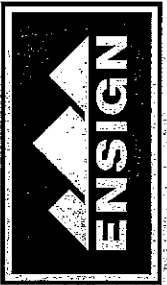




PARK CITY HEIGHTS

PARK CITY, UTAH



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UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REVEAL EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

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

NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

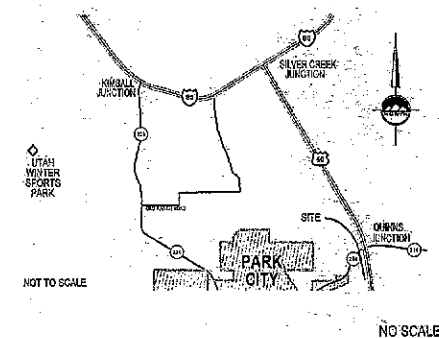
THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPER/ENGINEER, WHOSE STAMP IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, DRAFTING AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF HIS OR HER WORK.

BY: _____ DATE: _____
CITY ENGINEER

DEVELOPER

BOYER PARK CITY JUNCTION, LC
90 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UT 84101
(801) 521-4781

VICINITY MAP



GENERAL NOTES

- ALL ROADWAY, WATERLINE AND DRAINAGE IMPROVEMENT WORK SHALL CONFORM WITH PARK CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
- ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE MIDWINTER BASIN WATER RECLAMATION DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.
- LATERALS SHALL BE STURBED A MINIMUM OF TWELVE FEET INSIDE PROPERTY LINES.

ENGINEER/SURVEYOR:



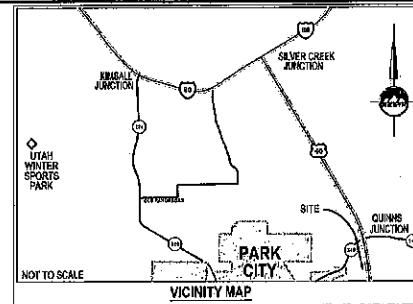
SALT LAKE CITY
900 E. 75th Street Suite 100
UTAH
Address: UT 84047
Phone: 801.255.0525
Fax: 801.255.4449
www.ensignsurvey.com

LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.793.8145
TOOELE
Phone: 435.843.9990

PARK CITY HEIGHTS
PRELIMINARY REVIEW - January 17, 2011

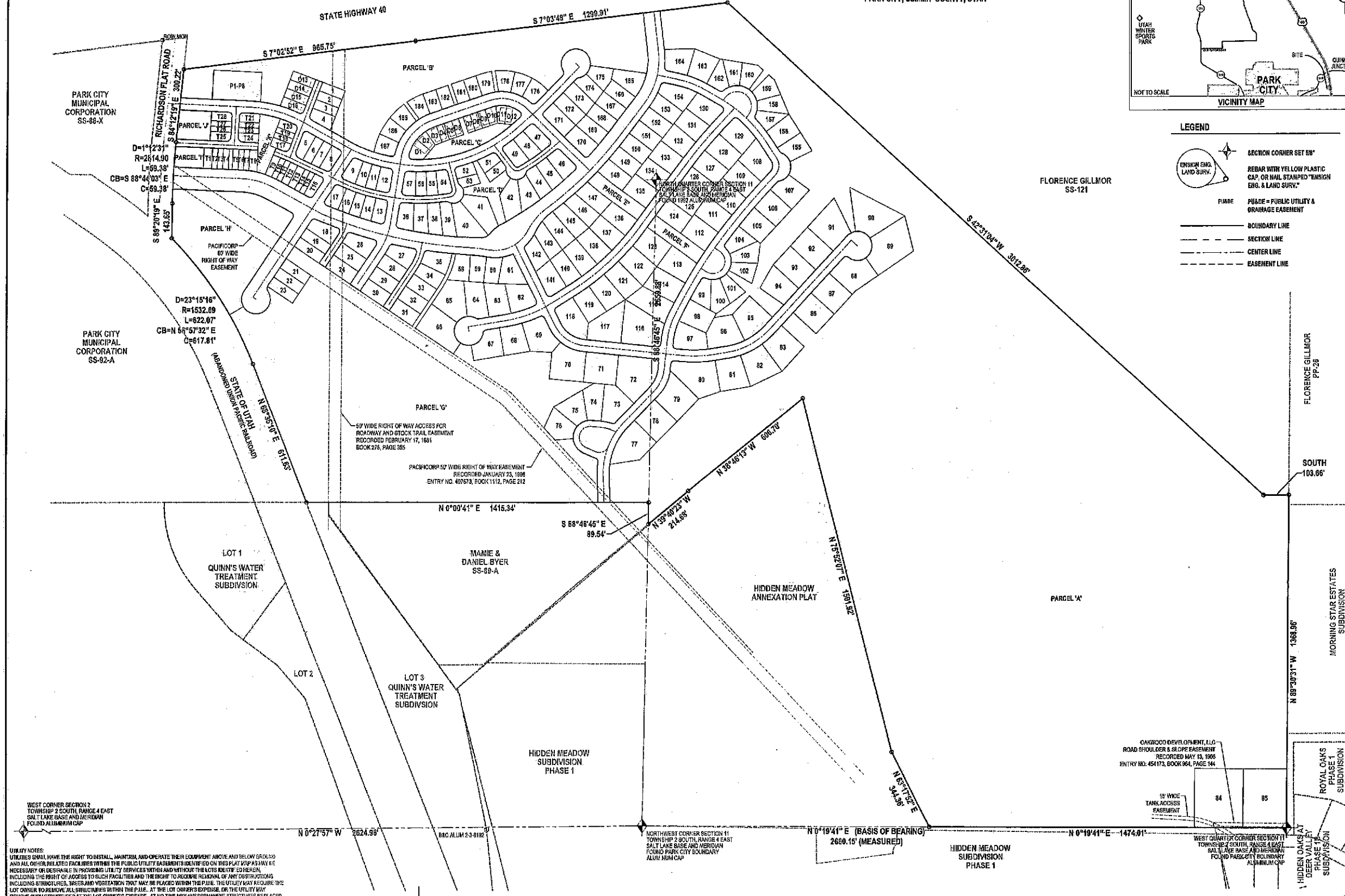
PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



LEGEND

- SECTION CORNER SET BY ENSIGN ENG. LAND SURV.
- REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE



SURVEYOR'S CERTIFICATE
I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold in full and complete compliance with the laws of the State of Utah, a plat of the subdivision of land shown on this plat and described below, and have subdivided said land of land into lots and blocks, hereafter to be known as PARK CITY HEIGHTS SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. Further, I certify that all measurements and area requirements of the applicable zoning ordinance.

BOUNDARY DESCRIPTION
A parcel of land located in the South Half of Section 2 and portion of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
Beginning at a Park City Boundary Aluminum Chip marking the West Quarter Corner of Section 11, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running

thence North 00°19'41" East 1,474.01 feet along the West Section Line of said Section 11, also being along the Eastern Boundary Line of the Hidden Meadows Subdivision Annexation Plat recorded as Entry No. 425892 in the Office of the Summit County Recorder;
thence North 83°17'52" East 344.2 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 75°52'07" East 1,281.32 feet along the Southern Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 35°46'15" West 908.70 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat;
thence North 35°40'25" West 214.28 feet along the Eastern Boundary Line of said Hidden Meadows Subdivision Annexation Plat to the North Section Line of said Section 11;
thence South 85°46'48" East 83.64 feet along the North Section Line of said Section 11 to the 1/8th Corner of said Section 2;
thence North 00°00'41" East 1,416.34 feet along the 1/8th Section Line of said Section 2 to the Southerly Right-of-Way Line of the abandoned Union Pacific Railroad Property;
thence North 85°35'10" East 611.63 feet along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property;
thence Northwesterly 222.87 feet along the arc of a 1,532.65 foot radius curve to the left, center bears North 21°40'10" West and the chord bears North 63°17'02" East 617.61 feet with a central angle of 23°19'15" along the Southerly Right-of-Way Line of said abandoned Union Pacific Railroad Property to the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-8);
thence South 88°20'18" East 143.66 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-8);
thence Southeasterly 232.20 feet along the arc of a 2,914.50 foot radius curve to the right, center bears South 00°39'41" West and the chord bears South 68°18'18" East 232.11 feet with a central angle of 69°08'07" along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-8);
thence South 84°12'18" East 300.22 feet along the Southerly Right-of-Way Line of Richardson Flat Road (UDOT FAP 93-8) to the Westerly Right-of-Way Line of State Highway 40;
thence South 07°03'48" East 1,229.91 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 07°03'48" East 1,229.91 feet along the Westerly Right-of-Way Line of said State Highway 40;
thence South 42°31'04" West 3,612.85 feet;
thence South 103.85 feet to the projection of the Westerly Boundary Line of the Morning Star Estates Subdivision recorded as Entry No. 376224 in the Office of the Summit County Recorder;
thence North 89°30'31" West 1,368.58 feet along the Northerly Boundary Line of said Morning Star Estates Subdivision and its projection thence to the point of beginning.

Contains 8,518,949 Square Feet or 195.861 Acres
Date _____
KAREN F. WHITE
P.L.S. 101359

OWNER'S DEDICATION
Known to all men by these presents that I, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereby dedicates as follows:
PARK CITY HEIGHTS SUBDIVISION
do hereby dedicate for the public use of the people of the State of Utah all the land shown on this plat as intended for public use. In witness whereof I have hereunto set my hand and seal this _____ day of _____ A.D., 20____.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
STATE OF UTAH
County of Salt Lake
On this _____ day of _____ A.D., 20____, I, _____, personally appeared before me, a Notary Public in and for said County of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ of _____ a Limited Liability Company and that he/she signed the Owner's Dedication hereby and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____ COUNTY.

PARK CITY HEIGHTS SUBDIVISION
LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

UTILITY NOTES:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOT'S UTILITY EASEMENT, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR REPAIR OR ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE CONSENT EASEMENTS IN ORDER TO SERVE THE DEVELOPER. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIMITS PROVIDED BY LAW OR COUNTY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT. BECAUSE THESE SET IN THE CONVEYANCE DOCUMENTS AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-888-358-8232.



SALT LAKE CITY
90 E. Fort Union Blvd Suite 100
Ph: 801.567.1100
F: 801.253.4449

LAYTON
Ph: 801.567.1100
F: 801.253.4449

PLEASANT GROVE
Ph: 801.253.4449
F: 801.253.4449

TOOLE
Ph: 801.253.4449
F: 801.253.4449

SHEET 1 OF 2
PROJECT NUMBER: 496
MANAGER: RDE
DRAWN BY: KFW
CHECKED BY: FMH
DATE: 1/17/11

SUMMIT WATER DISTRIBUTION COMPANY APPROVAL
WE ARE THE SUMMIT WATER DISTRIBUTION COMPANY. REVIEW FOR CONFORMANCE TO SUMMIT WATER DISTRIBUTION STANDARDS AND ACCEPTED THIS DAY OF _____, 20____.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS DAY OF _____, 20____.

SNYDERVILLE BASIN SPECIAL RECREATION DISTRICT
APPROVED AND ACCEPTED THIS DAY OF _____, 20____.

PARK CITY FIRE PROTECTION DISTRICT APPROVAL
APPROVED AND ACCEPTED THIS DAY OF _____, 20____.

PARK CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ CITY ENGINEER _____

CITY ATTORNEY
APPROVED AS TO FORM THIS DAY OF _____, 20____.

CITY APPROVAL
PRESENTED TO PARK CITY THIS DAY OF _____, 20____, AND IS HEREBY APPROVED.
PARK CITY MANOR
ATTORNEY/PARK CITY CLERK

RECORDED # _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ EPOCH: _____ PAGE: _____
FEES: _____ SUMMIT COUNTY RECORDER

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

UNIT/LOT COUNT

- 8 STACKED FLATS
- 10 DUPLEXES
- 28 TOWNHOMES
- 187 SINGLE FAMILY

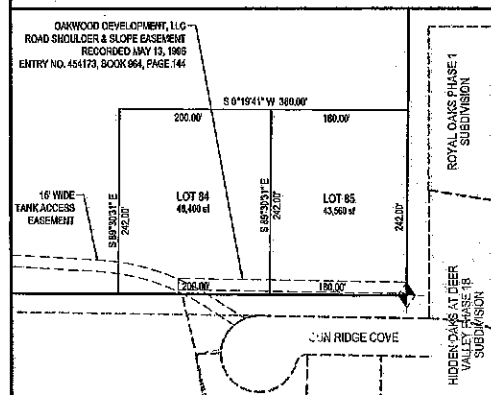
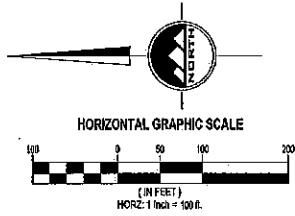
LEGEND

- SECTION CORNER SET 5/8"
- REBAR WITH YELLOW PLASTIC CAP, OR NEAL STAMPED "ENSIGN ENG. & LAND SURV."
- FURDE = PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

STATE HIGHWAY 40

RICHARDSON FLAT ROAD

STATE OF UTAH
(ABANDONED UNION PACIFIC RAILROAD)



SHEET 2 OF 2

PROJECT NUMBER: 4816
MANAGER: ROE
DRAWN BY: NPW
CHECKED BY: PMH
DATE: 10/11/11

ENSIGN
ENGINTEERING & LAND SURVEYING

SALT LAKE CITY
80 E. Fort Union Blvd Suite 100
Midvale, UT 84047
Phone: 801.255.6529
Fax: 801.255.4443
www.ensigneng.com

LAYTON
Phone: 801.547.1100

PLEASANT GROVE
Phone: 801.783.6145

TOOELE
Phone: 435.945.2690

PARK CITY HEIGHTS SUBDIVISION

LOCATED IN PORTIONS OF SECTION 11,
AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

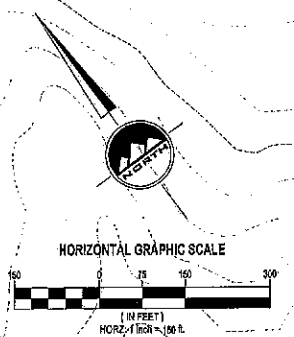
FEE: _____


SUMMIT COUNTY RECORDER

DEVELOPER
BOYER PARK CITY JUNCTION, LC
80 SOUTH 400 WEST SUITE 200
SALT LAKE CITY, UTAH 84101
(801) 521-4781

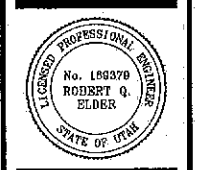
BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

 CALL BLUESTAKES
 @ 1-800-962-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.




SALT LAKE CITY
 90 E. Fort Union Blvd
 Suite 100
 Midvale UT 84047
 Phone: 801.265.0529
 Fax: 801.265.4449
LAYTON
 Phone: 801.547.1100
PLEASANT GROVE
 Phone: 801.796.8145
TOOLE
 Phone: 435.843.3590
 WWW.ENSIGNUTAH.COM
 FOR:
 BOYER PARK CITY JUNCTION, LC
 89 SOUTH 400 WEST SALT LAKE
 SALT LAKE CITY, UTAH 84101
 CONTRACT:
 PATRICK MOFFAT
 PHONE: 801-921-4781
 FAX:

PARK CITY HEIGHTS
 PARK CITY, UTAH

















**OVERALL GRADING
 PLAN**

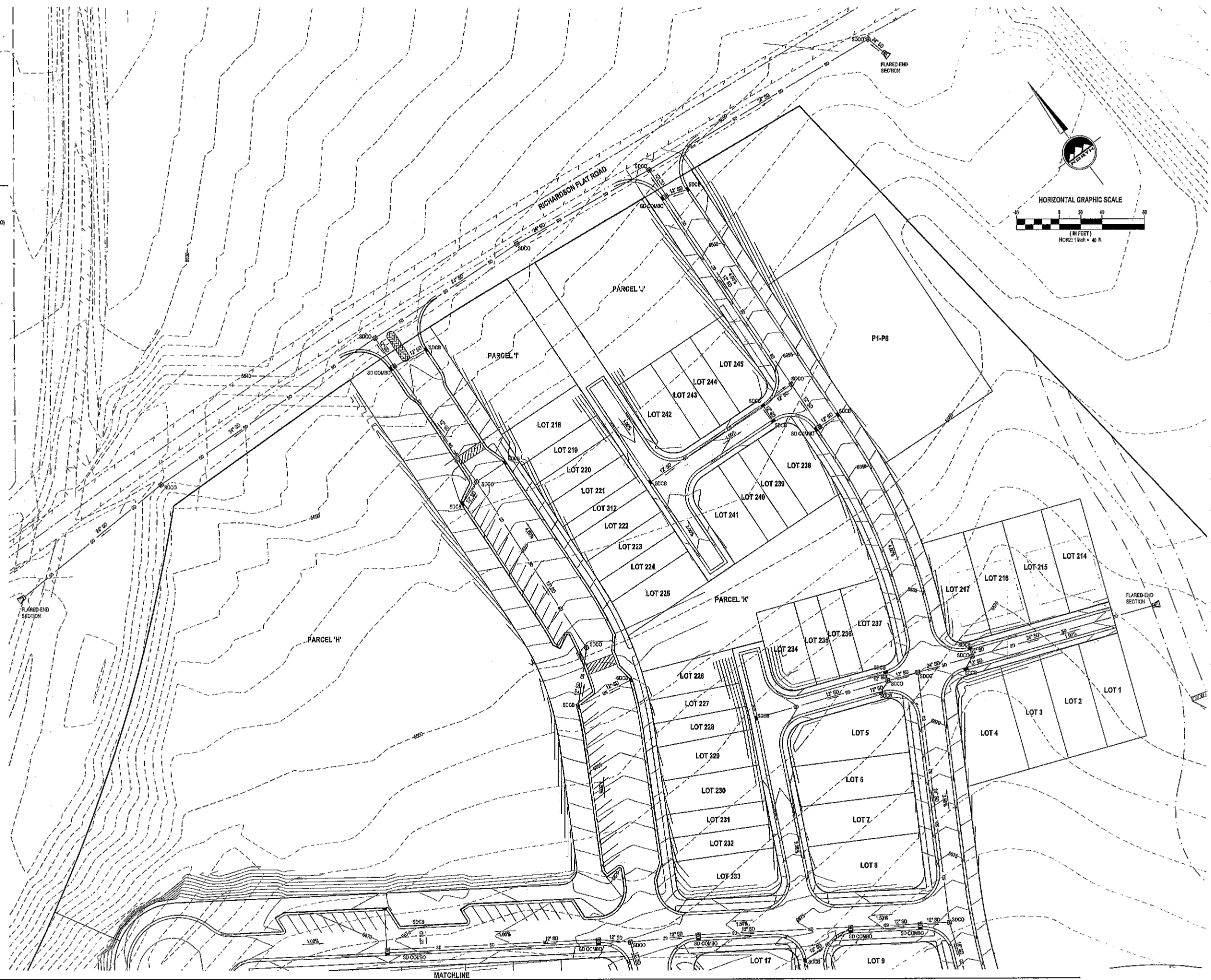
PROJECT NUMBER: 191711
 DATE: 4/9/16
 DRAWN BY: B. HACKETT
 CHECKED BY: J. FORD
 PROJECT MANAGER:
 R. ELDER

C 2.0

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIS
 MERIDIAN
 ELEVATION =

 CALL BLUESTAKES
 @ 1-800-692-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

- LEGEND**
-  PRO STORM DRAIN CLEAN OUT (SDCO)
 -  PRO STORM DRAIN CATCH BASIN (SDCB)
 -  PRO STORM DRAIN COMBO BOX (SD COMBO)
 -  PRO STORM DRAIN FLARED END SECTION
 -  EXIST MINOR CONTOURS 1' INCREMENT
 -  EXIST MAJOR CONTOURS 5' INCREMENT
 -  MINOR CONTOURS 1' INCREMENT
 -  MAJOR CONTOURS 5' INCREMENT
 -  EXIST FLOW LINE
 -  PRO FLOW LINE
 -  GRADE GRABES
 -  EXIST STORM DRAIN LINE
 -  PRO STORM DRAIN LINE
 -  PROPOSED ROAD GRADE



SALT LAKE CITY
 90 E. Fort Union Blvd
 Suite 100
 Midvale UT 84047
 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.647.1100

PLEASANT GROVE
 Phone: 801.796.8145

TOOLE
 Phone: 435.843.3590

WWW.ENSIGNUTAH.COM

FOR:
 BOYER PARK CITY JUNCTION, LC
 90 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84191

CONTACT:
 PATRICK MORFAT
 PHONE: 801.621.4761
 FAX:

PARK CITY HEIGHTS
 PARK CITY, UTAH



NO. DATE PERSON

GRADING AND DRAINAGE PLAN















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 DRAWN BY: B. HAWLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

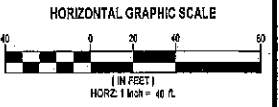
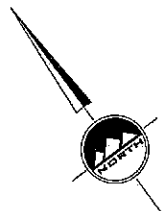
C 2.1

MATCHLINE
 SEE SHEET C 2.2

BENCHMARK
 NORTH QUARTER CORNER SEC. 16, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

 CALL BLUESTAKES
 @ 1-800-862-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

- LEGEND**
-  PRO STORM DRAIN CLEAN OUT (SDCO)
 -  PRO STORM DRAIN CATCH BASIN (SDCB)
 -  PRO STORM DRAIN COMBO BOX (SDCOB)
 -  PRO STORM DRAIN FLARED END SECTION
 -  EXIST MINOR CONTOURS 1' INCREMENT
 -  EXIST MAJOR CONTOURS 5' INCREMENT
 -  MINOR CONTOURS 1' INCREMENT
 -  MAJOR CONTOURS 5' INCREMENT
 -  EXIST FLOW LINE
 -  PRO FLOW LINE
 -  GRADE BREAKS
 -  EXIST STORM DRAIN LINE
 -  PRO STORM DRAIN LINE
 -  PROPOSED ROAD GRADE



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 Phone: 801.796.8145

TOOELE
 Phone: 435.843.3590

WWW.ENSIGNUTAH.COM

FOR:
 BOYER PARK CITY JUNCTION, LC
 80 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

OWNER:
 PATRICK MORFAT
 PHONE: 801.521.4781
 FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH



**GRADING AND
 DRAINAGE PLAN**















PROJECT NUMBER: 4918 DATE: 11/11/15
 DRAWN BY: R. HADLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

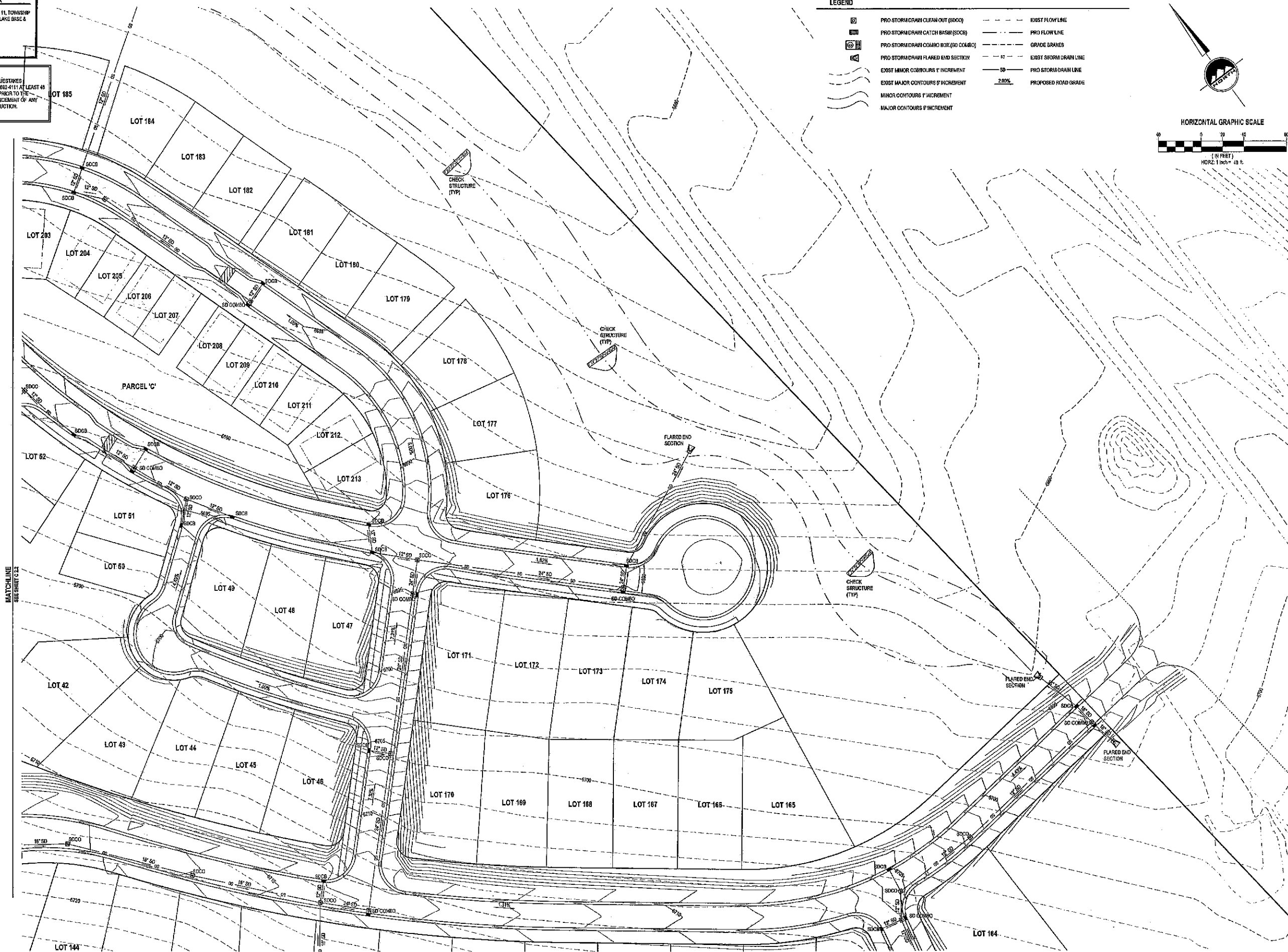
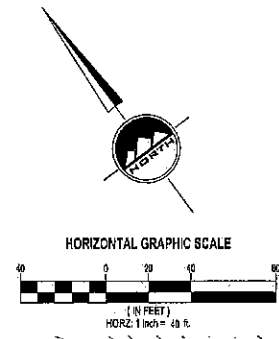
C 2.2

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

 CALL BLUESTAKES
 @ 1-800-682-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

LEGEND

	PRO STORM DRAIN CLEAN OUT (SDCO)		EXIST FLOW LINE
	PRO STORM DRAIN CATCH BASIN (SDCB)		PRO FLOW LINE
	PRO STORM DRAIN COMBO BOX (SD COMBO)		GRADE BRACKES
	PRO STORM DRAIN FLARED END SECTION		EXIST STORM DRAIN LINE
	EXIST MINOR CONTOURS 1' INCREMENT		PRO STORM DRAIN LINE
	EXIST MAJOR CONTOURS 5' INCREMENT		2.00% PROPOSED ROAD GRADE
	MINOR CONTOURS 1' INCREMENT		
	MAJOR CONTOURS 5' INCREMENT		



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 Fax: 801.255.4449

LAYTON
 Phone: 801.847.1100

PLEASANT GROVE
 Phone: 801.798.8145

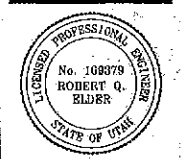
TOOELE
 Phone: 435.843.3590

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FOR:
 BOYER PARK CITY JUNCTION, LC
 90 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

CONTRACT:
 PATRICK NICKEAT
 PHONE: 801-501-4781
 FAX:

PARK CITY HEIGHTS
 PARK CITY, UTAH



NO.	DATE	REVISION	BY

GRADING AND DRAINAGE PLAN

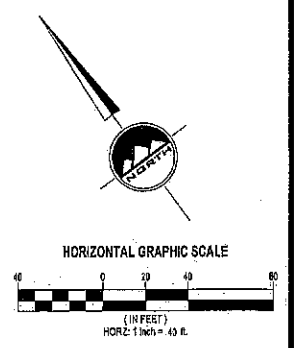
PROJECT NUMBER:	DATE:
4926	1/17/14
DRAWN BY:	CHECKED BY:
B. HADLEY	J. FORD
PROJECT MANAGER:	
R. ELGER	

C 2.3

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

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 CONSTRUCTION.

MATCHLINE
 SEE SHEET C 2.3



- LEGEND**
- PRO STORM DRAIN CLEAN OUT (SDCO)
 - PRO STORM DRAIN CATCH BASIN (SDCB)
 - PRO STORM DRAIN COMBO BOX (SDCOB)
 - PRO STORM DRAIN FLARED END SECTION
 - EXIST MINOR CONTOURS 1' INCREMENT
 - EXIST MAJOR CONTOURS 5' INCREMENT
 - MINOR CONTOURS 1' INCREMENT
 - MAJOR CONTOURS 5' INCREMENT
 - EXIST FLOW LINE
 - PRO FLOWLINE
 - GRADE BRAKES
 - EXIST STORM DRAIN LINE
 - PRO STORM DRAIN LINE
 - 2.00% PROPOSED ROAD GRADE

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 Fax: 801.256.4449
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 Phone: 801.647.1100
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 Phone: 801.796.8145
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FOR:
 BOYER PARK CITY JUNIOR, LC
 80 SOUTH 400 WEST, SUITE 200
 SALT LAKE CITY, UTAH 84119

CONTACT:
 PATRICK HOFFAT
 PHONE: 801-521-4741
 FAX:

PARK CITY HEIGHTS
 PARK CITY, UTAH



GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 6908 DATE: 1/12/11
 DRAWN BY: B. HANLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

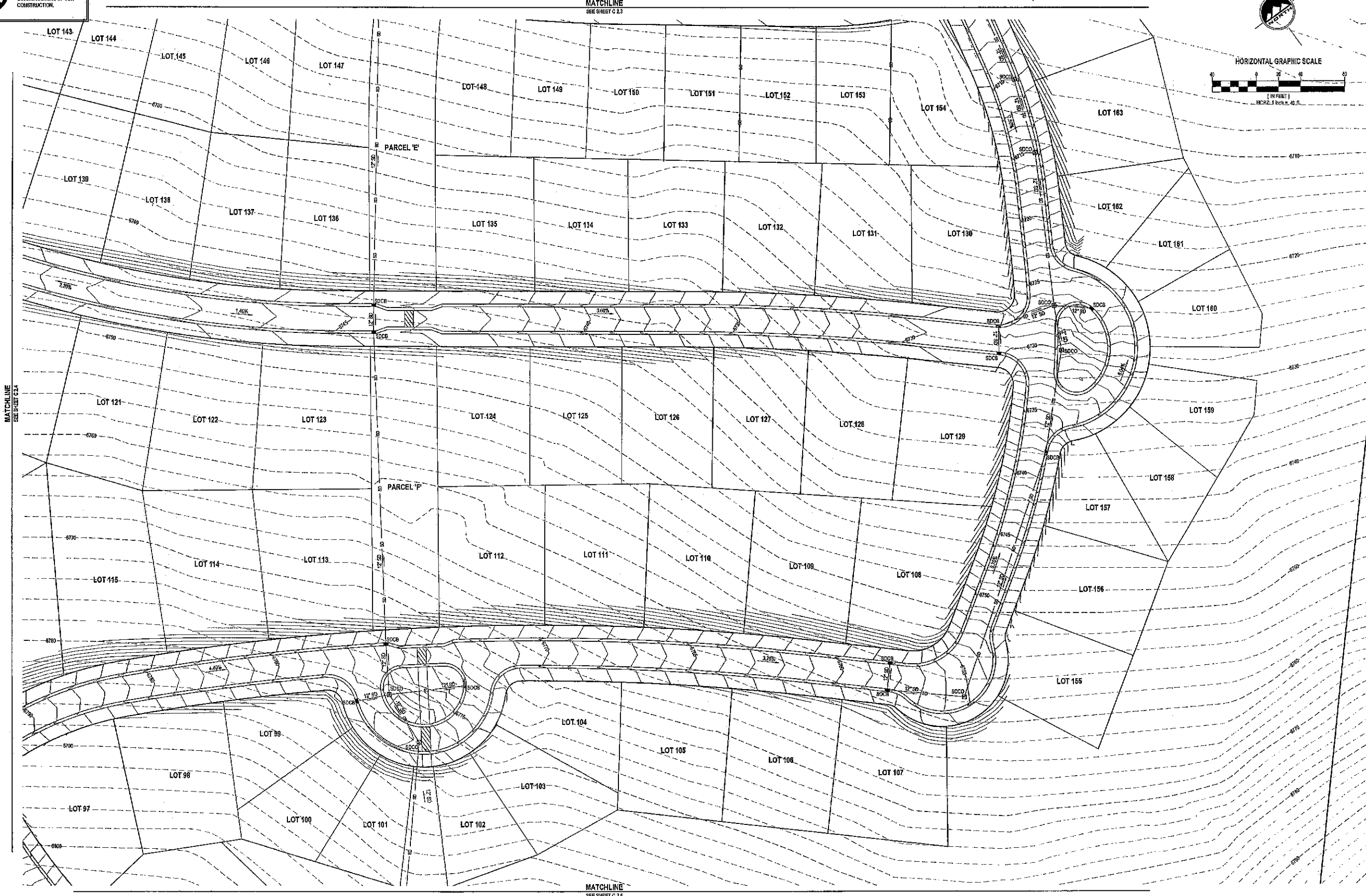
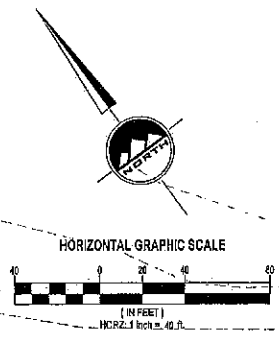
C 2.4

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

CALL BULLSTAKES
 @ 1-800-852-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

LEGEND

	PRO STORM DRAIN CLEAN OUT (SDCO)		EXIST FLOW LINE
	PRO STORM DRAIN CATCH BASIN (SDCB)		PRO FLOW LINE
	PRO STORM DRAIN COMBO BOX (SD COMBO)		GRADE BRAKES
	PRO STORM DRAIN FLARED END SECTION		EXIST STORM DRAIN LINE
	EXIST MINOR CONTOURS 1' INCREMENT		PRO STORM DRAIN LINE
	EXIST MAJOR CONTOURS 5' INCREMENT		2.00% PROPOSED ROAD GRADE
	MINOR CONTOURS 1' INCREMENT		
	MAJOR CONTOURS 5' INCREMENT		



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 WWW.ENSIGNUTAH.COM

FOR:
 SOVER PARK CITY ANCHORS, LC
 90 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

CONTRACT:
 PATRICK MOFFAT
 PHONE: 801-521-4781
 FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH



NO. DATE REVISION BY















GRADING AND DRAINAGE PLAN

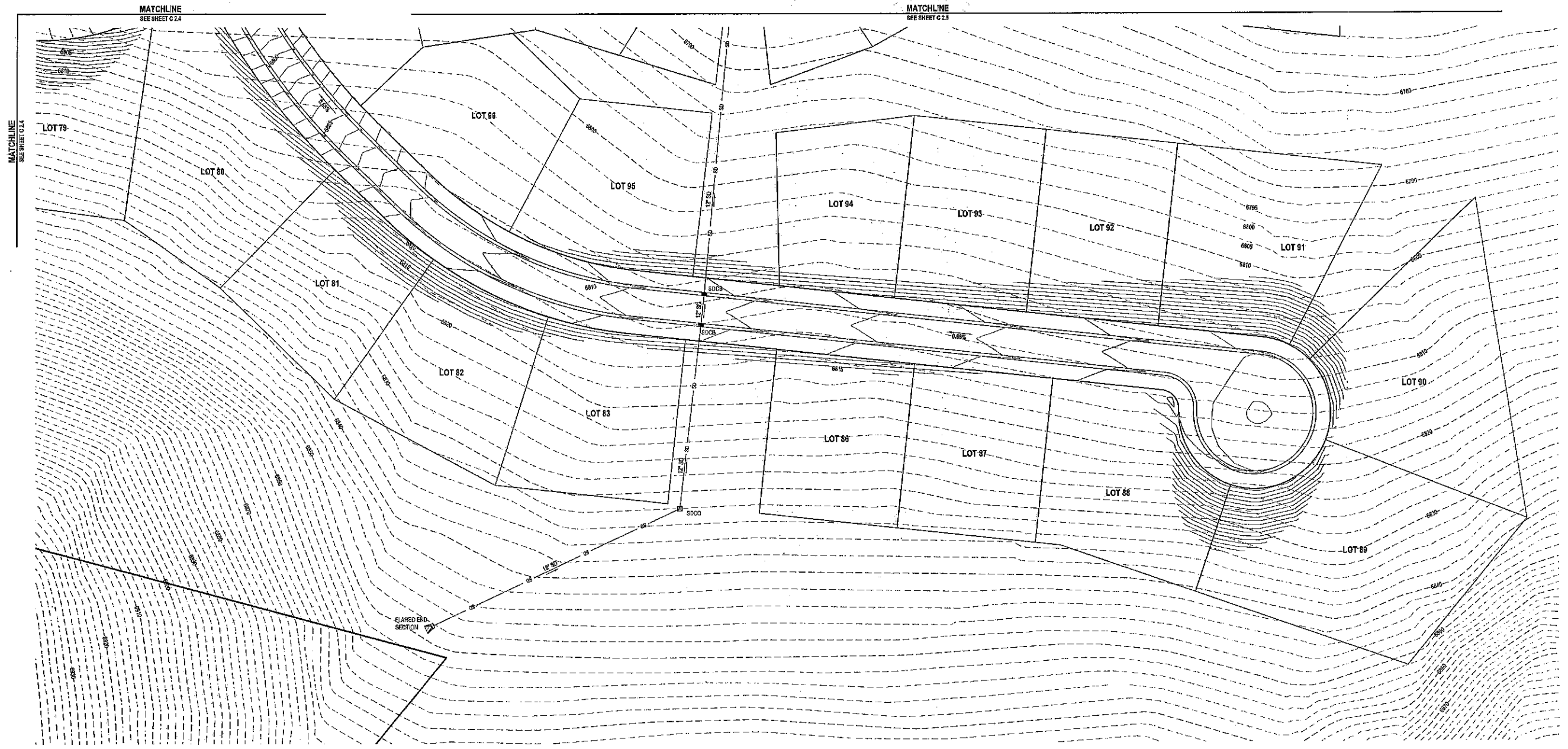
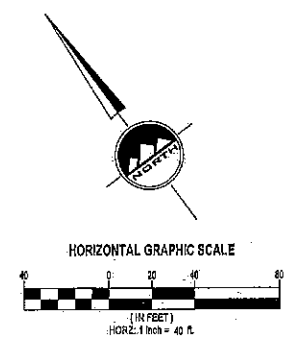
PROJECT NUMBER: 496 DATE: 11/17/11
 DRAWN BY: B. HADLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

C 2.5

BENCHMARK
 NORTH QUARTER CORNER SEC 16, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

 CALL SURVEYING
 @ 1-800-822-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

- LEGEND**
-  PRO STORM DRAIN CLEAN OUT (SDCO)
 -  PRO STORM DRAIN CATCH BASIN (SDCB)
 -  PRO STORM DRAIN COMBO BOX (SD COMBO)
 -  PRO STORM DRAIN FLARED END SECTION
 -  EXIST MINOR CONTOURS 1' INCREMENT
 -  EXIST MAJOR CONTOURS 5' INCREMENT
 -  MINOR CONTOURS 1' INCREMENT
 -  MAJOR CONTOURS 5' INCREMENT
 -  EXIST FLOW LINE
 -  PRO FLOW LINE
 -  GRADE BRAKES
 -  EXIST STORM DRAIN LINE
 -  PRO STORM DRAIN LINE
 -  PROPOSED ROAD GRADE



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FOR:
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 90 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

CONTACT:
 PATRICK OFFAT
 PHONE: 801-521-4781
 FAX:

PARK CITY HEIGHTS
 PARK CITY, UTAH



DATE: _____ REVISION: _____ BY: _____

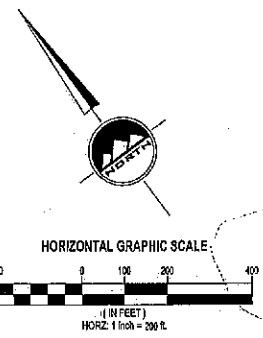
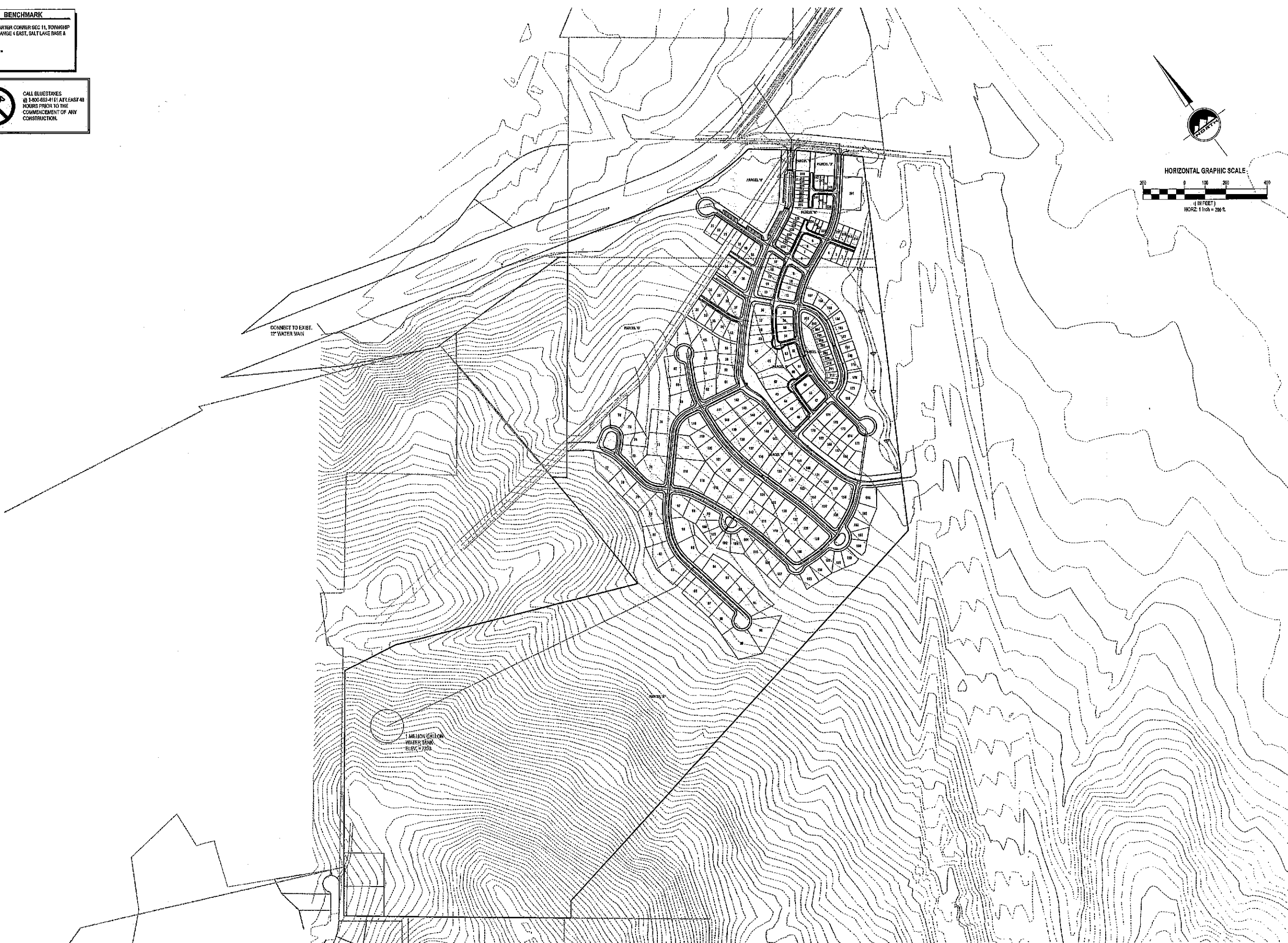
GRADING PLAN

PROJECT NUMBER: 075
 DATE: 07/11
 DRAWN BY: B. MIDDLEY
 CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

C 2.6

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

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 Phone: 435.843.3590

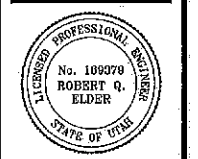
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FOR:
 EDVER PARK CITY JUNCTION, LC
 90 SOUTH 40 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

CONTRACT:
 PATRICK NOFFAT
 PHONE: 801-621-4781
 FAX:

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PARK CITY, UTAH



NO.	DATE	REVISION	BY

OVERALL UTILITY PLAN

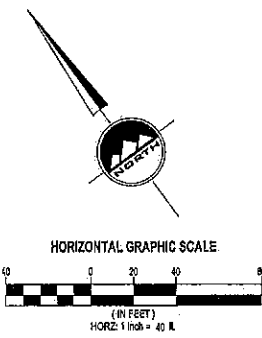
PROJECT NUMBER 498	CASE 07814
DRAWN BY D. SHECKEY	CHECKED BY R. FORD
PROJECT MANAGER R. ELDER	

C 3.0

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION *

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 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
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CONNECT TO EXISTING SSM#1



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 Phone: 801.255.0529
 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

PLEASANT GROVE
 Phone: 801.736.8145

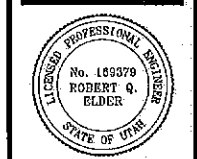
TOOELE
 Phone: 435.843.3590

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FOR:
 BOYER PARK CITY JUNCTION, LC
 50 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

DESIGNED BY:
 PATRICK MOFFAT
 PHONE: 801-521-4781
 FAX:

PARK CITY HEIGHTS
PARK CITY, UTAH



NO. DATE: 8/1/2011

UTILITY PLAN

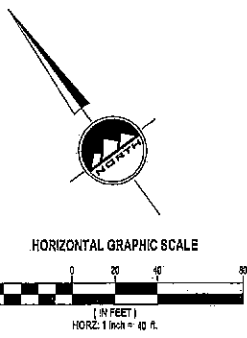
PROJECT NUMBER: 4976 DATE: 8/1/2011
 DRAWN BY: S. HANEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

C 3.1

MATCHLINE
 SEE SHEET C 2

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

 CALL SURVEYOR
 @ 1-800-662-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
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 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

PLEASANT GROVE
 Phone: 801.796.8145

TOOELE
 Phone: 435.843.3590

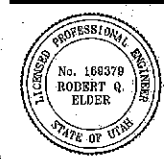
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FOR:
 BOYER PARK CITY JUNCTION, LC
 80 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

DESIGNED BY:
 PATRICK HOFFMAN
 PHONE: 801-521-4761
 FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH



NO.	DATE	REVISION	BY

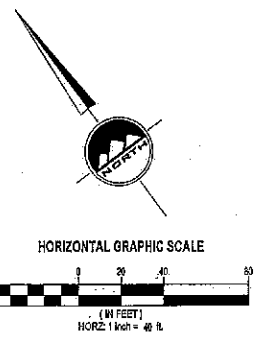
UTILITY PLAN

PROJECT NUMBER: 4978 DATE: 11/21/14
 DRAWN BY: S. HADLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

C 3.2

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

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 @ 1-800-662-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.



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 Fax: 801.255.4449

LAYTON
 Phone: 801.547.1100

PLEASANT GROVE
 Phone: 801.796.8145

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 Phone: 435.843.3590

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FOR:
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 80 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

DESIGNED BY:
 PATRICK MOFFAT
 PHONE: 801-521-4781
 FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH



UTILITY PLAN

PROJECT NUMBER: 4978 DATE: 07/21/11
 DRAWN BY: B. HADLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. BLISS

C 3.3

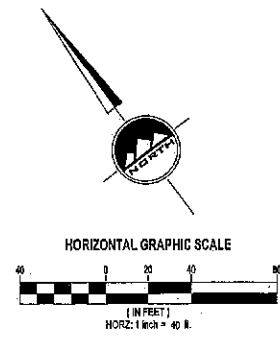
MATCHLINE
 SEE SHEET C 3.2

MATCHLINE
 SEE SHEET C 3.5

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

 CALL BLUESTAPLES
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 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
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MATCHLINE
 SEE SHEET C 3.2





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CONTACT:
 PATRICK MOFFAT
 PHONE: 801-921-0781
 FAX:

PARK CITY HEIGHTS

PARK CITY, UTAH

LICENSED PROFESSIONAL ENGINEER
 No. 169379
ROBERT Q. ELDER
 STATE OF UTAH

DATE: ANYTIME

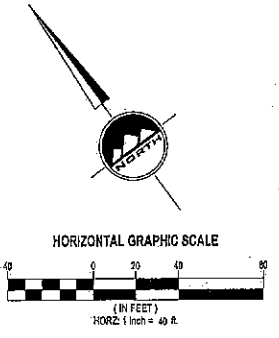
UTILITY PLAN

PROJECT LEADER: 4876	DATE: 5/17/11
DRAWN BY: B. HANLEY	CHECKED BY: J. FORD
PROJECT MANAGER: R. ELDER	

C 3.4

BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

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 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
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FOR:
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 36 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

CONTACT:
 PATRICK MOPPAT
 PHONE: 801-521-4781
 FAX:

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 PARK CITY, UTAH



NO. DATE ACROSS BY

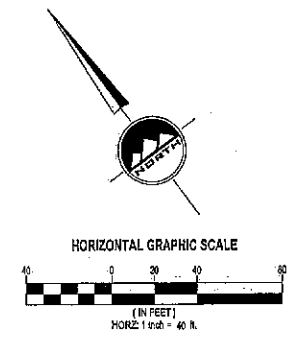
UTILITY PLAN

DESIGNED BY: R. ELDER
 DATE: 07/11
 CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

C 3.5

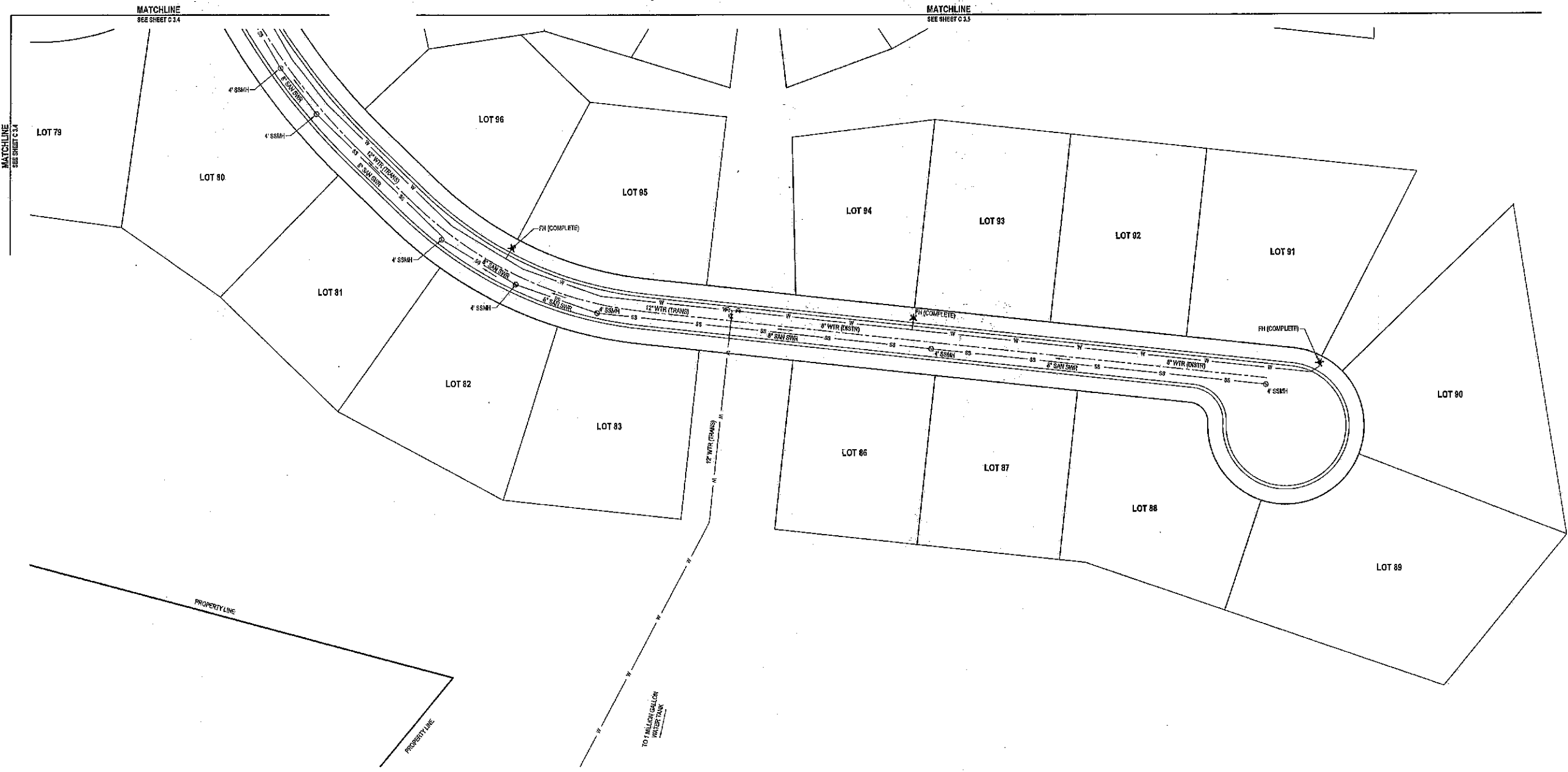
BENCHMARK
 NORTH QUARTER CORNER S&D 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERIDIAN
 ELEVATION =

CALL BLUESTAKES
 @ 1-800-562-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.

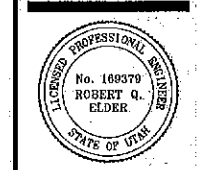


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FOR:
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 90 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101
 CONTACT:
 PATRICK MOFFAT
 PHONE: 801.631-4781
 FAX:



PARK CITY HEIGHTS
 PARK CITY, UTAH



NO.	DATE	REVISION	BY

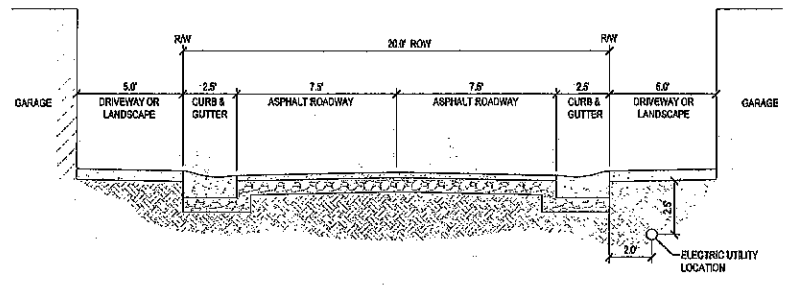
UTILITY PLAN

PROJECT DESIGNER	DATE
403	10/11/11
DRAWN BY	CHECKED BY
B. HAWLEY	J. FORD
PROJECT MANAGER	
R. ELDER	

C 3.6

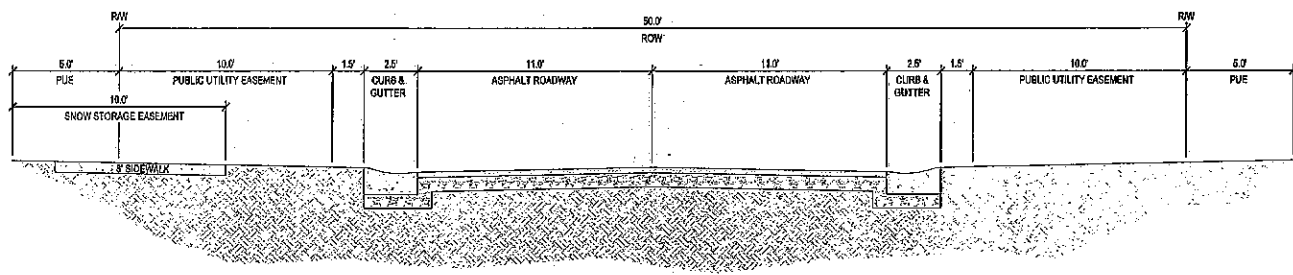
BENCHMARK
 NORTH QUARTER CORNER SEC 11, TOWNSHIP
 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE &
 MERRIAM
 ELEVATION =

CALL BLIESTAKES
 @ 1-800-652-4111 AT LEAST 48
 HOURS PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.



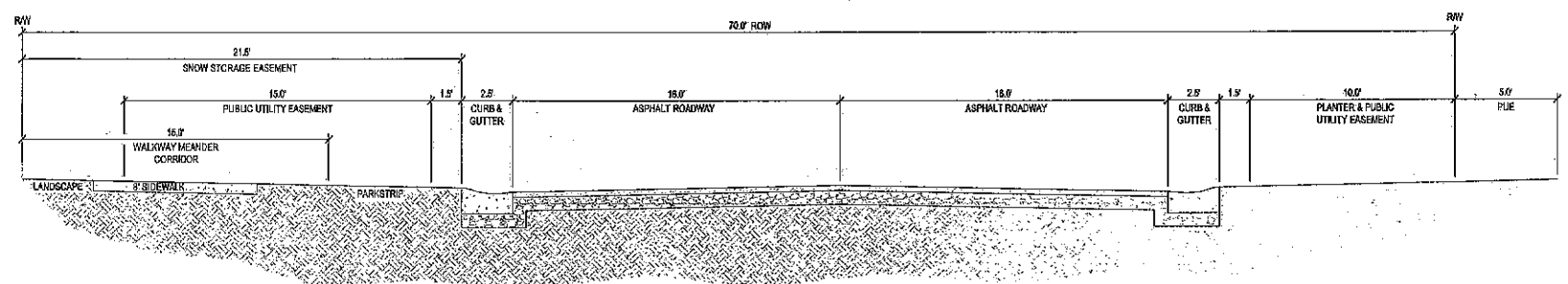
1 LOCAL STREET
 (PUBLIC RIGHT-OF-WAY) Scale: NTS

NOTE:
 1. PARKING TO BE LOCATED ON UPHILL SIDE OF ROAD
 2. SNOW STORAGE TO BE LOCATED ON DOWNHILL SIDE OF ROAD



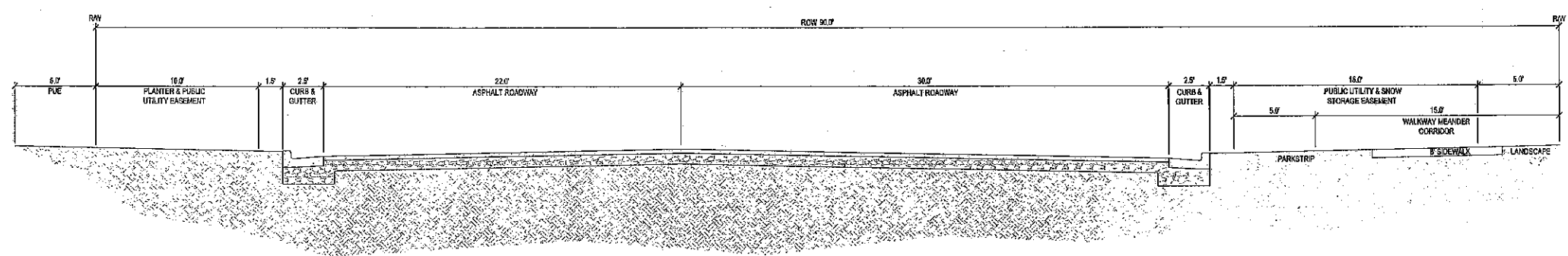
2 LOCAL RESIDENTIAL STREET
 (PUBLIC RIGHT-OF-WAY) Scale: NTS

NOTE:
 1. PARKING TO BE LOCATED ON UPHILL SIDE OF ROAD
 2. SNOW STORAGE AND WALKWAY TO BE LOCATED ON DOWNHILL SIDE OF ROAD



3 MINOR RESIDENTIAL COLLECTOR STREET
 (PUBLIC RIGHT-OF-WAY) Scale: NTS

NOTE:
 1. PARKING TO BE LOCATED ON UPHILL SIDE OF ROAD
 2. SNOW STORAGE AND WALKWAY TO BE LOCATED ON DOWNHILL SIDE OF ROAD



4 COMMERCIAL COLLECTOR STREET
 (PUBLIC RIGHT-OF-WAY) Scale: NTS



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LAYTON
 Phone: 801.547.1100

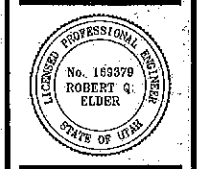
PLEASANT GROVE
 Phone: 801.796.8145

TOOELE
 Phone: 435.843.3590
 WWW.ENSIGNUTAH.COM

FOR:
 BOYER PARK CITY JUNCTION, LC
 96 SOUTH 400 WEST SUITE 200
 SALT LAKE CITY, UTAH 84101

DESIGNED BY:
 PATRICK MOFFAT
 PHONE: 801-821-4781
 FAX:

PARK CITY HEIGHTS
 PARK CITY, UTAH



NO.	DATE	REVISION	BY

ROADWAY CROSS SECTIONS

PROJECT NUMBER: 4526 DATE: 5/17/16
 DRAWN BY: S. HANDLEY CHECKED BY: J. FORD
 PROJECT MANAGER: R. ELDER

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