Apple Valley Simple Lot Subdivision Application

Fee:

Applicant Full Name: Timothy Polishook / Back Country Holdings, LLC

Mailing Address: [redacted] City: [redacted] State: [redacted] Zip: [redacted]

Phone Number: [redacted] Email Address: [redacted]

Authorized Agent (if applicable): Thomas C Timpson

Property Address: East Ranch Road City: Apple Valley State: UT Zip: 84737

Tax ID Number: AV-1365-J

Current Zoning Designation: Agriculture 5 (A-5)

Require Conditions

As per Apple Valley Subdivisions § 11.02.050(D), for a proposed subdivision to qualify for simple lot subdivision approval, the proposed simple lot subdivision shall:

- Be for a single-family dwelling or dwellings and any associated accessory dwelling.
- Be located on property zoned for such use.
- Contain no more than ten (10) lots.
- Not contain any legislative approval, such as a zone change or text amendment request. Any legislative approval necessary for the simple lot subdivision to meet all requirements shall be pursued separately and shall be completed before the Planning Commission may review the simple lot subdivision application.
- Not be traversed by the mapped lines of a proposed street as shown in the general plan unless the Town has approved the location and dedication of any public street, municipal utility easement, any other easement, or any other land for public purposes as the municipality's ordinances require.
- Conform to all applicable land use ordinances. A property that has previously obtained a variance shall be deemed to conform as it relates to the conflict that had necessitated the variance.

Submittal Requirements

An applicant shall submit an application to the Town for a Simple Lot Subdivision that includes, at a minimum, each of the following *(Apple Valley Subdivisions § 11.02.050(E))*:

- ☐ A current title report showing ownership by the applicant. See Attached Deed
- ☐ Name of the applicant or authorized agent and contact information.
- ☐ Property address, acreage, boundary, and tax identification number.
- ☐ Date, scale, and North arrow.
- ☐ Vicinity map showing the property's location relative to municipal boundaries and roads that serve the property.
- ☐ A statement containing the zone, lot size, and amount of frontage along a public street for each proposed lot.
- ☐ A metes and bound description of the property proposed to be subdivided.
- ☑ A subdivision name.
- ☐ A record of survey map, showing each new lot, which includes the following details:
  - ☐ The location of survey by quarter section and township range.
  - ☐ The date of survey.
  - ☐ The scale of the drawing and North point.
  - ☐ The distance course of all lines traced or established, giving the basis of bearing and the distance and course to two or more section corners or quarter corners, including township and range, or to identified monuments within a recorded subdivision.
  - ☐ All measured bearings, angles, and distances separately indicated from those of record.
  - ☐ A written boundary description of property surveyed.
  - ☐ All monuments set and their relation to older monuments found.
  - ☐ A detailed description of monuments found and monuments set, indicated separately.
  - ☐ The surveyor's seal or stamp.
  - ☐ The surveyor's business name and address.
  - ☐ A written narrative that explains and identifies:
    - ☐ The purpose of the survey.
    - ☐ The basis on which the lines were established.
    - ☐ The found monuments and deed elements that controlled the established or reestablished lines.

N/A ☐ If the narrative is a separate document, it shall contain:

- ☐ The location of the survey by quarter section and by township and range.
- ☐ The date of the survey.
- ☐ The surveyor's stamp or seal.
- ☐ The surveyor's business name and address.

N/A ☐ The map and narrative shall be referenced to each other if they are separate documents.

N/A ☐ The map and narrative shall be created on material of a permanent nature on stable base reproducible material in the sizes required by the county surveyor.

Site Specific Contents

The following documents shall accompany the simple lot subdivision application when deemed necessary by the Town Engineer *(Apple Valley Subdivisions § 11.02.050 (F)):*

- ☐ Soils Report: The applicant shall provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design, foundation design, groundwater impacts, and general soil stability. The report must be stamped and signed by a Civil Engineer licensed in the state of Utah.
- ■ Storm Water Plan: The applicant shall provide a detailed storm water plan for the subdivision. This plan shall include all calculations showing that it meets all applicable codes, standards, and specifications. Plans and calculations shall be stamped and signed by a civil engineer licensed in the state of Utah.
- ■ Other Hazard Information: This may include FEMA floodplain information or other information to mitigate natural hazards.

(*For Office Use Only*)

Date Received: _____ Date Paid: _____

Preliminary Review

The applicant shall submit the application and all required contents. The Town will check for completeness. If not all materials have been submitted, the application should be returned to the applicant until all required contents are included *(Apple Valley Subdivisions § 11.02.050(G)(2))*.

Date of Completion Determination: _____

Administrative Review

Once the application is deemed to be complete, the Town shall complete a review of the simple subdivision application and Subdivision Improvement Plans and determine whether the application meets all requirements. If the application is found to meet all codes, standards, and specifications, Town staff shall forward the application on to the Planning Commission *(Apple Valley Subdivisions § 11.02.050(G)(3))*.

Date of Administrative Review Completion: _____

Administrative Recommendation to Planning Commission:

_____

_____

_____

_____

_____

Planning Commission Review

The Planning Commission shall hold a public hearing on the application and approve or deny the simple lot subdivision application *(Apple Valley Subdivisions § 11.02.050(G)(4)*.

Date of Public Hearing: _____

Date of Planning Commission Decision: _____

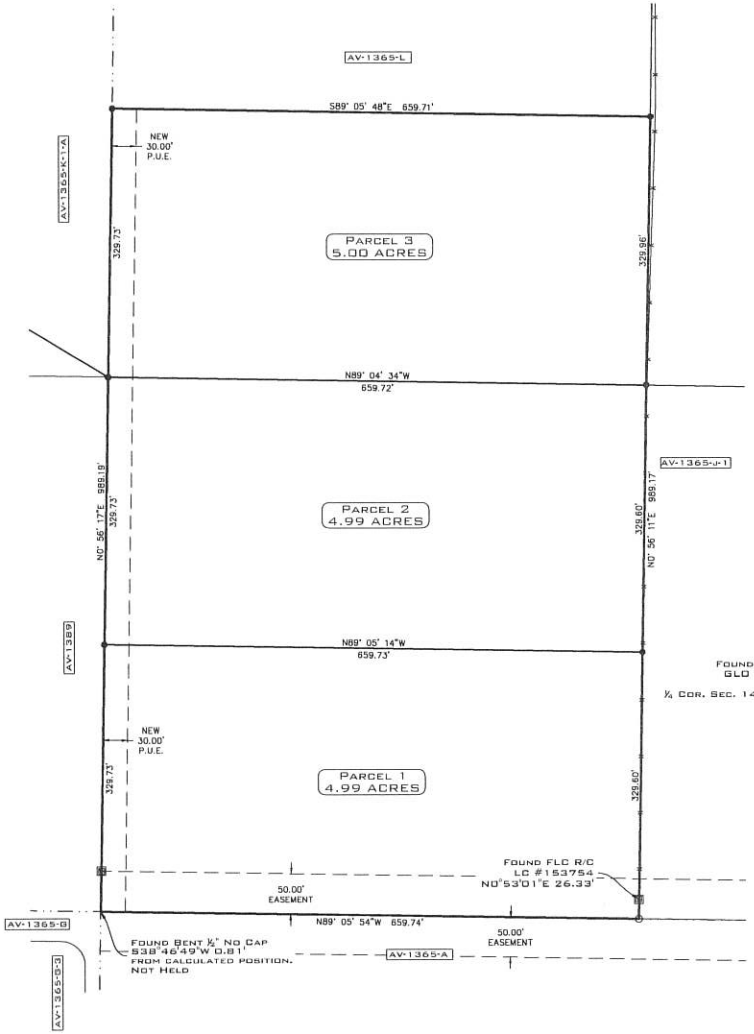
- ☐ Approved
- ☐ Denied

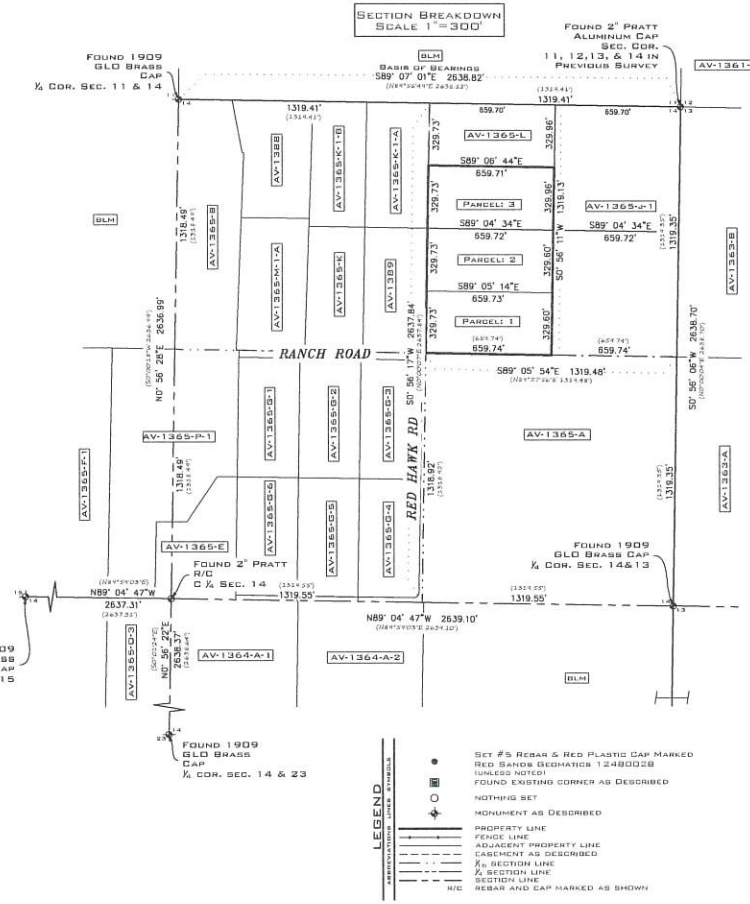
Filing Date of the Record of Survey: _____

RECORD OF SURVEY/LOT SPLIT

BACK COUNTRY HOLDINGS, LLC

NE ¼ SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN
PARCEL: AV-1365-J
WASHINGTON CO, UTAH





APPLE VALLEY TOWN APPROVAL

I, THE MAYOR OF APPLE VALLEY, UT, HAVE REVIEWED THE ABOVE RECORD OF SURVEY AND HEREBY ADOPT SAID RECORD OF SURVEY AND WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

MAYOR
APPLE VALLEY TOWN

TOWN ATTORNEY

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

APPLE VALLEY TOWN ATTORNEY

RED SANDS GEOMATICS
LAND SURVEYING, LIDAR, & GIS
PERSONALIZED PROFESSIONAL SOLUTIONS
262 E 200 S KANAB, UTAH REDSANDSGEOMATICS.COM

SURVEYOR'S CERTIFICATE

I, MICHAEL J STEWART, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 12480028, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS RECORD OF SURVEY.

MICHAEL J. STEWART
UT L.S. 12480028

DATE

PROFESSIONAL LAND SURVEYOR 12480028 MICHAEL J STEWART STATE OF UTAH

SURVEY NARRATIVE

THE PURPOSE OF THIS RECORD OF SURVEY WAS TO RETRACE AND REESTABLISH THE ORIGINAL PROPERTY BOUNDARIES OF THE SHOWN PARCEL, BASED ON THE AVAILABILITY OF EXISTING EVIDENCES OF PROPERTY CORNERS, OCCUPATION LINES, AND OTHER RELIABLE SOURCES. FURTHERMORE, THIS SURVEY IS TO CORRECT A PREVIOUS RECORD OF SURVEY FILED AS RS 9456-25. THE SHOWN PARCEL WAS SPLIT INTO 3 PARCELS BY DEED AS PART OF THE TOWN OF APPLE VALLEY'S MINOR SUBDIVISION PROCESS AND THIS SURVEY REFLECTS THE ACTION OF THOSE DEEDS. THIS SURVEY ALONE DOES NOT TRANSFER TITLE OR CREATE NEW PARCELS. THIS SURVEY WAS REQUESTED BY THE OWNER. ALL CORNERS ARE SET AND FOUND AS SHOWN AND DESCRIBED. THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE BELOW STATED COORDINATE SYSTEM AND CAN BE MEASURED BETWEEN THE NORTH SECTION CORNER AND THE NORTHEAST SECTION CORNER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, S89° 07' 01"E 2638.82 FEET. THE GPS COORDINATE SYSTEM USED WAS THE UTAH COORDINATE SYSTEM 1983 SOUTH ZONE, US SURVEY FEET, SCALED TO GROUND WITH NO LOCALIZATION APPLIED. ORIGINAL BEARINGS HAVE BEEN ROTATED TO MATCH SAID COORDINATE SYSTEM.

AS PART OF THIS SURVEY, RED SANDS GEOMATICS, LLC HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION, OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- ROS, ROSENBERG ASSOCIATES, 2007
- ROS, PRO VALUE ENGINEERING, 2015
- ROS, WOOLSEY LAND SURVEYING, 2021
- ROS, PRO VALUE ENGINEERING, 2021
- ROS, RED SANDS GEOMATICS, 2025

LEGAL DESCRIPTION(S):

RECORD DESCRIPTION FOR PARCEL: AV-1365-J

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

LESS: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14.

LESS: THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST.

NEW PARCEL DESCRIPTIONS:

PARCEL 1:
THE SOUTH HALF OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, CONTAINING 4.99 ACRES (MORE OR LESS).

PARCEL 2:
THE NORTH HALF OF THE SOUTHWEST QUARTER, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, CONTAINING 4.99 ACRES (MORE OR LESS).

PARCEL 3:
THE SOUTH HALF OF THE NORTHWEST QUARTER, OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 43 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN, CONTAINING 4.99 ACRES (MORE OR LESS).

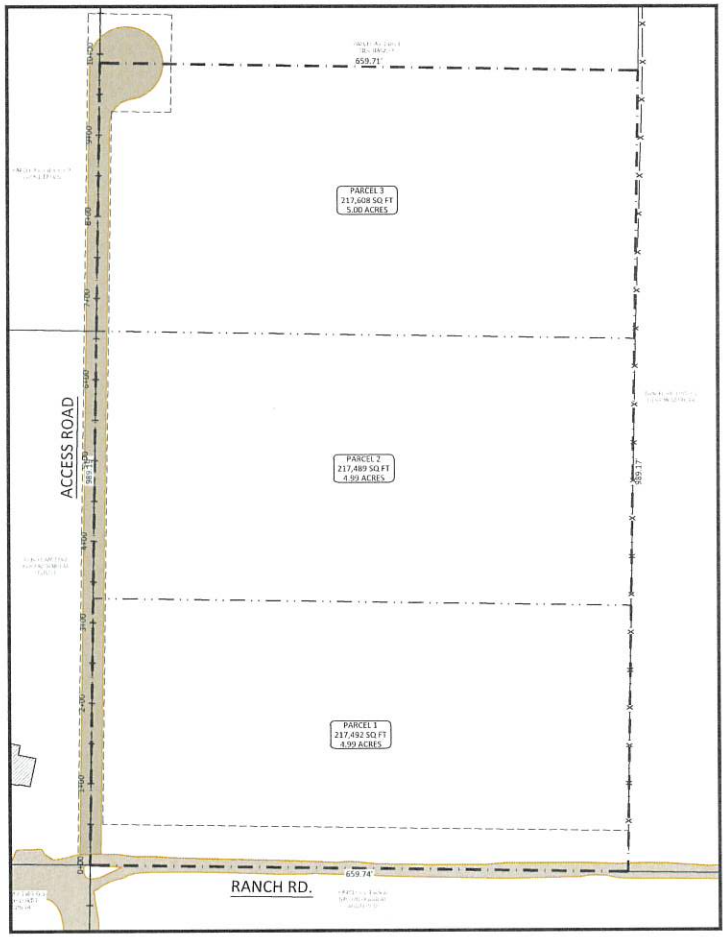
NOTES:

RECORD DIMENSIONS ARE SHOWN IN PARENTHESIS.

OWNERSHIP: BACK COUNTRY HOLDINGS LLC
66 NORDHOFF ST
SAN FRANSISCO, CA 94131

DRAWN BY: MJS SURVEY DATE: 3/10/2026

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN
FOR
BACK COUNTRY HOLDINGS, LLC
PARCEL NUMBER AV-1365-J (14.98 ACRES)
APPLE VALLEY, WASHINGTON COUNTY, UTAH



OVERALL SITE

GRAPHIC SCALE

(IN FEET)
1 inch = 70 ft.

APPROVALS

CITY MANAGER DATE

UTILITY DIRECTOR DATE

UTILITY PROVIDERS

WATER PROVIDER:
TOWN OF APPLE VALLEY - WATER DEPARTMENT
1777 NORTH MEADOWLARK DRIVE
APPLE VALLEY, UTAH 84737
(435) 877-1190

SEWER PROVIDER:
ASH CREEK SPECIAL SERVICE DISTRICT
1350 SOUTH SAND HOLLOW ROAD
HURRICANE, UTAH 84737
(435) 635-2348

ELECTRICAL POWER PROVIDER:
ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UT 84737
(435) 688-3711

TELECOMMUNICATIONS PROVIDER:
TDS TELECOM
912 WEST 1600 SOUTH, BUILDING B, SUITE 103
ST. GEORGE, UT 84770
(844) 684-1387

SOLID WASTE COLLECTION AND DISPOSAL:
WASHINGTON COUNTY SOLID WASTE
325 NORTH LANDFILL ROAD
WASHINGTON, UT 84780
(435) 673-2813

PUBLIC SAFETY:
WASHINGTON COUNTY SHERIFF
620 SOUTH 5300 WEST
HURRICANE, UT 84737
(435) 656-6500

CONTACT INFORMATION

OWNER:
BACK COUNTRY HOLDINGS, LLC
TIMOTHY POLISHOOK
66 NORDHOFF ST.
SAN FRANCISCO, CA 94131
(650) 444-5894

DEVELOPER:
BACK COUNTRY HOLDINGS, LLC
TIMOTHY POLISHOOK
66 NORDHOFF ST.
SAN FRANCISCO, CA 94131
(650) 444-5894

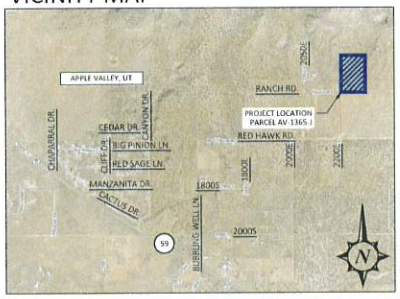
ENGINEER:
TCT ENGINEERING
THOMAS TIMPSON
1185 W. UTAH AVE., STE. 101
HILDALE, UT 84784

Blue Stakes of UTAH 811
Bluestakes.org
CALL BEFORE YOU DIG

DRAWING INDEX

CIVIL	
C1.1	COVER SHEET
C1.2	PROJECT NOTES
C2.1	STREET CROSS SECTIONS
C2.2	EXISTING SITE CONDITIONS
C2.3	STREET LAYOUT PLAN
C3.1	GRADING & DRAINAGE PLAN OVERALL
C3.1A	GRADING & DRAINAGE PLAN CUT-FILL
C3.2	ACCESS ROAD PLAN & PROFILE
C3.3	ACCESS ROAD PLAN & PROFILE
C3.4	STORM DRAIN PLAN & PROFILE
C3.5	SECTIONS
C4.1	UTILITIES PLAN OVERALL
C4.2	UTILITIES PLAN - ACCESS ROAD P & P
C4.3	UTILITIES PLAN - ACCESS ROAD P & P
C5.1	CONSTRUCTION DETAILS - 1
C5.2	CONSTRUCTION DETAILS - 2

VICINITY MAP



TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SL&B&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO.	240715
CAD DWG. FILE:	240715 BACK COUNTRY SUBDIVISION PLAN
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
COVER SHEET

C1.1

PROJECT NOTES

GENERAL NOTES

1. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE 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 ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION. ANY TIE IN SHALL BE COORDINATED BY THE CONTRACTOR WITH THE PUBLIC WORKS DEPARTMENT, AT LEAST 48 HOURS IN ADVANCE.
3. CONTRACTOR SHALL NOTIFY BLUE STAKE (UTAH 811) AT LEAST 72 HOURS BEFORE EXCAVATING.
4. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.
5. ALL WORK SHALL CONFORM TO TOWN OF APPLE VALLEY DEVELOPMENT STANDARDS, SPECIFICATIONS AND REQUIREMENTS. ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION. ALL ITEMS, WORK, AND IMPROVEMENTS SHOWN OR INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE COMPLETED FOR THE PRICES BID, WHETHER OR NOT A SEPARATE PAY ITEM IS INCLUDED IN THE CONTRACT.
6. THE CONTRACTOR SHALL MAINTAIN "AS BUILT" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION AND SHALL SUBMIT THE SAME TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER.
7. WITHIN THE LIMITS OF THE DEVELOPMENT, THE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
8. THE CONTRACTOR WILL SELECT, EMPLOY, AND PAY FOR SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM INSPECTION AND TESTING IDENTIFIED IN THE PLANS AND TECHNICAL SPECIFICATIONS. EMPLOYMENT OF A TESTING LABORATORY BY THE CONTRACTOR SHALL NOT RELIEVE CONTRACTOR OF ITS OBLIGATION TO PERFORM WORK IN ACCORDANCE WITH REQUIREMENTS OF CONTRACT DOCUMENTS. COPIES OF REPORTS TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.
9. THE CONTRACTOR SHALL FURNISH ALL ASSISTANCE REQUIRED OF THEM BY ALL INSPECTORS IN OBTAINING SAMPLES AT THE EXPENSE OF THE CONTRACTOR.
10. IF, IN THE OPINION OF THE INSPECTOR, BASED ON TESTING SERVICE REPORTS AND INSPECTION, MATERIALS, COMPACTION OR ANY OTHER SPECIFICATIONS ARE BELOW THE SPECIFIED REQUIREMENTS THE CONTRACTOR SHALL CORRECT THE DEFICIENCY AND RE-TEST TO OBTAIN THE SPECIFIED PARAMETERS AT NO ADDITIONAL EXPENSE.
11. FOR ALL PAVEMENT LAYERS, A PASSING TEST RESULT IS REQUIRED WITHIN 48 HOURS OF PLACING THE NEXT LAYER OR RETESTING WILL BE REQUIRED.
12. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
13. DESIGN AND CONSTRUCTION STANDARDS REQUIRED: PROJECT CONTRACT DOCUMENTS, PLANS, TECHNICAL SPECIFICATIONS, & DESIGN REPORTS. ALL WORK SHALL CONFORM TO TOWN OF APPLE VALLEY DEVELOPMENT STANDARDS, SPECIFICATIONS AND REQUIREMENTS. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS, APWA MANUAL OF STANDARD SPECIFICATIONS, & ADA ACCESSIBILITY GUIDELINES.
14. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION OR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF NOT VERIFIED AND NOTIFICATION OF CONFLICTS HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
15. ALL PAVEMENTS, DRIVEWAYS, SIDEWALKS, CURBING, GUTTERS, FENCES, POLES, MAILBOXES, SIGNS, TREES, SHRUBBERY, LAWNS, SOD OR OTHER PROPERTY AND SURFACE STRUCTURES ON OR ADJACENT TO THE PROJECT SITE NOT SHOWN TO BE REMOVED IN PLANS, THAT ARE DAMAGED, DISTURBED OR REMOVED OR DESTROYED BY THE CONTRACTOR DURING THE WORK SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO THAT BEFORE THE WORK BEGAN. CONTRACTOR TO SUPPORT AND KEEP INTACT STORM DRAINS AND INLET STRUCTURES. ANY DAMAGES INCURRED WILL BE AT CONTRACTOR'S EXPENSE.
16. SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% + OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION.
17. ALL CONCRETE JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.

UTILITIES

1. MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
3. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED IN THESE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO, AND FOR MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL CONTACT ANY UTILITIES ENCOUNTERED FORTY EIGHT (HOURS 48) HOURS PRIOR TO EXCAVATION OPERATION.
4. CONTRACTOR TO VERIFY BY POTHOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY THEIR WORK FORCE.
5. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION UNDIVIDED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
6. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, WATER, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
7. NO VALVES IN THE OWNER'S WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. COORDINATE ALL SHUTDOWNS OF MAINS FOR TIE INS WITH OWNER 72 HOURS PRIOR TO WORK BEING COMPLETED.
8. THE CONTRACTOR SHALL INSPECT THE MATERIALS FOR DEFECTS AT THE TIME THEY ARE UNLOADED, AND ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED FROM THE SITE. ALL WATER WORKS MATERIAL OR SCRAP OR WHATEVER NATURE REMOVED BY THE CONTRACTOR IN THE COURSE OF THE WORK SHALL REMAIN THE PROPERTY OF THE OWNER.
9. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - 9.1. WATER PIPES SHALL BE C900 PVC, U.N.O.
   - 9.2. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   - 9.3. STORM DRAINAGE PIPES SHALL BE HDPE
10. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
11. NO TIE IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE CITY AND ARE VERIFIED.
12. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
13. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - 13.1. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - 13.2. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
14. PRIOR TO TESTING, ANY CONNECTION TO THE CITY'S WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACK FLOW DEVICE.
15. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITE WORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
16. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
17. PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.
18. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS AND WATER SERVICES. ANY REPAIRS TO BE MADE AT CONTRACTOR'S EXPENSE.
19. NEW WATER MAINS TO BE PVC C900 DR25. UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY PUBLIC WORKS OR ENGINEERING. HYDROSTATIC TESTING WILL BE PERFORMED UNDER THE SUPERVISION OF THE CITY INSPECTOR, PER STANDARD AT 200 PSI FOR 4 HOURS.
20. CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.
21. NEW WATER LINES SHALL BE TIED INTO EXISTING WATER SYSTEM UNDER THE SUPERVISION OF CITY PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
22. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE; NOTIFY THE TOWN PUBLIC WORKS; CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS; DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER. ALL WORK SHALL BE DONE ACCORDING TO STATE HEALTH DEPARTMENT GUIDELINES.
23. CONTRACTOR TO PROVIDE NOTICE TO RESIDENTS OF SHUTDOWN OF MAIN. CONTRACTOR TO NOTIFY RESIDENTS OF WORK WITHIN THEIR PROPERTY AND OF THE RELOCATION OF METERS. ANY COMPLAINTS BY RESIDENTS ARE TO BE PASSED IMMEDIATELY TO THE CITY INSPECTOR OR TO THE MAIN PUBLIC WORKS OFFICE. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS. ANY REPAIRS TO BE MADE AT CONTRACTOR'S EXPENSE.
24. ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.

TREES & VEGETATION

1. THE CONTRACTOR SHALL VERIFY WHICH TREES ARE TO BE SAVED AND PROTECTED PRIOR TO COMMENCING CONSTRUCTION.
2. THE CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED.
3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDED.
4. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOIL, DEBRIS, AND DELETERIOUS MATERIALS IN CONFLICT WITH IMPROVEMENTS.

NPDES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), INCLUDING COMPLYING WITH ALL APPLICABLE REGULATIONS RELATED TO NPDES & AZPDES, AND SUBMITTING REQUIRED NOTIFICATION OF INTENT AND TERMINATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CONDITIONS DURING CONSTRUCTION AND UNTIL THE PROJECT IS ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STORMWATER POLLUTION PREVENTION PLAN, UNDERSTAND THE REQUIREMENTS FOR THE PLAN, AND SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN. ALL FINES IMPOSED FOR NOT IMPLEMENTING OR MAINTAINING SWPPP MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MAINMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

SITE RESTORATION

1. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL RESTORE PROJECT AREA AFFECTED BY CONSTRUCTION ACTIVITIES IN PUBLIC AND PRIVATE PROPERTY, INCLUDING RIGHT-OF-WAYS AND EASEMENTS (TOPSOIL AND HYDROMULCH), PAVEMENT, DRIVEWAYS, DRAINAGE STRUCTURES, FENCES, LAWNS (TOPSOIL AND BLOCK SODDING), AND LANDSCAPING.
3. RESTORATION OF PROJECT SITE DISTURBED BY UTILITY CONSTRUCTION OPERATIONS SHALL BE INCLUDED WITH INSTALLATION OF UTILITY IMPROVEMENTS.
4. PROVIDE REQUIRED SITE RESTORATION WITHIN THE RIGHT-OF-WAY OR EASEMENT REGARDLESS OF SIZE OR TYPE OF PIPE, METHOD OF CONSTRUCTION, PAVED OR UNPAVED AREAS OR THICKNESS AND WIDTH OF PAVEMENT.

TRAFFIC

1. THE CONTRACTOR SHALL PROVIDE ACCESS FOR RESIDENCES AND BUSINESSES.
2. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
3. THE CONTRACTOR WILL BE REQUIRED TO FURNISH BARRICADES, WARNING SIGNS, LIGHTS, FLARES, FLAGS, FLAGMEN, ETC. WHERE NECESSARY AND AS DIRECTED BY THE ENGINEER. PARTICULARLY IN THOSE AREAS OF IMMEDIATE WORK.
4. CONTRACTOR RESPONSIBLE FOR SUBMITTING A TRAFFIC CONTROL PLAN TO THE TOWN FOR APPROVAL 5 WORKING DAYS PRIOR TO COMMENCING WORK. PLAN SHOULD FOLLOW REQUIREMENTS OF MUTCD, LATEST EDITION.
5. ALL TRENCHING AND CUT PAVEMENT SHALL BE RESTORED SUCH THAT LOCAL ACCESS MAY BE RESUMED AS SOON AS POSSIBLE.
6. RESTRICT TOTAL LENGTH OF DISTRIBUTED MATERIALS ALONG THE ROUTE OF CONSTRUCTION TO 1,000 LINEAR FEET UNLESS OTHERWISE APPROVED IN WRITING BY PUBLIC WORKS.
7. MAINTAIN THROUGH TRAFFIC ALONG ANY PUBLIC ROADWAYS FOR THE DURATION OF THE PROJECT.
8. COORDINATE SHUT DOWN ROAD WITH TOWN OF APPLE VALLEY'S DAYS PRIOR TO SHUTDOWN.
9. NO WORK AND NO STORAGE OF MATERIALS WILL BE PERFORMED IN THE RIGHT-OF-WAY, UNLESS THE APPROPRIATE APPROVALS HAVE BEEN OBTAINED FROM THE CITY, COUNTY, STATE OR GOVERNING AUTHORITY.
10. ALL REQUIRED PERMITS MUST BE OBTAINED AND PROVIDED TO THE TOWN BY THE CONTRACTOR. ALL PERMITS FOR UTILITY WORK WITHIN THE R.O.W. WILL BE OBTAINED AND PROVIDED TO THE TOWN. ALL PLANS AND REQUIRED SUBMITTALS WILL BE PROVIDED BY THE CONTRACTOR AT REQUEST OF THE TOWN.

SITE CLEARING, GRADING, AND EROSION CONTROL

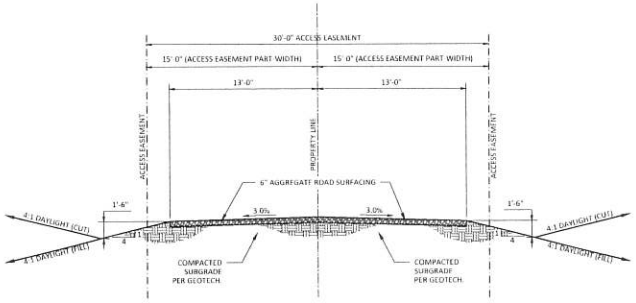
1. NO DISTURBANCE OF PROPOSED CONSERVATION EASEMENTS, NATURAL BUFFERS, OR WATER BODIES IS PERMITTED. THE CONTRACTOR SHALL LOCATE THESE AREAS ON SITE AND BARRICADE THEM TO AVOID ANY UNAUTHORIZED CLEARING. BARRICADES AND OTHER PROTECTIVE FENCING ARE TO BE LOCATED AT THE DRIP LINE OF EXISTING NATIVE TREES OR A MINIMUM OF 10 FEET FROM TREE CANOPY OR THE DRIP LINE, WHICHEVER IS GREATER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL PROTECTIVE VEGETATION, BARRICADES AND EROSION CONTROL STRUCTURES AND MEASURES IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK, INCLUDING PRELIMINARY GRUBBING. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO, TEMPORARY CONSTRUCTION FENCES, SYNTHETIC JUTE BALES, WATTLES, AND/OR HAVE BEST MANAGEMENT PRACTICES (BMPS) AS REQUIRED: SILT FENCES, AND FLOATING TURBIDITY BARRIERS. FURTHER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THE ENTIRE PROJECT. MAINTENANCE SHALL INCLUDE PERIODIC INSPECTION AND REMOVAL OF DEBRIS ABUTTING EROSION CONTROL DEVICES.
3. PRIOR TO THE INSTALLATION OF ANY FILL MATERIALS ON SUBJECT SITE, SILT FENCES SHALL BE INSTALLED (1) ALONG SUBJECT SITE BOUNDARY AND PROPERTY LINES, (2) AT THE EDGE OF CONSERVATION EASEMENTS AND WETLANDS, (3) ADJACENT TO NATURAL LANDSCAPE BUFFERS, (4) AROUND THE PERIMETER OF EXISTING STORM WATER TREATMENT FACILITIES, AND (5) AT ANY ADDITIONAL AREAS THAT THE CITY DEEMS NECESSARY TO BE PROTECTED FROM POTENTIAL EROSION IMPACTS DURING CONSTRUCTION. THESE CONDITIONS SHALL APPLY IN ALL INSTANCES WHERE FILL MATERIAL IS BEING INSTALLED WITHIN 25 FEET OF ANY OF THE AFOREMENTIONED LOCATIONS. WHILE THESE ITEMS REPRESENT THE MINIMUM REQUIREMENTS, THE TOWN MAY IMPOSE ADDITIONAL PROTECTIVE MEASURES, AS DETERMINED DURING ACTUAL SITE VISITS CONDUCTED AS PART OF THE STANDARD REVIEW OF THE SITE THROUGHOUT PROJECT CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGH SCHEDULING, TO MINIMIZE THE DISTURBANCE OF SITE AREAS THAT HAVE BEEN BROUGHT TO THEIR PROPOSED FINAL GRADE. ANY PROJECT THAT IS INACTIVE FOR A PERIOD OF 30 DAYS OR MORE SHALL BE STABILIZED TO THE SATISFACTION OF THE OWNER.
6. ABSOLUTELY NO BURNING OF CLEARED MATERIALS IS PERMITTED.
7. THE REMOVAL OF ALL VEGETATION AND TOPSOIL ON THE FUTURE ROADWAY, PARKING AND BUILDING LOT AREAS IS REQUIRED TO BE COMPLETED PRIOR TO THE PLACEMENT OF FILL ON THOSE AREAS. THE TOPSOIL MAY BE TEMPORARILY STOCKPILED AND USED AS TOPSOIL OVER OVER PROPOSED GREEN AREAS SUCH AS PLANTER BEDS, SODDED AREAS, AND WHERE TREES ARE TO BE INSTALLED OR RELOCATED.
8. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM.
9. DURING SUBDIVISION DEVELOPMENT WHEN FUTURE BUILDING LOTS ARE FILLED AS PART OF THE OVERALL SUBDIVISION IMPROVEMENTS, COMPACTION TEST REPORTS MUST BE PERFORMED ON THE BUILDING LOTS. THESE TESTS ARE TO BE PERFORMED IN ONE-FOOT VERTICAL INCREMENTS.
10. CONTRACTOR SHALL PROVIDE OVEREXCAVATION FOR ALL BUILDING LOTS AND ROADWAYS IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.
11. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, CONTROL DUST, AND THE IMPACT TO NEIGHBORING COMMUNITIES. ADEQUATE WATERING METHODS SHOULD BE EMPLOYED TO ALLOW DAILY COVERAGE OF THE ENTIRE LIMITS OF ALL AREAS THAT DO NOT HAVE AN ESTABLISHED VEGETATIVE COVER. METHODS TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO, WATER TRUCKS, PERMANENT IRRIGATION SYSTEMS, TEMPORARY SPRINKLER SYSTEMS OPERATED BY PUMPING UNITS CONNECTED TO WET RETENTION PONDS, WATER CANNONS, TEMPORARY IRRIGATION SYSTEMS MOUNTED ATOP STOCKPILE AREAS, AND OTHER METHODS AS DEEMED NECESSARY.
12. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
13. OWNER/CONTRACTOR SHALL FILE A "**NOTICE OF INTENT**" TO USE GENERAL PERMIT FOR STORM WATER DISCHARGE FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES" WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM" IN COORDINATION WITH THE UTAH DEPARTMENT ENVIRONMENTAL QUALITY. CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH ALL PROVISIONS OF THE GENERIC PERMIT.
14. REMOVE TEMPORARY EROSION/SEDIMENT CONTROL MEASURES AFTER SUBSTANTIAL RE-VEGETATION AND/OR PRIOR TO THE END OF THE PERMIT EXPIRATION.
15. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL PROPOSED EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS SPECIFIED IN THE PROJECT DOCUMENTS PERTAINING TO THIS PROJECT.
16. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
17. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
18. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
19. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

EXISTING CONDITIONS INFORMATION

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED FROM FIELD SURVEY WITH DEEDS AND PLANS OF RECORD. PERFORMED BY RED SANDS GEOMATICS IN MARCH 2025.
2. TOPOGRAPHY: THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY RED SANDS GEOMATICS IN MARCH 2025. ELEVATIONS SHOWN ON THE PLANS HEREON REFER TO THE PROJECT BENCHMARK.

DOCUMENT USE

STREET X SECTIONS



PROPOSED ACCESS ROAD SECTION - 45 EASEMENT'

TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SL&B&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG. FILE NO.:	240715-REV-SH-4.DWG
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
STREET X SECTIONS

C2.1

EXISTING SITE CONDITIONS

EXISTING CONDITIONS NOTES

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED FROM FIELD SURVEY WITH DEEDS AND PLANS OF RECORD, PERFORMED BY RED SANDS GEOMATICS IN MARCH 2025.
2. TOPOGRAPHY: THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY RED SANDS GEOMATICS IN MARCH 2025. ELEVATIONS SHOWN ON THE PLANS HEREON REFER TO THE PROJECT BENCHMARK.

LINE & SYMBOLS LEGEND

- PROPERTY BOUNDARY
- UTILITY & DRIANAGE EASEMENT
- EXISTING CURB & GUTTER TO BE REMOVED
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING TREE
- EXISTING POWER POLE W/ GUY WIRE
- WB — EXISTING WATER LINE
- G — EXISTING GAS LINE
- T — EXISTING TELECOMM. LINE
- FO — EXISTING FIBER-OPTIC LINE
- UGP — EXISTING UNDERGROUND POWER
- OHP — EXISTING OVERHEAD POWER
- X — EXISTING FENCE
- S — EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING STORMWATER RUNOFF DIRECTION

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TCT ENGINEERING

THOMAS CARLEY TIMPSON
No. 9099600
3-13-26
STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION

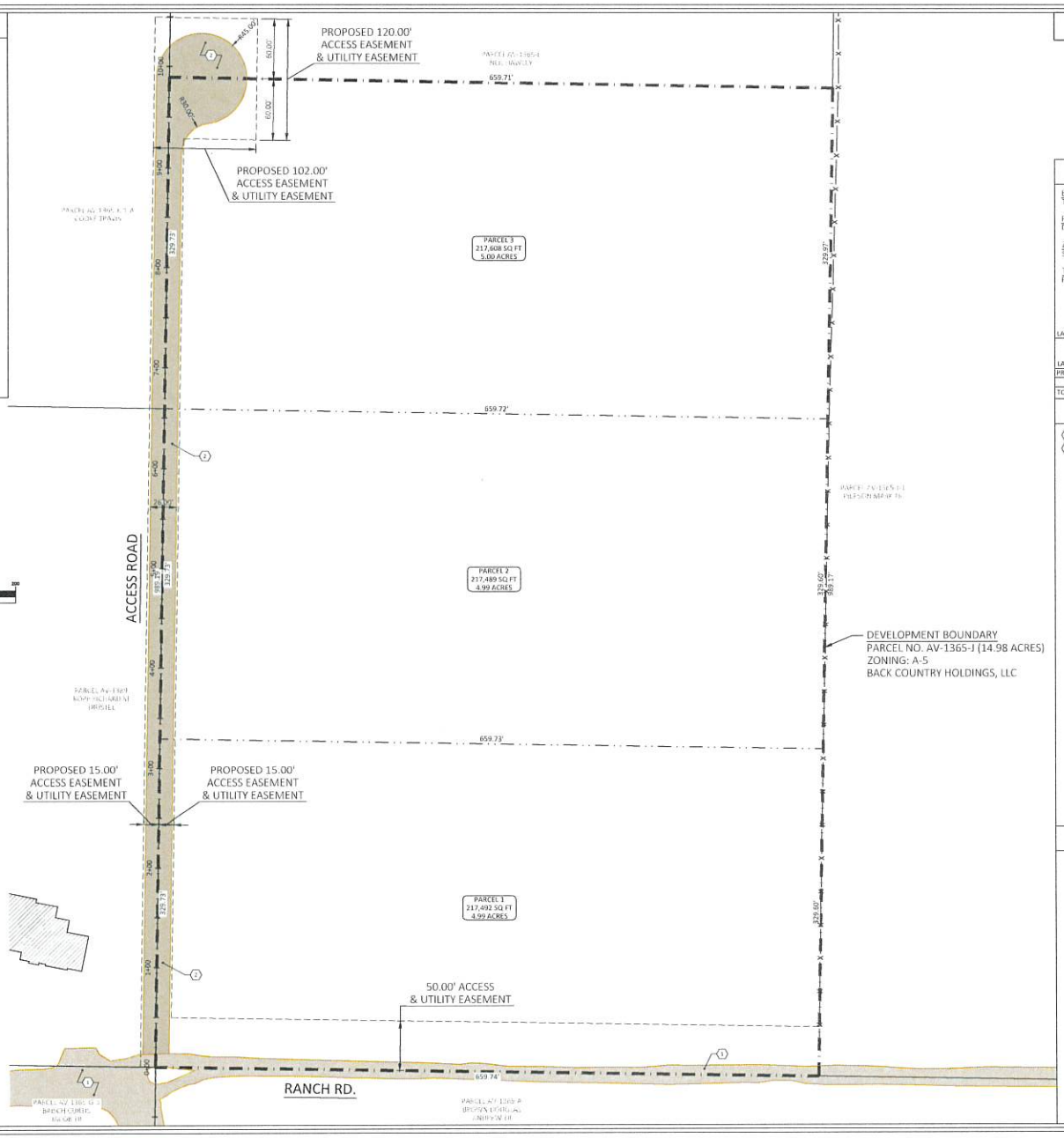
PROJECT NO:	240715
CAD DWG FILE:	NESL Ba Dam rstrg; Inf rlg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
EXISTING SITE CONDITIONS

C2.2

STREET PLAN NOTES

1. ALL PARCEL: AV-1365-J, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, STATE OF UTAH.
2. SEE SHEET C2.1 FOR ACCESS ROAD STREET SECTIONS.
3. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED DESIGN ELEVATIONS AND CENTERLINE PROFILE FOR PROPOSED STREET IMPROVEMENTS.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
5. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
6. DESIGN AND CONSTRUCTION OF ALL ASPHALT & REINFORCED CONCRETE SHALL CONFORM WITH THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER.
7. CURB & GUTTER FLOW LINE GRADES SHALL BE MINIMUM 0.5%.
8. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
9. ALL PAVEMENT MARKING SHALL BE ACCOMPLISHED WITH THE USE OF PAINTING MACHINES, AND/OR STENCILS. ROAD LINES, PARKING STALL, AND ISLAND STRIPING SHALL BE 4" WIDE, AND SHALL BE STRAIGHT WITH A "CLEAN" EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
10. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
11. ALL WORK SHALL COMPLY WITH GOVERNING AGENCIES CONSTRUCTION STANDARDS & SPECIFICATIONS.
12. ALL ADA SIDEWALKS, RAMPS, AND PARKING STALL IMPROVEMENT SHALL COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
13. SITE CONCRETE SHALL BE A MINIMUM 4,000 P.S.I. @ 28 DAYS, 4" MAXIMUM SLUMP WITH 5% +- OR - 1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION.
14. ALL CONCRETE JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT.
15. FEMA DESIGNATES THE PROJECT SITE AREA AS ZONE "X", OR AREA OF MINIMAL FLOOD HAZARD.



STREET LAYOUT PLAN

LAND USE

EXISTING LAND USE:
THE SUBJECT PROPERTY IS CURRENTLY VACANT.

PROPOSED LAND USE:
DETACHED SINGLE FAMILY RESIDENTIAL.

ZONING:
SUBJECT PROPERTY'S CURRENT ZONING IS AGRICULTURE 5 (A-5)

TOTAL AREA:
PARCEL AV-1365-J, 14.98 ACRES

LAND USE SUMMARY TABLE

LAND USE	AREA (AC.)	# UNITS	AVERAGE LOT AREA (AC.)	MINIMUM LOT AREA (AC.)	MINIMUM LOT AREA (SF)	MAXIMUM LOT AREA (AC.)	MAXIMUM LOT AREA (SF)
PRIVATE LOTS	14.98	3	4.99	4.99	217,489	5.00	217,608
TOTAL	14.98 ACRES						

KEY NOTE LEGEND

1. EXISTING AGGREGATE SURFACING
2. 6" COMPACTED AGGREGATE SURFACING O/ COMPACTED SUBGRADE

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- STREET CENTERLINE
- UTILITY & DRIANAGE EASEMENT
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- EXISTING FENCE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVING
- "X" INCHES ASPHALT O/ "Y" INCHES AGGREGATE BASE
- TRAFFIC CIRCULATION PATTERN
- EXISTING TREE
- EXISTING POWER POLE W/ GUY WIRE

TCT ENGINEERING

PROFESSIONAL ENGINEER No. 9588600 THOMAS CAWLEY TIMPSON 3-13-26 STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 24, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV	DATE	DESCRIPTION

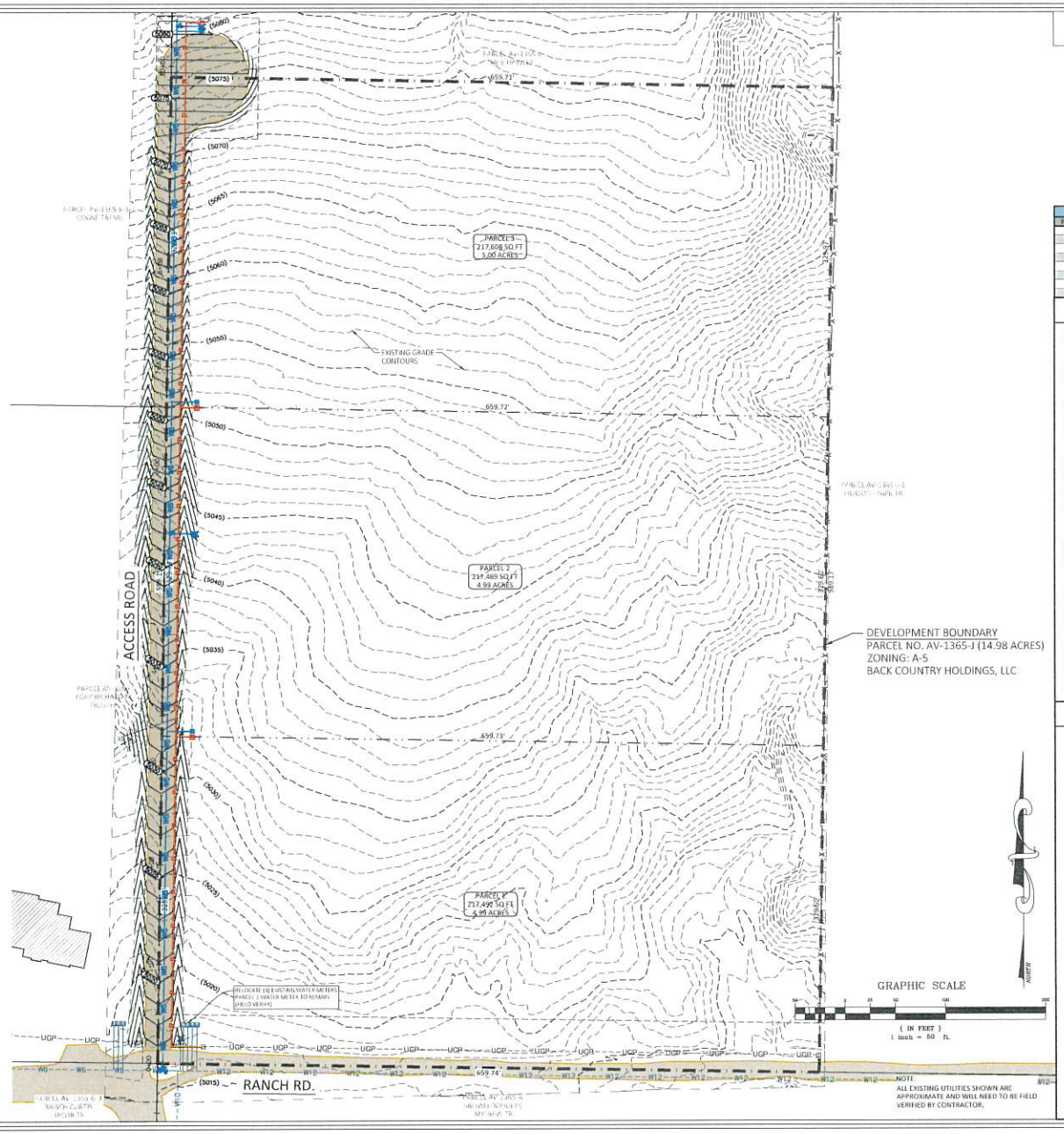
PROJECT NO	240715
CAD DWG. FILE:	3675-Backcountry-Site Dev-Plan.dwg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
STREET LAYOUT PLAN

C2.3

UTILITY PLAN NOTES

1. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION, 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 THE EXISTENCE AND LOCATION OF ALL UTILITIES, WHETHER SHOWN ON THE PLAN OR NOT, OR AS INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE FAILURE OF THE CONTRACTOR TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY CODES, STANDARDS, AND SPECIFICATIONS. INSTALLATION OF UTILITIES SHALL CONFORM TO TOWN OF APPLE VALLEY STANDARDS AND SPECIFICATIONS.
3. COORDINATE ALL UTILITY SERVICES WITH APPROPRIATE PROVIDER. EASEMENTS AND PERMITS TO BE OBTAINED BY DEVELOPER PRIOR TO CONSTRUCTION.
4. INSTALLATION OF ELECTRIC POWER AND COMMUNICATION FACILITIES SHALL BE COORDINATED WITH UTILITY PROVIDER AND CONFORM TO THE MOST CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE.
5. NEW WATER LINES SHALL CONFORM TO THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATIONS C200-86, AND ANY LOCAL RESTRICTIONS. WATER LINES SHALL BE INSTALLED 3' (MIN.) BELOW FINISH GRADE FOR FROST PROTECTION.
6. ALL EXCAVATIONS AND BACKFILL SHALL CONFORM TO TOWN OF APPLE VALLEY STANDARDS AND SPECIFICATIONS.
7. 14 GAUGE WIRE SHALL BE TAPED TO THE BOTTOM OF ALL WATER LINES FOR LOCATING PURPOSES. THE WIRE SHALL ALSO BE BROUGHT UP AT EACH VALVE BOX AND HYDRANT.
8. INSTALL CONCRETE THRUST BLOCKS AND JOINT RESTRAINTS ON THE NEW PIPELINE. USE MEGA-LUG ON THE FITTINGS AND FIELD LOCK GASKETS ON THE REQUIRED LENGTH OF RESTRAINED PIPE. SEE DETAILS.
9. ALL MANHOLES, VALVE BOXES, AND OTHER SIMILAR ITEMS SHALL HAVE CONCRETE COLLAR PER TOWN OF APPLE VALLEY STANDRADS / DETAILS.
10. ALL SEWER STUBS SHALL BE END CAPPED AND INCLUDE A STAND PIPE INDICATOR.
11. A VERTICAL DUAL CHECK VALVE IS REQUIRED ON THE SERVICE SIDE OF THE WATER METER.
12. FIRE HYDRANTS SHALL BE KENNEDY MODEL KB1D OR APPROVED EQUAL.
13. MARKING TAPE SHALL BE INSTALLED IN THE TRENCH ALONG ALL UTILITY PIPELINES, CABLES, AND CONDUITS.
14. NO COPPER PIPE, FITTINGS, OR METER SETTER YOKES AND NO PVC PIPE AND FITTINGS SHALL BE ALLLOWED FOR USE IN WATER SERVICE LINES 2" OR SMALLER
15. 3/4" & 1" Ø WATER SERVICE LINES SHALL BE BLUE HDPE 200 PSI PRESSURE RATED, IPS-ID PIPE MEETING AWWA C901 AND ASTM D2239. 1-1/2" & 2" Ø WATER SERVICE LINES SHALL BE BLUE HDPE, 200 PSI PRESSURE RATED, CTS-OD TUBING MEETING AWWA C901 AND ASTM D2737. FITTINGS SHALL BE COMPRESSION TYPE WITH STAINLESS STEEL INSERTS.
16. WATER SERVICE LINES SHALL BE CONTINUOUS TO THE WATER METER WITHOUT A METER YOKE.
17. A CORP STOP IS REQUIRED ON THE SERVICE LINE AT THE WATER MAIN CONNECTION WITH A HDPE PIPE MARKER PLACED BY AND EXTENDED 2' ABOVE THE CORP STOP.
18. ALL METER BOXES SHALL HAVE A WHITE INTERIOR. RINGS & COVERS FOR METER BOXES SHALL BE CAST IRON.
19. MAIN SANITARY AND STORM SEWER LINE TESTING AND ACCEPTANCE, SHALL REQUIRE VIDEO INSPECTION.
20. ALL GAS PIPE MATERIAL SHALL BE PLASTIC PIPE AND FITTINGS MEETING THE REQUIREMENTS OF ASTM D2513, HAVING A TEMPERATURE / HDB RATING OF CD, CE, CF, OR CG. THE PIPE SHALL BE EITHER UAC 2000 AS MANUFACTURED BY USPOLY CORPORATION, OR DRISCOPLEX 6500 AS MANUFACTURED BY PERFORMANCE PIPE.
21. THE FOLLOWING MINIMUM SEPARATION MUST BE MAINTAINED BETWEEN UTILITIES.
    - 21.a. 10' HORIZONTAL SEPARATION BETWEEN GRAVITY SEWER MAINS AND WATER LINES;
    - 21.b. WATER LINES MUST BE 2' HIGHER THAN GRAVITY SEWER LINES AT CROSSINGS; EXTRA PROTECTION SHALL BE PROVIDED PER MAG STANDARD 610.5 WHEN THE WATER LINE IS BELOW THE SEWER AND WHEN THE WATER AND SEWER MMIN DOES NOT MEET THE MINIMUM 2' VERTICAL SEPARATION REQUIREMENT.
    - 21.c. 3' HORIZONTAL SEPARATION BETWEEN GAS MAINS AND POWER OR COMMUNICATION CABLES;
    - 21.d. 5' HORIZONTAL SEPARATION BETWEEN POWER LINES AND WATER OR SEWER MAINS;
    - 21.e. 1' HORIZONTAL AND 6" VERTICAL SEPARATION BETWEEN POWER LINES AND COMMUNICATION CABLES, WITH THE COMM. BEING HIGHER THAN THE POWER LINES;
22. TRACER WIRE SHALL BE INSTALLED ON ALL WATER, GAS, AND RE-USE WATER PIPELINES AND ON PLASTIC CONDUITS FOR NON-METALLIC CABLES (SUCH AS FIBER). THE TRACER WIRE SHALL BE INSULATED, SOLID COPPER CABLE, NOT LESS THAN 14 GAUGE. IT SHALL BE INSTALLED BY BEING PULLED TIGHT ALONG THE BOTTOM OF THE PIPE OR CONDUIT. IT SHALL EXTEND UP TO ALL HYDRANTS, VALVES, AND PULL-BOXES. IT SHALL BE PIG-TAILED - NOT LOOPED.
23. TRACER WIRE ENDS SHALL BE SPLICED TOGETHER WITH WIRE NUTS.
24. CONTRACTOR SHALL PROVIDE HYDROSTATIC PRESSURE TESTING AND LEAKAGE TESTING OF THE COMPLETE NEW WATER DISTRIBUTION SYSTEM PER AWWA C605 FOR PVC AND MAG SECTION 611.2.2.
25. CONTRACTOR SHALL DISINFECT COMPLETE NEW WATER DISTRIBUTION SYSTEM PER MAG SECTION 611.3, ENGINEERING BULLETIN NO. 8: DISINFECTION OF WATER SYSTEMS, OR ANSI/AWWA C651-14: DISINFECTING WATER MAINS.
26. ALL WATER PIPE, FITTINGS, VALVES, FIRE HYDRANTS AND OTHER WATER SYSTEM APPURTENANCES SHALL CONFORM TO CURRENT AWWA, ANSI/NSF 61 STANDARDS.
27. THE DESIGN AND CONSTRUCTION OF WATER, WASTEWATER, ELECTRIC POWER, AND GAS UTILITIES SHALL BE IN ACCORDANCE WITH THE APWA, UTAH CHAPTER, MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PLANS, EXCEPT AS AMENDED BY THE TOWN OF APPLE VALLEY MUNICIPAL CODE.



UTILITIES PLAN

Material List - Water Facilities			
Item #	Description	Quantity	Units
1	6" PVC DR 25 C-900 Water Line & Locator Wire	1052	LF
2	6" Gate Valves	3	EA
3	6" Tee	1	EA
4	6" End Cap	1	EA
5	3/4" Water Service Meter w/ 1" Service Line w/ Meter Box	3	EA
6	Fire Hydrant Assembly	2	EA
7	Pressure & Bacteria Testing	1	LS
8	Tie to Existing water Line	1	EA

UTILITY PROVIDERS

WATER PROVIDER:
TOWN OF APPLE VALLEY - WATER DEPARTMENT
1777 NORTH MEADOWLARK DRIVE
APPLE VALLEY, UTAH 84737
(435) 877-1190

SEWER PROVIDER:
ASH CREEK SPECIAL SERVICE DISTRICT
1350 SOUTH SAND HOLLOW ROAD
HURRICANE, UTAH 84737
(435) 635 2348

ELECTRICAL POWER PROVIDER:
ROCKY MOUNTAIN POWER
455 NORTH OLD HWY 91
HURRICANE, UT 84737
(435) 688-3711

TELECOMMUNICATIONS PROVIDER:
TDS TELECOM
912 WEST 1600 SOUTH, BUILDING B, SUITE 103
ST. GEORGE, UT 84770
(844) 684-1387

SOLID WASTE COLLECTION AND DISPOSAL:
WASHINGTON COUNTY SOLID WASTE
325 NORTH LANDFILL ROAD
WASHINGTON, UT 84780
(435) 673-2833

PUBLIC SAFETY:
WASHINGTON COUNTY SHERIFF
620 SOUTH 5300 WEST
HURRICANE, UT 84737
(435) 656-6500

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED LOT LINE
- UTILITY & DRIANAGE EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED UNDERGROUND POWER
- PROPOSED OVERHEAD POWER
- EXISTING COMMUNICATIONS LINE
- PROPOSED COMMUNICATIONS LINE
- EXISTING FIBER-OPTIC LINE
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED 3/4"Ø WATER SERVICE METER W/ 1"Ø SERVICE LINE PER DETAIL E/CS.1
- EXISTING WATER SERVICE METER
- PROPOSED GAS SERVICE METER
- EXISTING GAS SERVICE METER
- EXISTING POWER POLE / GUY WIRE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED 4"Ø SEWER LATERAL
- EXISTING SEWER LATERAL
- PROPOSED 14' STREET LIGHT POLE
- PROPOSED POWER BOX
- EXISTING POWER BOX
- PROPOSED TRANSFORMER

TCT ENGINEERING

THOMAS CARLEY TAYLOR 3-13-26 No. 9689600 STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

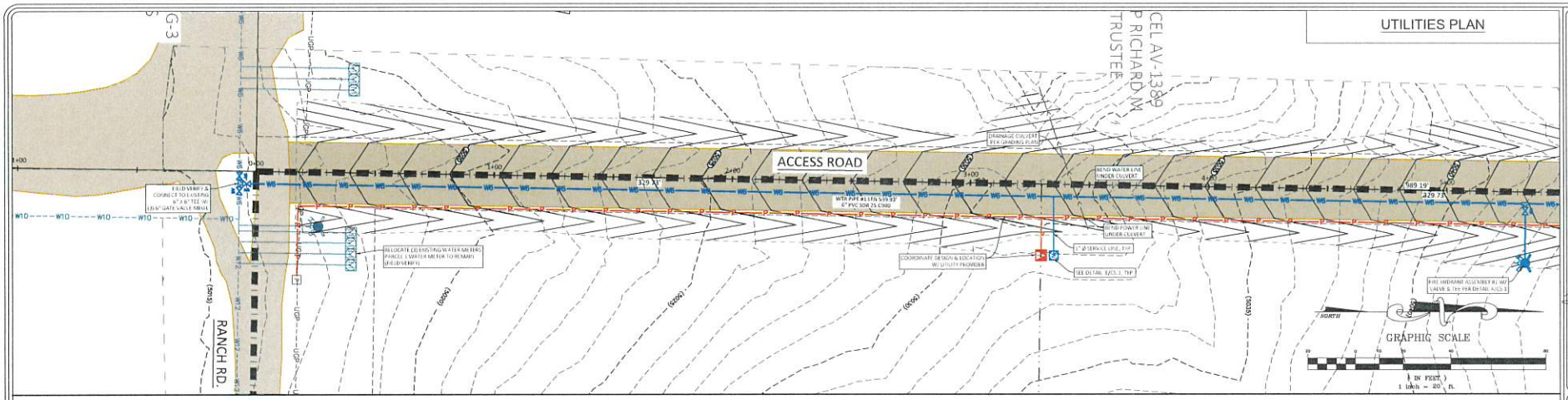
REVISIONS

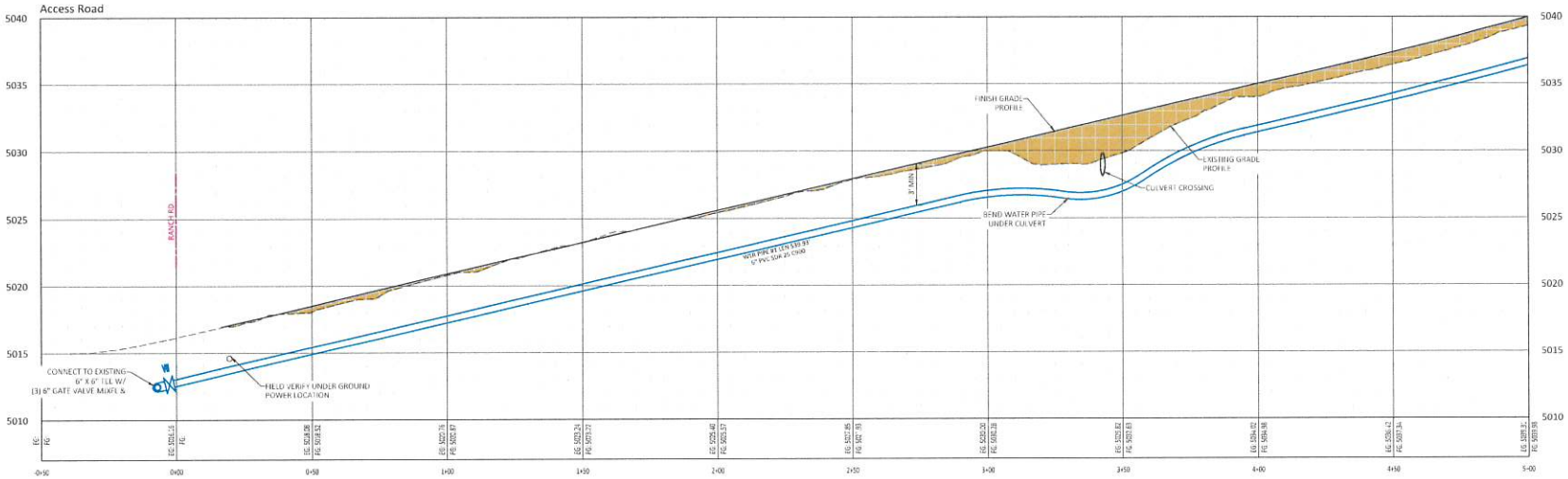
REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG FILE:	NCS_Base Map 11x17.dwg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
UTILITIES PLAN OVERALL

C4.1





TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J

LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R13W, S.L.B&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

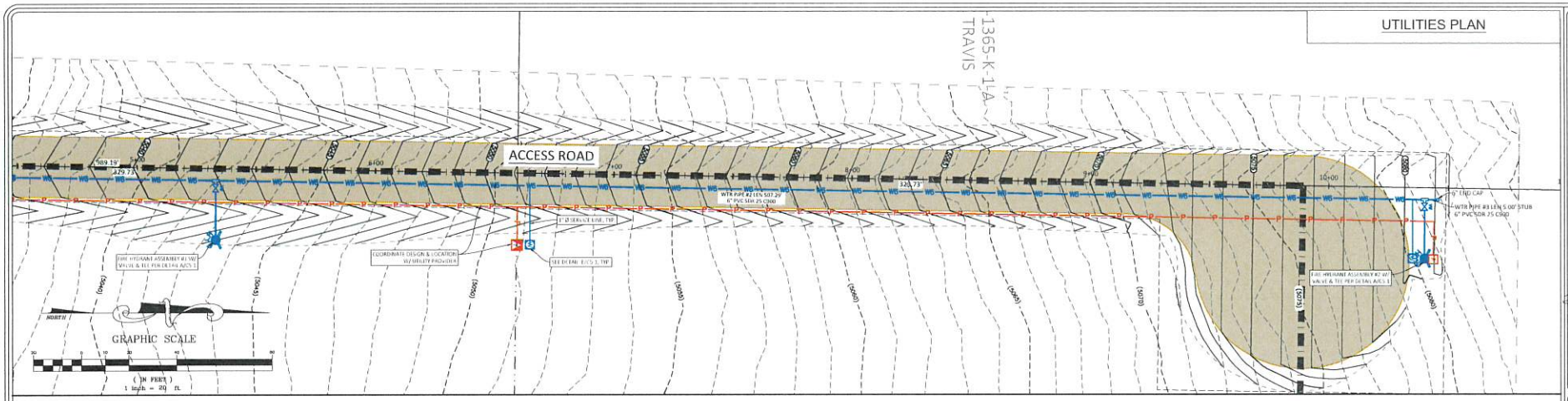
REV.	DATE	DESCRIPTION

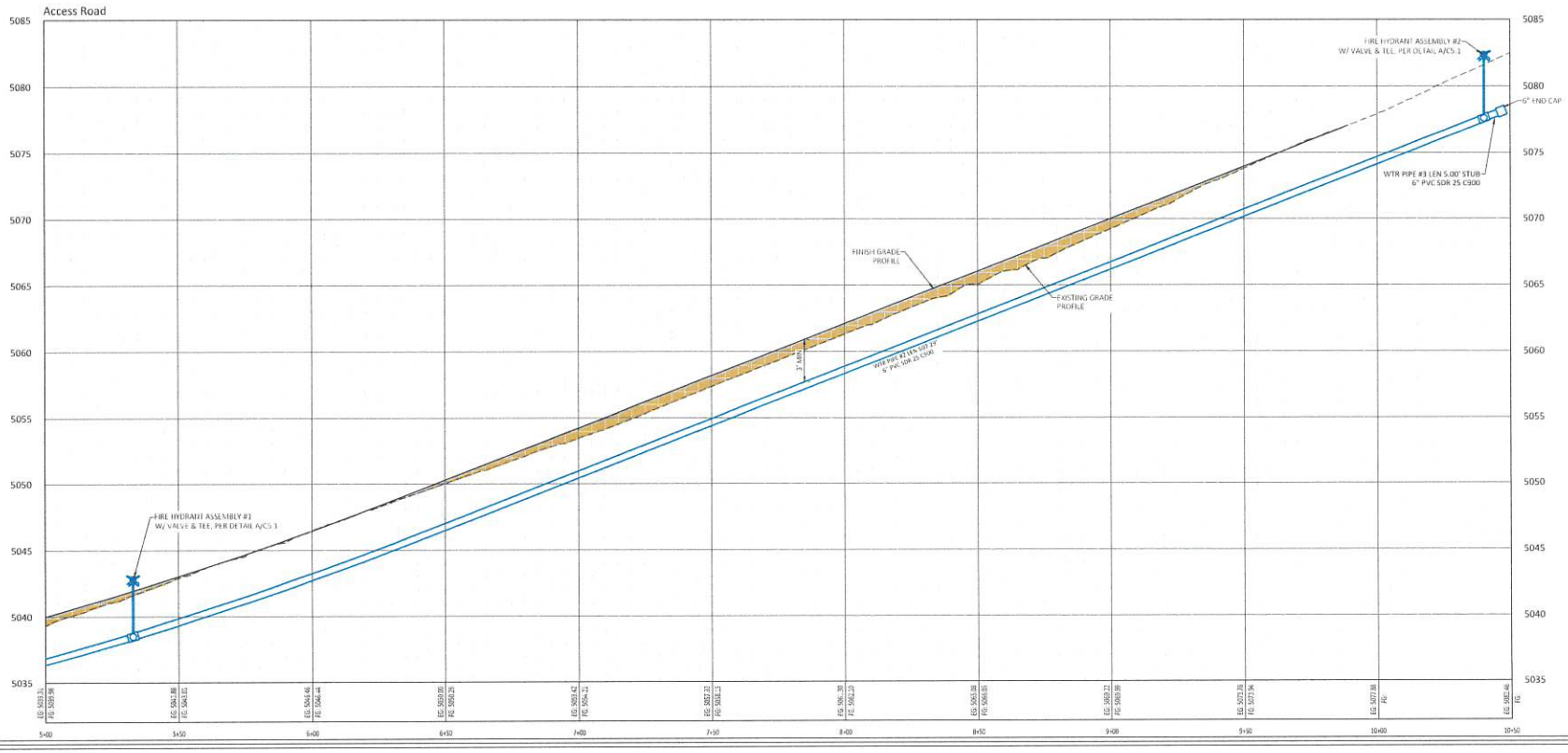
PROJECT NO:	240715
CAD DWG. FILE:	240715 Backcountry Access
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:

ACCESS ROAD PLAN & PROFILE

C4.2





TCT ENGINEERING

THOMAS CAWLEY TIMPSON
No. 9699600
3-13-26
STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R13W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG. FILE:	30% Engineering Drawings
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

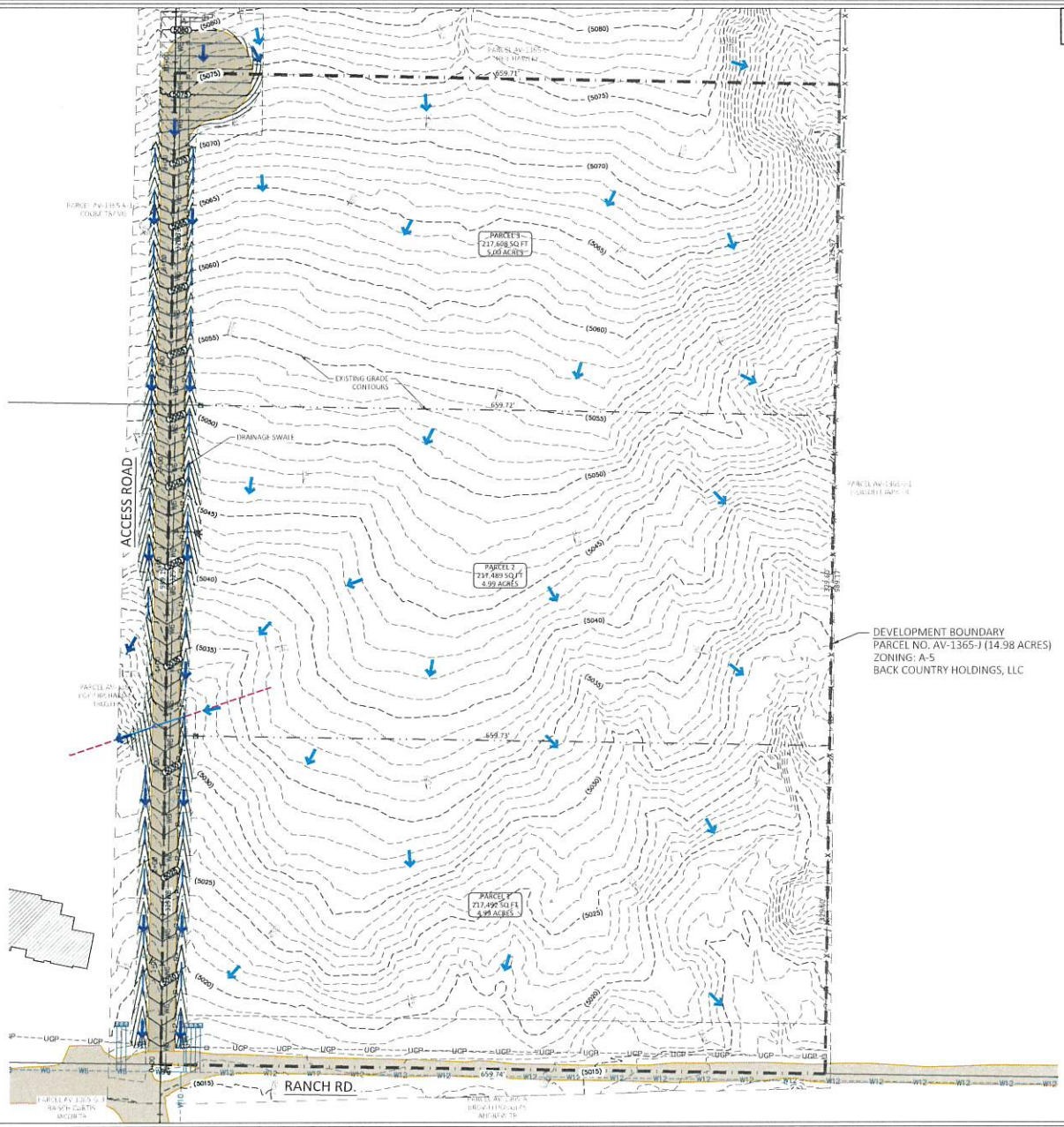
SHEET:
ACCESS ROAD PLAN & PROFILE

C4.3

GRADING & DRAINAGE PLAN NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
2. BENCHMARK: ELEVATIONS SHOWN ON THE PLANS HEREON REFER TO THE PROJECT BENCHMARK.
3. ALL EARTHWORK, EXCAVATION EXCAVATED AND FILLED AREAS, SUBGRADE PREPARATION, SLOPE GRADIENTS, AND UNPROTECTED DITCHES SHALL BE PREPARED AND COMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL SOILS REPORT.
4. CONTRACTOR SHALL PROVIDE OVEREXCAVATION FOR ALL BUILDING LOTS AND ROADWAYS IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.
5. SUBSEQUENT TO GRUBBING AND PRIOR TO PLACING FILL OR THE BASE COURSE SUPPORT LAYER, THE EXPOSED SUBGRADE SHALL BE OVEREXCAVATED / REWORKED TO A DEPTH OF AT LEAST 1 FOOT BELOW THE EXISTING GRADE OR 1 FOOT BELOW SUBGRADE, WHICHEVER IS GREATER.
6. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. AT A MINIMUM, EROSION AND SEDIMENT CONTROL SHALL BE IN ACCORDANCE WITH CITY STANDARDS, AND WITH APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL OBTAIN ALL LOCAL, STATE, AND FEDERAL CONSTRUCTION STORMWATER DISCHARGE PERMITS (AZPDES).
8. CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION, AND DETERMINE THE ANTICIPATED EARTHWORK REQUIRED FOR THIS PROJECT.
9. ALL TRENCHING SHALL BE IN ACCORDANCE WITH TOWN OF APPLE VALLEY STANDARDS AND IN ACCORDANCE WITH RECOMMENDATIONS IN THE GEOTECHNICAL SOILS REPORT.
10. OFF-SITE EASEMENTS ARE REQUIRED FOR ANY GRADING BEYOND THE PROPERTY BOUNDARY.
11. ALL FINISH GRADE CONTOUR ELEVATIONS AND SPOT GRADES ARE TO TOP OF FINISH SURFACE, U.N.O.
12. EXISTING & FINISH GRADE CONTOUR INTERVAL IS 1-FT.
13. ALL SPOT ELEVATIONS ARE IN REFERENCE TO THE PROJECT BENCHMARK.
14. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING DEPOSITION OF ON-SITE SEDIMENT ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.

GRADING & DRAINAGE PLAN



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- UTILITY / DRAINAGE EASEMENT
- (5085) EXISTING GRADE CONTOUR
- 5085 FINISH GRADE CONTOUR
- STORM DRAIN PIPE
- RUNOFF FLOW LINE
- RUNOFF DIRECTION
- RETAINING WALL

TCT ENGINEERING

THOMAS CARLEY TIMPSON
No. 9689600
3-13-26
STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R13W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG. FILE / ICES:	
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

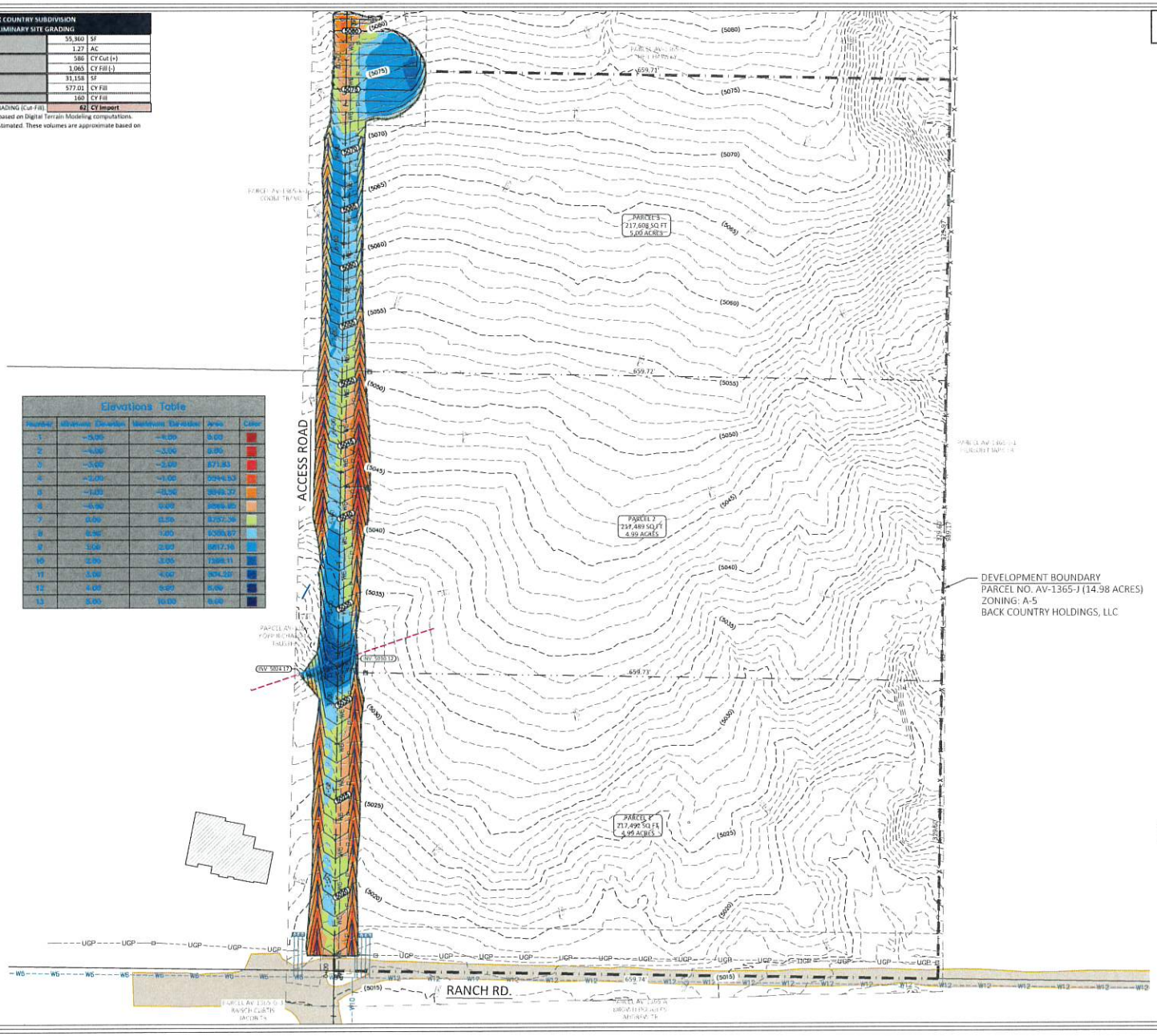
SHEET:
GRADING & DRAINAGE PLAN OVERALL

C3.1

BACK COUNTRY SUBDIVISION PRELIMINARY SITE GRADING		
Disturbance / Grading Area	55,360	SF
	1.27	AC
Existing Grade to Finish Grade	586	CY Cut (+)
	1,085	CY Fill (-)
Roadway (6-in. Aggregate)	31,158	SF
	577.01	CY Fill
Shrinkage (15%)	160	CY Fill
NET GRADING (Cut-Fill)	62	CY Import

Cut and Fill volumes shown are based on Digital Terrain Modeling computations. Shrinkage volumes shown are estimated. These volumes are approximate based on the information provided.

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-5.00	-4.00	5.00	
2	-4.00	-3.00	6.00	
3	-3.00	-2.00	871.83	
4	-2.00	-1.00	5994.53	
5	-1.00	-0.00	3849.37	
6	-0.00	0.00	3066.85	
7	0.00	1.00	8257.36	
8	1.00	2.00	9588.87	
9	2.00	3.00	6817.16	
10	3.00	4.00	7388.11	
11	4.00	5.00	904.20	
12	5.00	6.00	5.00	
13	6.00	10.00	6.00	



GRADING & DRAINAGE PLAN

LINE & SYMBOLS LEGEND

- DEVELOPMENT BOUNDARY
- UTILITY / DRAINAGE EASEMENT
- (5085) EXISTING GRADE CONTOUR
- (5080) FINISH GRADE CONTOUR
- STORM DRAIN PIPE
- RUNOFF FLOW LINE
- RUNOFF DIRECTION
- RETAINING WALL

TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

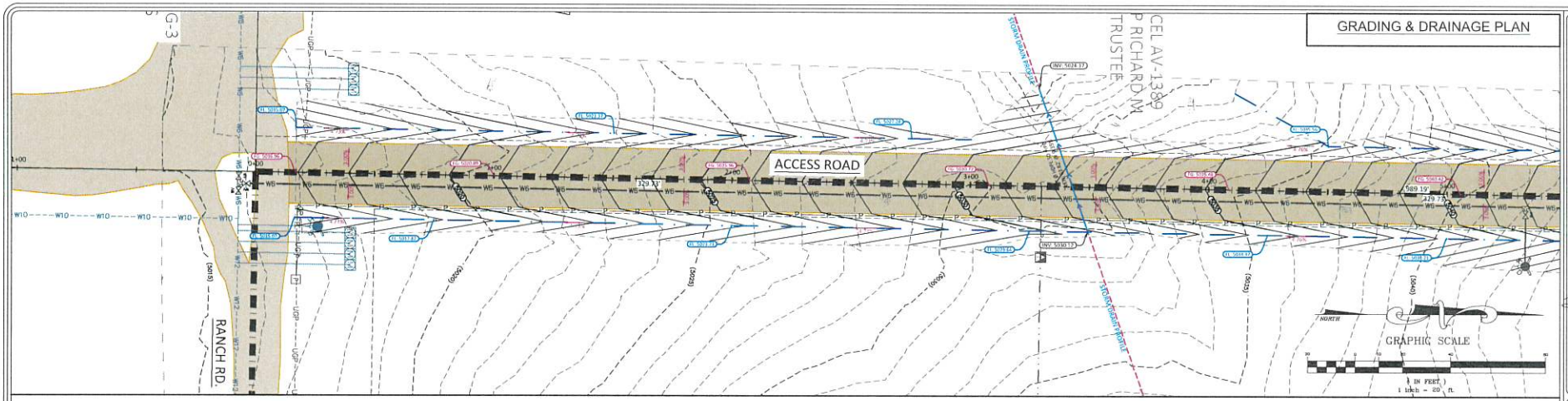
REVISIONS

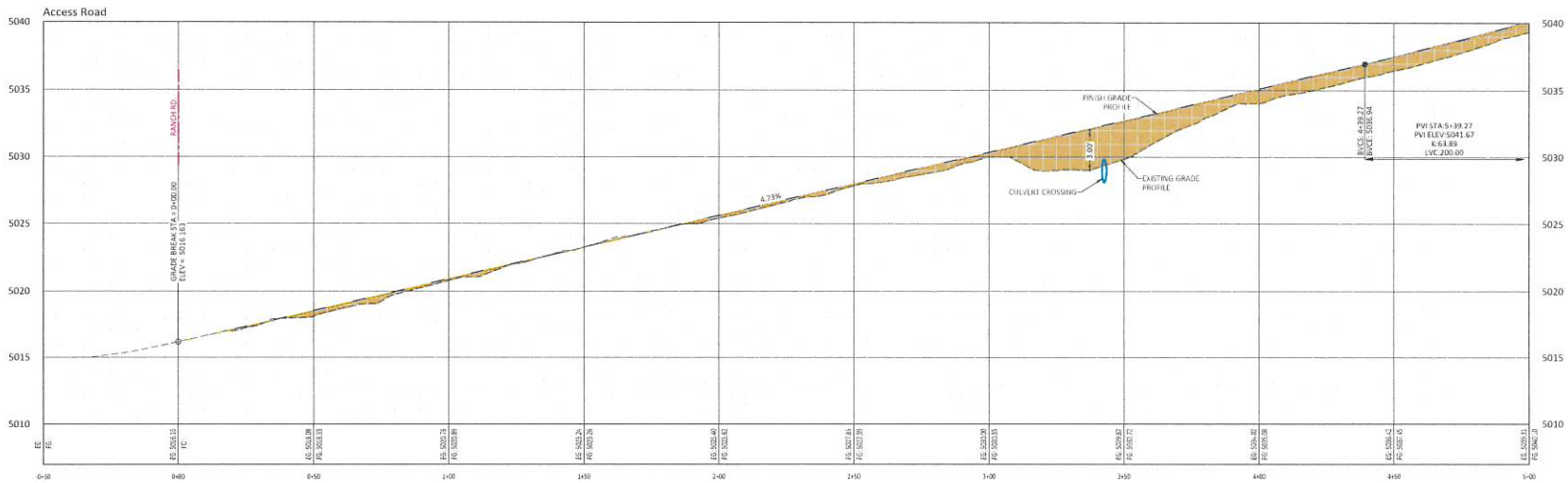
REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG. FILE:	NOTE: Use Quick-Valig Jobs Only
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3 13 26

SHEET:
GRADING & DRAINAGE PLAN CUT-FILL

C3.1A





TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-I
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION

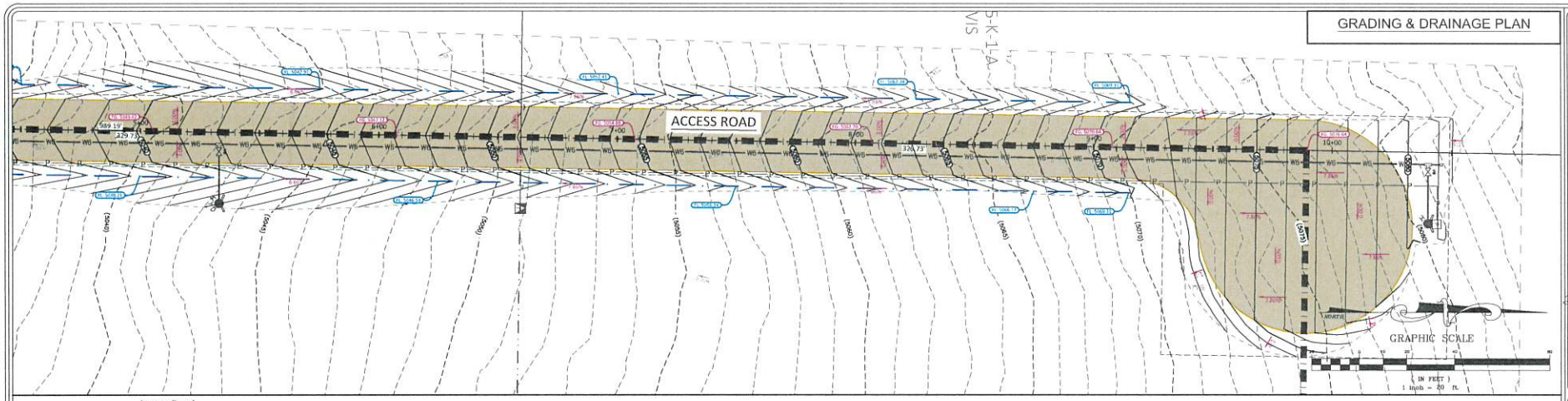
PROJECT NO:	240715
CAD DWG. FILE:	240715 Back Country Holdings Site Plan
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

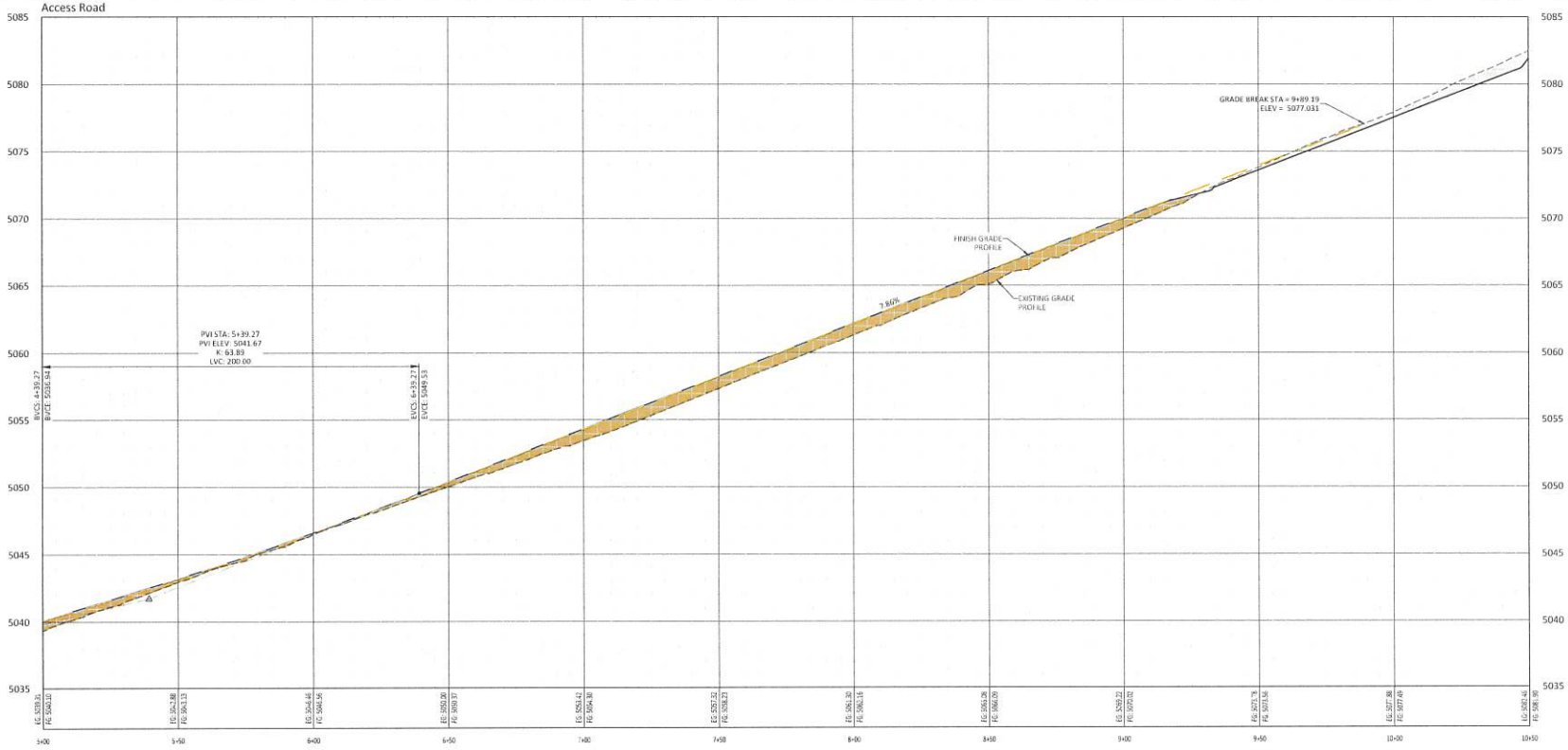
SHEET

ACCESS ROAD PLAN & PROFILE

C3.2

GRADING & DRAINAGE PLAN





TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

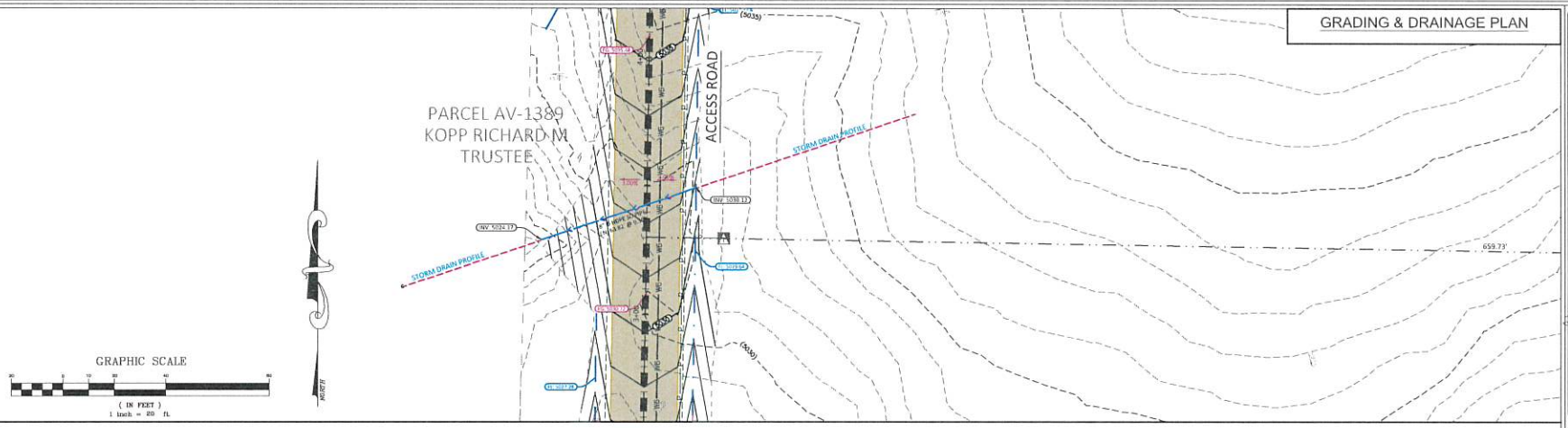
REV.	DATE	DESCRIPTION

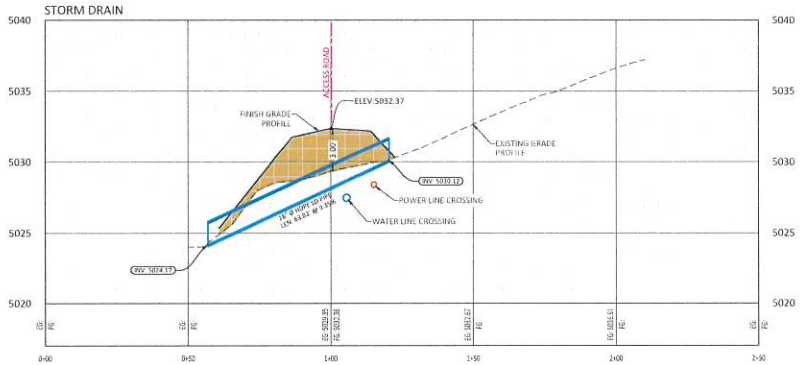
PROJECT NO:	240715
CAD DWG. FILE:	BC Dev Plan Set
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET
ACCESS ROAD PLAN & PROFILE

C3.3

GRADING & DRAINAGE PLAN





TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

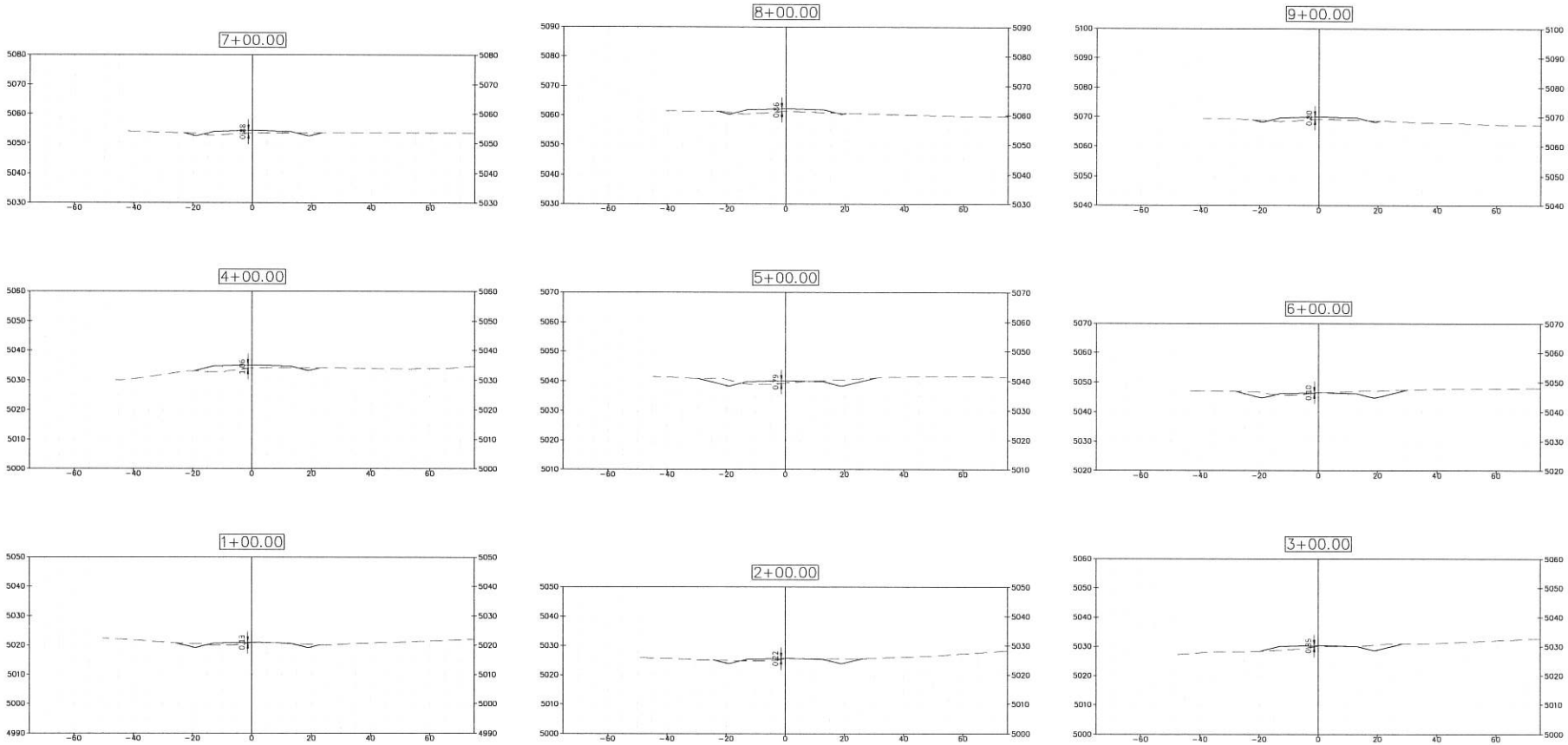
REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG. FILE:	240715 - Site Grading Drainage and Utility
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
STORM DRAIN PLAN & PROFILE

C3.4

GRADING & DRAINAGE PLAN



NOT TO SCALE

TCT ENGINEERING

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # A-V-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 14, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

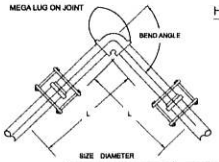
REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG. FILE NO.:	la cam reg 2015e
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3 13 26

SHEET

SECTIONS

C3.5

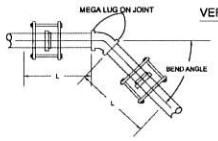


HORIZONTAL BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	2	3	4	5	6	6	7	8	8
22.5	4	5	8	9	11	12	14	15	17
45	9	12	16	19	22	25	28	31	34
90	20	28	37	44	52	60	67	74	81

RESTRAINED LENGTHS, "L" (IN FEET)



VERTICAL DOWN BEND

1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

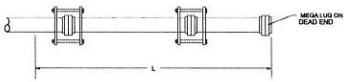
BEND ANGLE \ SIZE DIAMETER	4	6	8	10	12	14	16	18	20
11.25	6	8	11	13	16	18	20	22	24
22.5	12	17	22	28	31	35	39	44	48
45	24	34	45	53	63	72	81	90	99

RESTRAINED LENGTHS, "L" (IN FEET)

JOINT RESTRAINT - BEND

NTS

F
C5.1



1. ALL JOINTS WITHIN LENGTH "L" MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS WITH PUSH-ON PIPE PER CITY SPECIFICATION.
2. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

PIPE SIZE IN INCHES	4	6	8	10	12	14	16	18	20
	44	62	82	99	118	135	153	169	187

RESTRAINED LENGTHS, "L" (IN FEET)

RESTRAINED JOINT LENGTHS USAGE GENERAL NOTES

RESTRAINED LENGTH CALCULATIONS ARE BASED ON THE FOLLOWING DESIGN TYPICALLY USED WITH BACKFILL IN THE CITY OF HURRICANE.

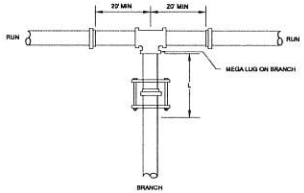
1. THREE (3) FEET MINIMUM DEPTH OF COVER.
2. A SAFTEY FACTOR OF 1.5
3. SOIL TYPE SANDY CLAY
4. TYPE 5 TRENCH COMPACTION FROM FOUR (4) INCHES MINIMUM UNDER THE PIPE TO THE CENTER LINE OF THE PIPE, AND COMPACTED GRANULAR OR SELECTED MATERIAL FROM THE CENTER LINE OF THE PIPE TO THE TOP OF THE PIPE (90 PERCENT STANDARD PROCTOR DENSITY, AASHTO T-99).
5. 200 PSI TEST PRESSURES FOR FOUR (4) THROUGH SIXTEEN (16) INCH SIZE PIPES.

IF ACTUAL CONDITIONS DIFFER FROM THOSE LISTED ABOVE OR THE REQUIRED RESTRAINED LENGTH CANNOT BE MET, THE RESTRAINED JOINT LENGTH SHALL BE DETERMINED BY THE WATER AND POWER ENGINEER.

JOINT RESTRAINT - DEAD END

NTS

D
C5.1



BRANCH SIZE \ RUN SIZE DIAMETER	4	6	8	10	12	14	16	18	20	24
4	*	*	*	*	*	*	*	*	*	*
6		*	*	*	*	*	*	*	*	*
8			*	*	*	*	*	*	*	*
10				10	*	*	*	*	*	*
12					28	12	*	*	*	*
14						44	30	17	3	*
16							61	48	35	10
18								77	60	41
20									93	70
24										124

* - FOR THIS CONDITION NEED ONLY RESTRAIN THE BRANCH OUTLET OF THE TEE.

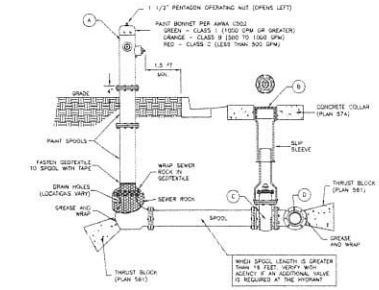
RESTRAINED LENGTHS, "L" (IN FEET)

1. RESTRAIN THE TWO MECHANICAL JOINTS ON THE RUN SIDES OF THE TEE. THERE SHOULD BE A FULL 20' LENGTH OF PIPE INSTALLED ON EACH SIDE OF THE RUN.
2. ALL JOINTS WITHIN THE LENGTH "L" ON THE BRANCH MUST BE RESTRAINED. USE RETAINER GLAND AT MECHANICAL JOINTS AND HARNESS ON PUSH-ON PIPE PER CITY SPECIFICATION.
3. FOR TEST PRESSURES AND LAYING CONDITIONS SEE SECTION ON GENERAL NOTES FOR USE OF RESTRAINED JOINT LENGTHS.

JOINT RESTRAINT - BRANCH

NTS

C
C5.1



LEGEND		
No. *	ITEM	DESCRIPTION
A	FIRE HYDRANT	AWWA C502
B	VALVE BOX WITH LID	2-PIECE CAST IRON
C	GATE VALVE WITH 2" X 3" NUT	AWWA C509
D	TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

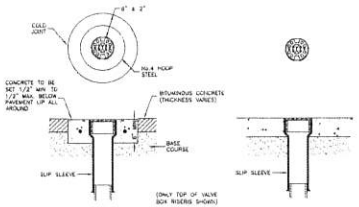
Fire hydrant with valve

1. GENERAL
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Additional requirements are specified in APWA Section 33 11 00.
2. PRODUCTS
   A. Hydrant: Dry barrel, AWWA C502.
   B. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
      1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
      2) Other Type of Common Fill: CONTRACTOR's choice.
   E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.
3. EXECUTION
   A. Installation:
      1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
      2) Paint fire hydrant to agency's fire hydrant paint code.
      3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
      4) Notify fire department as soon as hydrant is placed in service.
   B. Thrust Blocks:
      1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
      2) Not required for flange or welded pipe systems.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

FIRE HYDRANT W/ VALVE - APWA 511

NTS

A
C5.1



Cover collar for water valve box

1. GENERAL
   A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Concrete: Class 4000, APWA Section 03 30 04.
   C. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.
3. EXECUTION
   A. Base Course: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Pavement Preparation: Provide a neat vertical and concentric joint between concrete collar and existing bituminous concrete surface. Clean edges of all dirt, oil, and loose debris.

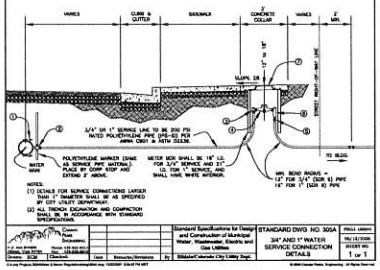
WATER VALVE BOX COVER COLLAR - APWA 574

NTS

G
C5.1

EQUIPMENT SCHEDULE (As shown below or approved equal)				
Mark	Description	Mfg.	Model (Series) 3/4" Service	Model (Series) 1" Service
1	Brass or cast iron tapping saddle w/ longer stainless steel strap and bolts for water mains 4" through 12" diameter, and female IPS threads.	Ford	101BS-XXXAPT *	101BS-XXXNPR *
2	Brass O-Ring seated ball type corporation stop with hose IPS inlet and compression pack outlet for IPS O.D PE pipe	Ford	FB1101-3-G	FB1101-4-G
3	Brass O-Ring seated ball type single meter valve with lock wing, IPS-IDT PE pipe compression joint inlet and meter swivel nut outlet.	Ford	BA83-332W-G	BA83-444W-G
4	Water Meter	By City	5/8" x 3/4"	1"
5	Brass straight coupling with male IPS inlet and compression joint outlet for IPS-ID PE pipe	Ford	C84-33-G	C84-44-G
6	NSF approved brass top entry, vertical, dual check valve w/ meter swivel nut inlet and female IPS outlet.	Ford	HHCA33-323	HHCA31-444
7	Cast iron water meter box ring and cover	D & L Supply	L-2240	L-2241

(*) "XXX" denotes diameter of base/ore pipe. See mfg. catalogs for actual designations. Strips for valve more larger than 12" diameter shall be as approved by City Utility Department.



NOTES:
(1) DETAILS FOR SERVICE CONNECTIONS LARGER THAN 1" SHALL BE DESIGNED AND AS SPECIFIED BY CITY UTILITY DEPARTMENT.
(2) ALL TRENCH EXCAVATION AND COMPACTION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

Standard Specifications for Design and Construction of Municipal Water, Wastewater, Electric and Gas Utilities

STANDARD DWG. NO. 305A

3/4" AND 1" WATER SERVICE CONNECTION DETAILS

3/4" AND 1" WATER METER W/ 1" SERVICE LINE

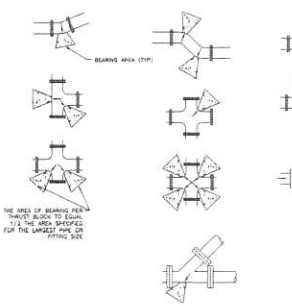
NTS

E
C5.1

Direct bearing thrust block

1. GENERAL
   A. Thrust design for pipe sizes or configurations not shown require special design.
   B. Bearing areas, volumes, and special thrust blocking details shown on Drawings take precedence over this plan.
   C. Restraint sizing is based upon a maximum operating pressure of 150 psi and a test pressure of 200 psi, and a minimum soil bearing strength of 2,000 psf. Operating pressures in excess of 150 psi or soils with less than 2,000 pound bearing strength will require special design.
   D. Before backfilling around thrust block, secure inspection of installation by ENGINEER.
2. PRODUCTS
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Thrust Blocks: Concrete Class 4000, APWA Section 03 30 04.
   D. Grease: Non-oxide poly-FM.
3. EXECUTION
   A. Pour concrete against undisturbed soil.
   B. Pipe Joints: Do not cover with concrete. Leave completely accessible.
   C. Grease: Apply grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
   D. Locking restraint devices may be used in conjunction with concrete thrust blocking (at discretion of ENGINEER).
   E. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

SIZE OF PIPE	MINIMUM BEARING AREA IN SQ. FT TEES, VALVES DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	2	3	2	2	2
6"	4	5.5	3	2.5	2
8"	6.5	9.5	5	2.75	2.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
16"	24	34	18.5	9.5	6
20"	27	52	28.5	14.5	9
24"	53	74	41	21	12
30"	81	114	62	32	16



DIRECT BEARING THRUST BLOCK - APWA 561

NTS

B
C5.1

TCT ENGINEERING

PROFESSIONAL ENGINEER No. 9698600 THOMAS CAMLEY THIPSON 3-13-26 STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # AV-1365-J

LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 34, T43S, R11W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

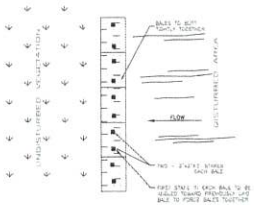
REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO: 240713
CAD DWG. FILE: AES-BCDevelopmentPlan.dwg
DRAWN BY: TJH
DESIGNED BY: TCT
FIELD CREW:
CHECKED BY:
DATE: 3 13 26

SHEET:
CONSTRUCTION DETAILS - 1

C5.1



PLAN

SECTION

Straw bale barrier

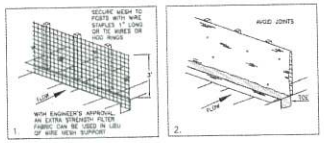
1. **GENERAL**
   A. Description. A temporary sediment barrier consisting of a row of entrenched and anchored straw bales.
   B. Purpose. To intercept and detain small amounts of sediment from disturbed areas of limited extent. To decrease the velocity of sheet flows and low-to-moderate level channel flows.

2. **PRODUCTS** (Not used)

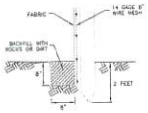
3. **EXECUTION**
   A. Place bales in a single row, lengthwise with ends of adjacent bales tightly abutting each other for the following conditions.
      1) Perimeter Control. Place barrier at down gradient limits of disturbance.
      2) Sediment Barrier. Place barrier at toe of slope or soil stockpile.
      3) Protection of Existing Waterways. Place barrier at top of stream bank.
      4) Inlet Protection.
   B. Wire bound or string-tie all bales. Install so straw bale bindings are oriented around the sides rather than along the tops and bottoms of the bales (in order to prevent deterioration of the bindings).
   C. Chink the gaps between bales (filled by wedging) with straw to prevent water from escaping between the bales. Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.
   D. When bales are installed at the toe of a slope, place the bales away from the slope for increased storage capacity.
   E. Remove straw bale barriers when they have served their usefulness, but not before the up-slope areas have been permanently stabilized.
   F. Maintenance.
      1) Inspect immediately after any rainfall and at least daily during prolonged rainfall.
      2) Pay close attention to the repair of damaged bales, end runs and undercutting beneath bales.
      3) Necessary repairs or replacement of bales must be accomplished promptly.
      4) Remove sediment deposits after each rainfall. It must be removed when the level of deposition reaches approximately one-half the height of the bale(s).
      5) Realign bales to provide a continuous barrier and to fill gaps.
      6) Recompact soil around bales as necessary to prevent piping.

STRAW WATTLE BARRIER - APWA 121 (F / C5.2)

NTS



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

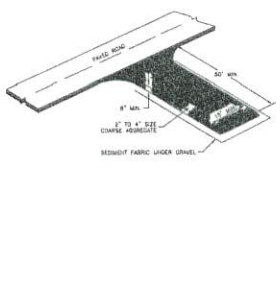
1. **GENERAL**
   A. Description. A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
   B. Application. To intercept sediment from disturbed areas of limited extent.
   C. Perimeter Control. Place barrier at down gradient limits of disturbance.
   D. Sediment Barrier. Place barrier at toe of slope or soil stockpile.
   E. Protection of Existing Waterways. Place barrier at top of stream bank.
   F. Inlet Protection.

2. **PRODUCTS**
   A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
   B. Burlap. 10 ounces per square yard of fabric.
   C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

3. **EXECUTION**
   A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric tow with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
   B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
   D. Maintenance.
      1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
      2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
      3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
      4) Re-anchor fence as necessary to prevent shortcutting.
      5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

SITE FENCE DETAIL - APWA 122 (D / C5.2)

NTS



Stabilized roadway entrance

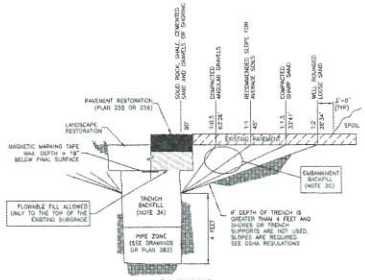
1. **GENERAL**
   A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   B. Application. At any site where vehicles and equipment enter the public right of way.

2. **PRODUCT** (Not used)

3. **EXECUTION**
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   D. Maintenance.
      1) Prevent tracking or flow of mud into the public right-of-way.
      2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      3) Inspect daily for loss of gravel or sediment buildup.
      4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      5) Expand stabilized area as required to accommodate activities.

STABILIZED ROADWAY ENTRANCE - APWA 126 (E / C5.2)

NTS



Trench backfill

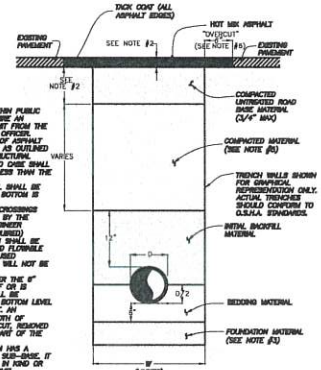
1. **GENERAL**
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 50 psi in 28 days with 90 psi maximum in 28 days. It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      1) Maximum lift thickness is 8-inches before compaction.
      2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration.
      1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.

TRENCH BACKFILL - APWA 381 (C / C5.2)

NTS



NOTES
1. ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY ENCROACHMENT OFFICER.
2. MINIMUM THICKNESS OF ASPHALT AND BASE SHALL BE AS OUTLINED IN THE ROADWAY STRUCTURAL REQUIREMENTS. IN NO CASE SHALL THE THICKNESS BE LESS THAN THE EXISTING.
3. FOUNDATION MATERIAL SHALL BE USED WHEN TRENCH BOTTOM IS UNSTABLE.
4. ALL STATE HIGHWAY CROSSINGS SHALL BE APPROVED BY THE U.D.O.T. DISTRICT ENGINEER (U.D.O.T. PERMIT REQUIRED)
5. MINIMUM COMPACTION SHALL BE 95%, WHEN APPROVED FLOWABLE FILL OR SLURRY IS USED COMPACTION TESTING WILL NOT BE REQUIRED
6. WHEN MATERIAL UNDER THE 6" OVERCUT SLUMPS OFF OR IS REMOVED, BASE SHALL BE COMPACTED, TO THE BOTTOM LEVEL OF EXISTING ASPHALT. AN ADDITIONAL 6" IN WIDTH OF ASPHALT SHALL BE CUT, REMOVED AND REPLACED AS PART OF THE OVERALL PATCH
7. WHERE ROAD SECTION HAS A DESIGNED GRANULAR SUB-BASE, IT SHALL BE REPLACED W/ RAP OR WITH ROAD BASE GRAVEL
8. IN GENERAL, STREET SURFACES LESS THAN 24 MONTHS OLD WILL NOT BE CUT, IF A CUT MUST BE MADE,ADDITIONAL STRICTER REQUIREMENTS MAY BE INVOKED, SEE ENCROACHMENT OFFICER
9. 24 HOUR NOTICE REQUIRED ON ALL INSPECTIONS
10. ALL TRENCH BACKFILL SHALL MEET MINIMUM COMPACTION REQUIREMENTS
11. EXCLUDING EMERGENCY CLOSURES ALL ROAD CLOSURES AND DETOURS REQUIRE 48 HOURS PRIOR NOTICE

TRENCH BACKFILL AND REPAIR
N.T.S.

TRENCH DETAIL (A / C5.2)

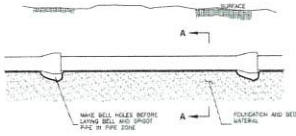
NTS

Pipe zone backfill

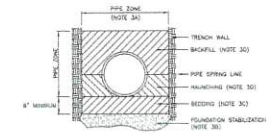
1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW



SECTION A-A

INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS."

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES."

PIPE ZONE BACKFILL - APWA 382 (B / C5.2)

NTS

TCT ENGINEERING

THOMAS CAMLEY TAMPION
No. 9599600
3-13-26
STATE OF UTAH

BACK COUNTRY SUBDIVISION
DEVELOPMENT PLAN FOR
BACK COUNTRY HOLDINGS LLC

PARCEL # A-V-1365-J
LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 34, T43S, R13W, SLB&M, APPLE VALLEY, WASHINGTON COUNTY, UT

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO:	240715
CAD DWG FILE:	381-382 Backfill Details.dwg
DRAWN BY:	TJH
DESIGNED BY:	TCT
FIELD CREW:	
CHECKED BY:	
DATE:	3-13-26

SHEET:
CONSTRUCTION DETAILS - 2

C5.2

1777 North Meadowlark Drive, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

Date: March 23, 2026

NOTICE OF PUBLIC HEARING

Parcel ID: AV-1365-J

Address: Its approximate location is: Near the intersection of 2050 E and Ranch Rd, Apple Valley, UT 84737

Re: Proposed Simple Lot Split Subdivision Application

Dear Property Owner,

In accordance with Utah Code and applicable Apple Valley ordinances, notice is hereby given that an application has been submitted to the Town of Apple Valley for a proposed simple lot split subdivision, creating two new parcels.

PUBLIC HEARING DETAILS
The Apple Valley Planning Commission will hold a **public hearing** to receive comments and consider the proposed simple lot split subdivision application on:

Date: Wednesday, April 8, 2026
Time: 6:00 PM
Location: Apple Valley Town Hall
1777 N Meadowlark Dr, Apple Valley, UT 84737

Purpose of Hearing:
To review and receive public input.

How to Participate:
You are invited to attend the hearing in person or submit written comments in advance. Written comments may be emailed to: **clerk@applevalleyut.gov** or mailed to the address above and must be received prior to the hearing.

If you wish to object to the proposed amendment, you must submit your written objection within **10 days** of the date of this notice. Objections may also be made during the hearing.

For questions or to review the petition and associated materials, please contact the Town Clerk's Office at (435) 877-1190 or by email.

Sincerely,
Jenna Vizcardo
Town Recorder
Town of Apple Valley

Town of Apple Valley
1777 N. Meadowlark Dr.
Apple Valley UT 84737

STATEMENT

DATE	NUMBER
03/18/2026	114968

Account No: 853
Contact: Back Country Holdings
Terms: Net 30

Bill To: Back Country Holdings
66 Nordhoff St
San Francisco CA 94131

DESCRIPTION	QTY	AMOUNT
Lot Split Application (AV-1365-J - 2 new parcels @$800 each)	0	1,600.00

Amount Due: $1,600.00

3/18/2026 09:40 AM