNECTED AND PRESSURIZED. INSTALL PER BRIGHAM CITY STANDARDS AND SPECIFICATIONS.
33. SIDEWALK RAMPES TO BE CONSTRUCTED TO ADA STANDARDS AND SHALL BE COMPLETE WITH A TRUNCATED DOME PAID IN THE DIRECTION OF PEDESTRIAN TRAVEL.
34. 95% COMPACTION (STANDARD PROCTOR) FOR ALL UTILITY BACKFILL.



**ALLIANCE CONSULTING ENGINEERS**  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435)755-5121  
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No.	REVISIONS/ SUBMISSIONS	DATE
	Added three lots to first phase	1-8-2015
		3-26-2015
	April 21, 2015 Comments	4-28-2015

REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

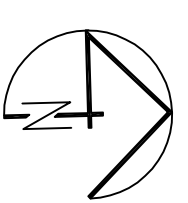
**PROJECT TITLE**  
**ORANGE GROVE PUD**  
PART OF THE SOUTH HALF OF SECTION 23,  
TOWNSHIP 9 NORTH, RANGE 2 WEST,  
SALT LAKE BASELINE AND MERIDIAN  
BRIGHAM CITY, UTAH

**DRAWING TITLE**  
**INDEX SHEET**

DATE : JAN, 2015  
DRAWING No. \_\_\_\_\_

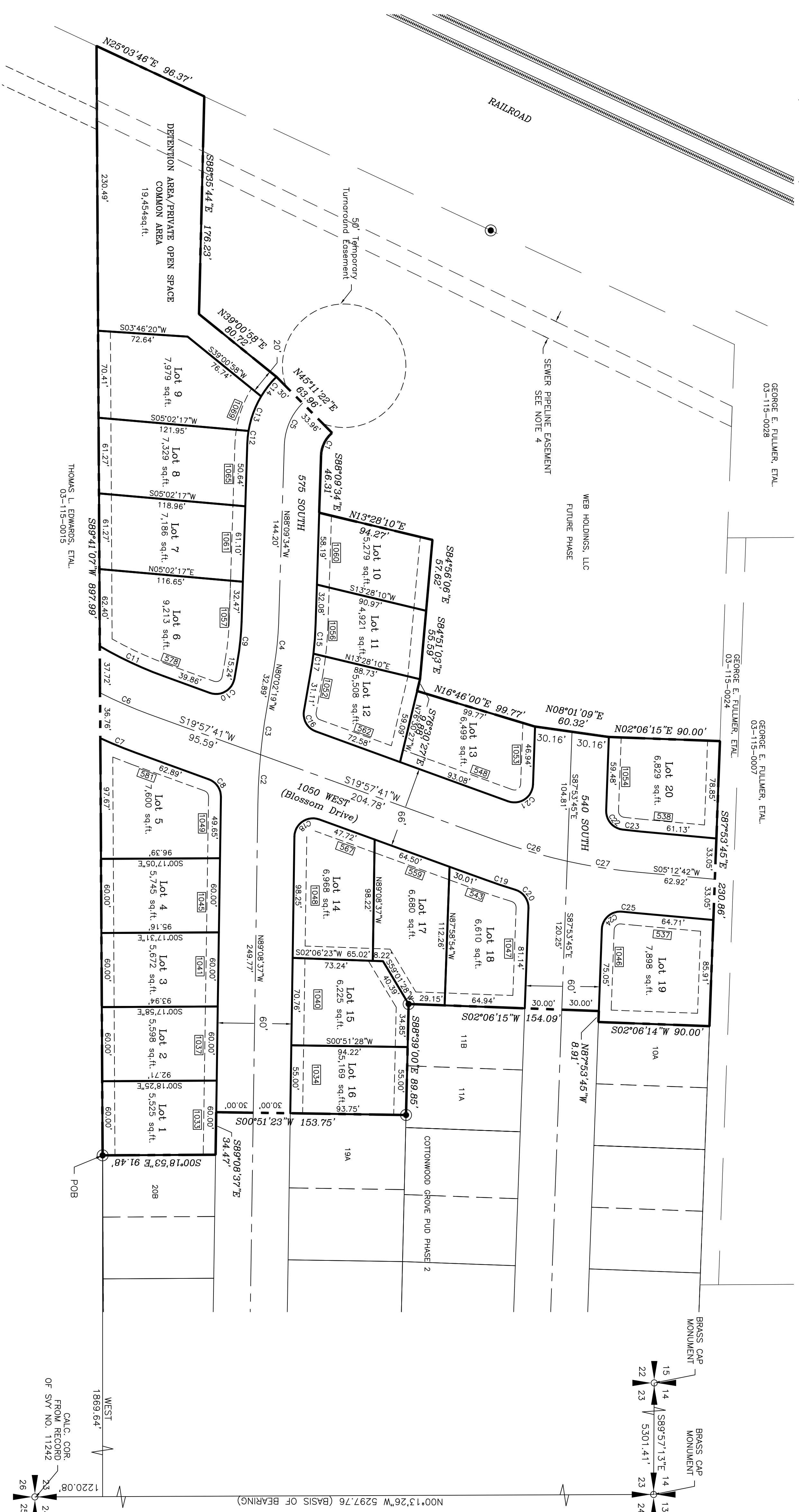
FINAL PLAT

SCALE: 1"=50' (22x34 PLAN SET)



ORANGE GROVE PUD PHASE 1

PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASLINE AND MERIDIAN BRIGHAM CITY, UTAH



COUNTY RECORDER
APPROVAL AS TO FORM
PLANNING COMMISSION APPROVAL
CITY COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AS TO FORM
PLANNING COMMISSION APPROVAL
CITY COUNCIL APPROVAL AND ACCEPTANCE

GENERAL NOTES
1. Setbacks-unless otherwise shown
2. High groundwater levels may be present in the area...

CURVE TABLE with columns: CHAIN, LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH

OWNER'S DEDICATION
KNOW ALL BY THESE PRESENTS that we the undersigned owners of the...

LIMITED LIABILITY ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF ...

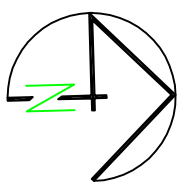
NOTARY PUBLIC
MY COMMISSION EXPIRES ...

BOUNDARY DESCRIPTION
Part of the South half of Section 23, Township 9 North, Range 2 West of the Salt Lake Baseline and Meridian described as follows:
SURVEYOR'S CERTIFICATE
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617...

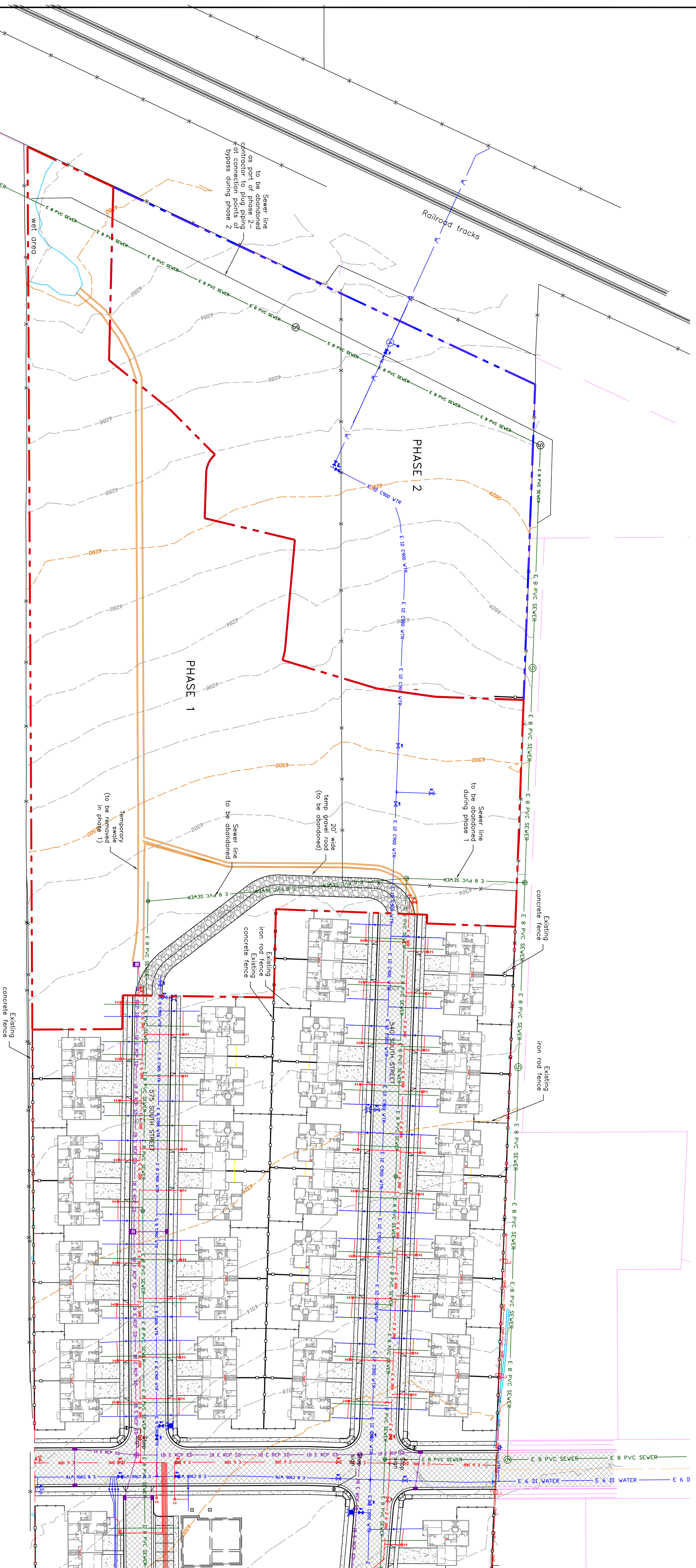
Project information box containing: PROJECT TITLE (ORANGE GROVE PUD PHASE 1), DRAWING TITLE (FINAL PLAT), DATE (10-2-2014), and ALLIANCE CONSULTING ENGINEERS logo and contact info.

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 BRIGHAM CITY, UTAH

**EXISTING SITE PLAN**



0 25 50 100  
 SCALE: 1"=50' (22x34 PLAN SET)



**LEGEND**

- EXISTING OVERHEAD POWER
- EXISTING CABLE
- EXISTING FENCE
- EXISTING GAS
- EXISTING WATER AS NOTED
- EXISTING SEWER AS NOTED
- EXISTING IRRIGATION
- EXISTING BUILDING
- EXISTING LARGE TREE
- EXISTING ASPHALT

NOTES:  
 There are a lot of underground irrigation pipes through out the property. They are to be abandoned with the development.

DATE : JAN, 2015  
 DRAWING NO :

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 BRIGHAM CITY, UTAH

DRAWING TITLE  
**EXISTING SITE PLAN**

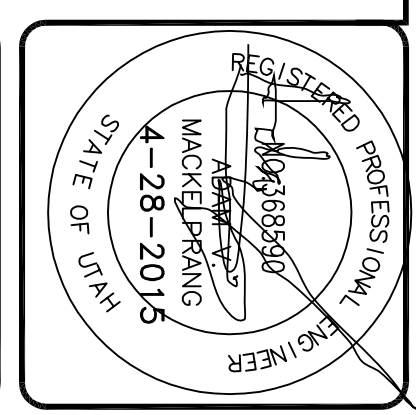
No.	REVISIONS/ SUBMISSIONS	DATE
	Added three lots to first phase	1-8-2015
		2-9-2015
		4-7-2015
	April 21, 2015 Comments	4-28-2015

REVIEWED :  
 CAD FILE :

DRAWN :  
 PROJECT NO. :

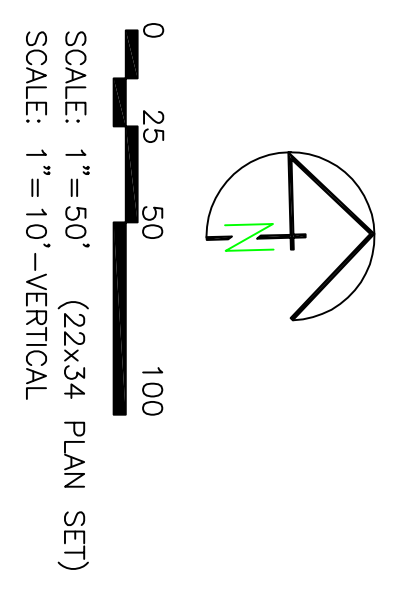


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 allianceengr@qwestoffice.net



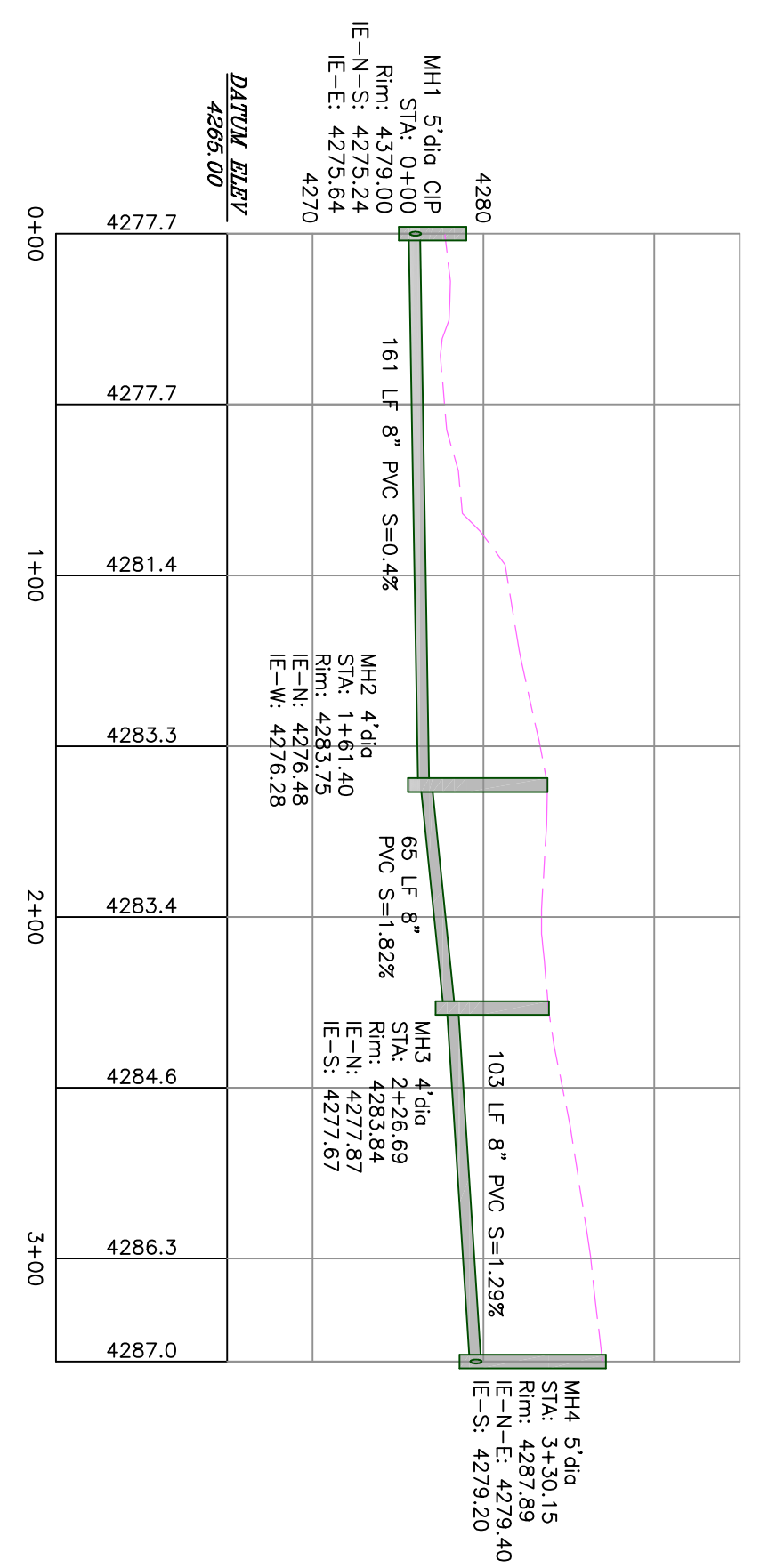
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 BRIGHAM CITY, UTAH

**SEWER PROFILE**



**LEGEND**

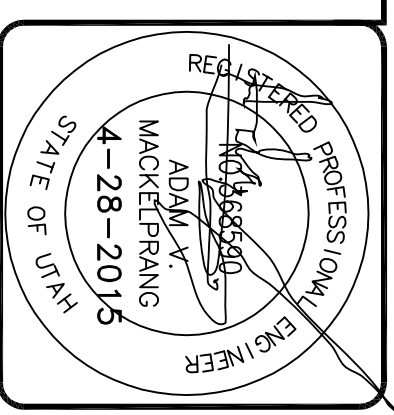
	PROPERTY BOUNDARY
	EXISTING WATER AS NOTED
	PROPOSED WATER AS NOTED-PHASE 1
	PROPOSED WATER AS NOTED-PHASE 2
	PROPOSED WATER METER-PHASE 1
	PROPOSED WATER METER-PHASE 2
	EXISTING SEWER AS NOTED-PHASE 1
	EXISTING SEWER AS NOTED-PHASE 2
	PROPOSED 4" PVC SEWER LATERAL-PHASE 1
	PROPOSED 4" PVC SEWER LATERAL-PHASE 2
	EXISTING IRRIGATION AS NOTED-PHASE 1
	EXISTING IRRIGATION AS NOTED-PHASE 2
	PROPOSED IRRIGATION AS NOTED-PHASE 1
	PROPOSED IRRIGATION AS NOTED-PHASE 2
	PROPOSED STORM AS NOTED-PHASE 1
	PROPOSED STORM AS NOTED-PHASE 2
	NEW EXTERIOR LIGHT-PER DEVELOPER
	EXISTING ASPHALT
	PROPOSED ASPHALT



No.	REVISIONS/ SUBMISSIONS	DATE
	Added three lots to first phase	1-8-2015
		2-9-2015
		4-7-2015
	April 21, 2015 Comments	4-28-2015

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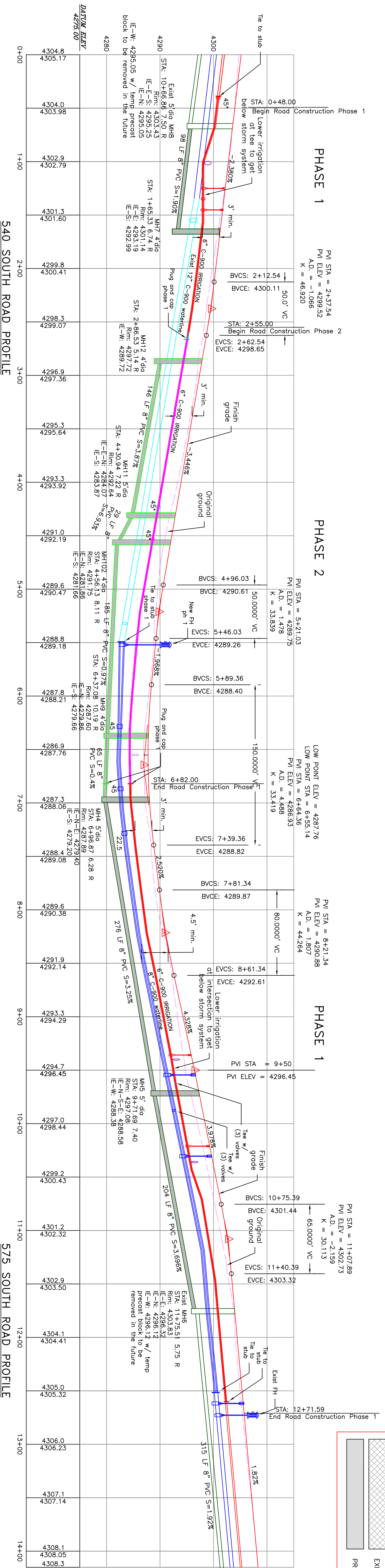
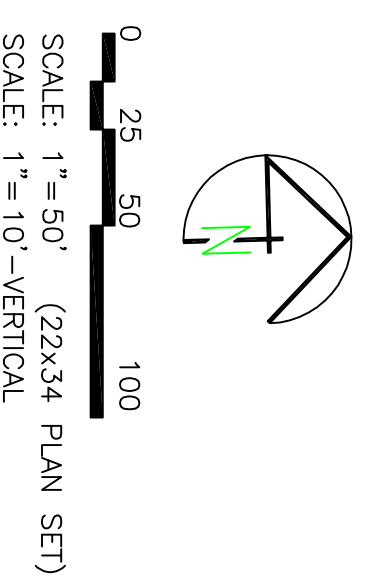


PROJECT TITLE	ORANGE GROVE PUD PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN BRIGHAM CITY, UTAH
DRAWING TITLE	SEWER PROFILE
DATE	JAN, 2015
DRAWING NO.	4

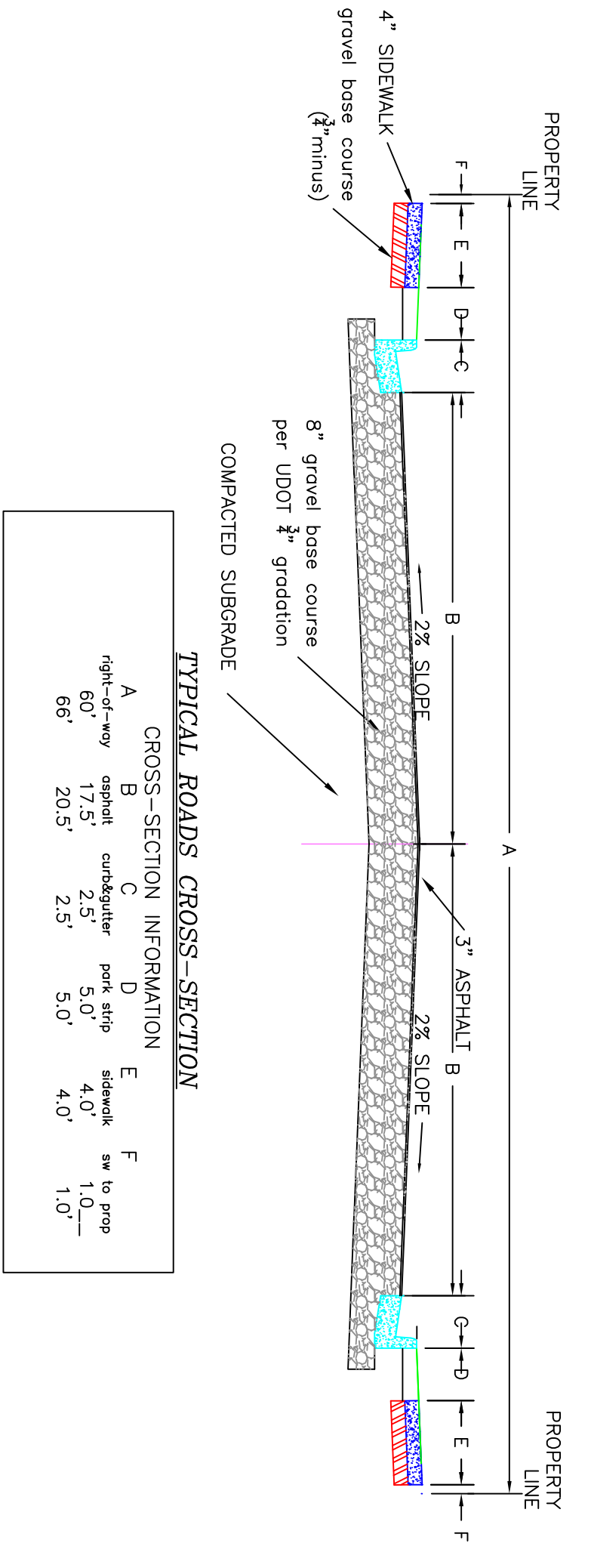
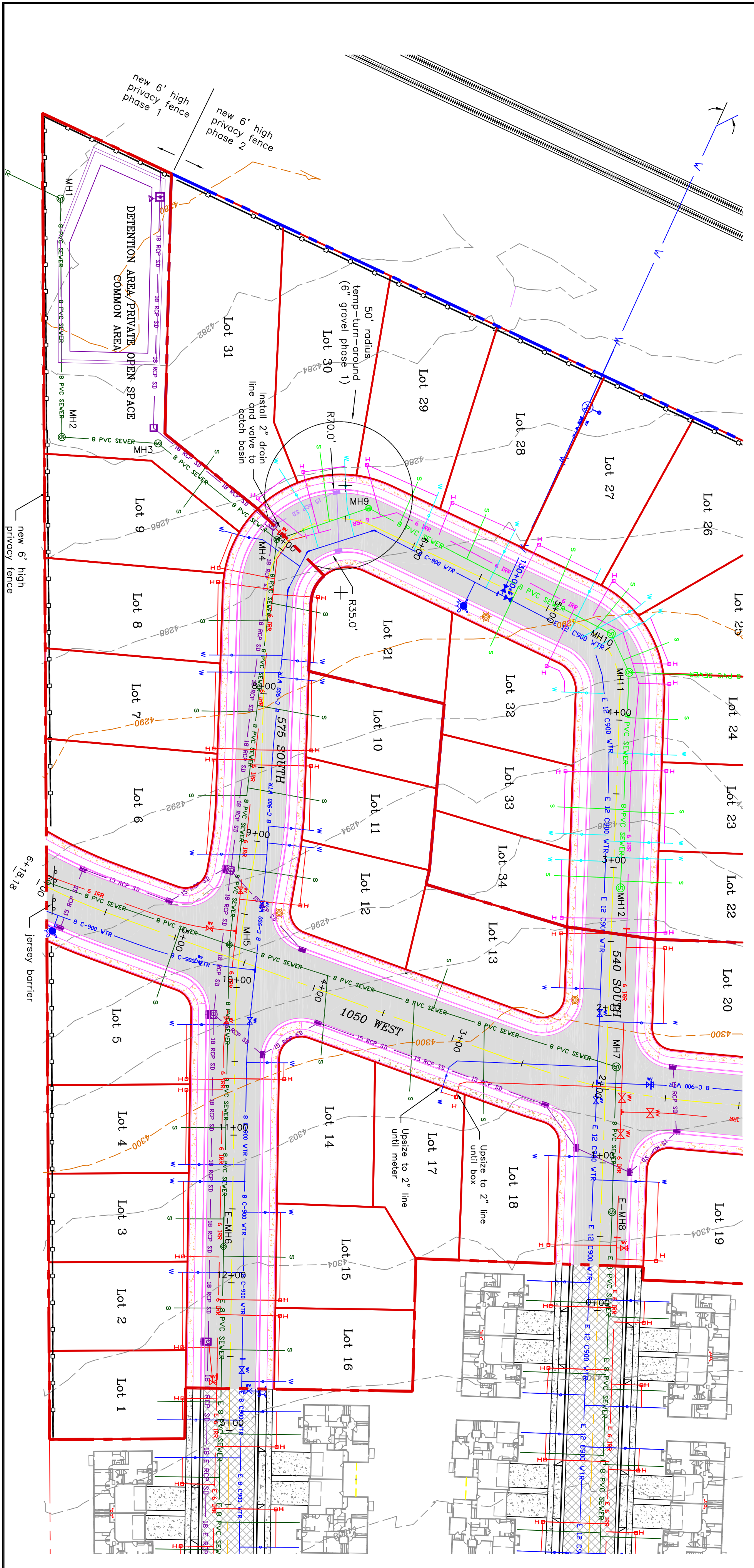
# ORANGE GROVE PUD

## PART OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 2 WEST, SALT LAKE BASELINE AND MERIDIAN BRIGHAM CITY, UTAH

### 575 SOUTH ROAD CONSTRUCTION



LEGEND	
	PROPERTY BOUNDARY
	EXISTING WATER AS NOTED
	PROPOSED WATER AS NOTED-PH1
	PROPOSED WATER METER-PH1
	EXISTING SEWER AS NOTED
	PROPOSED SEWER AS NOTED-PH1
	PROPOSED 4" PVC SEWER LATERAL-PH1
	EXISTING IRRIGATION AS NOTED
	PROPOSED IRRIGATION AS NOTED-PH1
	NEW EXTERIOR LIGHT-PER DEVELOPER
	EXISTING ASPHALT
	PROPOSED ASPHALT



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BRIGHAM CITY, UTAH

DRAWING TITLE: **575 SOUTH ROAD CONSTRUCTION**

DATE: JAN, 2015

No.	REVISIONS/ SUBMISSIONS	DATE
	Added three lots to first phase	4-11-2011
		1-8-2015
		4-7-2015
	April 21, 2015 Comments	4-28-2015

REVIEWED: \_\_\_\_\_ DRAWN: \_\_\_\_\_  
CAD FILE: \_\_\_\_\_ PROJECT NO.: \_\_\_\_\_

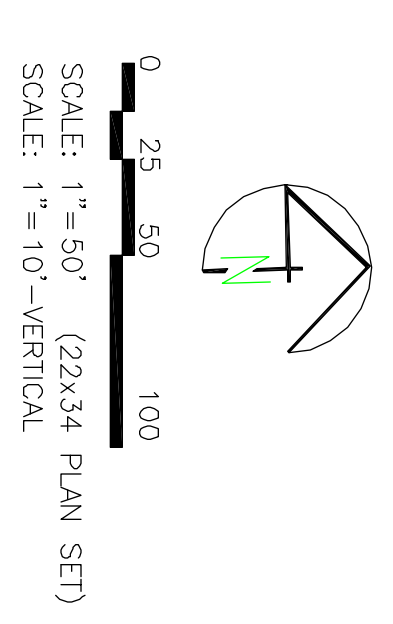
**AE ALLIANCE CONSULTING ENGINEERS**  
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LOGAN, UTAH 84321  
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allianceengr@qwestoffice.net

REGISTERED PROFESSIONAL ENGINEER  
KIM MACKELPANG  
40241 V  
4-28-2015  
STATE OF UTAH

# ORANGE GROVE PUD

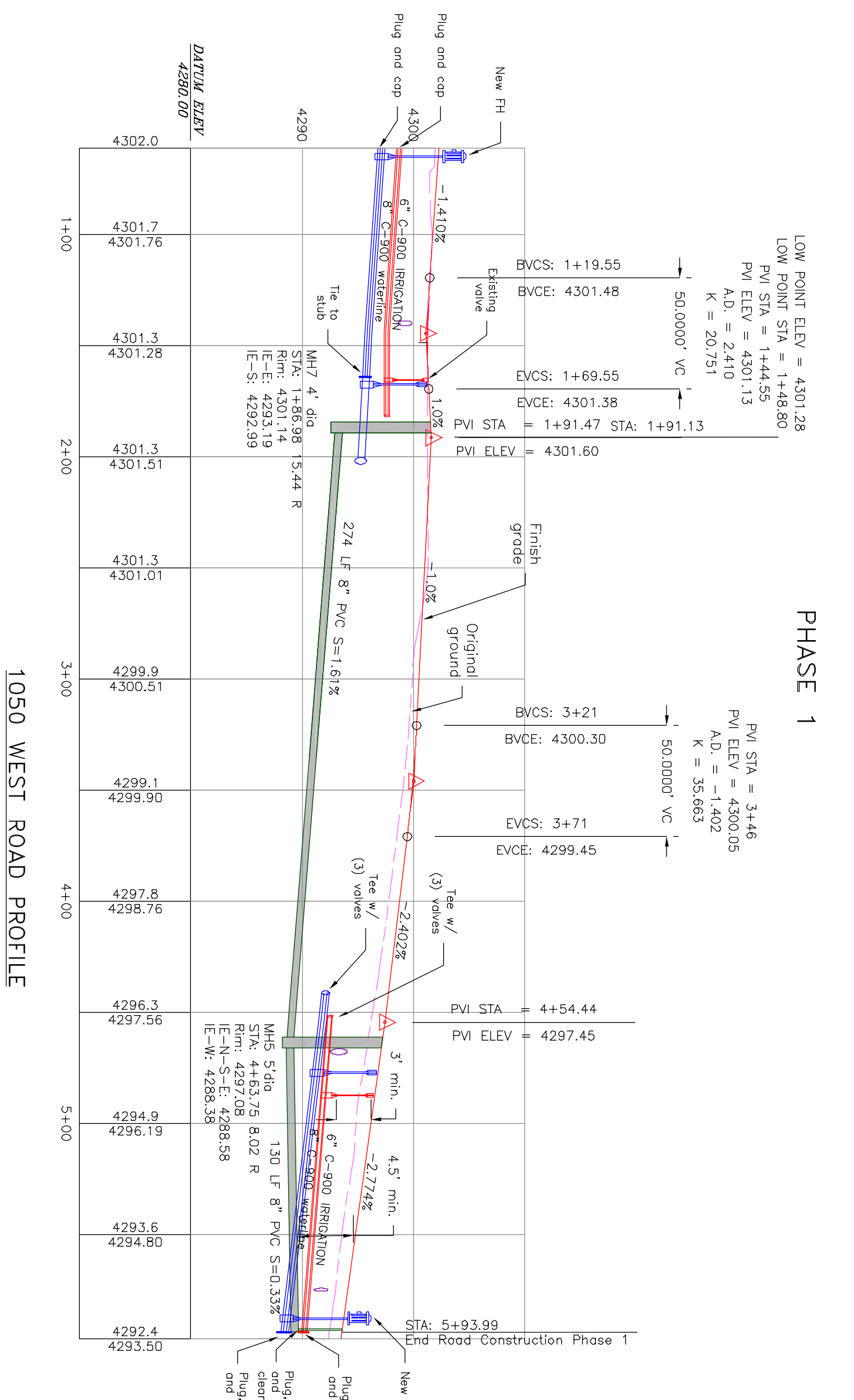
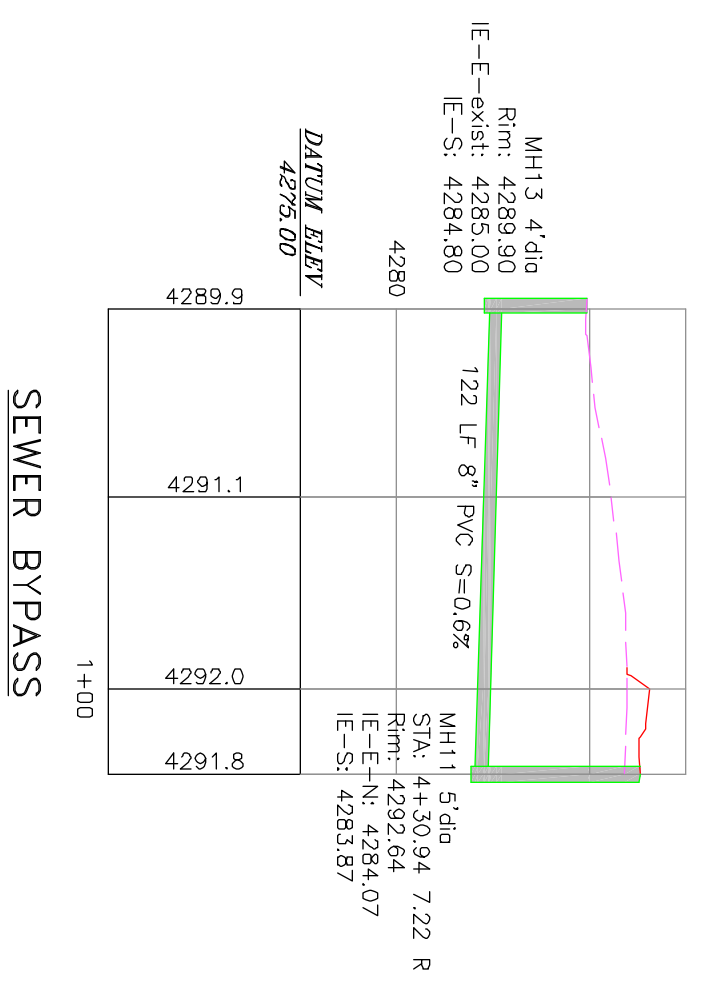
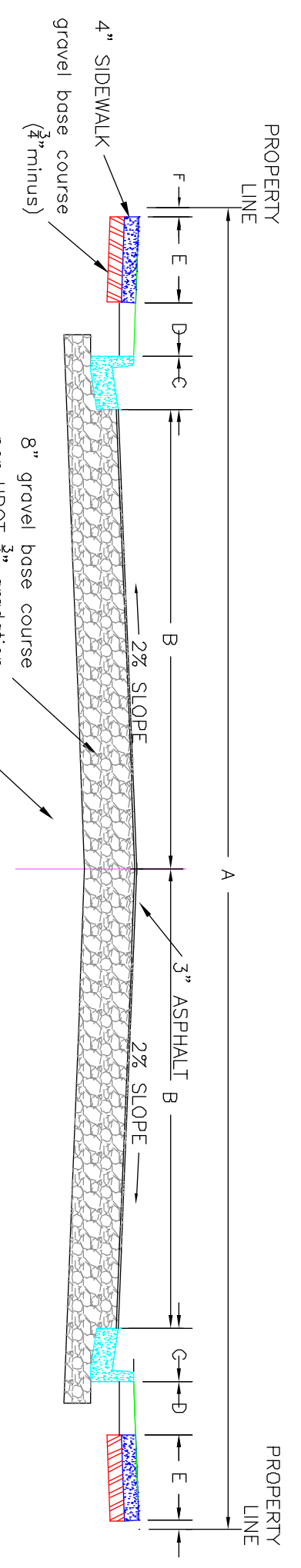
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BRIGHAM CITY, UTAH

## 1050 WEST ROAD CONSTRUCTION



**LEGEND**

	PROPERTY BOUNDARY
	EXISTING WATER AS NOTED
	PROPOSED WATER AS NOTED-PH1
	PROPOSED WATER METER-PH1
	EXISTING SEWER AS NOTED
	PROPOSED SEWER AS NOTED-PH1
	PROPOSED 4" PVC SEWER LATERAL-PH1
	EXISTING IRRIGATION AS NOTED
	PROPOSED IRRIGATION AS NOTED-PH1
	PROPOSED STORM AS NOTED-PH1
	NEW EXTERIOR LIGHT-FER DEVELOPER
	EXISTING ASPHALT
	PROPOSED ASPHALT



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DRAWING TITLE: **1050 WEST ROAD CONSTRUCTION**

DATE: JAN, 2015

No.	REVISIONS / SUBMISSIONS	DATE
	Added three lots to first phase	1-8-2015
		4-7-2015
	April 21, 2015 Comments	4-28-2015

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PROFESSOR  
M. S. JENSEN  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF UTAH  
4-28-2015

