

| LEGEND |                            |
|--------|----------------------------|
|        | PROPOSED BOUNDARY          |
|        | EXISTING CURB & GUTTER     |
|        | EXISTING SIDEWALK          |
|        | EXISTING FENCE             |
|        | EXISTING WATER LINE        |
|        | EXISTING SEWER LINE        |
|        | EXISTING STORM DRAIN LINE  |
|        | EXISTING OVERHEAD ELECTRIC |
|        | EXISTING TELECOM LINE      |
|        | EXISTING GAS LINE          |
|        | EXISTING 2' CONTOUR        |
|        | EXISTING 10' CONTOUR       |
|        | PROPOSED BUILDING          |
|        | PROPOSED CURB & GUTTER     |
|        | PROPOSED SIDEWALK          |
|        | PROPOSED FENCE             |
|        | PROPOSED WATER LINE        |
|        | PROPOSED SEWER LINE        |
|        | PROPOSED STORM DRAIN LINE  |
|        | PROPOSED 2' CONTOUR        |
|        | PROPOSED 10' CONTOUR       |
|        | PROPOSED SAWCUT LINE       |

| ACRONYM DEFINITIONS |                  |
|---------------------|------------------|
| EG                  | EXISTING GRADE   |
| FG                  | FINISHED GRADE   |
| TBC                 | TOP BACK OF CURB |
| TC                  | TOP OF CONCRETE  |
| TOW                 | TOP OF WALL      |
| BOW                 | BOTTOM OF WALL   |

NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
- CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
- CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- EACH LOT IS REQUIRED TO RETAIN ITS OWN STORMWATER RUNOFF.

BENCHMARK  
NORTHWEST CORNER SECTION 26,  
TOWNSHIP 9 SOUTH, RANGE 2 EAST  
SALT LAKE BASE & MERIDIAN  
BENCHMARK=5180.87  
(MONUMENT FOUND)  
NAD 83 COORDINATE

**Blue Stakes of UTAH**  
bluestakes.org

| NO. | DESCRIPTION            | DATE    | APPROVED |
|-----|------------------------|---------|----------|
| 1   | PERFORATED PIPE TRENCH | 6/23/23 | JJM      |
| 2   | GRADING PLAN REVISIONS | 8/20/24 | JJM      |

|        |             |            |               |              |         |
|--------|-------------|------------|---------------|--------------|---------|
| 1/21   | PEPG        | RTD        | RTD           | RLK          | 1"=40'  |
| DATE : | SURVEY BY : | DRAWN BY : | DESIGNED BY : | CHECKED BY : | SCALE : |

**PEPG CONSULTING LLC**  
9270 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 562-2521 • FAX: (801) 562-2551

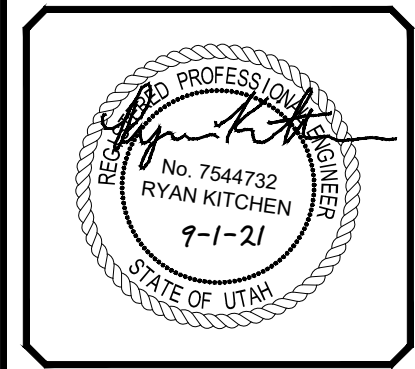
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

**LIGHTHOUSE HEIGHTS**  
**SUBDIVISION**  
GRADING & DRAINAGE PLAN

SEPTEMBER 1, 2021  
LAST REVISED

DWG 04-04-01  
PROJECT NUMBER

ELK RIDGE CITY



SHEET NO. **C4.0**