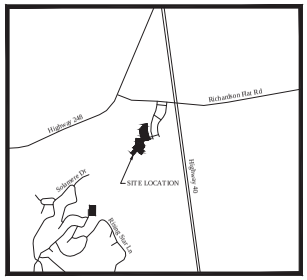
PARK CITY HEIGHTS

PREPARED FOR:

IVORY DEVELOPMENT

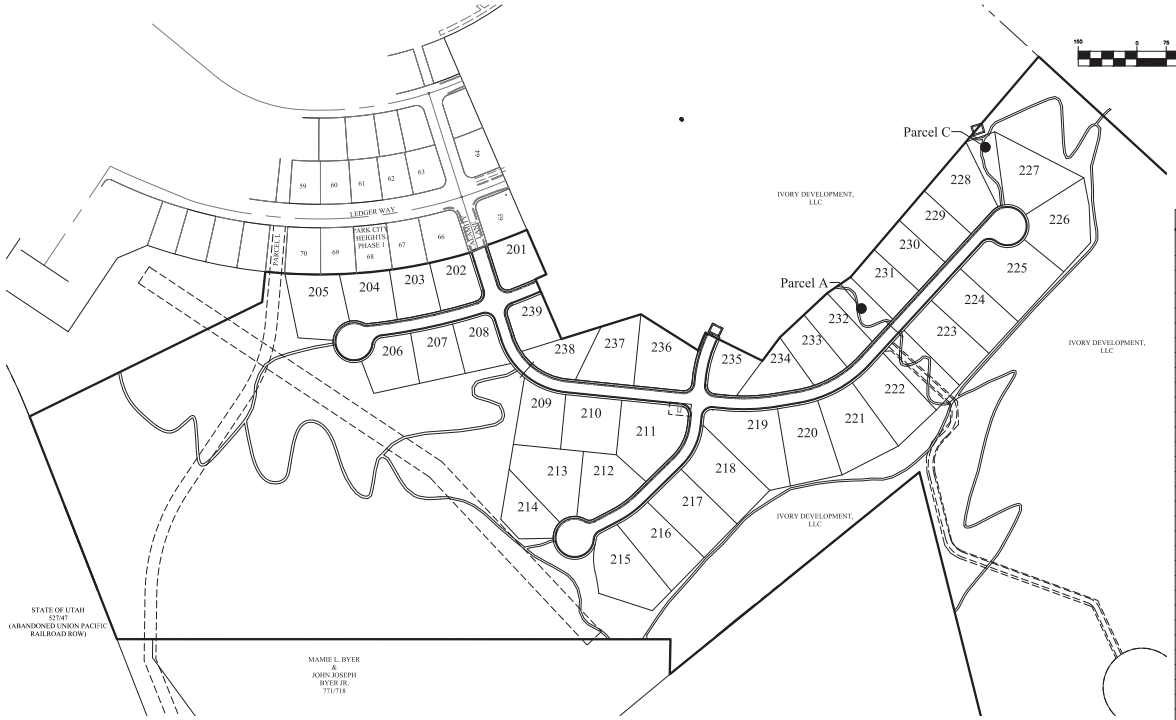
LOCATED IN:

PARK CITY, SUMMIT COUNTY, UTAH



VICINITY MAP

NTS



SITE MAP

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

Sheet List Table	
Sheet Number	Sheet Title
C1	COVERSHEET
C1.1	OVERALL DEVELOPEMENT PLAN
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C6	SEWER PLAN
C6.1	SEWER PLAN
C7	WATER PLAN
C7.1	WATER PLAN
C8	EROSION CONTROL PLAN
PP01	PP KEY MAP
PP02	CALAMITY LANE
PP03	CALAMITY LANE
PP04	CALAMITY LANE
PP05	CALAMITY LANE
PP06	CALAMITY LANE
PP07	STREET B
PP08	STREET B
PP09	STREET A
PP10	STREET A
DD01	DETAILS
DD02	DETAILS
DD03	DETAILS
DD04	DETAILS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO PARK CITY PLAN STANDARDS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE 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; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE 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 THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING
32 WEST CENTER STREET
MIDVALE, UTAH 84047
(801) 352-0075
CONTACT: THOMAS ROMNEY, P.E.

OWNER/DEVELOPER
IVORY DEVELOPMENT
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

BENCHMARK

SOUTH EAST CORNER OF SECTION 2
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN
ELEV: 6663.44
DATUM: NGVD29

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www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028960-2202
THOMAS M. ROMNEY
STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

COVERSHEET

REVISION BLOCK

#	DATE	DESCRIPTION
0	mm/dd/yyyy	
1	mm/dd/yyyy	
2	mm/dd/yyyy	
3	mm/dd/yyyy	
4	mm/dd/yyyy	
5	mm/dd/yyyy	
6	mm/dd/yyyy	

COVERSHEET

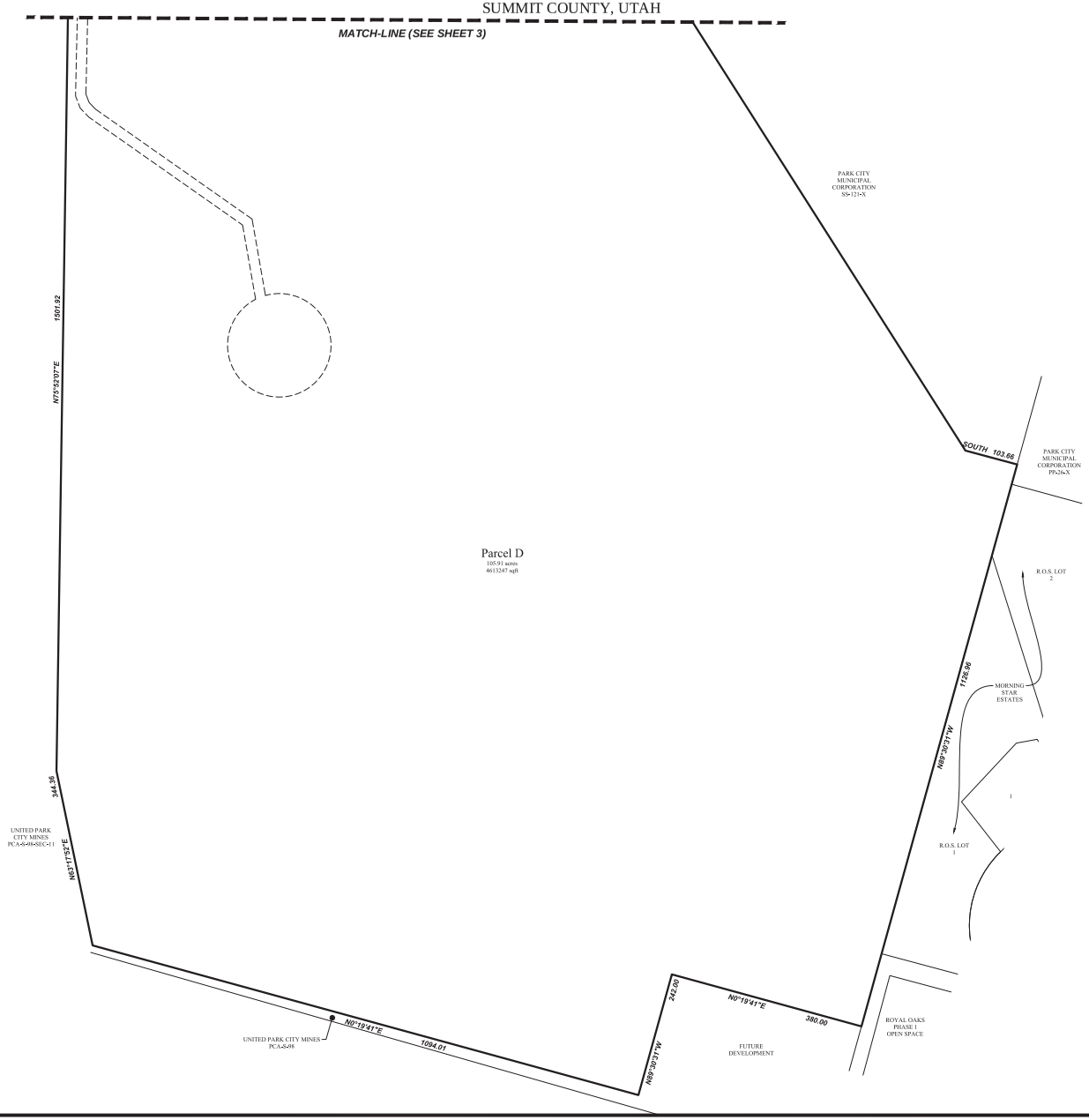
Scale:	1"=150'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C1		

Z:_2016\16-348 Ivory-Park City Heights\design\drawings\C1 - COVERSHEET.dwg

PARK CITY HEIGHTS

PHASE 2

A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)
1 inch = 100ft.

SHEET 4 OF 4

PARK CITY HEIGHTS
PHASE 2
A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT , RECORDED AND FILED AT THE REQUEST OF

_____

DATE_____ TIME_____ BOOK_____ PAGE_____

_____ _____
FEE SUMMIT COUNTY RECORDER

PREPARED BY
FOCUS ©
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MIDVALE, UTAH 84047 PH: (801) 352-0075
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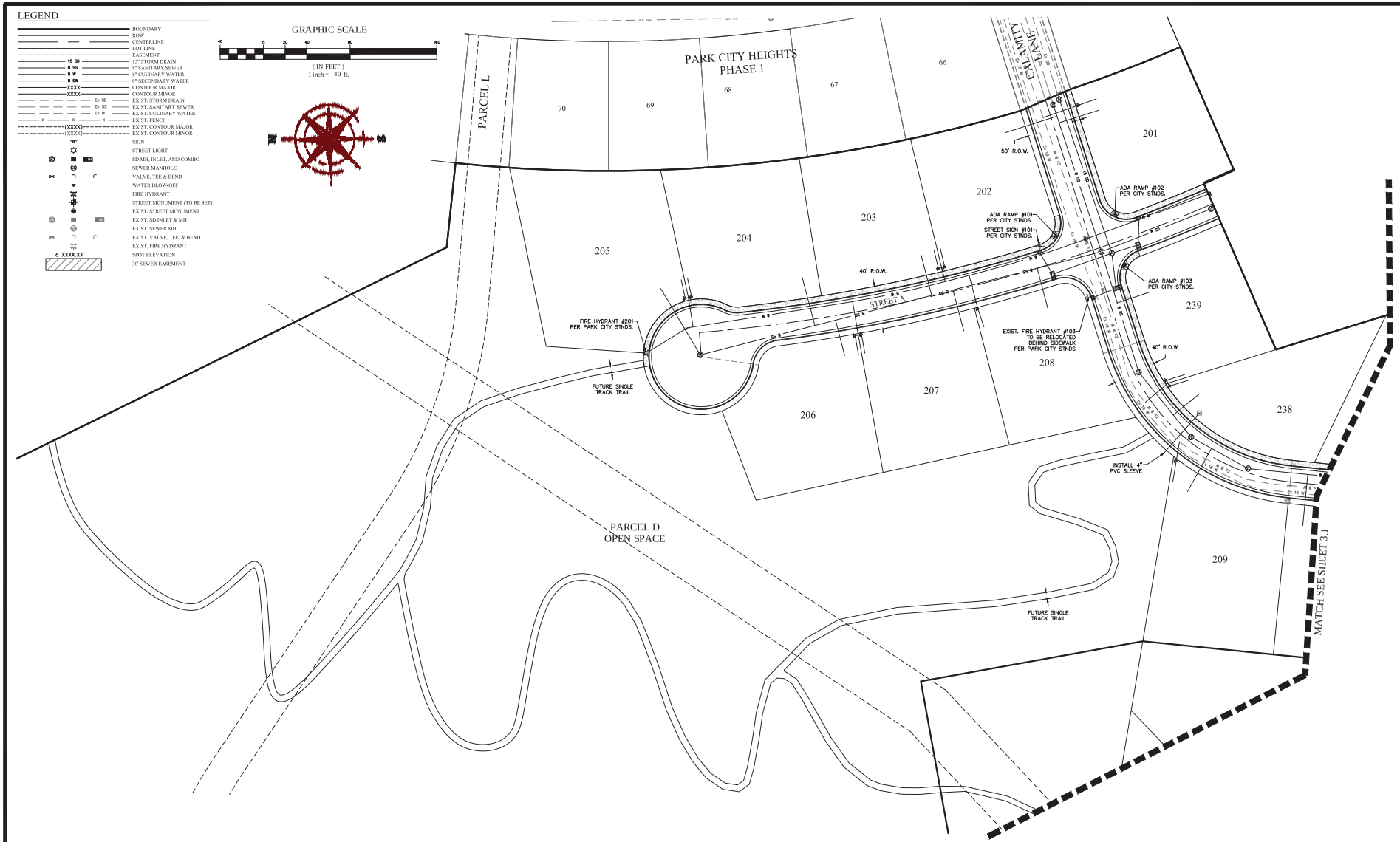
LEGEND

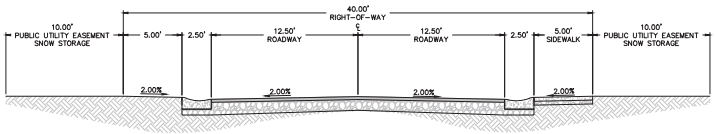
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- 30' SEWER EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

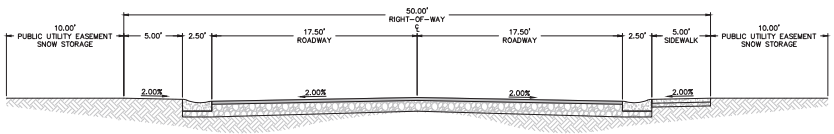
(IN FEET)
1 inch = 40 ft.





40' RESIDENTIAL ROAD (STREET A, STREET B, STREET C, CALAMITY LANE 0+00 - 16+96.95)

N.T.S.



50' RESIDENTIAL ROAD (CALAMITY LANE 16+96.95 -18+26.56)

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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

SITE PLAN

REVISION BLOCK

	DATE	DESCRIPTION
0	mm/dd/yyyy	description
1	mm/dd/yyyy	description
2	mm/dd/yyyy	description
3	mm/dd/yyyy	description
4	mm/dd/yyyy	description
5	mm/dd/yyyy	description
6	mm/dd/yyyy	description

SITE PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C3		

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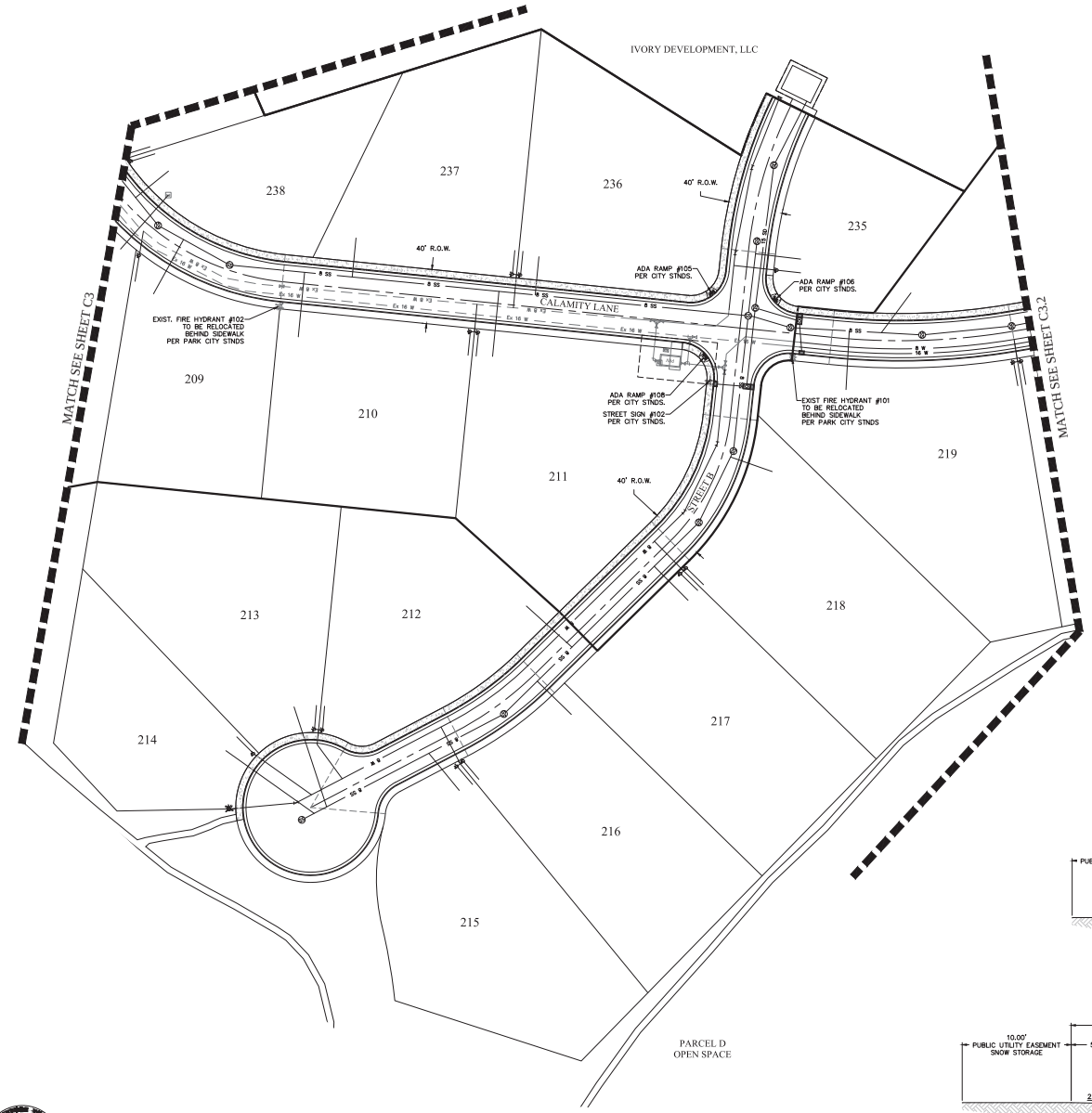

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
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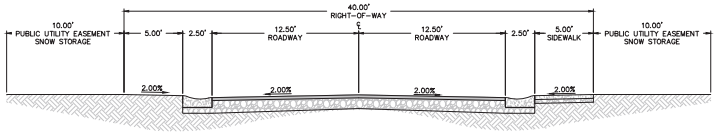
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- 30' SEWER EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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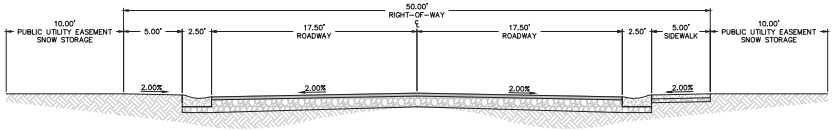

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SITE PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C3.1		

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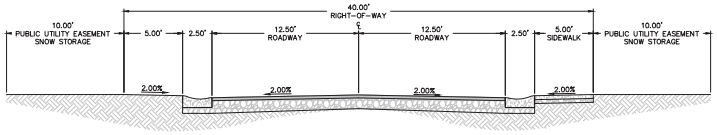

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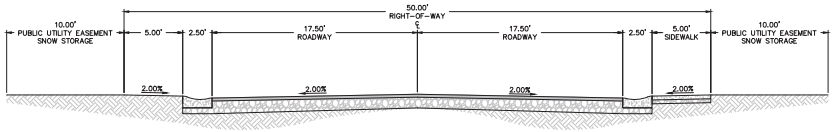

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N.T.S.

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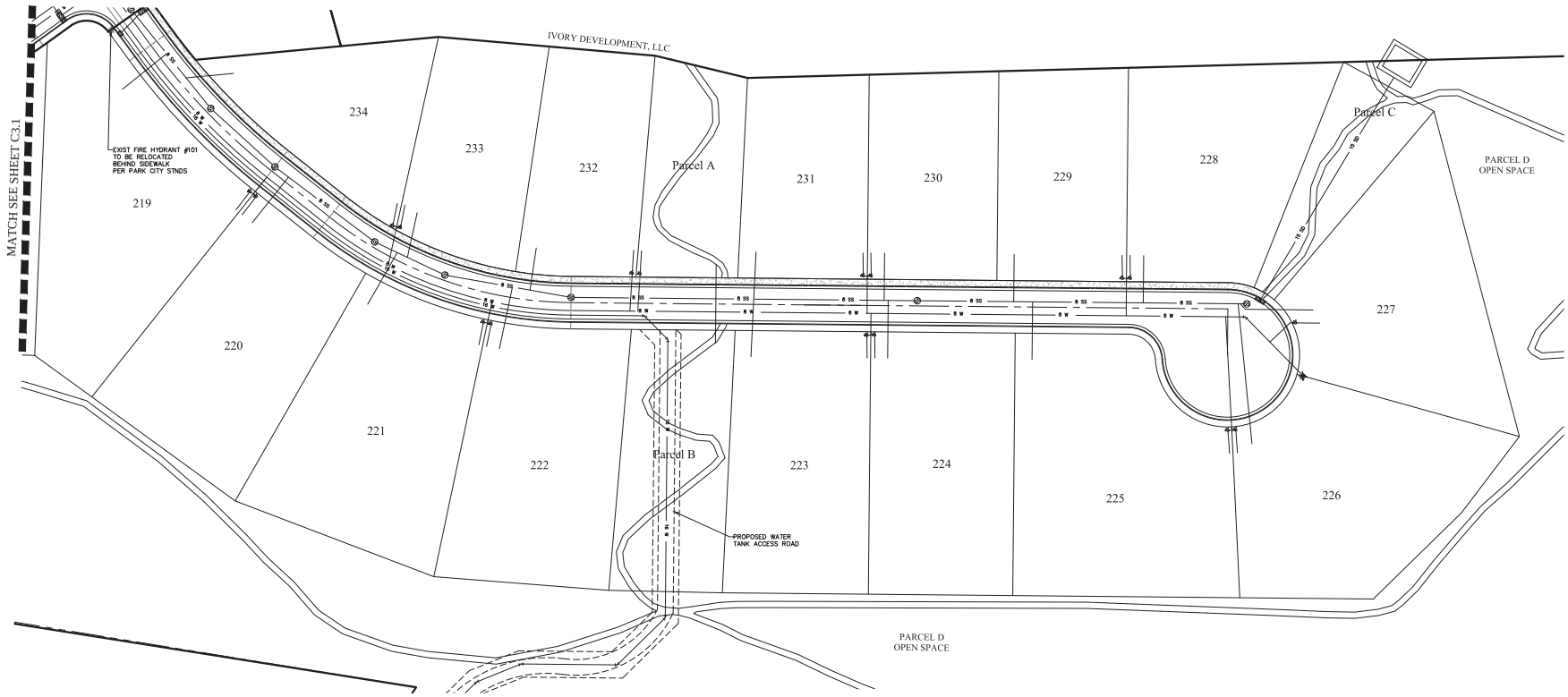
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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THOMAS M. ROMNEY
STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

SITE PLAN

REVISION BLOCK

	DATE	DESCRIPTION
0	mm/dd/yyyy	description
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6	mm/dd/yyyy	description

SITE PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C3.2		

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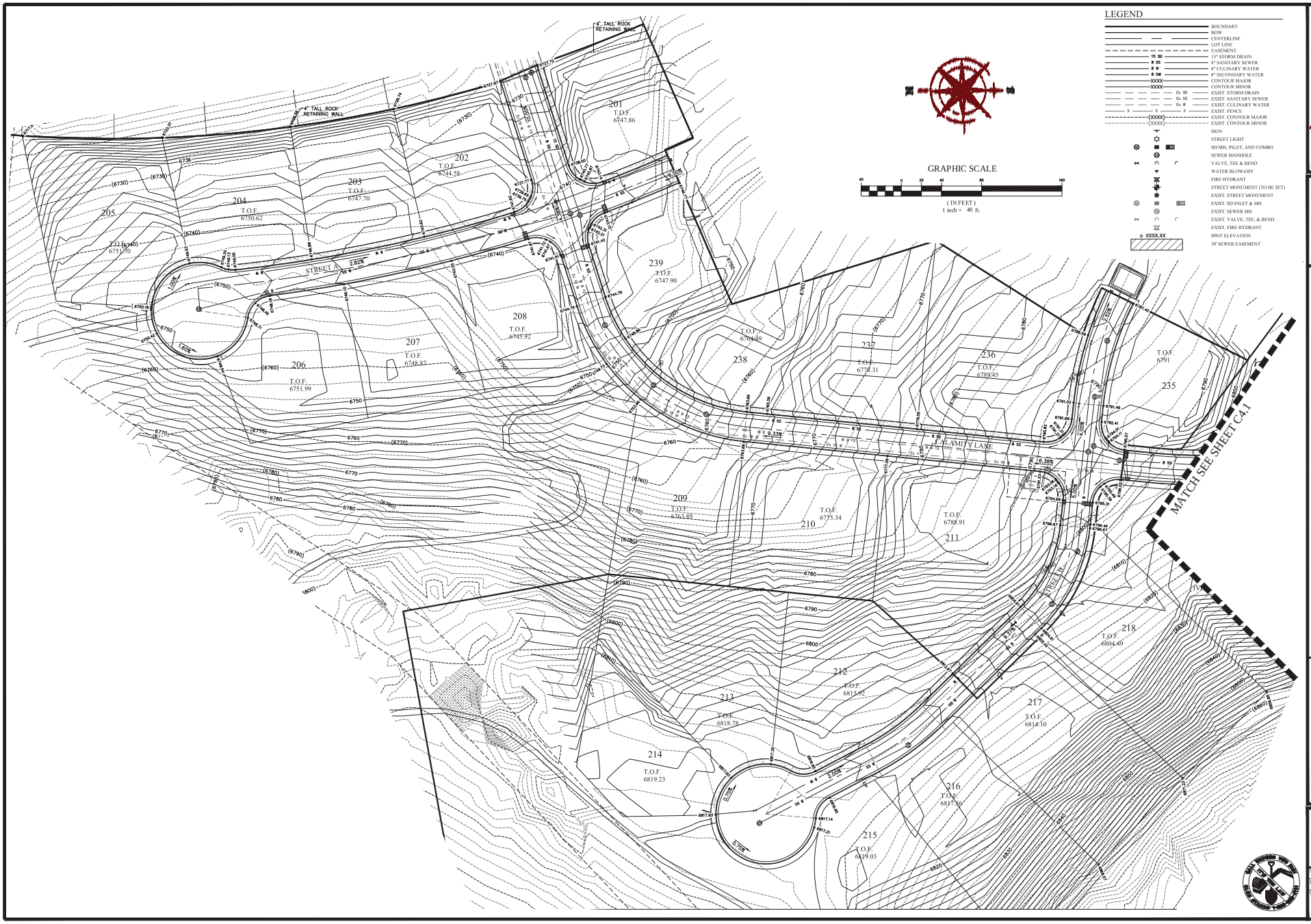

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STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

GRADING PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
0	----	----
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C4		

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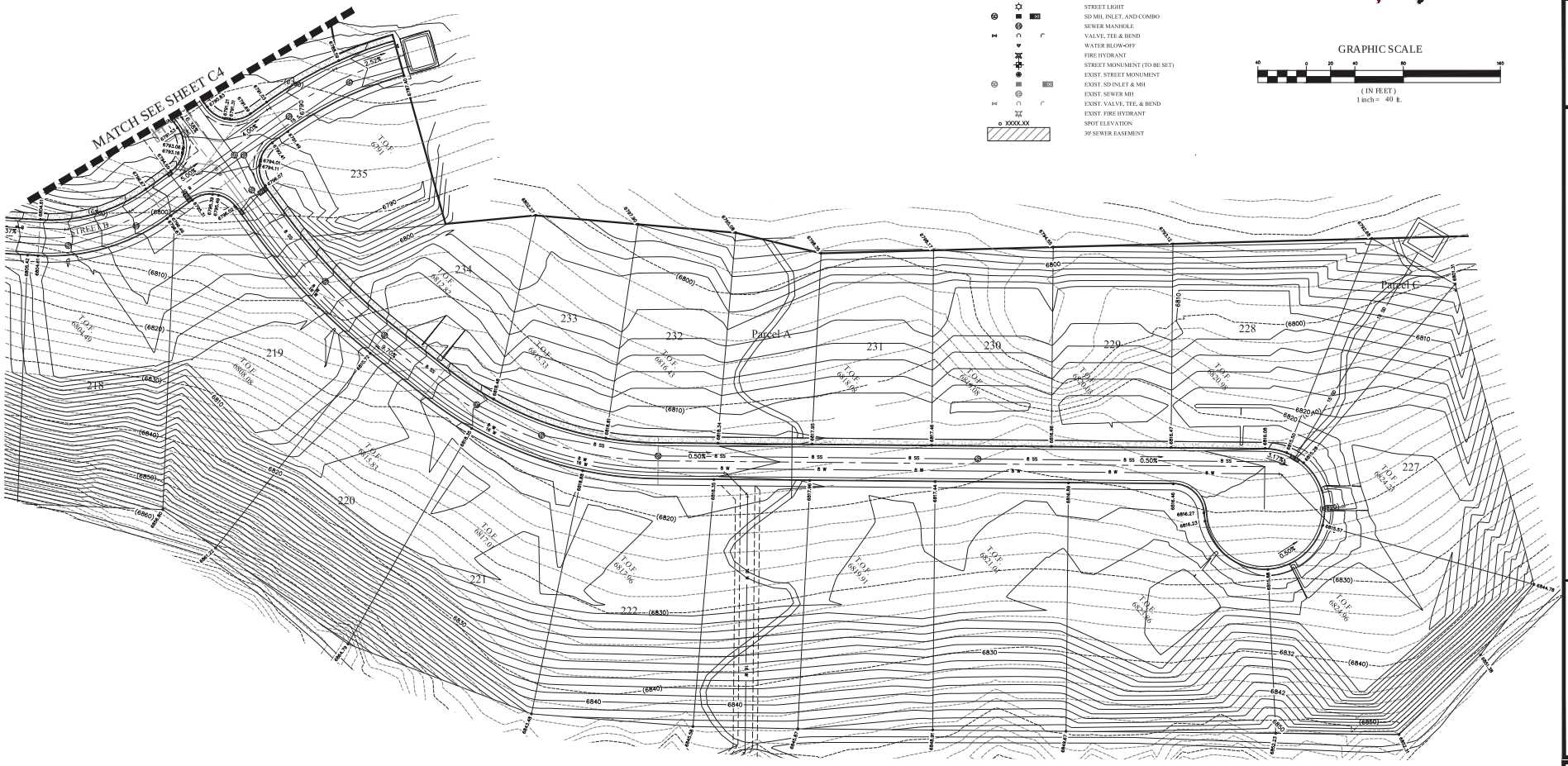

LEGEND

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- 30' SEWER EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

GRADING PLAN

REVISION BLOCK

	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

GRADING PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C4.1		

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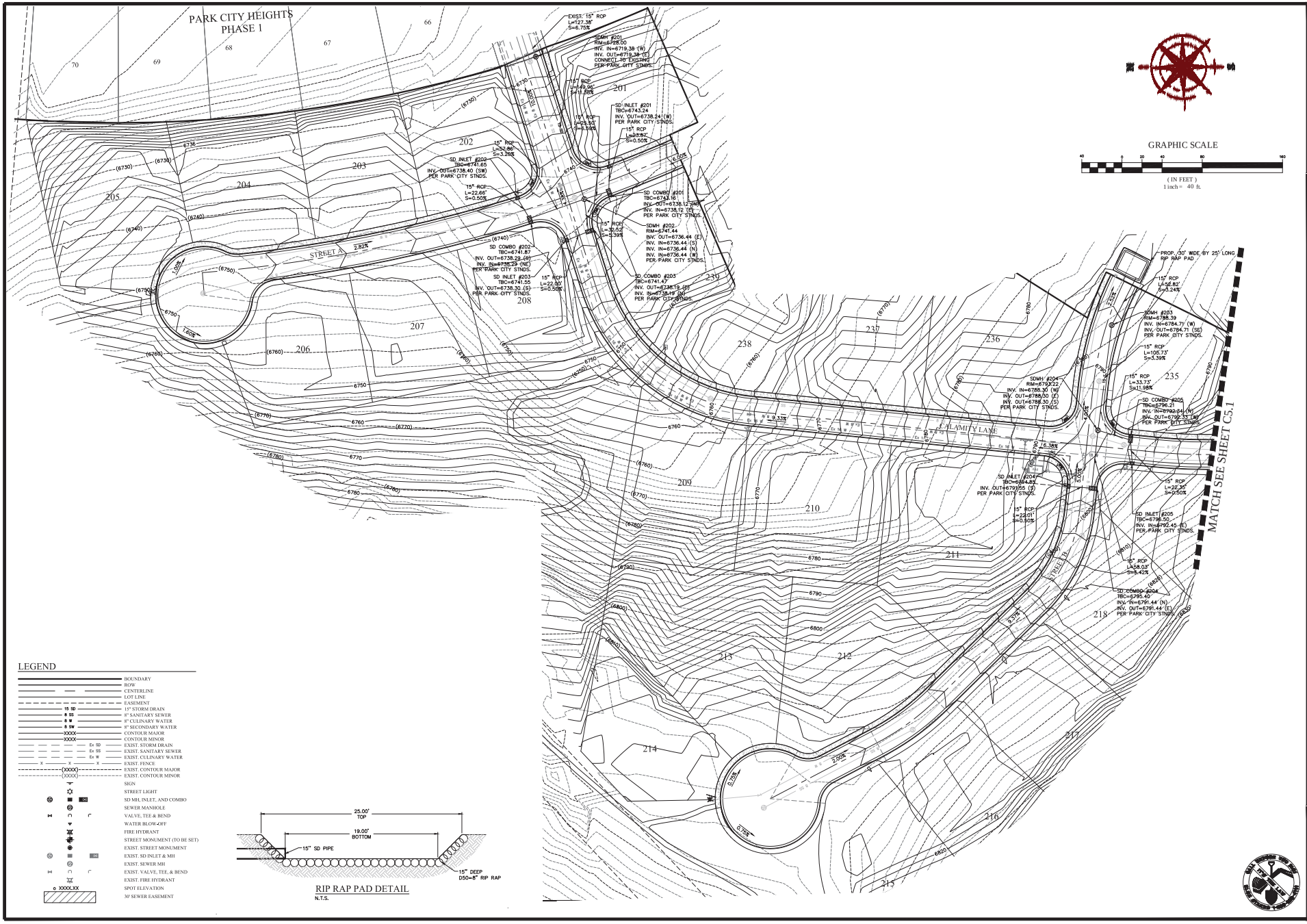

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No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C5		

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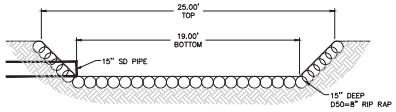

RIP RAP PAD DETAIL
N.T.S.

LEGEND

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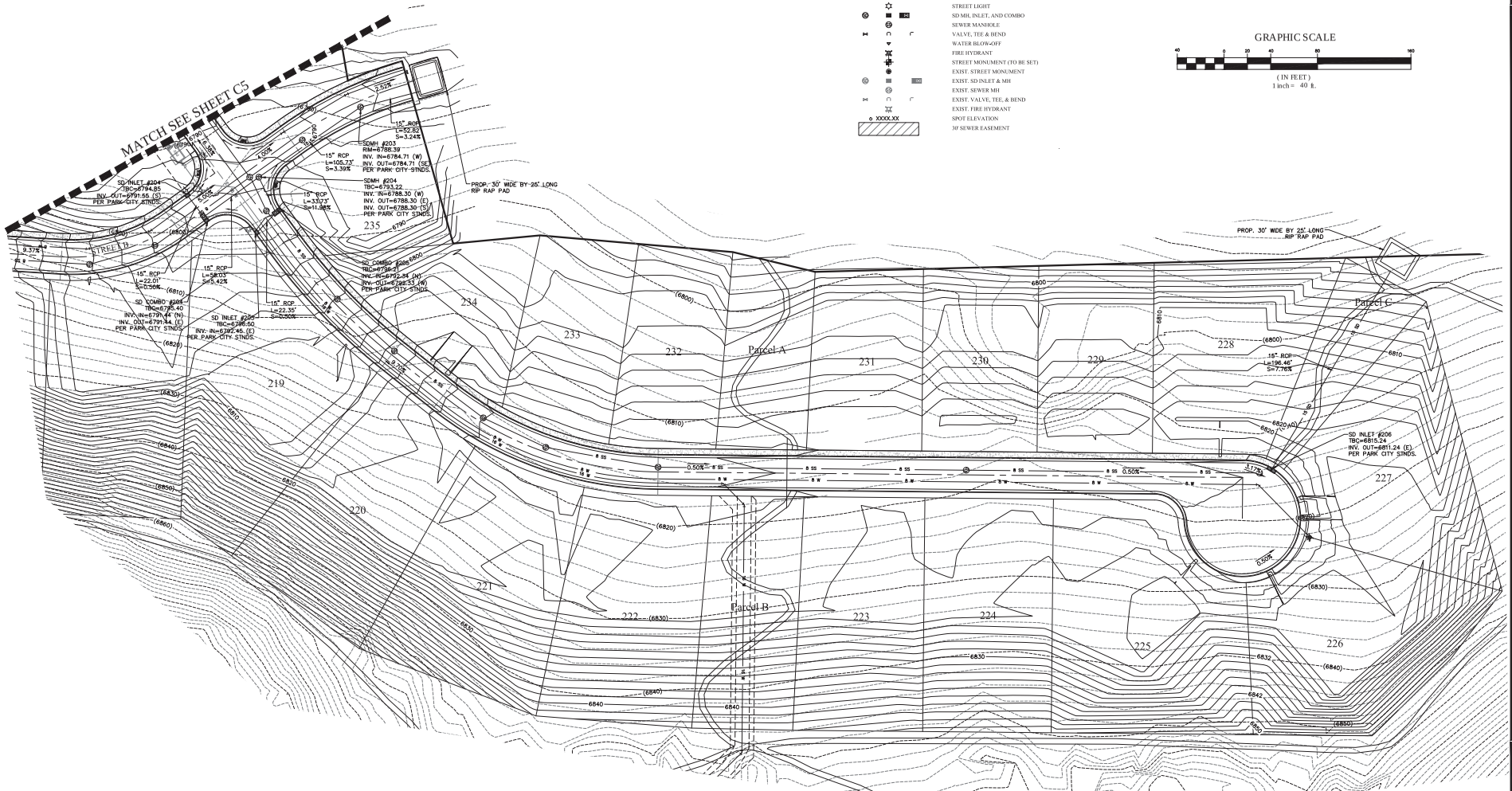
- 30' SEWER EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROWNEY
STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

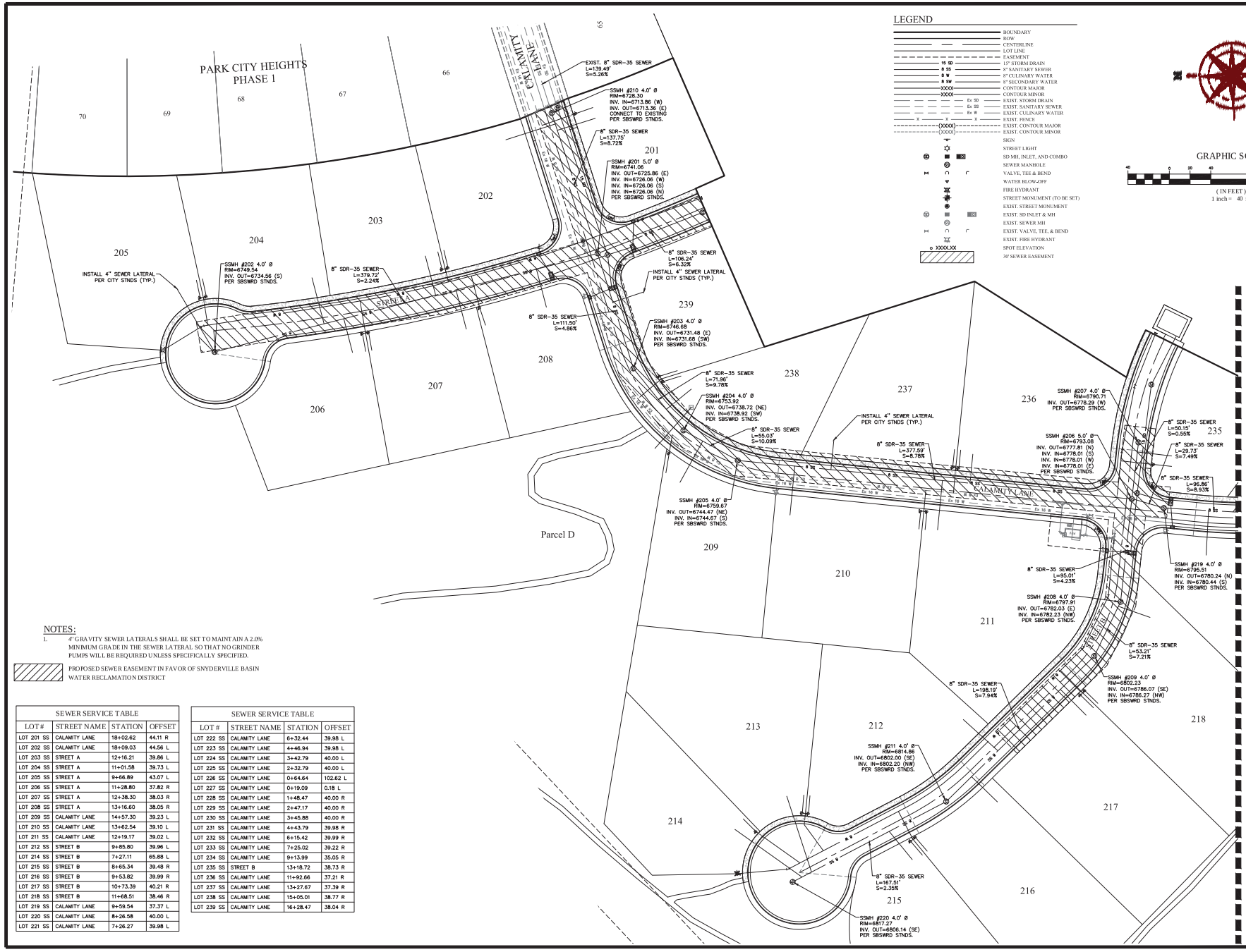
DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

DRAINAGE PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C5.1		

Z:_2016\16-348 Ivory-Park City Heights\design 16-348\dwg\sheets\C5.1 - DRAINAGE PLAN.dwg



NOTES:

1. 4" GRAVITY SEWER LATERALS SHALL BE SET TO MAINTAIN A 2.0% MINIMUM GRADE IN THE SEWER LATERAL SO THAT NO GRINDER PUMPS WILL BE REQUIRED UNLESS SPECIFICALLY SPECIFIED.

PROPOSED SEWER EASEMENT IN FAVOR OF SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
LOT 201 SS	CALAMITY LANE	18+02.62	44.11 R
LOT 202 SS	CALAMITY LANE	18+09.03	44.56 L
LOT 203 SS	STREET A	12+16.21	39.86 L
LOT 204 SS	STREET A	11+01.58	39.73 L
LOT 205 SS	STREET A	9+66.89	43.07 L
LOT 206 SS	STREET A	11+28.80	37.82 R
LOT 207 SS	STREET A	12+38.30	38.03 R
LOT 208 SS	STREET A	13+16.60	38.05 R
LOT 209 SS	CALAMITY LANE	14+57.30	39.23 L
LOT 210 SS	CALAMITY LANE	13+62.54	39.10 L
LOT 211 SS	CALAMITY LANE	12+19.17	39.02 L
LOT 212 SS	STREET B	9+85.80	39.96 L
LOT 214 SS	STREET B	7+27.11	65.88 L
LOT 215 SS	STREET B	8+65.34	39.48 R
LOT 216 SS	STREET B	9+53.82	39.99 R
LOT 217 SS	STREET B	10+73.39	40.21 R
LOT 218 SS	STREET B	11+68.51	38.46 R
LOT 219 SS	CALAMITY LANE	9+59.54	37.37 L
LOT 220 SS	CALAMITY LANE	8+26.58	40.00 L
LOT 221 SS	CALAMITY LANE	7+26.27	39.98 L

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
LOT 222 SS	CALAMITY LANE	6+32.44	39.98 L
LOT 223 SS	CALAMITY LANE	4+46.94	39.98 L
LOT 224 SS	CALAMITY LANE	3+42.79	40.00 L
LOT 225 SS	CALAMITY LANE	2+32.79	40.00 L
LOT 226 SS	CALAMITY LANE	0+64.64	102.62 L
LOT 227 SS	CALAMITY LANE	0+19.09	0.18 L
LOT 228 SS	CALAMITY LANE	1+48.47	40.00 R
LOT 229 SS	CALAMITY LANE	2+47.17	40.00 R
LOT 230 SS	CALAMITY LANE	3+45.88	40.00 R
LOT 231 SS	CALAMITY LANE	4+43.79	39.98 R
LOT 232 SS	CALAMITY LANE	6+15.42	39.99 R
LOT 233 SS	CALAMITY LANE	7+25.02	39.22 R
LOT 234 SS	CALAMITY LANE	9+13.99	35.05 R
LOT 235 SS	STREET B	13+18.72	38.73 R
LOT 236 SS	CALAMITY LANE	11+92.66	37.21 R
LOT 237 SS	CALAMITY LANE	13+27.67	37.39 R
LOT 238 SS	CALAMITY LANE	15+05.01	38.77 R
LOT 239 SS	CALAMITY LANE	16+28.47	38.04 R

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SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0	mm/dd/yyyy	
1	mm/dd/yyyy	
2	mm/dd/yyyy	
3	mm/dd/yyyy	
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5	mm/dd/yyyy	
6	mm/dd/yyyy	

SEWER PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C6		

Z:_2016\16-348 Ivory-Park City Heights\design 16-348\dwg\sheets\C6 - SEWER PLAN.dwg

NOTES:

1. 4" GRAVITY SEWER LATERALS SHALL BE SET TO MAINTAIN A 2.0% MINIMUM GRADE IN THE SEWER LATERAL SO THAT NO GRINDER PUMPS WILL BE REQUIRED UNLESS SPECIFICALLY SPECIFIED.

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LOT 203 SS	STREET A	12+16.21	39.86 L
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LOT 207 SS	STREET A	12+38.30	38.03 R
LOT 208 SS	STREET A	13+16.60	38.05 R
LOT 209 SS	CALAMITY LANE	14+57.30	39.23 L
LOT 210 SS	CALAMITY LANE	13+62.54	39.10 L
LOT 211 SS	CALAMITY LANE	12+19.17	39.02 L
LOT 212 SS	STREET B	9+85.80	39.96 L
LOT 214 SS	STREET B	7+27.11	65.88 L
LOT 215 SS	STREET B	8+65.34	39.48 R
LOT 216 SS	STREET B	9+53.82	39.99 R
LOT 217 SS	STREET B	10+73.39	40.21 R
LOT 218 SS	STREET B	11+68.51	38.46 R
LOT 219 SS	CALAMITY LANE	9+59.54	37.37 L
LOT 220 SS	CALAMITY LANE	8+26.58	40.00 L
LOT 221 SS	CALAMITY LANE	7+26.27	39.98 L

SEWER SERVICE TABLE			
LOT #	STREET NAME	STATION	OFFSET
LOT 222 SS	CALAMITY LANE	6+32.44	39.98 L
LOT 223 SS	CALAMITY LANE	4+46.94	39.98 L
LOT 224 SS	CALAMITY LANE	3+42.79	40.00 L
LOT 225 SS	CALAMITY LANE	2+32.79	40.00 L
LOT 226 SS	CALAMITY LANE	0+64.64	102.62 L
LOT 227 SS	CALAMITY LANE	0+19.09	0.18 L
LOT 228 SS	CALAMITY LANE	1+48.47	40.00 R
LOT 229 SS	CALAMITY LANE	2+47.17	40.00 R
LOT 230 SS	CALAMITY LANE	3+45.88	40.00 R
LOT 231 SS	CALAMITY LANE	4+43.79	39.98 R
LOT 232 SS	CALAMITY LANE	6+15.42	39.99 R
LOT 233 SS	CALAMITY LANE	7+25.02	39.22 R
LOT 234 SS	CALAMITY LANE	9+13.99	35.05 R
LOT 235 SS	STREET B	13+18.72	38.73 R
LOT 236 SS	CALAMITY LANE	11+92.66	37.21 R
LOT 237 SS	CALAMITY LANE	13+27.67	37.39 R
LOT 238 SS	CALAMITY LANE	15+05.01	38.77 R
LOT 239 SS	CALAMITY LANE	16+28.47	38.04 R

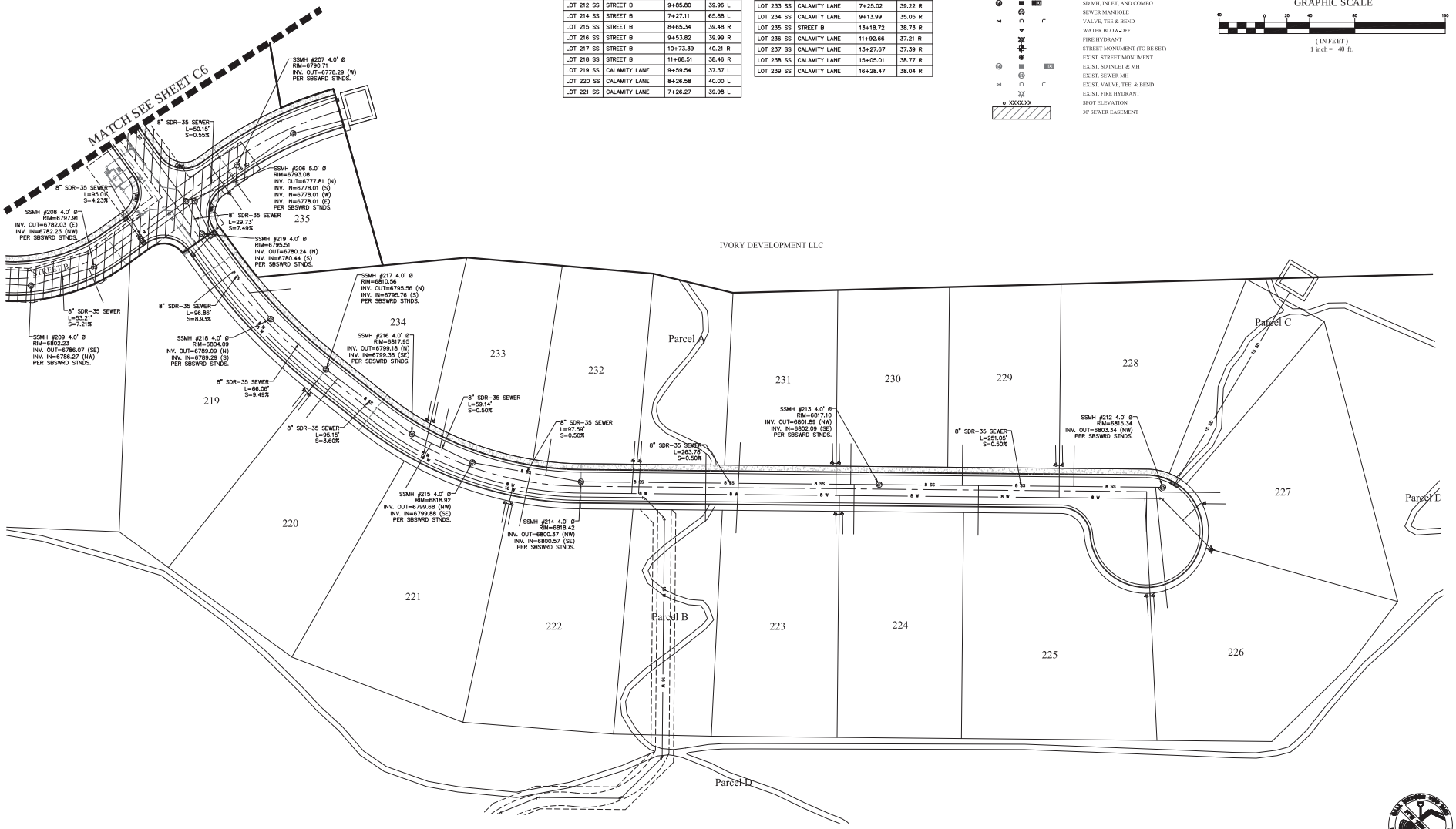
LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- 30' SEWER EASEMENT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



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SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0		
1		
2		
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5		
6		

SEWER PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C6.1		

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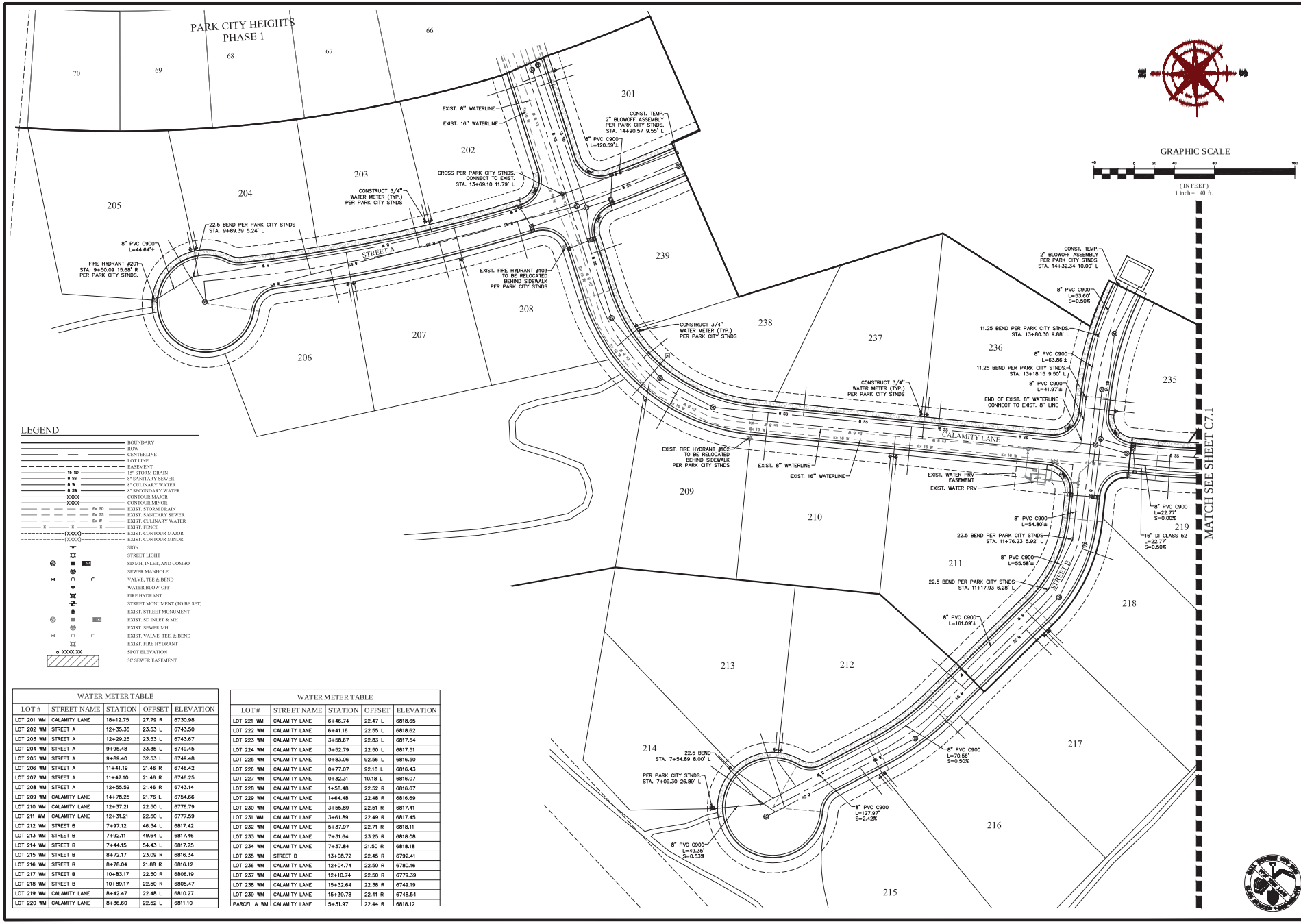

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- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION
- 30' SEWER EASEMENT

WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
LOT 201 WM	CALAMITY LANE	18+12.75	27.79 R	6730.98
LOT 202 WM	STREET A	12+35.35	23.53 L	6743.50
LOT 203 WM	STREET A	12+29.25	23.53 L	6743.67
LOT 204 WM	STREET A	9+95.48	33.35 L	6749.45
LOT 205 WM	STREET A	9+89.40	32.53 L	6749.48
LOT 206 WM	STREET A	11+41.19	21.46 R	6746.42
LOT 207 WM	STREET A	11+47.10	21.46 R	6746.25
LOT 208 WM	STREET A	12+55.59	21.46 R	6743.14
LOT 209 WM	CALAMITY LANE	14+78.25	21.76 L	6754.66
LOT 210 WM	CALAMITY LANE	12+37.21	22.50 L	6776.79
LOT 211 WM	CALAMITY LANE	12+31.21	22.50 L	6777.59
LOT 212 WM	STREET B	7+97.12	46.34 L	6817.42
LOT 213 WM	STREET B	7+92.11	49.64 L	6817.46
LOT 214 WM	STREET B	7+44.15	54.43 L	6817.75
LOT 215 WM	STREET B	8+72.17	23.09 R	6816.34
LOT 216 WM	STREET B	8+78.04	21.88 R	6816.12
LOT 217 WM	STREET B	10+83.17	22.50 R	6806.19
LOT 218 WM	STREET B	10+89.17	22.50 R	6805.47
LOT 219 WM	CALAMITY LANE	8+42.47	22.48 L	6810.27
LOT 220 WM	CALAMITY LANE	8+36.60	22.52 L	6811.10

WATER METER TABLE

LOT #	STREET NAME	STATION	OFFSET	ELEVATION
LOT 221 WM	CALAMITY LANE	6+46.74	22.47 L	6818.65
LOT 222 WM	CALAMITY LANE	6+41.16	22.55 L	6818.62
LOT 223 WM	CALAMITY LANE	3+58.67	22.83 L	6817.54
LOT 224 WM	CALAMITY LANE	3+52.79	22.50 L	6817.51
LOT 225 WM	CALAMITY LANE	0+83.06	92.56 L	6816.50
LOT 226 WM	CALAMITY LANE	0+77.07	92.18 L	6816.43
LOT 227 WM	CALAMITY LANE	0+32.31	10.18 L	6816.07
LOT 228 WM	CALAMITY LANE	1+58.48	22.52 R	6816.67
LOT 229 WM	CALAMITY LANE	1+64.48	22.48 R	6816.69
LOT 230 WM	CALAMITY LANE	3+55.89	22.51 R	6817.41
LOT 231 WM	CALAMITY LANE	3+61.89	22.49 R	6817.45
LOT 232 WM	CALAMITY LANE	5+37.97	22.71 R	6818.11
LOT 233 WM	CALAMITY LANE	7+31.64	23.25 R	6818.08
LOT 234 WM	CALAMITY LANE	7+37.84	21.50 R	6818.18
LOT 235 WM	STREET B	13+08.72	22.45 R	6792.41
LOT 236 WM	CALAMITY LANE	12+04.74	22.50 R	6780.16
LOT 237 WM	CALAMITY LANE	12+10.74	22.50 R	6779.39
LOT 238 WM	CALAMITY LANE	15+32.64	22.38 R	6749.19
LOT 239 WM	CALAMITY LANE	15+39.78	22.41 R	6748.54
PARCEL A WM	CALAMITY LANE	5+31.97	22.44 R	6818.12

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PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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WATER PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C7		

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WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
LOT 201 WM	CALAMITY LANE	18+12.75	27.79 R	6730.98
LOT 202 WM	STREET A	12+35.35	23.53 L	6743.50
LOT 203 WM	STREET A	12+29.25	23.53 L	6743.67
LOT 204 WM	STREET A	9+95.48	33.35 L	6749.45
LOT 205 WM	STREET A	9+89.40	32.53 L	6749.48
LOT 206 WM	STREET A	11+41.19	21.46 R	6746.42
LOT 207 WM	STREET A	11+47.10	21.46 R	6746.25
LOT 208 WM	STREET A	12+55.59	21.46 R	6743.14
LOT 209 WM	CALAMITY LANE	14+78.25	21.76 L	6754.66
LOT 210 WM	CALAMITY LANE	12+37.21	22.50 L	6776.79
LOT 211 WM	CALAMITY LANE	12+31.21	22.50 L	6777.59
LOT 212 WM	STREET B	7+97.12	46.34 L	6817.42
LOT 213 WM	STREET B	7+92.11	49.64 L	6817.46
LOT 214 WM	STREET B	7+44.15	54.43 L	6817.75
LOT 215 WM	STREET B	8+72.17	23.09 R	6816.34
LOT 216 WM	STREET B	8+78.04	21.88 R	6816.12
LOT 217 WM	STREET B	10+83.17	22.50 R	6806.19
LOT 218 WM	STREET B	10+89.17	22.50 R	6805.47
LOT 219 WM	CALAMITY LANE	8+42.47	22.48 L	6810.27
LOT 220 WM	CALAMITY LANE	8+36.60	22.52 L	6811.10

WATER METER TABLE				
LOT #	STREET NAME	STATION	OFFSET	ELEVATION
LOT 221 WM	CALAMITY LANE	6+46.74	22.47 L	6818.65
LOT 222 WM	CALAMITY LANE	6+41.16	22.55 L	6818.62
LOT 223 WM	CALAMITY LANE	3+58.67	22.83 L	6817.54
LOT 224 WM	CALAMITY LANE	3+52.79	22.50 L	6817.51
LOT 225 WM	CALAMITY LANE	0+83.06	92.56 L	6816.50
LOT 226 WM	CALAMITY LANE	0+77.07	92.18 L	6816.43
LOT 227 WM	CALAMITY LANE	0+32.31	10.18 L	6816.07
LOT 228 WM	CALAMITY LANE	1+58.48	22.52 R	6816.67
LOT 229 WM	CALAMITY LANE	1+64.48	22.48 R	6816.69
LOT 230 WM	CALAMITY LANE	3+55.89	22.51 R	6817.41
LOT 231 WM	CALAMITY LANE	3+61.89	22.49 R	6817.45
LOT 232 WM	CALAMITY LANE	5+37.97	22.71 R	6818.11
LOT 233 WM	CALAMITY LANE	7+31.64	23.25 R	6818.08
LOT 234 WM	CALAMITY LANE	7+37.84	21.50 R	6818.18
LOT 235 WM	STREET B	13+08.72	22.45 R	6792.41
LOT 236 WM	CALAMITY LANE	12+04.74	22.50 R	6780.16
LOT 237 WM	CALAMITY LANE	12+10.74	22.50 R	6779.39
LOT 238 WM	CALAMITY LANE	15+32.64	22.38 R	6749.19
LOT 239 WM	CALAMITY LANE	15+39.78	22.41 R	6748.54
PARCEL A WM	CALAMITY LANE	5+31.97	22.44 R	6818.12

LEGEND

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GRAPHIC SCALE

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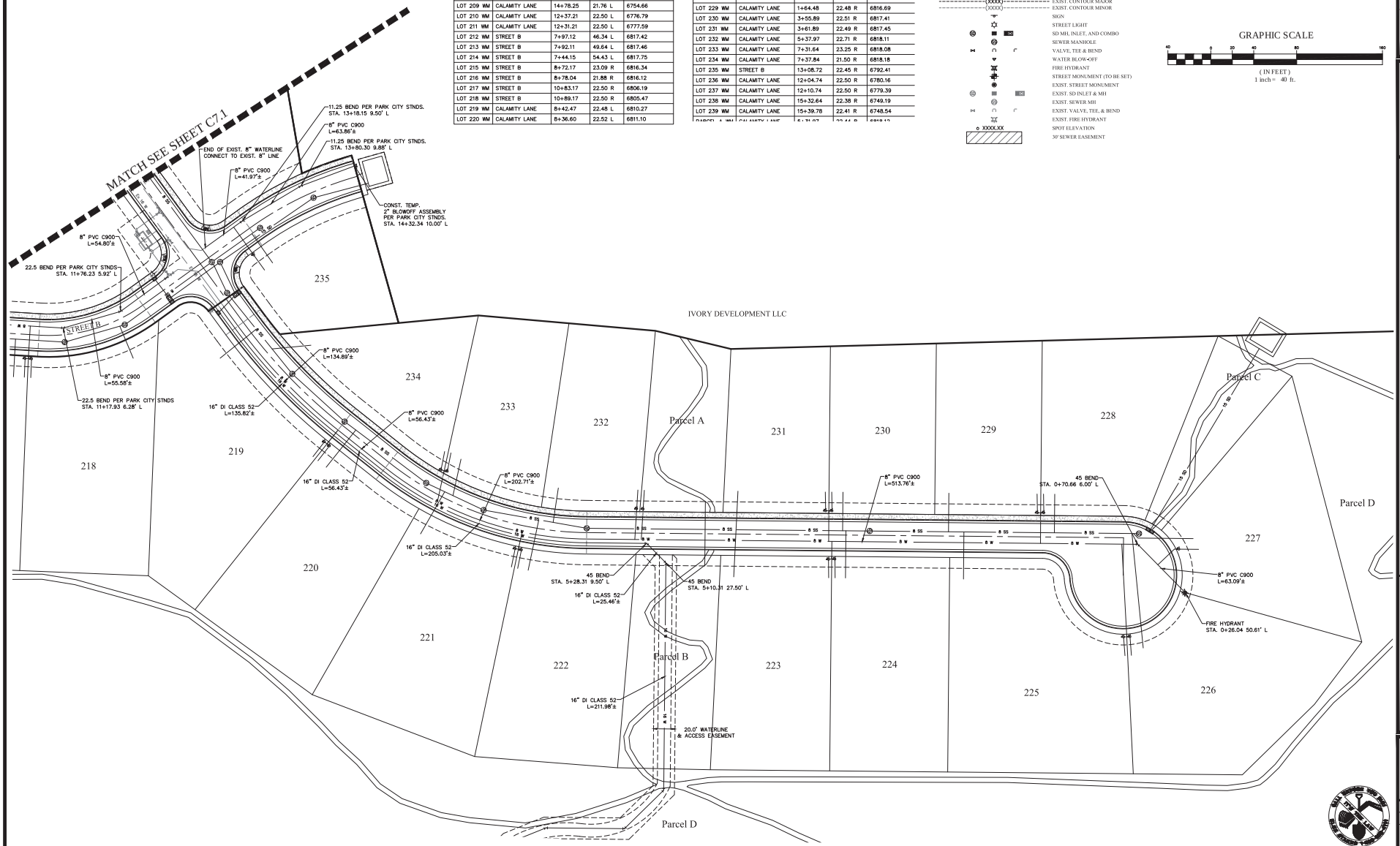
(IN FEET)
1 inch = 40 ft.



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WATER PLAN

REVISION BLOCK

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WATER PLAN

Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C7.1		

Z:_2016\16-348 Ivory-Park City Heights\design 16-348\dwg\sheets\C7.1 WATER PLAN.dwg

SWPPP DATA:

PROJECT LOCATION (LAT./LONG):
NORTHING: 40°40'14" EASTING: 111°27'48"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

1. TOTAL PROJECT AREA IS 38.7 ACRES. AN ESTIMATED 38.7 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
2. THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF EXISTING STORM DRAIN PIPING AND STRUCTURES
3. THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.5% TO 11.1%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 2.52' WITH ROADS OF APPROXIMATELY 10.0% TO PROVIDE THE PROPER DRAINAGE.
4. THE INITIAL SITE IS APPROXIMATELY 1.0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 35% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

1. THE PROJECT EXTENTS CONSIST OF 39 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOI" PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
2. INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
3. CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.1B IN THE UPDES PERMIT REGULATIONS.
4. SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT" PERMIT.
5. CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS, UPON PROJECT COMPLETION AND OBTAINING "NOT" PERMIT. REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

1. THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.41 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.
2. DISCHARGE FROM THE SITE WILL BE THROUGH THE EXISTING STORM DRAIN SYSTEM.

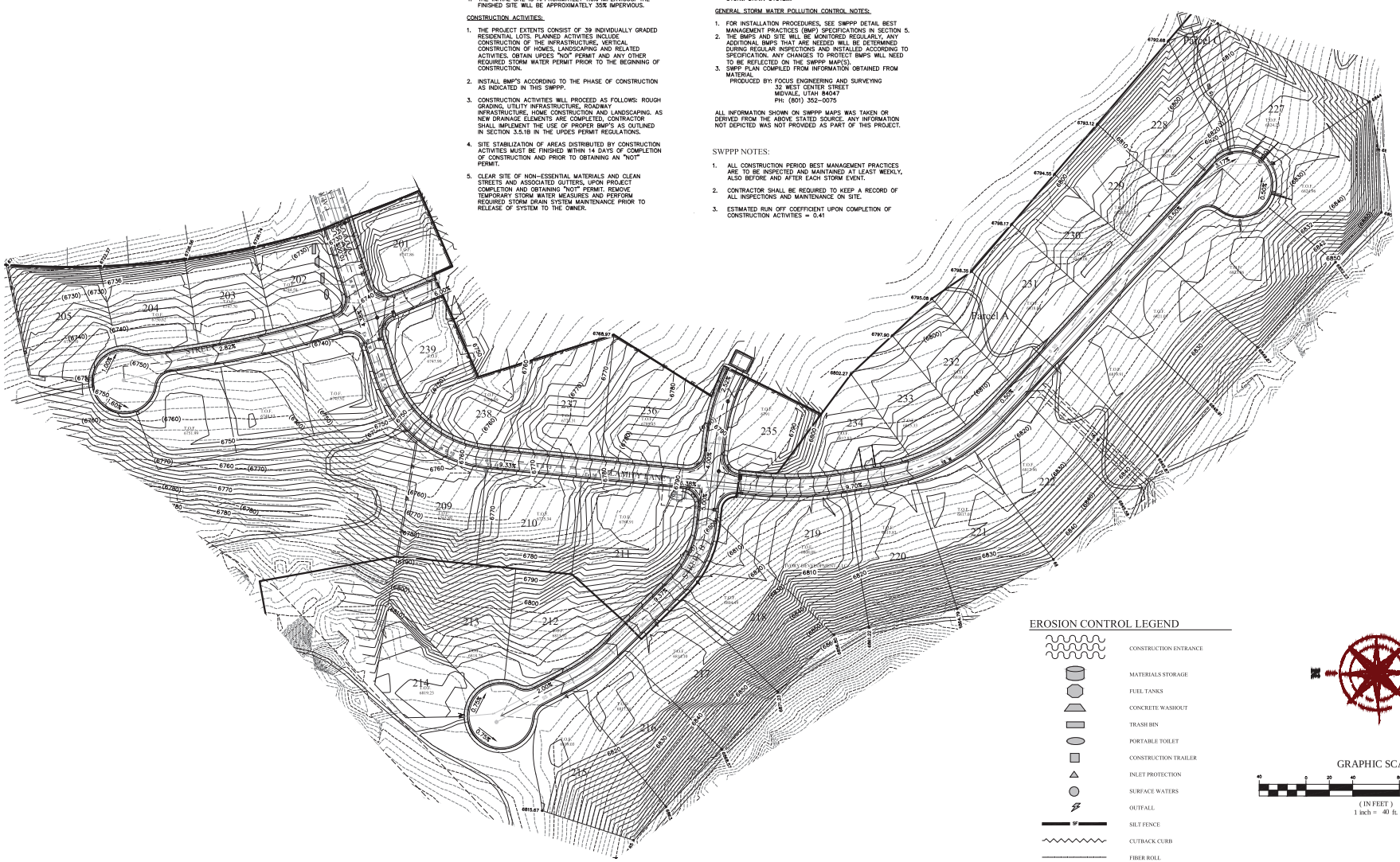
GENERAL STORM WATER POLLUTION CONTROL NOTES:

1. FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
2. THE BMPS AND SITE WILL BE MONITORED REGULARLY, ANY ADDITIONAL BMPS THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMPS WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
3. SWPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL.
   PRODUCED BY: FOCUS ENGINEERING AND SURVEYING
   32 WEST CENTER STREET
   MIDVALE, UTAH 84047
   PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

1. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
3. ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.41



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE
- CUTBACK CURB
- FIBER ROLL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

PARK CITY HEIGHTS

PARK CITY, SUMMIT COUNTY, UTAH

EROSION CONTROL PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

EROSION CONTROL PLAN

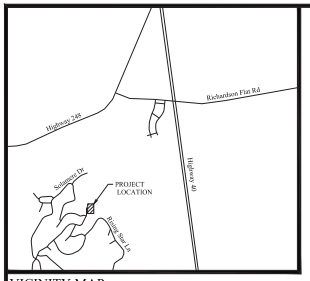
Scale:	1"=40'	Drawn:	BP
Date:	1/9/2018	Job #:	16-348
Sheet:	C8		

Z:_2016\16-348 Ivory-Park City Heights\design\CB – EROSION CONTROL PLAN.dwg

PARK CITY HEIGHTS

PHASE 3

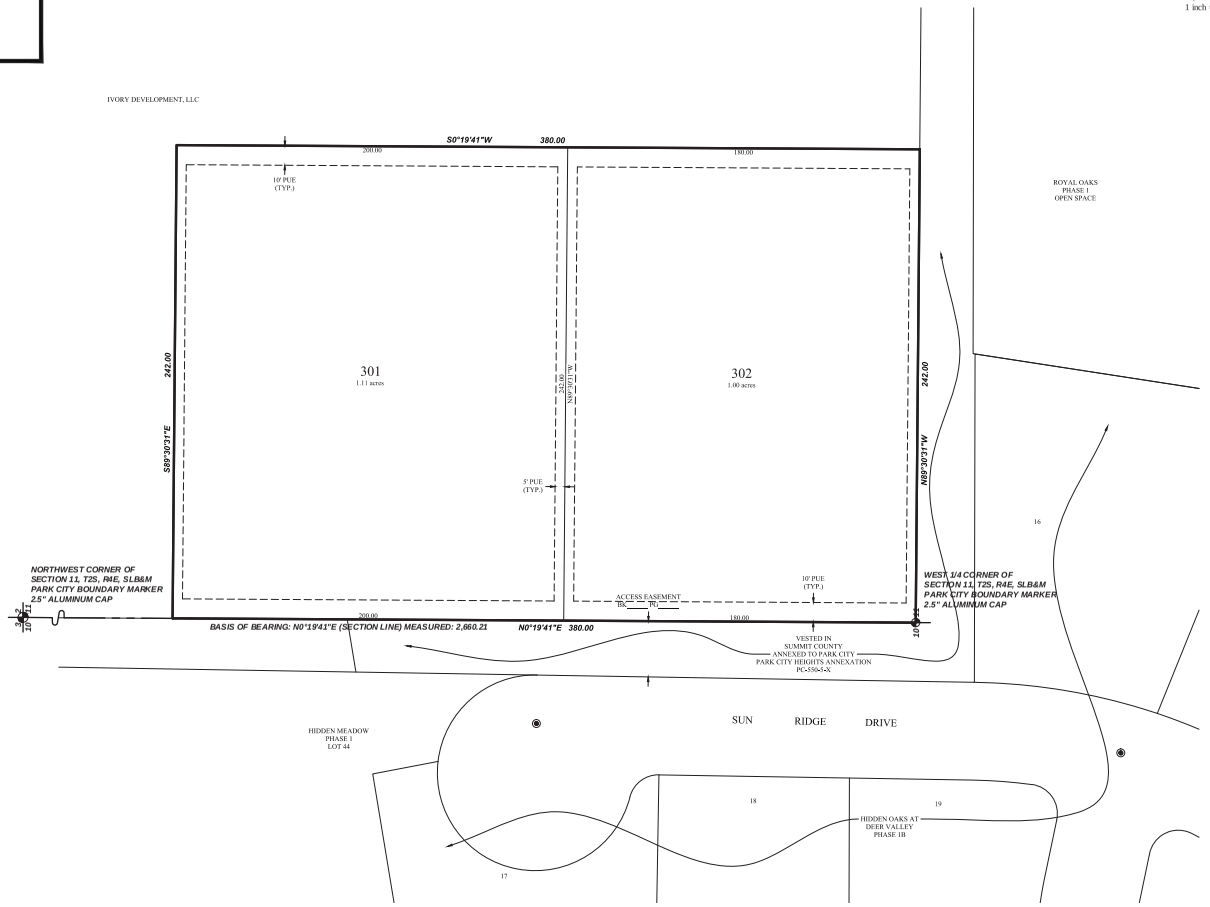
A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



SURVEYOR'S CERTIFICATE

I, Brad A. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Brad A. Llewelyn
Professional Land Surveyor
Certificate No. 4938735

Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 11, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 11, T2S, R4E, SLB&M; thence N0°19'41"E along the Section Line 380.00 feet; thence S89°30'31"E 242.00 feet; thence S0°19'41"W 380.00 feet; thence N89°30'31"W 242.00 feet to the point of beginning.

Contains: 2.11± acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

PARK CITY HEIGHTS
PHASE 3

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

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

CHRISTOPHER P. GAMVROULAS
PRESIDENT, IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

SUMMIT COUNTY ATTORNEY

QUESTAR GAS

APPROVED THIS _____ DAY OF_____A.D. 20__

QUESTAR GAS

PARK CITY FIRE DISTRICT

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE PARK CITY FIRE DISTRICT

DIRECTOR, PARK CITY FIRE DISTRICT

MOUNTAIN REGIONAL WATER

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED IN THIS PLAT, AND HAS REVIEWED SAID PLAT FOR CONFORMANCE TO DISTRICT RULES AND REGULATIONS.
APPROVED ON THIS _____ DAY OF _____, 20___.

AUTHORIZED AGENT

PLANNING COMMISSION

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE SUMMIT COUNTY PLANNING COMMISSION

CHAIRPERSON, SUMMIT COUNTY PLANNING COMMISSION

PARK CITY HEIGHTS
PHASE 3
A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

APPROVED THIS _____ DAY OF_____ A.D. 20__ BY THE SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT

CHAIRPERSON, SNYDERVILLE BASIN RECREATION DISTRICT

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ 20__

BY:_____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D. 20__

ROCKY MOUNTAIN POWER

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE SUMMIT COUNTY ENGINEER

COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, AND PENALTIES OWING TO THE LAND HAVE BEEN PAID

DATE SUMMIT COUNTY ASSESSOR

COUNTY MANAGER

APPROVED BY RESOLUTION/ORDINANCE OF THE COUNTY MANAGER _____ DAY OF _____ A.D. 20__ .

ATTEST: SUMMIT COUNTY RECORDER COUNTY MANAGER, SUMMIT COUNTY

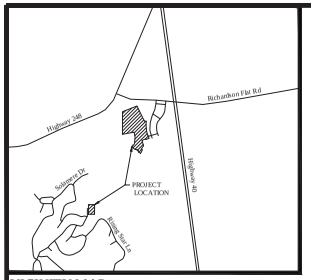
RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT , RECORDED AND FILED AT THE REQUEST OF

_____

DATE_____ TIME_____ BOOK_____ PAGE_____

_____ _____
FEE SUMMIT COUNTY RECORDER



VICINITY MAP
N.T.S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

NOTES

1) The purpose of this Survey is to provide a Boundary/Topographical Survey and Certification for the parcels shown and described hereon.
2) The Basis of Bearing for this Survey is N0°19'41"E along the Section line between the found monuments marking the West 1/4 Corner and the Northwest Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base & Meridian. All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon.
3) Vertical data (contours and spot elevations) shown hereon is based on the NGVD29 'foot equivalent' elevation of 6,663.44 published by the Wasatch County Surveyor on the Southeast Corner of said Section 2.
4) #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
5) This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the respective County Surveyor may be used as the official work of the Surveyor.
6) Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
7) Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
8) Vegetation consists of Sagebrush, Scrub Oak, and Upland Grass.

SURVEY DESCRIPTIONS

PARCEL 1

A portion of the SW1/4 of Section 2 & the NW1/4 of Section 11, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah, more particularly described as follows:

Beginning at the Southwesterly Corner of Lot 65, PARK CITY HEIGHTS PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder, located S88°46'45"E along the Section Line 2,377.21 feet and North 389.50 feet from the Northwest Corner of Section 11, T2S, R4E, SLB&M; thence S66°25'17"W 123.19 feet; thence N24°03'35"W 30.41 feet; thence S66°31'45"W 40.00 feet; thence S66°31'45"W 127.86 feet; thence S17°17'28"E 212.74 feet; thence S32°16'50"W 173.63 feet; thence Southeasterly along the arc of a 340.00 foot radius non-tangent curve to the right (radius bears: S17°59'55"W) 49.27 feet through a central angle of 8°18'09" (chord: S67°51'00"E 49.23 feet); thence S26°18'05"W 40.00 feet; thence S26°20'33"W 122.08 feet; thence N53°23'00"W 111.28 feet; thence Northeasterly along the arc of a 480.00 foot radius non-tangent curve to the right (radius bears: S87°42'01"E) 29.12 feet through a central angle of 3°28'33" (chord: N40°02'15"E 29.12 feet); thence N55°46'32"E 26.81 feet; thence N83°17'57"W 40.01 feet; thence Northwesterly along the arc of a 20.50 foot radius curve to the left 32.04 feet through a central angle of 89°32'35" (chord: N38°59'46"W 28.88 feet); thence N83°46'03"W 25.86 feet; thence along the arc of a 170.00 foot radius curve to the right 116.51 feet through a central angle of 39°16'09" (chord: N64°07'59"W 114.25 feet); thence N44°29'54"W 94.72 feet; thence N45°30'06"E 40.00 feet; thence N42°06'43"E 102.58 feet; thence N5°46'32"E 264.46 feet; thence N10°14'18"W 208.14 feet; thence S79°45'42"W 468.70 feet to the East line of that Real Property described in Deed Book 771 Page 718 of the Official Records of Summit County; thence N0°00'41"E along said deed and along the East line of Lot 3, QUINN'S WATER TREATMENT SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder 892.08 feet to the Southerly line of that Real Property described in Deed Book 527 Page 47 of the Official Records of Summit County; thence N68°53'10"E along said deed 611.67 feet; thence S26°10'21"E 662.43 feet; thence S84°01'09"E 78.30 feet to the Westerly line of said PARK CITY HEIGHTS PHASE 1 SUBDIVISION; thence along said plat the following 3 (three) courses and distances: Southeasterly along the arc of a 1,340.00 foot radius non-tangent curve to the left (radius bears: S84°01'09"E) 526.99 feet through a central angle of 22°31'59" (chord: S57°17'09"E 523.60 feet); thence S23°19'58"E 50.25 feet; thence Southeasterly along the arc of a 1,335.00 foot radius non-tangent curve to the right (radius bears: N71°18'21"E) 108.54 feet through a central angle of 4°39'30" (chord: N21°01'24"W 108.51 feet) to the point of beginning.

Contains: 25.11± acres

PARCEL 2

A portion of the NW1/4 of Section 11, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Park City, Utah, more particularly described as follows:

Beginning at the West 1/4 Corner of Section 11, T2S, R4E, SLB&M; thence N0°19'41"E along the Section Line 380.00 feet; thence S89°30'31"E 242.00 feet; thence S0°19'41"W 380.00 feet; thence N89°30'31"W 242.00 feet to the point of beginning.

Contains: 2.11± acres

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	340.00'	8°18'09"	49.27'	S67°51'00"E	49.23'
C2	480.00'	3°28'33"	29.12'	N04°02'15"E	29.12'
C3	20.50'	89°32'35"	32.04'	N38°59'46"W	28.88'
C4	170.00'	39°16'09"	116.51'	N64°07'59"W	114.25'
C5	1340.00'	22°31'59"	526.99'	S05°17'09"E	523.60'
C6	1335.00'	4°39'30"	108.54'	S21°01'24"E	108.51'

LEGEND

- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — EXIST. FENCE
- SECTION MONUMENT
- CO — EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- + XXXX.X — EXIST. SPOT ELEVATION
- XXXX/XXXX — DEED BOOK/PAGE PER SUMMIT COUNTY RECORDS
- XXXXX-XXXX — SUMMIT COUNTY PARCEL No.
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE

SURVEYOR'S CERTIFICATE

"I, Brad A. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4938735 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this Plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Brad A. Llewelyn — Date
Professional Land Surveyor
Certificate No. 4938735

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ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

BOUNDARY/TOPOGRAPHICAL SURVEY

LOCATION: SW1/4 OF SECTION 2 & NW1/4 OF SECTION 11, T2S, R4E, SLB&M
PARK CITY, UTAH
PROPERTY OF: IVORY DEVELOPMENT, LLC
PREPARED FOR: IVORY DEVELOPMENT, LLC

REVISION BLOCK		
#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

Scale:	1"=100'	Drawn:	BCD
Date:	4/25/17	Job #:	16-348
Sheet:	1 OF 1		

Z:_2016\16-348 Ivory-Park City Heights\design\16-348 RDS.dwg