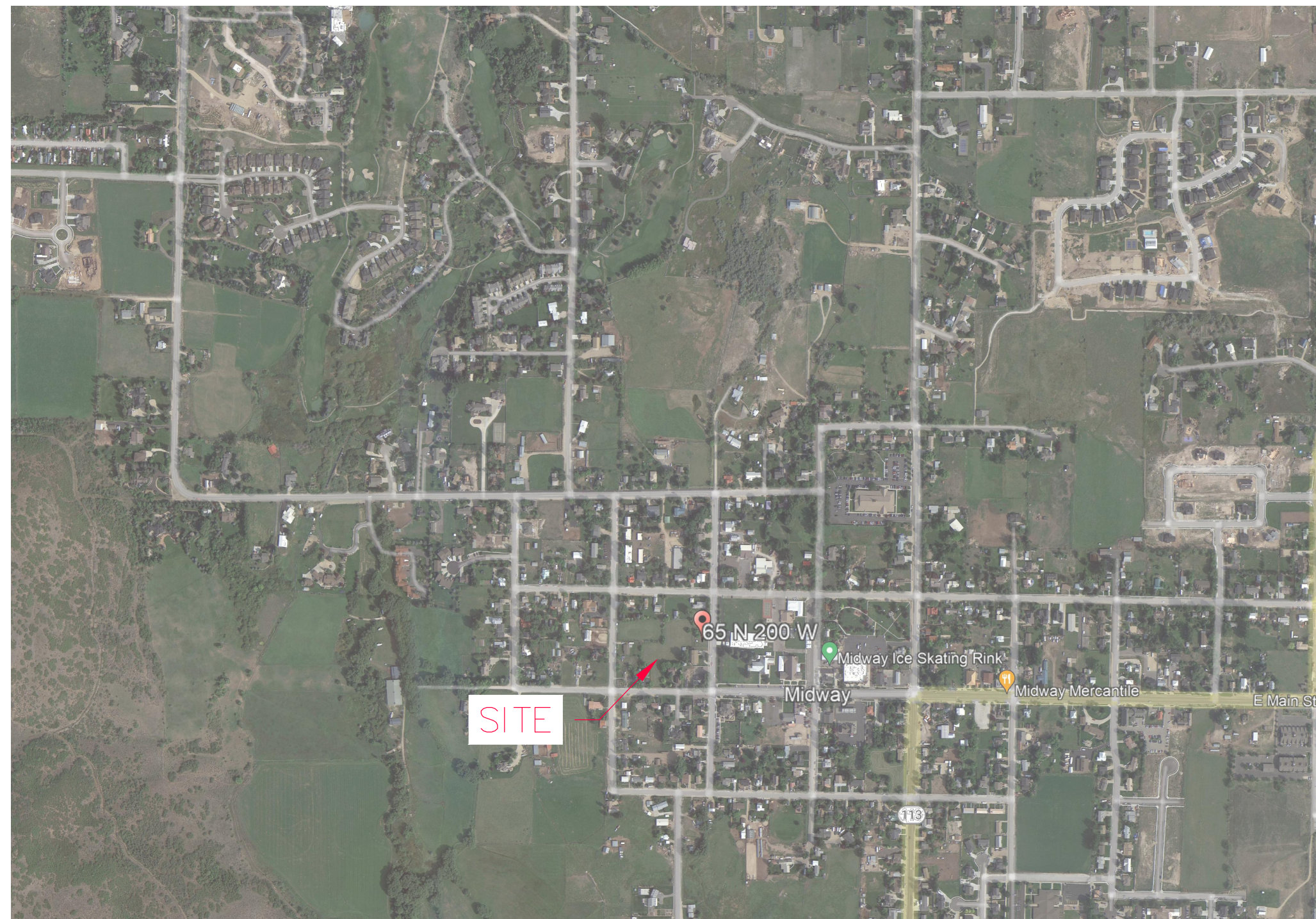


# SPRINGER RESIDENCE

## 250 WEST MAIN STREET

### MIDWAY, UTAH 84049

#### VICINITY MAP



#### INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-3 Utility Plan

OWNER  
 DAVID AND KAYLA G SPRINGER  
 DAVIDMICHAELSPRINGER@GMAIL.COM  
 (801) 889-5269

CIVIL ENGINEER  
 LEGEND ENGINEERING  
 CAL JOHNSON  
 52 WEST 100 NORTH  
 HEBER CITY, UTAH 84032  
 (435) 654-4828

CONTRACTOR  
 DISCOVER DESIGN CO.  
 TRAVIS NOKES  
 (801) 725-9900

SURVEYOR  
 LEGEND ENGINEERING  
 CORY NEERINGS  
 52 WEST 100 NORTH  
 HEBER CITY, UTAH 84032  
 (435) 654-4828

ARCHITECT  
 ORDER ARCHITECTURE  
 PAUL NEILSON  
 4478 W DORENA LANE  
 SOUTH JORDAN, UTAH 84009  
 (801) 597-7641

#### LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	INVERT ELEVATION	IE
EASEMENT LINE	---	TOP BACK CURB	TBC
CENTER LINE	---	TOP ASPHALT	TA
PROPOSED TRAIL	~ ~ ~ ~ ~	TOP OF GRATE	TOG
PROPOSED WATER LINE	—W—W—	FINISHED GRADE	FG
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—	TOP OF CONCRETE	TC
PROPOSED SEWER LINE	—SS—SS—	HIGH WATER ELEVATION	HWE
PROPOSED STORM DRAIN LINE	—SD—SD—	CATCH BASIN	
EXISTING SEWER LINE	---SS---SS---	EXISTING STREET LIGHT	
EXISTING WATER LINE	---W---W---	STORM DRAIN MANHOLE	
EXISTING STORM DRAIN LINE	---SD---SD---	EXISTING FIRE HYDRANT	
EXISTING CONTOUR	~ ~ ~ ~ ~ 4960	EXISTING WATER VALVE	
FINISHED CONTOUR	~ ~ ~ ~ ~ 4947.00	EXISTING WATER METER	
EXISTING CURB AND GUTTER	====	EXISTING SEWER MANHOLE	
PROPOSED CURB AND GUTTER	=====	PROPOSED FIRE HYDRANT	
		PROPOSED WATER VALVE	
		PROPOSED WATER METER	
		PROPOSED SEWER CLEANOUT	
		PROPOSED SEWER MANHOLE	

**LEGAL DESCRIPTION:**  
 Beginning at the Southeast corner of Lot 2, Block 9, Midway Survey of building lots, said point being North 89°04'39" East 1051.08 feet and North 1832.17 feet from the South Quarter corner of Section 34, Township 3 South, Range 4 East, Salt Lake Base and Meridian;  
 Thence North 89°51'16" West 71.99 feet;  
 Thence North 1°22'45" West 133.03 feet;  
 Thence North 87°26'50" West 59.40 feet to the East line of the Lance Subdivision Plat 2;  
 Thence North 0°08'44" East 128.53 feet along the East line of the Lance Subdivision Plat 2 and the Lance Subdivision;  
 Thence South 89°06'12" East 134.23 feet to the Northeast corner of Lot 3 of Block 9;  
 Thence South 262.24 feet to the Point of Beginning.

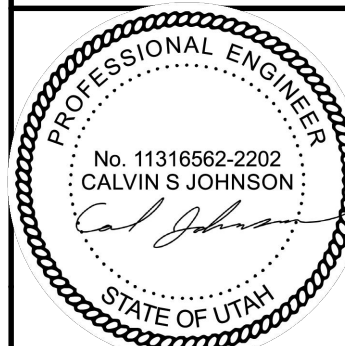
Contains 0.624 Acres or 27,201 Square Feet, more or less

NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING  
 52 WEST 100 NORTH  
 HEBER CITY, UT 84032  
 PHONE: 435-654-4828  
 www.legendengineering.com



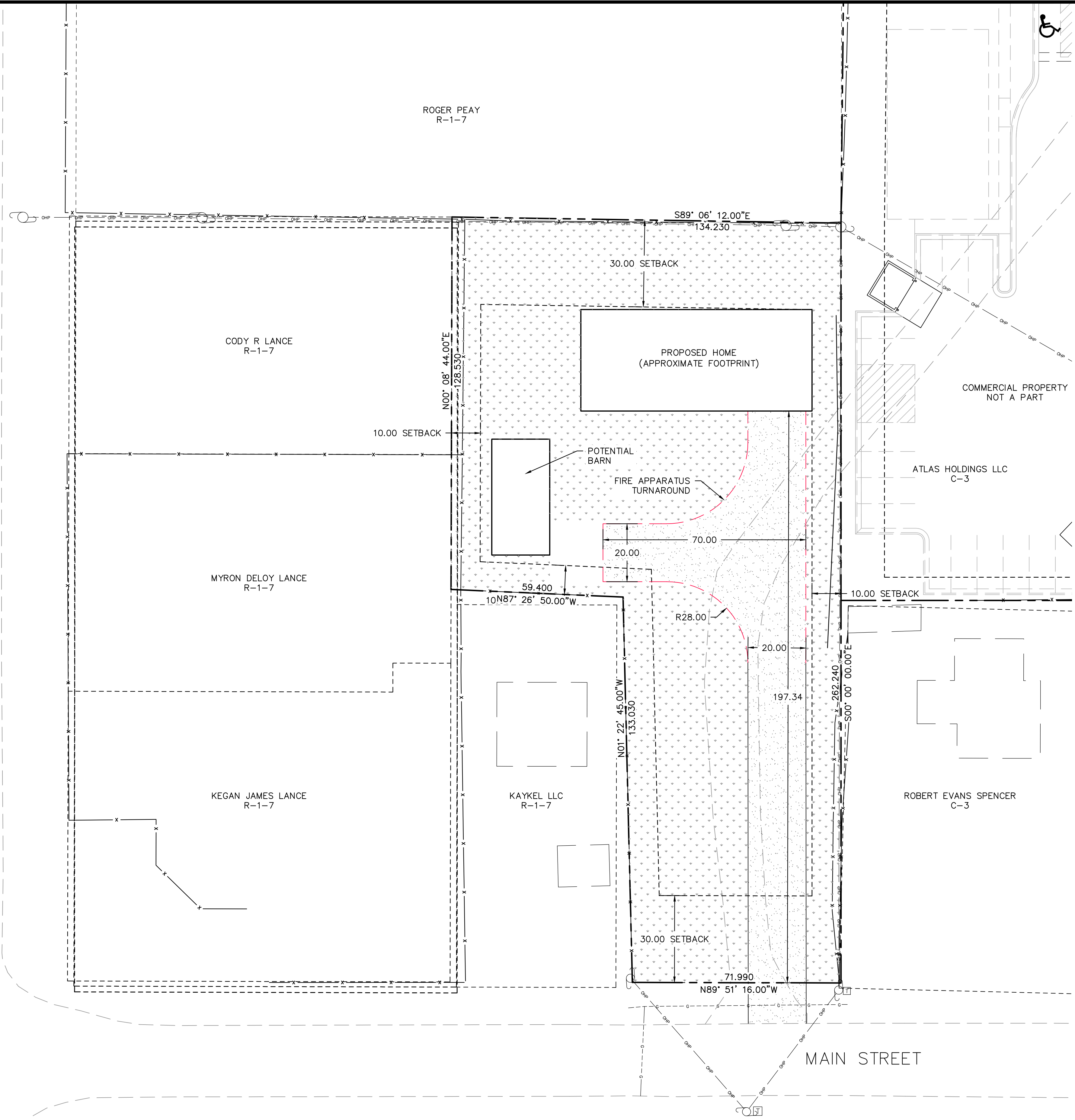
SPRINGER RESIDENCE  
 COVER SHEET  
 250 WEST MAIN STREET, MIDWAY, UTAH 84049



SHEET:  
**C-0**



300 WEST



- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- SETBACK LINE
- EXISTING FENCE
- LANDSCAPE AREA
- PAVED AREA

**SITE DATA**

LOT AREA:	27,201	SF (0.62 ACRES)
ROOF AREA:	3,691	SF± 13.6%
PAVEMENT AREA:	5,560	SF± 20.4%
LANDSCAPE AREA:	17,950	SF± 66.0%

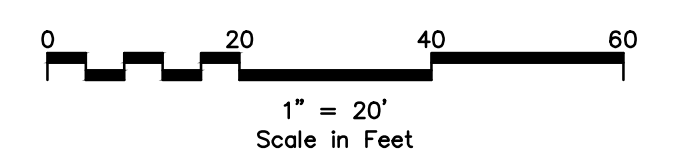
**BUILDING DATA**

ZONE: R-1-7

SETBACKS:

FRONT YARD:	30'
SIDE YARD:	10'
REAR YARD:	30'

- GENERAL NOTES:**
- CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
  - ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
  - ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
  - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
  - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
  - ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

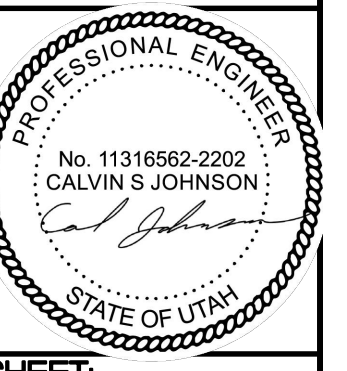


NO.	REVISIONS	BY	DATE

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 52 WEST 100 NORTH  
 HEBER CITY, UT 84032  
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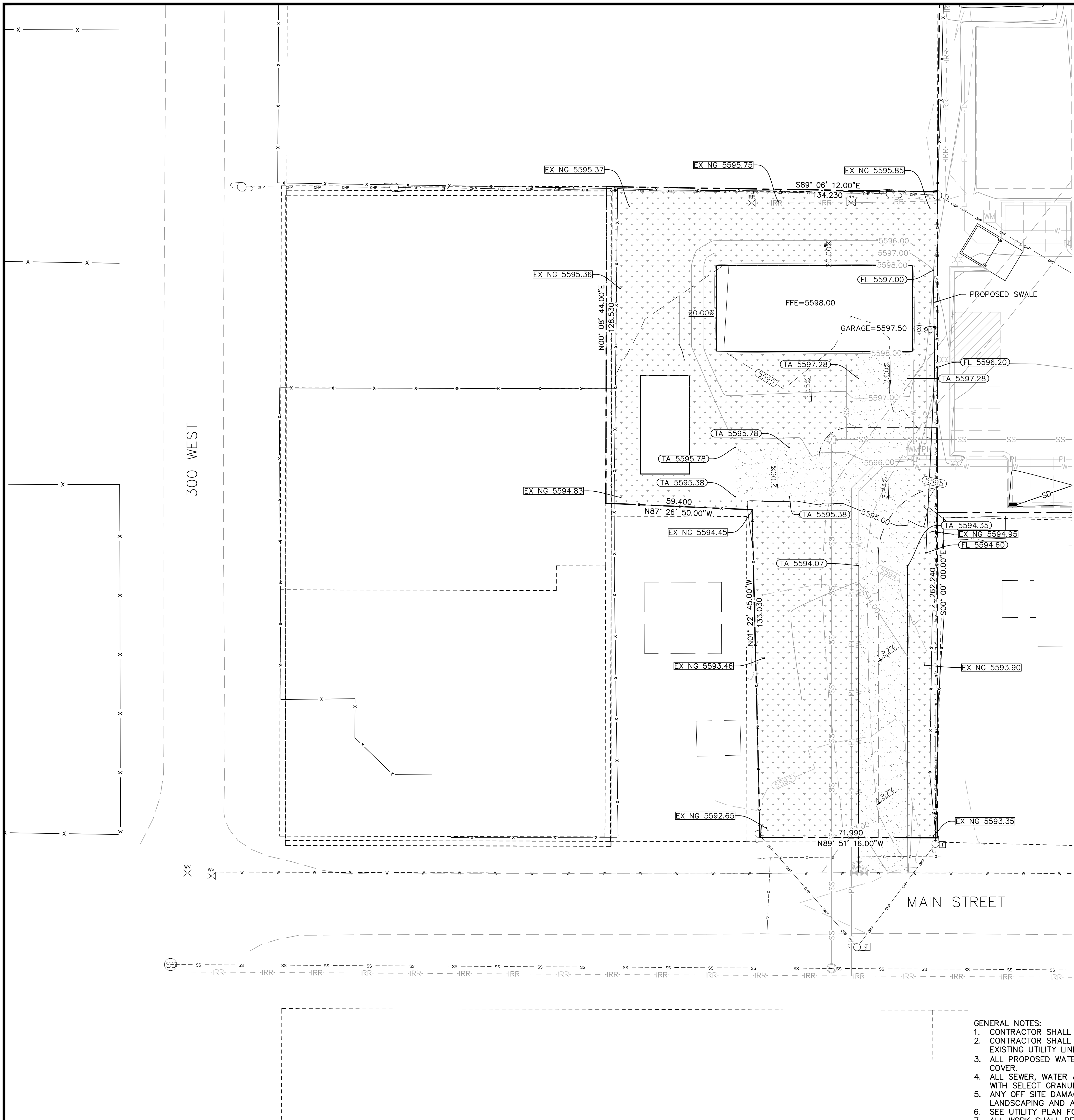


**SPRINGER RESIDENCE  
 SITE PLAN  
 250 WEST MAIN STREET, MIDWAY, UTAH 84049**



SHEET: **C-1**  
 DATE: 1/6/2023





LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	-SD-
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	-SS-
PROPOSED WATER LINE	W
EXISTING WATER LINE	-W-
EXISTING FENCE	-X-
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
TOP OF GRATE	TOG
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
LANDSCAPE AREA	[Pattern]
PAVED AREA	[Pattern]

- GENERAL NOTES:**
1. CONTRACTOR SHALL CALL 811 PRIOR TO CONSTRUCTION.
  2. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
  3. ALL PROPOSED WATER LINES SHALL HAVE A MINIMUM OF 5' OF COVER.
  4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
  5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPLACED IN KIND.
  6. SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
  7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

1" = 20'  
Scale in Feet

NO.	REVISIONS	BY	DATE

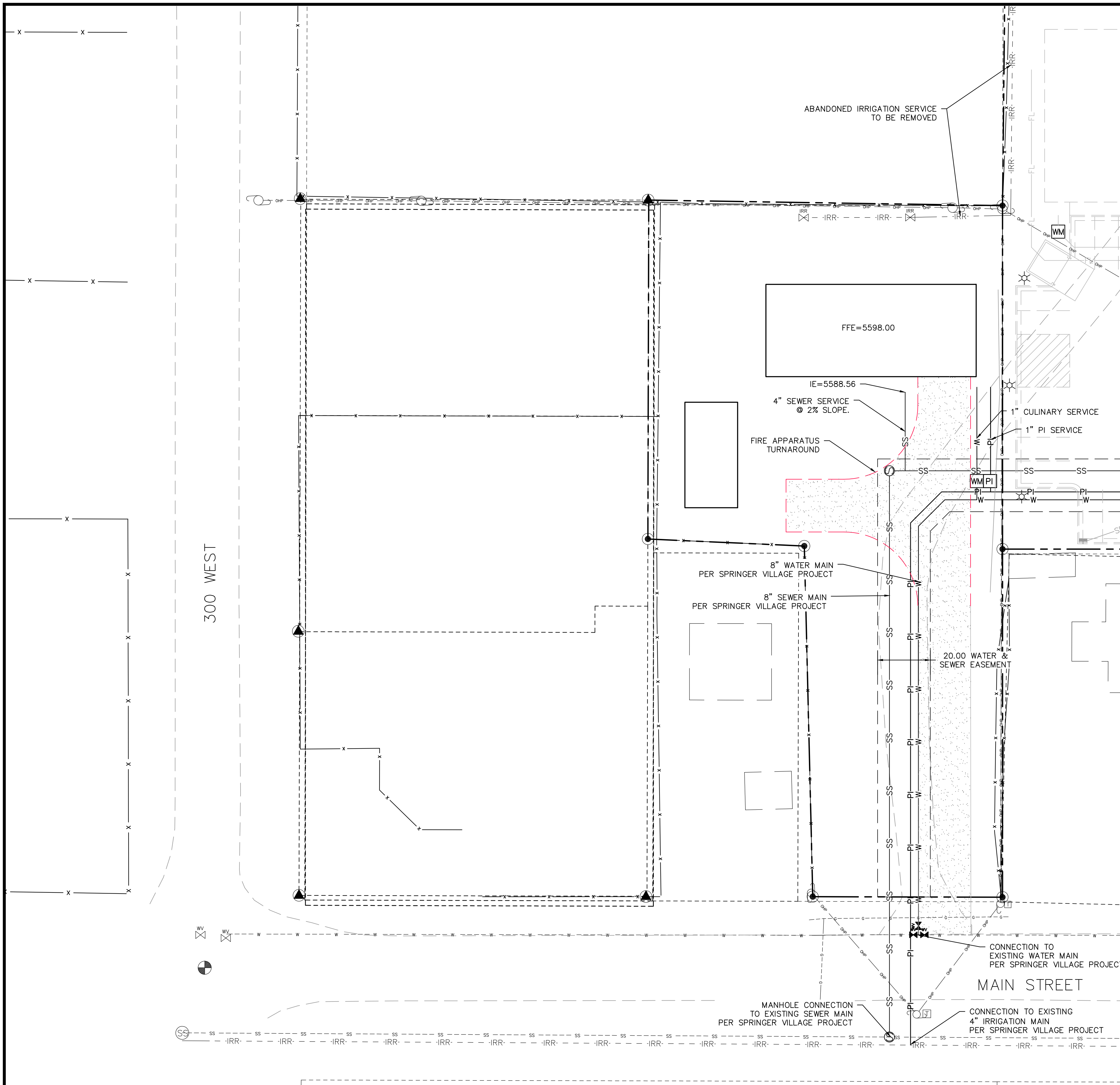
**LEGEND ENGINEERING**  
 52 WEST 100 NORTH  
 HEBER CITY, UT 84032  
 PHONE: 435-654-4828  
 www.legendengineering.com

**SPRINGER RESIDENCE  
 GRADING AND DRAINAGE PLAN  
 250 WEST MAIN STREET, MIDWAY, UTAH 84049**

SHEET: **C-2**

DATE: 1/6/2023





LEGEND	
PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	====
PROPOSED CURB AND GUTTER	====
PROPOSED STORM DRAIN LINE	-SD-
EXISTING STORM DRAIN LINE	-SD-
PROPOSED SEWER LINE	-SS-
EXISTING SEWER LINE	-SS-
PROPOSED WATER LINE	-W-
EXISTING WATER LINE	-W-
EXISTING GAS LINE	-G-
INVERT ELEVATION	IE
PROPOSED	PROP
FINISHED FLOOR ELEVATION	FFE
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING SEWER MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED WATER VALVE	
PROPOSED WATER METER	
PROPOSED SEWER CLEANOUT	
PROPOSED SEWER MANHOLE	

- GENERAL NOTES:**
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  7. ALL WORK SHALL BE ACCORDING TO CITY STANDARDS.

811

N

0 20 40 60

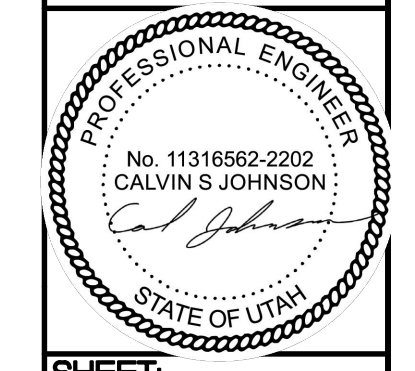
1" = 20'  
Scale in Feet

NO.	REVISIONS	BY	DATE

ENGINEER: CJ  
CHECKED BY: LR



**SPRINGER RESIDENCE  
UTILITY PLAN**  
250 WEST MAIN STREET, MIDWAY, UTAH 84049



SHEET: **C-3**  
DATE: 1/6/2023

FINAL SUBDIVISION