

KING DEVELOPMENT GROUP, LLC

ALICE CLAIM

PARK CITY, UTAH

CIVIL IMPROVEMENT DRAWING SET

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SEPTEMBER, 2017

Project Number: 205303057

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL CONSTRUCTION NOTES:

- PROJECT REFERENCE AND BENCHMARK: _
NORTHING: _
EASTING: _
ELEV: _
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES FOR ANY PHASE OF CONSTRUCTION PRIOR TO COMMENCING THAT CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING AND APPROVAL OF ALL REQUIRED EROSION CONTROL PLANS PRIOR TO THE COMMENCEMENT OF ANY OPERATIONS.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS, AND TO CONTRACT DOCUMENTS PREPARED FOR THIS PROJECT.
- FINISH GRADES ARE AT ROADWAY CENTERLINE UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL ROADWAY CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL AND 1 VERTICAL SLOPES OR FLATTER EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE MAX.
- CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITIES TO AREAS WITHIN THE LIMITS OF DISTURBANCE FLAGGED IN THE FIELD (OR AS SHOWN HEREIN) AND WITHIN DESIGNATED STORAGE, STAGING, ACCESS CONSTRUCTION AND MATERIAL WASTE AREAS.
- CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN AND AS ALLOWED BY PERMITS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE AND PROTECT ANY EXISTING WETLAND AREAS DURING CONSTRUCTION. NATURAL VEGETATION SHALL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL SHALL BE MINIMAL.
- CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SAFETY SIGNAGE AND PERSONNEL. ALL SIGNAGE SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- IT SHOULD BE NOTED THAT SLOPE GRADING CONSTRUCTION SHOWN ON THESE PLANS MAY BE REQUIRED TO VARY ACCORDING TO ACTUAL SOIL AND GEOLOGIC CONDITIONS ENCOUNTERED IN THE FIELD. CHANGES IN SLOPE ANGLES OR OTHER ITEMS MAY BE REQUIRED IN ACCORDANCE WITH SITE-SPECIFIC RECOMMENDATIONS MADE BY THE PROJECT SOILS ENGINEERS AND GEOLOGISTS DURING CONSTRUCTION.
- THE PREPARER ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- COOPERATION WITH UTILITY COMPANIES: THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS, AND TELEVISION CABLE OF PROPOSED CONSTRUCTION WITHIN HIS AREA OF OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING AND COORDINATING HIS CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED FOR FIELD LOCATIONS OF EXISTING UTILITIES WITHIN HIS AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY OWNERS TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING AND ADJUSTING THEIR FACILITIES, THE OWNERS MUST BE NOTIFIED IN WRITING.
- STRUCTURAL FILL: SHALL COMPLY WITH THE REQUIREMENTS FOR GRANULAR BORROW, SECTION 02055, OF THE MANUAL OF STANDARD SPECIFICATIONS PUBLISHED BY APWA.
- CONTRACTOR SHALL OBTAIN AND FOLLOW THE RECOMMENDATIONS CONTAINED IN THE SITE GEOTECHNICAL REPORT.
- ALL LANDSCAPING, SIGN AND ENTRY STATEMENT DETAILS IN LANDSCAPING ISLAND AT ENTRANCE ARE TO BE RESTRICTED TO 3 FEET HIGH OR LESS.
- PROJECT ROADWAY DESIGN SPEED IS 25 MPH.
- TEMPORARY CUTS OR FILLS LEFT FOR MORE THAN FIVE (5) DAYS REQUIRE TEMPORARY DUST AND EROSION CONTROL MEASURES.

GENERAL UTILITY NOTES:

- ALL WORK SHALL CONFORM TO SUMMIT COUNTY, PARK CITY WATER DIVISION AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT DEVELOPMENT PROCEDURES, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS. CONDUCT WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- CONTACT "BLUE STAKES" 48 HOURS PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS NOT SHOWN ON THE DRAWINGS.
- PROVIDE EROSION AND SEDIMENT CONTROL DURING ALL CONSTRUCTION. COMPLY WITH PARK CITY REQUIREMENTS AND THE EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
- PROVIDE DUST CONTROL DURING ALL CONSTRUCTION IN ACCORDANCE WITH PARK CITY AND STATE OF UTAH REQUIREMENTS. PREPARE AND SUBMIT CONTROL PLANS AS REQUIRED.
- PROTECT ALL EXISTING CONSTRUCTION, STRUCTURES AND EXISTING UTILITIES.
- PROVIDE TRAFFIC CONTROL, CONSTRUCTION SIGNING, WARNING SIGNS AND BARRIERS, INCLUDING CONSTRUCTION TRAFFIC ENTERING AND EXITING THE PROJECT SITE, IN ACCORDANCE WITH PARK CITY, AND MUTCD REGULATIONS. PROVIDE A PLAN OF OPERATION AS REQUIRED.
- LIMIT CONSTRUCTION ACTIVITIES TO THE PROJECT BOUNDARIES AND DESIGNATED LIMITS OF DISTURBANCE UNLESS OTHERWISE PERMITTED BY THE OWNER.
- COORDINATE WORK ACTIVITIES WITH PROJECT SCHEDULE AND OTHER CONTRACTORS WORK ON-SITE.
- POTHOLE AND VERIFY EXISTING UTILITY DEPTHS AND LOCATIONS PRIOR TO CONSTRUCTION OF THE NEW UTILITY.
- COORDINATE BACK FILLING AND COMPACTION WORK WITH SOILS TESTING FIRM AND COMPLY WITH REQUIREMENTS CONTAINED IN THE SPECIFICATIONS.
- ATTEND ALL PRE-CONSTRUCTION AND SITE COORDINATION MEETINGS.
- NATURAL GROUND MAY HAVE BEEN MODIFIED SINCE THESE PLANS WERE PREPARED. CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS AND GRADES.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OTHER PLANS AND NOTIFY THE ENGINEER OF POTENTIAL CONFLICTS PRIOR TO INSTALLATION OF WATER, SEWER, AND UTILITY IMPROVEMENTS.
- RECORD AND PROVIDE A RECORD DRAWING OF SANITARY SEWER, WATER AND UTILITY IMPROVEMENT LOCATIONS, INCLUDING ANY CHANGES AND UTILITY CROSSINGS, TO THE OWNER.

WATER NOTES:

- KNOWN SEWERS, WATER MAINS, TELEPHONE CONDUITS, GAS, ELECTRICAL CABLES AND OTHER UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN ON THE DRAWINGS TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER. IT IS EXPECTED THAT THERE MAY BE DISCREPANCIES AND OMISSIONS IN THE LOCATION AND QUANTITIES OF UTILITIES AND STRUCTURES SHOWN. INFORMATION IS SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR BUT IS NOT GUARANTEED TO BE EITHER CORRECT OR COMPLETE. AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED. THE CONTRACTOR SHALL MAKE SUCH INVESTIGATIONS AS ARE DEEMED SUFFICIENT AHEAD OF EXCAVATION TO LOCATE UNDERGROUND UTILITIES AND STRUCTURES SO AS NOT TO ACCIDENTALLY DAMAGE THEM DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UNDERGROUND UTILITIES DAMAGED DURING CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY AND OSHA SAFETY STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CARE OF ALL CONSTRUCTION STAKES.
- NATIVE BACK FILL SHALL BE COMPACTED TO AVERAGE 96% DENSITY WITH NO DENSITY LESS THAN 92% OF STANDARD PROCTOR DENSITY, ACCORDING TO ASHTO T-99.
- CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE AND INDIVIDUAL UTILITY CODES.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PARK CITY WATER DIVISION STANDARDS.
- ALL WATER LINES SHALL BE 6'-0" FEET BELOW FINISH GRADE.
- NATURAL GROUND MAY HAVE BEEN MODIFIED SINCE THESE PLANS WERE PRODUCED.
- COMPLETED WATER LINE SHALL BE DISINFECTED ACCORDING TO AWWA C65 1-14, CHLORINATION METHOD 3.
- WATERLINES SHALL BE PRESSURE AND LEAK TESTED ACCORDING TO AWWA C605.
- CONTRACTOR SHALL NOTIFY ENGINEER OF CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE SHALL BE LEFT IN PIPE A MINIMUM OF 24 HOURS, WITH A RESIDUAL OF AT LEAST 25 ppm AT THE END OF THE 24 HOURS. ALL TURNING OF MAIN LINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. SHALL BE COORDINATED WITH PARK CITY WATER DIVISION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILL OF UTILITY TRENCHES TO LEVEL OF FINISHED GRADE.
- ALL BENDS, TEES, CROSSES, WYES AND ELBOWS IN WATER LINE TO BE SUPPORTED WITH THRUST BLOCKS AND RESTRAINED WITH MEGA-LUG FOLLOWERS AT JOINTS, UNLESS NOTED ON THE PLANS.
- IF THERE IS A CONFLICT IN SPECIFICATIONS AND DETAILS BETWEEN STANTEC CONSULTING AND PARK CITY WATER DIVISION STANDARDS, THEN THE MORE RESTRICTIVE SHALL GOVERN.
- CONTRACTOR SHALL SLOPE ALL EXCAVATIONS TO AN ANGLE OF REPOSE OF MATERIAL BEING EXCAVATED OR USE BRACING OR SHORING. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA REGULATIONS AND GUIDELINES.
- ALL TREES, SHRUBS, GRASS AND IRRIGATION SYSTEMS DISTURBED BY THE CONTRACTOR SHALL BE REMOVED, REPAIRED AND REPLACED BY THE CONTRACTOR.
- THIS DESIGN IS BASED UPON CONNECTION TO AN EXISTING PARK CITY WATER DIVISION.
- SEE SANITARY SEWER NOTES FOR WATER/SEWER CROSSING REQUIREMENTS.
- PROVIDE TEMPORARY WATER TO SITE FOR CONSTRUCTION.
- CONSTRUCT FIRE HYDRANT, SERVICE LINE AND AUXILIARY VALVE IN ACCORDANCE WITH PARK CITY WATER DIVISION STANDARDS AND SPECIFICATIONS. ADJUST FIRE HYDRANT TO PROPER ELEVATION AND GRADE AROUND HYDRANT TO MEET REQUIRED TOLERANCES AFTER FINISH ROAD GRADING IS COMPLETE. AS REQUIRED IN ADDITION, FIRE HYDRANTS SHALL BE INSTALLED SUCH THAT STEAMER NOZZLE IS 30"-36" ABOVE FINISHED ASPHALT GRADE.
- PROVIDE ALL WATER LINE FITTINGS, TEES, REDUCERS, BENDS AND APPURTENANCES REQUIRED. SHOWN OR NOT SHOWN, AS REQUIRED TO COMPLETE ROUTINGS SHOWN.
- ADJUST VALVE BOXES TO FINISH GRADE AND REMOVE DEBRIS AFTER PAVING IN ACCORDANCE WITH PARK CITY WATER DIVISION STANDARDS AND SPECIFICATIONS.
- MAINTAIN 10" MIN HORIZONTAL SEPARATION BETWEEN WL & SS AND 18" VERTICAL SEPARATION OF WL OVER SS FOR ALL WL & SS CROSSINGS.
- WATER STATIONING IS BASED ON ROADWAY STATIONING, UNLESS OTHERWISE SHOWN ON PLANS.
- ALL MAIN LINE VALVES SHALL BE 250 PSI WORKING PRESSURE GATE VALVES.
- ALL CONSTRUCTION AND WORKMANSHIP TO COMPLY WITH PARK CITY WATER DIVISION CONTRACTOR IS REQUIRED TO OBTAIN A COPY OF PARK CITY WATER DIVISION STANDARDS AND SPECIFICATION PRIOR TO CONSTRUCTION.
- ALL OPEN ENDS OF PIPE UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.

WEED CONTROL:

- CONTRACTOR SHALL CONTACT JACK MARCHANT OF SUMMIT CO. WEED CONTROL (435-336-3970) PRIOR TO CONSTRUCTION. ALL EXCAVATED AREAS CONTAINING NOXIOUS WEEDS, AS IDENTIFIED BY SUMMIT CO. WEED CONTROL, SHALL HAVE THE TOP LAYER OF EXCAVATED SOIL TREATED TO A DEPTH OF 1 FOOT.

REVEGETATION NOTES

- REVEGETATE ALL AREAS DISTURBED DURING CONSTRUCTION.
- RECOMMENDED SEEDING MIXTURES, RATES AND CULTURAL PRACTICES MUST BE DONE ON A SITE SPECIFIC BASIS WHICH ACCOUNTS FOR THE FOLLOWING: SOIL PROPERTIES, CLIMATIC FACTORS, TOPOGRAPHIC POSITION, CULTURAL PLANS AND FEASIBILITY.
- VEGETATIVE PLANTING SHALL BE DONE WHERE DEEMED NECESSARY TO HASTEN THE RETURN OF PREEXISTING SITE CHARACTERISTICS AND IN CUT AREAS FOR DRAINAGE SWALES.
- ALL DISTURBED OPEN SPACE AREAS AND CUT AND FILL AREAS, SHALL RECEIVE THE FOLLOWING ACCEPTABLE SEED MIXES AT THE MINIMUM RATES SHOWN, UNLESS OTHERWISE SPECIFIED, AND WITH THE FOLLOWING PROPORTIONS:

MIXTURE 1 - 26 LBS/ACRE	
DURAR HARD FESCUE	10%
MANCHAR BROMEGRASS	30%
ORCHARD GRASS	15%
PERENNIAL RYE GRASS	15%
PUBESCENT WHEAT GRASS	15%
MIXTURE 2 - 78 LBS/ACRE	
NORDAN CRESTED WHEAT GRASS	15%
ANNUAL OREGON RYE	20%
LAHOUTAN ALFALFA	30%
FAWN TALL FESCUE	20%
ALSIKE CLOVER	15%
- SEED MIX SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80% IN A REPRESENTATIVE 10' x 10' AREA. IF COVERAGE DOES NOT REACH 80%, RESEEDING MUST OCCUR.
- A 12-12-12 FERTILIZER SHALL BE APPLIED TO ALL SLOPES RECEIVING SEED AT A RATE OF 400 LBS/ACRE. APPLICATION RATES OF THE FERTILIZER SHALL BE STRICTLY ADHERED TO.
- STRAW MULCH SHALL COVER THE ENTIRE SEEDED AREA OR EXPOSED SLOPE. STRAW MULCH SHALL BE CLEAN RICE, BARLY OR WHEAT STRAW. ON SMALL SLOPES STRAW MULCH SHALL BE APPLIED BY HAND BROADCASTING TO A UNIFORM DEPTH OF 2-3 INCHES, AND ON LARGER SLOPES STRAW SHALL BE BLOWN ONTO THE SLOPE TO ACHIEVE A UNIFORM COVER OF 2-3 INCHES. APPLICATION RATE SHALL BE 2 TONS OF STRAW PER ACRE WITH THE MAXIMUM DEPTH TO BE 3 INCHES. STABILIZE BY COVERING STRAW MULCH WITH NETTING, SUCH AS JUTE, PUNCHING IT INTO THE SOIL WITH A SPADE OR ROLLER, OR BY SPRAYING IT WITH A TACKING AGENT.

ABBREVIATIONS:

AB & APPROX.	AGGREGATE BASE AND APPROXIMATELY	O.C. O.C.E.W. O.D.	ON CENTER ON CENTER EACH WAY OUTSIDE DIAMETER
ARV	AIR RELEASE VALVE	OG	ORIGINAL GROUND/GRADE
@	AT	OH	OVERHEAD
BND	BOUNDARY	PC	POINT OF CURVE/ELEVATURE
BVC	BEGINNING OF VERTICAL CURVE	P.E.	REGISTERED PROFESSIONAL ENGINEER
CATV	CABLE TELEVISION	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PL	PROPERTY LINE
CL OR C	CENTERLINE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CONC.	CONCRETE	PRV	PRESSURE REDUCING VALVE
CT	COURT	PSF	POUNDS PER SQUARE FOOT
DET.	DETAIL	PS	PRESSURE SEWER
DIA.	DIAMETER	PSI	POUNDS PER SQUARE INCH
DIP	DUCTILE IRON PIPE	PT	POINT OF TANGENT
DIST.	DISTRICT	PUE	PUBLIC UTILITY EASEMENT
DR.	DRIVE	PVC	POLYVINYL CHLORIDE
DW	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DW.G.	DRAWING	PVMT	PAVEMENT
E	EAST	PVT	PRIVATE
EA	EACH	R	RADIUS
EG	EXISTING GRADE	RCP	REINFORCED CONCRETE PIPE
ENV.	ENVIRONMENTAL	REF.	REFERENCE
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
ELEV	ELEVATION	S	SOUTH
EVC	END OF VERTICAL CURVE	SF	SLOPE
E.W.	EACH WAY	SS	SANITARY SEWER
EX.	EXISTING	SD	STORM DRAIN
EXP.	EXPIRATION OR EXPANSION	PC	PARK CITY
FG	FINISHED GRADE	PCWD	PARK CITY WATER DIVISION
FG@BOW	FINISHED GRADE AT BOTTOM OF WALL	SW	SIDEWALK
FH	FIRE HYDRANT	SF	SQUARE FEET
FIN.	FINISH	SHT.	SHEET
FL	FLOWLINE	STA	STATION
GB	GRADE BREAK	STD.	STANDARD
HP	HIGH POINT	TBC	TOP BACK OF CURB
HDPE	HIGH DENSITY POLY-ETHYLENE	TEMP.	TEMPORARY
IMPROV.	IMPROVEMENT	TEW	TOP OF FOUNDATION WALL
INV	INVERT ELEVATION	THRU	THROUGH
IRR.	IRRIGATION	IG	TOP OF GRATE
L	LENGTH	TOP	TOP OF PORCH
LN.	LANE	TW	TOP OF WALL
LF	LINEAR FEET	TYP.	TYPICAL
LP	LOW POINT	VAR.	VARIOUS
L.U.D.	LIMITED USE DRIVEWAY	U.N.O.	UNLESS NOTED OTHERWISE
MFR	MANUFACTURER	VERT.	VERTICAL
MAX	MAXIMUM	W	WEST
MH	MANHOLE	W	WEST
MIN	MINIMUM	W/	WITH
N	NORTH		
NTS	NOT TO SCALE		



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Owner/Project

Legend

Revision	By	Appd.	YY.MM.DD

Revision	By	Appd.	YY.MM.DD
6	PARK CITY SUBMITTAL	TAJ	SB 17.08.29
5	NEW ENTRY WAY ALIGNMENT	GWO	SB 17.02.13
4	NEW DRAINAGE CALCUS	CB	SB 16.04.20
3	PARK CITY RE-SUBMITTAL	BD	PwD 15.03.27
2	PARK CITY RE-SUBMITTAL	CB	PwD 15.03.16
1	PARK CITY SUBMITTAL	CB	JR2 15.01.23

Issued	By	Appd.	YY.MM.DD

File Name:	SDJ	TAJ	EKW	17.08.29
G-001 Notes.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



Client/Project

KING DEVELOPMENT GROUP, LLC
PO BOX 244
PARK CITY, UTAH 84060

ALICE CLAIM
Park City, Utah

Title

GENERAL NOTES

Project No.	Scale
205303057	

Drawing No.	Sheet	Revision
G001		

Revision	By	Appd.	YY.MM.DD
6	TAJ	SB	17.08.29
5	GWG	SB	17.02.13
4	CB	SB	16.04.20
3	BD	PHD	15.03.27
2	CB	PHD	15.03.16
1	CB	JRJ	15.01.23

File Name:	SDJ	TAJ	EWK	17.08.29
C-200 ut.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



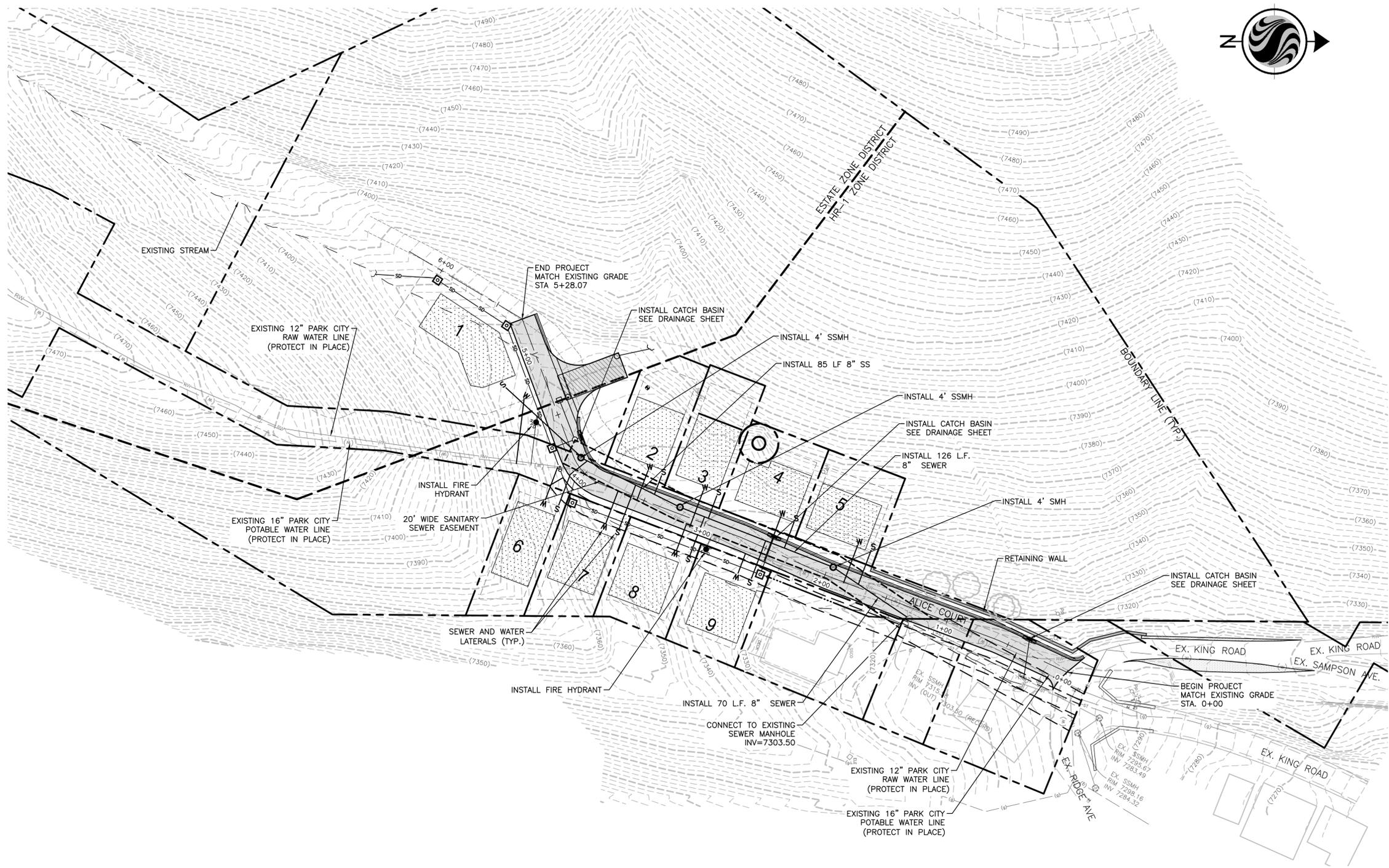
Client/Project
KING DEVELOPMENT GROUP, LLC
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ALICE CLAIM
Park City, Utah

Title
UTILITY PLAN

Project No.	Scale
205303057	0 40' 80'

Drawing No.	Sheet	Revision
C200	of	6



Owner/Project

- Legend**
- PROPOSED ASPHALT
 - PROPERTY/LOT LINE
 - EXISTING CONTOUR LINE
 - FINISH CONTOUR LINE

- NOTES:**
1. TEMPORARY RETAINING WALLS SHALL BE CONSTRUCTED ACROSS FUTURE DRIVEWAYS. FUTURE DRIVEWAYS AND FUTURE RETAINING WALLS N.I.C.
 2. ALL UTILITY WORK IS FUTURE AND SUBJECT TO REVIEW AND REVISION.

Revision	By	Appd.	YY.MM.DD
6	TAJ	SB	17.08.29
5	GWG	SB	17.02.13
4	CB	SB	16.04.20
3	BD	PHD	15.03.27
2	CB	PHD	15.03.16
1	CB	JRJ	15.01.23

File Name:	SDJ	TAJ	EKW	17.08.29
c-300 gp.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD



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KING DEVELOPMENT GROUP, LLC
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Alice CLAIM
Park City, Utah

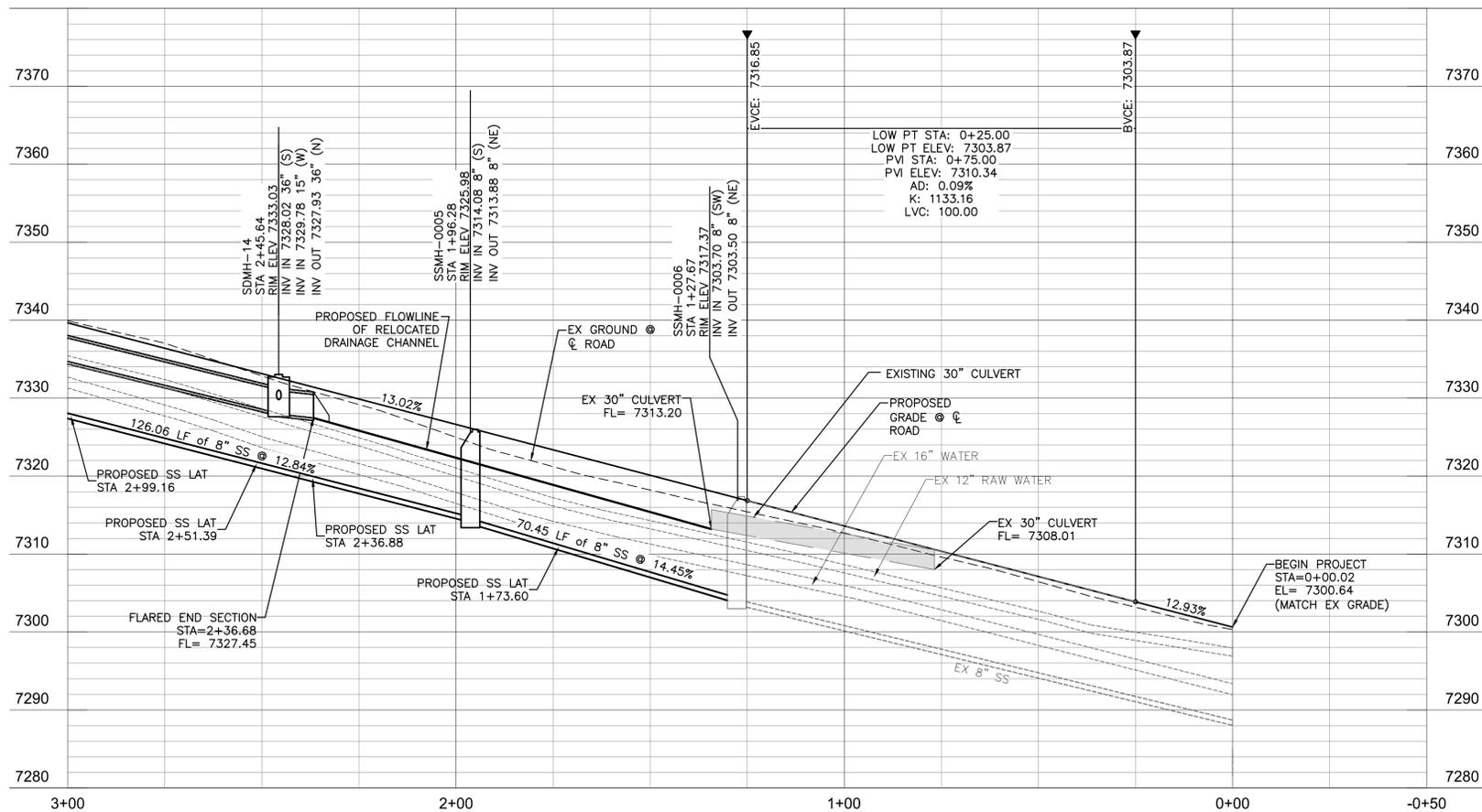
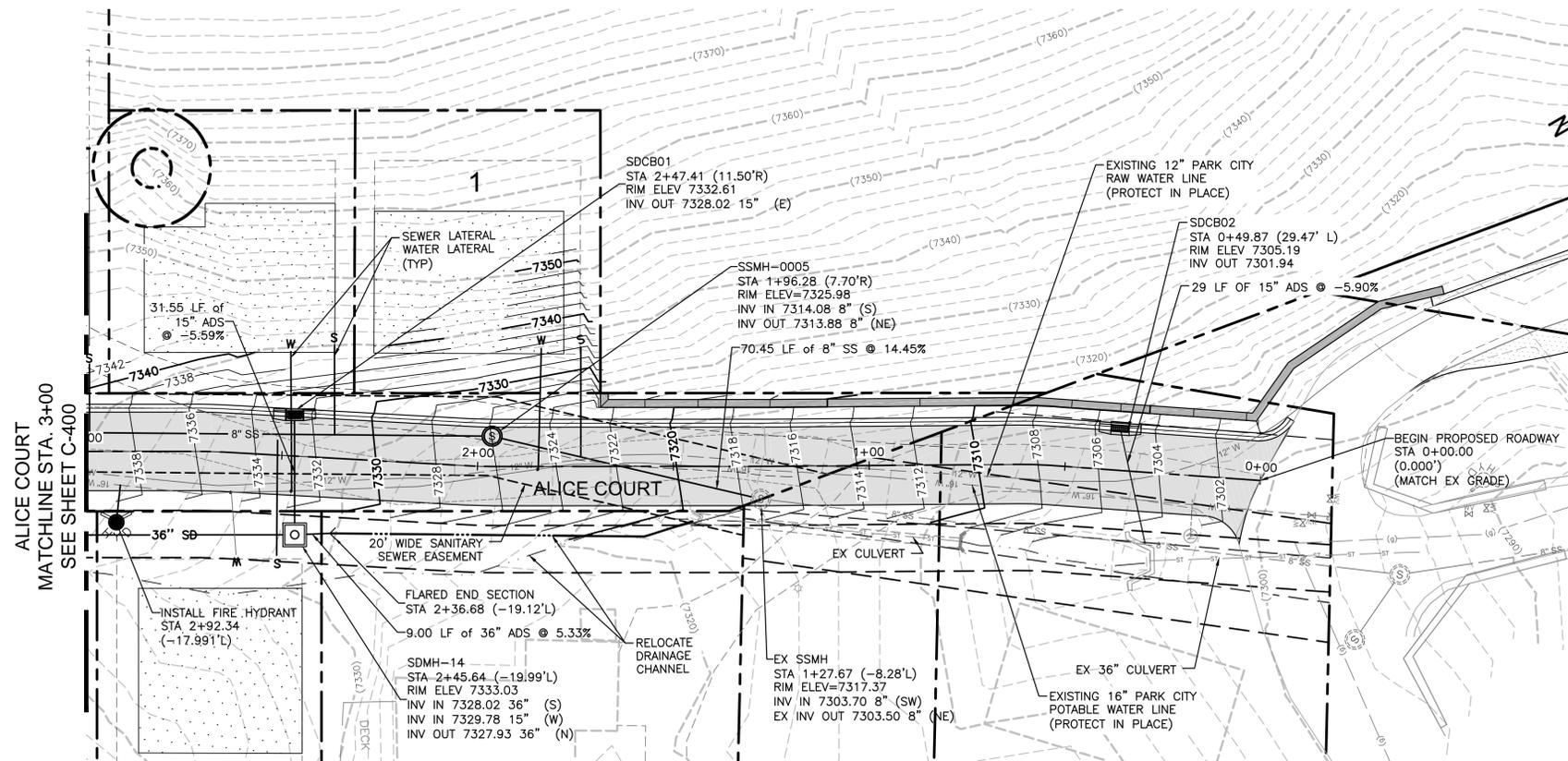
Title
GRADING PLAN

Project No.	Scale	0	30'	60'
205303057				

Drawing No.	Sheet	Revision
C300	of	6



- TEMPORARY RETAINING WALLS SHALL BE CONSTRUCTED ACROSS FUTURE DRIVEWAYS. FUTURE DRIVEWAYS AND FUTURE RETAINING WALLS N.I.C.
- ALL UTILITY WORK IS FUTURE AND SUBJECT TO REVIEW AND REVISION.



SCALE: H 1"=20', V 1"=10'

Revision	By	Appd.	YY.MM.DD
6	TAJ	SB	17.08.29
5	GWG	SB	17.02.13
4	CB	SB	16.04.20
3	BD	PHD	15.03.27
2	CB	PHD	15.03.16
1	CB	JRJ	15.01.23

File Name	SDJ	TAJ	EKW	17.08.29
C-401 PA-Alice Court.dwg	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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Client/Project
KING DEVELOPMENT GROUP, LLC
PO BOX 244
PARK CITY, UTAH 84060

ALICE CLAIM
Park City, Utah

Title
PLAN AND PROFILE

Project No. 205303057 Scale 0 20' 40'

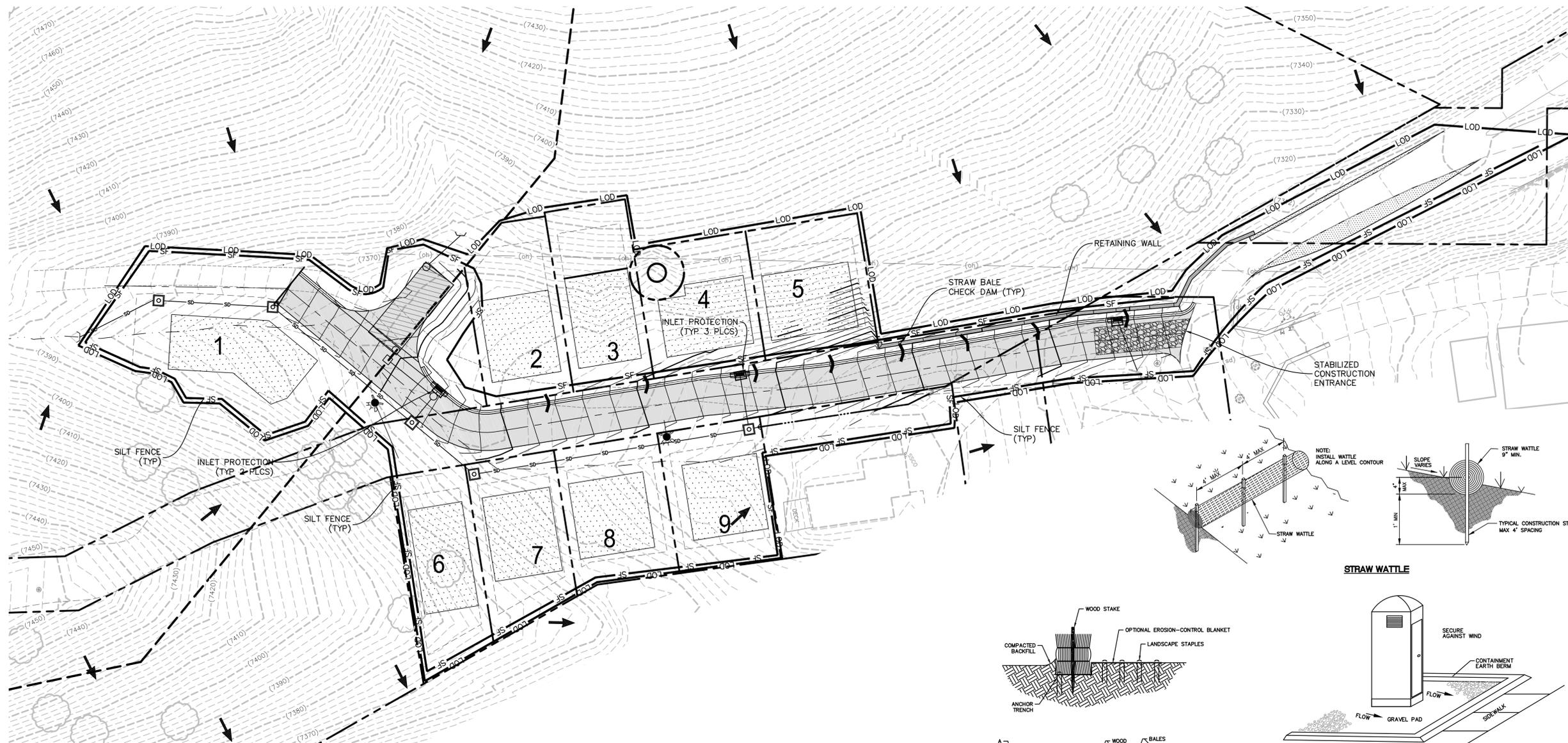
Drawing No. Sheet of Revision

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EROSION CONTROL NOTES:

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED BY OTHERS IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED BY OTHERS TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
5. CUT SLOPES SHALL BE 1:1 MAXIMUM AND FILL SLOPES 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED OR RETAINING WALLS CONSTRUCTED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT BE LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED, EXCEPT AS PROVIDED BELOW. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - A. WHERE DEEP SNOW OR FROZEN GROUND CONDITIONS PRECLUDE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY PERMANENTLY CEASES, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING WILL RESUME WITHIN 21 WORKING DAYS, TEMPORARY STABILIZATION MEASURES NEED NOT BE INITIATED ON THAT PORTION OF THE SITE.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE FLAGGED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHMARK AREAS, INCLUDE RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES. CUT AND FILL SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/REVEGETATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER. ROCK CUTS STEEPER THAN 1:1 WILL NOT BE REVEGETATED.
8. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND OR LEFT TO PERCOLATE INTO THE GROUND.
9. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES
10. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
11. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
12. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
13. CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.



Legend

	LOD	LIMITS OF DISTURBANCE
	SF	SILT FENCE (ALT. STRAW WATTLE)
		RETAINING WALL
		PROPERTY/LOT LINE
	4200	EXISTING CONTOUR LINE
	4200	FINISH CONTOUR LINE
		FLOW DIRECTION
		STABILIZED CONSTRUCTION ENTRANCE
		INLET PROTECTION
		STRAW BALE CHECK DAM

- NOTES:**
1. TEMPORARY RETAINING WALLS SHALL BE CONSTRUCTED ACROSS FUTURE DRIVEWAYS. FUTURE DRIVEWAYS AND FUTURE RETAINING WALLS N.I.C.
 2. ALL UTILITY WORK IS FUTURE AND SUBJECT TO REVIEW AND REVISION.

Revision	By	Appd.	YY.MM.DD
6	TAJ	SB	17.08.29
5	GWO	SB	17.02.13
4	CB	SB	16.04.20
3	BD	PHD	15.03.27
2	CB	PHD	15.03.16
1	CB	JRJ	15.01.23

File Name: C-500 ec.dwg	SD:	TAJ	EKW	17.08.29
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
 KING DEVELOPMENT GROUP, LLC
 PO BOX 244
 PARK CITY, UTAH 84060
 ALICE CLAIM
 Park City, Utah

Title
EROSION CONTROL PLAN

Project No. 205303057	Scale 0 30' 60'
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Drawing No. C500	Sheet of	Revision 6
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C500 of 6

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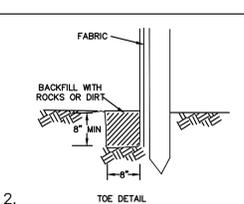
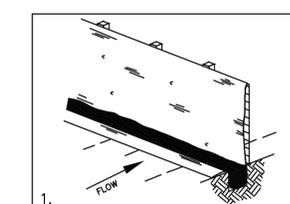
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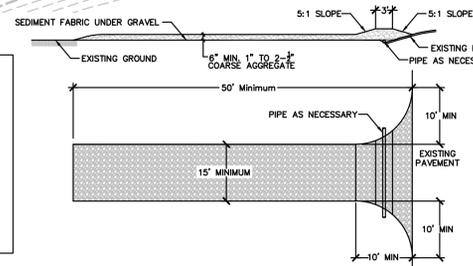


V:\2053\Active\205303057\Drawings\Sheets\C-500 Ec.dwg
 2017/09/07 2:30 PM By: Na, Angela



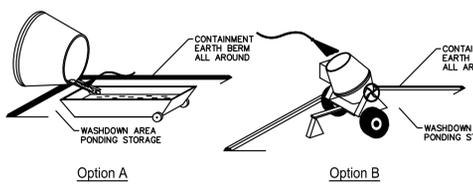
SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

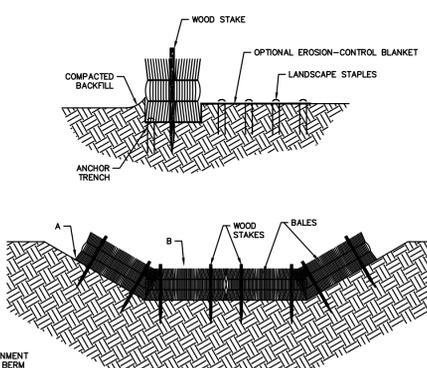


STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL SUCH TIME PARK IS DEVELOPED.



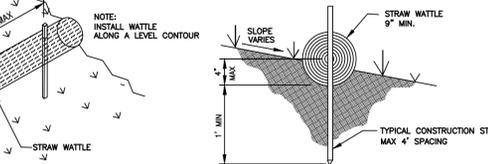
CONCRETE WASTE MANAGEMENT



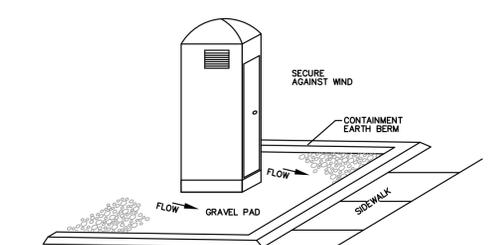
STRAW BALE CHECK DAM

THE FOLLOWING TABLE PROVIDES CHECK DAM SPACING FOR A GIVEN DITCH GRADE.

(A) DITCH SLOPE	(B) CHECK DAM SPACING (FEET)
1.0	200
2.0	100
3.0	66
4.0	50
5.0	40
6.0	33

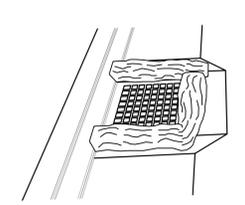


STRAW WATTLE



PORTABLE TOILET

PORTABLE TOILETS TO BE INSTALLED DURING HOMEBUILDING PHASE.



INLET PROTECTION - WATTLE

WATTLE MAY BE GRAVEL FILLED OR STRAW FILLED. INSTALL WHEN CONSTRUCTION OF CURB AND GUTTER AND ROADWAYS IS COMPLETE.

